

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: Portland, ME
 Street: 459 Allen Avenue
 Subdivision Lot #: The Landmark

PROPERTY OWNERS NAME

Neison Equipment Sales, Inc.
 Last: _____ First: _____

Applicant Name: F.S. Pittman Co., Inc.
 Mailing Address of Owner/Applicant (if different): 25 Mechanic Street, Gorham, ME 04138

PORTLAND PERMIT # 1,867 TOWN COPY

Date Permitted: 8.15.86 FEE Charged: _____

L.P.I. #: _____

[Signature]

Owner/Applicant Statement
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[Signature] Date: 11/1/86

Caution: Inspection Required
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: MAR 20 1987

PERMIT INFORMATION

This Application is for:
 1. NEW PLUMBING
 2. RELOCATED PLUMBING

Type Of Structure To Be Served:
 1. SINGLE FAMILY DWELLING
 2. MODULAR OR MOBILE HOME
 3. MULTIPLE FAMILY DWELLING
 4. OTHER SPECIFY: _____

Plumbing To Be Installed By:
 1. MASTER PLUMBER
 2. OIL BURNER MAN
 3. MFG'D. HOUSING DEALER/MECHANIC
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER

LICENSE # 18511

Number	Hook-Ups And Piping Relocation	Column 2		Column 1	
		Number	Type Of Fixture	Number	Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	4	Hosebibb / Silcock	4	Bathub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	4	Sink
			Drinking Fountain	8	Wash Basin
	HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	8	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.	4	Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator	4	Dish Washer
			Dental Cusp'dor	3	Garbage Disposal
			Bidet		Laundry Tub
			Other: _____	1	Water Heater
	Hook-Ups (Subtotal)		Fixtures (Subtotal) Column 2	15	Fixtures (Subtotal) Column 1
	Hook-Up Fee			1	Fixtures (Subtotal) Column 2
				14	Total Fixtures
				\$ 97	Fixture Fee
				\$ 6	Hook-Up Fee
				\$ 80	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

PERMIT ISSUED

APPLICATION FOR PERMIT

JAN 29 1986

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0073

ZONING LOCATION PORTLAND, MAINE Jan. 14, 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 459 Allen Avenue Fire District #1 , #2 Telephone 772-6261
1. Owner's name and address Nelson Equipment Sales - 33 Presumpscot Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address F. S. Plumber - 25 Mechanic St. Telephone 839-6713
Proposed use of building 1 - bldg with 2 condominium units No. of sheets
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 70,000 Appeal Fees \$
Base Fee 370.00
LATE FEE
TOTAL \$
FIELD INSPECTOR - Mr. @ 775-5451

To construct building 26' x 40' 2 story to be used for 2 condominium units. no garages plans on file in office

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... YES ... Is any electrical work involved in this work? ... YES ...
Is connection to be made to public sewer? ... YES ... If not, what is proposed for sewage? ...
Has septic tank notice been sent? ... Form notice sent? ...
Height average grade to top of plate ... 16' ... Height average grade to highest point of roof ... 24' ...
Size, front ... 40' ... depth ... 26' ... No. stories ... 2 ... solid or filled land? ... solid earth or rock? ... earth
Material of foundation ... concrete ... Thickness, top ... 8" ... bottom ... 8" ... cellar ... none
Kind of roof ... pitch ... Rise per foot ... 8/12 ... Roof covering ... fiberglas
No. of chimneys ... none ... Material of chimneys ... of lining ... Kind of heat ... fuel
Framing Lumber - Kind ... SPF ... Dressed or full size? ... dressed ... Corner posts ... Sills
Size Girder ... Columns under girders ... Size ... Max. on centers ...
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2 x 10, 2nd 2 x 10, 3rd roof 2"
On centers: 1st floor 16" x 2 x 10, 2nd 16", 3rd roof
Maximum span: 1st floor, 2nd, 3rd roof
If one story building with masonry walls, thickness of walls? ... height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION - PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant [Signature] Phone # same
Type Name of above John Orway for 1 2 3 4
F. S. Plumber Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 632

MAY 28 1986

ZONING LOCATION PORTLAND, MAINE 1/2/86

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or ins. all the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 54 450 Allen Ave. Bldg 7 Units 19 thru 22 Residence Fire District #1 , #2

1. Owner's name and address P. S. Plumber 25 Mechanics St Gorham 04092 Telephone 830-6713

2. Lessee's name and address Telephone

3. Contractor's name and address Same Telephone

Proposed use of building 4 families No. of sheets

Last use vacant lot No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Estimated contractual cost \$ 2,000.00 Appeal Fees \$ 30.00

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee Late Fee TOTAL \$

Construction or building # 7, Units 19 thru 22 as per plans foundation only

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work? no
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof?
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers. 1st floor 2nd 3rd roof
Maximum span. 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Louis Charose for P S Plumber Phone #
Type Name of above 1x 2x 3x 4x
Other and Address

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 633

MAY 23 1986

ZONING LOCATION PORTLAND, MAINE 5/22/86

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 459 Allen Ave Bldg # 8 Units 23 thru 26 The Residence Fire District #1 [] #2 []
1. Owner's name and address P. S. Plummer 25 Mechanics St Gorham 04092 Telephone 839-6713
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone
Proposed use of building 4 families No. of sheets
Last use vacant lot No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$.. 2,000.00 .. Appeal Fees \$ 30.00

FIELD INSPECTOR—Mr @ 775-5451
Base Fee
Late Fee 30.00
TOTAL \$..

construction of building # 8, Units 23 thru 26 Stamp of Special Conditions

as per plans

Foundation only

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. NO .. Is any electrical work involved in this work? .. NO ..
Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..
Has septic tank notice been sent? .. Form notice sent? ..
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock? ..
Material of foundation Thickness, top basement cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel ..
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height? ..

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ..

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? .. NO
ZONING:
BUILDING CODE:
Fire Dept.: Will there be in charge of the above work a person competent
Health Dept: to see that the State and City requirements pertaining thereto
Others: are observed? ..

Signature of Applicant Phone #
Type Name of above Louis Chanese fr F W Plummer X 1 [] 2 [] 3 [] 4 []
Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE

MAY 23 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 459 Allen Ave. ELEC #6 units 15 thru 18 The Residence Fire District #1 [] #2 []

1. Owner's name and address P. J. Plummer 25 Mechanica St. Gorham 04092 Telephone 839-6713

2. Lessee's name and address Telephone

3. Contractor's name and address Telephone

Proposed use of building residence 4 families No. of sheets

Last use vacant lot No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$2,000.00 Appeal Fees \$30.00

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee

Late Fee

TOTAL \$30.00

construction of bldg #6, units 15 thru 18

Stamp of Special Conditions

as per plans

foundation only

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? no

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thick s. top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Louis Chanese for P. J. Plummer Phone #

Type Name of above Other [] 2 [] 3 [] 4 []

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED
MAY 23 1986
City Of Portland

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 6-2-5
ZONING LOCATION PORTLAND, MAINE 5/17/86

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 450 Allen Ave. Bldg. 5 Units 11 thru 14 The Residence .. Fire District #1 , #2
1. Owner's name and address .. F. W. Plummer Co. 75 Mechanic Ct. Gorham 04092 Telephone 330-6713
2. Lessee's name and address Telephone
3. Contractor's name and address .. F. W. Plummer Telephone same

Proposed use of building .. residence .. 4 families No. of sheets
Last use .. vacant lot No. families
Material No. stories Heat Style of roof Roofing ..

Other buildings on same lot
Estimated contractual cost \$.. 2,000.00 ..
Appeal Fees .. \$ 30.00 ..
Base Fee ..
Late Fee ..
TOTAL .. \$ 30.00

FIELD INSPECTOR—Mr. @ 775-5451

send to #1
construction of building # 5, Units 11 thru 14
as per plans
Foundation only
Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? NO Is any electrical work involved in this work? NO
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? NO
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?

Signature of Applicant Phone #
Type Name of above Louis Chanese 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

APPLICATION FOR PERMIT 1162

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION PORTLAND, MAINE Aug. 8, 1986

1986
 1906

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 459 Allen Avenue Bldg. # 5 Units 11, 12, 13, 14 Fire District #1 #2

1. Owner's name and address Nelson, Equipment Sales-33 Presumpscot Telephone 772-8261
 Street Telephone
 2. Lessee's name and address
 3. Contractor's name and address J.S. Plummer Co. 25 Mechanic St. Telephone 839-6711
 Gorham No. of sheets

Proposed use of building 12 units Condominiums No. families
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot

Estimated contractual cost \$ 120,000 Appeal Fees \$
 base Fee 600.00

FIELD INSPECTOR - Mr. (w/ 775-5451) Late Fee
 TOTAL \$

To construct building 20 x 82 story, no garage to be used for 4 condominium units. Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? yes If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent? 24"
 Height average grade to top of plate 16' Height average grade to highest point of roof earth
 Size, front depth 20' No. stories 2 solid or filled land? earth or rock?
 Material of foundation concrete Thickness, top 8" bottom 8" cellar full
 Kind of roof pitch Rise per foot 8/12 Roof covering fiberglass shingles
 No. of chimneys none Material of chimneys dressed Kind of heat elec fuel
 Framing Lumber--Kind spf Dressed or full size? Corner posts Sills
 Size Girder Columns and girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4 16" O. C. Building in every floor and flat roof span over 8 feet truss
 Joists and rafters: 1st floor 2x16 2nd 2x16 3rd roof 2x16
 On centers: 1st floor 16 2nd 16 3rd roof
 Maximum span: 1st floor 2 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
 BUILDING INSPECTION - PLAN EXAMINER
 ZONING
 BUILDING CODE
 Fire Dept.
 Health Dept.
 Others:

MISCELLANEOUS
 Will work require disturbing of any tree on a public street?
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Jeanne Martin for Phone # same
 Type Name of job Plummer Co. 1 2 3 4
 Other and Address

1168

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE .. Aug. 8, 1986

336

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications.

LOCATION .. 459 Allen Avenue Bldg. # 6 Units 15, 16, 17, 18 Fire District #1 □, #2 □

1. Owner's name and address Nelson Equip Co. - 33 Presumpscot St Telephone 772-8261

2. Lessee's name and address Telephone

3. Contractor's name and address F. S. Plummer Co. - 25 Mechanic St. Telephone .. 239-6711

..... Gorham No. of sheets

Proposed use of building .. condominiums No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated construction cost \$.. 120,000 ..

FIELD INSPECTOR - Mr. Appeal Fees \$

..... @ 775-5451 Base Fee .. 600.00

..... Late Fee

..... TOTAL \$

To construct 20 x 80 2 story building, no garage to be used for 4 condominium units

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals

DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**

Is connection to be made to public sewer? **yes** If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate **16'** Height average grade to highest point of roof **24'**

Size, front **80**, depth **20** No. stories **2** solid or filled land? **solid** earth or rock? **earth**

Material of foundation **concrete** Thickness top **8"** bottom **8"** ~~full~~ **full**

Kind of roof **pitch** Rise per foot **8/12** Roof covering **fiberglass**

No. of chimneys **0** Material of chimneys **gressed** of lining Kind of heat **elec** fuel?

Traming Lumber - kind **SPF** Dressed or full size? **gressed** Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet **truss**

Joists and rafters 1st floor **2 x 10** 2nd **2 x 10** 3rd roof **2"**

On centers: 1st floor **16** 2nd **16** 3rd roof

Maximum span. 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.

Health Dept.

Others:

MISCELLANEOUS

Will work require disturbing of any area on a public street?

Will there be in character of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant *Jeanne Martin for* same

Type Name of Applicant **Plummer Co.** 2 □ 3 **xx** 4 □

Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

1169

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE AUG. 8, 1986

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 459 Allen Ave. Bldg. # 7 units 19, 20, 21, 22 Fire District #1 , #2

1. Owner's name and address Nelson Equip Co. - 33 Presumpscot St. Telephone 772-8261

2. Lessee's name and address Telephone
3. Contractor's name and address F. S. Plummer Co. 15 Mechanic St. Telephone 939-6711

Proposed use of building CONDOMINIUM No. of sheets
Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$ 120,000 Appeal Fees \$

FIELD INSPECTOR—Mr. Base Fee 600.00

@ 775-5451

Late Fee
TOTAL \$

To construct 20 x 80 . 2 story building
no garage to be used for condominiums - 4 units

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. **Yes** Is any electrical work involved in this work? .. **yes**
Is connection to be made to public sewer? .. **yes** If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate **16'** Height average grade to highest point of roof **24'**
Size, front **80** depth **20** No. stories **2** solid or filled land? **solid** earth or rock? **earth**
Material of foundation **concrete** Thickness, top **8"** bottom **cellar** full
Kind of roof **pitch** Rise per foot **8/12** Roof covering **fiberglass shingles**
No. of chimneys **none** Material of chimneys **SPF** of lining **dressed** Kind of heat **elec** fuel
Framing Lumber—Kind Dressed or full size? Corner posts
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof spar over 8 feet.
Joists and rafters: 1st floor **2 x 10** 2nd **2 x 10** 3rd roof **truss**
On centers: 1st floor **16"** 2nd **16"** 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls height:

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:
BUILDING INSPECTION—PLANNING EXAMINER
ZONING:
Fire Dept.
Health Dept.:
Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant **Jeanne Martin** Phone # **same**
Type Name of above **F. S. Plummer Co** 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

10

APPLICATION FOR PERMIT 1170

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

SEP 8 1986

ZONING LOCATION PORTLAND, MAINE Aug 8, 1986

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 459 Allen Ave., Bldg. # 8 Units 23, 24, 25, 26..... Fire District #1 , #2

1. Owner's name and address Nelson Equip - 33 Presumpscot St..... Telephone .. 772-9261

2. Lessee's name and address Telephone

3. Contractor's name and address F. S. Plummer Co., 25 Mechanic St. Telephone .. 839-6711

Proposed use of building condominiums..... No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$..... 120,000 Appeal Fees \$

FIELD INSPECTOR--Mr. Base Fee 600.00.

@ 775-5451

Late Fee

TOTAL \$

To construct 80 x 20 , 3 story building to be used for 4 condominium units , no garage

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ...yes..... Is any electrical work involved in this work? ...yes.....
Is connection to be made to public sewer? ...YES..... If not, what is proposed for sewage?

IF A GARAGE
No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any tree on a public street?

Signature of Applicant Phone # .. same
Type Name of above Jeanne Martin for 1 2 3 4
F. S. Plummer Co. Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: Portland

Street: 459 Allan Avenue

Subdivision Lot #: _____

PROPERTY OWNERS NAME

Last Plumber: _____ First: F.S.

Applicant Name: F.S. Plumber, Co. Inc.

Mailing Address of Owner/Applicant (if Different): 25 Mechanic Street Gorham

PORTLAND (1) PERMIT # 1,497 TOWN COPY

Date Permitted: 11-16-86 \$ _____ FEE Double Fee Charged:

[Signature] L.P.I. # _____

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: *[Signature]* Date: 11/19/86

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: JUN 27 1986

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

FEB 6 1986

Type Of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY: _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 1731

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	4	Hosebibb / Sillcock	2	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	2	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	4	Wash Basin
			Indirect Waste	4	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.	2	Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator	2	Dish Washer
			Dental Cuspidor	2	Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____	2	Water Heater
	Hook-Up Fee	4	Fixtures (Subtotal) Column 2	20	Fixtures (Subtotal) Column 1
				4	Fixtures (Subtotal) Column 2
				24	Total Fixtures
				\$54.	Fixture Fee
				\$6.	Hook-Up Fee
				\$60.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: PORTLAND

Street: 159 ALLEN AVE

Subdivision Lot: 447

PROPERTY OWNERS NAME

Last: _____ First: _____

Applicant Name: F. S. LUMNER CO. INC.

Mailing Address of Owner/Applicant (If Different): 25 MECHANIC ST. BORNHAM

PORTLAND PERMIT # 1,344 TOWN COPY

Date Paid: 10/20/85 \$ _____ FEE Charged Double Fee

[Signature] L.P.I. # _____

Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

[Signature] Date: 10/20/85

Signature of Owner/Applicant

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: JUN 24 1986

PERMIT INFORMATION

This Application is for:

- NEW PLUMBING
- RELOCATED PLUMBING

OCT 28 1985
NOV 20 1985

Type of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY: _____

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER/MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 12345

Description	Number	Column 2	Number	Column 1
		Type of Fixture		Type of Fixture
JAN 17 1986 Hook-Ups And Piping Relocation (HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local sanitary District.)	4	Hosebibb / Silcock	2	Bathtub (and Shower)
		Flour Drain		Shower (Separate)
FEB 6 1986 HOOK-UP: to an existing subsurface wastewater disposal system.		Urinal	2	Sink
		Drinking Fountain	4	Wash Basin
		Indirect Waste	4	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	2	Clothes Washer
FEB 14 1985 PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
Hook-Ups (Subtotal)		Other: _____	2	Water Heater
Hook-Up Fee	4	Fixtures (Subtotal) Column 2	1.6	Fixtures (Subtotal) Column 1
			4	Fixtures (Subtotal) Column 2
			2.0	Total Fixtures
			\$ 50.	Fixture Fee
			\$ 6.	Hook-Up Fee
			\$ 56.	Total Fee

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

D

APPLICATION FOR PERMIT

1339

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE .. July 3, 1985

ISSUED
NOV 4 1985

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 459 Allen Avenue
1. Owner's name and address Nelson Equipment Sales Inc. - same Fire District #1 #2
2. Lessee's name and address Telephone 772-8261
3. Contractor's name and address F. W. Plummer Co. Inc. - 25 Mechanic Telephone 839-6711
St. Gorham

Proposed use of building sub-division for condominiums No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 280,000

FIELD INSPECTOR—Mr. @ 775-5451
Appeal Fees \$
Base Fee 1,000
Late Fee 1,420.00
TOTAL \$ 650.00

25.00 each unit, 26 sub division for 25 condominiums unit 350.00
major site plan review To construct 3 buildings, 1 bldg. 80' x 40'6" for 4 condominium units - 2 story
Stamp of Special Conditions
2 buildings, 40' x 30' for 2 units each, no garages - 2 story
Units 7,9,10 bldg. 80' x 40'
2 smaller bldgs are 1,2 in 1 bldg. 3,4 in other bldg.
NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.
send permit to # 304038

DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**
Is connection to be made to public sewer? **yes** If not, what is proposed for sewage?
Has septic tank notice been sent? **16'** Form notice sent?
Height average grade to top of plate **16'** Height average grade to highest point of roof **24'**
Size, front **80' x 40'** depth **16'** No. stories **2** solid or filled land? **solid** earth or rock? **earth**
Material of foundation **concrete** Thickness top **8"** bottom **8"** cellar **slab**
Kind of roof **pitch** Rise per foot **8/12** Roof covering **fiberglass shingles**
No. of chimneys **none** Material of chimneys **dressed** Kind of heat **elec**
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. **truss**
Joists and rafters: 1st floor **2 x 10** 2nd **2 x 10** 3rd roof **2'**
On centers: 1st floor **16'** 2nd **16'** 3rd roof
Maximum span: 1st floor 2nd 3rd height?

IF A GARAGE

No. cars now accommodated on same lot Will work require disturbing of any tree on a public street? **no**
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION--PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? **yes**

Signature of Applicant **T. Nelson Mundy Jr.** Phone # **same**
Type Name of Agency **Nelson Equipment** Other 1 2 3 4
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chairman and Members of the Portland Planning Board

FROM: David Klenk, Planner *DAVID KLENK*

SUBJECT: 459 Allen Avenue Subdivision Amendment

DATE:
March 25, 1986

F.S. Plummer Co. is proposing an amendment to the recording plat of the 459 Allen Avenue project. The original subdivision was approved by the Planning Board on July 9, 1985 (see attached letter of approval). The project consisted of 26 horizontally attached residential units on 4.9 acres of land. The amended plan is attached. The applicant proposes the following alterations:

1. Revised entrance ways and sidewalk.
2. Addition of basketball court, picnic site and bench sites to recording plat.
3. Addition of catch basin detail drawing on recording plat.
4. Extension of water easement to southern end of roadway.

Section 14-496 (3) requires that any alteration of an utility easement on a recording plat be submitted to the Planning Board for approval. The amendments have been reviewed and approved by Public Works, Fire, Building Inspections and the Planning Department.

Plummer

2

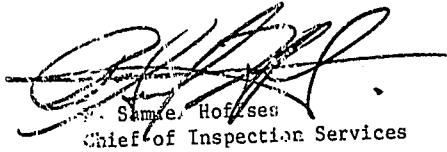
1/24/86

Building Code RequirementsJ

1. All lot lines must be clearly marked before calling for a foundation inspection.
2. All concrete must be protected from freezing.
3. Section 1409.1.2 - Single family dwelling units (Use Group R-3) may be located above or adjacent to other single-family dwelling units (Use Group R-3) provided each dwelling unit is completely separated from the adjacent dwelling unit(s) by fire separation wall(s) and floor/ceiling assemblies of not less than one hour fire resistance rated construction. Single family dwelling units having independent means of egress, when attached in this manner, shall be considered as one building classified as Use Group R-3 for the purpose of determining the applicable provisions of this code.
4. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class of not less than 45 for airborne noise.
5. Please read attached Building Code requirements, Section 809.4 and 1716.3.4.

If you have any questions on these requirements, please call this office.

Sincerely,


Sammie Hofsees
Chief of Inspection Services

PSH/el

Enclosure

cc: Mr. Robert Roy, Planning Engineer
Ms. Barbara Bartydt, Planner
LT. James Collins, Fire Department
Mr. Warren Turner, Zoning Specialist



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 24, 1986

RE: 459 Allen Avenue, Portland, Maine

F. S. Plummer Co., Inc.
25 Mechanic Street
Portland, Maine 04101

Dear Sir:

Your application to construct one building, one 26' X 40'; two condominium units; has been reviewed and a building permit is herewith issued subject to the following requirements.

Site Plan Review Requirements

Inspection Services

Approved with condition

Letter of credit approved subsequently to August 20, 1985
per B. Barhydt- 11/13/85 and W. Turner - 11/13/85

Fire Department

Approved

LT. J. Collins 7/22/85

Public Works

Approved with conditions:

1. Sewer connection in Allen Avenue shall be made by the Sewer Division of this Department.
2. The sidewalk along Allen Avenue shall be constructed to City standards. R. Roy 7/13/85

Planning Division

Approved with conditions:

1. A sidewalk must be installed along Allen Avenue.
2. The drainage maintenance agreement must be executed and recorded at the registry of deeds.
3. All shrubs must be a minimum of 2' X 2 1/2' spread and all deciduous trees must be a minimum of 2 1/2" - 3" caliper. B. Barhydt 10/24/85

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS	
Town Or Plantation	439 Allen Avenue Portland, ME
Street	The Residences
Subdivision Lot #	
PROPERTY OWNERS NAME	
Nelson Equipment Sales, Inc.	
Last:	First:
Applicant Name:	F.S. Plumber Co., Inc. XXXXXXXXXXXXXXXXXXXX
Mailing Address of Owner/Applicant (if different)	25 Mechanic Street Gorham, ME 04038

PORTLAND	PERMIT # 1,865	TOWN COPY
Date Permit Issued: 10/5/86	\$	(1) Double Fee Charged
L.P.I. #		

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: *[Signature]* Date: *[Date]*

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: *[Signature]* Date Approved: OCT 2 1986

PERMIT INFORMATION		
This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY: _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>12571</u>

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
1	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	4	Hosebibb / Sillcock	4	Bathub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	4	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	8	Wash Basin
			Indirect Waste	8	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.	4	Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator	4	Dish Washer
			Dental Cuspidor	4	Garbage Disposal
			Bidet		Laundry Tub
1	Hook-Ups (Subtotal)		Other: _____	4	Water Heater
\$	Hook-Up Fee	4	Fixtures (Subtotal) Column 2	40	Fixtures (Subtotal) Column 1
				4	Fixtures (Subtotal) Column 2
				44	Total Fixtures
				\$ 74	Fixture Fee
				\$ 6	Hook-Up Fee
				\$ 80	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS
Town Or Plantation: 459 Allan Avenue
Street: Portland, ME
Subdivision Lot #: The Residences

PROPERTY OWNERS NAME
Nelson Equipment Sales, Inc.

Last: _____ First: _____
Applicant Name: F.S. Plumber Co., Inc.

Mailing Address of Owner/Applicant (if Different): 25 Mechanic Street
Corham, ME 04038

PORTLAND PERMIT # 1,866 TOWN COPY

Date Permitted: 8.15.86

FEE: \$ _____ Double Fee Charged:

L.P.I. # _____

[Signature]
Local Plumbing Inspector

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to carry a Permit.

Signature of Owner/Applicant: _____ Date: _____

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: OCT 2 1986

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:		Plumbing To Be Installed By:
	1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MULTIFAMILY OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY: _____	

Number	Hook-Ups And Piping Relocation	Column 2		Column 1	
		Number	Type Of Fixture	Number	Type Of Fixture
1	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	4	Hosebibb / Silcock	4	Bathtub (and Shower)
			Floor Drain	4	Shower (Separate)
			Urinal		Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	8	Wash Basin
			Indirect Waste	8	Water Closet (Toilet)
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	4	Clothes Washer
			Grease/Oil Separator	4	Dish Washer
			Dental Cuspidor	4	Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____	4	Water Heater
\$	Hook-Up Fee	4	Fixtures (Subtotal) Column 2	40	Fixtures (Subtotal) Column 1
				4	Fixtures (Subtotal) Column 2
				44	Total Fixtures
				\$ 91.	Fixture Fee
				\$ 6.	Hook-Up Fee
				\$ 87.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

PLUMBING APPLICATION

PROPERTY ADDRESS
Town or Plantation: PORTLAND
Street: 25th
Subdivision/Lot #: 100

PROPERTY OWNERS NAME
Last: PLUMMER First: F.S.

Applicant Name: F.S. Plummer, Inc.

Mailing Address of Owner/Applicant (if different): 25 BUCKINGHAM ST. PORTLAND ME

PORTLAND PERMIT # 1,342 TOWN COPY

Date Permit Issued: APR 24 1986 FEE: Double Fee Charged:

Local Plumbing Inspector Signature: [Signature] L.P.I. #

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: APR 24 1986

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: APR 24 1986

PERMIT INFORMATION

This Application is for:
1. NEW PLUMBING
2. RELOCATED PLUMBING

Type Of Structure To Be Served:
1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY: _____

Plumbing To Be Installed By:
1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG'D. HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER
LICENSE # 18511

OCT 28 1985
NOV 20 1985

Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
8	Hosebibb / Silcock	4	Bathtub (and Shower)
	Floor Drain		Shower (Separate)
	Urinal	4	Sink
	Drinking Fountain	8	Wash Basin
	Indirect Waste	8	Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.	4	Clothes Washer
	Grease/Oil Separator		Dish Washer
	Dental Cuspidor		Garbage Disposal
	Bidet		Laundry Tub
1	Hook-Ups (Subtotal)	4	Water Heater
	Hook-Up Fee	3.2	Fixtures (Subtotal) Column 1
		8	Fixtures (Subtotal) Column 2
		4.0	Total Fixtures
		\$ 7.0	Fixture Fee
		\$ 6.0	Hook-Up Fee
		\$ 7.6	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: PORTLAND
 Street: 57 ALLEN AVE
 Subdivision Lot #: 247

PROPERTY OWNERS NAME

Last: F. S. PLUMMER CO. INC.
 First: _____

Applicant Name: F. S. PLUMMER CO. INC.

Mailing Address of Owner/Applicant (if Different): 25 MECHANIC ST. PORTLAND

PORTLAND PERMIT # 1,343 TOWN COPY

Date Permit Issued: 10/25/85 \$ _____ FEE Double Fee Charged

[Signature] L.P.I. # _____

Owner/Applicant Statement
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[Signature] 10/24/85
 Signature of Owner/Applicant Date

Caution: Inspection Required
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

[Signature] APR 24 1986
 Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for:
 1. NEW PLUMBING
 2. RELOCATED PLUMBING
 OCT 28 1985
 NOV 20 1985

Type of Structure To Be Served:
 1. SINGLE FAMILY DWELLING
 2. MODULAR OR MOBILE HOME
 3. MULTIPLE FAMILY DWELLING
 4. OTHER - SPECIFY: _____

Plumbing To Be Installed By:
 1. MASTER PLUMBER
 2. OIL BURNERMAN
 3. MFG'D. HOUSING DEALER/MECHANIC
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER
 LICENSE # 18511

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	4	Hosebibb / Sillcock	2	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	2	Sink
1	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	4	Wash Basin
			Indirect Waste	4	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.	2	Clothes Washer
			Grease/Oil Separator		Dish Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
			Other: _____	2	Water Heater
1	Hook-Ups (Subtotal)			2	
5.6	Hook-Up Fee	4	Fixtures (Subtotal) Column 2	1.60	Fixtures (Subtotal) Column 1
				4	Fixtures (Subtotal) Column 2
				20	Total Fixtures
				\$ 5.00	Fixture Fee
				\$ 6.00	Hook-Up Fee
				\$ 56.00	Permit Fee (Total)

TOWN COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **F.S. Plummer Co.**

LOCATION **459 Allen Avenue**

Date of issue **August 10, 1987**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **85-632**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building 4, Unit 8

APPROVED OCCUPANCY

single family dwelling, no garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/10/87

Kathleen C. Taylor
Inspector

[Signature]
Inspector of Building

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation **P** Portland, ME
Street 459 Allen Avenue Units ~~XXXX~~
Subdivision Lot # The Residences 15,16,17,18

PROPERTY OWNERS NAME
~~XXXXXXXXXXXXXXXXXXXX~~ Nelson Equip. Sales

Last: _____ First: _____

Applicant Name: **F.S. PLUMMER Co., Inc.**
Mailing Address of Owner/Applicant (If Different) 25 Mechanic Street
Corchap, ME 04038

PORTLAND PERMIT # 2,220 TOWN COPY

Local Plumbing Inspector Signature: *[Signature]* L.P.I. # _____

FEE \$ _____ Double Fee Charged

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[Signature]
Signature of Owner/Applicant Date _____

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____ Date Approved **SEP 28 1987**

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING
2. RELOCATED PLUMBING
MAR 24 1987

Types Of Structure To Be Served:

1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY: _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG'D. HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER
LICENSE # 1851

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
1	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	4	Hosebibb / Sillcock	4	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	4	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	8	Wash Basin
			Indirect Waste	8	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.	4	Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator	4	Dish Washer
			Dental Cuspidor	4	Garbage Disposal
			Bidet		Laundry Tub
1	Hook-Ups (Subtotal)		Other: _____	4	Water Heater
\$ 6-	Hook-Up Fee	4	Fixtures (Subtotal) Column 2	4.0	Fixtures (Subtotal) Column 1
				4	Fixtures (Subtotal) Column 2
				4.4	Total Fixtures
				\$ 74-	Permit Fee
				\$ 6-	Hook-Up Fee
				\$ 80-	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

No.

PERMIT

void

This is to certify that F. S. Plummer Co.
has permission to finish off basement
AT 459 Allen Avenue

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification for inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT # _____ PORTLAND BUILDING PERMIT APPLICATION DATE 8/14/87

I. GENERAL INFORMATION
 Location/address of construction 459 Allen Avenue Unit # 23
 1. Owners name F. S. Plummer Co. Tel. 539-6711
 Address 25 Mechanic St. Gorham 04038
 2. Lessee's name _____ Tel. _____
 Address _____
 3. Contractor's name Owner Tel. _____
 Address _____
 4. Is this a legally recorded lot? yes _____ no _____

II. DESCRIPTION OF WORK:
 to finish off basement

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ # stories _____
IV. ZONE _____ Street frontage _____ Zoning board approval no yes date _____
 Setbacks: front _____ back _____ side _____ feet _____ Planning board approval no yes date _____
V. REVIEW REQUIRED: variance _____ other _____ Number of off-street parking spaces: _____
 site plan _____ subdivision _____ shore _____ floor plan _____ enclosed _____ out-lots _____
VI. FEES:
 base fee _____ other fees _____
 subdivision fee _____ late fee _____
 site plan review fee _____ TOTAL \$40.00

VII. DETAILS OF WORK:

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ rafters _____ ceiling joists _____ studs _____ wall studs _____	
3. HEAT: type _____ fuel _____	10. If 1 story building w/masonry walls: wall thickness _____ height _____	11. BEDROOM WINDOWS: height _____ width _____ # height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE:
 TAX MAP # _____
 LOT # _____
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____

X. PROPOSED USE: 101 - single family
XI. PAST USE: _____
XII. OWNERSHIP: PUBLIC PRIVATE
XIII. EST. CONSTRUCTION COST: 5,900

XV. RESIDENTIAL BUILDINGS ONLY:
 # NEW DWELLING UNITS WITH: 1 BDRM _____ 2 BDRMS _____ 3 BDRMS _____
 # EXISTING DWELLING UNITS WITH: _____
 TOTAL RESIDENTIAL UNITS _____

APPROVALS BY: DATE _____
 BUILDING INSPECTION - PLAN EXAMINER _____
 ZONING: _____
 C.E.O. _____
 FIRE DEPT. _____

MISCELLANEOUS
 Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical, and mechanicals.

District No. _____
XVII. SIGNATURE OF APPLICANT: Carl Church PHONE # _____
 (TYPE NAME OF ABOVE) Carl Church for F. S. Plummer 1 2 3 4

White - GPCOG Green - Applicant Yellow - Assessor Pink - Office File Gold - Field Inspector

CITY OF PORTLAND, MAINE
PLANNING BOARD

July 23, 1985

Nelson Mundy
Nelson Equipment Sales, Inc.
373 Presumpscot Street
Portland, ME 04103

Dear Mr. Mundy:

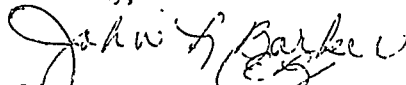
On July 9, 1985, the Portland Planning Board granted (5-1, Cummings) a waiver from the requirement for curbs along 459 Allen Avenue.

The Board voted unanimously (6-0) that the 459 Allen Avenue condominium project was in conformance with the Planned Residential Unit Development standards of the R-3 Residence Zone. The subdivision plan was approved unanimously with the condition that the Drainage Maintenance Agreement is executed and recorded at the Registry of Deeds. The site plan was unanimously approved with the City Arborist's condition that all shrubs must be a minimum size of 2 - 2 1/2 foot spread and all deciduous trees must be a minimum of 2 1/2 - 3 inch caliper.

Mylar copies of the construction drawings for the project must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance bond covering the public improvements must be submitted to and approved by the Planning Division and Public Works prior to the recording of the subdivision plat. The subdivision approval is valid for three years.

The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the planning staff.

Sincerely,



John L. Barker, Chairman
Portland, Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Barbara Barhydt, Planner
P. Samuel Hoffses, Chief of Inspection Services
George Flaherty, Director of Parks and Public Works
Marc Guilmont, City Engineer
William Boothby, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Carmela G. Barton, City Arborist

John L. Barker, Chairman
Jack D. Humeniuk, Vice Chairman
Harry E. Cumming
Jean E. Gilpatrick
Nunzio A. DiMillo
Joseph R. DeCourse
Barbara A. Veste



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

November 10, 1986

F.S. Plummer Co., Inc.
25 Mechanic Street
Portland, Maine 04101

RE: "The Residences"
459 Allen Avenue
Portland, Maine

Dear Sir:

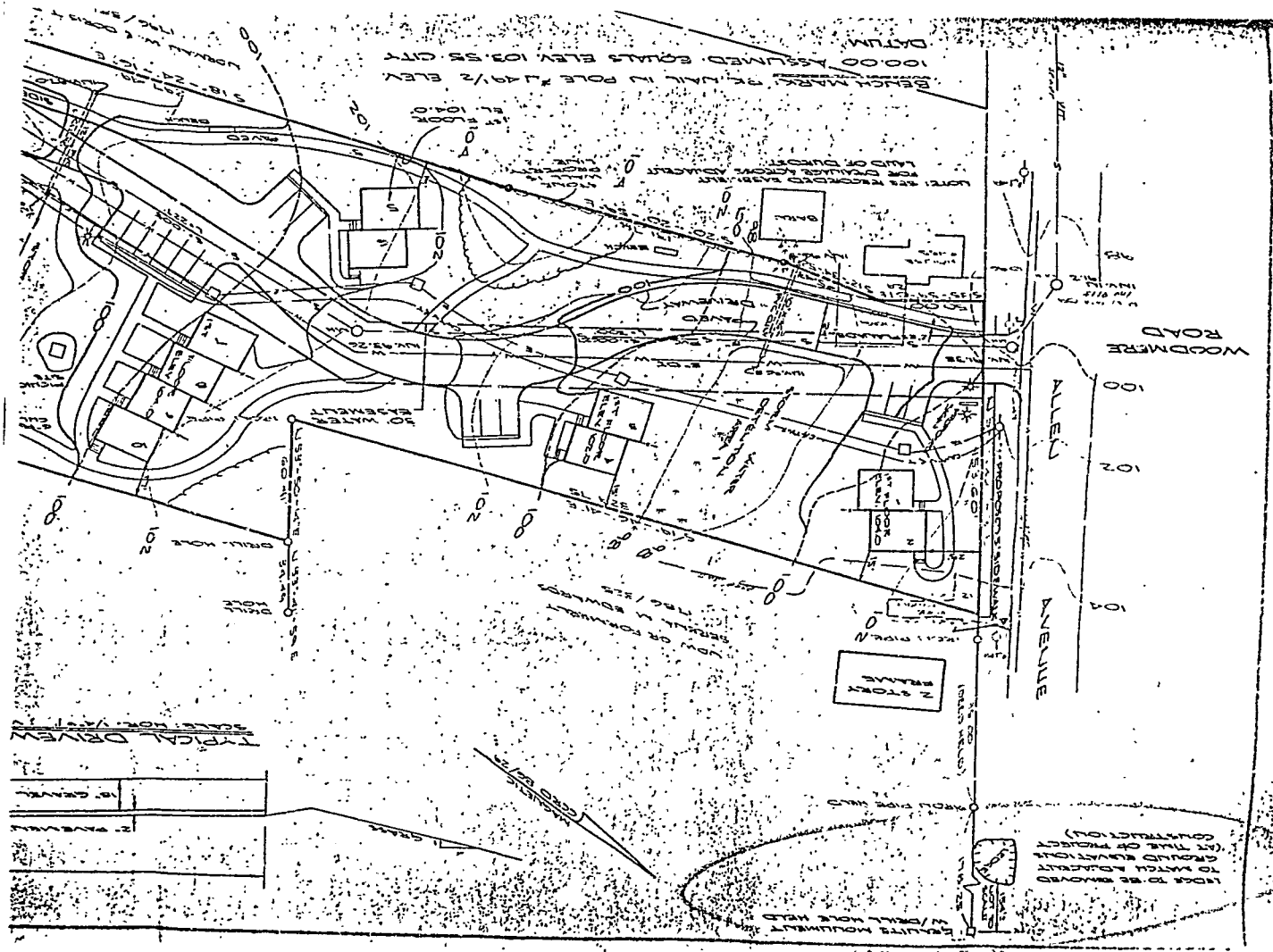
During a recent site inspection, it was noticed that a section of ledge, designated for removal on the approved Site Plan, has not been removed. A photo copy of the plan, showing the area to be removed, is attached.

No further certificates of occupancy will be issued until this matter is rectified and approved by a City inspector. If you have any questions regarding this matter, please contact me at 775-5451 Extension 269.

Sincerely,

David J. Klenk
Planner,

cc: Alexander Jaegerman, Chief Planner
✓ Sam Hoffses, Building Inspector
Bill Bray, Traffic Engineer
File





CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 24, 1986

RE: 459 Allen Avenue, Portland, Maine

F. S. Plummer Co., Inc.
25 Mechanic Street
Portland, Maine 04101

Dear Sir:

Your application to construct one building, one 26' X 40'; two condominium units; has been reviewed and a building permit is herewith issued subject to the following requirements.

Site Plan Review Requirements

Inspection Services

Approved with condition

Letter of credit approved subsequently to August 20, 1985
per B. Barhydt- 11/13/85 and W. Turner - 11/13/85

Fire Department

Approved

LT. J. Collins 7/22/85

Public Works

Approved with conditions:

1. Sewer connection in Allen Avenue shall be made by the Sewer Division of this Department.
2. The sidewalk along Allen Avenue shall be constructed to City standards. R. Roy 7/13/85

Planning Division

Approved with conditions:

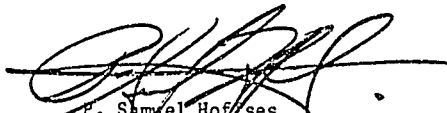
1. A sidewalk must be installed along Allen Avenue.
2. The drainage maintenance agreement must be executed and recorded at the registry of deeds.
3. All shrubs must be a minimum of 2' X 2 1/2" spread and all deciduous trees must be a minimum of 2 1/2" - 3" caliper. B. Barhydt 10/24/85

Building Code RequirementsJ

1. All lot lines must be clearly marked before calling for a foundation inspection.
2. All concrete must be protected from freezing.
3. Section 1409.1.2 - Single family dwelling units (Use Group R-3) may be located above or adjacent to other single-family dwelling units (Use Group R-3) provided each dwelling unit is completely separated from the adjacent dwelling unit(s) by fire separation wall(s) and floor/ceiling assemblies of not less than one hour fire resistance rated construction. Single family dwelling units having independent means of egress, when attached in this manner, shall be considered as one building classified as Use Group R-3 for the purpose of determining the applicable provisions of this code.
4. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class of not less than 45 for airborne noise.
5. Please read attached Building Code requirements, Section 809.4 and 1716.3.4.

If you have any questions on these requirements, please call this office.

Sincerely,



P. Samuel Hofses
Chief of Inspection Services

PSH/el

Enclosure

cc: Mr. Robert Roy, Planning Engineer
Ms. Barbara Barhydt, Planner
LT. James Collins, Fire Department
Mr. Warren Turner, Zoning Specialist



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 24, 1986

RE: 459 Allen Avenue, Portland, Maine

F. S. Plummer Co., Inc.
25 Mechanic Street
Portland, Maine 04101

Dear Sir:

Your application to construct one building, one 26' X 40'; two condominium units; has been reviewed and a building permit is herewith issued subject to the following requirements.

Site Plan Review Requirements

Inspection Services

Approved with condition

Letter of credit approved subsequently to August 20, 1985
per B. Barhydt- 11/13/85 and W. Turner - 11/13/85

Fire Department

Approved

LT. J. Collins 7/22/85

Public Works

Approved with conditions:

1. Sewer connection in Allen Avenue shall be made by the Sewer Division of this Department.
2. The sidewalk along Allen Avenue shall be constructed to City standards. R. Roy 7/13/85

Planning Division

Approved with conditions:

1. A sidewalk must be installed along Allen Avenue.
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3. All shrubs must be a minimum of 2' X 2 1/2' spread and all deciduous trees must be a minimum of 2 1/2" - 3" caliper. B. Barhydt 10/24/85

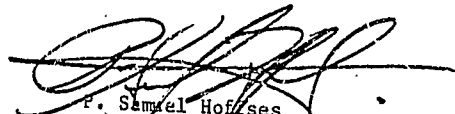
1/24/86

Building Code RequirementsJ

1. All lot lines must be clearly marked before calling for a foundation inspection.
2. All concrete must be protected from freezing.
3. Section 1409.1.2 - Single family dwelling units (Use Group R-3) may be located above or adjacent to other single-family dwelling units (Use Group R-3) provided each dwelling unit is completely separated from the adjacent dwelling unit(s) by fire separation wall(s) and floor/ceiling assemblies of not less than one hour fire resistance rated construction. Single family dwelling units having independent means of egress, when attached in this manner, shall be considered as one building classified as Use Group R-3 for the purpose of determining the applicable provisions of this code.
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If you have any questions on these requirements, please call this office.

Sincerely,


P. Samuel Hofses
Chief of Inspection Services

PSH/el

Enclosure

cc: Mr. Robert Roy, Planning Engineer
Ms. Barbara Barhydt, Planner
LT. James Collins, Fire Department
Mr. Warren Turner, Zoning Specialist



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 469 ALLEN AVE

Issued to NELSON EQUIPMENT SALES

Date of Issue 2/12/87

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No 8339/86, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 3 BLDG'ING 2

SINGLE FAMILY

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:

2/12/87
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

See CR 77,
Handwritten notes



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION *459 Allen Avenue*

Issued to *F. S. Plummer Co.*

Date of Issue *June 12, 1987*

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. *85-2339*, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building 3, Unit 4

APPROVED OCCUPANCY

single family dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6/11/87

(Date)

Kathleen Taylor

Inspector

[Signature]

Inspector of Building

E.A. Gordon
D. Russo

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 459 ALLEN AVE

Issued to NELSON EQUIPMENT SALES

Date of Issue 8/25/66

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 86/1339, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE

BLDG 1 UNIT 2

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:

~~8/25/66~~

(Date) 8/25/66 Inspector

*File in 88711
8/25/66*

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 459 Allen Avenue

Issued to Nelson Equipment Sales

Date of Issue March 27, 1936

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 85-1339, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Bldg. # 1

Unit # 1 - condominium

This certificate supersedes certificate issued

Approved:

3/25/36
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Applicant: F.S. Plummer Co. Inc.
Address: Gorham, Maine 04038
Assessors No.: 400-D-2 + 401-A-20

Date: Nov. 13, 1985

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - R-3
Interior or corner lot -
Use - Three Buildings { 1 80' x 40' for Condominiums
2 40' x 30' No garages
Sewage Disposal -
Rear Yards -
Side Yards -
Front Yards -
Projections -
Height - Two story
Lot Area - 4.9 Acres
Building Area - 1,040 sq ft. per unit
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan -
Shoreland Zoning -
Flood Plains -

Site Plan for Condos
Approved by
Planning Board
8/20/85 J.S.T.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Equipment Sales, Inc.

Date July 5, 1985

Allen Avenue

459 Allen Avenue
Address of Proposed Site

Site per unit 520 sq ft.
Ground Floor Coverage

Site Identifier(s) from Assessors Maps R-3
Zoning of Proposed Site

Review (DEP) Required: () Yes () No
 Action Required: () Yes () No
 Action Required: () Yes () No

Proposed Number of Floors 2
 Total Floor Area 1,040 ft. per unit

Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

Does not comply with Zoning Ordinance
 Requires Board of Appeals Action
 Requires Planning Board/City Council Action

Complies with Zoning Ordinance — Staff Review Below
 Approved by Planning Board 8/20/85

DATE	ZONE LOCATION	TERMINAL OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
																	CONDITION SPECIFIED BELOW
																	REASON SPECIFIED BELOW

Letter of Credit approved subsequently
 To August 20th 1985 for Barbara Barbydt
 11/13/85

Warren J. Turner 11/13/85
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Portland Equipment Sales, Inc. Date: _____

Mailing Address: 151 15th Avenue Address of Proposed Site: 419 11th Avenue

Proposed Use of Site: OFFICE Site Identifier(s) from Assessors Maps: _____

Acreage of Site / Ground Floor Coverage: _____ Zoning of Proposed Site: _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____

Board of Appeals Action Required: () Yes () No Total Floor Area: _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMEN. CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED								
APPROVED CONDITIONALLY								CONDITIONS SPECIFIED BELOW
DISAPPROVED								REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

James P. [Signature]
 SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY 7-22-83



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 14, 1985

F.S. Plummer Co, Inc.
25 Mechanic Street
Portland, Maine 04101

RE: 459 Allen Avenue
Portland, Maine

Dear Sir:

Your application to construct three buildings, one 40' X 80'; four condominium units; two buildings, 30' X 40'; two condominium units each; has been reviewed and a building permit is herewith issued subject to the following requirements.

Site Plan Review Requirements

Inspection Services	Approved with condition	
	Letter of credit approved subsequently co August 20, 1985 per	B. Barhydt 11/13/85
		W. Turner 11/13/85
Fire Department	Approved	Lt. J. Collins 7/22/85
Public Works	Approved with conditions:	

1. Sewer connection in Allen Avenue shall be made by the Sewer Division of this Department.

2. The sidewalk along Allen Avenue shall be constructed to city standards.

R. Roy 7/13/85

Planning Division Approved with conditions:

1. A sidewalk must be installed along Allen Avenue.
2. The drainage maintenance agreement must be executed and recorded at the registry of deeds.
3. All shrubs must be a minimum of 2' X 2½' spread and all deciduous trees must be a minimum of 2½" - 3" caliper.

B. Barhydt 10/24/85

1 of 2

Building Code Requirements

1. All lot lines must be clearly marked before calling for a foundation inspection.
2. All concrete must be protected from freezing.
3. Section 1409.1.2 - Single family dwelling units (Use Group R-3) may be located above or adjacent to other single-family dwelling units (Use Group R-3) provided each dwelling unit is completely separated from the adjacent dwelling unit(s) by fire separation wall(s) and floor/ceiling assemblies of not less than one hour fire resistance rated construction. Single family dwelling units having independent means of egress, when attached in this manner, shall be considered as on building classified as Use Group R-3 for the purpose of determining the applicable provisions of this code.
4. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class of not less than 45 for airborne noise.
5. Please read attached Building Code requirements, Section 309.4 and 1716.3.4.

If you have any question on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/crb
Attachment

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE

July 3, 1985

PERMIT ISSUED

NOV 14 1985

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- LOCATION 459 Allen Avenue
1. Owner's name and address Nelson Equipment Sales Inc.
2. Lessee's name and address
3. Contractor's name and address F.S. Plummer Co. Inc.

Proposed use of building sub-division for condominiums
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 280,000

FIELD INSPECTOR-Mr. @ 775-5451

Appeal Fees \$
Base Fee 1,000
Late Fee 1,420.00
TOTAL \$

25.00 each unit, 26 sub division for 25 condominiums unit 650.00

major site plan reveal 350.00
to construct 3 buildings, 1 bldg, 80' x 40'6" for 4 condominium units - 2 story

2 buildings, 40' x 30' for 2 units each, no garages - 2 story, 1 - 40' x 80' - 4 units
Units 7, 9, 10. (bldg, 80' x 40') 2 - 30' x 40' - 2 units each
2 smaller bldgs are 1, 2 in 1 bldg. 3, 4 in other bldg.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

send permit to # 304038

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is any electrical work involved in this work? yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate .16! Height average grade to highest point of roof 24!
Size, front 80' .2 .40' depth No. stories 2 solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 8" bottom 8" cellar slab
Kind of roof pitch Rise per foot 8/12 Roof covering fiberglass shingles
No. of chimneys none Material of chimneys of lining Kind of heat elec fuel
Framing Lumber-Kind Dressed or full size? dressed Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2 x 10, 2nd 2 x 10, 3rd, roof truss
On centers: 1st floor 16' 2', 2nd 16' 2', 3rd, roof 2'
Maximum span: 1st floor, 2nd, 3rd, roof

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others: PERMIT ISSUED WITH LETTER

Signature of Applicant J. Nelson Mundy Jr.
Type Name of above T. Nelson Mundy Jr.
for Nelson Equipment

Phone # same
Ex 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

MA. IRVING

NOTES

Permit No. 1339/85
 Location 459 ALLEN RD.
 Owner NELSON EQUIP. SALES
 Date of permit July 3/85
 Approved NOV. 14/85
 Dwelling 3-CAR GARAGE UNIT
 Garage
 Alteration

11/14/85 - OK'd to place
 foundations for 3 units.
 Foundations appeared OK.
 Servage was present.
 AM

11/15/85
 11/18/85

12/2/85 - Started framing
 first 3 units -

12/6/85 Same

12/30/85 - Two units about completed
 to place a slab - Many of next week
 winter preparations have been done being
 provided.

1-2-86 - Same
 1-10-86
 1-14-86
 1-17 - # 1-20 - # 1-23 -

2/24/86 Progressing

2/25/86 Strapping question with contact
 Mark Thompson

2/26/86 Had a conference with the Dept of
 the job regarding framing, no big problem.

3/24/86 About completed -

3/26/86 OK to issue the Code of
 Unit 1 only -

8/25/86 OK to issue the Code of
 Unit 2 - B1.

9/86 Progressing as per plans

10/86 " " "

11/86 " " "

12/86 " " "

Jan 87 Buildings 1 & 2 & 3 all completed -
 Others progressing as per plans -

3 - Buildings



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **459 ALLEN AVE**

Issued to **NELSON EQUIPMENT SALES**

Date of Issue **10/30/86**

~~This is to certify~~ that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **000073/86**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE, UNIT 5 BUILDING 3

SINGLE FAMILY

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:

10/30/86

(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 459 ALLEN AVE

Issued to NELSON EQUIPMENT SALES

Date of Issue 9/12/86

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 86/000073, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE

UNIT 6 BLDG 3 SINGLE FAMILY

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:
9/12/86

(Date)

Inspector

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
Inspector of Buildings

Notice. This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 24, 1986

RE: 459 Allen Avenue, Portland, Maine

F. S. Plummer Co., Inc.
25 Mechanic Street
Portland, Maine 04101

Dear Sir:

Your application to construct one building, one 26' X 40'; two condominium units; has been reviewed and a building permit is herewith issued subject to the following requirements.

Site Plan Review Requirements

Inspection Services

Approved with condition

Letter of credit approved subsequently to August 20, 1985
per B. Barhydt- 11/13/85 and W. Turner - 11/13/85

Fire Department

Approved

LT. J. Collins 7/22/85

Public Works

Approved with conditions:

1. Sewer connection in Allen Avenue shall be made by the Sewer Division of this Department.
2. The sidewalk along Allen Avenue shall be constructed to City standards. R. Roy 7/13/85

Planning Division

Approved with conditions:

1. A sidewalk must be installed along Allen Avenue.
2. The drainage maintenance agreement must be executed and recorded in the registry of deeds.
3. All shrubs must be a minimum of 2' X 2 1/2' spread and all deciduous trees must be a minimum of 2 1/2" - 3" caliper. B. Barhydt 10/2

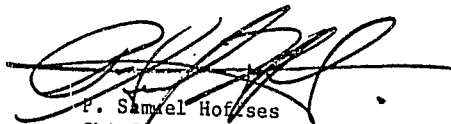
1/24/86

Building Code RequirementsJ

1. All lot lines must be clearly marked before calling for a foundation inspection.
2. All concrete must be protected from freezing.
3. Section 1409.1.2 - Single family dwelling units (Use Group R-3) may be located above or adjacent to other single-family dwelling units (Use Group R-3) provided each dwelling unit is completely separated from the adjacent dwelling unit(s) by fire separation wall(s) and floor/ceiling assemblies of not less than one hour fire resistance rated construction. Single family dwelling units having independent means of egress, when attached in this manner, shall be considered as one building classified as Use Group R-3 for the purpose of determining the applicable provisions of this code.
4. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class of not less than 45 for airborne noise.
5. Please read attached Building Code requirements, Section 809.4 and 1716.3.4.

If you have any questions on these requirements, please call this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

PSH/el

Enclosure

cc: Mr. Robert Roy, Planning Engineer
Ms. Barbara Barhydt, Planner
LT. James Collins, Fire Department
Mr. Warren Turner, Zoning Specialist

B3 - complete

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 000073

JAN 29 1986

ZONING LOCATION PORTLAND, MAINE ... Jan. 14, 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 459 Allen Avenue Fire District #1 #2
1. Owner's name and address Nelson Equipment Sales - 33 Presumpscott Telephone .. 772-8261
2. Lessee's name and address Telephone
3. Contractor's name and address F. S. Plummer - 25 Mechanic St. Telephone 839-6713
Gorham
Proposed use of building 1. bldg. with 2. condominium units No. of sheets
Last use No. families
Material No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 70,000 Appeal Fees \$
FIELD INSPECTOR—Mr. Base Fee 370.00
@ 775-5451 Late Fee
TOTAL \$

To construct building 26' x 40' 2 story to be used for 2 condominium units. no garages plans on file in office

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... YES ... Is any electrical work involved in this work? ... YES ...
Is connection to be made to public sewer? ... YES ... If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate 16' Height average grade to highest point of roof 24'
Size, front 40' depth 26' No. stories 2 solid or filled land? .. solid earth or rock? .. earth
Material of foundation concrete Thickness, top 8" bottom 8" cellar none
Kind of roof pitch Rise per foot 8/12 Roof covering fiberglass
No. of chimneys none Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind .SPF Dressed or full size? .. dressed Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ... 2 x 10 ... 2nd ... 2 x 10 ... 3rd roof ... truss
On centers: 1st floor ... 16 x 16 ... 2nd ... 16 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on site to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant John Ordway Phone # same
Type Name of above John Ordway for 1 2 3 4
F. S. Plummer Other
and Address

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

[4] MA 1/29/86

AD

NOTES

Permit No. 86/93
 Location 4591 Clifton Ave.
 Owner Michael Caputo
 Date of permit 1-11-86
 Approved 1-29-86
 Dwelling 2 Condominium
 Garage
 Alteration

Blading 3 - units 5-6 -
 2/10/86 OKed 5th place
 10" c/c granulation - location
 app'd as per surveys
 3/86 Progressing
 4/86 Same
 5/86 Same
 6/86 Same - (slow) -
 7-86 About half built
 8/86 All units about completed -
 rough grading completed.

9/2/86 OK to issue the Co of O for unit
 6 - as completed
 Jan 29/87 Unit 5 completed, all work including
 grading completed.

B#3

