

100-102 FLORIDA AVENUE



Full cut # 920R • Half cut # 9202R • Third cut # 9203R • Fifth cut # 9205R

CITY OF PORTLAND, MAINE

Department of Building Inspection

100 Florida Avenue

March 9, 1973

Mr. & Mrs. Thaxter  
100 Florida Avenue

Dear Mr. & Mrs. Thaxter:

It has come to the attention of this office that you have erected a fence around your property at the above named location. We would like to call your attention to Section 602.19.E of the Zoning Ordinance of the City of Portland as follows:

In residence zones a wall or fence along a street line or within 25 feet of street line shall be more than 4 feet in height.

Now that this violation has been brought to your attention it is hoped that we may have your cooperation in rectifying this condition so that will not be necessary for us to report this violation to the Corporation Counsel for action by them.

Very truly yours,

Colm G. Ward  
Plan Examiner

MGW:m

C  
O  
P  
Y

CITY OF PORTLAND, MAINE  
Department of Building Inspection

100-102 Florida Avenue

March 15, 1973

Mr. Linwood J. Thaxter  
100 Florida Avenue

cc to: Corporation Counsel

Dear Mr. Thaxter:

The erection of a 6 foot chain link fence along the side lot lines of your property is not allowable under the Zoning Ordinance as far as that part of the fence within and extending back 25 feet from the street line. (Section 602.19.E applying to the R-3 Residential Zone in which this property is located specifies that no wall or fence along the street line or within 25 feet of the street line shall be more than 4 feet in height.)

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:m

C  
O  
P  
Y

CITY OF PORTLAND, MAINE  
Department of Building Inspection

Reg. Mail

100-102 Florida Avenue

March 30, 1973

Linwood J. Thaxter  
100 Florida Avenue

Dear Mr. Thaxter:

Your application to erect a 6' chain link fence along the side lot line of your property within 25' of the street line has been denied by the Board of Appeals. It is therefore necessary that 25' back from the street line, this fence shall not be more than 4' high. (Sec. 602.19.E of the Zoning Ordinance).

We hope that we will have your cooperation in this matter so that further action by this department will not become necessary.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:m

C  
O  
P  
Y

CITY OF PORTLAND, MAINE  
Department of Building Inspection

100 Florida Avenue

July 16, 1973

Mr. Linwood J. Thaxter  
100 Florida Avenue

Dear Mr. Thaxter:

An inspector from this department reports that on July 10th your wire fence along the street line has been reduced to 4 feet meeting the requirements of the Zoning Ordinance. Your fence down the side lot line however is still 6 feet in height, which is contrary to the ordinance. Section 602:19E states: in residential zones no wall or fence along the street line or within 25 feet of a street line shall be more than 4 feet in height.

Now that we have brought this to your attention we hope we may have your cooperation in this matter so that further action by this department will not become necessary.

If you have any questions on the above please do not hesitate to call me here at this office in City Hall.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:m

C  
O  
P  
Y



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location  
100 Florida Ave.

INSPECTION COPY

COMPLAINT NO. 73/14

Date Received March 9, 1973

Location 100 Florida Ave. Use of Building dwelling  
Owner's name and address Mrs. Thaxter Telephone \_\_\_\_\_  
Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Complainant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Description: Link fence 6' high around property except across front

NOTES:

Letter 3-9-73 - M.G.W.

Appeal letter - 3-15-73 M.G.W.

3/29/73 - Denied by Board of Appeals - Allen

5/17/73 No change in fence to date: Hoi

5/18/73 Hoi said to look this ahead 6' rule, the  
owner has this in court so we can't make him  
change anything until this is over: Hoi

7/10/73 Fence across the front has been  
cut to 4' ft. - On the sides it remains  
6' ft to the street line. no change.

7/16/73 - Letter - Allen

100 Florida Avenue

March 9, 1973

Mr. & Mrs. Thaxter  
100 Florida Avenue.

Dear Mr. & Mrs. Thaxter:

It has come to the attention of this office that you have erected a fence around your property at the above named location. We would like to call your attention to Section 602.19.E of the Zoning Ordinance of the City of Portland as follows:

In residence zones no wall or fence along a street line or within 25 feet of a street line shall be more than 4 feet in height.

Now that this violation has been brought to your attention it is hoped that we may have your cooperation in rectifying this condition so that it will not be necessary for us to report this violation to the Corporation Counsel for action by them.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

HGW:m

Reg. Mail

100-102 Florida Avenue

March 30, 1973

Linwood J. Thaxter  
100 Florida Avenue

Dear Mr. Thaxter:

Your application to erect a 6' chain link fence along the side lot line of your property within 25' of the street line has been denied by the Board of Appeals. It is therefore necessary that 25' back from the street line, this fence shall not be more than 4' high. (Sec. 602.19.E of the Zoning Ordinance).

We hope that we will have your cooperation in this matter so that further action by this department will not become necessary.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:EM

REGISTERED NO.	30477	
Value	\$ Nil	Special Delivery \$
Reg Fee	\$ 95	Return Receipt \$ 15
Handling Charge	\$	Restricted Delivery \$
Postage	\$	<input type="checkbox"/> AIRMAIL
POSTMASTER (BY)	F. O.	
FROM	City of Portland P.O. #1112 City Hall	
TO	Mr. Linwood J. Thaxter 100 Florida Ave Portland, Me	

POSTMARK OF PORTLAND, ME. MAR 30 1973  
MAILING OFFICE  
U.S.P.O. 1973-358



100 Florida Avenue

July 16, 1973

Mr. Linwood J. Thaxter  
100 Florida Avenue

Dear Mr. Thaxter:

An inspector from this department reports that on July 10th your wire fence along the street line has been reduced to 4 feet meeting the requirements of the Zoning Ordinance. Your fence down the side lot line however is still 6 feet in height, which is contrary to the ordinance. Section 602.19E states: in residential zones no wall or fence along the street line or within 25 feet of a street line shall be more than 4 feet in height.

Now that we have brought this to your attention we hope we may have your cooperation in this matter so that further action by this department will not become necessary.

If you have any questions on the above please do not hesitate to call me here at this office in City Hall.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:EM

5. no fee pd 3-19-73

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

Denied 3/29/73

MISCELLANEOUS APPEAL

Linwood J. Thaxter, owner of property at 100-102 Florida Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: The erection of a 6 foot chain link fence along the side lot lines of the property at the above named location. This permit is presently not allowable under the Zoning Ordinance as far as that part of the fence within and extending back 25 feet from the street line. ~~XXXXXXXXXXXX~~  
(Section 602.19.E applying to the R-3 Residential Zone in which this property is located specifies that no wall or fence along the street line or within 25 feet of the street line shall be more than 4 feet in height.)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Linwood J. Thaxter  
APPELLANT

DECISION

After public hearing held March 29, 1973, the Board of Appeals finds that enforcement of the terms of the Ordinance would not result in undue hardship and desirable relief may not be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may not be issued.

BOARD OF APPEALS

[Signature]  
W. Carl Esker  
Jacqueline White

100-102 Florida Avenue

March 15, 1973

cc to: Corporation Counsel

Mr. Linwood J. Thaxter  
100 Florida Avenue

Dear Mr. Thaxter:

The erection of a 6 foot chain link fence along the side lot lines of your property is not allowable under the Zoning Ordinance as far as that part of the fence within and extending back 25 feet from the street line. (Section 602.19.E applying to the R-3 Residential Zone in which this property is located specifies that no wall or fence along the street line or within 25 feet of the street line shall be more than 4 feet in height.)

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:m

Mr. Linwood J. Thaxter  
100 Florida Ave.  
Portland, Maine

March 23, 1973

March 29, 1973

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

March 23, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 29, 1973 at 4:00 p.m. to hear the appeal of Linwood J. Thaxter requesting an exception to the Zoning Ordinance to permit the erection of a 6 foot chain link fence along the side lot lines of the property at 100-102 Florida Avenue.

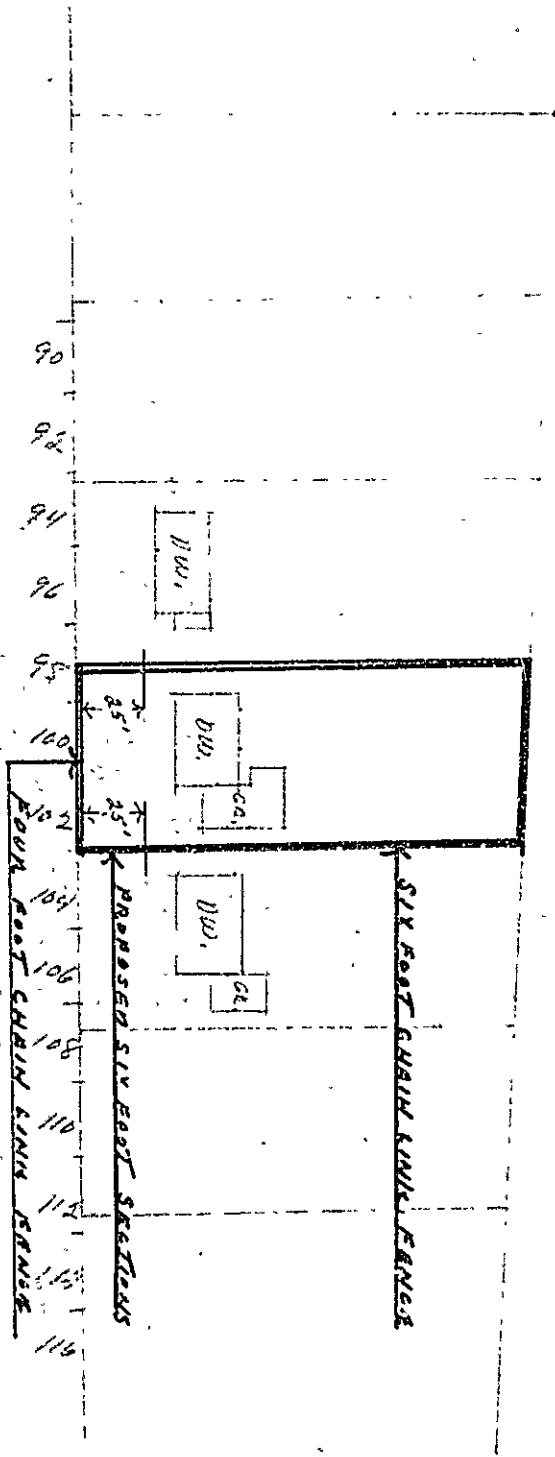
This permit is presently not allowable under the Zoning Ordinance as far as that part of the fence within and extending back 25 feet from the street line. (Section 602.19.E applying to the R-3 Residential Zone in which this property is located specifies that no wall or fence along the street line or within 25 feet of the street line shall be more than 4 feet in height.)

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

cc to: Lois E. & Donald F. McPhee  
106 Florida Ave.  
Charles L. Arey  
96 Florida Ave.  
The Arthar Company  
34 Proble Street





# APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_  
Portland, Maine, March 13, 1973

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 100 Florida Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Linwood J. Thaxter, same Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_

### General Description of New Work

To legalize the height of the fence from street line back 25'. Fence is now 6' high

Appeal Denied 3/29/73

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 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? \_\_\_\_\_

### 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? yes

Linwood J. Thaxter

APPROVED:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CS 301

INSPECTION COPY

Signature of owner

*Linwood J. Thaxter*





**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 9  
 Issued Nov 1, 1972  
 Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

*(This form must be completely filled out - Minimum Fee, \$1.00)*

Owner's Name and Address Linwood Chapter Tel.  
 Contractor's Name and Address Marinis Elec Co. Tel. 7743129  
 Location 100 Florida Ave Use of Building

Number of Families      Apartments      Stores      Number of Stories  
 Description of Wiring: New Work      Additions      Alterations

Pipe  Cable Must Metal Molding      BX Cable      Plug Molding (No. of feet)  
 No. Light Outlets      Plugs      Light Circuits      Plug Circuits

FIXTURES: No.      Fluor. or Strip Lighting (No. feet)  
 SERVICE: Pipe      Cable      Underground      No of Wires 3 Size 3/25

METERS: Relocated      Added      Total No. Meters

MOTORS: Number      Phase      H. P.      Amps      Volts      Starter

HEATING UNITS: Domestic (Oil)      No. Motors      Phase      H.P.  
 Commercial (Oil)      No. Motors      Phase      H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges  Watts      Brand Feeds (Size and No.)  
 Elec. Heaters      Watts  
 Miscellaneous      Watts      Extra Cabinets or Panels

Transformers      Air Conditioners (No. Units)      Signs (No. Units)  
 Will commence 350 Ready to cover in      19 Nov 1 1972 Inspection

Amount of Fee \$ 3.50      Signed ce J. Marnis

DO NOT WRITE BELOW THIS LINE

SERVICE	METER		GROUND		
VISITS: 1	2	3	4	5	6
.. 7	8	9	10	11	12

REMARKS:

INSPECTED BY [Signature]  
 (OVER)

LOCATION *FLORIDA AV. 100*  
 INSPECTION DATE *11/1/72*  
 WORK COMPLETED *11/1/72*  
 TOTAL NO. INSPECTIONS *1*  
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets \$ 2.00  
 31 to 60 Outlets 3.00  
 Over 60 Outlets, each Outlet .05  
 (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00  
 Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00  
 Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00  
 Commercial (Oil) 4.00  
 Electric Heat (Each Room) .75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit 1.50

MISCELLANEOUS

Temporary service, Single Phase

*File copy!*

August 9, 1957

AP - 100 Florida Avenue

Mr. Emil Iverson  
322 Commercial Street

Copy to Mr. Linwood J. Thaxter  
100 Florida Avenue

Dear Mr. Iverson:-

An inspector from this department reports that brick chimney erected outside of building at the above named location before application for permit for its construction was filed has a cast iron pipe passing through the wood frame wall of building where smokepipe from heater is to enter chimney instead of the chimney being corbelled through the wall of the building where the smokepipe entrance is located as required by the Building Code. We are therefore unable to issue the belated permit for this work until this condition has been corrected to meet Building Code requirements.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/G



R3 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure.....

Portland, Maine, August 7, 1957.

PERMIT ISSUED

01197

AUG 31 1957

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 100 Florida Avenue Within Fire Limits? ..... Dist. No. ....  
 Owner's name and address Mr. Linwood J. Thaxter, 100 Florida Ave. Telephone .....  
 Lessee's name and address ..... Telephone .....  
 Contractor's name and address Emil Iverson, 322 Commercial St. Telephone 3-8462  
 Architect ..... Specifications Plans ..... No of sheets .....  
 Proposed use of building garage No. families .....  
 Last use ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other building on same lot .....  
 Estimated cost \$ ~~185.00~~ 325.00 Fee \$ 2.00

### General Description of New Work

- To construct outside ~~stone~~ brick chimney
- To partition off heater room in garage—5/8 inch gypsum wallboard 2x3 studs 16" on center
- Labelled Class "C" fire door to be provided

FOR DETAILS OF ROOM ENCLOSURE SEE LETTER WITH HEATING PERMIT  
 This work all done.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO

Emil Iverson

### Details of New Work

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....  
 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 concrete 4' below grade Thickness, top ..... bottom ..... cellar .....  
 Material of underpinning ..... Height ..... Thickness .....  
 Kind of roof ..... Rise per foot ..... Roof covering .....  
 No. of chimneys ..... Material of chimneys ..... of lining 8x8 flue Kind of heat ..... fuel .....  
 Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
 Kind and thickness of outside sheathing of exterior walls? .....  
 Studs (outside walls and carrying partitions) 2x4-18" 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? .....

APPROVED:

O.N. - 8/20/57 - ags

### 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? yes

Linwood Thaxter  
Emil Iverson

Emil Iverson

INSPECTION COPY

Signature of owner. By: .....

HB

NOTES

8/8/57 - Chimney built  
a pair of 6" I. soil pipe  
gas change in wall of gung  
into chimney.

E.S.S.

8/20/57 - Connection from  
heater to chimney a.k.

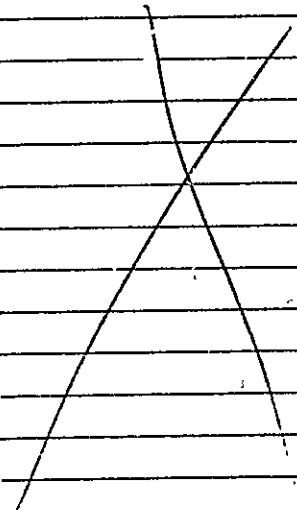
E.S.S.

9/5/57 - Work done on  
indoor heat pump &  
connections to boiler

W.S. applied, E.S.S.

9/18/57 - Work done

E.S.S.



Permit No. 57/1197

Location 180 Shaville Ave.

Owner Franklin & Douglas

Date of permit 8/24/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 9/12/57

Cert. of Occupancy issued

Shaking Out Notice

Form Check Notice

August 13, 1957

AP - 100 Florida Avenue

Harris Oil Company  
202 Commercial Street

Copy to Mr. Linwood J. Thaxter  
100 Florida Avenue

Gentlemen:-

Permit for installation of an oil burning boiler in connection with hot water heating system for heating the dwelling at the above named location, boiler to be located in room partitioned off from garage attached to dwelling, is issued herewith subject to the following conditions:

1. Area where boiler and oil tank is to be located is to be partitioned off from rest of garage by a partition or partitions extending from floor of garage to underside of roof boarding, partitions to be covered both sides with 5/8-inch thick gypsum wall board with joints cemented and taped in accordance with instructions of the manufacturer of the board.
2. If there is to be any opening in partition between this room and garage, a Class "C" labelled fire door equipped with either automatic or self-closing hardware and with frame completely covered with metal is to be provided in the opening. A threshold at least 6 inches higher than floor of garage is also to be provided in the opening.
3. Projection of outside masonry chimney through wall of building where smokepipe from heater enters chimney is to be made to meet Building Code requirements.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/G

August 6, 1957

AP--100 Florida Avenue

Mr. Linwood J. Thaxter  
100 Florida Avenue

Copy to Harris Oil Company  
202 Commercial St.

Dear Mr. Thaxter:

The Harris Oil Company has filed application for permit for installation of an oil burning hot water heating unit for heating your dwelling to be installed in a recently constructed addition on the rear of attached garage.

We are unable to issue a permit for the installation in the proposed location unless the area where heater and oil tank are to be located is separated from the area where motor vehicle is to be stored by a partition of at least one-hour fire resistance. Any door in this partition opening into garage area would need to be at least a Class "C" labelled fire door equipped with a self-closing device with a raised threshold at least six inches high in the doorway.

The heater is also required to be connected to a masonry chimney which, if to be newly constructed, must be covered by a permit, application for which must include location (whether inside or outside of building), foundation, size of flue, etc. Work of constructing partition forming heater room may be included in the same permit application.

We shall be unable to issue a permit for heating installation until application for permit covering provision of heater room and construction of chimney has been filed and permit for same is ready for issuance. With the application for this permit will need to be filed a plan showing location of heater room and chimney, construction of separating partition, fire door if needed, and all other details necessary to show compliance with Building Code requirements.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/B



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 6, 1957

01155

1957

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location: 100 Florida Ave. Use of Building: Dwelling No. Stories: 1 1/2 NEW Building Existing:
Name and address of owner of appliance: Linwood J. Thaxter, 100 Florida Ave.
Installer's name and address: Harris Oil Co. 202 Commercial St. Telephone: 2-8304

General Description of Work

To install General Electric Oil Burning Boiler in connection circulating hot water (replacement)

Permit issued with Letter

IF HEATER, OR POWER BOILER

Location of appliance: Rear of Bldg. (new Addition) Any burnable material in floor surface or beneath? none
If so, how protected?
Kind of fuel? Oil
Minimum distance to burnable material, from top of appliance or casing top of furnace: 3'
From top of smoke pipe: 5' From front of appliance: 4' From sides or back of appliance: over 3'
Size of chimney flue: 8x10 Other connections to same flue: none
If gas fired, how vented?
Rated maximum demand per hour:
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? YES

IF OIL BURNER

Name and type of burner: General Electric I labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner: fireproof Size of vent pipe: 1 1/2"
Location of oil storage: rear of bldg. (new Addition) Number and capacity of tanks: 1-275
Low water shut off: Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners: none

IF COOKING APPLIANCE

Location of appliance: Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance: From sides and back: From top of smokepipe
Size of chimney flue: Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Blank space for miscellaneous information]

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Albert J. Sears Deputy Inspector of Buildings

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

Linwood J. Thaxter Harris Oil Co.

by:

Signature of Installer

[Signature]

INSPECTION COPY

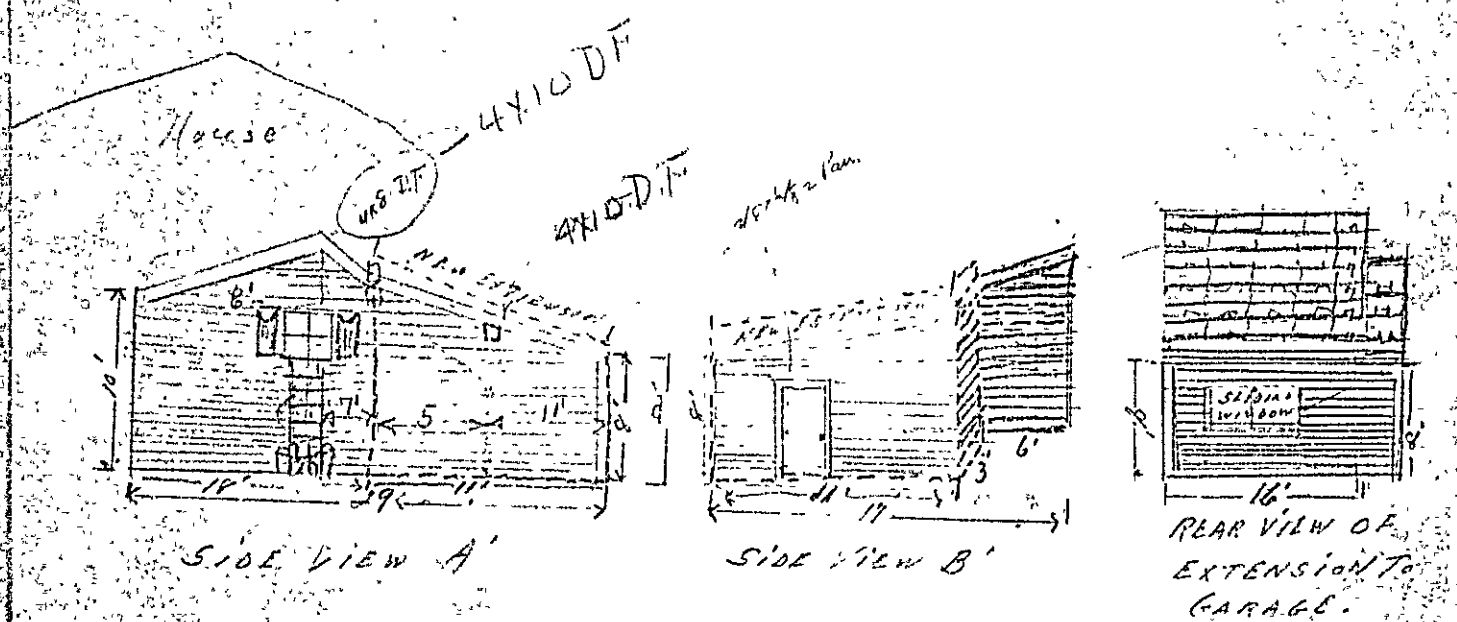
ags

F.



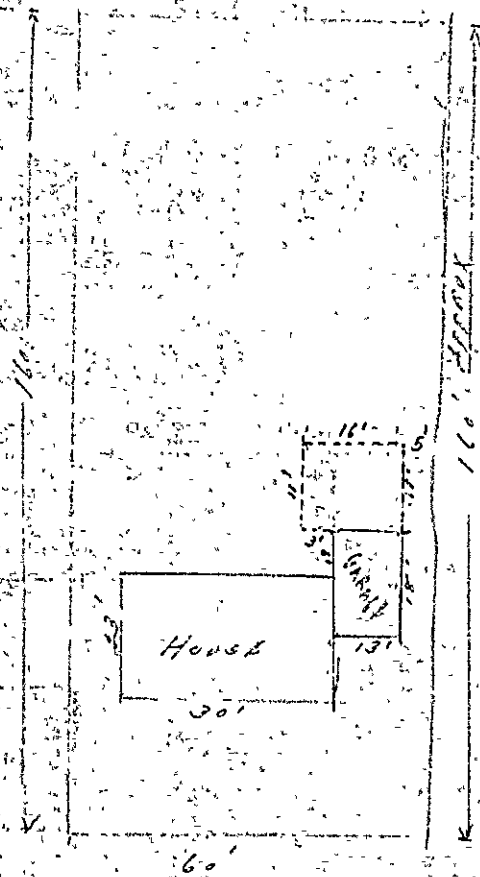


Insulated



GARAGE TO SIT ON A 4' HIGH 10" T. & CONCRETE FOUNDATION (10' x 4')  
WILL USE 6" MIN. CEDAR BOARDS  
THICK BOLT ASBESTOS SHEETS (Color Blue Black)  
PLAIN OR PLYWOOD BOARDS FOR ROOFING  
DEPENDENT ON COST.

RUTH L. & LINWOOD J. THARTER  
LITS 101 - 102 on Florida Avenue  
Portland



FLORIDA AVENUE

AP - 100-102 Florida Avenue

May 29, 1957

Mr. Linwood J. Thaxter,  
102 Florida Avenue

Dear Mr. Thaxter:

Building permit for construction of a one story addition eleven feet by sixteen feet on rear of garage attached to dwelling at the above named location is issued herewith subject to the following conditions:

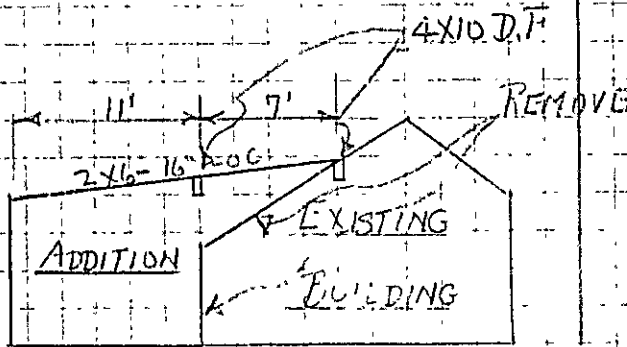
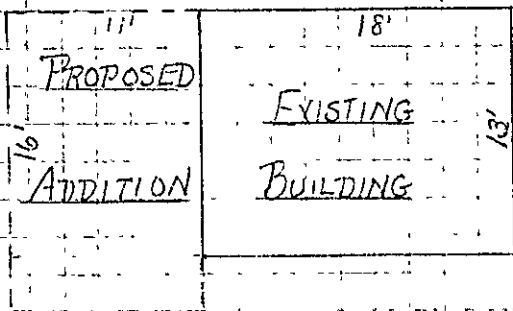
1. The 4x6 sills are to be all one piece in cross section (not made up of two pieces of 2x6) and are to be anchored to foundation walls at the corners and at intervals of not over six feet between corners.
2. Where side walls of existing garage are to be extended up to new roof level, 2x4 studs running full length from sill to roof line are to be provided beside existing short studs and securely fastened to them.
3. Two 4x10 Douglas Fir beams, one above location of present rear wall of garage and the other beneath the point where new rafters of addition meet those of existing roof are to be provided across building for support of new rafters.

Very truly yours,

Albert J. Jears  
Deputy Inspector of Buildings

AJS/H

Addition to Garage at 100-102 Florida Avenue  
5/28



$9 \times 12 \times 45 = 4860^{\#}$   
 $4 \times \text{dr. D.T.} - 12' = 2832$   
 $4 \times 10 \text{ dr. D.T.} - 12' = 4543^{\#}$  } O.K.  
 $3.5 \times 12 \times 45 = 1890^{\#}$   
 $1.5 \times 12 \times 30 = 1800^{\#}$   
 $4 \times 10 \text{ dr. D.T.} - 12' = 4543$  } O.K.  
 $2 \times 6 - 11' = 571^{\#}$   
 $571 - 40^{\#} \text{ per sq ft} = \text{O.K.}$   
 $11 \times 16$

AP - 100-102 Florida Avenue

May 24, 1947

Mr. Linwood J. Baxter,  
102 Florida Avenue

Dear Mr. Baxter:

Plans filed with application for permit do not make clear how new roof of addition to garage to be attached to your dwelling at the above named location is to be supported. Apparently the rear wall and part of one side wall is to be removed and part of the other side wall extended upward to form the addition. If this is to be the case and roof of addition is to extend up on roof of existing building as you have indicated, the horizontal span of rafters of addition will be much more than the 11 feet indicated on plan and considerably more than the 14 feet indicated in application for permit. On neither span will the 2x6 rafters indicated figure out.

We may not be interpreting your intentions rightly, but in any case we shall need to have more definite information as to framing and support of roof than has so far been furnished before we can issue a permit for construction of the addition.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/R



RCO RESIDENCE ZONE - C

# APPLICATION FOR PERMIT

Class of Building or Type of Structure . . . 3rd Class . . .

Portland, Maine, . . . May 22, 1957

**PERMIT ISSUED**

MAY 22 1957  
00753

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 100-102 Florida Ave. . . . . . Within Fire Limits? . . . . . Dist. No. . . . .

Owner's name and address . . . Ruth L. & Linwood J. Thaxter, 102 Florida Ave. . . . . . Telephone 2-6069

Lessee's name and address . . . . . Telephone . . . . .

Contractor's name and address . . . owner . . . . . Telephone . . . . .

Architect . . . . . Specifications . . . . . Plans yes No of sheets 2

Proposed use of building 1-family dwelling and attached garage . . . . . No. families . . . . .

Last use . . . . . " " " " " " . . . . . No. families . . . . .

Material . . . . . No. stories . . . . . Heat . . . . . Style of roof . . . . . Roofing . . . . .

Other building on same lot . . . . . Fee \$ 2.00

Estimated cost \$ 500.00 . . . . .

### General Description of New Work

To construct 1-story frame addition 11' x16' on rear of attached garage

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Owner

### Details of New Work

Is any plumbing involved in this work? . . . . . 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 . . . 8' . . . . . Height average grade to highest point of roof . . . 10' . . . . .

Size, front 16' . . . . . depth 11' . . . . . No. stories 1 . . . . . solid or filled land? solid . . . . . earth or rock? earth . . . . .

Material of foundation concrete . . . . . at least 4' below grade . . . . . Thickness, top 8" . . . . . bottom 10" . . . . . cellar no . . . . .

Material of underpinning . . . . . Height . . . . . Thickness . . . . .

Kind of roof . . . pitch . . . . . Rise per foot . . . . . Roof covering asphalt Class C Und. Lab. . . . . .

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

Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 4x6

Size Girder . . . . . Columns under girders . . . . . Size . . . . . Max. on centers . . . . .

Kind and thickness of outside sheathing of exterior walls? . . . . .

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 concrete . . . . . 2nd . . . . . 3rd . . . . . , roof . . . 2x6

On centers: . . . . . 1st floor . . . . . 2nd . . . . . 3rd . . . . . , roof . . . . . 24"

Maximum span: . . . . . 1st floor . . . . . 2nd . . . . . 3rd . . . . . , roof . . . . . 14'

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? . . . . .

### 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? yes

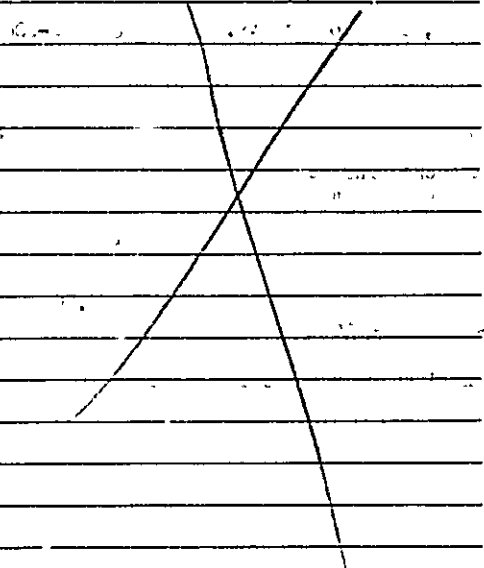
APPROVED:  
with letter by AJJ

INSPECTION COPY . . . . . Signature of owner . . . Linwood J. Thaxter . . . . . HTB

NOTES

5-24-57 location of  
N/ZC

8/2/57 - window  
set



64

Permit No. 57/753

Location 100-102 Nevada Ave.

Owner Paul H. & Leona J. Murphy

Date of permit 5/29/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 8/2/57

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

017





(RC) GENERAL RESIDENCE ZONE - C  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, December 21, 1945

PERMIT ISSUED  
1821  
DEC 23 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~reconstruct~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 100 Florida Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Lynwood J. & Ruth L. Thaxter, 100 Florida Ave. Telephone 2-6052  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Oscar Hamlin, Maine Avenue Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plan no No. of sheets \_\_\_\_\_  
 Proposed use of building Dwelling and garage No. families 1  
 Last use \_\_\_\_\_ " " No. families 1  
 Material frame \_\_\_\_\_ No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof pitch Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 50. Fee \$ 50

General Description of New Work

To cut in window at each gable end to ventilate and give light in attic.

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 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 \_\_\_\_\_  
 Material underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 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 \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ 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? \_\_\_\_\_

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? yes

APPROVED:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of owner

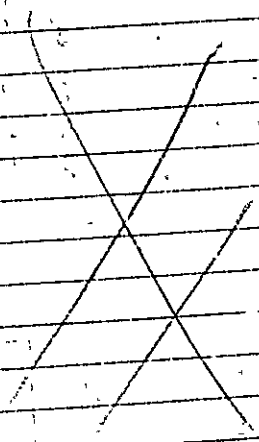
*Lynwood J. Thaxter*

INSPECTION COPY

Permit No 45/ 1821  
Location 100 Florida Ave.  
Owner Lemuel J. Thayer  
Date of permit 12/22/45  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. 12/24/45  
Cert. of Occupancy issued None

NOTES

12/24/45 - P.I.T. - O.J.S.



100-102

100-102

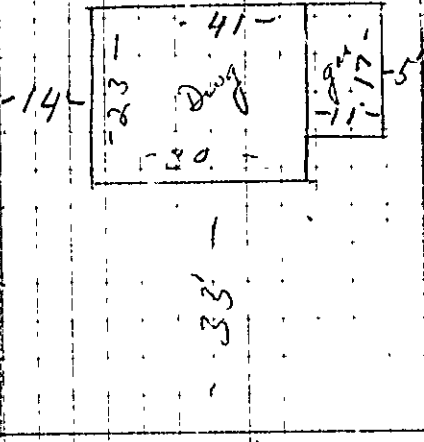
163 1/2

5.9

6.0

154

160



60

FLORIDA AVE

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one family dwelling house with 1 car garage attached  
at Lots 59-60 Florida Avenue

Date 6/6/36

1. In whose name is the title of the property now recorded? A. H. Chapman, Inc.
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? wood stakes
3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
4. What is to be maximum projection or overhang of eaves or drip? 4"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

*A. H. Chapman*



GENERAL RESIDENCE ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED  
Permit No. 0789  
JUN 8 1938

Class of Building or Type of Structure Third Class

Portland, Maine, June 6, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Lots 59-60 Florida Avenue Ward 8 Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address A. H. Chapman, Inc., 278 Ray St. Telephone 4-2727

Contractor's name and address Arthur Soule, 15 Dudley Street Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_

Proposed use of building dwelling house with 1 car garage attached No. families 1

Other buildings on same lot \_\_\_\_\_

Plans filed as part of this application? yes No. of sheets 1

Estimated cost \$ 1,000. Gar. Fee \$ 1.00 .50 \$1.50

Description of Present Building to be Altered

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

General Description of New Work

To erect one family frame dwelling house with one car garage attached

The inside of the garage will be covered, where required by law, with metal lath and plaster

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Height average grade to top of plate \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof 20'

To be erected on solid or filled land? solid (not excavated) earth or rock? earth

Material of foundation concrete trench wall Thickness, top 10" bottom 12"

Material of underpinning concrete to sill Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of Roof pitch Rise per foot 8" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys 1 Material of chimneys brick of lining tile

Kind of heat stove Type of fuel \_\_\_\_\_ Is gas fitting involved? no

Corner posts 4x8 Sills 4x8 Girt or ledger board? none Size \_\_\_\_\_

Material columns under girders concrete piers Size \_\_\_\_\_ Max. on centers 8'

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x8, 2nd 2x8 ceiling, 3rd \_\_\_\_\_, roof 2x8

On centers: 1st floor 16", 2nd 2', 3rd \_\_\_\_\_, roof 2'

Maximum span: 1st floor 12', 2nd 12', 3rd \_\_\_\_\_, roof \_\_\_\_\_

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

If a Garage

No. cars now accommodated on same lot none, to be accommodated 1

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade 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? yes

INSPECTION COPY

Signature of Owner

A. H. Chapman, Inc.  
Arthur Soule

CITY OF PORTLAND

1938

403-A 910

Ward 9 Permit No. 36/789  
 Locatio. 100-104 Alameda  
 Owner A. H. Chapman, Inc  
 Date of permit 6/8/36  
 Notif. in 8/8/36 - 7:55 AM  
 Inspn. closing-in 8/8/36 - G.T.  
 Notif. Final Inspection Requirement cont. 8/10/36  
 Final Notif. 9/29/36 - 11:55 P.M.  
 Final Inspn 8/28/36 - O.N.  
 Cert. of Occupancy issued 8/28/36

NOTES

~~6/8/36 - Staking out  
 O.N. - A. J. S.  
 6/11/36 - No work started -  
 A. J. S.  
 6/16/36 - digging trench  
 for water pipe A. J. S.  
 6/20/36 - work  
 started A. J. S.  
 6/30/36 - same - A. J. S.  
 7/10/36 - excavation  
 made - A. J. S.  
 7/15/36 - No change -  
 A. J. S.  
 7/27/36 - Foundation  
 and plot framing  
 started. A. J. S.  
 8/8/36 - Insuff. opening  
 in chimney to be covered  
 A. J. S.~~

8/28/36 Mr. Soule  
 says that he will  
 put two more courses  
 on top of chimney  
 which is only about  
 30" above the ridge -  
 A. J. S.

Description of Permits Issued to be Affixed  
 by the City Engineer  
 of New York

*[Faint, mostly illegible text from the reverse side of the document, including permit details and signatures.]*

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

February 9, 1995

RE: 100 Florida Avenue

Ms. Deborah L. Flanagan  
35 Berry Ave.  
Portland, ME 04103

Dear Ms. Flanagan:

Receipt of your application for a conditional use appeal to change the use of the vacant property located at the above named address from a single family dwelling to family day care facilities for twenty eight children, not owner occupied, is acknowledged.

This appeal will be scheduled for review before the Board of Appeals on Thursday evening, February 23, 1995, at 7:00 P.M. in Room 209, City Hall, Portland, Maine. You must plan to attend to answer any questions which the Board members may have concerning this appeal.

We will send you a copy of the February 23rd agenda as soon as copies become available for distribution.

Sincerely,

Marge Schmuckal  
Asst. Chief of Inspection Services

/el

cc: John C. Knox, Chairman Board of Appeals  
Joseph E. Gray, Jr., Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
Charles A. Lane, Associate Corporation Counsel  
David Jordan, Code Enforcement Officer  
Elizabeth Farthing, Inc., 100 Florida Ave., Portland 04103

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 100 Florida Ave.		Owner: Elizabeth Farthing, Inc	Phone:	Permit No: <b>950190</b>
Owner Address:		Future/Buyer's Name: future Deborah Flanagan	Phone: 797-8124	Business Name: Childs Place
Contractor Name:		Address:		Phone:
Fast Use: single family	Proposed Use: child care (only) family day care facilities	COST OF WORK: \$	PERMIT FEE: \$25.00 Change Use/ \$50.00 Appeal	<b>PERMIT ISSUED</b> MAR 7 1995 <b>CITY OF PORTLAND</b>
Proposed Project Description: to use single family dwelling as day care (will not be occupied by owner)		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group. Type:	
Permit Taken By: Latini		Date Applied For: 2/7/95		Zone: CBL: 11-3 103-A-910 Zoning Approval: ZBA Approved with 3 conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.		APPEAL SUSTAINED 2/23/95 with 3 conditions		Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: 3/2/95
SIGNATURE OF APPLICANT: <i>Deborah L. Flanagan</i> ADDRESS: 35 Berry Ave P.O. 04103 DATE: February 7, 1995 PHONE: 797-8124		RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____ White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		CEO DISTRICT <b>7</b> <i>M.B. Jordan</i>

**PERMIT ISSUED WITH LETTER**

XX Mail permit.  
Deborah L. Flanagan

*[Signature]*  
Date: 3/2/95



City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 774-8703, FAX: 874-8711

Location of Construction: 100 Florida Ave		Owner: Elizabeth Farthing	Phone:	950376
Owner Address:		Lease/Buyer's Name: Deborah Flanagan 35 Berry Ave Ptld, ME	Phone:	Business Name: 04103
Contractor Name: J & MC Contractors, Inc./Hughes		Address: Construction Co. Inc.		Phone: 797-8124
Past Use: Daycare (Max 24)		Proposed Use: Same w/addition	COST OF WORK: \$ 25,200.00	PERMIT FEE: \$ 145.00
Proposed Project Description: Construct Addition as per plans (25' x 16') Repair Roof		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: E Type 5B Signature: [Signature]	CITY OF PORTLAND Zoning Approval: [Signature] 4/21/95
Permit Taken By: Mary Gresik		Date Applied For: 19 April 1995		

**PERMIT ISSUED**  
Permit Issued:  
**APR 24 1995**

**CITY OF PORTLAND**  
Zone: R3  
CBL: 403-A-009  
Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan  major  minor  minor

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approve  
 Denied

Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**PERMIT ISSUED WITH LETTER**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Brian Flanagan ADDRESS: \_\_\_\_\_ DATE: 19 April 1995 PHONE: \_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

Action:  
 Approved  
 Approved with Conditions  
 Denied  
Date: 4/19/95

CEO DISTRICT 7  
D. Jones

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 100 Florida Ave		Owner: Deborah Flanagan	Phone: 797-8127	Permit No: <b>950492</b>
Owner Address:		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Eastern Security Systems		Address: 685 Congress St Ptid, ME 04101		Phone: 772-1171
Past Use: Daycare		Proposed Use: Same w/fire alarm system	COST OF WORK: \$ 1,618.00	PERMIT FEE: \$ 30.00
Proposed Project Description: Install Fire Alarm System		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: B00C493	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gresik		Date Applied For: 18 May 1995		

**PERMIT ISSUED**  
MAY 22 1995  
**CITY OF PORTLAND**

Zone: R-3 CBL: 403-A-009  
Zoning Approval:  
Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *[Signature]*

CEO DISTRICT **7**  
*[Signature]*

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* Peter K. Potter ADDRESS: DATE: 18 May 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: *[Signature]* EASTERN SECURITY SYSTEMS PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

950498

PERMIT ISSUED  
MAY 23 1995  
CITY OF PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 18 May 1995

The undersigned hereby applies for amendment to Permit No. 95/0376 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 100 Florida Ave Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Deborah Flanagan 35 Berry Ave, Ptld, ME Telephone 797-8124  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building daycare - 24 children w/addition No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Increased cost of work Paid on original permit Additional fee 25.00

Description of Proposed Work

Decrease size of addition

Construct dormer

*Handwritten sketch of a dormer*

*5/22/95*  
*Deborah Flanagan*  
Deborah Flanagan

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
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 \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Framing lumber - Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ 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.  
Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: *[Signature]* 5/22/95

Signature of Owner *[Signature]*

Approved: *[Signature]*  
Inspector of Buildings

INSPECTION COPY - WHITE  
APPLICANT'S COPY - YELLOW

FILE COPY - PINK  
ASSESSOR'S COPY - GOLDEN

*[Signature]* M.A. Tordella



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 100 Florida Ave

Issued to Deborah Flanagan

Date of Issue 19 June 1995

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. 950190, 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

First Floor Only

Daycare

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved: [Signature]  
(Date) 6-19-95 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 - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <b>100 Florida Ave.</b>		Owner: <b>Elizabeth Farthing, Inc.</b>		Phone: <b>797-3124</b>		Permit # <b>50190</b>	
Owner Address: <b>100 Florida Ave.</b>		License/Buyer's Name: <b>future Daborah Flanagan</b>		Phone: <b>797-3124</b>		Business Name: <b>Childs Place</b>	
Contractor Name:		Address:		Phone:		<b>PERMIT ISSUED</b> Permit Issued: <b>MAR 7 1995</b> <b>CITY OF PORTLAND</b>	
Past Use: <b>single family</b>		Proposed Use: <b>child care (only)</b> <i>Capacity Day CARE Facilities</i>		COST OF WORK: \$ <b>50,000</b> <i>Change Use!</i>			
Proposed Project Description: <b>to use single family dwelling as day care (will not be occupied by owner)</b>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>E</b> Type: <b>5B</b>		Zone: <b>R-2</b> CBL: <b>403-A-9-10</b>	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <b>ZPA Appeal</b>	
Date Applied: <b>2/7/95</b>		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

- Permit Taken By: **Latini**
- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
  - Building permits do not include plumbing, septic or electrical work.
  - Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED WITH LETTER**

**APPEAL SUSTAINED** *2/23/95*

**CERTIFICATION**  
 I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

*XXX - Make permit*  
 SIGNATURE OF APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: **February 7, 1995** PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

**Zoning Appeal**

Varnance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *2/24/95*

CEO DISTRICT **7**  
*[Signature]*

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

6-16-95 - Pre final / sprinkler over furnace / not needed / fire rated / baseboard  
on over wall / fire est. in kitchen 10 ABC  
6-19-95 - Final OK w/4 Mo Dangeal Issue call

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

March 7, 1995

RE: 100 Florida Avenue

Ms. Deborah Flanagan  
35 Berry Avenue  
Portland, Me 04103

Dear Ms. Flanagan,

Your application to change the use from single family to day care only, has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

1. The applicant must comply with section 10-7 of the 1994 Life Safety Code. (attached)
2. The City of Portland requires a master box connection or connection to an approved central station.
3. A fire protective signaling system shall be installed and maintained as per chapter 9, section 917.0 of the City's Building Code. (The BOCA National Building Code/1993, or NFPA 72.
4. Portable fire extinguishers shall be installed as per NFPA #10.
5. This permit is being issued with the understanding that the requirements set forth by the City's Board of Appeals will be met.
  1. Business hours, only, 7 a.m. to 6 p.m.
  2. A suitable fence is to be erected around the play area.
  3. The amount of children is to be limited to twenty four instead of the twenty eight originally requested.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

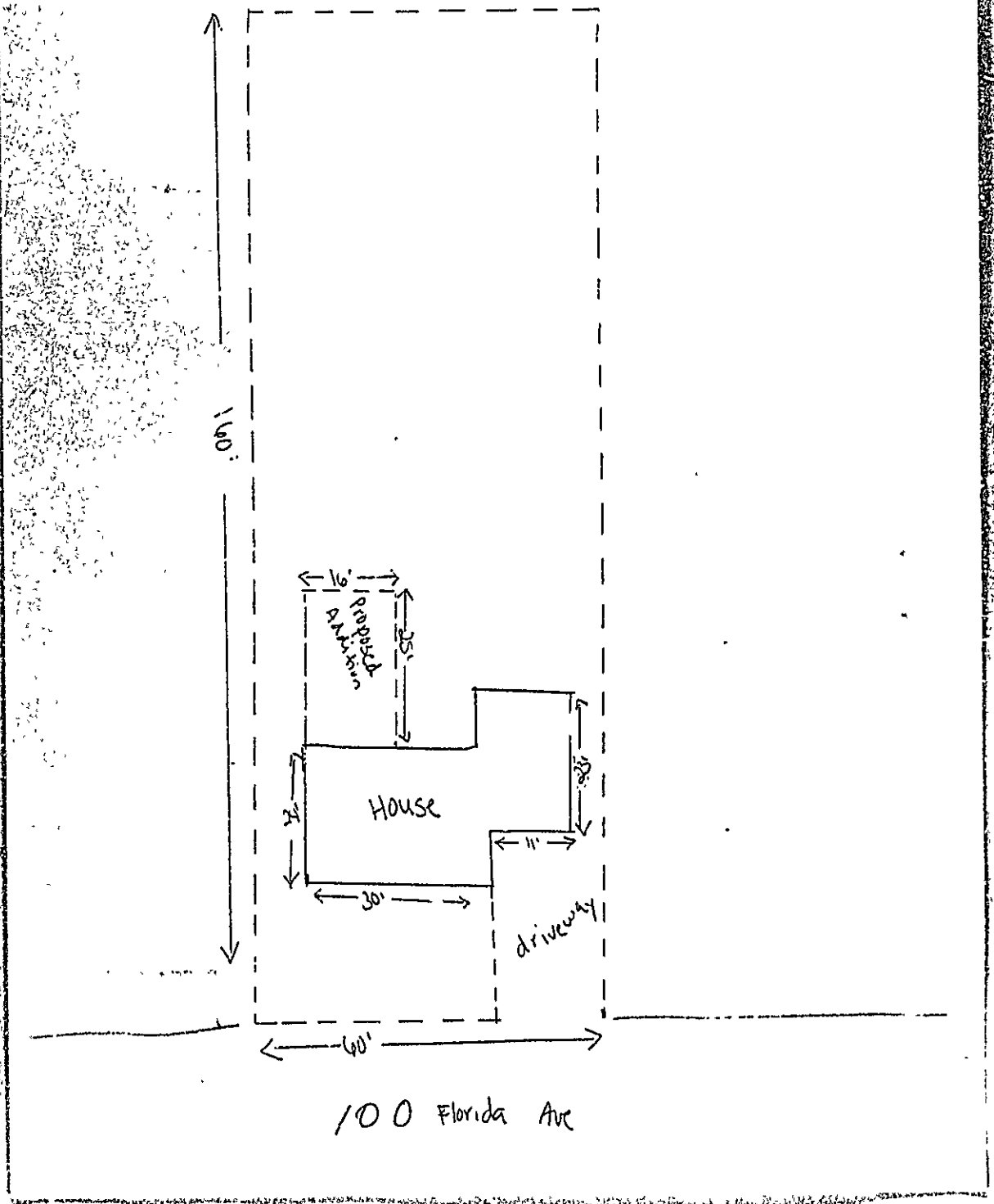
A handwritten signature in black ink, appearing to read "P. Samuel Hoffses".

P. Samuel Hoffses  
Chief of Inspection Services

/el

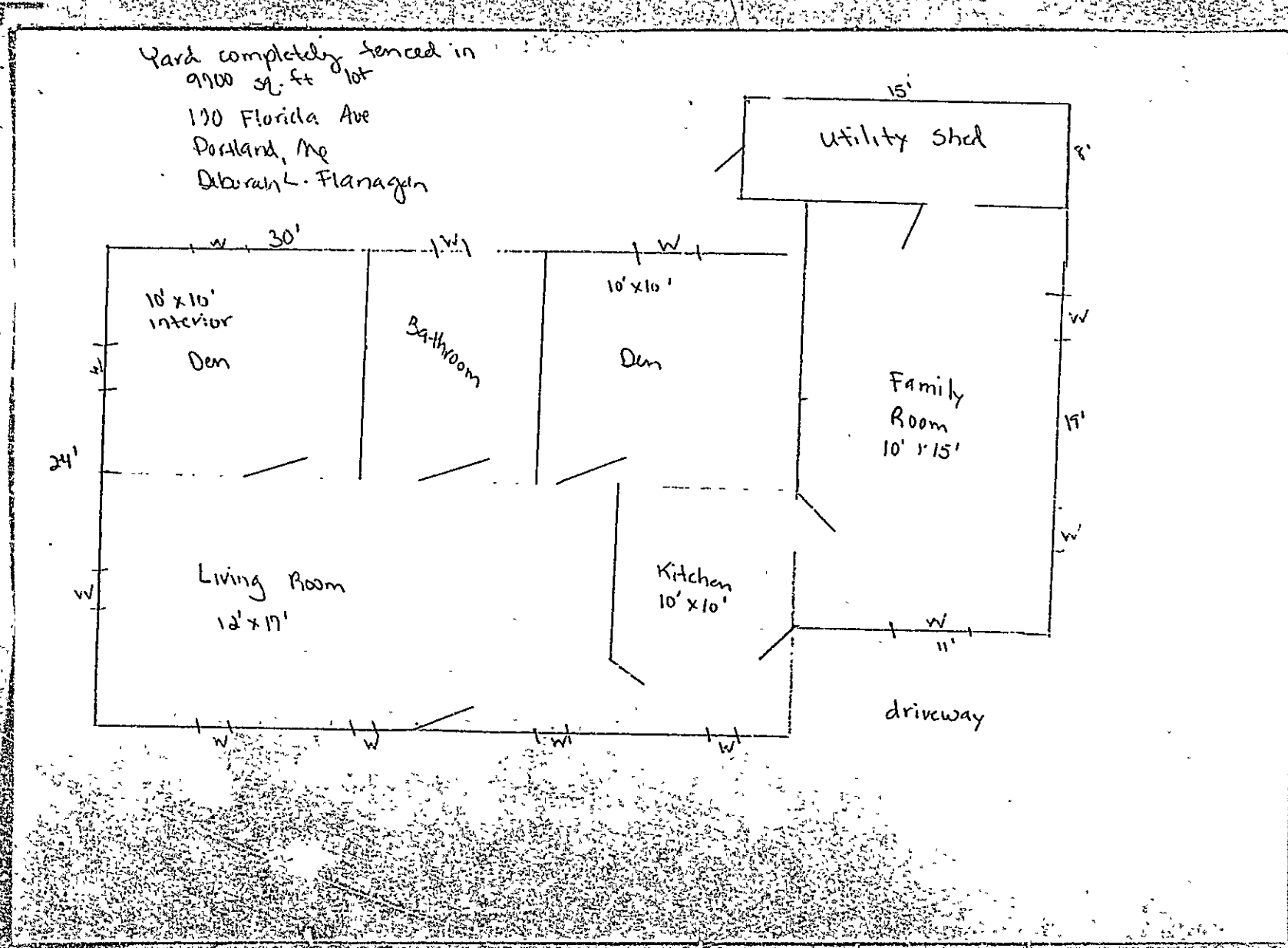
cc: LT. Gaylen McDougall, Fire Prevention Officer

Portland, Me  
Plot Plan





Yard completely fenced in  
9900 sq. ft lot  
100 Florida Ave  
Portland, Me  
Deborah L. Flanagan



FIG# 0044 CAPE



Addr 100 FLORIDA AVENUE List# 94 06252  
 Town PORTLAND Age 50+ Area 10  
 Dir: WASHINGTON AV TO MAINE AVE LFT ON RAY;L ONTO\*

Rms	Brs	Bths	Fr	Fol	Garage	Taxes\$ 1130	Lot Size
5	3	1		0		Tax Yr 94-95	9700+
Bsmt	Heat/Fuel	H.W.ater	Book# 8987	Wtr.Frt			
SLAB	FHW/CIBB	OFF/F	Page# 340	Rd.Frt 60+			
	1ST	2ND	(X) P.Water	(X) Sew.	( ) Hood	( ) Stove	
LR	X		( ) DgWater	( ) Sept.	( ) Fan	( ) Ref.	
DR			( ) Dr Well	( ) Cspl.	( ) Disp	( ) DWf.	
Kit	X		( ) DrPt	( ) Other	( ) FS	(X) S&S.	
BR	3		( ) Otner	( ) Gas	( ) WS	( )	
Bth	1		DriveS. PAVD	Siding VINYL		Amps100	
		STR	Zone RES	Poss: TOT			
			Excl.of 740 PAH	PH 799-2244			
			Owner ELIZABETH FARTHING				

Remarks: \*FLORIDA. COMPLETELY REMODELED. GLEAMING HDWD  
 FLRS. NEW CARPET, NEW WINDOWS. VINYL SIDING. NEW  
 ELECTRICAL. SHOWS BEAUTIFULLY. MOVE RIGHT  
 IN. EASY TO SHOW. VACANT/LOCKBOX. SA 3.0BA3.0  
 Res Typ CAPE FndSz 24X30+11X19+8X15+ 930 sq ft. Clr WHITE

Buyer: Deborah L Flanagan

### CONTRACT FOR THE SALE OF REAL ESTATE

February 2 19 95

RECEIVED of Deborah L. Flanagan of Portland hereinafter called the Purchaser, the sum of (\$ 1,000.00 ) as earnest money and in part payment on account of the purchase price of the real estate at 100 Florida Avenue in the town/city of Portland in the County of Cumberland State of Maine, and as recorded in the Registry of Deeds Book 8987 Page 340, currently owned by Elizabeth Farthing and described as follows

single family dwelling on +/- 9700 s.f. lot of land

The following items to be included in the sale: All existing storm windows and screens, shades and/or blinds, shutters, curtain rods, electrical fixtures and

The TOTAL purchase price being (\$74,000.00) Seventy four thousand and 00/100 DOLLARS  
payment to be made as follows: \$ 1,000.00 now as earnest money deposit  
BALANCE IN CASH/BANK FUNDS AT CLOSING  
\$ TOTAL PURCHASE PRICE

Said earnest money is received and held by the Broker (named below), subject to the following conditions.

- That EPA Tom Tinsman Associates (the Broker), shall hold said earnest money and act as escrow agent until transfer of title; that one days shall be given for obtaining the Seller's acceptance, and, in the event of the Seller's non-acceptance, this earnest money shall be promptly returned to the Purchaser.
- That a good and sufficient deed showing marketable title shall be delivered to the Purchaser, and it is agreed that this transaction shall be closed and the Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of the purchase within 45 days from the Effective Date of this contract. Should the title prove defective, however, then the Seller shall have a reasonable time after due notice of such defect or defects to remedy the title and hereby agrees to use diligent efforts to cure any such defects. If, after such time, the defect or defects are not corrected so that there is a marketable title, then the Purchaser may, at his option, withdraw said earnest money and be relieved from all obligations hereunder.
- The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record and shall be subject to applicable building and land use laws and regulations.
- That full possession shall be given IMMEDIATELY upon transfer of title, unless otherwise agreed to in writing by both Purchaser and Seller.
- The following items shall be prorated as of transfer of title:  
Real estate taxes for the fiscal year in the town of Portland Seller is responsible for any unpaid taxes for prior years. Electricity yes X no no; Fuel yes X no no; Water yes X no no; Sewer yes X no no; Rents yes N/A no no; Assoc. fees yes N/A no no; Other no.
- Purchaser and Seller will each pay their transfer tax as required by the State of Maine.
- The risk of loss or damage to said premises by fire or otherwise, until transfer of title is assumed by the Seller. The above described property is to be delivered in substantially the same condition as of the date of this contract reasonable wear and tear excepted unless otherwise stated.
- This contract is subject to an approved FHA/VA business mortgage loan of 95 % of the purchase price, at an interest rate not to exceed prime plus 2.75 and amortized over a period of not less than 25 years.
  - The Purchaser is under a good-faith obligation to actively seek and accept financing on the above described terms and shall make application for said mortgage within seven (7) days of the Effective Date of this contract. The Purchaser acknowledges that a breach of this good-faith obligation will be a breach of this contract.
  - This contract is subject to a written statement from the lender within fifteen (15) days of the Effective Date indicating that the Purchaser has made application and that based upon the information given and subject to verification, is qualified for the loan requested. Final loan approval shall be obtained within 40 days of the Effective Date of this contract. If either of these loan approvals is not obtained within said time periods, this contract shall be null and void and the earnest money shall be promptly returned to the Purchaser.
- The Seller agrees to pay up to 2% in points, which may be required by the lender for the above requested mortgage. closing costs
- The Purchaser is encouraged to seek information from professionals regarding any specific issue or concern. It is recommended that the Purchaser have the following inspections:  
This contract is subject to the following inspections with results being satisfactory to the Purchaser.

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<u>X</u>		Within <u>10</u> days
b. Sewerage disposal			Within _____ days
c. Radon Air Quality	<u>X</u>		Within <u>10</u> days
d. Radon Water Quality			Within _____ days
e. Asbestos			Within _____ days
f. Lead Paint	<u>X</u>		Within <u>10</u> days
g. Furnace	<u>X</u>		Within <u>10</u> days
h. Chimney			Within _____ days
i. Other			Within _____ days

All inspections will be done by inspectors chosen and paid for by the Purchaser. If the result of any inspection is unsatisfactory to the Purchaser, he may, by notifying the Seller in writing within the specified number of days, declare this contract null and void and any earnest money shall be returned to the Purchaser. If the Purchaser does not notify the Seller that an inspection is unsatisfactory within the time period set forth above, this contingency shall be deemed to have been waived by the Purchaser with respect to that inspection. In the absence of the inspections listed above, the Purchaser is relying completely upon his own opinion as to the condition of the property.

- 11 If the water supply to the premises is private, Seller, at his expense, will supply a recent satisfactory New Water Supply test conforming to the requirements of the State Bureau of Health and/or lending institution within N/A days of the Effective Date of this contract. If the water supply test results are "Unsatisfactory" or "Satisfactory" with any qualification, the water test results must be acceptable to the Purchaser. If the results are unacceptable to the Purchaser, he may, by notifying the Seller in writing within three (3) days after receiving the test results, declare this contract null and void and the earnest money shall be returned to the Purchaser. If the Purchaser does not notify the Seller that the water test results are unsatisfactory within the time period set forth above, this contingency shall be deemed to have been waived by the Purchaser.
- 12 The Purchaser acknowledges receipt of Seller's written disclosures regarding Water Source yes  no  Sewage Disposal yes  no  Insulation yes  no  Hazardous Waste yes  no  Other yes  no  If any of the above items is marked "NO", this contract is subject to the Purchaser receiving and approving that information within five (5) days of the Effective Date of this contract.
- 13 If the Purchaser fails to make either of the payments, or any part thereof, or to perform any of the covenants on his part made or entered into, this contract, at the option of the Seller, shall be terminated and the Purchaser shall forfeit said earnest money and the same shall be retained by the Seller as liquidated damages. In the event of default by either party, the escrow agent will not return the earnest money to the Purchaser or Seller without written releases from both parties.
- 14 Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.
- 15 This contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.
- 16 The Purchaser acknowledges that he has been informed by the Broker that the Broker(s) is acting as the Seller's agent in this transaction and that the Broker(s) makes no warranties of any kind regarding the condition, permitted use or value of the Seller's real or personal property.
- 17 This contract completely expresses the obligation of the parties and this contract is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not contained in this contract made by the other or on his behalf.
- 18 This agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument.
- 19 This contract is subject to a zoning variance to allow for a childcare center for up to 28 children in the property, by February 24, 1995.
- 20. This contract is subject to licensing as a childcare center for up to 18 children within 30 days.
- 21. Property will continue to be marketed and shown for the purpose of obtaining back-up offer.

**WHEN FULLY EXECUTED THIS IS A BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY. A COPY OF THE CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND BY SIGNATURE RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED**

I hereby agree to purchase the above described property at the price and upon the terms and conditions set forth.

*Karen W. Dunfee* 2/6/95 *Deborah J. Hamoyan* 004-64-8002  
 Witness Date Purchaser Soc. Sec. #  
 Witness Date Purchaser Soc. Sec. #

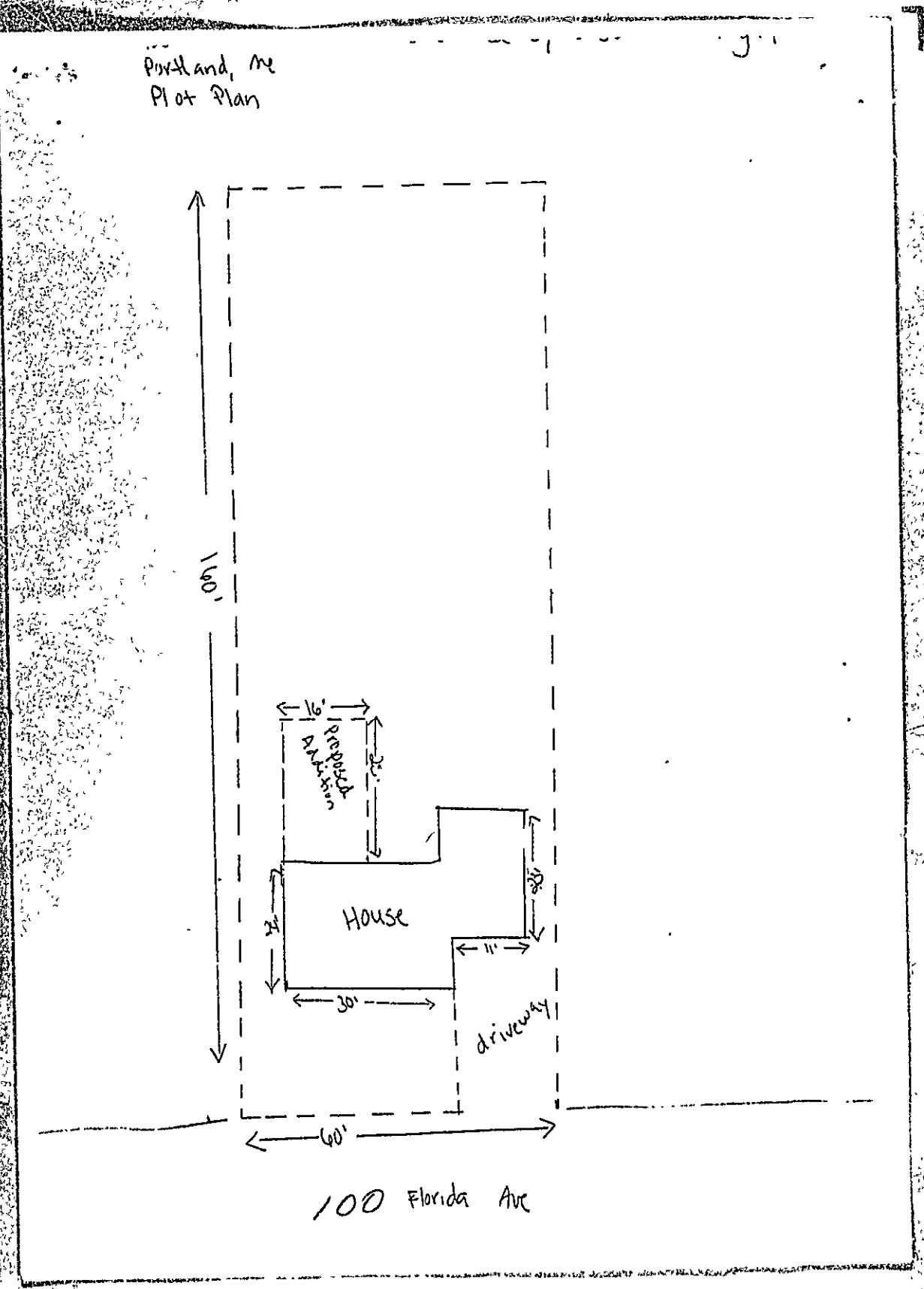
I/We hereby accept the offer and agree to deliver the above described property at the price and upon the terms and conditions above stated. I/We further agree to pay the Broker as commission for his services 6 percent of the purchase price. I/We hereby direct the fiduciary handling the transfer of title to pay broker the above amount, in full, immediately upon transfer of title. In the event said earnest money is forfeited by the Purchaser, one-half thereof shall go to the broker and the remainder to me/us, provided, however, that the Broker's portion shall not exceed the full amount of the commission specified.

*Paul A. Hearn* 2/4/95 *Michelle Wagon* 01-0470206  
 Witness Date Seller *Deborah J. Hamoyan* Soc. Sec. #  
 Witness Date Seller Soc. Sec. #  
 Broker Co Broker  
 Effective Date (Final Acceptance Date)

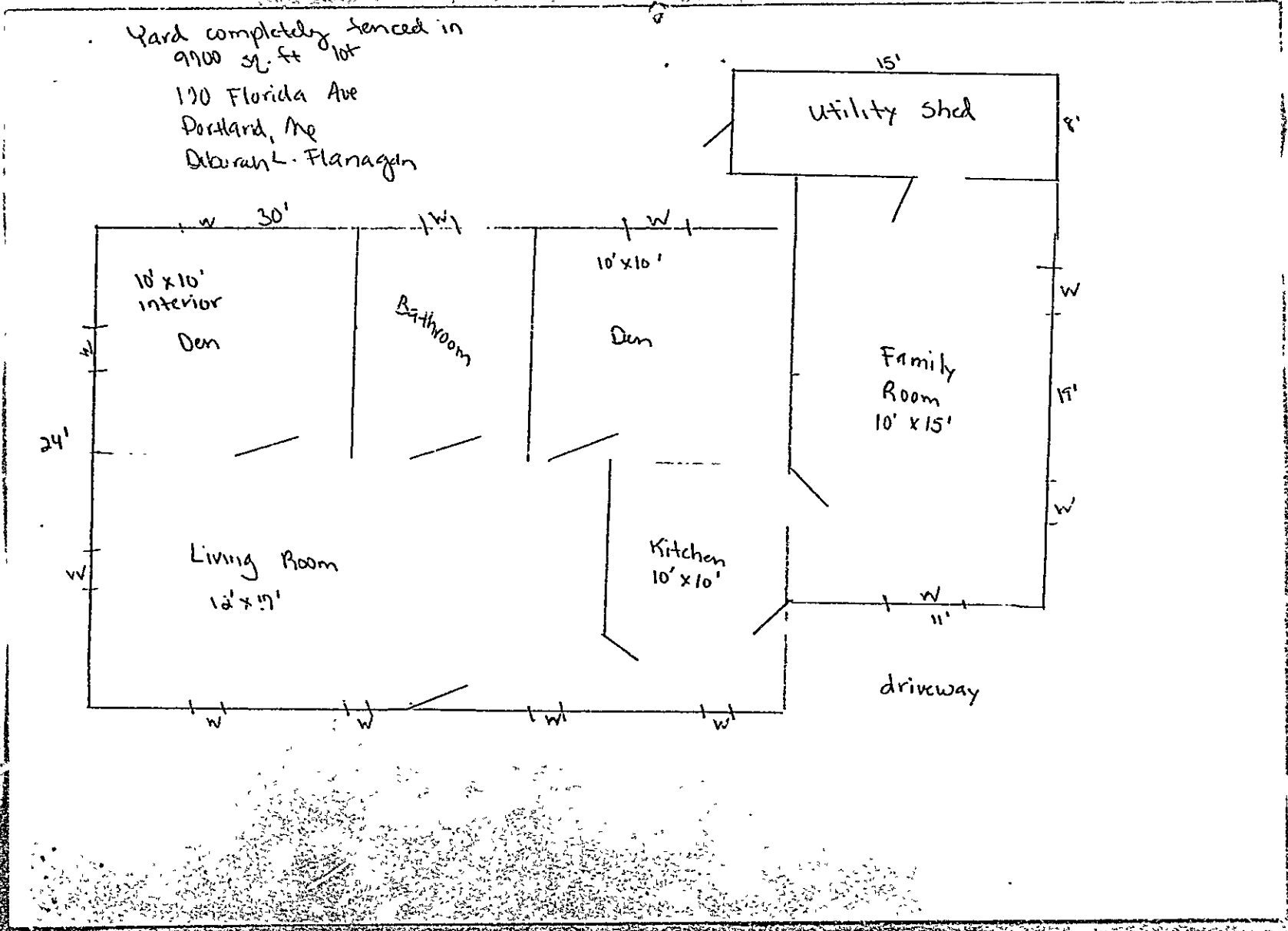
**EXTENSION**

The time for the performance of this contract is extended until  
 Witness our hands this 19 day of \_\_\_\_\_  
 Purchaser Seller  
 Purchaser Seller  
 BAL FORM #C2 Rev. 5/92 Page 2 of 2

Portland, Me  
Plot Plan



Yard completely fenced in  
9700 sq. ft lot  
170 Florida Ave  
Portland, Me  
Deborah L. Flanagan



FIG# 0044 CAPE



Addr 100 FLORIDA AVENUE List# 94 06252  
 Town PORTLAND Age 50+ Area 10  
 Dir: WASHINGTON AV TO MAINE AVE LFT ON RAY;L ONTO\*

Rms	Brs	Bths	Fr	Fpl	Garage	Taxes\$ 1130	Lot Size
5	3	1		0		Tax Yr 94-95	9700+-

Bsmt	Heat/Fuel	H.W.ater	Book# 8987	Wtr.Frt
SLAB	FHW/CIBB	OFF/F	Page# 340	Rd.Frt 60+

	1ST	2ND	{ X } P.Water	{ X } Sew.	{ } Hood	{ } Stove
LR	X		{ } DgWater	{ } Sept.	{ } Fan	{ } Ref.
DR			{ } Dr Well	{ } Cspl.	{ } Disp	{ } DWf.
Kit	X		{ } DrPt	{ } Other	{ } FS	{ X } S&S.
BR	3		{ } Otner	{ } Gas	{ } WS	{ }
Bth	1		DriveS. PAVD	Siding VINYL		Amps100
		STR	Zone RES	Poss: TOT		
			Excl. of 740 PAH	PH 799-2244		
			Owner ELIZABETH FARTHING			

Remarks: \*FLORIDA COMPLETELY REMODELED. GLEAMING HDWD  
 FLRS. NEW CARPET, NEW WINDOWS. VINYL SIDING. NEW  
 ELECTRICAL. SHOWS BEAUTIFULLY. MOVE RIGHT  
 IN. EASY TO SHOW. VACANT/LOCKBOX. SA 3.0BA3.0

Res Typ CAPE FndSz 24X30+11X19+8X15+ 920 sq ft. Clr WHITE

Buyer: Deborah L Flanagan

10-4.3.4 Flexible plan buildings shall be evaluated when all folding walls are extended and in use as well as when they are in the retracted position.

10-4.4 Operating Features. (See Chapter 3.)

#### SECTION 10-5 BUILDING SERVICES

10-5.1 Utilities. Utilities shall comply with the provisions of Section 7-1.

10-5.2 Heating, Ventilating, and Air Conditioning Equipment.

10-5.2.1 Heating, ventilating, and air conditioning equipment shall comply with the provisions of Section 7-2.

10-5.2.2 Unvented fuel-fired heating equipment shall be prohibited.

10-5.3 Elevators, Escalators, and Conveyors. Elevators, escalators, and conveyors shall comply with the provisions of Section 7-4.

10-5.4 Rubbish Chutes, Incinerators, and Laundry Chutes. Rubbish chutes, incinerators, and laundry chutes shall comply with the provisions of Section 7-5.

#### SECTION 10-6 (RESERVED.)

#### SECTION 10-7 DAY-CARE CENTERS

10-7.1 General Requirements.

10-7.1.1\* Application.

10-7.1.1.1 This section establishes life safety requirements for day-care centers in which more than 12 clients receive care, maintenance, and supervision by other than their relative(s) or legal guardian(s) for less than 24 hours per day. The provisions of Sections 10-2 through 10-5 shall not apply to this section unless a specific requirement is referenced by this section.

10-7.1.1.2 Where a facility houses more than one age group of self-preservation capability, the strictest requirements applicable to any group present shall apply throughout the day-care center or building, as applicable, unless the area housing that group is maintained as a separate fire area.

10-7.1.1.3 Places of religious worship shall not be required to meet the provisions of this section in order to operate a nursery while services are being held in the building.

10-7.1.2 Mixed Occupancies.

(a) *General.* Where centers are located in a building containing mixed occupancies, the occupancies shall be separated by minimum 1-hour rated fire barriers constructed in accordance with 6-2.3.

*Exception to (a):* Centers in assembly occupancies used primarily for worship.

(b) *Center in Apartment Buildings*

(1) If the two exit accesses from the center enter the same corridor as the apartment occupancy, the exit accesses shall be separated in the corridor by a smoke barrier having not less than a 1-hour fire resistance rating constructed in accordance with Section 6-3. The smoke barrier shall be located so that it has an exit on each side.

(2) The door in the smoke barrier shall be not less than 36 in. (91 cm) wide.

10-7.1.3 Special Definitions. (None.)

10-7.1.4 Classification of Occupancy. (No special requirements.)

10-7.1.5 Classification of Hazard of Contents. The contents shall be classified as ordinary hazard in accordance with Section 4-2.

10-7.1.6 Location and Construction.

10-7.1.6.1 Day-care centers shall be limited to the locations/ construction types specified in Table 10-7.1.6.1.

NOTICE: Following the issuance of this edition, an appendix was filed with respect to Table 10-7.1.6.1—refer to page 101-1.

Table 10-7.1.6.1 Location/Construction Type Limitations

Location of Day Care	Sprinklered Building	Construction Type Permitted
1 story below LED	Yes	Any type other than III(200) & V(000)
Story of exit discharge	No	Any type
1 story above LED	Yes	Any type
	No	I(443), I(332), II(222)
2 or 3 stories above LED	Yes	Any type other than III(200), IV(2HH), & V(000)
> 3 stories above LED	Yes	I(443), I(332), II(222) or II(111)
but not high rise		
High rise	Yes	I(443), I(332), or II(222)

10-7.1.6.2 Where day-care centers with clients 24 months or less in age or incapable of self-preservation are located one or more stories above the level of exit discharge or where day-care centers are located two or more stories above the level of exit discharge, smoke barriers shall be provided to divide such stories into a minimum of two smoke compartments. The smoke barriers shall be constructed in accordance with Section 6-3 but shall not be required to have a fire resistance rating.

10-7.1.7 Occupant Load. The occupant load for which means of egress shall be provided for any floor shall be the maximum number of persons intended to occupy that floor but not less than the number calculated on the basis of one person for each 35 sq ft (3.3 sq m) of net floor area used by the clients.

10-7.2 Means of Egress Requirements.

10-7.2.1 General. Means of egress shall be in accordance with Chapter 5 and this section.



10-7.2.2 Means of Egress Components.

10-7.2.2.1 Components of means of egress shall be limited to the types described in 10-7.2.2.2 through 10-7.2.2.8.

10-7.2.2.2 Doors.

(a) *General*. Doors complying with 5-2.1 shall be permitted.

(b) *Panic Hardware or Fire Exit Hardware*. Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if it is panic hardware or fire exit hardware.

(c) *Door Closure*. Any exit door designed to normally be kept closed shall comply with 5-2.1.8.

(d) *Locks and Latches*. Only one locking or latching device shall be permitted on a door or on one leaf of a pair of doors.

(e) *Special Locking Arrangements*. Special locking arrangements complying with 5-2.1.6 shall be permitted.

(f) *Closet Doors*. Every closet door latch shall be such that children can open the door from inside the closet.

(g) *Bathroom Doors*. Every bathroom door lock shall be designed to permit opening of the locked door from the outside in an emergency. The opening device shall be readily accessible to the staff.

10-7.2.2.3\* Stairs. Stairs complying with 5-2.2 shall be permitted.

10-7.2.2.4 Smokeproof Enclosures. Smokeproof enclosures complying with 5-2.3 shall be permitted.

10-7.2.2.5 Horizontal Exits. Horizontal exits complying with 5-2.4 shall be permitted.

10-7.2.2.6 Ramps. Ramps complying with 5-2.5 shall be permitted.

10-7.2.2.7 Exit Passageways. Exit passageways complying with 5-2.6 shall be permitted.

10-7.2.2.8 Areas of Refuge. Areas of refuge complying with 5-2.12 shall be permitted.

10-7.2.3 Capacity of Means of Egress. Capacity of means of egress shall be in accordance with Section 5-3.

10-7.2.4 Number of Exits. Each floor occupied by clients shall have not less than two remotely located exits in accordance with Chapter 5.

10-7.2.5 Arrangement of Means of Egress. (See also 10-7.1.6.2.)

10-7.2.5.1 Means of egress shall be arranged in accordance with Section 5-5. Dead ends shall not exceed 20 ft (6.1 m).

10-7.2.5.2 Every room or space with an occupant load of more than 50 persons or an area of more than 1,000 sq ft (93 sq m) shall have at least two exit access doorways as remotely located from each other as practicable. Such doorways shall provide access to separate exits, but where egress is through corridors, they shall be permitted to open onto a common corridor leading to separate exits located in opposite directions.

10-7.2.6 Travel Distance to Exits.

10-7.2.6.1 Travel distance shall be measured in accordance with Section 5-6.

10-7.2.6.2 Travel Distance.

(a) The travel distance between any room door intended as an exit access and an exit shall not exceed 100 ft (30 m), and

(b) The travel distance between any point in a room and an exit shall not exceed 150 ft (45 m), and

(c) The travel distance between any point in a sleeping room and an exit access door in that room shall not exceed 50 ft (15 m).

*Exception.* The travel distance in (a) and (b) above shall be permitted to be increased by 50 ft (15 m) in buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 7-7.

10-7.2.7 Discharge from Exits. Discharge from exits shall be arranged in accordance with Section 5-7.

10-7.2.8 Illumination of Means of Egress. Illumination of the means of egress shall be provided in accordance with Section 5-8.

10-7.2.9 Emergency Lighting. Emergency lighting shall be provided in accordance with 10-2.9.

10-7.2.10 Marking of Means of Egress. Means of egress shall have signs in accordance with Section 5-10.

10-7.2.11 Special Means of Egress Features.

10-7.2.11.1 Windows for Rescue and Ventilation. Every room or space normally subject to client occupancy, other than bathrooms, shall have at least one outside window for emergency rescue and ventilation. Such window shall be openable from the inside without the use of tools and shall provide a clear opening of not less than 20 in. (50.8 cm) in width, 24 in. (61 cm) in height, and 5.7 sq ft (0.53 sq m) in area. The bottom of the opening shall be not more than 44 in. (112 cm) above the floor.

*Exception No. 1:* In buildings protected throughout by an approved, automatic sprinkler system in accordance with Section 7-7.

*Exception No. 2:* Where the room or space has a door leading directly to the outside of the building.

*Exception No. 3:* In rooms located higher than three stories above grade, the openable clear height, width, and area of the window shall be permitted to be modified to the dimensions necessary for ventilation.

10-7.3 Protection.

10-7.3.1 Protection of Vertical Openings. Any vertical opening shall be enclosed and protected in accordance with Section 6-2.

10-7.3.2 Protection from Hazards.

10-7.3.2.1 Rooms or spaces for the storage, processing, or use of materials specified below shall be protected in accordance with the following:

(a) Separation from the remainder of the building by fire barriers having a fire resistance rating of not less than 1 hour or protection of such rooms by automatic extinguishing systems as specified in Section 6-4 in the following areas:

- (1) Boiler and furnace rooms.

*Exception to (1) Rooms enclosing only un-rigging equipment*

(2) Rooms or spaces used for the storage of combustible supplies in quantities deemed hazardous by the authority having jurisdiction.

(3) Rooms or spaces used for the storage of hazardous materials or flammable or combustible liquids in quantities deemed hazardous by recognized standards.

(4) Rooms containing fuel.

(b) Separation from the remainder of the building by fire barriers having a fire resistance rating of not less than 1 hour and protection of such rooms by automatic extinguishing systems as specified in Section 6-4 in the following areas:

(1) Laundries.

(2) Maintenance shops, including woodworking and painting areas.

(3) Rooms or spaces used for processing or use of combustible supplies deemed hazardous by the authority having jurisdiction.

(4) Rooms or spaces used for processing or use of hazardous materials or flammable or combustible liquids in quantities deemed hazardous by recognized standards.

(c) Where automatic extinguishing is used to meet the requirements of this section, the protection shall be permitted in accordance with 7-7.1.2.

*Exception: Food preparation facilities protected in accordance with 7-2.3 shall not be required to have openings protected between food preparation areas and dining areas. Where domestic cooking equipment is used for food warming or limited cooking, protection or segregation of food preparation facilities shall not be required if approved by the authority having jurisdiction.*

10-7.3.2.2 Janitor closets shall be protected by an automatic sprinkler system, which shall be permitted to be in accordance with 7-7.1.2. Doors to janitor closets shall be permitted to have ventilating louvers.

## 10-7.3.3 Interior Finish.

10-7.3.3.1 Interior Wall and Ceiling Finish. Interior finish for all walls and ceilings shall be Class A or Class B in accordance with Section 6-5. Interior finish in stairways, corridors, and lobbies shall be Class A.

10-7.3.3.2 Interior Floor Finish. Interior floor finish within corridors and exits shall be Class I or Class II in accordance with Section 6-5.

## 10-7.3.4 Detection, Alarm, and Communications Systems.

10-7.3.4.1 General. Day-care centers shall be provided with a fire alarm system in accordance with Section 7-6.

*Exception. Day-care centers housed in one room.*

10-7.3.4.2 Initiation. Initiation of the required fire alarm system shall be by manual means and by operation of any required smoke detectors. (See 10-7.3.4.5.)

*Exception: Single-station smoke detectors*

10-7.3.4.3 Occupant Notification. Occupant notification shall be by means of an audible alarm in accordance with 7-6.3.

10-7.3.4.4 Emergency Forces Notification. Fire department notification shall be accomplished in accordance with 7-6.4.

10-7.3.4.5 Detection. A smoke detection system shall be installed in accordance with Section 7-6, with placement of detectors in each story in front of doors to the stairways and in the corridors of all floors occupied by the day-care center. Detectors also shall be installed in lounges, recreation areas, and sleeping rooms in the day-care center.

*Exception. Day-care centers housed in one room*

10-7.3.5 Extinguishment Requirements. Any required sprinkler systems shall be installed in accordance with Section 7-7.

10-7.3.6 Corridors. Exit access corridors within day-care centers shall comply with 10-3.6. (See 10-7.1.2.)

## 10-7.4 Special Provisions.

10-7.4.1 Windowless or Underground Buildings. Windowless or underground buildings shall comply with Section 30-7.

10-7.4.2 High Rise Buildings. High rise buildings that house day-care centers on floors more than 75 ft (23 m) above the lowest level of fire department vehicle access shall comply with Section 30-8.

10-7.4.3 Operating Features. (See Chapter 31.)

## 10-7.5 Building Services.

## 10-7.5.1 Utilities.

10-7.5.1.1 Utilities shall comply with the provisions of Section 7-1.

10-7.5.1.2 Special protective covers for all electrical receptacles shall be installed in all areas occupied by children under six years of age.

## 10-7.5.2 Heating, Ventilating, and Air Conditioning Equipment.

10-7.5.2.1 Heating, ventilating, and air conditioning equipment shall be installed in accordance with Section 7-2.

10-7.5.2.2 Unvented fuel-fired room heaters shall not be permitted.

10-7.5.2.3 Any heating equipment in spaces occupied by children shall be provided with partitions, screens, or other means to protect children under six years of age from hot surfaces and open flames. If solid partitions are used to provide such protection, provisions shall be made to ensure adequate air for combustion and ventilation for the heating equipment.

10-7.5.3 Elevators, Escalators, and Conveyors. Elevators, escalators, and conveyors shall comply with the provisions of Section 7-4.

10-7.5.4 Rubbish Chutes, Incinerators, and Laundry Chutes. Rubbish chutes, incinerators, and laundry chutes shall comply with the provisions of Section 7-5.

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <b>100 Florida Ave</b>		Owner: <b>Deborah Flanagan</b>	Phone: <b>797-8124</b>	Permit No.: <b>9504926</b>
Owner Address:		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: <b>Eastern Security Systems</b>		Address: <b>685 Congress St Ptd, ME 04101</b>		Phone: <b>772-1171</b>
Past Use: <b>Daycare</b>	Proposed Use: <b>Same w/fire alarm system</b>	COST OF WORK: <b>\$ 1,618.00</b>	PERMIT FEE: <b>\$ 30.00</b>	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>MAY 22 1995</b>  <b>CITY OF PORTLAND</b> </div>
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <b>DOCA 93</b>	
Proposed Project Description: <b>Install Fire Alarm System</b>		Signature: <i>[Signature]</i>		Zone: <b>403-A-G09</b>
Permit Taken By: <b>Mary Greuk</b>		Date Applied For: <b>18 May 1995</b>		Zoning Approval: <input type="checkbox"/> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. Failure in application may invalidate a building permit and stop all work.

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**  
 I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour, to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: <i>[Signature]</i>	DATE: <b>18 May 1995</b>
ADDRESS: <b>Peter L. Fuller</b>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: <b>Peter L. Fuller</b>	PHONE:

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *[Signature]*

CEO DISTRICT: **7**  
*[Signature]*

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

<sup>C</sup>  
6-19-95 all completed + checked by H. McDougal

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	Close X	_____	6-19-95
Other:	_____	_____	_____