

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

CITY OF PORTLAND

Permit Number: 050804
JUL - 7 2005

PERMIT ISSUED

This is to certify that Spaulding Andrew G /Owner
 has permission to enclose deck to create 16.5' x 25' bed room in a single family residence
 AT 170 York St City of Portland, Oregon 97203 043 C001001

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. A CUR NO. IS REQUIRED.

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

OTHER REQUIRED APPROVALS

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

Jamie Bouke 7/6/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

CITY OF PORTLAND

Permit No: 05-0604 Issue Date: JUL 7 2005 CBL: 043 C001001

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Location of Construction: 170 York St	Owner Name: Spaulding Andrew G	Owner Address: Po Box 74a	Phone: 772-8484
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: 2077728484
Permit Type: Alteration Additions - Dwellings		Zone: R6	

Past Use: single family residence	Proposed Use: single family residence with deck enclosed to create bedroom	Permit Fee: \$156.00	Cost of Work: \$14,900.00	CEO District: 2
Proposed Project Description: enclose deck to create 16.5'x14.25' bedroom on single family residence		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003 AMB 7/6/05	
		Signature	Signature	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: jharris	Date Applied For: 06/17/2005	Zoning Approval		
------------------------------------	--	------------------------	--	--

<p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: AMB 7/6/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: AMB</p>
---	---	--	---

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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0804	Date Applied For: 06/17/2005	CBL: 043 C001001
------------------------------	--	----------------------------

Location of Construction: 170 York St	Owner Name: Spaulding Andrew G	Owner Address: Po Box 74a	Phone: () 772-8484
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: (207) 772-8484
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: single family residence with deck enclosed to create bedroom	Proposed Project Description: enclose deck to create 16.5'x14.25' bedroom on single family residence
--	--

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 07/05/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/06/2005
Note: 7/6 Spoke w/Andrew S. About details as noted on plans, ok to issue **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

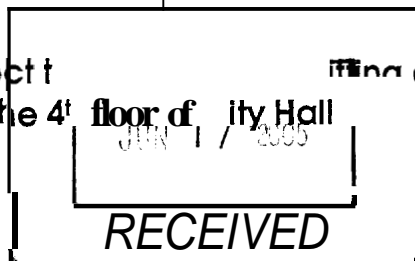
Total Square Footage of Proposed Structure 238 sq feet Addition		
Tax Assessor's Chart, Block & Lot Chart# MAP 43 Block# C Lot# 1	Owner: Andrew G Spaulding	Telephone: 772-8484
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Andrew Spaulding Mail P.O. Box 741 Cumberland ME 04021 772-8484	cost Of Work: \$ 14,900 Fee: \$ 179.00
<p>Single Family</p> <p>Encl. _____ to Create Bedroom</p>		
<p>Who should we contact when the permit is ready: Andrew C Spaulding Mailing address: P.O. Box 741 Cumberland ME 04021</p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

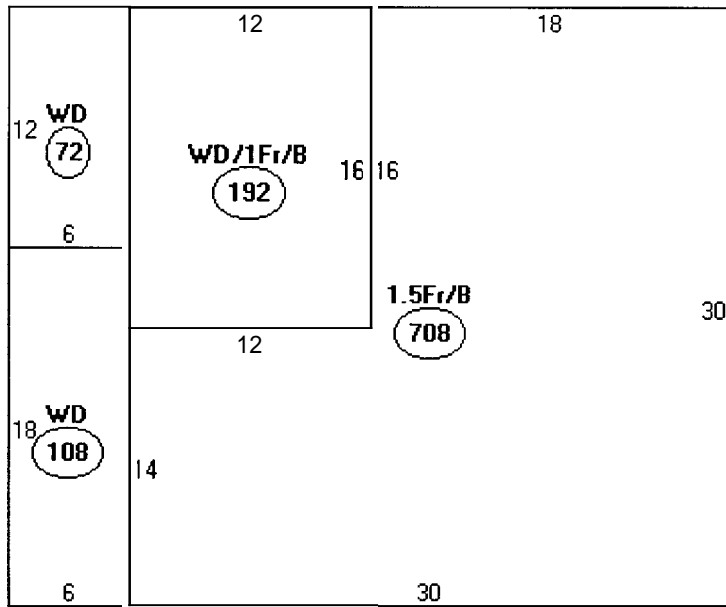
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

A Spaulding

If you are in a Historic District you may be subject to additional requirements and fees with the Planning Department on the 4th floor of City Hall







Descriptor/Area

A: 1.5Fr/B
708 sqft

E: WD
108 sqft

C: WD
72 sqft

D: WD/1Fr/B
192 sqft

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	043 C001001
Location	170 YORK ST
Land Use	SINGLE FAMILY
Owner Address	SPAULDING ANDREW G PO BOX 74A CUMBERLAND ME 04021
Book/Page	22259/216
Legal	43-C-1 YORK ST 170 4781 SF

RL6

Current Valuation Information

Land	Building	Total
\$51,350	\$88,720	\$140,070

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$135,800	\$144,100	\$279,900	\$209,985

Property Information

Year Built	Style	Story Height	sq. Ft.	Total Acres		
1991	Contemp	1.5	1431	0.11		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
2	2		5	None	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
01/25/2005	LAND + BLDING	\$350,000	22259-216
04/01/2002	LAND + BLDING	\$250,000	17485-185
07/01/1999	LAND + BLDING		14879-102

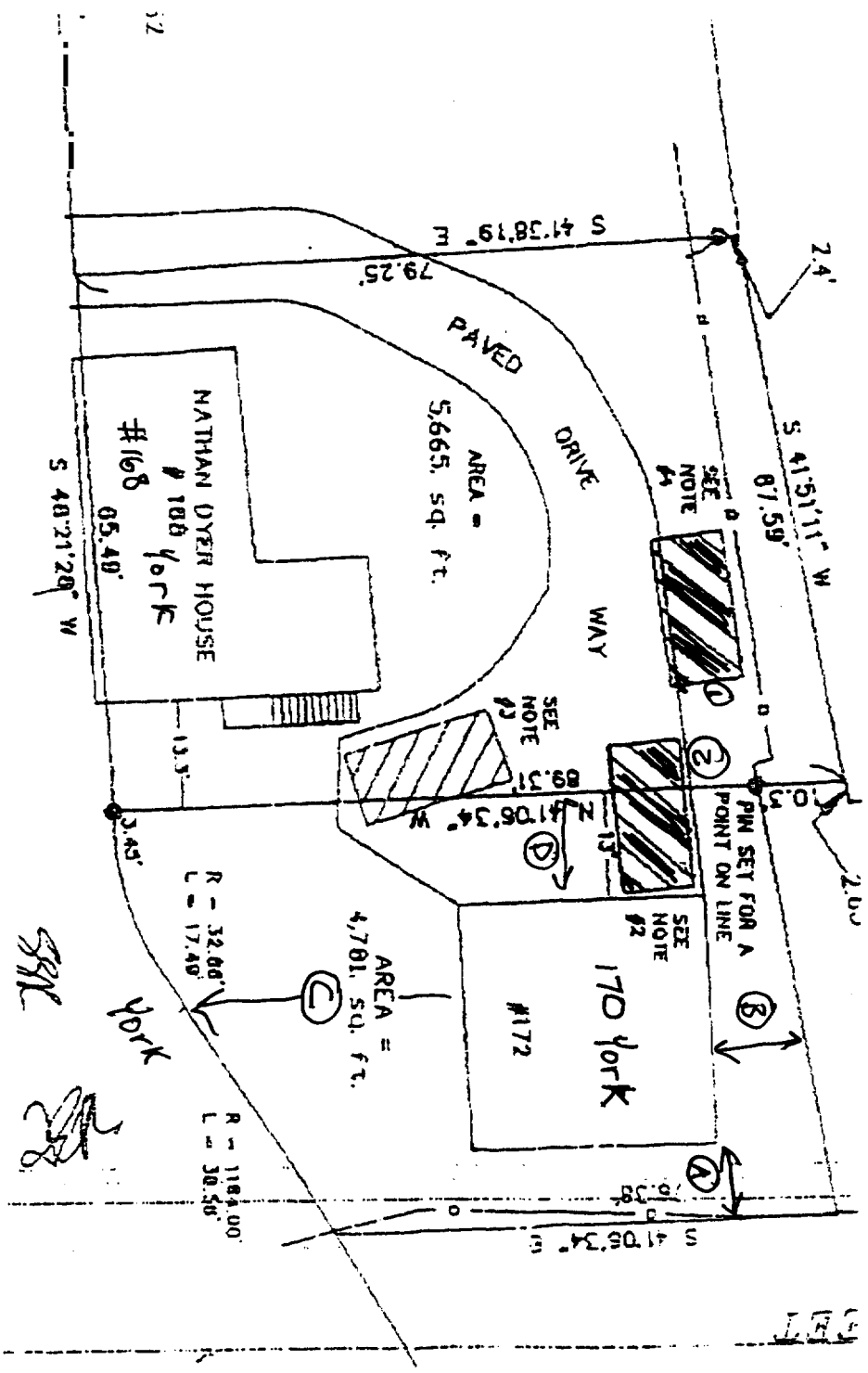
Picture and Sketch

Picture	Sketch	Tax Map
---------	--------	---------

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

[Click here to view comparable sales or below to view by:](#)

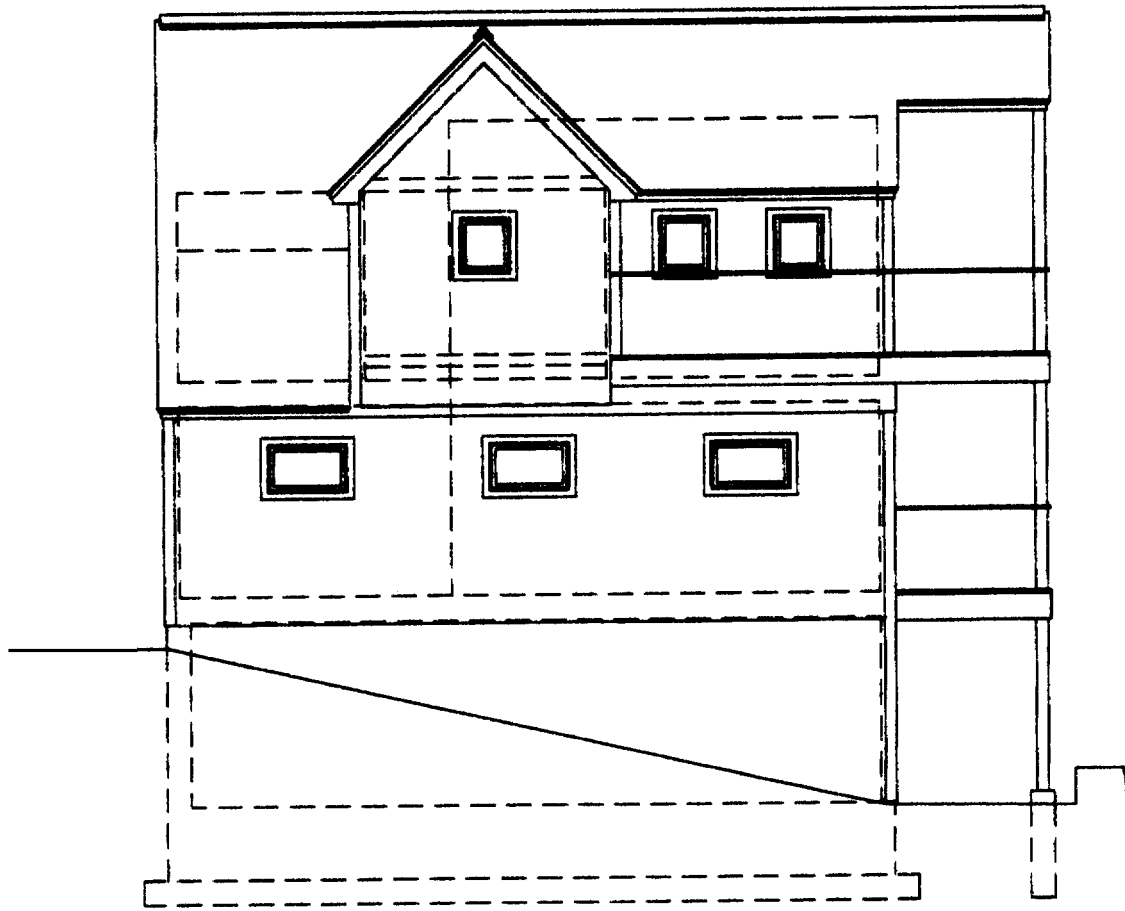


Plot Plan.

Parking Easements
are shown as black hatched
Cars # 1 + # 2

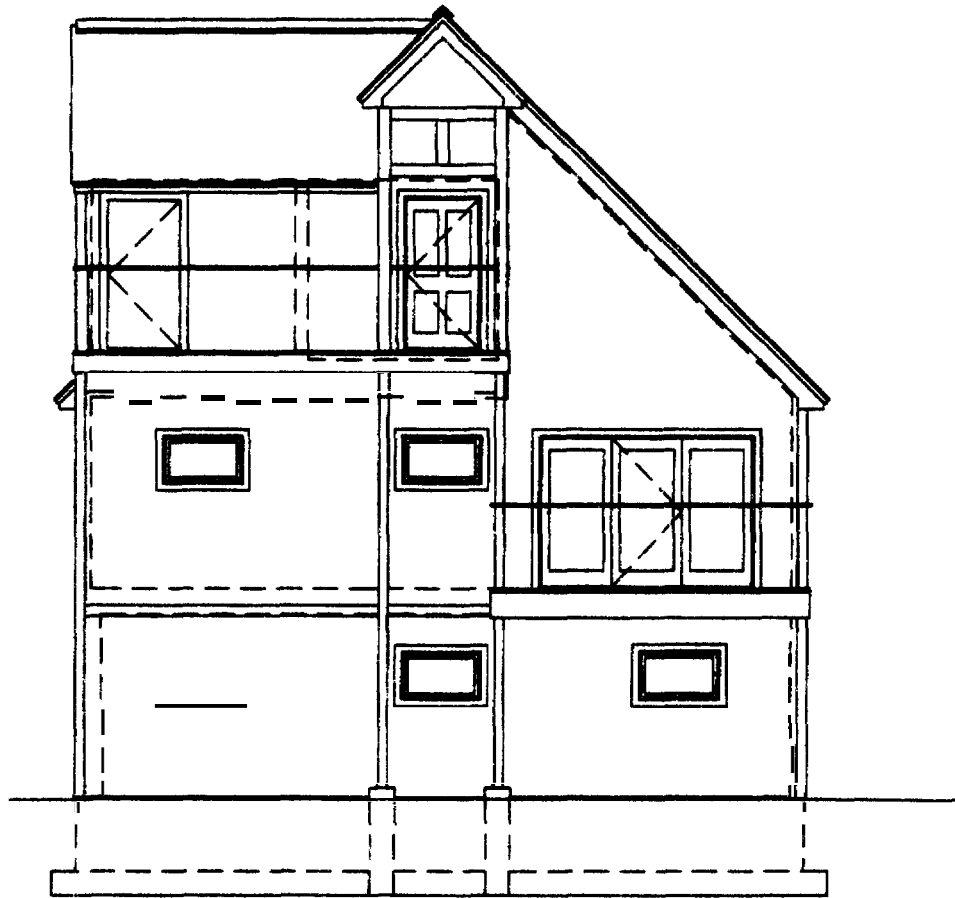
- Ⓐ 9'
- Ⓑ 13'
- Ⓒ 30'
- Ⓓ 14'

Setbacks



South Elevation Existing Conditions

WILLIAM AUGUSTUS CRANE <small>ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1032 NEWPORT, RI 02840 (401) 555-5501 wacraneacfb@ad.com</small>	South Elevation, Existing Conditions A. SPALDING RESIDENCE 170 York Street Portland, ME	10.FEB.05 E.2
design: WAC	drawn: WAC	check: WAC
		scale: 1/8" = 1'-0"



East Elevation Existing Conditions

WILLIAM AUGUSTUS CRANE

ARCHITECT / CARPENTER / FIXER OF BOATS
 PO BOX 1032 NEWPORT, RI 02840
 (401) 855-5501 wacranecofob@aol.com

design: WAC

drawn: WAC

East Elevation, Existing Conditions

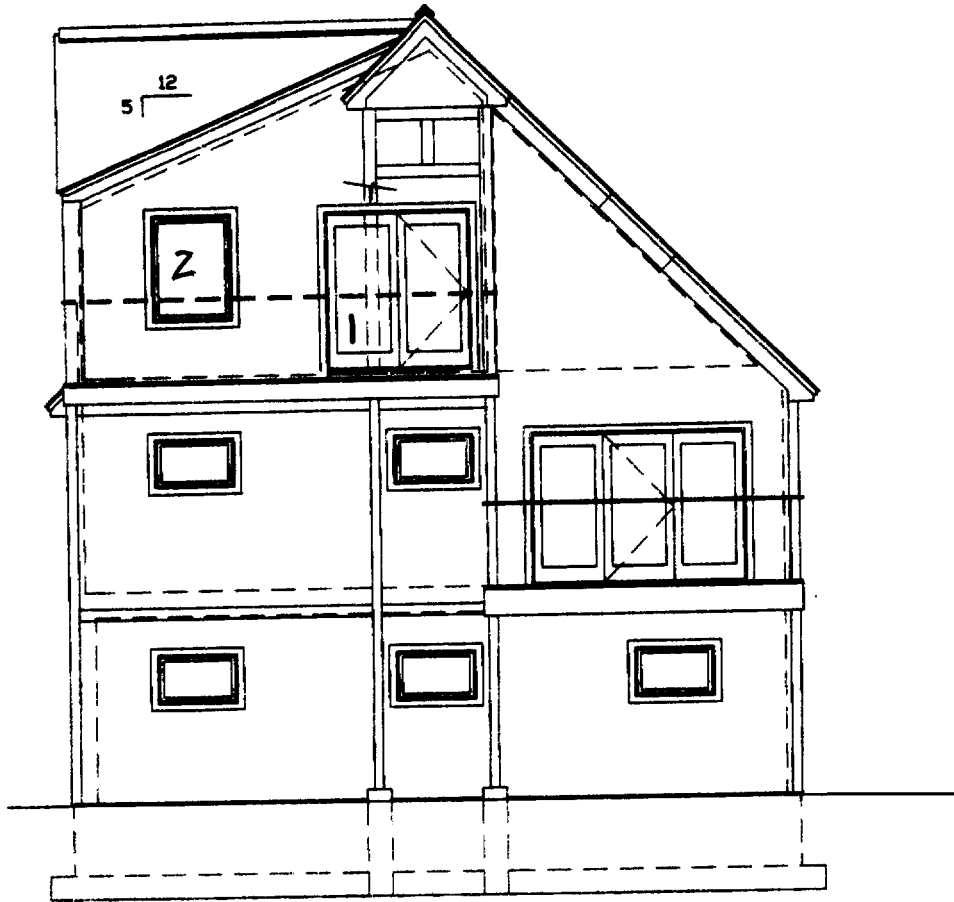
A. SPALDING RESIDENCE
 170 York Street Portland, ME

check: WAC

scale: 1/8" = 1'-0"

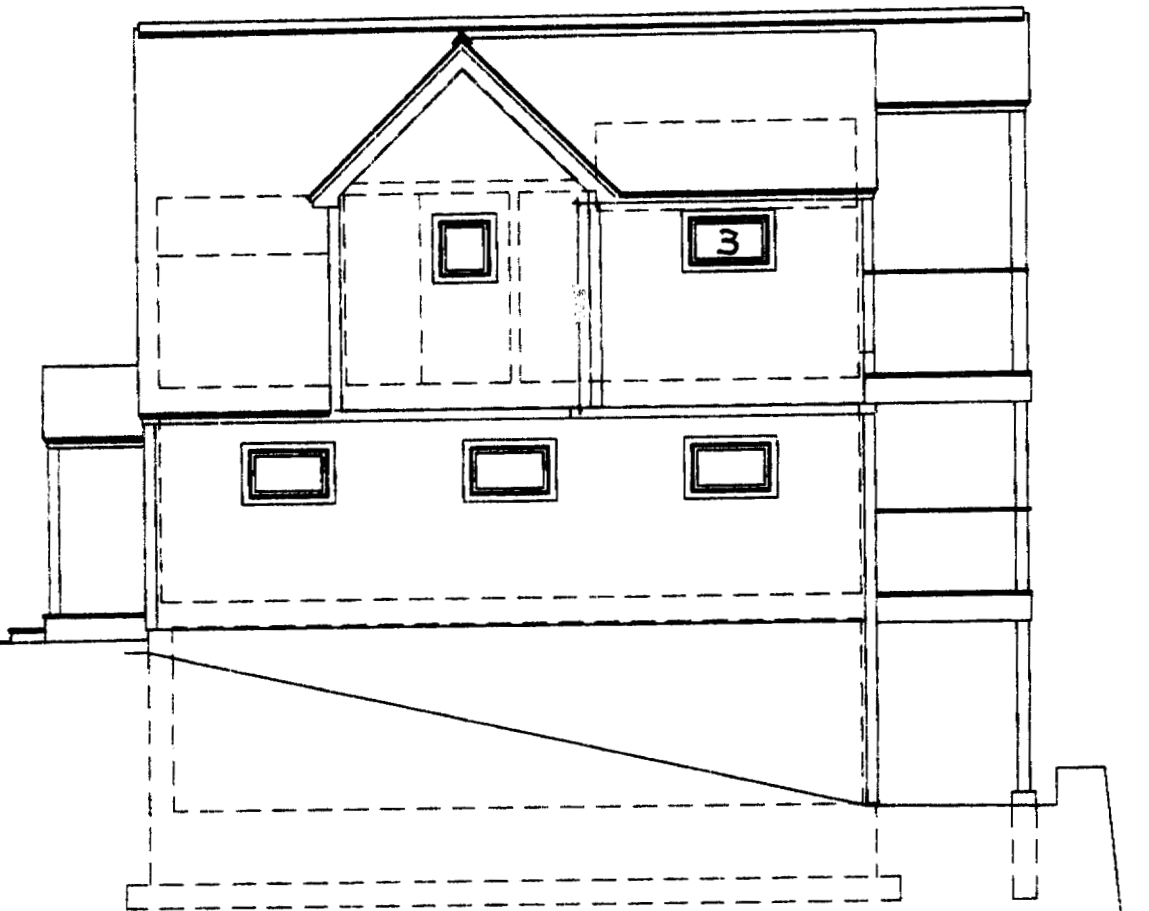
10.FEB.05

E.3



East Elevation Proposed Concept

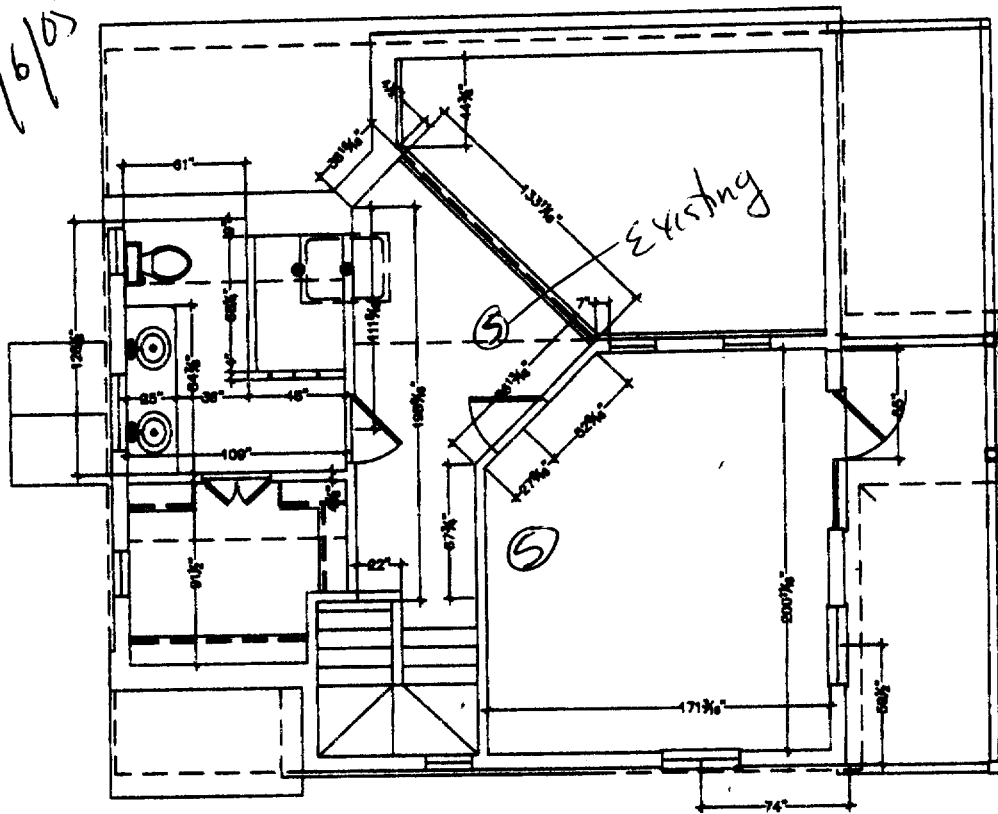
WILLIAM AUGUSTUS CRANE		East Elevation, Proposed Concept		10.FEB.05
ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1032 NEWPORT, RI 02840 (401) 855-5501 wacraneacjob@aol.com		A. SPALDING RESIDENCE 170 York Street Portland, ME		A.3
design: WAC	drawn: WAC	check: WAC	scale: 1/8" = 1'-0"	



South Elevation Proposed Concept

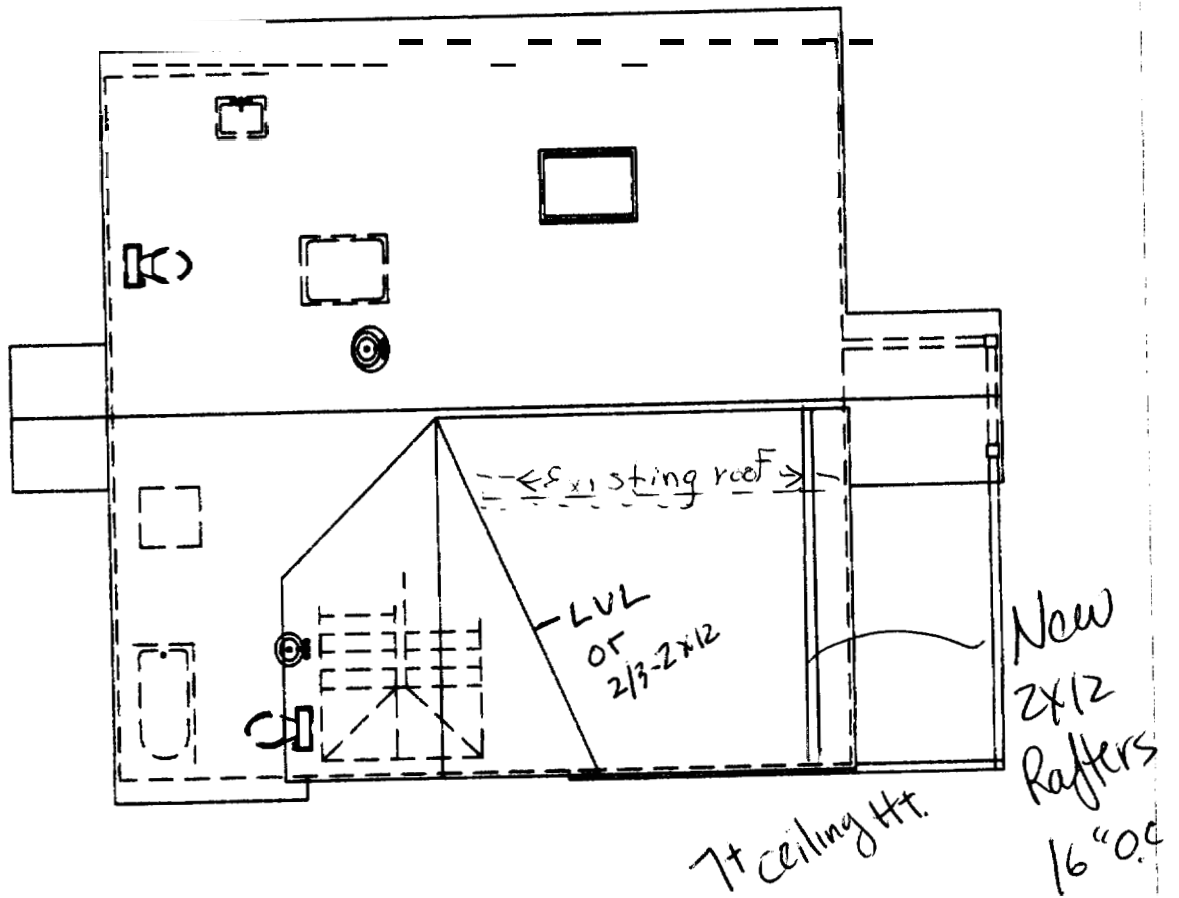
WILLIAM AUGUSTUS CRANE		South Elevation, Proposed Concept		10.FEB.05
ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1032 NEWPORT, RI 02840 (401) 855-5501 wacranaacfab@aol.com		A. SPALDING RESIDENCE 170 York Street Portland, ME		A.2
design: WAC	drawn: WAC	check: WAC	scale: 1/8" = 1'-0"	

ALL Notes
Per Tel/con w/ Andrew S.
7/6/05



Second Floor Plan Proposed Concept

WILLIAM AUGUSTUS CRANE	Second Floor Plan, Proposed Concept	10.FEB.05
ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1032 NEWPORT, RI 02840 (401) 855-5501 wacraneacfab@aol.com	A. SPALDING RESIDENCE 170 York Street Portland, ME	A.7
design: WAC	drawn: WAC	check: WAC scale: 1/8" = 1'-0"



Roof Plan Proposed Concept

WILLIAM AUGUSTUS CRANE

ARCHITECT / CARPENTER / FIXER OF BOATS
 PO BOX 1032 NEWPORT, RI 02840
 (401) 855-5501 wac@wacraft.com

Roof Plan, Proposed Concept

A. SPALDING RESIDENCE
 170 York Street Portland, ME

10.FEB.05

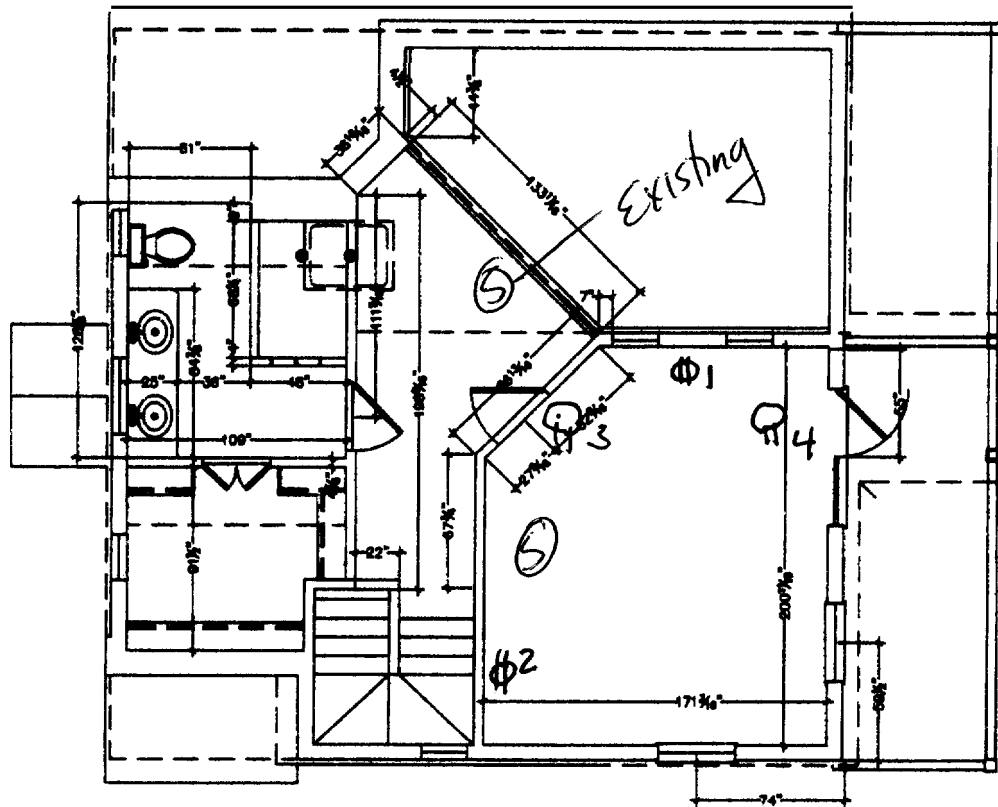
A.8

desgn: WAC

drawn: WAC

check: WAC

scale: 1/8" = 1'-0"



Second Floor Plan Proposed Concept

Electrical Plan = outlets per Code.

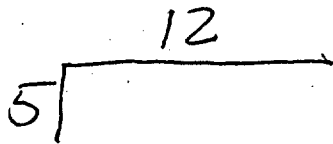
#'s 1 + 2 are existing

3 + 4 are existing ceiling lights on
the current deck.

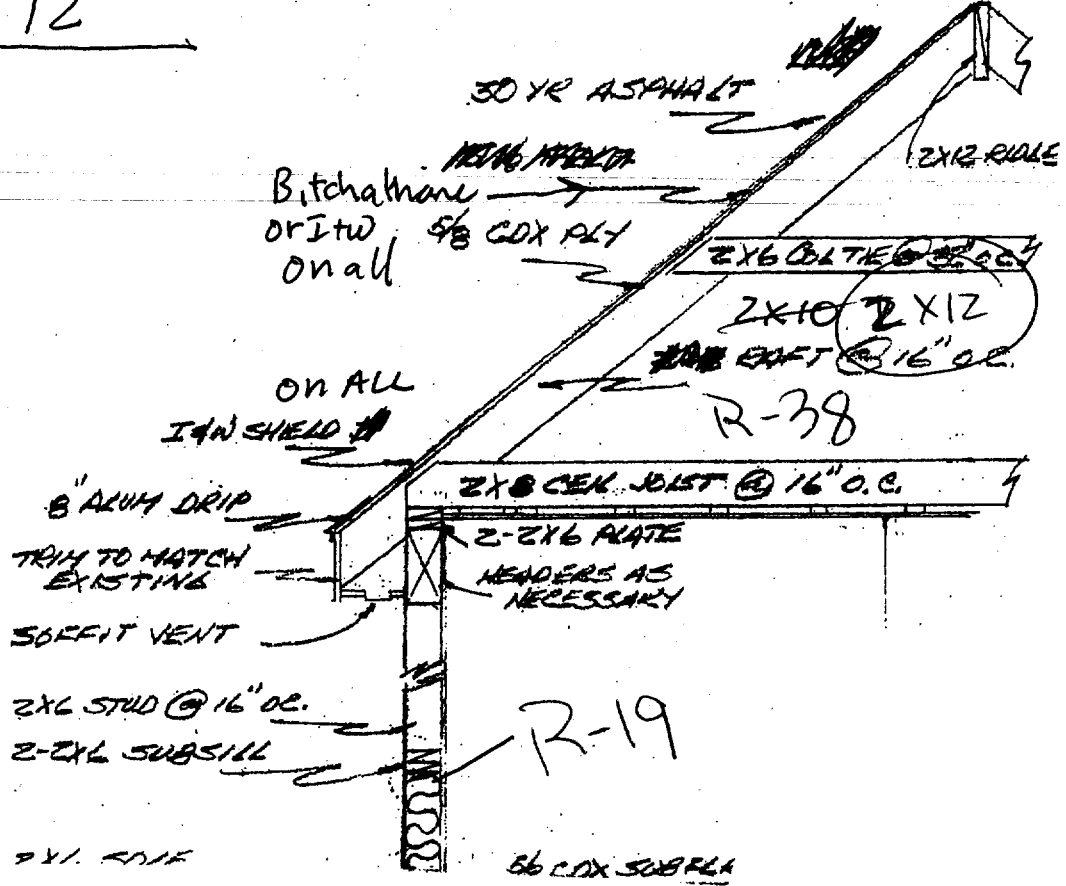
There will be one new ceiling fixture
with existing removed.

There will be no additional Heating/Expansion

Framing Plan



Main Beam LDL Valley



Existing below

Existing

Please note : The proposed addition is a bedroom on the second floor only. Currently The proposed space is a deck. (the scope of the addition is the portion of the deck which is over the first floor of the main structure. The addition is contained by the current site/plot plan and the roof height is not being changed.

Window and Door Schedule:	Rough Openings	H	W
1. Anderson FWG 6068R		6' 7-1/2"	5' 11-1/4"
2. Anderson CN235		3' 4-13/16"	3' 4-3/4"
3. Anderson AW351		2' 4-3/8"	3' 4-13/16"

These are labeled as 1,2,3 on the appropriate view.

SHORT FORM WARRANTY DEED

Derek R. Gamble and **Tammy D. Gamble** of 170 **York** Street, Portland, ME, 04101, **FOR CONSIDERATION PAID**, grant to **Andrew G. Spaulding** of 15 Frye Drive, Cumberland, ME, 04021, with **WARRANTY COVENANTS**, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of **York** Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northeasterly sideline of the proposed extension of **State** Street at its intersection with the southeasterly sideline of **land** conveyed by **Emma Oakes** to the Inhabitants of the County of Cumberland by deed dated **January 15, 1915** and recorded in the Cumberland County Registry of Deeds in **Book 941, Page 223**; thence northeasterly by a curve to the left with a radius of *one thousand, one hundred sixty-four* (1,164) **feet** and a length of *thirty-eight and 56/100* (**38.56**) feet and by said **land** now or formerly of the County of Cumberland, to a **point** of reverse curve; thence northeasterly by a curve to the right with a radius to *thirty-two and 86/100* (32.86) feet and length of *seventeen and 49/100* (17.49) **feet** and by said **land** now or formerly of the County of Cumberland to a point; thence North **48° 21' 26" East** a distance of *three and 45/100* (3.45) feet by the southerly side of **York** Street to the westerly corner of **land** conveyed by **Marion D. Foss** to **Rodway Realty, Inc.**, by deed dated **September 14, 1959** and recorded in said Registry of Deeds in **Book 2.574, Page 289**; thence **South 41° 06' 34" East**, a distance of *eighty-nine and 31/100* (**89.31**) feet to a pin set for a point on **line**; thence continuing on the same course, a distance of *ten and 3/10* (10.3) feet to a point; thence **South 41° 51' 11" West**, a distance of *two and 63/100* (**2.63**) feet to a point, thence **South 41° 06' 34" East** a distance of *ten and 40/100* (10.40) feet to a point; thence **South 48° 21' 26" West** a distance of *fifty* (50.00) feet to the proposed extension of **State** Street; thence North **41° 06' 34" West** a distance of *seventy-six and 38/100* (76.38) feet to the point of beginning.

This conveyance **is** made subject, however, to the retaining wall or earth fill easement conveyed by **E. Emma Oakes** to the Inhabitants of the County of Cumberland **by** deed aforesaid.

Reference **is** made **to an** unrecorded standard boundary survey entitled "**Plan of Land at #168-#172 York** Street, in Portland, Maine" for **Debra Napolitano** **by** **Daniel T.C. LaPoint**, Durham, Maine, dated **April 1999, revised** May 1999.

This conveyance **is made** together **with** a right of way for ingress and egress by vehicles and pedestrians, in common with others, over that portion of the paved driveway leading from **York** Street over and along **the** southwesterly sideline of the property known as 162 **York** Street, as said driveway is depicted on "**Exhibit B**" attached to a deed recorded in the Cumberland County Registry of Deeds in Book 17485, Page 185.

This conveyance **is made** together **with** a right of way for ingress and egress, in common **with** others, **over and across** that portion of the paved driveway leading from **York** Street along the northeasterly sideline, and continuing over and across the entire length of the **paved** driveway to the southwest

sideline of the property known as 168 York Street for the benefit of the within parcel.

This conveyance is made subject to and is benefitted by, the designated parking easement for 168 York Street, the designated parking easement for 172 York Street, and the depicted common parking easement for use by either 168 or **172** York Street, as available, all being depicted upon the above referenced May 1999 plan revision, a portion of which is shown on an "Exhibit B" attached to a deed recorded in the Cumberland County Registry of Deeds in Book **17485**, Page 185.

The cost of maintaining and plowing the paved driveway, until a residence is built at 162 York Street, shall be shared equally **by** the owners of 168 York Street and 172 York Street. Upon completion of **any** residence structure built at 162 **York** Street, the cost of maintaining and plowing the paved driveway, including any extension of the existing driveway to benefit 162 **York** Street, shall be shared equally **by** the three lot owners.

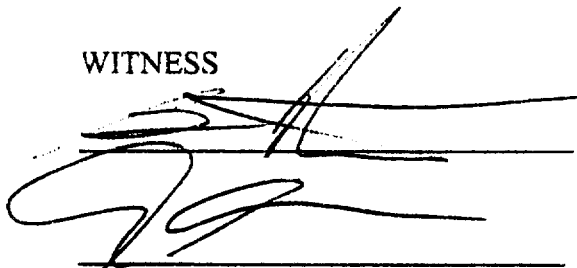
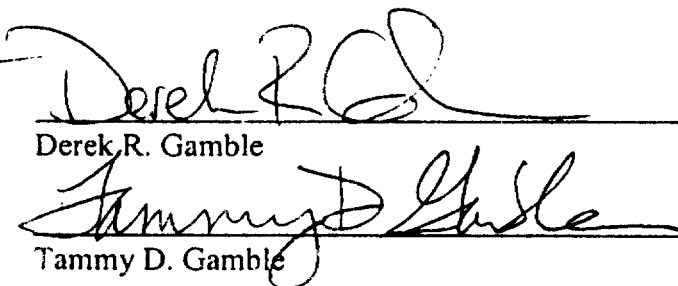
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject **to** unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending **to** convey and hereby conveying the **same** premises conveyed to the Grantors herein by deed of D. Michael Coughlin dated March 29, 2002 and recorded in the Cumberland County Registry of Deeds in **Book 17485**, Page **185**.

WITNESS our hands and seals this 24th day of January, 2005

WITNESS

Two handwritten signatures of witnesses, one above the other, each followed by a horizontal line.Handwritten signatures of Derek R. Gamble and Tammy D. Gamble, each followed by a horizontal line.

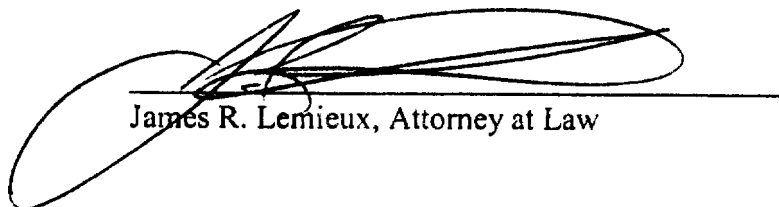
Derek R. Gamble
Tammy D. Gamble

STATE OF MAINE
Cumberland, ss.

January 24, 2005

Personally appeared the above named Derek R. Gamble and Tammy D. Gamble and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Handwritten signature of James R. Lemieux, followed by a horizontal line.

James R. Lemieux, Attorney at Law