

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 01-023	Issue Date: MAR 30	CBL: 047 B013001
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Location of Construction: 51 Deering St	Owner Name: <i>Alexandra Rheault Michael P. Barry Andrews Helen Dallas</i>	Owner Address: 51 Deering St	Phone: <i>(941) 395-0716 207-744-2390</i>
Business Name: n/a	Contractor Name: Sewall Associates	Contractor Address: P.O. Box 6610 Portland	Phone: 2077744755
Lessee/Buyer's Name: n/a	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: single family home	Proposed Use: single family home	Permit Fee: <i>72-\$0.00</i>	Cost of Work: \$7,500.00	<i>area 2</i>
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>BOCA/BC/1999</i> <b>PERMIT ISSUED WITH REQUIREMENTS</b> <i>[Signature]</i>		Signature: _____		

**Proposed Project Description:**  
interior rehab including new boiler, electrical service, plumbing, drywall

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jodinea	Date Applied For: 03/23/2001	<b>Zoning Approval</b>	
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1. This permit application does not 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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>n/a</i> <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"/> Date: <i>ok with conditions</i> <i>3/29/01</i>	<b>Zoning Appeal</b> <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 Date: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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**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 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]*  
 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

010230

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review for New Detached Single Family Dwelling,  
All Purpose Building Permit Application**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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.**

Location/Address of Construction: 51 DEERING ST

Total Square Footage of Proposed Structure INTERIOR RENO Square Footage of Lot NA

Tax Assessor's Chart, Block & Lot Number Chart# <u>047</u> Block# <u>3</u> Lot# <u>013</u>	Owner: <u>MICHAEL BARRY</u> <u>ALEX RHEAULT</u>	Telephone#: <u>207 -</u> <u>632 - 2390</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>PO BOX 1317</u> <u>SANIBEL, FL 33957</u>	Cost Of Work: <u>7500</u> Fee: <u>\$72.00</u>
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Current use: SINGLE FAMILY Proposed Repair areas of front  
use: SINGLE FAMILY Pavlos + between dining sketch

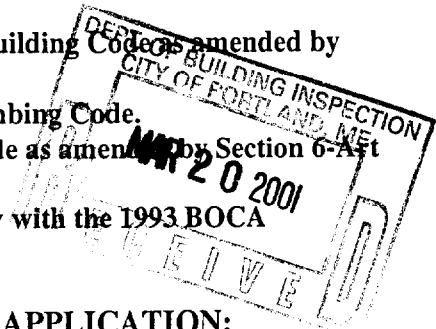
Project description: INTERIOR RENOVATIONS - INCLUDING NEW BOILER, NEW ELECTRICAL SYSTEM, NEW PUMPING WORK, PLASTER REPAIR AND NEW DRIVEWAY.

Contractor's Name, Address & Telephone  
SEWALL ASSOCIATES INC, PO BOX 6610, PORTLAND, ME Rec'd By: GA  
04103

Call # Pick call Steve Sewall 774 4755

**Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.**

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Codes as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.



**YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**A PLOT PLAN INCLUDES THE FOLLOWING:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".**


**ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.**

*A complete set of construction drawings showing all of the following elements of construction:*

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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.*

Signature of applicant: 	Date: 3-20-01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

BUILDING PERMIT REPORT

DATE: 24 March 2001 ADDRESS: 51 Deering ST. CBL: 047-B-013

REASON FOR PERMIT: Interior renovations

BUILDING OWNER: Helen Dallas Andrews. NewJourney & Michael P. Barry Alexandra Rheault

PERMIT APPLICANT: Sewall Assoc. CONTRACTOR Sewall Associates

USE GROUP: R-3 CONSTRUCTION TYPE: 3B CONSTRUCTION COST: 7,500.00 PERMIT FEES: 77.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*11, \*16, \*30, \*28, \*31, \*33, \*34, \*35, #32

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
\*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
\*16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- \*20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- \*31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16) *to Remain A Single Family. THIS IS NOT AN*
- (32) Please read and implement the attached Land Use Zoning report requirements. *Allowance to Add Another dwelling unit.*
- \*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- \*34. Bridging shall comply with Section 2305.16.
- \*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

*[Signature]*  
 B. Samuel Bluff, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

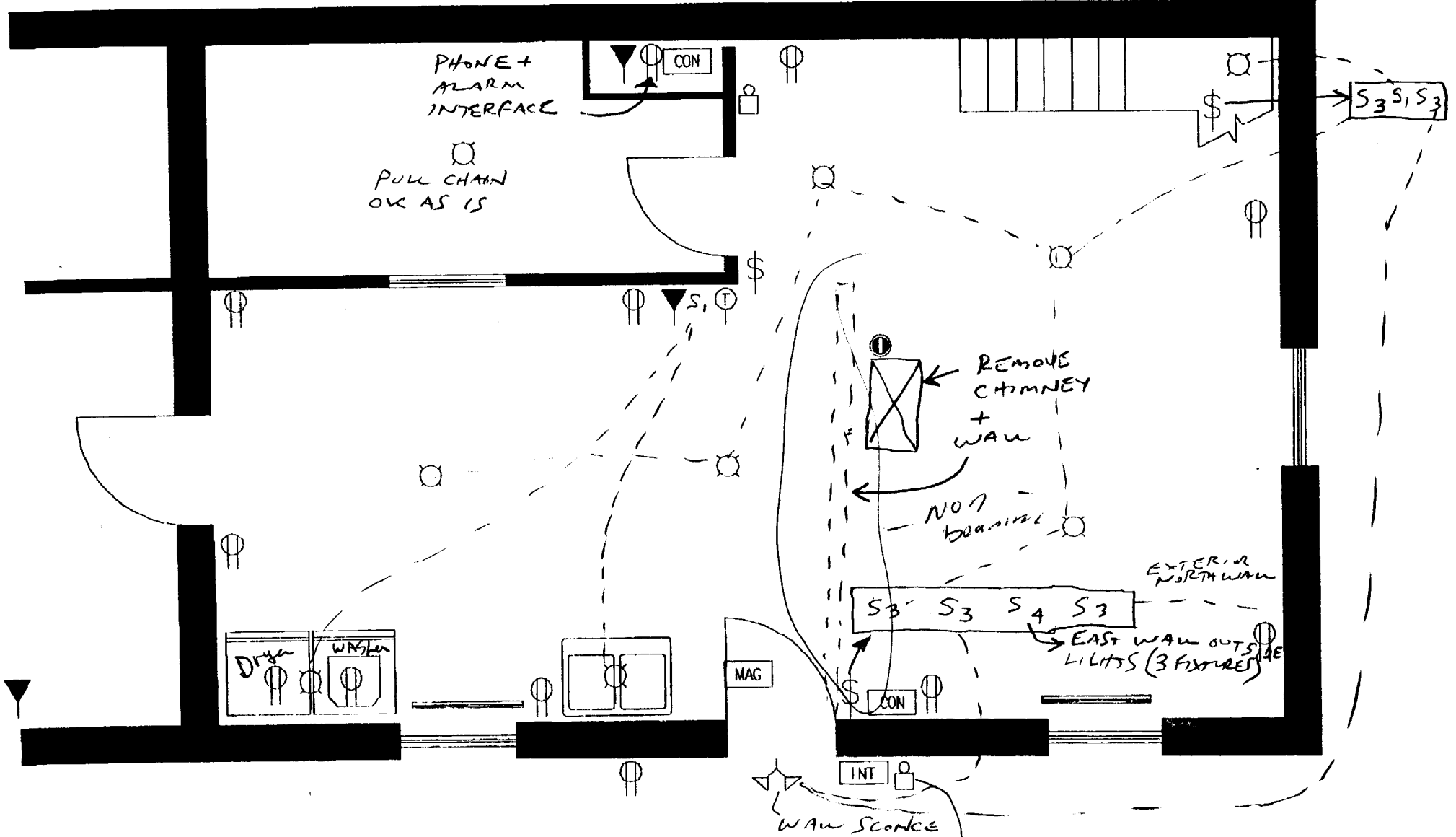
**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

PROPOSED

? APPT - Not per owner  
just a basement wash area

10 MARCH 2001

BASEMENT MUDROOM



BASEMENT REAR

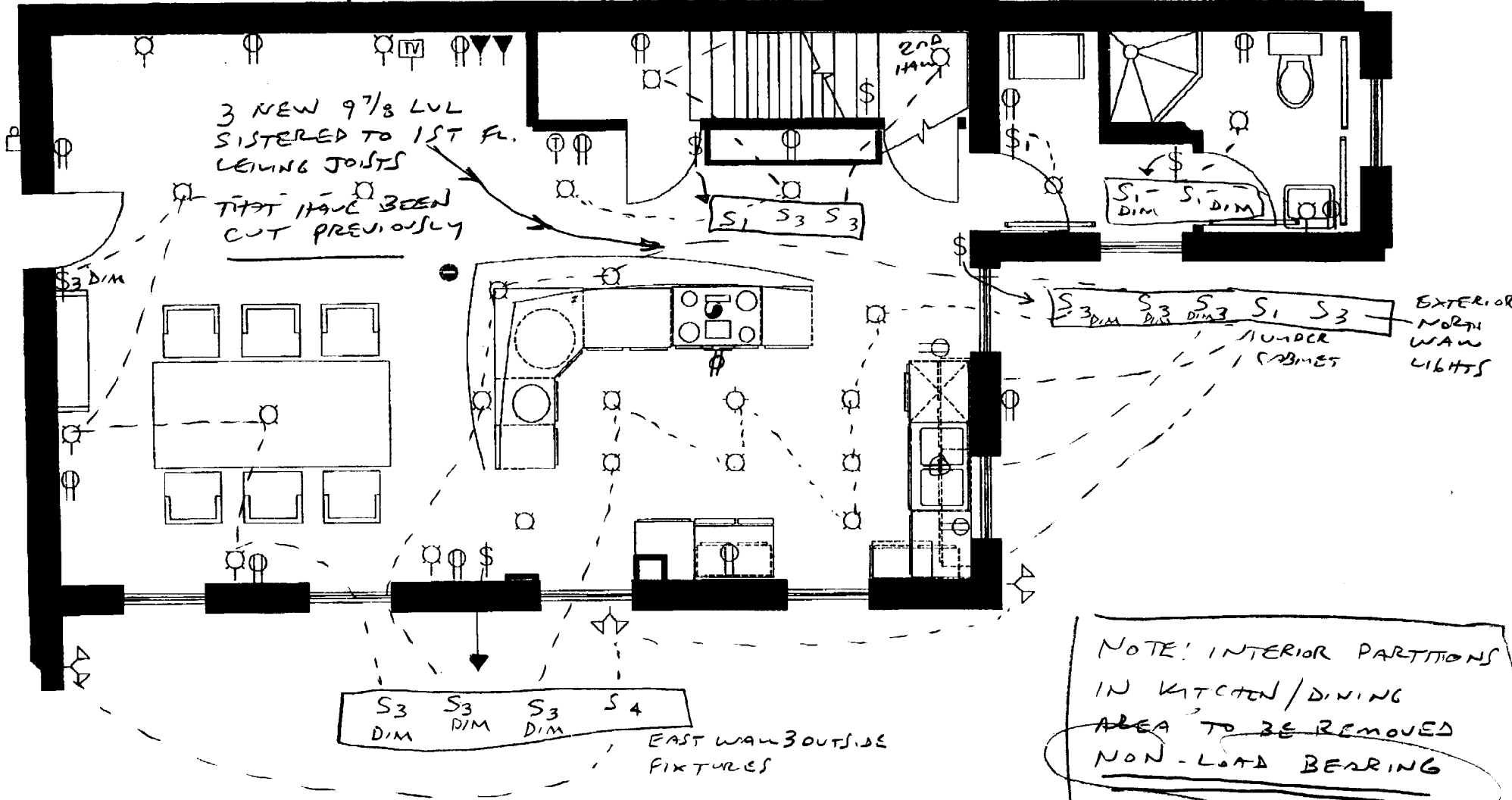
KINKO'S COLUMBUS CIRCLE

03/12/01 09:51 FAX 12122583381



# KITCHEN/DINING 1<sup>ST</sup> FLOOR BATH

10 MARCH 2001

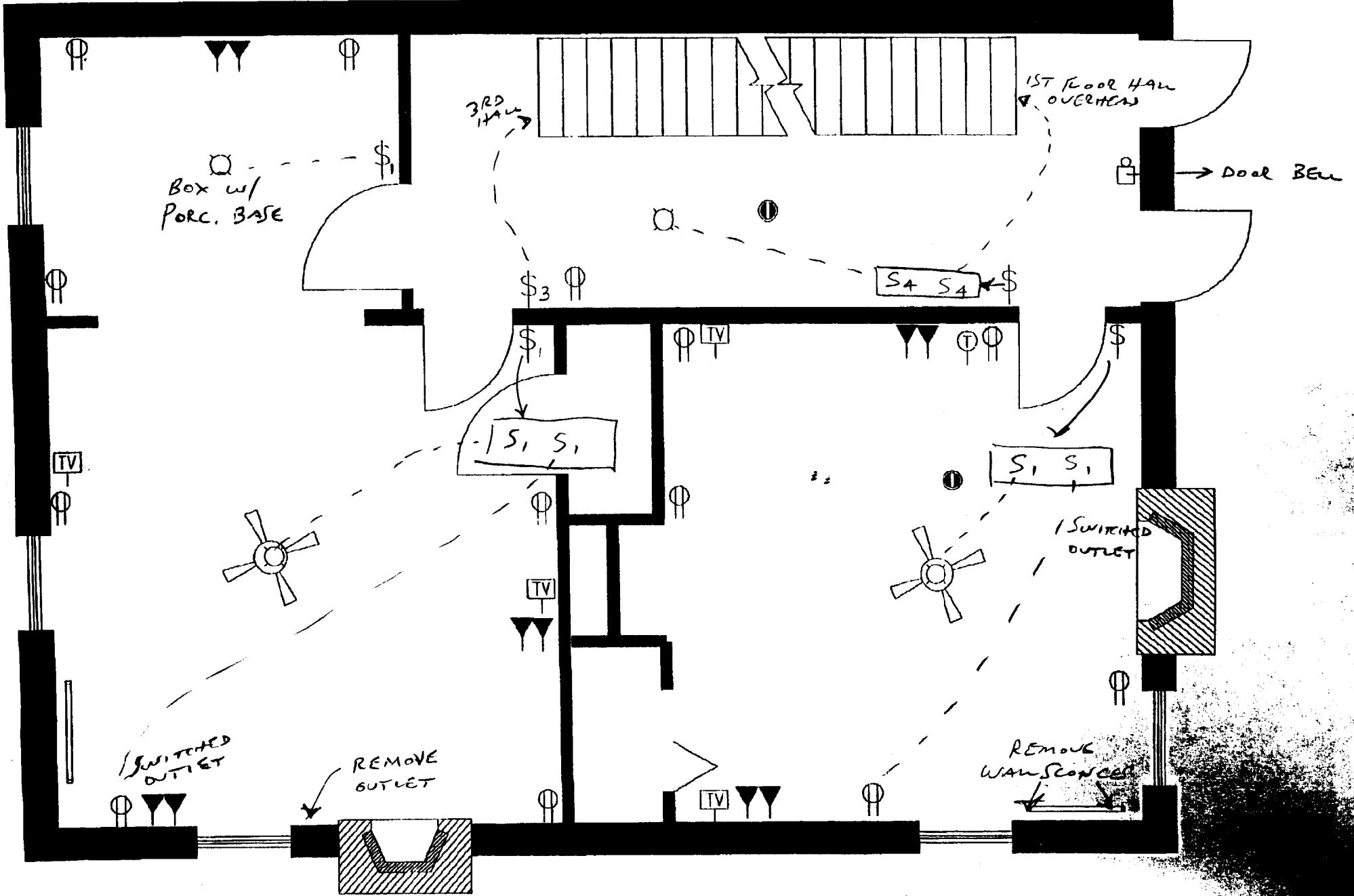






2ND FLOOR FRONT

10 MARCH 2001



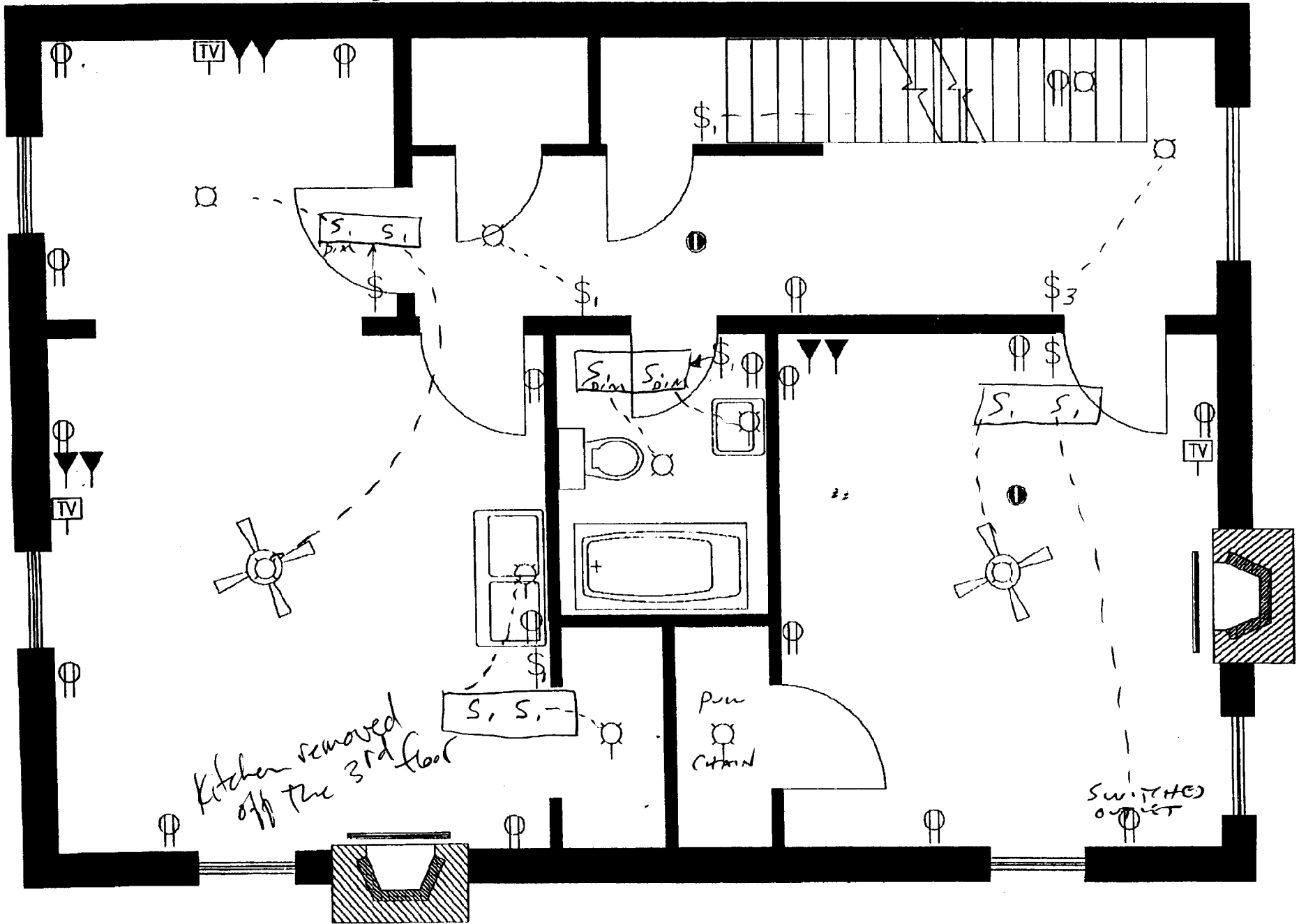
(5)

3RD FLOOR

10 MARCH 2001

KINKU S COLUMBUS CIRCLE

03/12/01 09:54 FAX 12122583381



6

FAX 207 874 8716

Attn Ms MARGE SCHMUCKAL  
THE CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND MAINE 04101

21e MARCH 2001

RE: 51 DEERING STREET

DEAR MARGE

AS PER OUR TELEPHONE CONVERSATION  
THIS AFTERNOON, I AM WRITING TO  
VERIFY THAT MY HUSBAND, MICHAEL  
P. BARRY AND I, ALEXANDRA E RHEAULT  
ARE THE CURRENT PROPRIETORS OF  
THE PROPERTY AT 51 DEERING STREET  
IN THE CITY OF PORTLAND MAINE.

WE WILL FAX A COPY OF THE DEED  
THIS WEEK FOR YOUR RECORDS  
AND TO CONFIRM THIS.

WE VERIFY THAT 51 DEERING STREET IS  
TO BE A SINGLE FAMILY DWELLING.  
WE HAVE REMOVED THE SCOPE FROM  
THE THIRD FLOOR.

IF YOU HAVE ANY QUESTIONS OR  
REQUIRE ANY ADDITIONAL  
INFORMATION PLEASE CONTACT  
ME AT 941.395.0716.

THANK YOU IN ADVANCE FOR YOUR  
ASSISTANCE.

SINCERELY,

*Alex Rheaault*  
ALEXANDRA RHEAULT

*Alexandra Rheaault*  
received  
3/26/01

# kinko's

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## fax cover sheet

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Date 26 MARCH 2001

Number of pages 1 (including cover page)

to: Name MS. WARGE SCHMUCKAL from:

Name Alex Dheault

Company THE CITY OF PORTLAND

Company \_\_\_\_\_

Telephone 207 874 8695

Telephone 207 632-2391

Fax 207 874 8716

Comments

Attn Ms MARGE SCHMUCKAL  
CITY OF PORTLAND

29 MARCH 2001

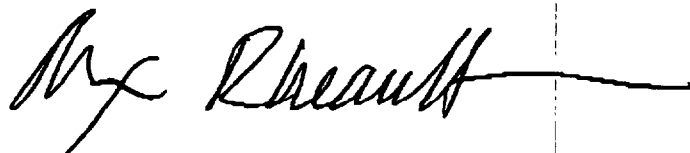
RE: 51 DEERING STREET  
DEED ENC.

DEAR MARGE,

I HOPE THE ENCLOSED IS WHAT YOU  
REQUESTED. PLEASE CONTACT ME  
AT 941 395 0716 IF YOU NEED  
ANYTHING FURTHER OR HAVE ANY  
QUESTIONS.

THANK YOU IN ADVANCE.

SINCERELY,



ALEXANDRA RHEAULT  
VIA FAX  
ENC.

0003710

BK 15962 PG 274

SHORT FORM WARRANTY DEED

Helen Dallas Andrews of 51 Deering Street, Portland, Maine, FOR CONSIDERATION PAID, grants to Michael P. Barry and Alexandra E. Rheault, both of Sanibel, Florida, as joint tenants and not as tenants in common, 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 in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northerly side of Deering Street at a point opposite the center of the partition wall between the double brick house numbered fifty-one (51) and fifty-three (53) on said Deering Street;

Thence northerly through the center of said partition wall and on a line in prolongation thereof, a distance of one hundred and thirty-eight (138) feet, more or less, to a point distant southerly one hundred (100) feet, on a line at a right angle to Cumberland Avenue;

Thence easterly on a line parallel with Cumberland Avenue a distance of fifty (50) feet, more or less, to land now or formerly of Kimball;

Thence southerly on a line at a right angle to Cumberland Avenue a distance of thirteen (13) feet, to land of Schlotterbeck, formerly of Payson;

Thence westerly on said Schlotterbeck land and parallel with Deering Street a distance of nine (9) feet to corner of said Schlotterbeck's land;

Thence southerly by said Schlotterbeck's land and at right angles to Deering Street a distance of one hundred thirty (130) feet, more or less, to said Deering Street;

Thence westerly on said Deering Street a distance of thirty-seven and one half (37 1/2) feet, more or less, to the point of beginning.

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 Grantees herein, by acceptance of this deed, assume and agree to pay.

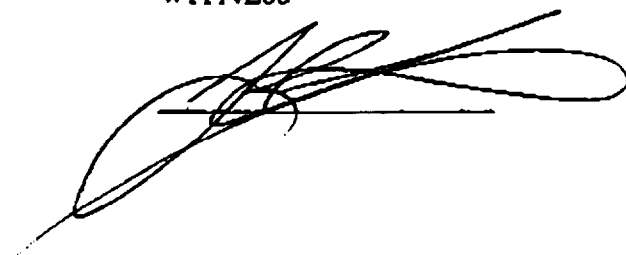
Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by Deed of Distribution from Helen Dallas Andrews, Personal Representative of the Estate of Sophie P. Kyros, dated December 9, 1993 and recorded in the Cumberland County Registry of Deeds in Book 11165, Page 26.

MAINE REAL ESTATE TAX PAID

BK 15962PG275

WITNESS my hand and seal this 16<sup>th</sup> day of January, 2001.

WITNESS



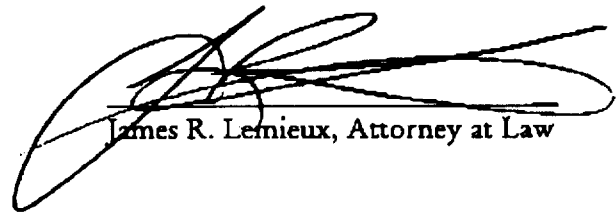
Helen Dallas Andrews  
Helen Dallas Andrews

STATE OF MAINE  
Cumberland, ss.

January 16, 2001

Personally appeared the above named Helen Dallas Andrews and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
James R. Lemieux, Attorney at Law

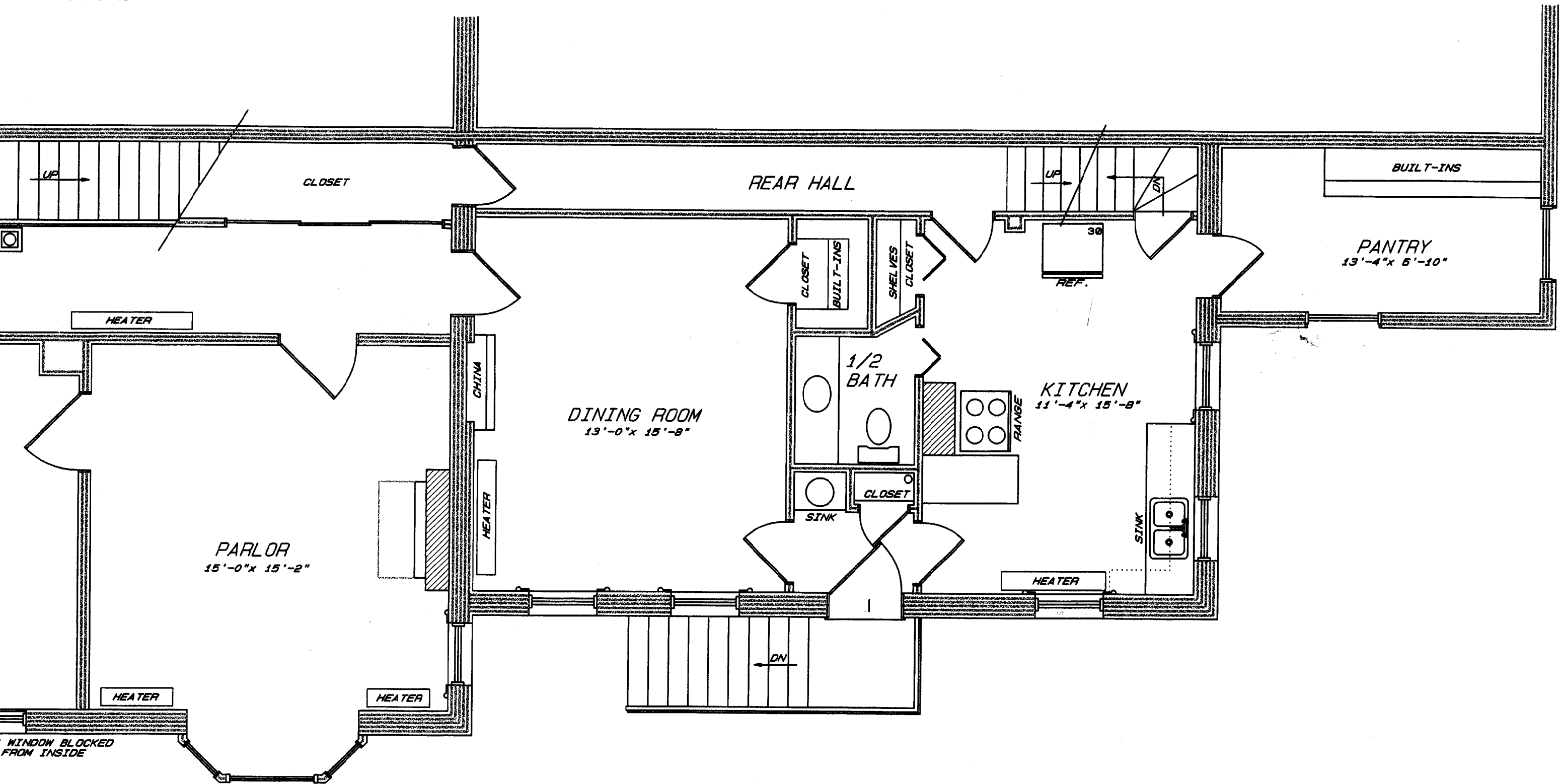
RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 JAN 16 PM 3: 06

CUMBERLAND COUNTY

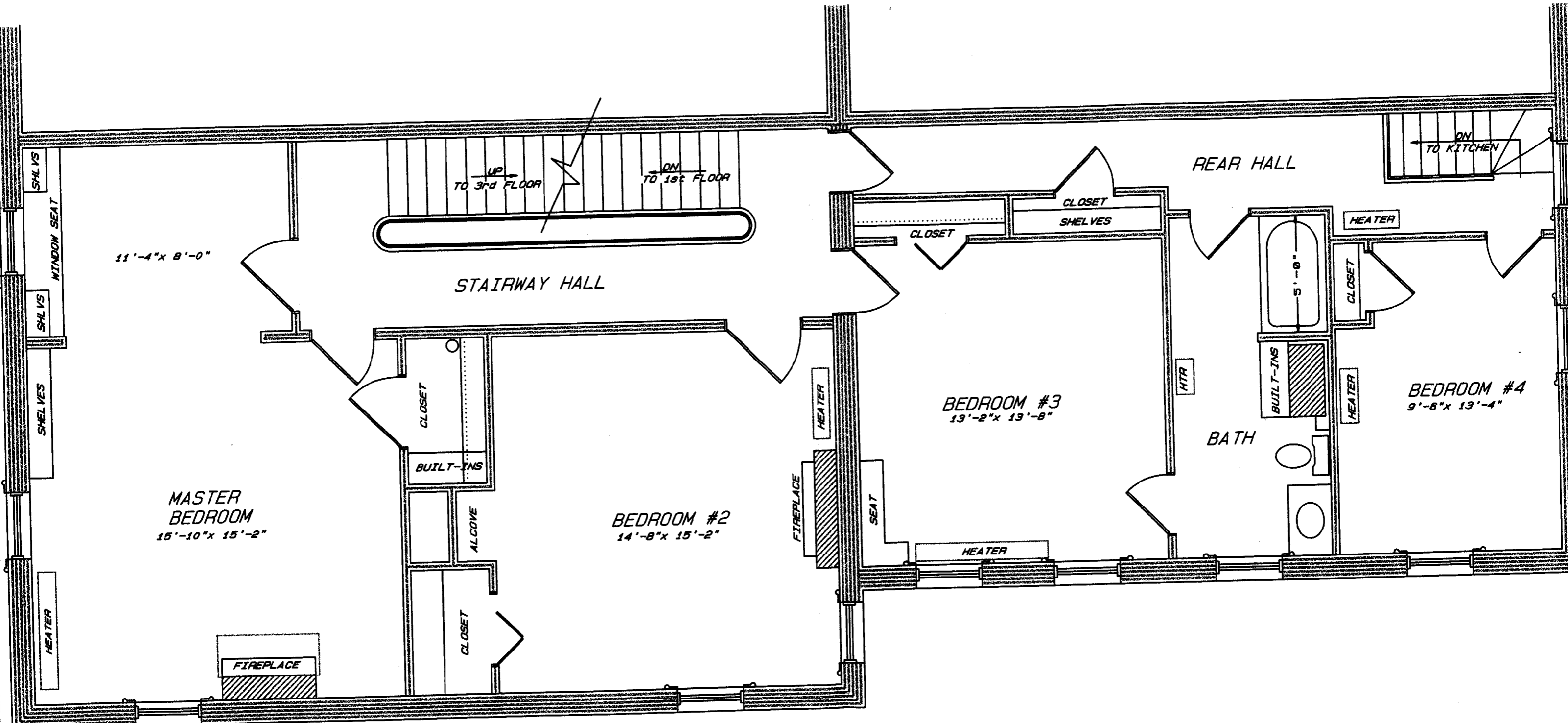
*John B. O'Brien*



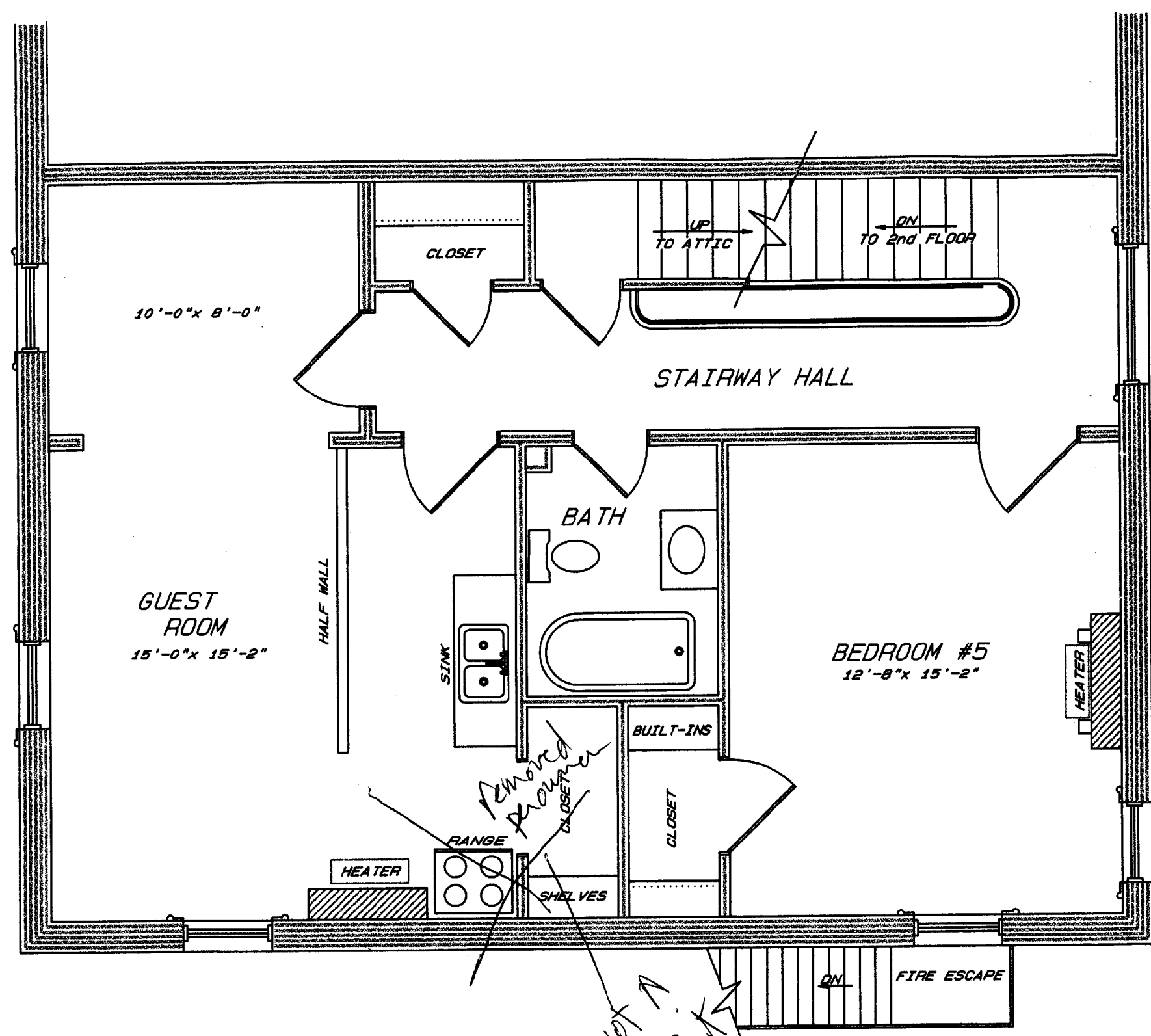


1st FLOOR PLAN

NOTE:  
DIMENSIONS MAY VARY



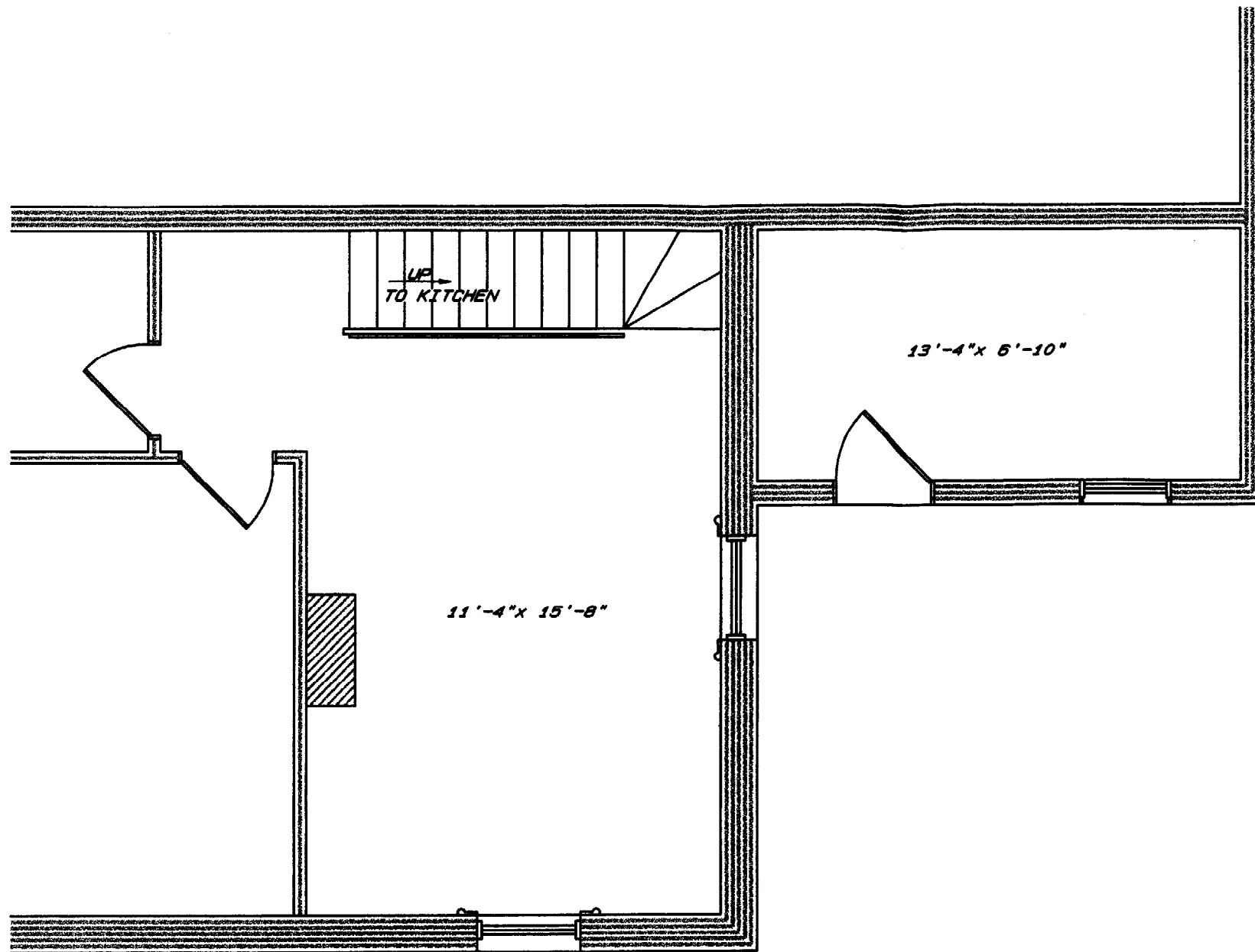
2nd FLOOR PLAN



3rd FLOOR PLAN

*Removed  
RANGE  
CLOSET*

*NOT A  
Sep. unit*



BASEMENT PLAN

**NOTICE:**  
THIS DRAWING IS PROVIDED FOR

**MARTIN  
MEIER**  
—◆—  
CUSTOM  
HOME  
DESIGNER

P.O. Box 350

**SEWALL ASSOCIATES, INC.**  
\*  
**MICHAEL & ALEX BARRY**  
51 DEERING STREET  
PORTLAND, MAINE  
**FLOOR PLANS**

BY: M. Meier

PROJECT #  
00045