

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

Location of Construction: Park Avenue, G.D.I.		Owner: Sam Tucker		Phone: *** 766-2172		Permit No: 990808	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Owner		Address:		Phone: 766-2172		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED AUG 3, 1999 CITY OF PORTLAND Zone: CBL 083B-D-003 </div>	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 5,500.00			
Proposed Project Description: 20'x20' attached living/family room eventual bathroom				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 13 Type: 500 DOCA 9c Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
Permit Taken By: Kathy		Date Applied For: 7/21/99					

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..

EXPIRED

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 7/23/99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Approval:

Special Zone or Reviews:

Shoreland

Flood Zone

Wetland

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: 9

1

BUILDING PERMIT REPORT

DATE: 23/July 99 ADDRESS: Pack Ave. R.D.I. CBL: 083B-D-003
 REASON FOR PERMIT: 20'x20' addition
 BUILDING OWNER: Sam Tucker
 PERMIT APPLICANT: SAD
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *3, *11, *13, *15, *19, *22, *29, *32, *33, *34, *35 - # 31

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. (A 24 hour notice is required prior to inspection)
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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
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. (Section 2305.17)
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 from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 36" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/2" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. 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/1996), 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.

20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. 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/1996)
24. 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".
25. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *to remain 1 family*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *34. Roof can not be placed until design of roof has be re-submitted and approved.
- *35. This permit does not authorize any new dwelling units
- 36.

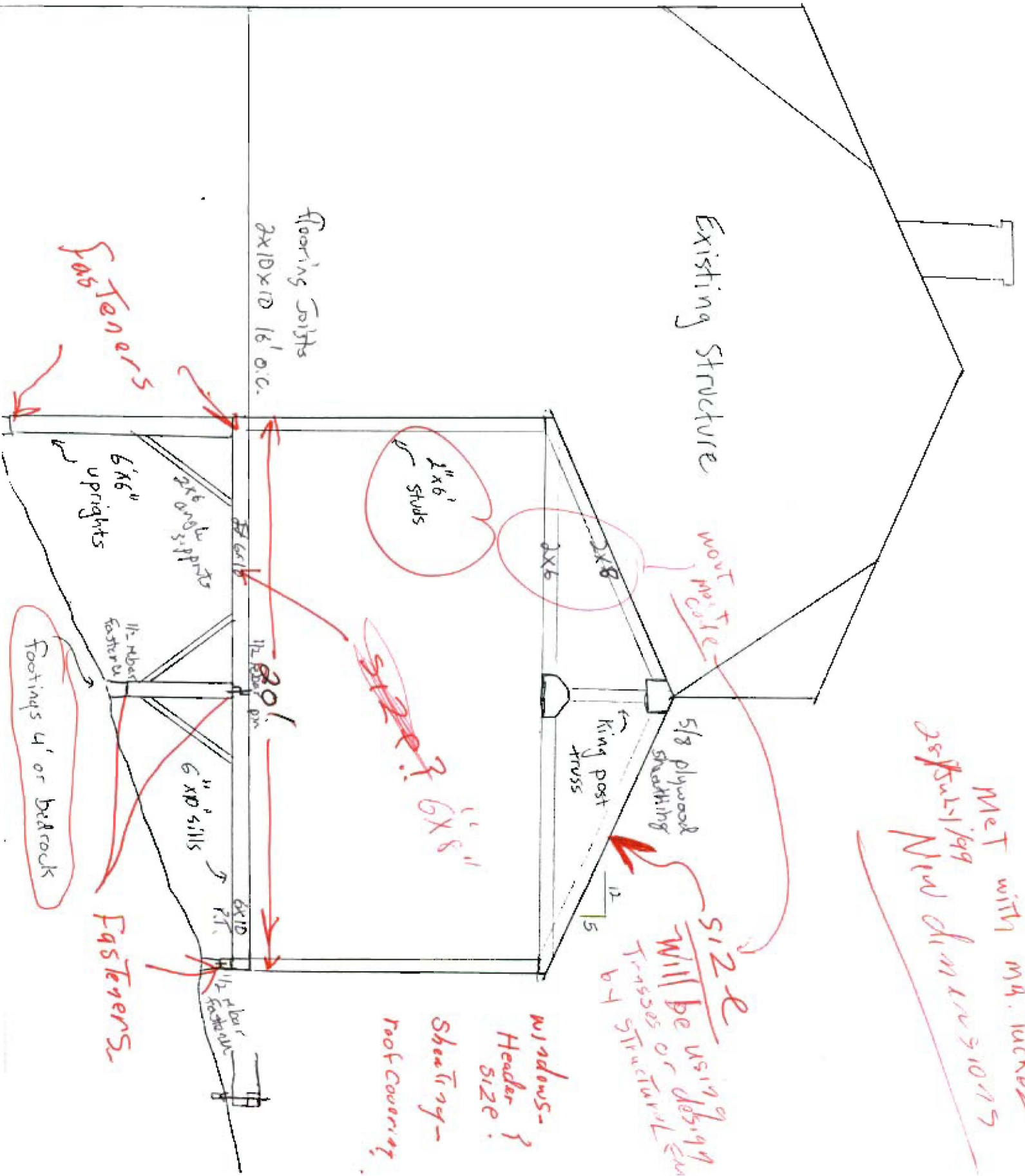
L. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSK12-11-21

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

28 Feb 1999
MET with M.A. Tucker
New drawings 3/10/99



← 20' →

closet

← 20' →

closet

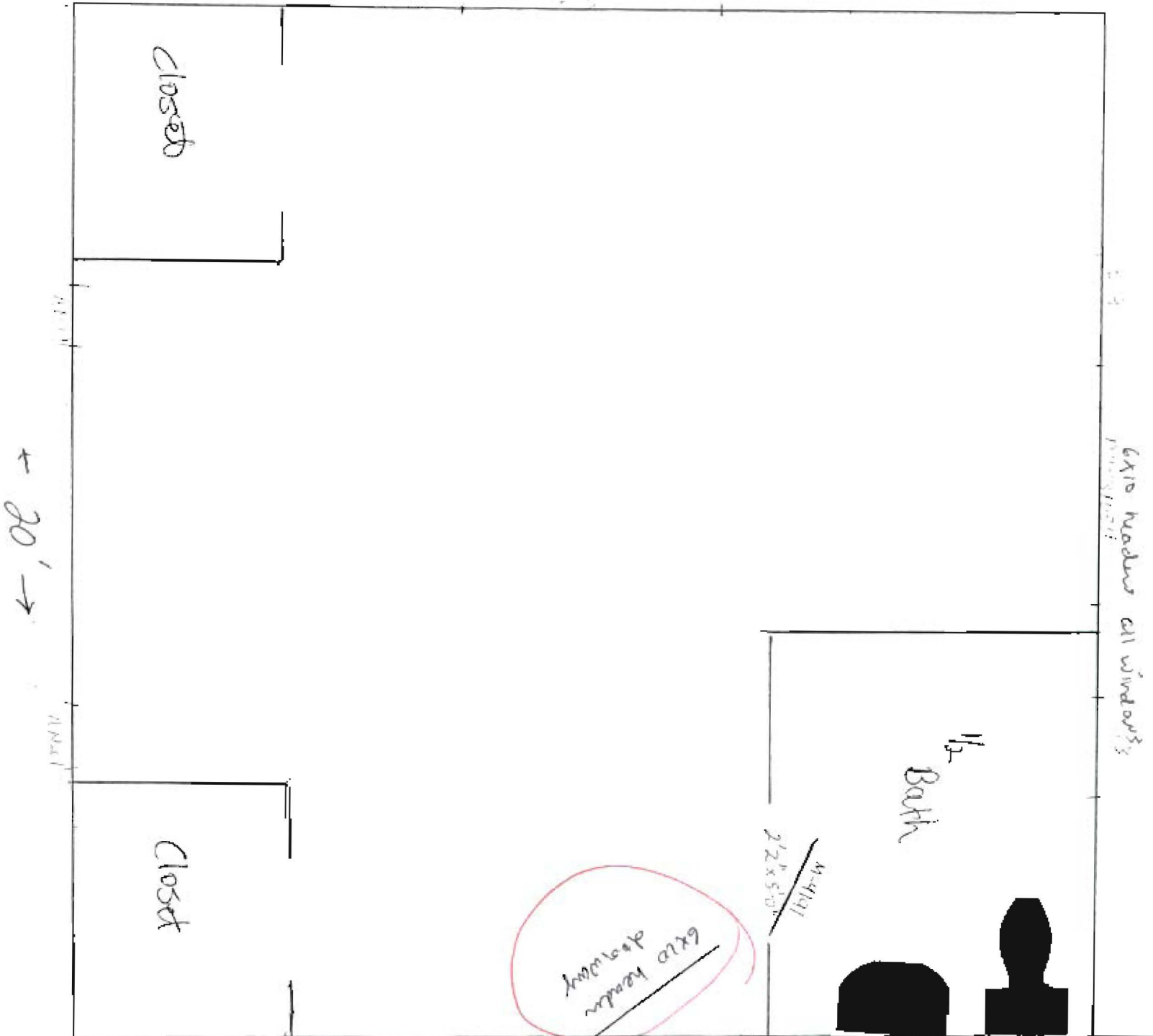
6x10 headless all windows

1/2 Bath

2'2" x 5'0" hallway

6x10 headless doorway

existing structure



WARRANTY DEED

47628

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS That I, Theodore T. Rand of Little Diamond Island, Portland, County of Cumberland and State of Maine, for consideration paid, grant to Samuel A. Tucker, Jr. of Portland, County of Cumberland and State of Maine with a mailing address of Valley Avenue, Great Diamond Island, Portland, ME 04109, WITH WARRANTY COVENANTS, the following:

A certain lot or parcel of land together with any buildings or improvements thereon, more particularly described in Exhibit A attached hereto and made a part hereof.

This deed is given subject to real property taxes for the current year, and by acceptance of this deed, the Grantee hereby assumes and agrees to pay same.

Witness my hand and seal this 15th day of September, 1995.

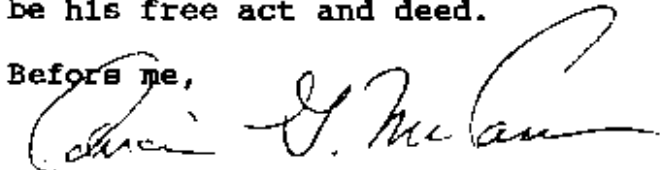

Theodore T. Rand

State of Maine
Cumberland, ss

Sept. 15, 1995

Personally appeared the above named Theodore T. Rand and acknowledged the foregoing to be his free act and deed.

Before me,



Notary Public/Attorney At Law

ADRIAN G. McCARRON

MAINE REAL ESTATE TAX PAD

EXHIBIT A

A certain lot or parcel of land situated on Great Diamond Island, in Casco Bay, within the limits of the City of Portland, County of Cumberland and State of Maine, and being lot numbered two hundred fifty-nine (259) on the plan of land of the Diamond Island Association, recorded in the Cumberland County Registry of Deeds, Plan Book 6, Page 4, being on the southeasterly side of Summit Avenue, and having a frontage on said Avenue of ninety-seven and seven tenths (97.7) feet, and extending back therefrom about one hundred nine (109) feet, being bounded southwesterly by Willis Street, according to said plan.

Also two other certain lots of land with the buildings thereon, situated on said Great Diamond Island and numbered two hundred sixty-one (261) and two hundred sixty-three (263) on the plan of lands of said Diamond Island Association, recorded in said Registry of Deeds, Plan Book 4, Page 62, said lots being on the southeasterly side of Summit Avenue and each having a frontage on said Avenue of ninety-seven and seven tenths (97.7) feet, and extending back therefrom about one hundred nine (109) feet, according to said plan.

Also a certain lot or parcel of land situated on said Great Diamond Island and being lot numbered two hundred sixty (260) on said plan of lands of Diamond Island Association, recorded in said Registry of Deeds, Plan Book 4, Page 62, said lot being situated on the northwesterly side of Park Avenue, having a frontage on said Avenue of sixty-seven and seven hundredths (67.07) feet, and extending back therefrom on Willis Street to lot numbered two hundred fifty-nine (259) according to said plan, to which reference is hereby made.

The above lots are hereby conveyed together with all the rights and privileges and subject to all the agreements, conditions and limitations contained in the deed of said lots from said Diamond Island Association to Benjamin Gribben, dated September 18, 1885 and recorded in said Registry of Deeds in Book 500, Page 132.

Being the same premises conveyed to the Grantor and Charles F. Haynes by a Warranty Deed from Actor C. Thompson dated November 25, 1960 and recorded in the Cumberland County Registry of Deeds in Book 2579, Page 122 and by deed of Charles F. Haynes to the Grantor dated June 13, 1980 and recorded in said Registry of Deeds in Book 4621, Page 114.

RECEIVED
RECORDED REGISTRY OF DEEDS

95 SEP 15 AM 11:33

CUMBERLAND COUNTY

John B. O'Brien

QUITCLAIM DEED WITH COVENANT

Maine Statutory Short Form

05046

KNOW ALL MEN BY THESE PRESENTS That We, Christopher S. Myers and Karen M. Myers, of Wayne, County of Bergen and State of New Jersey, for consideration paid, grant to Samuel A. Tucker, Jr. of Portland, County of Cumberland and State of Maine with a mailing address of Valley Avenue, Great Diamond Island, Portland, ME 04109, WITH QUITCLAIM COVENANT, the following:

A certain lot or parcel of land more particularly described in Exhibit A attached hereto and made a part hereof.

This deed is given subject to real property taxes for the current year, and by acceptance of this deed, the Grantee hereby assumes and agrees to pay same.

Witness our hands and seals this 4th day of January, 1995.

Christopher S. Myers
Christopher S. Myers

Karen M. Myers
Karen M. Myers

State of New Jersey
Bergen, ss

January 4th, 1995

Personally appeared the above named Christopher S. Myers and Karen M. Myers and acknowledged the foregoing to be their free act and deed.

Before me,

Diane J. Radzai
Motary Public
Print Name:

SEAL

DIANE J. RADZAI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 11, 2002

Subscribed to before me,
Karen Myers, only.
January 4, 1995

Diane J. Radzai

Subscribed before me
Christopher S. Myers only,
January 13th, 1995

Alfred Morson

ALFRED MORSON
Notary Public, State of New York
No. 24-5002944
Qualified in Kings County
Commission Expires October 13, 1996

RECEIVED

SEA

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated on the easterly side of Park Avenue, Great Diamond Island, Portland, Cumberland County, Maine, and being Lots 262 & 264 on plan of Land of Diamond Island Association, recorded in the Cumberland County Registry of Deeds in Book 4, Page 42. Said lots also being Lots D-3 and D-4, Portland Tax Map 83.

Being a portion of the premises conveyed to the Grantors by a Deed from Linda Dalto dated September 30, 1987 and recorded in the Cumberland County Registry of Deeds in Book 8078, Page 36.

ADRIAN C. MCCARRON
BY EXCISE
PORTLAND, ME

RECEIVED
RECORDED REGISTRY OF DEEDS

95 FEB -1 AM 9:42

CUMBERLAND COUNTY

John B O'Brien

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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

NOTEIf 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: Park Ave Great Diamond Island

Tax Assessor's Chart, Block & Lot Number Chart # <u>083B</u> Block # <u>D</u> Lot # <u>003</u>		Owner <u>Sam Tucker</u>	Telephone: <u>766-2172</u>
Owner's Address <u>Great Diamond Island</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$5500.00</u> Fee: <u>\$600-</u>
Proposed Project Description: (Please be as specific as possible) <u>20'x20' attached living room / family room / eventual bedroom</u>			
Contractor's Name, Address & Telephone <u>Owner</u> <u>766-2172</u>		Rec'd By: <u>(E)</u>	

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

• All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code 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 1996 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:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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, bow windows cantilever sections, pergolas, awnings, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks.

4) Building Plans (Sample Attached)

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

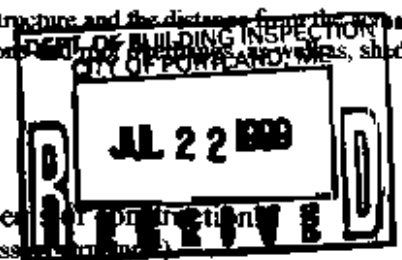
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures).
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

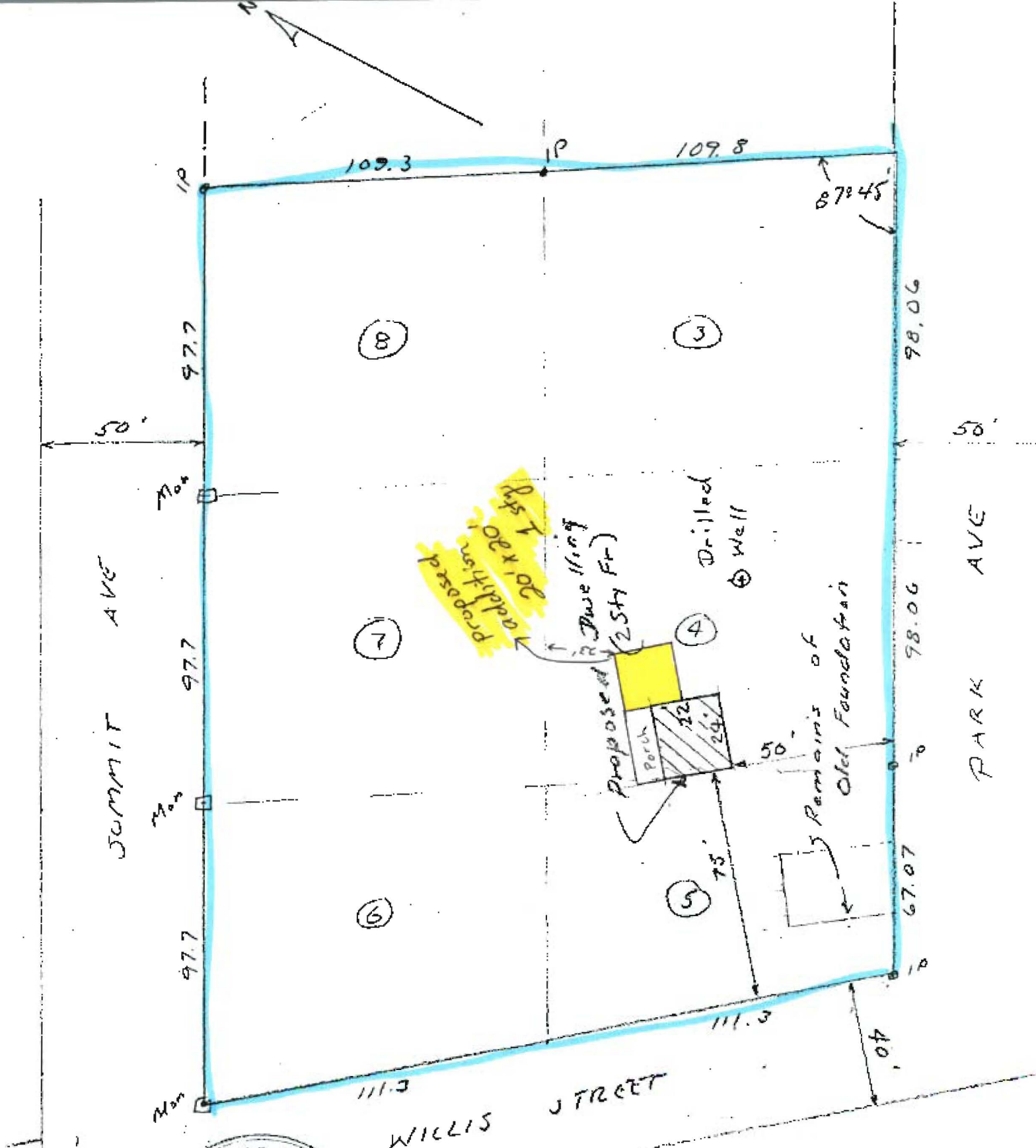
Certification

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: <u>SW</u>	Date: <u>7/21/99</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter





PLOT PLAN for Sam Tucker
 Assessors 830-D 3, 4, 5, 6, 7, 8
 WILLIS STREET
 Great Diamond Island
 Drawn: TRC Scale: 1" = 40'
 Date: 10-4-95

Applicant: Sam Tucker

Date: 7/23/99

Address: Park Ave., GDI

C-B-L: 83B-D-3 to 8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1996

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - construct 20' x 20' addition for living/family room with eventual bathroom

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 50'+ shown

OK → Rear Yard - 25' req - shows 23' to an internal property line - That's OK over 130' to the actual outside property line

Side Yard - 20' req - 50'+ shown

Projections -

Width of Lot -

Height -

Lot Area -

6,004^{sq}

Lot Coverage/ Impervious Surface - 20,000^{sq}

Area per Family -

Off-street Parking -

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - Not in

Flood Plains - None -

Permit # 990808

Sam,

here's the new information
you asked for from

Sam Tucker at
Park Ave on Great
Diamond
Island

766-2172

2/8/2000

1pm

Gina

Roof Design

Permit no. 990808

Sam Tucker ✓

Great Diamond Island

Portland, Maine 04109

Existing structure

gbl
1/4" plywood

Ridge vents

1x8 Ridge Board

5/8" plywood sheathing

rain + weather shield where structures meet

2x6 16" o.c.

2x6 16" o.c.

12'

12'

18'

