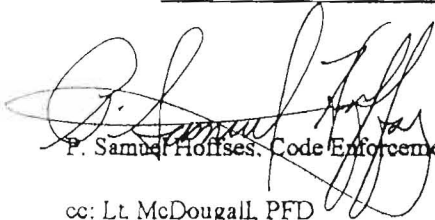


provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- 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)

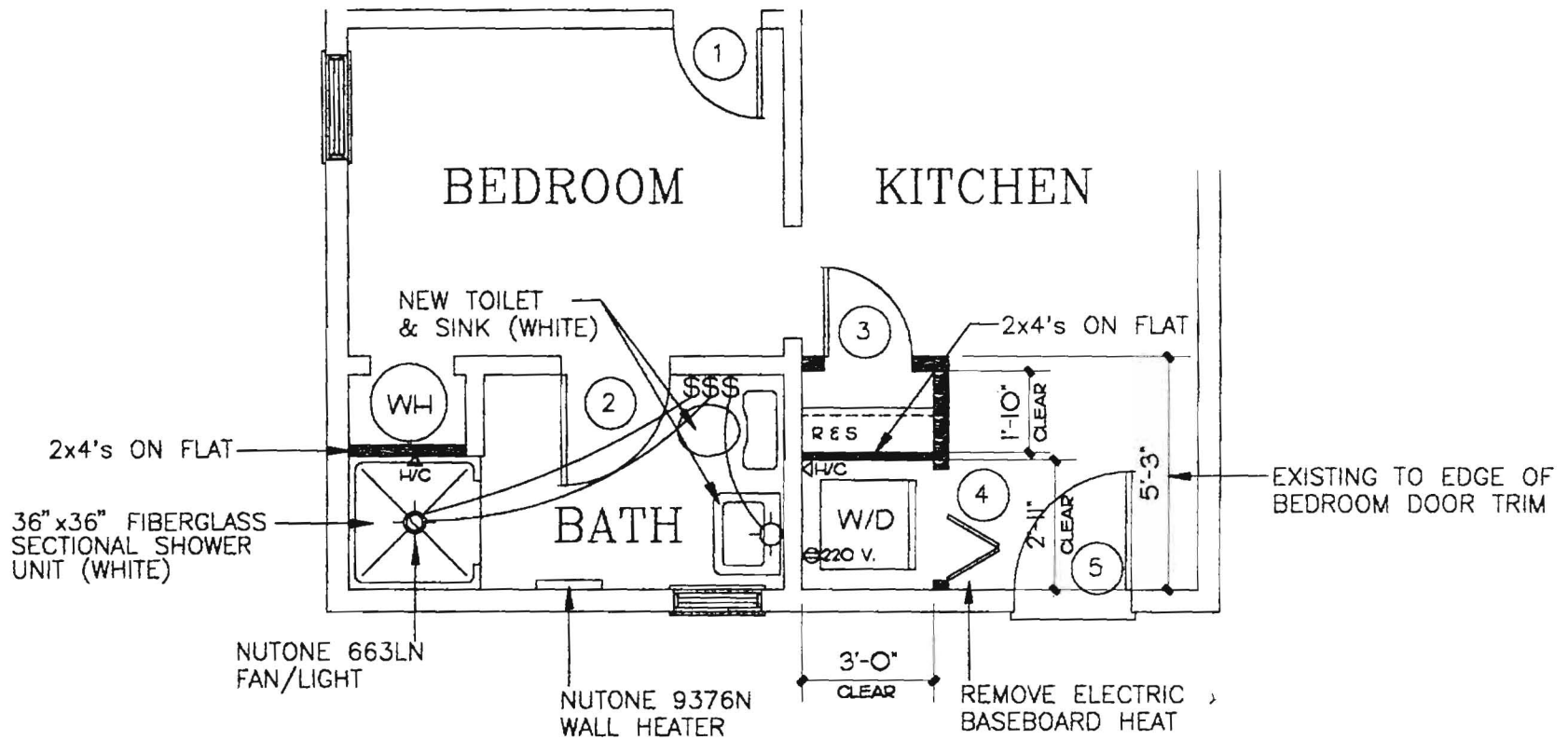
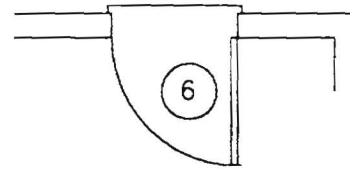
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- \* 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- \* 29. IF door or window sizes are larger than existing openings a detail of size must be submitted to this office for approval.
- \* 30. This permit does not authorize any increase in dwelling units.
31. \_\_\_\_\_
32. \_\_\_\_\_

  
P. Samuel Hoffses, Code Enforcement


cc: Lt. McDougall, PFD  
Marge Schmuckal



# LIVING ROOM




**PARTIAL FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" 5/7/98


 INDICATES NEW 2X4 PARTITIONS

**FLOOD HAZARD INFORMATION**

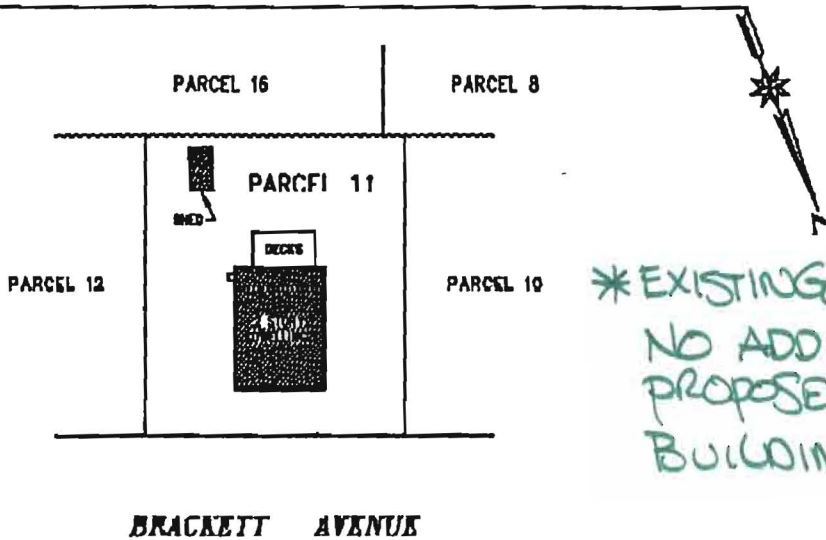
FILE NUMBER: 13073 FLOOD MAP COMMUNITY NO.: 130001 ZONE: C  
 ATTORNEY: PATRICK J. ENRIGHT PARCEL: 0015.8 DATED: 07/13/92  
 TITLE COMPANY: NORTHEAST LAND TITLE-PORTSMOUTH  
 LENDER: COUNTRYWIDE FUNDING CORPORATION  
 OWNER: SUDIE E. GROVE  
 APPLICANT: JOHN J. GROHIN, JR. & HENRY J. THERRIEN, JR.  
 DATE: 02/22/98 SCALE: 1"=30' MAP: 84 BLOCK: K PARCEL: 11

**TITLE REFERENCE**

DEED BOOK: 3774 PAGE: 187  
 PLAN BOOK: N/A PAGE: N/A LOT(S): N/A  
 PLAN NUMBER: N/A OF N/A

**ASSESSORS MAP**

**MORTGAGE INSPECTION PLAN**  
**13 BRACKETT AVENUE, PEAKS ISLAND, PORTLAND, ME**



*\*EXISTING PLAN;  
 NO ADDITIONAL SPACE  
 PROPOSED UNDER THIS  
 BUILDING PERMIT.  
 JJC*

**BRACKETT AVENUE**

TO ISLAND AVENUE

**MORTGAGE LENDER  
 USE ONLY**

THIS IS NOT A BOUNDARY SURVEY.  
 THESE DIMENSIONS OF THIS INSTRUMENT HAVE BEEN CHECKED BY THE SURVEYOR THROUGH THE RECORDS OF THE TOWN OF PORTLAND, ME AND THE RECORDS OF THE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.  
 THERE ARE NO DEEDED ENCROACHMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.  
 THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.  
 THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).  
 PARCEL NUMBERS AND CONFIGURATION FROM ASSESSOR'S MAP.



153 U.S. RT 1, SCARBOROUGH, ME 04074  
 TEL.: (800)882-2227 FAX.: (207)883-1001

GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENT, THAT I, Sudie E. Grove ("Grantor"), for consideration paid by John J. Cronin, Jr. and Henry J. Therrien, Jr. whose mailing address is 806 Reynolds Dr., Saugus, MA 01906 ("Grantees"), the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns forever, the land located on Peaks Island, in Portland, Cumberland, County, Maine and described as follows:

A certain lot or parcel of land with the buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, the same being designated on Assessors Plan, City of Portland, Maine, as 84-K-11 and containing 3,770 square feet.

The above described premises is also described as being Lot 3 on the Southerly side of Gilman Street as shown on Plan of the Mary E. Brackett Estate, Section B, recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 101. Gilman Street is now know as Brackett Avenue.

Meaning and intending to describe and convey all and the same premises as conveyed to Sudie E. Grove by deed of Dennis H. Carignan and Georgette B. Carignan (formerly know as Georgette B. Gingras), dated November 2, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9774, Page 167.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantees, their heirs and assigns, to their and their use and behoof forever.

AND Grantor does covenant with the said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee of the premises, that it is free of all encumbrances, that Grantor has good right to sell and covey the same to the said Grantees to hold as aforesaid, and that Grantor and her heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns, forever, against the lawful claims and demands of all persons, except as aforesaid.

Witness my hand and seal this 16<sup>th</sup> day of February, 1996.

WITNESS: [Signature] Sudie E. Grove  
Sudie E. Grove (Grantor)

Then personally appeared the above named Sudie E. Grove and acknowledged the foregoing instrument to be her free act and deed.

Before me, [Signature]  
Notary Public or Attorney-at-Law

Print Name: Teena Martin-Smith

My commission expires: 2-13-99



KEEP THIS PORTION

ACCOUNT NUMBER **C68540-98**

1998 REAL ESTATE PROPERTY TAX STATEMENT  
City of Portland



CBL  
**084- - K-011-001**

LENDING INST.

Fiscal Year 1998  
July 1, 1997 - June 30, 1998

Owner of Record as of April 1, 1997

**CRONIN JOHN J JR &  
HENRY J THERRIEN JR  
806 REYNOLDS DR  
SAUGUS MA 01906**

Assessed Property Description

**84-K-11  
BRACKETT AVE  
PEAKS ISLAND  
3770 SF**

**CURRENT BILLING DISTRIBUTION**

School	\$	979.60
Public Works	\$	135.12
Parks & Recreation	\$	52.55
Fire	\$	165.14
Police	\$	170.77
Debt Repayments	\$	161.39
General Government	\$	69.43
County	\$	61.93
Health & Human Services	\$	46.92-
Library	\$	61.93
Metro Transit District	\$	45.04
Enterprise Funds	\$	7.51-
Regional Waste Systems	\$	28.15

**CURRENT BILLING INFORMATION**

Land Value	\$	32,940.00
Building Value	\$	43,470.00
Total Value	\$	76,410.00
Exemptions	\$	.00
Taxable Value	\$	76,410.00
Tax Rate	\$	24.56
<b>TOTAL TAX</b>	\$	<b>1,876.62</b>
<b>AMOUNT PAID</b>	\$	<b>938.31</b>

**Remittance Instructions**

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to return your payment or mail to:

City of Portland  
P.O. Box 544  
Portland, ME 04112 - 0544

Use top right margin for change of address and check off box on return envelope.

**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.

**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: **13 BRACKETT AVE., PEAKS ISLAND**

Tax Assessor's Chart, Block & Lot Number Chart# <b>84</b> Block# <b>K</b> Lot# <b>11</b>		Owner: <b>JOHN J CRONIN JR</b>	Telephone#: <b>781-231-3786</b>
Owner's Address: <b>806 REYNOLDS DRIVE SAUGUS, MA 01906</b>		Lessee/Buyer's Name (If Applicable) <b>N/A</b>	Cost Of Work: <b>\$6,000</b> Fee <b>\$50</b>
Proposed Project Description:(Please be as specific as possible) <b>REPLACE 2 DOORS &amp; 2 WINDOWS, RENOVATE BATHROOM &amp; LAUNDRY, INSTALL SKYLIGHT (NO ADDITIONS)</b>			
Contractor's Name, Address & Telephone <b>OWNER</b>		Rec'd By: <i>[Signature]</i>	

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 you 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, a bow windows cantilever sections and roof overhangs, as well as, 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 of construction:

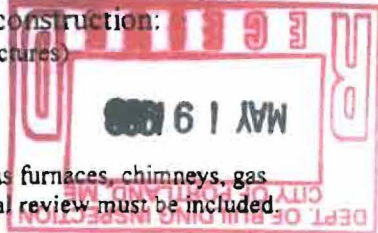
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: **John J Cronin Jr.** Date: **5.19.98**

*Call for P/U  
Scott Lwin  
773-4538*



BUILDING PERMIT REPORT

DATE: 27 MAY 98 ADDRESS: 13 Brackett Ave. P.I. (084-K-011)
REASON FOR PERMIT: To make interior renovations
BUILDING OWNER: John J. Geroin
CONTRACTOR: SAA
PERMIT APPLICANT:
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, \*16, \*24, \*29, \*30

- 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. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. 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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. 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.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the



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

Location of Construction: 13 Brackett Ave P.I.		Owner: Grouin, John J.		Phone: 781-231-3786		Permit No: <b>980555</b>	
Owner Address: 806 Reynolds Dr Saugus, MA 01906		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAY 29 1998</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: 1-fam		Proposed Use:		COST OF WORK: \$ 6,000.00			
Proposed Project Description: Replace 2 doors & 2 windows, renovate bathroom & laundryroom, install skylights		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Signature:		INSPECTION: Use Group: 93 Type: 5 BOCA 95 Signature: <i>Hoffa</i>		Zone: CBL: 084-K-011	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  Signature: Date:		Zoning Approval: <b>Special Zone or Reviews:</b> <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"/>	
Permit Taken By:		Date Applied For: 19 May 1998					

- This permit application does not 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..

Call Scott for P/U 773-4538

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

20 May 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
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

