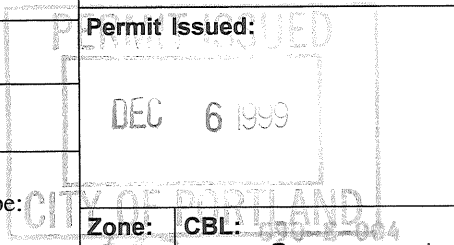


City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 30 Sargent Rd (Beach Rd) Peaks 04108		Owner: * Michael & Lucette Demichwie		Phone: * 766-5948		Permit No: 991340	
Owner Address: 30 Sargent Rd. (Beach Rd) Peaks		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Owner		Address:		Phone:		Permit Issued: DEC 6 1999	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 2,500.00		PERMIT FEE: \$ 42.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Enlarge Existing Deck to 16'X 28'		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/>		Zoning Approval:	
				Approved with Conditions: <input type="checkbox"/>		Special Zone or Reviews:	
				Denied <input type="checkbox"/>		<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: GD		Date Applied For: GD		November 30, 1999			



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..

Please Call For PickUp *766-5948

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

November 30, 1999

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

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: _____



BUILDING PERMIT REPORT

DATE: 2 DEC. 99 ADDRESS: 30 Sargent Rd. (Beach Rd) ^{PT.} CBL: 090-E-004

REASON FOR PERMIT: To Enlarge Existing deck To 16'x28'

BUILDING OWNER: De Michole

PERMIT APPLICANT: _____ (CONTRACTOR Owner)

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 2,500.00 PERMIT FEES: 542.00

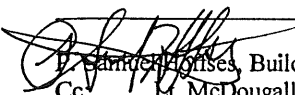
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *6, *11, *13, *29
*32, *33, *34

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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
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 34" 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 1/4" 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 7'6". (Section 1204.0)
- * 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" 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 1010.4)
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
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 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- * 33. Bridging shall comply with Section 2305.16.
- * 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).


 P. Santoro, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

****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.**

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: <i>SAME AS OWNER 30 Beach Rd. Peaks 04108 Sargent Rd.</i>		
Tax Assessor's Chart, Block & Lot Number Chart# <i>90</i> Block# <i>E</i> Lot# <i>4,5,6</i>	Owner: <i>Michael; Lucretia DeMichele</i>	Telephone#: <i>207-766-5948</i>
Owner's Address: <i>30 Beach Rd Peaks Island 04108 (also known as Sargent Rd)</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$2500.00</i> Fee <i>\$42.00</i>
Proposed Project Description:(Please be as specific as possible) <i>EXPAND SIZE OF EXISTING DECK 16' X 28'4"</i>		
Contractor's Name, Address & Telephone <i>OWNER</i>		Rec'd By: <i>GD</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)

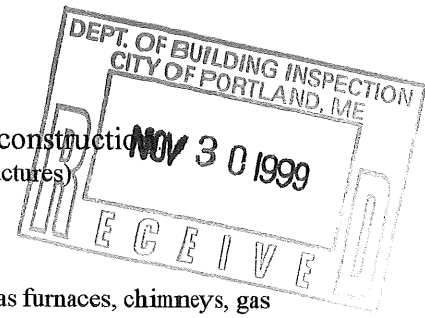
Call for Pick up 766-5948

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: <i>Lucretia DeMichele</i>	Date: <i>11/29/99</i>
---	-----------------------

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations !!!!!

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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.

DEPT OF BUILDING
CITY OF PORTLAND
1000

25767

WARRANTY DEED
Maine Statutory Short Form

I, **JEAN B. MORRIS** of Peaks Island, Portland, Cumberland County, Maine 04108, for consideration paid, grant to **MICHAEL DeMICHELE** and **LUCETTE DeMICHELE** of Peaks Island, Portland, Cumberland County, Maine 04108, with **Warranty Covenants**, and as **Joint Tenants and Not As Tenants In Common**, a certain lot or parcel of land with the buildings and improvements therein, situated on Peaks Island, Portland, Cumberland County, and State of Maine, described as follows:

A certain lot or parcel of land with the buildings and improvements therein, situated on Peaks Island, Portland, Cumberland County, and State of Maine, being part of the lot of land conveyed to William H. Sargent by Clara M. Wallace by deed dated April 11, 1896, and recorded in Cumberland County Registry of Deeds in Book 636, page 295, bounded and described as follows:

Beginning at a stake in the northerly sideline of the lot above mentioned, distance easterly thereon two hundred eighty four (284) feet from an iron post standing upon the shore and marking the northwesterly corner of said lot; thence easterly, by the northerly line of said lot, one hundred thirty five (135) feet to a point; thence southerly, at right angles to said side line, sixty (60) feet to Sargent's Road, so-called; thence westerly, by said Sargent's Road, to a point in a line at right angles to the first described course, from the point of beginning; thence northerly fifty (50) feet to the point of beginning; being lots numbered 2 and 3 on a plan of house lots on Peaks Island for William H. Sargent, recorded in said Registry of Deeds in Plan Book 9, Page 7. Said premises are conveyed subject to any rights the public may have over such part of the northeasterly corner thereof as may be included in Oak Lawn Road, so-called.

ALSO another certain lot of land situated on said Peaks Island, being a triangular lot bounded westerly by the above described premises, forty three and one tenth (43.1) feet, more or less, southerly by Sargent's Road thirty four and seventy five hundredths (34.75) feet, more or less, and easterly by Oak Lawn Road, so-called, fifty three and six tenths (53.6) feet, more or less, being lot marked H on a plan of the Skillings Farm, recorded in said Registry of Deeds in Plan Book 11, Page 99. Said premises are conveyed subject to the restrictions that no building shall ever be erected thereon.

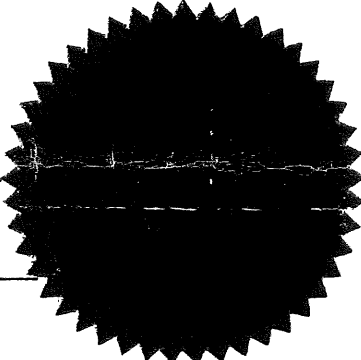
ALSO a right of way, in common with others, in said Sargent's Road and Oak Lawn Road, and also such rights as now exist to take water from the well on lot numbered 10 on said plan of William H. Sargent, as set forth in a deed from William H. Sargent to John Oakes Burke dated July 7, 1905, and recorded in said Registry of Deeds in Book 772, Page 288.

ALSO a certain lot or parcel of land situated on Oak Lawn Road and Oshawa Path in the northeastern part of Peaks Island in said Portland, said lot being the lot marked G on a Plan of the Skillings Farm recorded in said Registry of Deeds, Plan Book 11, Page 99, and bounded and described as follows: Beginning at a point in the southerly line of Oshawa Path, said point being the northeast corner of a lot now or formerly owned by Mabel S. Ayer; thence by the boundary line of said Ayer property in a southerly direction, forty two and five tenths (42.5) feet to a point in the boundary line of a lot now or formerly owned by John O. Burke; thence in an easterly direction by the boundary line of said Burke property, one hundred twenty two and five tenths (122.5) feet to a point in the westerly line of Oak Lawn Road; thence by the westerly side of Oak Lawn Road, one hundred and twenty five hundredths (100.25) feet to a point which is the intersection of the westerly line of Oak Lawn Road with the southerly line of Oshawa Path; thence by the southerly line of Oshawa Path to the point of beginning, this lot containing about five thousand two hundred ninety (5,290) square feet; together with a right of way in common with others in said Oshawa Path and Oak Lawn Road and in the twelve (12) foot roadway connecting said Oak Lawn Road with Island Avenue; also the privilege of taking water from the artesian well in or on the so-called "well-lot" on the westerly side of Oshawa Path, it being agreed that the grantees shall pay a proportional part with others using the pump and well of the costs of keeping pump and well in good order.

The above premises were conveyed to the Grantor herein by Warranty Deed of Lawrence M. Burke to Jean B. Wallace dated December 29, 1975, and recorded in the Cumberland County Registry of Deeds at Book 3788, Page 124. See also a deed from Jean B. Morris (formerly Wallace) to Jean B. Morris and Horton H. Morris dated April 27, 1989, and recorded in said Registry at Book 8743, Page 3; see also deed correcting deed from Jean B. Morris (formerly Wallace) to Jean B. Morris and Horton H. Morris dated May 18, 1991 and recorded in said Registry at Book 9575, Page 190; see also deed from Horton H. Morris to Jean B. Morris dated May 18, 1991 and recorded in said Registry at Book 9575, Page 191.

WITNESS, my hand and seal this 1 day of May, 1994.

SEAL



M. Chelley Meyer
Witness

Jean B. Morris
Grantor - Jean B. Morris

State of Maine,
Cumberland, SS

Personally appeared before me, the above named Jean B. Morris and acknowledged the foregoing instrument to be her free act and deed, and subscribed the same.

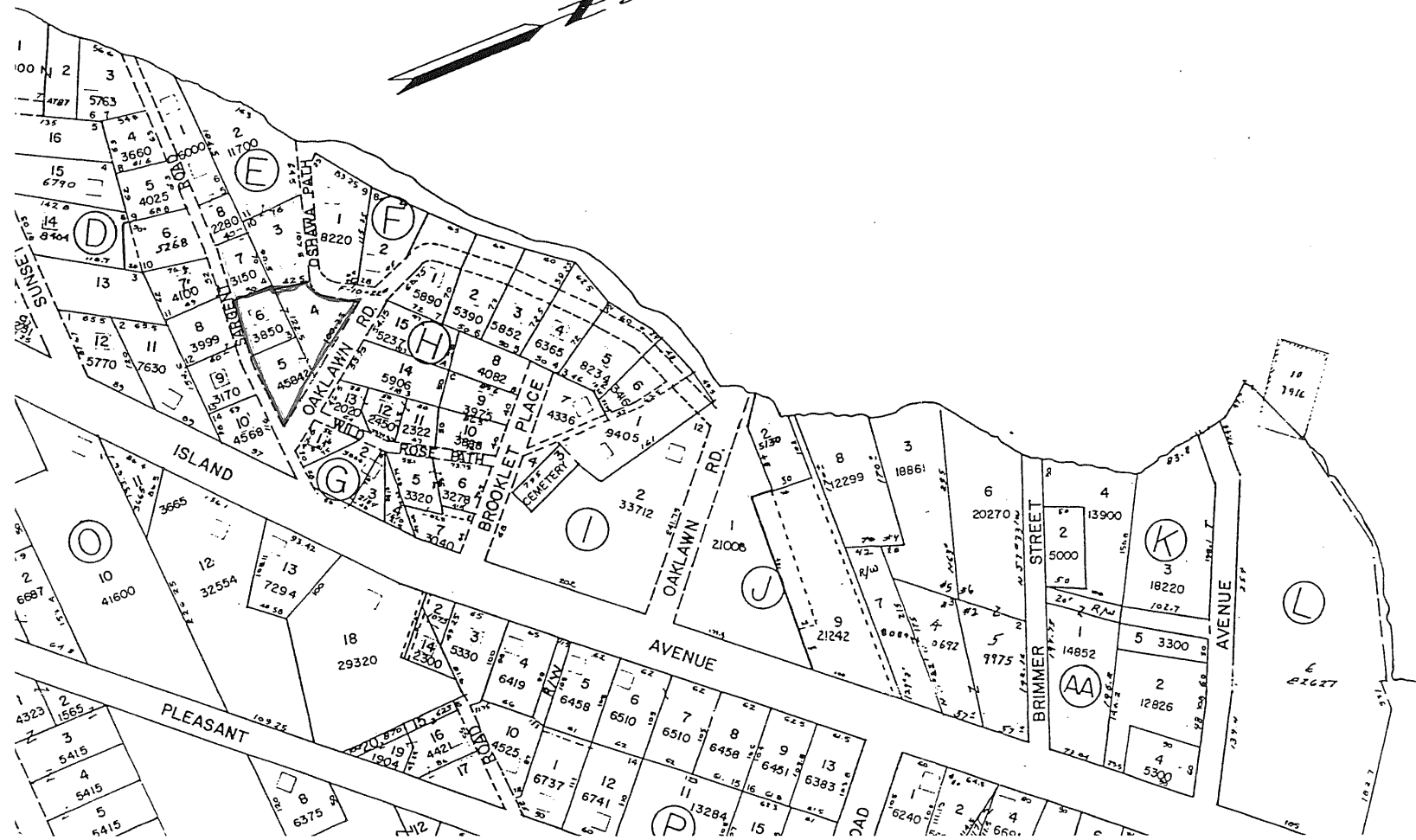
Before me,

5-1-94
Date

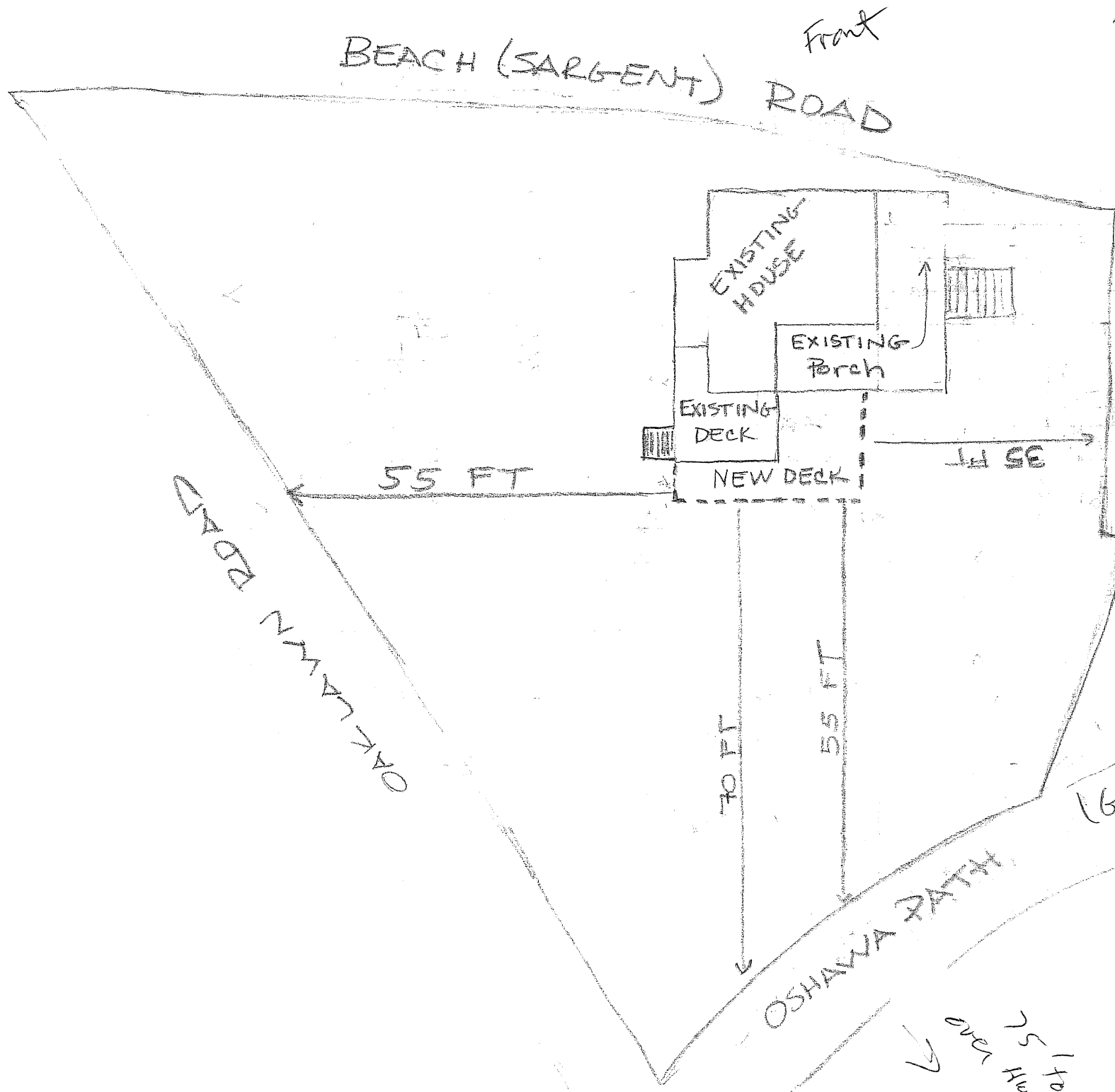
Andrew J. Doukas
Andrew J. Doukas, Attorney At Law

RECEIVED
CUMBERLAND COUNTY REGISTRY OF DEEDS
MAY -9 AM 10:35
CUMBERLAND COUNTY
John B. O'Brien

Nº 90
PEAKS ISLAND



Scale 1" = 20 FT



PLOT PLAN

IR-2 Zone

Rear → 25' req - 55' shown
 Side → 20' req - 35' & 55' shown

Front: N/A ok

75' to
over Hwy

INVOICE

RUFUS DEERING LUMBER

Established 1854

383 Commercial St., P.O. Box 880
Portland, ME 04104-0880
1-800-772-6505 • (207) 772-6505 • FAX (207) 772-6981
lumber@rufusdeering.com

PLEASE BE SURE TO RETURN YOUR PINK
SLIP TO A YARD PERSON OR TO THE OFFICE

CUSTOMER NO.	JOB NO.	PURCHASE ORDER NO.	REFERENCE	TERMS	CLERK	DATE	TIME
*7				CASH/CHECK/BANKCARD	SMC	11/24/99	9:51

*** CASH ***

MIKE DEMICHELE
253-2218
PEAKS ISLAND

EXP. DATE: 12/25/99

DOC# 487705

* ESTIMATE *

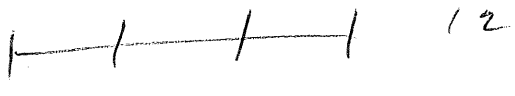
EST. 487705

SLSPR: SC SAM COOK
TAX: 001 ME SALES TAX

QUANTITY SHIPPED	QUANTITY ORDERED	UM	SKU	DESCRIPTION	PRICE/PC	UNITS	EXTENSION	
	27	PC	21016T	16' PCS 2X10 PT .40 #2 SYP NBDS SHEETS ARE AVAILABLE UPON REQUEST.	21.999	27	593.97	
				DOUBLE 8 JOISTS UNDER TUB				
		PC	21012T	12' PCS 2X10 PT .40 #2 SYP	18.347	8	133.44	
		EA	210JH	EA 2X10 JOIST HANGERS LUS210	.77	34	25.20	
		EA	210DJH	EA DBL 2X10 JOIST HANGER LUS210Z	1.364	8	9.92	
		PC	8A616T	16' PCS 8/4 X 8 PT .40 PREM. SYP	18.061	42	689.64	
		PC	4612T	12' PCS 4X6 PT .40 #2 SYP *	22.967	5	104.40	
		PC	448T	8' PCS 4X4 PT .40 #1 SYP	10.372	5	47.15	
		PC	2416T	16' PCS 2X4 PT .40 #1 SYP	11.005	4	40.02	
		PC	2412T	12' PCS 2X4 PT .40 #1 SYP	7.858	1	7.14	
		PC	248T	8' PCS 2X4 PT .40 #1 SYP	5.561	4	20.22	
		EA	3TR	EA 2X2 3" .40 CLEAR PT BALUSTER	1.193	162	176.58	
		PC	48HDLAT	PCS. 4X8 H.D. PT LATTICE	16.159	7	102.83	
		EA	5CHM	ROUGH HARDWARE ALLOWANCE	100.00	1	100.00	
		EA	8BT	12' PCS 8" SONOTUBE	8.47	4	30.80	
		BO	CONCM	800 CONCRETE MIX	4.939	20	85.30 0	
							TAXABLE	2166.63
							NON-TAXABLE	0.00
							SUBTOTAL	2166.63
							TAX AMOUNT	119.16
							TOTAL AMOUNT	2285.79

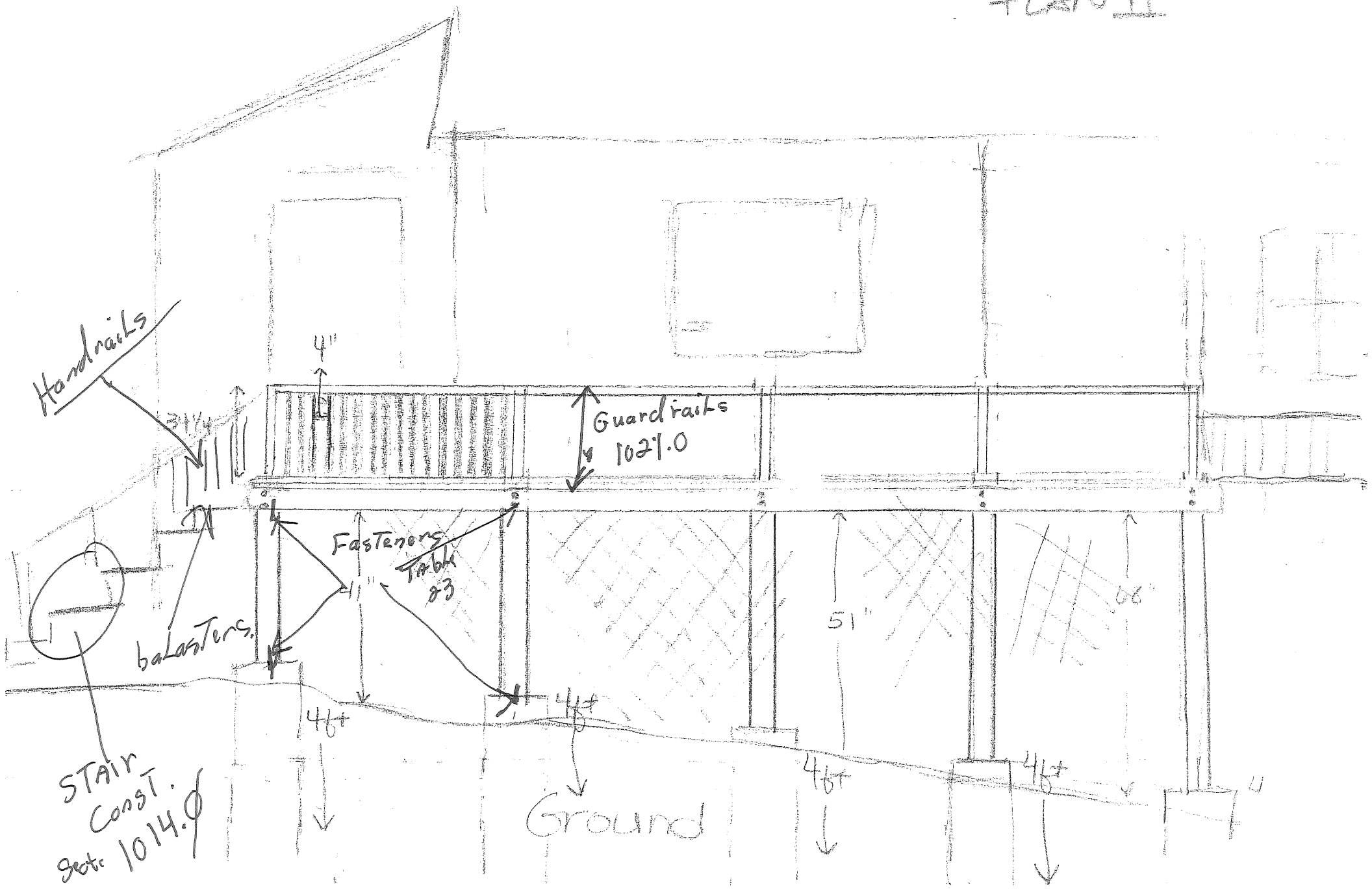
TERMS - NET 10th PROX. ** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE **
Note terms and conditions of sale on reverse side

Bob
1 - Plumb bob
7 - 4x4 Footing Posts
8 - Stakes
7 - J Bars



1/4" = 1 FT

BUILDING PLAN II

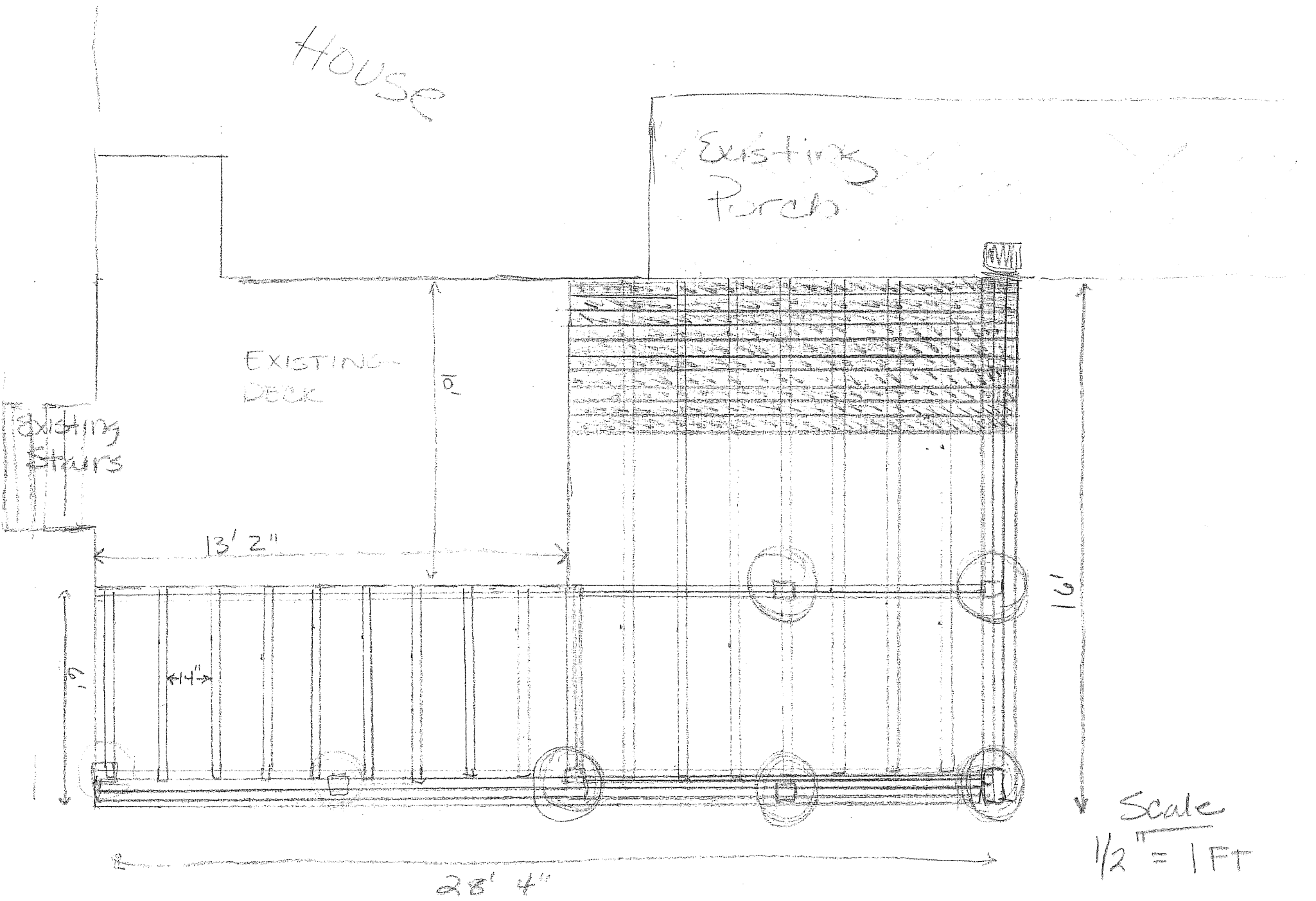


HOUSE

Existing Porch

EXISTING DECK

Existing Stairs



BUILDING Plan I