

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

Location of Construction: Rockledge Ave Little Diamond Island		Owner: John Perry		Phone:		Permit No: 000772
Owner Address: SA 381 Danforth St.		Lessee/Buyer's Name:		Phone:		
Contractor Name: *** Project Management Inc		Address: **** 225 Commercial Street		Phone: 775-7442		Zone: <u>172</u> CBL: 105-Y-011 Zoning Approval: <u>OK with conditions</u> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <u>within the</u> <input checked="" type="checkbox"/> Wetland <u>75' from H/W</u> <input checked="" type="checkbox"/> Flood Zone <u>meet 30%</u> <input type="checkbox"/> Subdivision <u>req.</u> <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> 7/13/00 Zoning Appeal
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 150,000 PERMIT FEE: \$924.5 924.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <u>A-3</u> Type: <u>5B</u> <u>MOCA 99</u> Signature: <u>[Signature]</u>		
Proposed Project Description: renovate house and add 2nd floor						
Permit Taken By: <u>K</u>		Date Applied For: July 7 2000 K				

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..

NOTE: The ordinance uses the date of June 15, 1992 for the date to use for the 30% of square footage. The 1990 Addition are allowed to be added ASP and the footprint to determine the increases.

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: July 7 2000		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT 1

COMMENTS

12-15-2K: P.lbg Not ready: ~~with it~~ Striers will need to be completely rebuilt to make acceptable compliance, Contractor is aware & discussed need for 42" band rail Compliance. PKW. 2nd floor Balcony needs structural supports. PKW

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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: ROCKEDGE AVE, LITTLE DIAMOND ISL.

Tax Assessor's Chart, Block & Lot Number Chart# <u>105</u> Block# <u>Y</u> Lot# <u>11</u>		Owner: <u>JOHN & SHAWN PERRY</u>	Telephone#:
Owner's Address: <u>381 DANFORTH ST PORTLAND, ME 04102</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$150,000</u> Fee: <u>\$124.00</u>
Proposed Project Description: (Please be as specific as possible) <u>REMODEL EXISTING HOUSE WITH IN THE EXISTING FOOT PRINT BY ADDING 2ND FLOOR BED ROOM & BATH, ENLARGE EXISTING LIVING ROOM BY ENCLOSING A DECK AREA, REPLACE EXISTING KITCHEN & ADD NEW BATH ROOM IN BASE</u>			
Contractor's Name, Address & Telephone <u>PROJECT MANAGEMENT, INC, 225 COMMERCIAL ST, PORTLAND ME 04101</u>		Rec'd By: <u>775-7442</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 1996 B.O.C.A. 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:

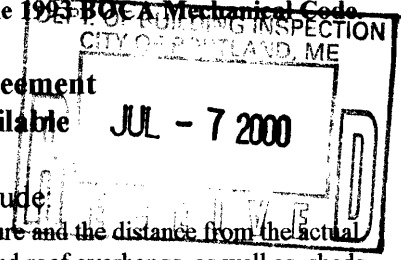
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Cyrus J Hagg Date: 7-6-00

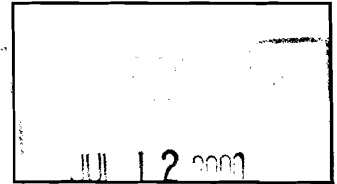
Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.





FILL IN AND SIGN WITH INK

117-B-001



APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

000763

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL Townsend Use of Building Multi Date 7/12/00

Name and address of owner of appliance _____

Installer's name and address J. A. Poirer Heating & Cooling Telephone 974-0007
Portland 04103

Location of appliance:

Basement Floor
 Attic Roof

Type of Fuel:

Gas Oil Solid

Appliance Name: WEL-ME-LIN

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

Type of Chimney:

Masonry Lined
Factory built _____

Metal
Factory Built U.L. Listing # _____

Direct Vent
Type Indirect UL# _____

Type of Fuel Tank

Oil
 Gas

Size of Tank _____

The Type of License of Installer:

Master Plumber # _____

Solid Fuel # _____

Oil # _____

Gas # PNT 702

Other _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 2,000

Permit Fee: \$ 30.00

Approved

Fire: _____

Ele.: _____

Bldg.: _____

Signature of Installer J. A. Poirer

Approved with Conditions

See attached letter or requirement

Inspector's Signature _____ Date Approved _____

BUILDING PERMIT REPORT

DATE: 9 July 2000 ADDRESS: Pockledge Ave. Little Falls CBL: 105-7-001

REASON FOR PERMIT: Beso. of dwelling

BUILDING OWNER: John Perry

PERMIT APPLICANT: _____ CONTRACTOR Project Management Tr.

USE GROUP: R-3 CONSTRUCTION TYPE: 503 CONSTRUCTION COST: \$150,000 PERMIT FEES: \$924.00

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)

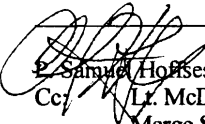
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *9, *11, *13, *15, *19, *22, *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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- *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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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 3/4" 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 (508)mm, 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 closure'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)

shy/la
7/7

- *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/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
- 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 be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and 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/1999)
- 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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. 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.
- 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.
- *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 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 Samuel Hoffes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

****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.**


******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, OR EQUIVALENT.**

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

WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, David E. Redmond, of the County of Lee and State of Florida, for valuable consideration received, hereby grant to Shawn Gorsuch-Perry and John Perry of the County of Cumberland and State of Maine, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any improvements thereon, located at 1 Rockledge Avenue, Little Diamond Island, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on September 30, 1999.



Witness



David E. Redmond

STATE OF MAINE
Cumberland, ss.

On September 30, 1999, personally appeared the above-named David E. Redmond and acknowledged the foregoing deed to be his/her free act and deed.

Before me,



Notary Public/Attorney At Law

THOMAS P. SORENSON
Type or Print Name

EXHIBIT A

PARCEL 1

Beginning at a point which is sixty-five (65) feet southwesterly from a point on the southerly side line of Rockledge Avenue, so-called, on said Little Diamond Island, which second mentioned point is also the northwesterly corner of Lot 27 on Plan of Westerly End of Little Diamond Island made by E.C. Jordan & Co., C.E. and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 89; thence southeasterly at an external angle of $109^{\circ} 30'$ with the side line of Rockledge Avenue a distance of fifty (50) feet to a drill hole in ledge; thence on the same course thirty-three and eight hundredths (33.08) feet to an iron pipe; thence on the same course twenty-five (25) feet, more or less, to high water mark of Casco Bay; thence southwesterly along the shore to a point which is further described as the southwesterly corner of Lot No. 2 as delineated on said Plan; thence northerly and northeasterly along the side line of Rockledge Avenue, one hundred ninety-four (194) feet, more or less, to the point of beginning.

Being the same premises conveyed to David E. Redmond herein by Deed of Daniel J. Coyne dated March 26, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9121, Page 195.

Parcel 2

A certain lot or parcel of land being a ten foot strip which was formerly part of Rockledge Avenue, situated on Little Diamond Island, in the City of Portland, County of Cumberland and State of Maine, the easterly and southerly boundary of said strip being more particularly bounded and described as follows:

Beginning at a point on the southeasterly side line of Rockledge Avenue as shown on a Plan of the West End of Little Diamond Island, dated July, 1908, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 71, said point being the westerly corner of land described in the mortgage deed of Mary Ellen Moore to Maine Coast Realty Company, dated December 4, 1911 and recorded in said Registry of Deeds in book 988, Page 43, said point also being $S 22^{\circ} 27' 55'' W$, 19.21 feet from a found 5/8 inch iron rod with plastic cap marked "RLS 2082," at the northerly corner of land now or formerly of David E. Redmond, as described in the deed of Daniel J. Coyne, dated March 26,, 1990, and recorded in said Registry of Deeds in Book 9121, Page 195;

Thence along land of said Redmond, being the westerly side line of Lot 2 as shown on the Plan of the West End of Little Diamond Island, being a curve to the left, at a length of 96.77 feet to a found 5/8 inch iron rod with plastic cap marked "RLS 2082," said curve having a radius of 294.45 feet, and a delta angle of $18^{\circ} 49' 50''$;

Thence continuing along land of said Redmond, being the westerly side line of said Lot 2, being a curve to the left, a length of 57.65 feet to a found 5/8 inch iron rod with plastic cap marked "RLS 2082," said curve having a radius of 579.80 feet, and a delta angle of $05^{\circ} 41' 50''$;

Thence continuing along land of said Redmond, being the southwesterly side line of said Lot 2, being a curve to the left, a length of 29.09 feet to a found 5/8 inch iron rod with plastic cap marked "RLS 2082," said curve having a radius of 28.00 feet, and a delta angle of $59^{\circ} 32' 00''$;

Thence continuing along land of said Redmond, being the southerly side line of said Lot 2, $S 62^{\circ} 14' 40'' E$, 24 feet, more or less, to the high water mark of Casco Bay.

Containing 2,100 square feet, more or less.

Meaning and intending to describe the easterly and southerly side line of a ten foot strip of land taken from the easterly side of a 25 foot wide passageway called Rockledge Avenue, as shown on said plan, and running from the point of beginning, holding the width of ten feet to the high water mark, and is described in the Mortgage Deed of Maine Coast Realty Company to Perley W. Stevens, dated November 7, 1911 and recorded in said Registry in Book 871, Page 471.

The basis of bearing for this description is the 1990 magnetic meridian.

This description is based from a Standard Boundary Survey for David E. Redmond, dated May 2, 1990 by Paul J. Miller, RLS 2082.

Being the same premises conveyed to David E. Redmond herein by Deeds of Pauline E. Bowker dated May 1, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9554, Page 71 and by deed of Charles F. Haynes and Theodore T. Rand dated May 1, 1991 and recorded in said Registry of Deeds in Book 9554, Page 74.

PROJECT MANAGEMENT, INC.

225 Commercial Street, Suite 404

Portland, Maine 04101-4613

207-775-7442

FAX 207-761-0922

July 6, 2000

Inspection Services
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Perry Cottage Renovations, Little Diamond Island

Dear Sir or Madam:

Enclosed please find the following information.

1. Copy of the Owners deed.
2. Survey of the property.
3. Existing building plans.
4. Proposed building plans.
5. Engineer stamped framing plans.
6. Square foot and cubic foot calculations.

The enclosed renovation plan proposes to take the existing cottage and increase the total square and cubic footage by less than 30%. The proposed footprint will be reduced from the existing footprint. The bulk of the work will involve changing the existing roofline to add a bedroom on the second floor. The highest ridge point will be 19'-2" above grade.

If you have any questions, don't hesitate to call.

Sincerely,

Cyrus Y. Hagge

SQUARE & CUBIC FT CALCULATIONS

PERRY CUBIC FOOT CALCS 4

JOHN PERRY LITTLE DIAMOND ISLAND

EXISTING HOUSE

	LENGTH	WIDTH	C. HEIGHT	VOLUME	SQUARE FT
FIRST FLOOR					
(A) First Floor	32'-4"	24'-4"	8'-2"	6,425.20	786.76
(B) Covered Porch	14'-4"	20'-6"	8'-8"	2,546.51	293.83
(C) Covered Porch Crawl Space	14'-4"	20'-6"	5'-0"	1,469.13	293.83
(D) East Deck & Crawl Space	12'-2"	12'-2"	3'-0"	462.31	148.03
(E) Raised Foundation & Slab	32'-4"	24'-4"	3'-0"/2	1,180.14	
2ND FLOOR					
(F) Covered Porch Deck	14'-4"	20'-6"			293.83
(G) Second Floor	32'-4"	24'-4"	7'10"	6,162.92	786.76
(H) Cathedral Ceiling	32'-4"	24'-4"	1'-6"/2	590.07	
(I) East Deck	12'-2"	12'-2"			148.03
TOTAL EXISTING VOLUME AND SQUARE FOOTAGE				18,836.27	2,751.05
30% INCREASE BY CODE				5,650.88	825.31
TOTAL EXPANDED VOLUME AND SQUARE FOOTAGE ALLOWED				24,487.15	3,576.36

PROPOSED EXPANSION

FIRST FLOOR					
(A) First Floor	32'-4"	24'-4"	8'-2"	6,425.20	786.76
(B) Covered Porch	11'-0"	16'-6"	8'-8"	1,572.99	181.50
(C) Covered Porch Crawl Space	11'-0"	16'-6"	5'-0"	907.50	181.50
(D) East Deck Crawl Space	12'-2"	12'-2"	3'-0"	444.08	148.03
(E) Raised Foundation & Slab	32'-4"	24'-4"	3'-0"/2	1,180.14	
SECOND & THIRD FLOOR					
(F) East Deck	12'-2"	12'-2"			148.03
(G) Living/Kitchen/Dining	32'-4"	24'-4"	7'-0"	5,507.31	786.76
(H) Cathedral ceiling & 1/2 bedroom	24'-3"	24'-4"	14'-0"/2	4,130.53	393.39
(I) 1/2 Bedroom	8'-1"	24'-4"	9'-0"	1,770.24	393.39
(J) 1/2 Bedroom ceiling	8'-1"	24'-4"	5'-0"/2	491.73	
(K) Covered porch and Deck	11'-0"	16'-6"	7'-0"	1,270.50	236.49
(L) Covered porch ceiling	11'-0"	16'-6"	5'-0"/2	453.75	
(M) Porch/living ceiling	9'-0"	16'-6"	5'-0"/4	185.63	
TOTAL RENOVATED CUBIC AND SQUARE FEET				24,339.59	3,255.84
30% INCREASE VARIANCE				-147.56	-320.53

* All cathedral ceilings calculations are Length x Width x Height/2



CITY OF PORTLAND, MAINE

330 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 877-8800

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
June 4, 1990

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

RE: Rockledge Avenue, Little Diamond Island

David Redmond
340 Eastern Promenade
Portland, Maine 04101

Dear Mr. Redmond,

This letter is in regards to your application for a permit to construct a deck on your property at Little Diamond Island. I have reviewed this thoroughly since the shoreland zoning is in a state of change at this time. I have consulted with the City's Corporation Counsel and the D.E.P. in Augusta to be sure that my interpretation is correct regarding this matter. I believe the following regulations apply.

Section 12.C.1.a of the D.E.P. guidelines effective March 24, 1990

After January 1, 1989, if any portion of a structure is less than the required setback from the normal high water line of a water body or upland edge of a wetland, that portion of the structure shall not be expanded in floor area or volume, by 30% or more, during the lifetime of the structure.

Section 12.C.1.c.

No structure which is less than the required setback from the normal high water line of a water body, tributary stream, or upland edge of a wetland shall be expanded toward the water body, tributary stream, or wetland.

I have reviewed the preliminary boundary survey prepared by Paul J. Miller and found that the existing structure is within the 100' setback now required by the State of Maine. The proposed deck would be an expansion toward the water body.

Based on this information, I find that this permit is not issuable as submitted.

Sincerely,

William D. Giroux
Zoning Codes Enforcement Officer

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Alexander Jaegerman, Chief Planner
Natalie Burns, Associate Corporation Counsel
Warren J. Turner, Administrative Assistant
Arthur Addato, Code Enforcement Officer

900670

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$45. Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: David Redmond Phone # 871-0443
 Address: 340 Eastern Prom.; Portland, ME 04101 772-8040
 LOCATION OF CONSTRUCTION: Rockledge Ave; Little Diamond Is
 Contractor: Hamer Construction, Inc. Sub. # 9-
 Address: 58 Quebec St; Pld, ME 04101 Phone # 774-7905
 Est. Construction Cost: _____ Proposed Use: single-family w deck
 Past Use: single-family
 # of Existing Res. Units: _____ # of New Res. Units: _____
 Building Dimensions: L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms: _____ Lot Size: _____
 Is Proposed Use: Residential Condominium Conversion
 Explain Conversion: construct deck; add deck

For Official Use Only: **PERMIT ISSUED**
 Date: 5/23/90 Subdivision: _____
 Inside Fire Limits: _____ Name: JUN 29 1990
 Bldg Code: _____ Lot: _____
 Time Limit: _____ Ownership: City Of Portland
 Estimated Cost: \$4850.
 Zoning: IR-2
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
 Review Required: consulted with DEP - see attached
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____
 Special Exception: see changes 6-26-90
 Other: WORK 5-31-90

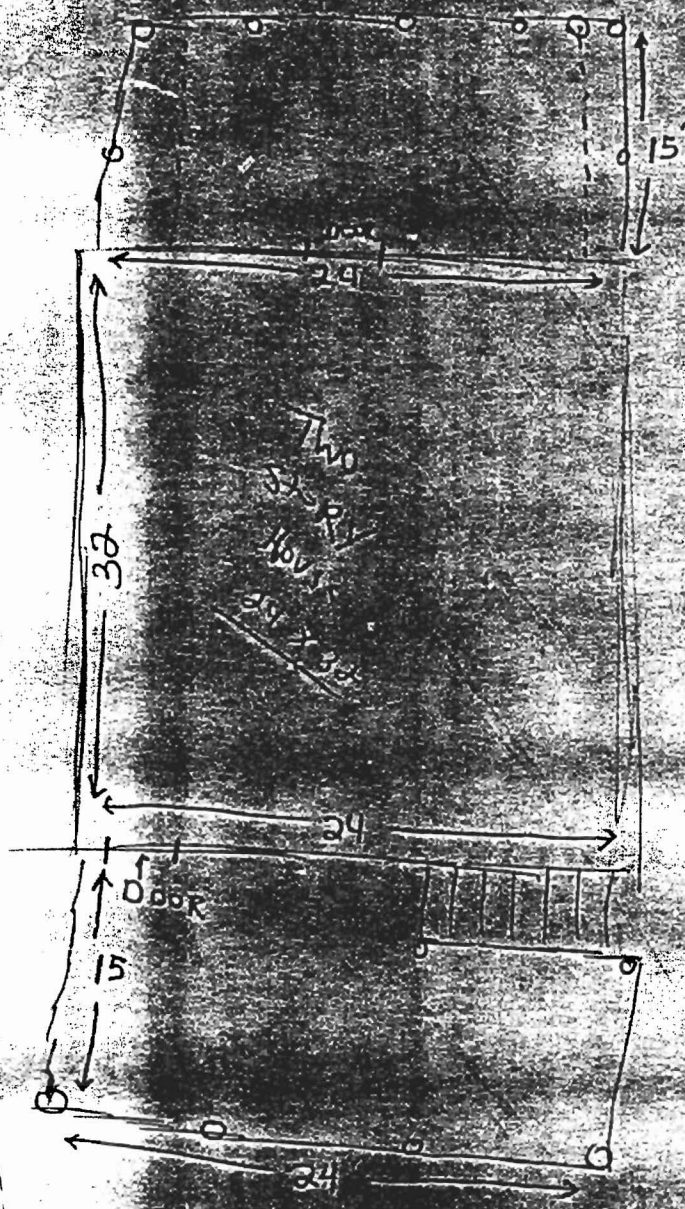
Foundation: 105' x 115'
 1. Type of Soil: _____
 2. Bear Capacity: _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____
 Floor:
 1. Joist Size: _____ Joists must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joist Spacing: _____ Spacing 16" O.C.
 5. Bridging: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____
 Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____
 Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Roof:
 1. Truss or Rafter Size _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 Chimneys:
 Type: _____ Number of Fire Places: _____
 Heating:
 Type of Heat: _____
 Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
 Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
 Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.
 Permit Received By Louise E. Chase
 Signature of Applicant Andrew H. Hamer Date 5/23/90
 Signature of CEO _____ Date _____
 Inspection Dates _____

option #2

18x15

House Original By Built 1960



15x12 plus steps

edge of cliff

N →

all construction to meet
code — less than 30%
expansion sideways
WDH

our present
codes specifically use June 15, 1992 ASHRAE
starting date for figuring the 30%

STRUCTURAL NOTES:

CODE: Comply with the 1999 BOCA Building Code.

DESIGN LOADS: Dead Loads: Roof = 16.0 psf, Floors = 10.0 psf.
Live Loads: Roof = 45.0 psf, 1st Floor = 45.0 psf, 2nd Floor = 35.0 psf.
Wind Load: Building = 22.0 psf.

FOUNDATIONS:

1. Bear footings on firm, undisturbed native soil at 4'-0" minimum below lowest adjacent finish or natural grade, whichever is lower.
2. Place foundation concrete only on clean, firm, dry bearing material.
3. Engineer shall be notified if stone ledge is found during excavation.

CONCRETE:

1. Concrete regular weight (144 pcf) with Type II cement per ASTM C150, aggregate per ASTM C33, and potable water. No fly-ash permitted in floor slab. Aggregate size = 1" for footings and slab. Minimum 28-day compressive strength = 3000 psi
2. Cure concrete with polyethylene for 5 days or with a curing compound approved by the Engineer.
3. Provide saw-cut joints in slabs on grade at 20' - 0" o.c. maximum.

WOOD:

1. General:
 - a. Double up studs at jambs and under beams.
 - b. Double floor joists below all interior walls.
 - c. Provide solid blocking at 9'-0" maximum between floor joists.
 - e. Provide 2" solid blocking at joist supports.
2. Connections:
 - a. Nail roof plywood with 8d common at 6" at all edges and boundary members and at 10" at intermediate supports.
 - b. Nail floor plywood with 10d common nails at 6" at all edges and boundary members and at 12" at intermediate supports. Glue to all framing members.
 - c. Nail wall plywood with 10d common nails at 6" at all edges and boundary members and at 12" at intermediate supports.
3. Structural Sawn Lumber:
 - a. 2 x 6 thru 2 x 14 joists: Spruce Pine Fir No. 2 with F_b (repetitive) = 1200 p.s.i.
 - b. Studs: Spruce Pine Fir No. 2 with F_b (repetitive) = 1200 p.s.i.
 - c. Laminated Veneer Lumber (LVL): F_b = 2800 psi, F_v = 285 psi, E = 2,000 ksi
4. Plywood:
 - a. Sub-flooring: C-D INT-APA (PSI-74) with exterior glue; 5/8" with Identification Index 40/20. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
 - b. Roof Sheathing: C-D INT-APA (PSI-74) with exterior glue; 5/8" with Identification Index 40/20. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
 - c. Wall Sheathing: C-D INT-APA (PSI-74) with exterior glue, 1/2" with Identification Index 24/0. All panel edges backed with 2" nominal or wider framing.

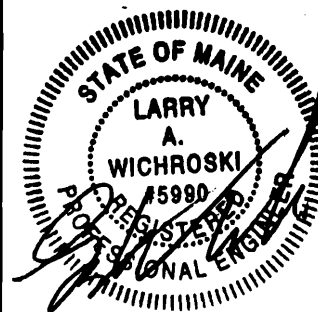
SUPPLEMENTARY NOTES:

1. Verify all dimensions and conditions with architectural drawings prior to starting work. Notify the Engineer of any discrepancies or inconsistencies.
2. Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.

Title:

GORSUCH/PERRY COTTAGE

LITTLE DIAMOND, MAINE



Job No:

03000

Date:

6-3-00

Name:

LAW

Sheet:

S-1



ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
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