

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 041268

Please Read Application And Notes, If Any, Attached

This is to certify that Smith Harmon A & Donna J. Meddy H. Assoc \_\_\_\_\_

SEP 14 2004

has permission to cleanup and rebuild after fire \_\_\_\_\_

AT 172 Diamond Ave \_\_\_\_\_ 083E B091001 CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit on procedure before this building or part thereof is closed or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Jamie Bonke* 9/13/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 04-1268	Issue Date: SEP 2004	CBL: 083E B091001
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Location of Construction: 172 Diamond Ave <i>unit 9A</i>	Owner Name: Smith Harmon A & Donna Jts	Owner Address: 21 Hawthorne Vlg Apt A	Phone:
Business Name:	Contractor Name: Leddy Houser Assoc	Contractor Address: 429 Preble St Portland	Phone 2077670903
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>IR-1</i>

Past Use: residential <i>single Family</i>	Proposed Use: residential cleanup and rebuild <i>single Family</i>	Permit Fee: \$1,131.00	Cost of Work: \$115,000.00	CEO District: 1
Proposed Project Description: cleanup and rebuild after fire		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>BOCA 1999</i>	
		Signature:	Signature: <i>JMB 9/13/04</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 08/30/2004	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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"/> Date: <i>JMB 9/13/04</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9/13/04</i>
	<i>Approved to remain SF Home</i>		

*per D.A. for structural work*

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

<b>Permit No:</b> 04-1268	<b>Date Applied For:</b> 08/30/2004	<b>CBL:</b> 083E B091001
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<b>Location of Construction:</b> 172 Diamond Ave	<b>Owner Name:</b> Smith Harmon A & Donna Jts	<b>Owner Address:</b> 21 Hawthorne Vlg Apt A	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Leddy Houser Assoc	<b>Contractor Address:</b> 429 Preble St Portland	<b>Phone</b> (207) 767-0903
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> residential cleanup and rebuild	<b>Proposed Project Description:</b> cleanup and rebuild after fire
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/13/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit approves structural work, historic review and approval is required for exterior finishes.			
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/13/2004
<b>Note:</b> 9/9/04 left vm w/Leddy-Houser for structural stamped plans, clearer and historic review, left vm w/Deb A. 9/13 Received new stamped plans, they would like to start the structural work to shore up the brick gables.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, or heating.			

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	083E B091001
<b>Location</b>	172 DIAMOND AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	SMITH HARMON A & DONNA JTS 21 HAWTHORNE VLG APT A FRANKLIN MA 02038
<b>Book/Page</b>	13310/221
<b>Legal</b>	83E-B-91 UNIT 9A PLAN OF DIAMOND COVE MCKINLEY CT 167 GREAT DIAMOND ISLAND

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$31,500	\$145,530	\$177,030

**Property Information**

<b>Year Built</b> 1850	<b>Style</b> Colonial	<b>Story Height</b> 2	<b>Sq. Ft.</b> 2356	<b>Total Acres</b> 0.041		
<b>Bedrooms</b> 4	<b>Full Baths</b> 2	<b>Half Baths</b> 1	<b>Total Rooms</b> 8	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b> 09/09/1997	<b>Type</b> LAND + BLDING	<b>Price</b> \$90,000	<b>Book/Page</b> 13310-221
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**Picture and Sketch**

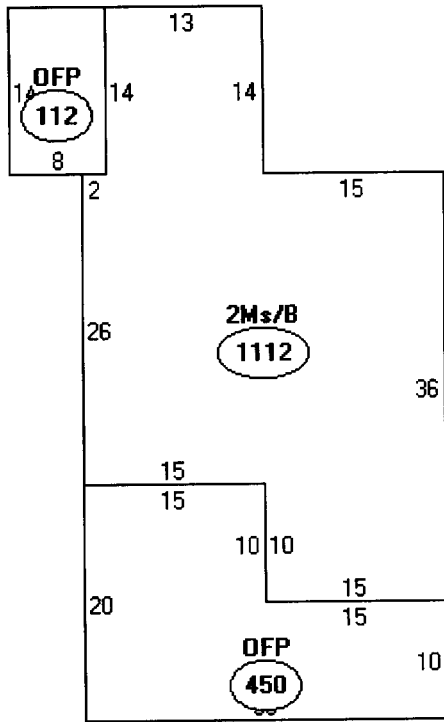
[Picture](#)      [Sketch](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**





Descriptor/Area

A: 2Ms/B  
1112 sqft

B: OFF  
112 sqft

C: OFF  
450 sqft

Smith

27

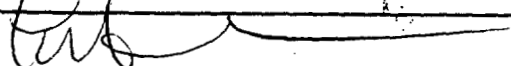
# All Purpose Building Permit Application

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: <u>172 McKinley</u>		
Total Square Footage of Proposed Structure <u>1750</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>83</u> Block# <u>EB</u> Lot# <u>091</u>	Owner: <u>Donna Harmon Smith</u>	Telephone: <u>766-5029</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>115,000</u> Fee: \$ <u>1056.</u>
Current use: <u>Summer home</u>		
If the location is currently vacant, what was prior use: <u>same</u>		
Approximately how long has it been vacant: <u>LONG</u>		
Proposed use: <u>same</u>		
Project description: <u>Fire Damage cleanup &amp; rebuild</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Leddy House Assoc.</u>		
Mailing address: <u>429 Preble St. S.P. Me 04106</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

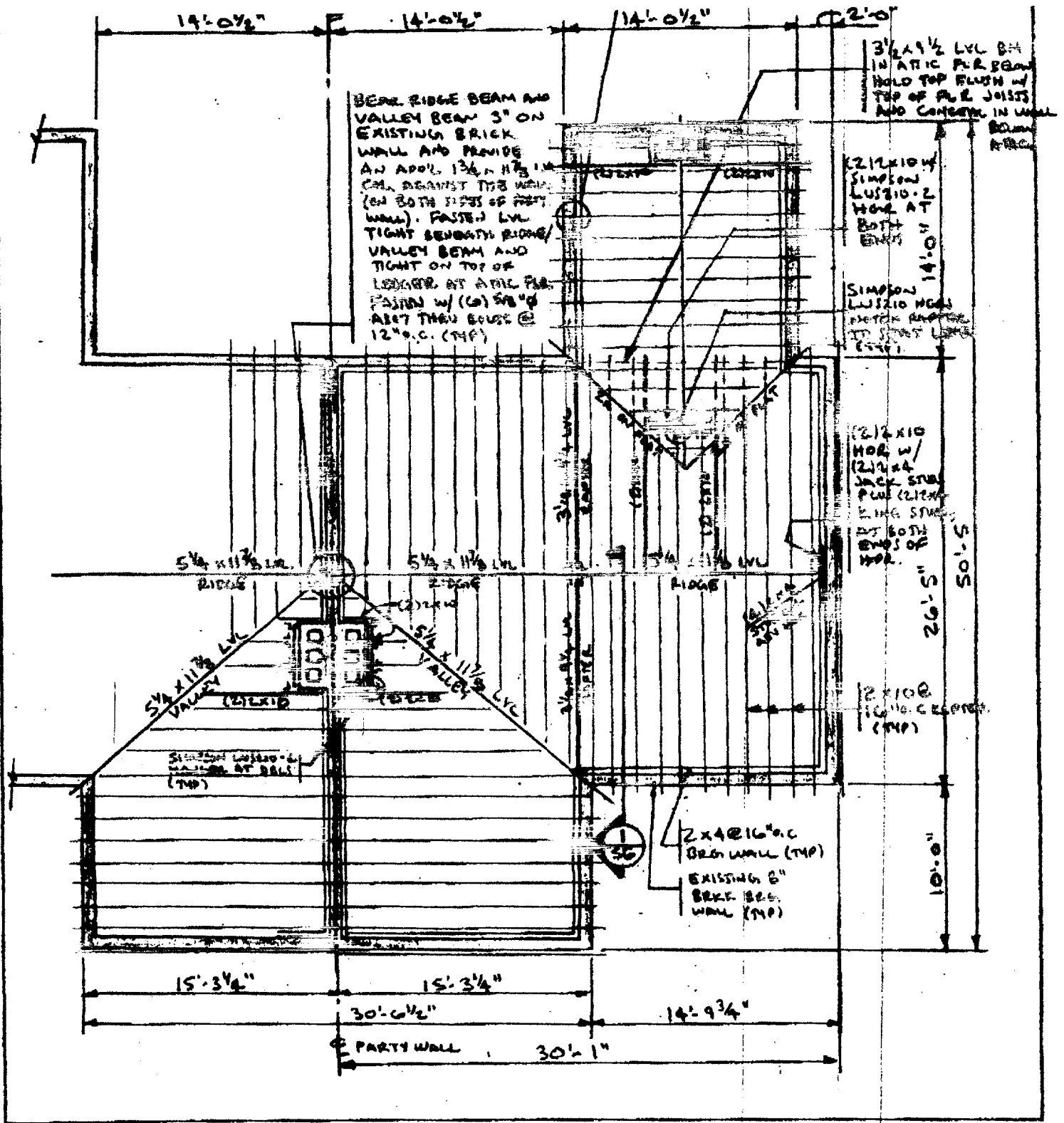
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: <u>8/27-04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

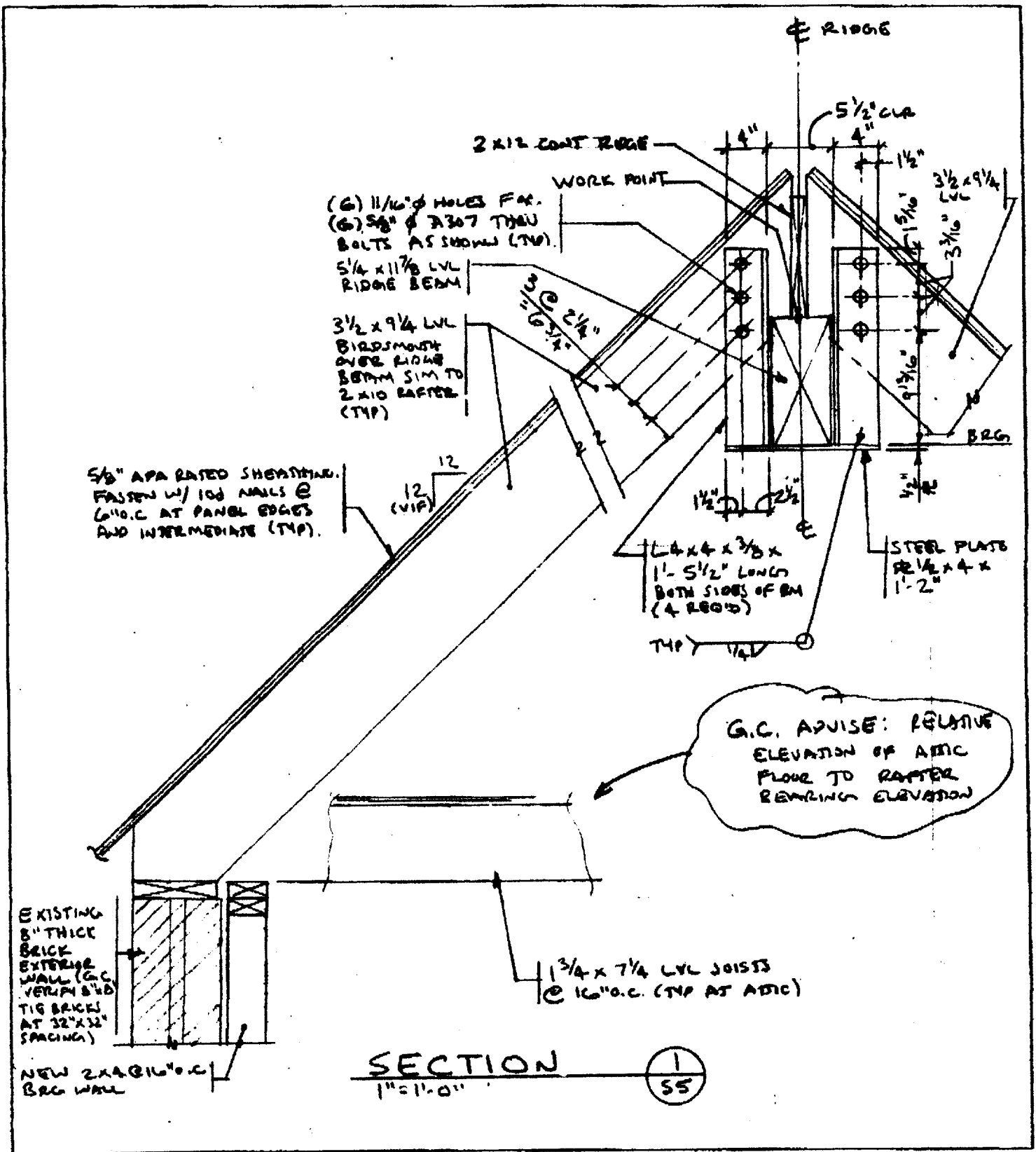
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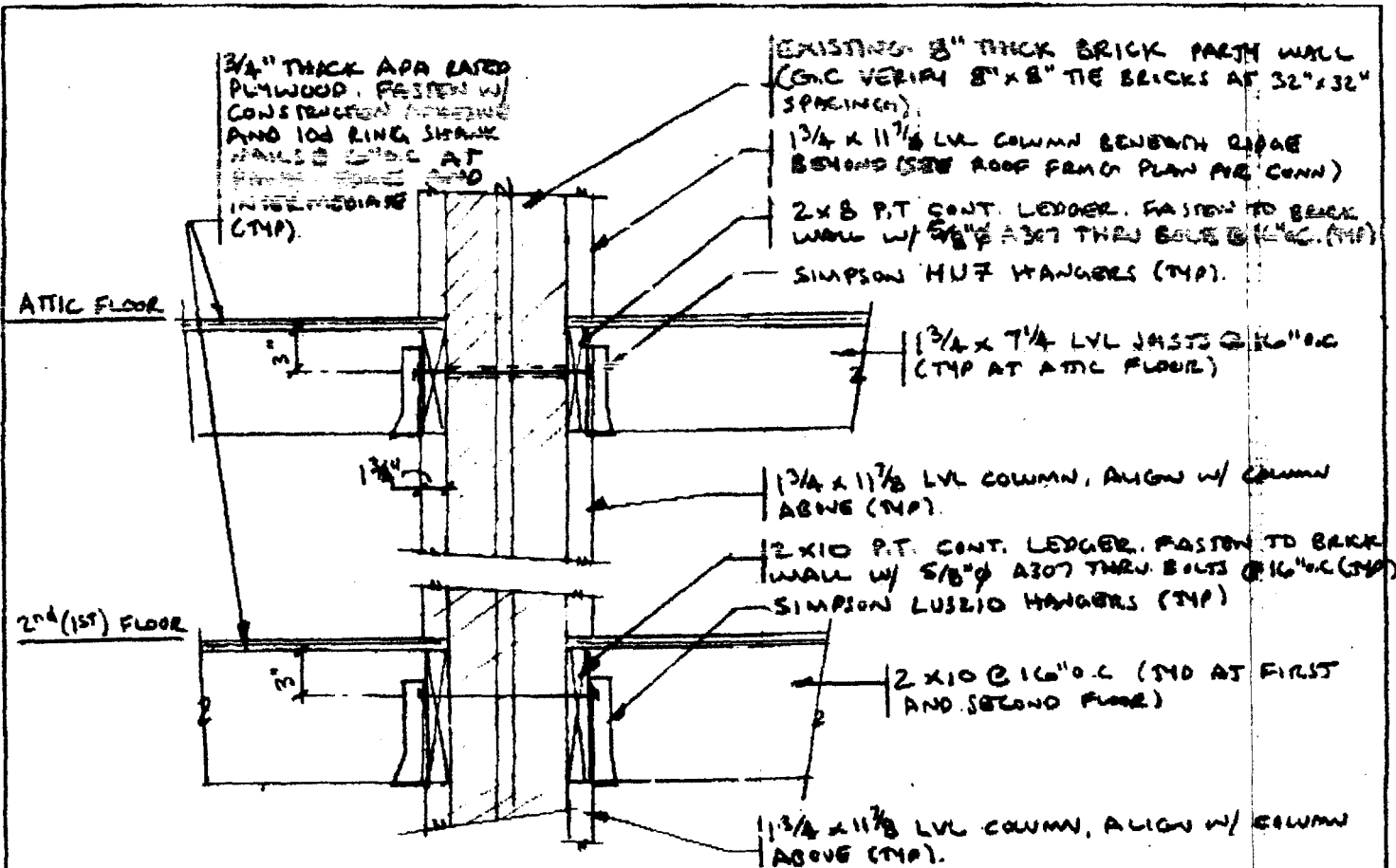
designed by:	JHL	BOESE RESIDENCE (SMITH SIM)	<b>L &amp; L STRUCTURAL ENGINEERING SERVICES, INC.</b> SIX O STREET SOUTH PORTLAND, MAINE 04106  PHONE: (207) 787-4430 FAX: (207) 788-8432 EMAIL: LLENGR@GCOM
drawn by:	JHL	UNIT #98 (9A SIM)	
checked by:	MFL	GREAT DIAMOND ISLAND	
scale:	NOTED	PORTLAND, MAINE	
date:	8/12/04	ROOF FRAMING PLAN.	

SS





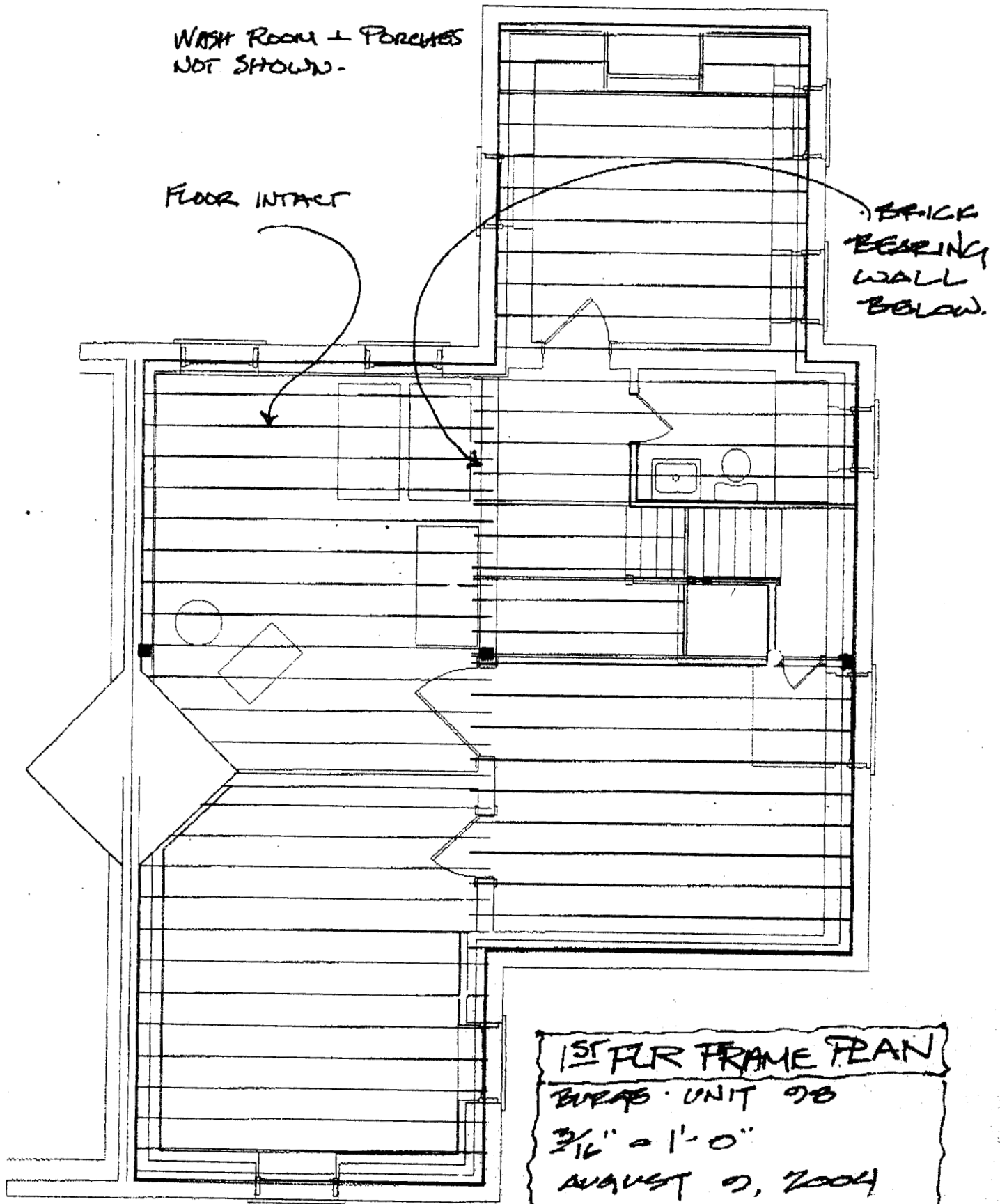
designed by:	JHL	BURGE RESIDENCE (SMITH SIM.) UNIT # 9B (9A SIM) GREAT DIAMOND ISLAND PORTLAND, MAINE	<b>L &amp; L STRUCTURAL          ENGINEERING SERVICES, INC.</b> SIX O STREET SOUTH PORTLAND, MAINE 04106  PHONE: (207) 787-4830 FAX: (207) 788-9432 EMAIL: l1e@l1e.com
drawn by:	JHL		
checked by:	MFL		
scale:	NOTED		
date:	8/12/04		
<b>SECTIONS &amp; DETAILS</b>		56	



SECTION  
1" = 1'-0"

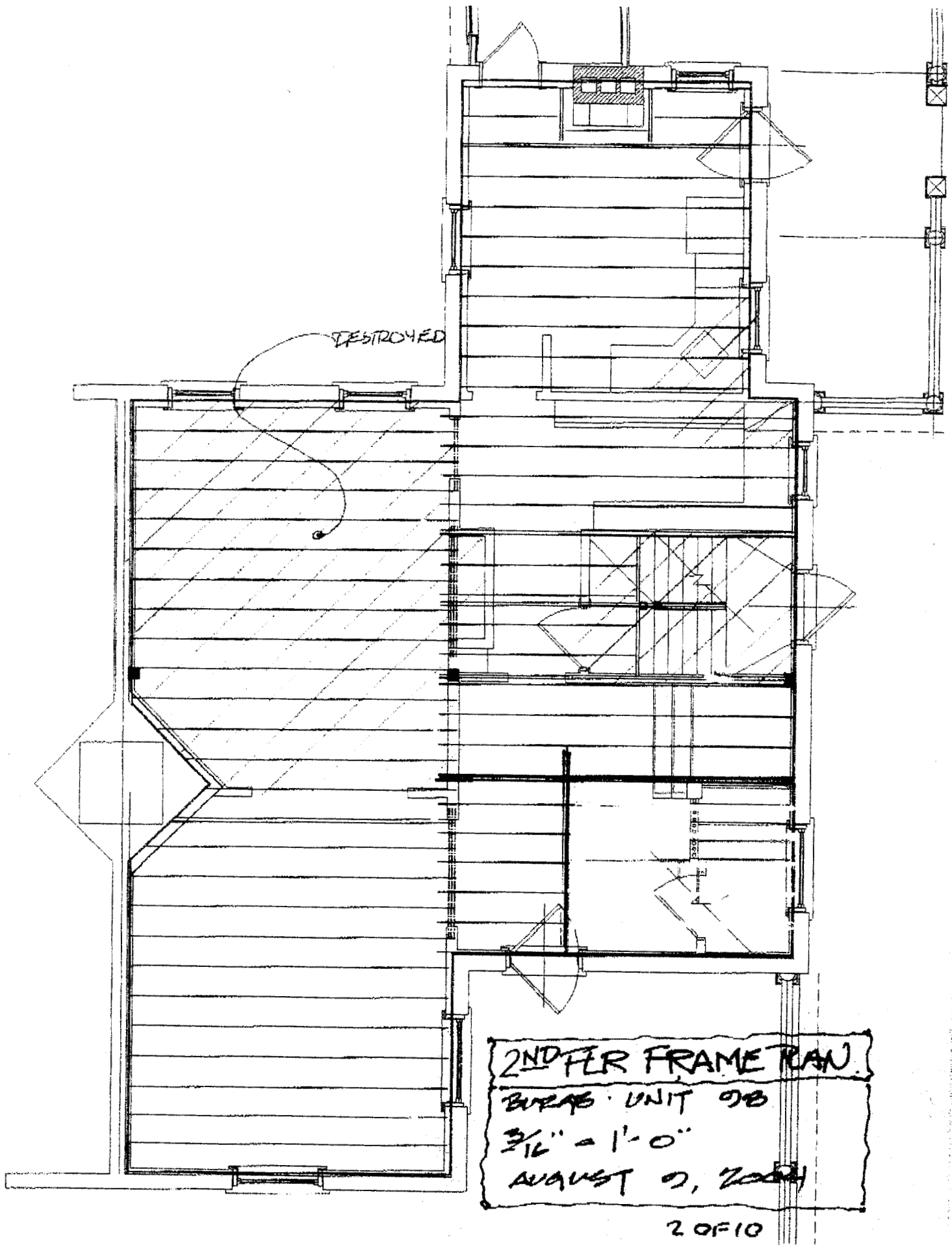
2  
S2, S4

designed by: JHL	BURGE RESIDENCE (SMITH SIM)	<b>L &amp; L STRUCTURAL</b> ENGINEERING SERVICES, INC. SIX O STREET SOUTH PORTLAND, MAINE 04106  PHONE: (207) 767-4830 FAX: (207) 766-8437 EMAIL: LLENG@AOL.COM
drawn by: JHL	UNIT #98 (9A J.M)	
checked by: MFL	GREAT DIAMOND ISLAND	
scale: NOTED	PORTLAND, MAINE	
date: 8/12/04	SECTIONS & DETAILS	



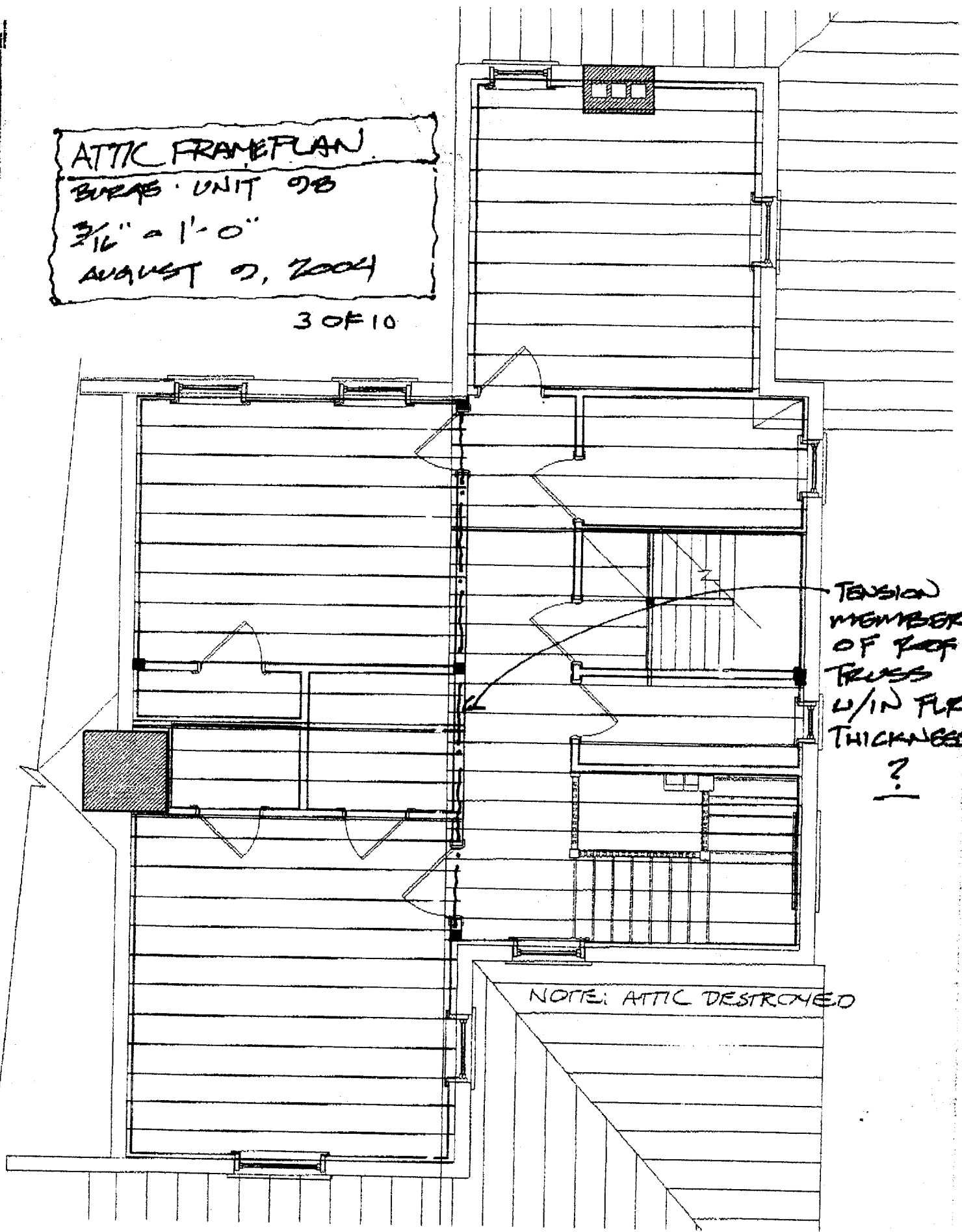
1ST FLR FRAME PLAN  
 BURAS UNIT 98  
 3/16" = 1'-0"  
 AUGUST 9, 2004

1 OF 10



ATTIC FRAME PLAN  
 BURAS UNIT 08  
 3/16" = 1'-0"  
 AUGUST 9, 2004

3 OF 10

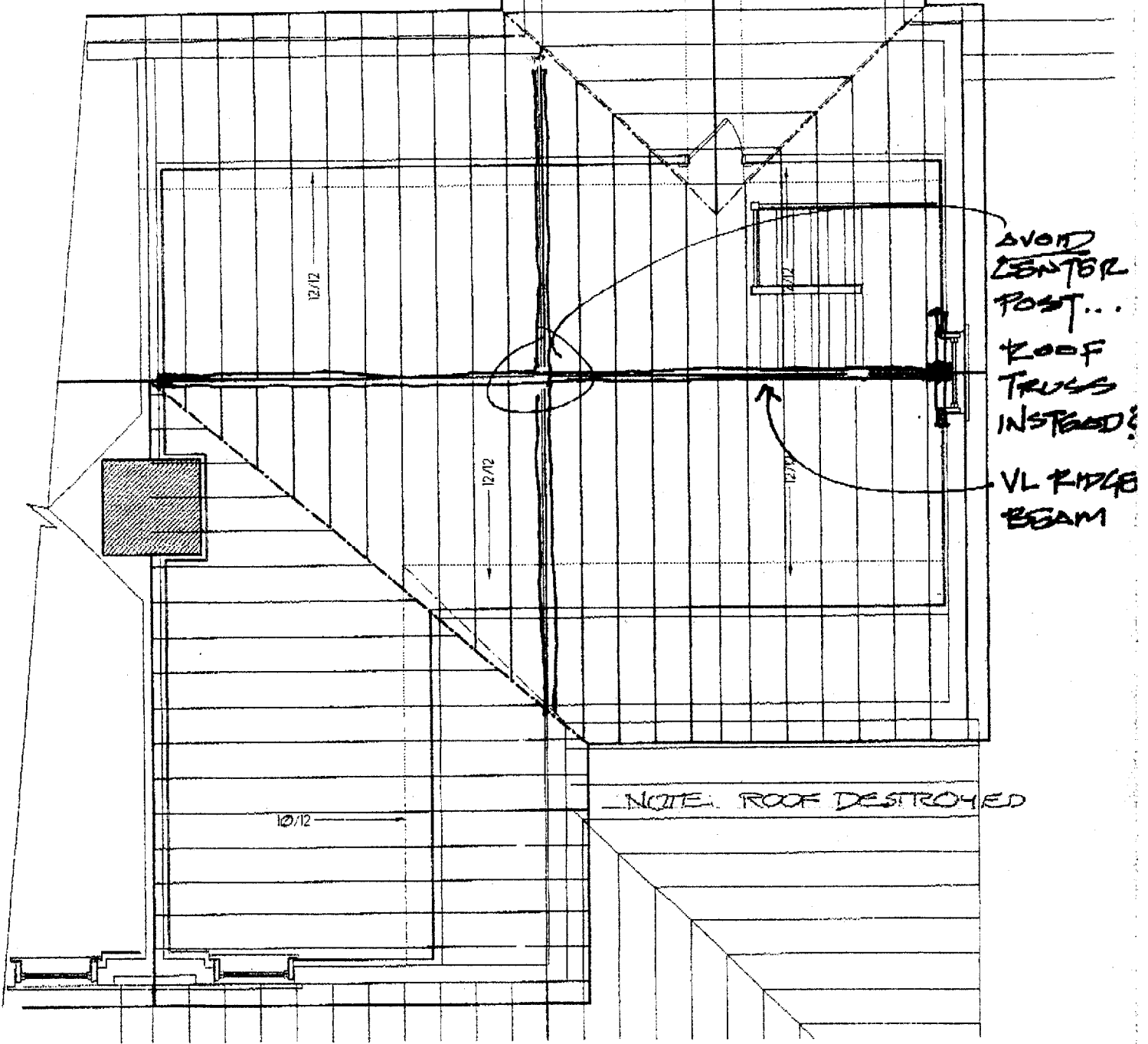


TENSION  
 MEMBER  
 OF ROOF  
 TRUSS  
 W/IN FLE  
 THICKNESS  
 ?

NOTE: ATTIC DESTROYED

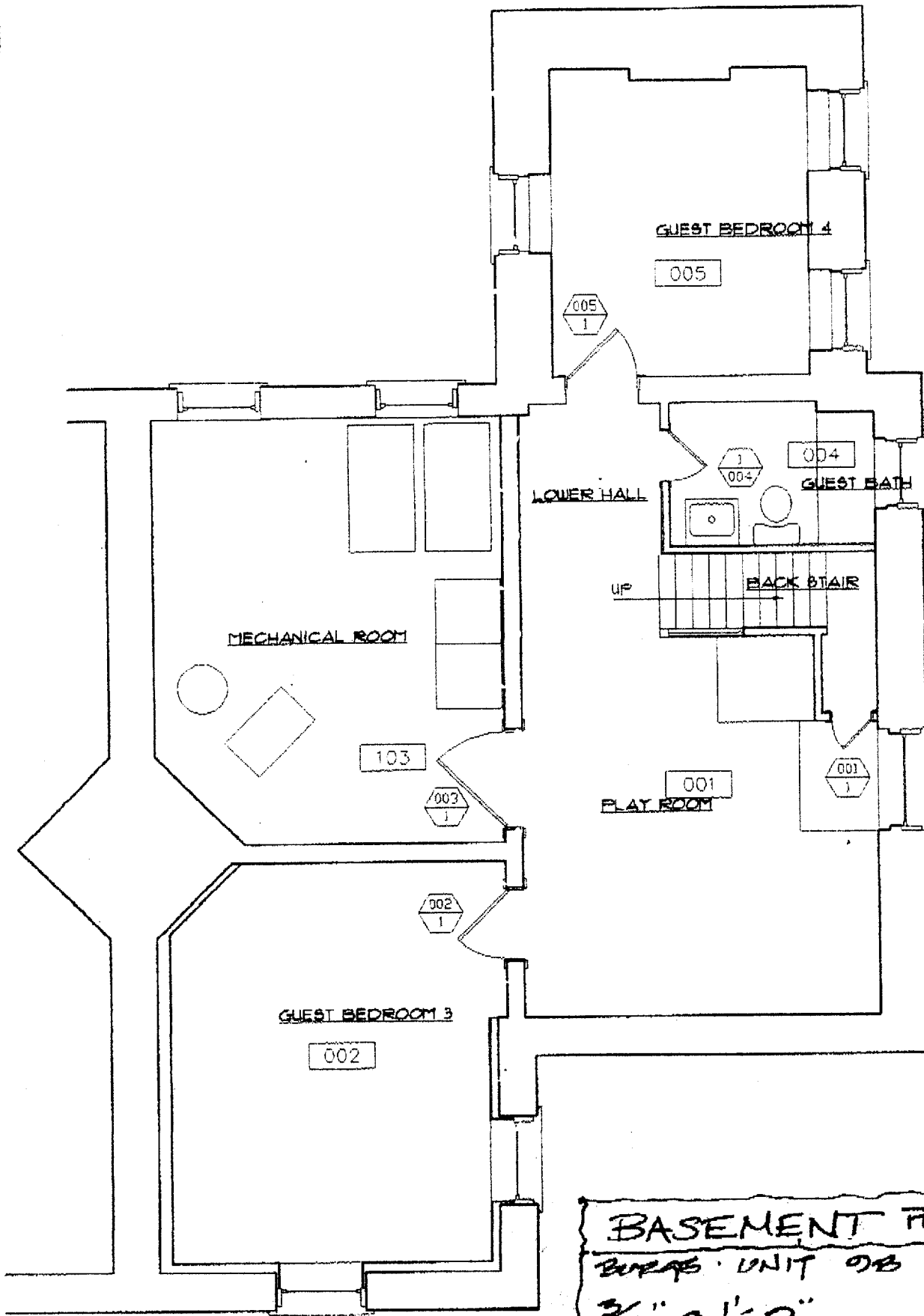
**ROOF FRAME PLAN**  
 BURAS UNIT 9B  
 3/16" = 1'-0"  
 AUGUST 9, 2004

4 OF 10



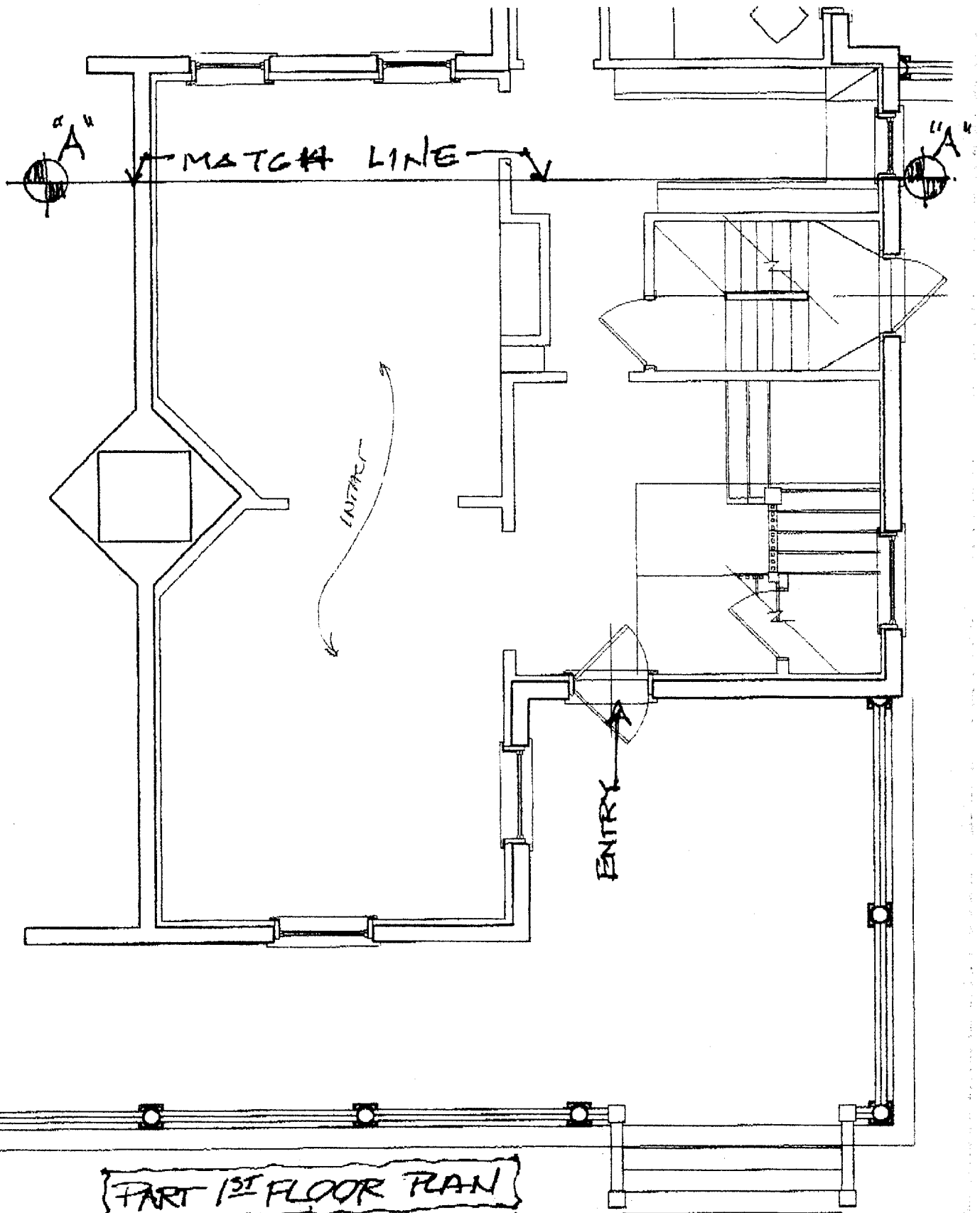
AVOID  
 CENTER  
 POST...  
 ROOF  
 TRUSS  
 INSTEAD?  
 VL RIDGE  
 BEAM

NOTE: ROOF DESTROYED



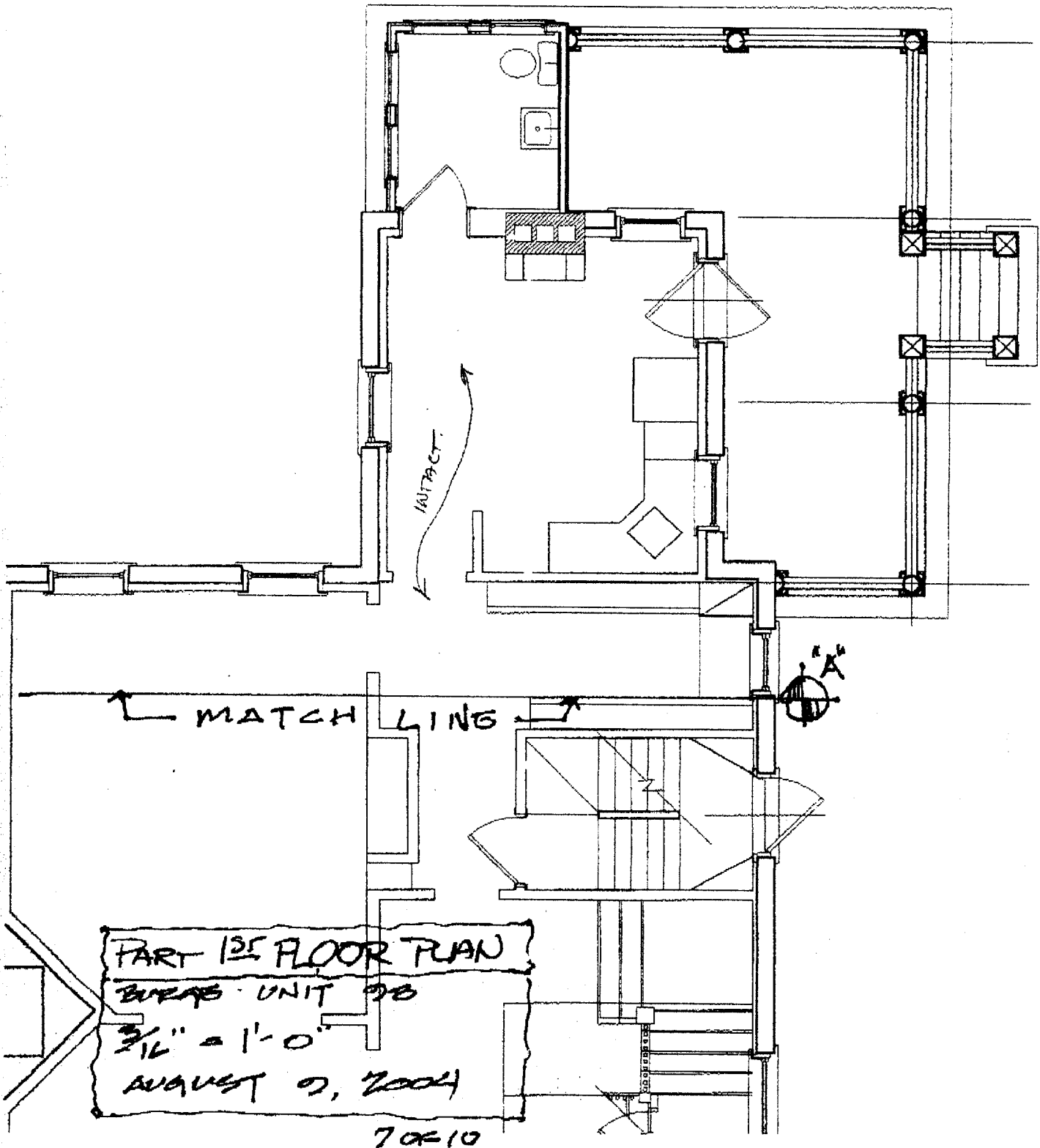
**BASEMENT PLAN**  
 BURRS UNIT 08  
 3/16" = 1'-0"  
 AUGUST 9, 2004

5 OF 10

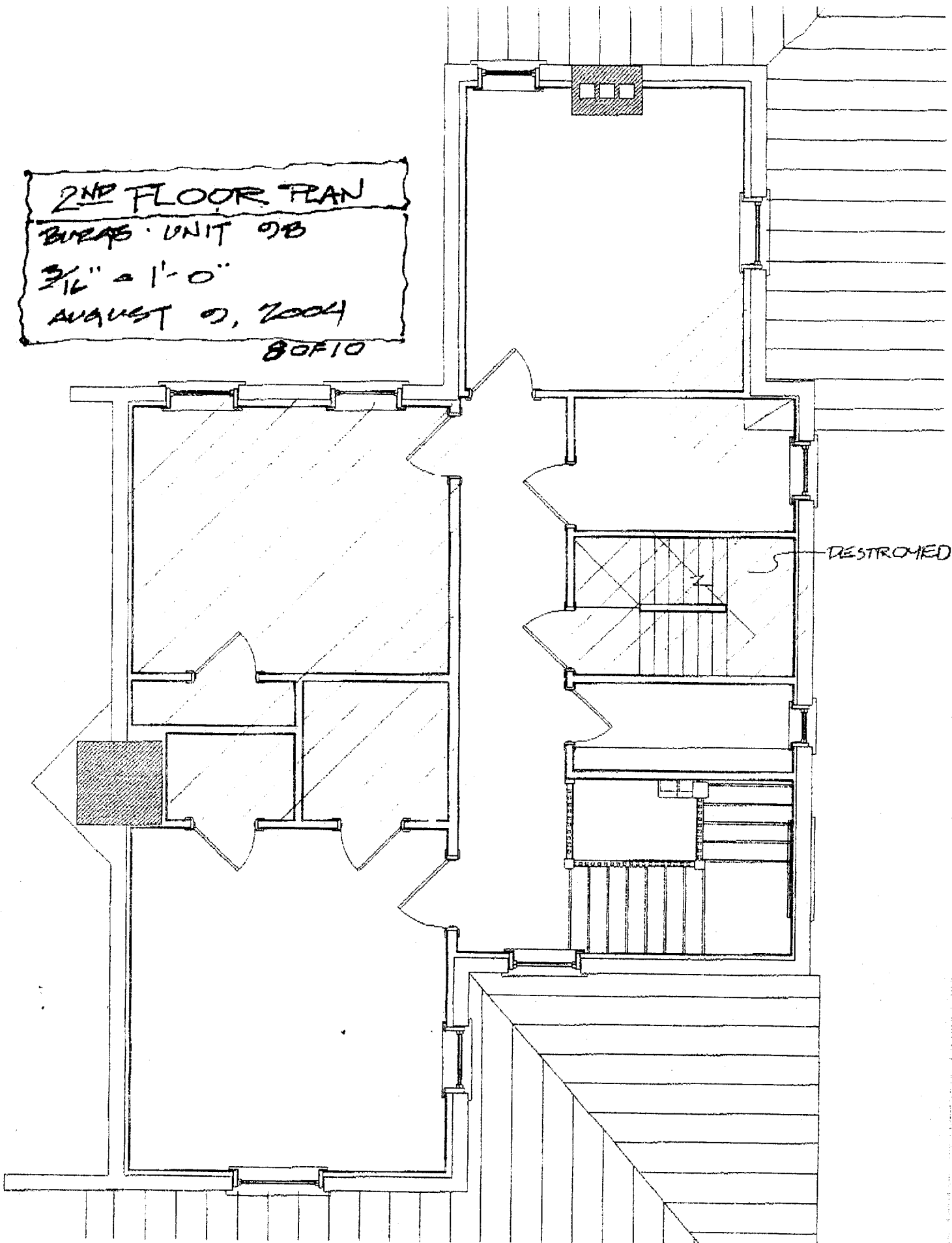


PART 1<sup>ST</sup> FLOOR PLAN  
 BURAS UNIT 9B  
 3/16" = 1'-0"  
 AUGUST 9, 2004  
 6 OF 10





2ND FLOOR PLAN  
 BUREAU UNIT 9B  
 3/4" = 1'-0"  
 AUGUST 9, 2004  
 BOF10



ATTIC PLAN.  
 BURGE UNIT 9B  
 $\frac{3}{16}'' = 1 \div 0''$   
 AUGUST 9, 2004

9 OF 10

ATTIC DESTROYED

6'-HGT.

ATTIC

302

302  
1

301

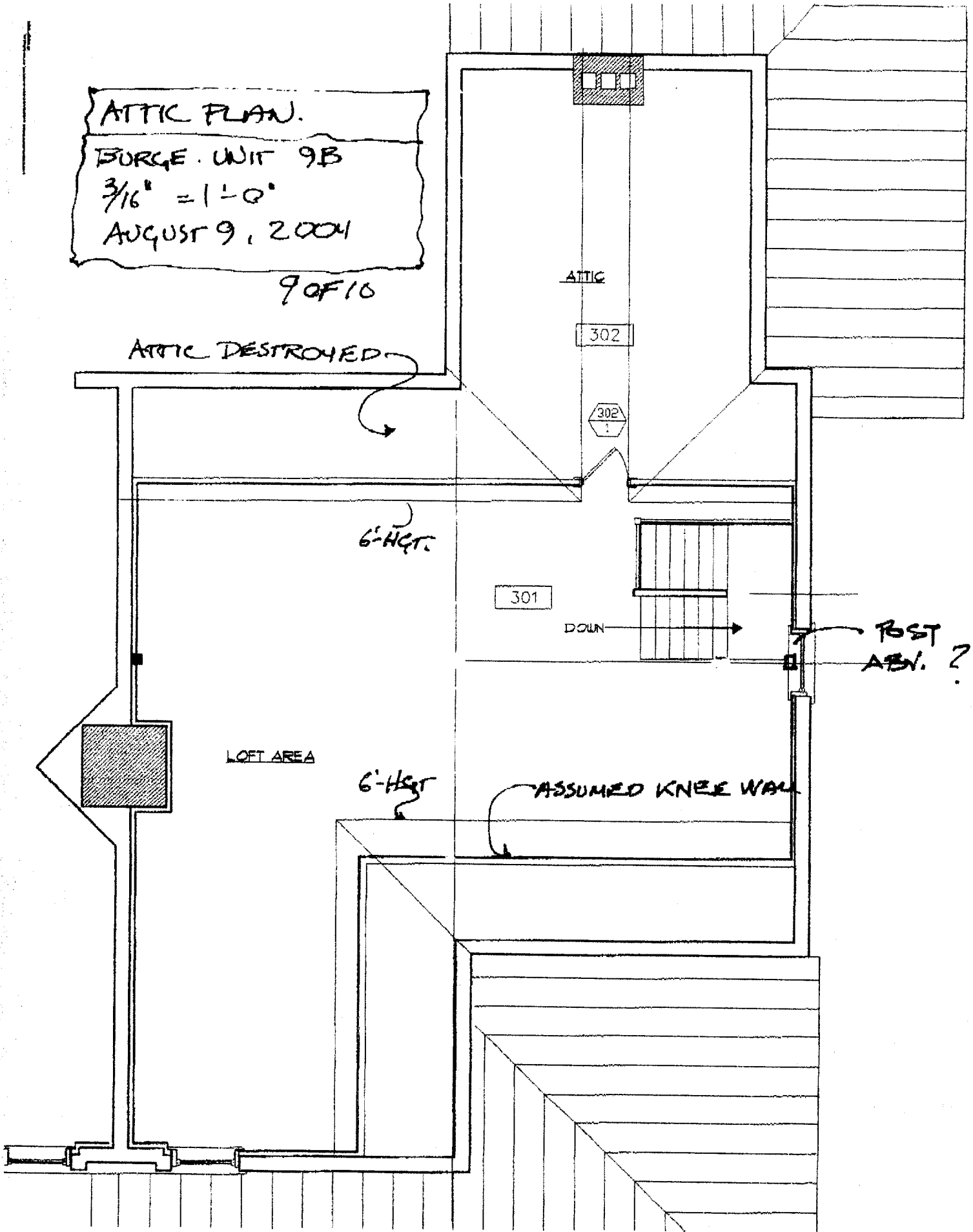
DOWN

RST  
ABN. ?

LOFT AREA

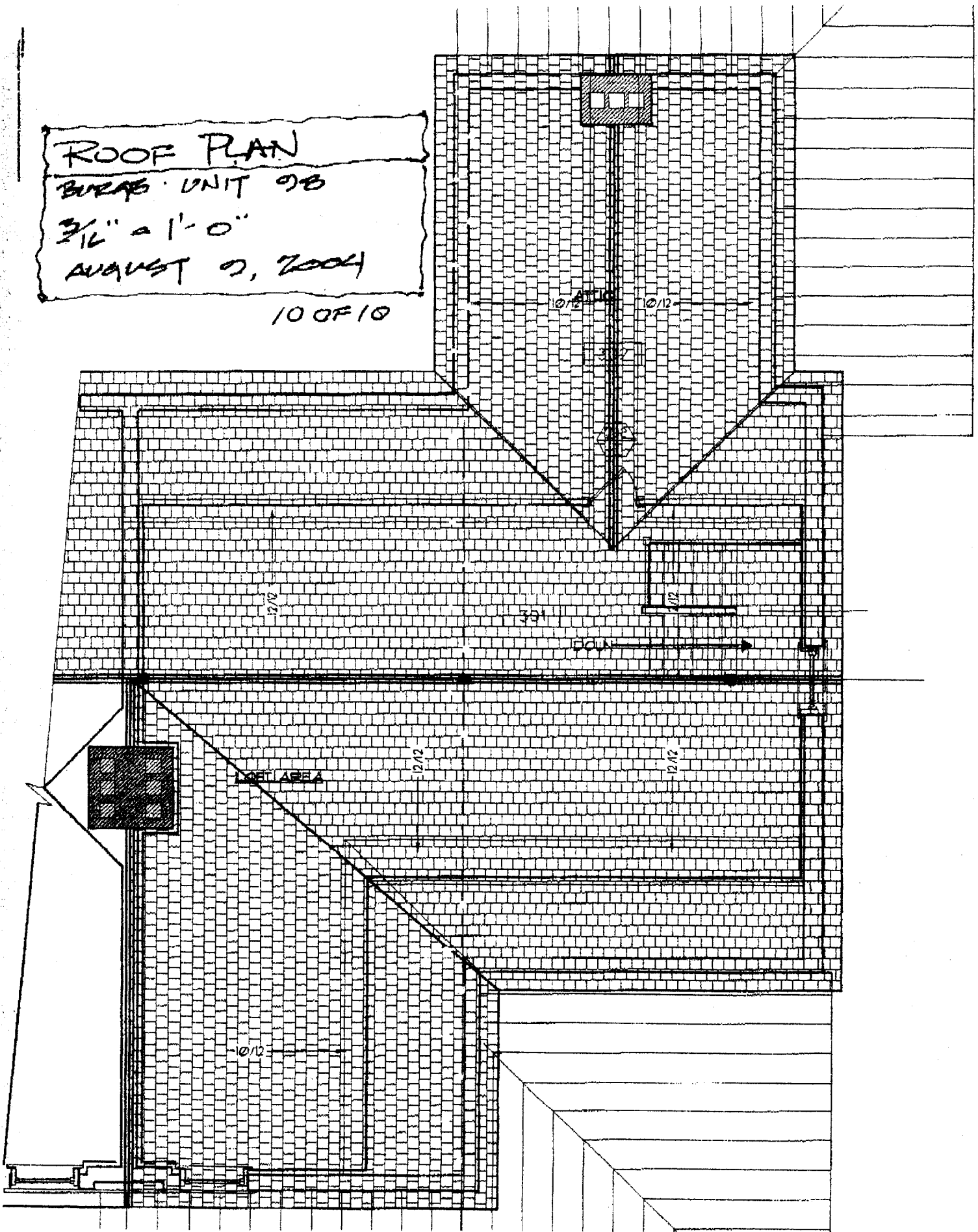
6'-HGT

ASSUMED KNEE WALL



ROOF PLAN  
 BURAS UNIT 08  
 3/16" = 1'-0"  
 AUGUST 9, 2004

10 OF 10





**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

Aug 27 20 04

Received from Luddy Houser Assoc

Location of Work 172 & 176 York St

Cost of Construction \$ 115000 / 125000

Permit Fee \$ 1056.00 / 1146.00

Building (1L)  Plumbing (15)  Electrical (12)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 083 EB 091 / 083 EB 092

Check #: 0461 Total Collected \$ 222,000

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

*Boyer*

**L & L STRUCTURAL**  
ENGINEERING SERVICES, INC.

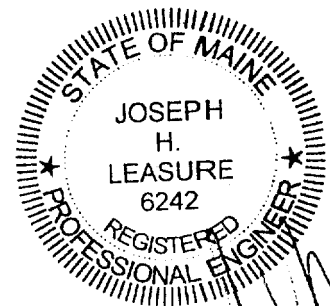
Six Q Street  
South Portland, ME 04106  
Phone: (207) 767-4830  
Fax: (207) 799-5432

Smith  
~~BURGE~~ RESIDENCE

UNIT #9B GREAT DIAMOND ISLAND  
PORTLAND, MAINE  
BUILDING REPAIR

Prepared for: Bernhard & Priestley Architecture, LLC  
23 Central Street  
P.O. Box 424  
Rockport, Maine 04856

Submission Date: September 10, 2004 (FOR PERMIT ONLY)  
Drawings Submitted: S1, S2, S5 thru S7



GENERAL NOTES:

1. The notes on the drawings are not intended to replace specifications. See specifications for requirements in addition to general notes.
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
3. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
4. Do not scale plans.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All proprietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the Building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tie downs. Such material shall remain the property of the contractor after completion of the project.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: BOCA Basic Building Code (1999)
2. Design Live Loads: (Ground snow load = 60 PSF)  
Roof.....42 PSF + Drift  
Floor..... 40 PSF

SEP 1 3 2004

designed by: JHL	BURGE RESIDENCE UNIT #9B GREAT DIAMOND ISLAND PORTLAND, MAINE	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX Q STREET SOUTH PORTLAND, MAINE 04106	PHONE: (207) 767-4830 FAX: (207) 799-5432 EMAIL: LLENG@AOL.COM	S1
drawn by: JHL				
checked by: MFL				
scale: NOTED				
date: 8/12/04				
GENERAL NOTES				

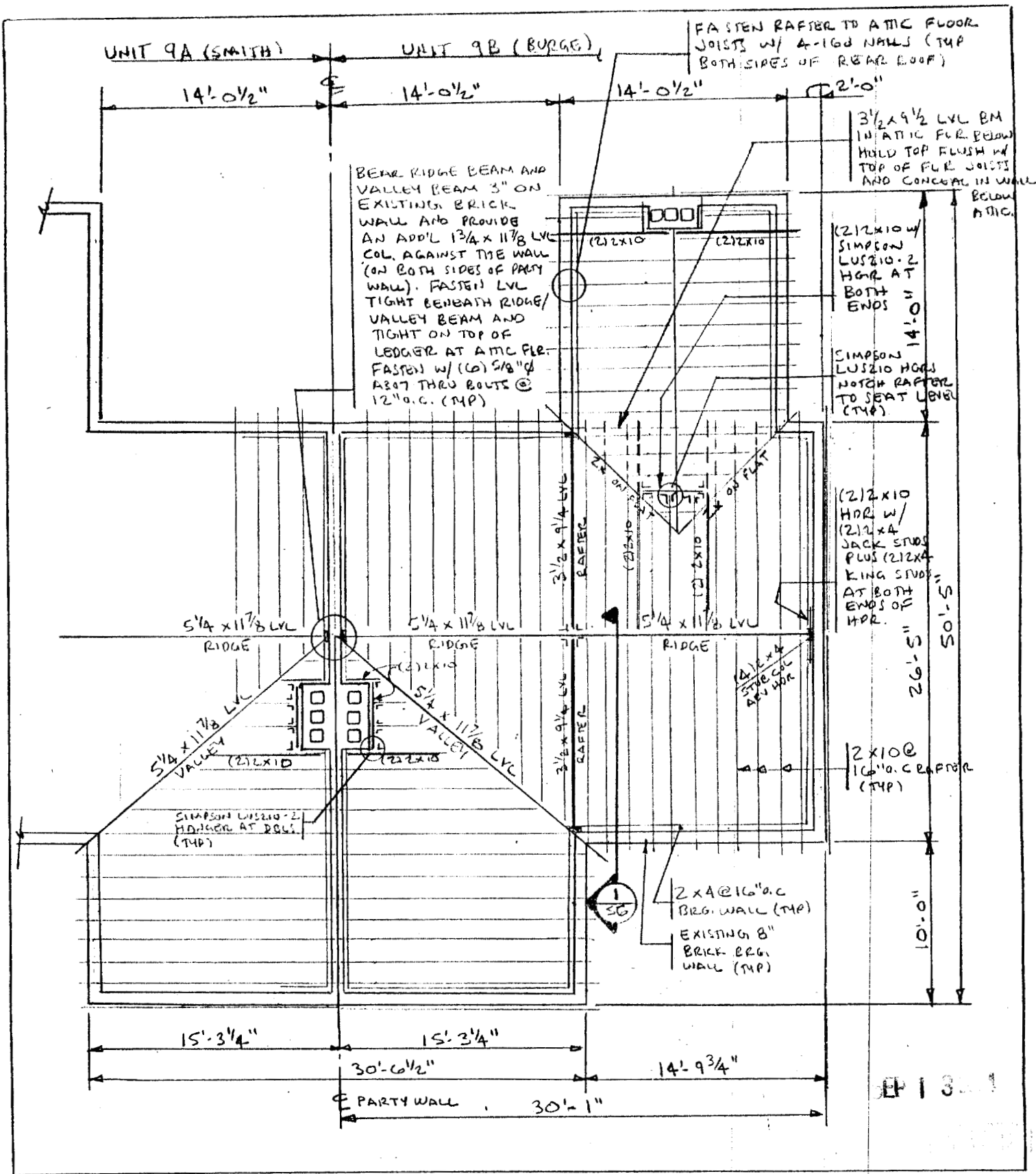
TIMBER FRAMING:

1. All timber framing shall be in accordance with the AITC Timber Construction Manual or the National Design Specification (NDS) -Latest editions.
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried 19% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground or concrete. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C-18.
4. Provide solid 2x lumber blocking/bridging, double nailed at each end, at 8 feet maximum spacing for all dimensional lumber floor framing.
5. Standard metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
6. Provide Simpson H2.5 Hurricane anchors at each end of timber trusses and rafters.
7. Nailing not specified shall conform with BOCA appendix C.
8. Provide 19/32" thick APA rated sheathing on roof framing.
9. Provide 15/32" thick APA rated sheathing on exterior wall framing.
10. Provide 23/32" thick APA rated T&G plywood sheathing or Advantech on floor framing.

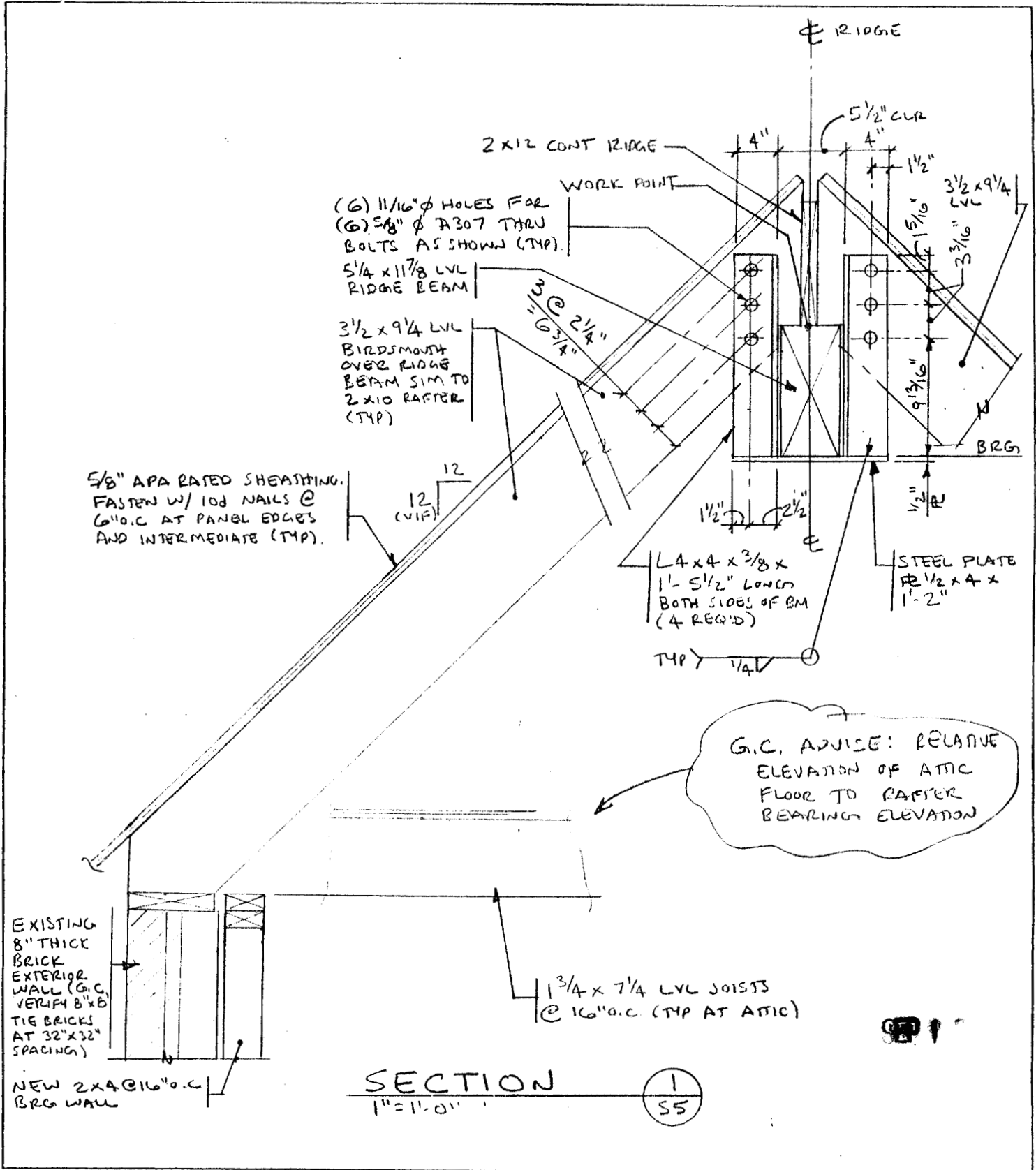
SEP 13 2007

designed by: JHL	BURGE RESIDENCE UNIT #9B GREAT DIAMOND ISLAND PORTLAND, MAINE	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX Q STREET SOUTH PORTLAND, MAINE 04106
drawn by: JHL		
checked by: MFL		
scale: NOTED		
date: 8/12/04		
GENERAL NOTES		PHONE: (207) 767-4830 FAX: (207) 799-5432 EMAIL: LLENG@AOL.COM
		S2

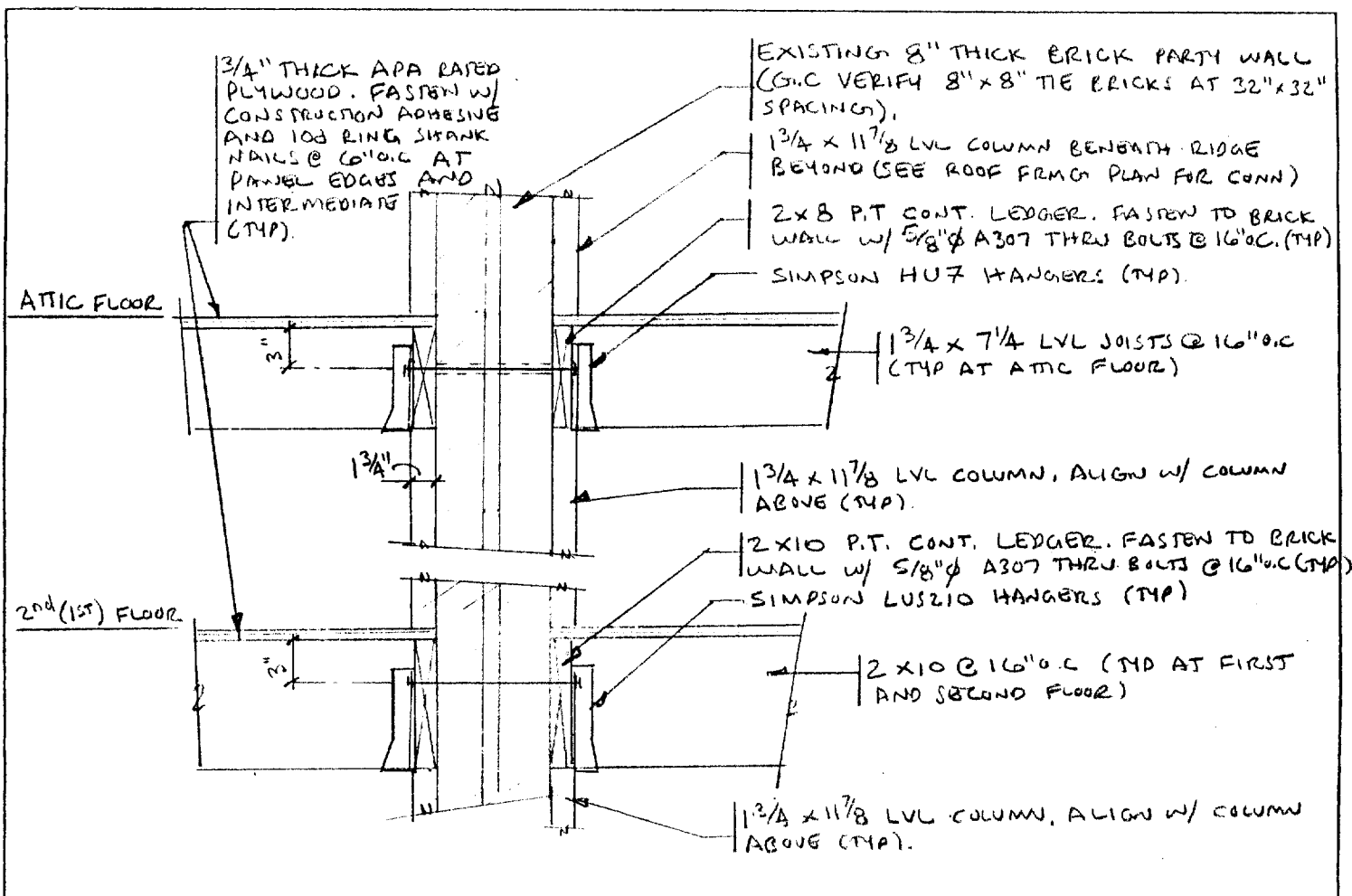




designed by:	JHL	BURGE RESIDENCE UNIT # 9B GREAT DIAMOND ISLAND PORTLAND, MAINE	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX O STREET SOUTH PORTLAND, MAINE 04106
drawn by:	JHL		
checked by:	MFL		
scale:	NOTED		
date:	8/12/04		
ROOF FRAMING PLAN		PHONE: (207) 787-4830 FAX: (207) 700-5432 EMAIL: LLENGO@L.COM	S5



designed by:	JHL	BURGE RESIDENCE UNIT # 9B GREAT DIAMOND ISLAND PORTLAND, MAINE	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX O STREET SOUTH PORTLAND, MAINE 04106
drawn by:	JHL		
checked by:	MFL	SECTIONS & DETAILS	PHONE: (207) 767-4830 FAX: (207) 700-5432 EMAIL: LLENG@AOL.COM
scale:	NOTED		
date:	8/12/04		56



SECTION  
1"=1'-0"

2  
S3,54

SEP 13 2004

designed by:	JHL	BURGE RESIDENCE UNIT #92 GREAT DIAMOND ISLAND PORTLAND, MAINE  SECTIONS & DETAILS	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX O STREET SOUTH PORTLAND, MAINE 04106  PHONE: (207) 787-4830 FAX: (207) 788-5432 EMAIL: LLENGO@L.COM
drawn by:	JHL		
checked by:	MFL		
scale:	NOTED		
date:	8/12/04		
			57