

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

DEPARTMENT OF BUILDING & INSPECTION

PERMIT

Permit Number: 031246

This is to certify that W & C Llc /Bill Dowd

has permission to Build new 24' x 48' split foyer single family residence with 2 car garage under

AT Tucker Ave 330 D005001

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 written permission procured before this building or part thereof is altered 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.

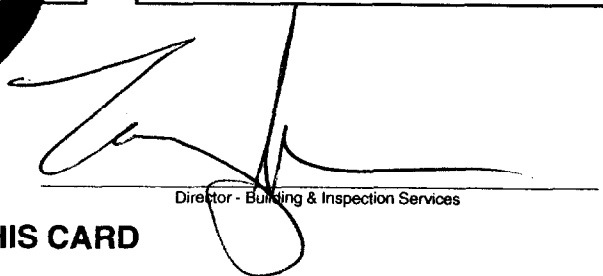
OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name


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: 03-1246	Issue Date: APR 09 2004	CBL: 330 D005001
Location of Construction: Tucker Ave - 153		Owner Name: W & C Llc
Business Name:		Contractor Name: Bill Dowd
Lessee/Buyer's Name		Phone: 2077736250
Permit Type: Single Family		Zone: R2

Past Use: vacant land	Proposed Use: Single family dwelling: 24' x 48' split foyer with 2 car garage under
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Permit Fee: 252+ \$690.00	Cost of Work: 93488 \$66,000.00	CEO District: 1
FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: N/A	INSPECTION: Use Group: R-3 Type: 5B BOCA 1999 Signature: [Signature]	

Proposed Project Description:
Build new 24' x 48' split foyer single family residence with 2 car garage under

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: kwd	Date Applied For: 10/14/2003
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Zoning Approval

- 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..

Special Zone or Reviews

Shoreland *N/A*

Wetland

Flood Zone *Panel 1 Zone C*

Subdivision

Site Plan
2003-0213

Maj Minor MM

ok with conditions
Date: *2/10/04*

Zoning Appeal

Variance from 1A-405 to extend Tucker Ave

Miscellaneous

Conditional Use

Interpretation

Approved
2/5/04

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: *[Signature]*

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
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2003-0213

Application I. D. Number

10/14/2003

Application Date

Single Family S/F

Project Name/Description

Bill Dowd

Applicant

17 Westland Ave, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 773-6250 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Tucker Ave, Portland, Maine

Address of Proposed Site

330 D005001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

24' x 48'

Proposed Building square Feet or # of Units

Acreeage of Site

R-2

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **10/14/2003**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **2/19/2004** Approval Expiration **2/19/2005** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **2/19/2004**
 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0213

Application I. D. Number

10/14/2003

Application Date

Single Family S/F

Project Name/Description

Bill Dowd

Applicant

17 Westland Ave, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 773-6250 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Tucker Ave, Portland, Maine

Address of Proposed Site

330 D005001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

- 3 Your new street address is now #153 TUCKER AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

- 8 Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1246	Date Applied For: 10/14/2003	CBL: 330 D005001
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Location of Construction: 153 Tucker Ave	Owner Name: W & C Llc	Owner Address: Po Box 10127	Phone:
Business Name:	Contractor Name: Bill Dowd	Contractor Address: 17 Westland Ave Portland	Phone (207) 773-6250
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single family dwelling: 24' x 48' split foyer with 2 car garage under	Proposed Project Description: Build new 24' x 48' split foyer single family residence with 2 car garage under
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/24/2004

Note: 10/17/03 I e-mailed Jay this is a 14-403 street - the road must be extended - does public works need a turn around too - the rest of zoning is ok **Ok to Issue:**
2/5/04 The ZBA granted the Variance request not to extend Tucker Ave under 14-403

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/08/2004

Note: **Ok to Issue:**

- 1) The furnace must be located at least 5' away from the oil tank.

Comments:

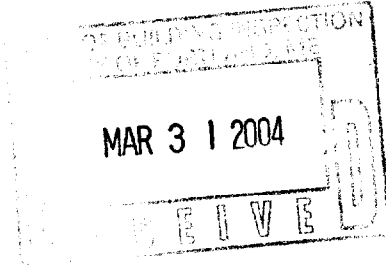
3/12/2004-tmm: Faxed review list to Bill Dowd on 03/03/04 - still waiting for info back - put in hold pile

DOWD
PROPERTIES

Since 1982

RESIDENTIAL • INVESTMENT

Tammy Munson
City of Portland Inspection Services
Room 315
389 Congress Street
Portland, ME 04101



Re: 153 Tucker Ave

Dear Tammy:

This letter is in response to your questions regarding the 153 Tucker Ave building permit.

- | | | |
|-----|---------------------------|---|
| 1. | Foundation drainage | Shown on plan |
| 2. | Girder | Shown on plan |
| 3. | Fire separation | Shown on plan |
| 4. | Fire door | Shown on plan |
| 5. | Attic access | 22x30 opening in the closet of BR#1 |
| 6. | Direct vent furnace | Shown on plan |
| 7. | Garage door header | Shown on plan |
| 8. | Furnace location | Shown on plan |
| 9. | Exterior stairs | Stairs to per code |
| 10. | Smoke detectors | Per code; all BRs, common areas, & furnace rm |
| 11. | Engineers stamp | Letter enclosed |

Feel free to call me with any questions you may have.

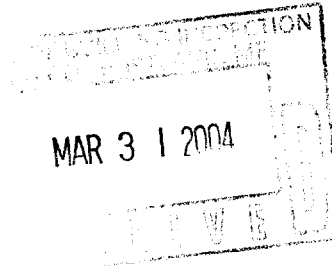
Sincerely,

Bill Dowd

① 11/10x19 steel -
Not sized ✓
② Furnace location ✓
③ 11x17 ✓

L & L STRUCTURAL
ENGINEERING SERVICES, INC.

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



March 24, 2004

Mr. Bill Dowd

17 Westland Avenue
Portland, Maine 04102

Subject: New residence located at 153 Tucker Avenue-Portland, Maine.

Dear Mr. Dowd,

We have completed our review of the beam supporting only the first framed floor for the above noted residence. It is our understanding based on review of the drawings that the interior walls separating the hall from the bedrooms are non-bearing. The beam size shown on the drawings W14x26 meets the requirements of the following building codes: Boca 1999 and IBC 2000. It is 63.7% stress when subjected to a 40 psf live load and a 15 psf dead load. The W14 will also deflect 0.61" (L/457) under the full design load.

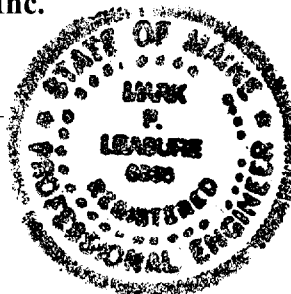
In addition to this a 4" lally column will support the beams end reaction and should be mechanically connected to the steel beam. A 30" square x 12" thick concrete footing is required below one of the columns; the other column will be supported by the foundation wall. This information has been provided in red ink on the drawing submitted by the client.

If you have any questions or if we can assist you further, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.

Mark F. Leasure, P.E.
President



1152 SF
 720 SF
 1872 SF
 $\$50/\text{sf} = \$93,600$
 $- 66,000$
 $\$27,600$

153 TUCKER AVE #03-1246
 CBL 330-D-5
 OWES \$252
 Bill 773-0046 Fax #

Soil type/Presumptive Load Value (Table 401A.1)		Dowd
STRUCTURAL		
Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	
Foundation Drainage Dampproofing (Section 406)	OK - Filter Fabric + Stone NOT SHOWN	Draw # Plan - + Lose
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section 403.1.4)	OK	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	Depends on Girder	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	Shows 4-2x10 on cross + Steel beam - which? one.	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	OK 2x10 - 16" OC - OK 13'-9" span + 10'-5"	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	N/A	

1

2

OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	N/A	
Roof Rafter-Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	Trusses - 24" oc - OK	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))	OK - Show photo	
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	YES	
Fire separation Fire rating of door to living space Door Sill elevation (407.5 BOCA)	Not shown	
Egress Windows (Section 310)	OK	
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	N/A	
Attic Access (BOCA 1211.1)	Not shown	+ Show photo 2/28/80
Drain Slipping around chimney	Not shown - Direct vent furnace?	

11

12

2/28/80

7 Garage door header ? 16' span

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Header Schedule	Schedule shown - OK	
Type of Heating System ? Location ?	Not shown	# Span
Stairs		
Number of Stairways 2		
Interior 1		
Exterior 2	Exterior details Stair details and guardrails shown	
Treads and Risers 10" T > Interior (Section 314) 7 1/4" R > OK		
Width - 3'-2" finished - OK		
Headroom 6'-8" shown - OK		
Guardrails and Handrails - Interior - OK (Section 315)		
Smoke Detectors		
Location and type/Interconnected	Not shown	
Plan Reviewer Signature		Slon

See Chimney Summary Checklist

11 Engineers stamp on OK
Steel Beam OK

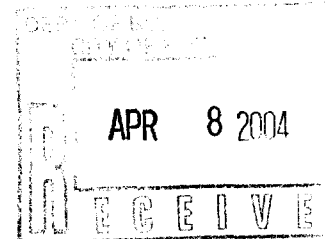
None left

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

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

April 7, 2004

Mr. Bill Dowd
17 Westland Avenue
Portland, Maine 04102



Subject: New residence located at 153 Tucker Avenue-Portland, Maine.

Dear Mr. Dowd,

We have completed our review of the beam supporting only the first framed floor for the above noted residence. It is our understanding based on review of the drawings that the interior walls separating the hall from the bedrooms are non-bearing. The beam size shown on the drawings W14x26 meets the requirements of the following building codes: Boca 1999 and IBC 2000. It is 63.7% stress when subjected to a 40 psf live load and a 15 psf dead load. The W14 will also deflect 0.61" (L/457) under the full design load.

In addition to this a 4" lally column will support the beams end reaction and should be mechanically connected to the steel beam. A 30" square x 12" thick concrete footing is required below one of the columns; the other column will be supported by the foundation wall. The footing shall be reinforced with 5#4 bars each way in the bottom of the footing located 3" clear from its bottom. This information has been provided in red ink on the drawing submitted by the client.

We have also designed the beam above the garage door. This beam shall be a W12x22 or W10x26. Its top flange shall also be mechanically connected to the floor system by using a 2x6 top plate fastened to the beam with 1/2" diameter bolts located @ 24" o.c. staggered. The beam ends shall be supported vertically by at least (3) 2x6 studs with a double 2x6 cap. Also attach the beams bottom flange to the cap with (2) 1/2"x4" lag bolts.

153 Tucker Avenue-Portland, Maine
April 7, 2004
Page 2

If you have any questions or if we can assist you further, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.



Mark F. Leasure, P.E
President

