

BIRCHWOOD AVE. - LITTLE DIAMOND  
105-K-24 ISL.





(R) GENERAL RESIDENCE ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

0678

MAY 24 1934

Class of Building or Type of Structure Third Class

Portland, Maine May 24, 1934

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

The undersigned hereby applies for a permit to erect, alter, or install the following building structure, equipment in accordance with the Laws of the State of Maine, and the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Little Diamond Island Ward Isl. 2 Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's name and address Allen P. Stevens, 52 Exchange Street Telephone \_\_\_\_\_

Contractor's name and address Joe Donnell, 1001 Falcoath Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_ No. families \_\_\_\_\_

Proposed use of building Cottage

Other buildings on same lot \_\_\_\_\_

Plans filed as part of this application? no No. of sheets \_\_\_\_\_ Fee \$ .75

Estimated cost \$ 200

Description of Present Building to be Altered

Material wood No. stories 2 Heat \_\_\_\_\_ Style of roof pitch Roofing wood

Last use Cottage No. families \_\_\_\_\_

General Description of New Work

To put 50' dormer across front of roof, removing two existing 25' to front lot line at least 5' to either side of lot line. Small 74' dormer windows. The ends of the new rafters over the proposed dormer window, where they contact the present roof framing will be adequately supported either on a girder or a carrying partition which in turn, either is or will be properly supported down to the ground according to Building Code requirements.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height, average grade to top of plate \_\_\_\_\_ Height, average grade to highest point of roof \_\_\_\_\_

To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material for foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of Roof flat Rise per foot 2" Roof covering Asphalt roofing Glass 6 In. 1 lb.

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters \_\_\_\_\_ 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 12x8

On centers \_\_\_\_\_ 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 12x10

Maximum span \_\_\_\_\_ 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof \_\_\_\_\_

If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

No. cars now accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner: J. Stevens Joe Donnell

INSPECTION COPY

1934

Ward 2 Permit No. 34/648

Location Buckwood Ave. N. Div.

Owner Allan C. Stevens

Date of permit 5/27/34

Inspr. closing-in 105

Final Notif. 1

Final Inspn. 6/3/34

Cert. of Occupancy issued None

NOTES

6/5/34 - Work com-  
pleted. Roof of gar-  
age carried out  
over piazza. 4x4  
beams were placed  
between supports  
to have a 6' 6" run  
over. Had first to  
be installed in  
side of structure  
for purposes of  
eng. purposes. A.G.C.

901801

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$500. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

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

Owner: Happy R. Dunn Phone # 766-2655  
 Address: Birchwood/Ocean View; Little Diamond Island,

LOCATION OF CONSTRUCTION 105-K-24 Birchwood/Ocean View  
Little Diamond Is.

Contractor: owner Sub: \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Est. Construction Cost: 15,000. Proposed Use 1-fam w alt. & Deck

Past Use: 1-fam

# of Existing Res. Units \_\_\_\_\_ # of New Res Units \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq Ft. \_\_\_\_\_

# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size \_\_\_\_\_

Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion: General interior alterations & deck (14'x24')  
as per discussion with Arthur Heald

For Official Use Only **PERMIT ISSUED**  
 NE: 04109 Date: 8/20/90 Subdivision: \_\_\_\_\_  
 Name: 105-K-24-1.0  
 Inside Fire Limit: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Bldg Code: \_\_\_\_\_ Ownership: City Of Portland  
 Time Limit: \_\_\_\_\_  
 Estimated Cost: 15,000

Zonings: IR-2

Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required: \_\_\_\_\_

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 \_\_\_\_\_ Other (Explain) \_\_\_\_\_

Foundations:

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other: \_\_\_\_\_

Floor:

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
5. Bridging Type: \_\_\_\_\_ 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 \_\_\_\_\_

**HISTORIC PRESERVATION**

1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_ Not in District nor Landmark
2. Ceiling Strapping Size: \_\_\_\_\_ Does not require a view.
3. Type Ceilings: \_\_\_\_\_ requires view.
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_

Roof:

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Approved
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with conditions
3. Roof Covering Type \_\_\_\_\_

Chimneys:

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: 8/20/90 Signature: [Signature]

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:

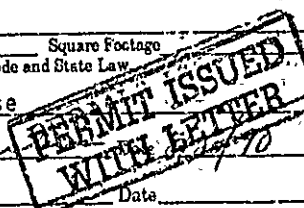
1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law

Permit Received By Louise E. Chase

Signature of Applicant Happy R. Dunn

Signature of CEO \_\_\_\_\_

Inspection Dates \_\_\_\_\_



PLOT PLAN

N



**FEES (Breakdown From Front)**  
Base Fee \$ 95  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type

Inspection Record

Date

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS: 6-10-91 - OK RA

Signature of Applicant

Harry Danner

Date 8/20/90

BUILDING PERMIT REPORT

ADDRESS: Happy Dunn DATE: 22/04/90

REASON FOR PERMIT: General Interior Alterations & deck

BUILDING OWNER: Happy Dunn

CONTRACTOR: owner

PERMIT APPLICANT: \_\_\_\_\_

APPROVED: \*1 \*9 \*12 DEMAND

CONDITION OF APPROVAL OR ~~DEPART~~

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

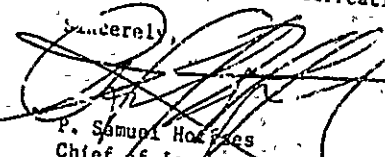
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

\* 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

10.) 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."

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

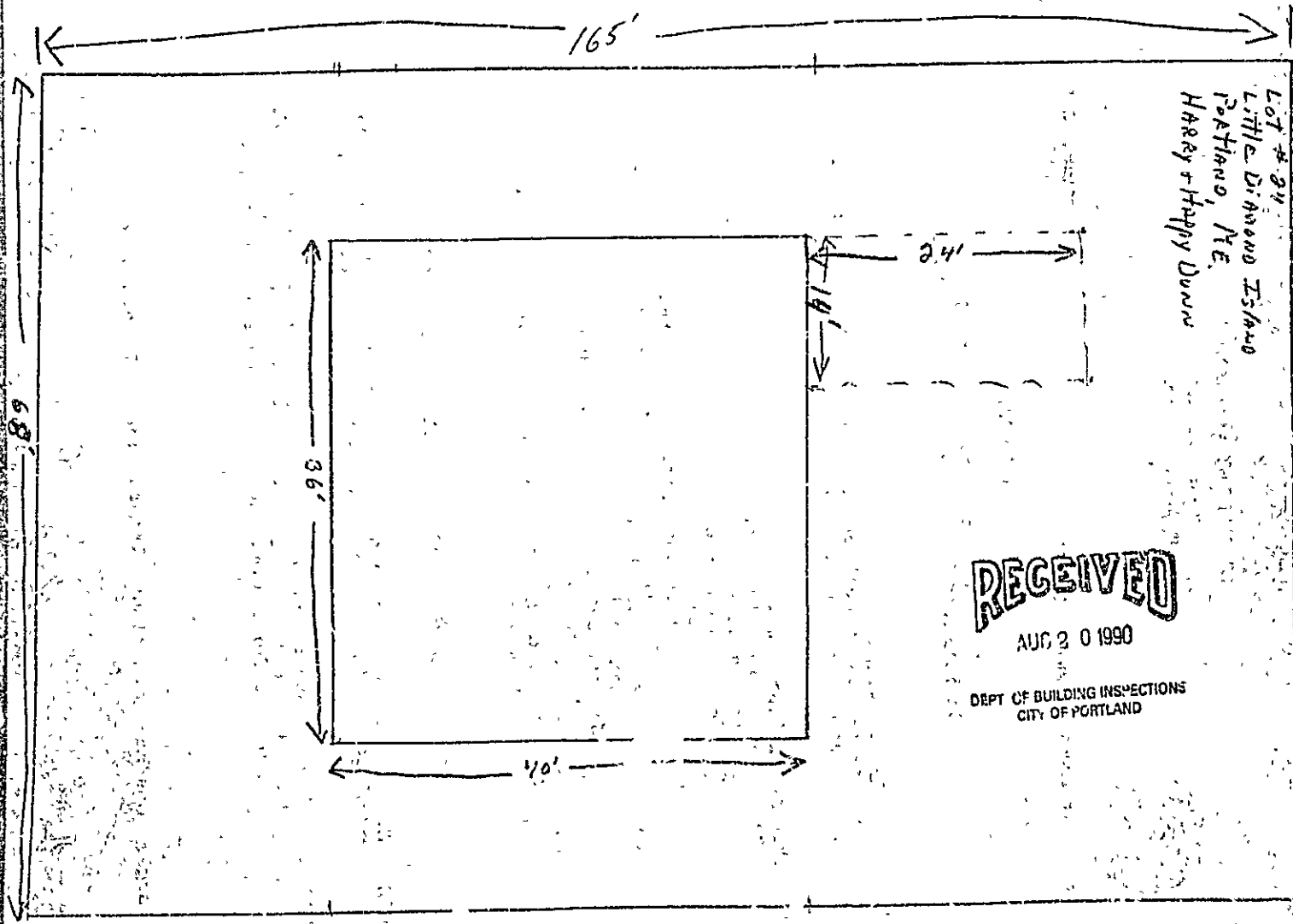
Sincerely,

  
P. Samuel Hoopes  
Chief of Inspection Services

/el

11/16/88

\* 12. Rear yard setback must be 25'; 20'  
Side yard setback.



Lot # 24  
Little Diamond Island  
Portland, ME  
Harry + Happy Down

**RECEIVED**

AUG 20 1990

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND