

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SHELDON J ASHBY

Located At 288 EASTERN PROMENADE

Job ID: 2011-11-2790-DRG

CBL: 015- C-003-001

has permission to 32' x 28' Detached Garage w/ a Second Floor Exercise Room.

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

12/13/2011

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



PORTLAND MAINE

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Director of Planning and Urban Development

Job ID: 2011-11-2790-DRG

Located At: 288 EASTERN
PROMENADE

CBL: 015- C-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of the revised plans submitted December 5, 2011. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. **Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC. Note: Owner will submit plans for a code compliant Hip Roof.**
4. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
5. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
6. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.

TABLE R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than $\frac{1}{2}$ inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than $\frac{5}{8}$ -inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than $\frac{1}{2}$ inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than $\frac{1}{2}$ -inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

2009 INTERNATIONAL RESIDENTIAL CODE®

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- 7.
8. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. **Note: the Cantilevered deck shall comply with MUBEC; see attached documentation for both the supported and unsupported end of the cantilever joist(s) minimal requirements.**

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
6. **Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Install an NFPA 13D automatic sprinkler system.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2790-DRG	Date Applied: 11/18/2011	CBL: 015- C-003-001	
Location of Construction: 288 EASTERN PROMENADE	Owner Name: SHELDON J ASHBY	Owner Address: 288 EASTERN PROMENADE PORTLAND, ME 04101	Phone: 207-797-0000
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single family	Proposed Use: Same – Single family – build 32' x 28' garage with an exercise room and bathroom above attached to the house by a 6' x 17' roof with a deck	Cost of Work: 15000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/condition</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. P. Stone 12/9/11</i>	Inspection: Use Group: <i>R3</i> Type: <i>SB</i> <i>MVBEC</i> Signature: <i>AR</i>
Proposed Project Description: 32' x 28' attached garage w/ exercise room above		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>01/11/12</i> <i>ABM</i>	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>
	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 appication 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

Applicant: Sheldon Ashby

Date: 11/30/11

Address: 288 Eastern Prom

C-B-L: 15-C-3

CHECK-LIST AGAINST ZONING ORDINANCE

revised site plan: plans. - 12/5/11

Date - house built 1900

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - build two story ^{33'} ~~28' x 28'~~ detached garage attached to house by 6' x 17' roof w/ deck on it

Sevage Disposal -

Lot Street Frontage -

Front Yard - 10' min. - ~~25.5' - 6' (driveway overhang) = 19.5'~~ 14.5' scaled to building

Rear Yard - 20' min. - ~~33' - 4' (overhang) = 29'~~ 29.5' to garage
20' to covered connector?

Side Yard - 10' min on side street - 10' shown

Projections -

Width of Lot -

Height - ~~18'~~ 45' attached (principal) structure - scale @ 25.5' (OK)
for accessory detached structure - scale @ 24'

Lot Area - 7334 sq ft

Lot Coverage/Impervious Surface - ~~7334~~ 50% = 3667

Area per Family - 1,200 sq ft

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

house 1638
garage ~~28' x 28' = 784~~
6 x 20 = 120
4 x 28 = 112

~~2654 sq ft~~

6 x 17
5 x 2 = 10
1/2 (4 x 5) = 10
9 x 6 = 54
1/2 (4 x 6) = 12
7 x 7 = 49

N/A

ZONING NOTES

11-30-11 Permit is on hold. Spoke to owner. Told him that the maximum height allowed for a detached accessory structure is 18'. He will get back to me. He may attach it with a covered breezeway. -amachado

12-5-11 Owner submitted revised plans attaching the garage to the house by a 6' x 17' roof with a deck on it. The revised plans also changed the size of the garage to 32' x 28'. -amachado



General 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>288 Eastern Promenade, Portland.</u>			
Total Square Footage of Proposed Structure/Area <u>784</u>		Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>15</u> <u>C</u> <u>3</u>		Applicant: (must be owner, lessee or buyer) Name <u>Sheldon Ashby</u> Address <u>288 Eastern Promenade</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>207-797-0000</u>	
Lessee/DBA		Owner: (if different from applicant) Name <u>Same</u> Address City, State & Zip	Cost of Work: \$ <u>15,000</u> C of O Fee: \$ Historic Review: \$ Planning Admin.: \$ Total Fee: \$ <u>170.00</u>
Current legal use (i.e. <u>single family</u>) Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>Single Family, exercise room above garage.</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>2 car 28x28 detached garage with an exercise room above.</u>			
Contractor's name: <u>Sheldon Ashby</u>		Email: <u>Sheldon.Ashby@valhoo.com</u>	
Address: <u>288 E. Prom</u>		Telephone: <u>797-0000</u>	
City, State & Zip: <u>Portland.</u>		Who should we contact when the permit is ready: <u>Sheldon Ashby</u> Telephone: _____	
Mailing address: <u>288 E. Prom Portland, ME 04101</u>			

11.29.11

Price
Seems
Very
Low

outlined on the applicable checklist. Failure to
automatic denial of your permit.

of the project, the Planning and Development Department may request
or further information or to download copies of this form and other
portlandmaine.gov, or stop by the Inspections Division office, room 315

ed property, or that the owner of record authorizes the proposed work and
lication as his/her authorized agent. I agree to conform to all applicable
described in this application is issued, I certify that the Code Official's
all areas covered by this permit at any reasonable hour to enforce the

Date: 11/18/11

commence ANY work until the permit is issued

RECEIVED
NOV 18 2011
Dept. of Building Inspections
City of Portland Maine