

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: 2012-04-3759-CH OF USE

CBL: 015- C-003-001

has permission to Create a Second Unit on the Second Floor of the Attached Garage (Two Family Residence).  
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**

07/26/2012

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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. See Permit # 2011-11-2790-DRG for required inspections
  2. Certificate of Occupancy is required upon Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-04-3759-CH OF USE

Located At: 288 EASTERN  
PROMENADE

CBL: 015- C-003-001

## **Conditions of Approval:**

### **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. Application requires State Fire Marshal approval.
10. Install an NFPA 13D automatic sprinkler system.

### **Building**

1. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
2. 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.
3. R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).
4. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
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.
7. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Owner agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).

8. A flight of stairs shall not have a vertical rise larger than 12 feet between floor levels or landings.
9. R311.7.4.1 Riser height. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
10. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage. Note: Owner is providing a fire-separation (Gypsum Assembly) between the stairwell and the garage; a self-closing fire door may be installed on the first floor between the garage and stairwell.

**TABLE R302.6  
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 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 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 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®

51

## Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

## DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) may be required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. 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.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. 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.

7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator 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. All Erosion and Sedimentation control measures must be inspected and maintained daily.
10. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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

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

Job No: 2012-04-3759-CH OF USE	Date Applied: 4/12/2012	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:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-DW - Change of Use - Dwelling	Zone: R-6
Past Use: Single family home – permit #2011-11-2790 added an attached 28' x 32' two story garage	Proposed Use: Change of use to two family - add dwelling unit to 2 <sup>nd</sup> floor of attached garage	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Lavin</i>	Inspection: Use Group: <i>R3</i> Type: <i>SB</i> <i>JEC, 2009</i> <i>(MBC)</i> Signature: <i>[Signature]</i>
Proposed Project Description: Add Kitchen above attached garage create 2 unit property		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

☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan  
☐ Maj ☐ Min ☐ MM

Date: *OK w/ zoning*  
*6/5/12* *ABM*

## Zoning Appeal

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

## Historic Preservation

☐ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ Denied

Date:

## 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

### General Submittal Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>2</del> (1 paper copy as of Dec. 1)	Completed application form and check list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>3</del> (1 paper copy as of Dec. 1)	Evidence of right, title and interest. <i>deed</i>
<input type="checkbox"/>	<input type="checkbox"/>	<del>2</del> (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits. <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<del>2</del> (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens. <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<del>2</del> (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards. <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<del>2</del> (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity. <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<del>2</del> (1 paper copy as of Dec. 1)	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application. <i>N/A</i>

### Site Plans and Boundary Survey Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area of building. <i>Already existing. 896 SF.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Finish floor elevation (FEE) or sill elevation. <i>106.58</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevations (show all 4 sides). <i>existing</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours. <i>Existing structures, NA.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls. <i>exist structures NA.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Total area and limits of proposed land disturbance. <i>NA 1,000 SF.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed protections to or alterations of watercourses. <b>NOT Altering.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed wetland protections or impacts. <b>NONE</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed curb and sidewalk, except for a single family home.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed easements or public or private rights of way. <b>NONE</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show foundation/perimeter drain and outlet.
<input type="checkbox"/>	<input type="checkbox"/>	Additional requirements may apply for lots on unimproved streets. <b>N.A.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1) Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input type="checkbox"/>	<input type="checkbox"/>		▪ Cross section with framing details
<input type="checkbox"/>	<input type="checkbox"/>		▪ Floor plans and elevations to scale
<input type="checkbox"/>	<input type="checkbox"/>		▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input type="checkbox"/>	<input type="checkbox"/>		▪ Window and door schedules
<input type="checkbox"/>	<input type="checkbox"/>		▪ Foundation plans w/required drainage and damp proofing , if applicable
<input type="checkbox"/>	<input type="checkbox"/>		▪ Detail egress requirements and fire separation, if applicable
<input type="checkbox"/>	<input type="checkbox"/>		▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
<input type="checkbox"/>	<input type="checkbox"/>		▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
<input type="checkbox"/>	<input type="checkbox"/>		▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
<input type="checkbox"/>	<input type="checkbox"/>		▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**Reminder:** Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

attached garage w/ dwelling space has already been built. Just adding kitchen utilities & cabinets



15-C-3-5  
11-22-2010

## Maine Short Form TRUSTEE DEED

*gm*  
HERBERT A. MILLER and JO MILLER, Trustees of the WORUMBO TRUST, by the power conferred by law, and every other power, for consideration paid, grant to SHELDON J. ASHBY and ~~HEATHER A. ASHBY~~, whose mailing address is PO Box 3793, Portland, Maine 04104, ~~as joint tenants~~, the land and buildings in the City of Portland, County of Cumberland and State of Maine more particularly described as follows:

SEE ATTACHED SCHEDULE A

IN WITNESS WHEREOF, I, Herbert A. Miller have hereunto set my hand this 19<sup>th</sup> day of November, 2010.

Maurice E. Ducharme  
Witness

Herbert Miller  
WORUMBO TRUST  
HERBERT A. MILLER, Trustee

IN WITNESS WHEREOF, I, Jo Miller have hereunto set my hand this 19 day of November, 2010.

[Signature]  
Witness

Jo Miller  
WORUMBO TRUST  
JO MILLER, Trustee

STATE of Maine  
COUNTY OF Cumberland

On this 19 day of November, 2010, personally appeared before me the above-named JO MILLER and acknowledged the foregoing to be her free act and deed in her capacity as Trustee of the Worumbo Trust.

[Signature]  
Notary/Attorney at Law  
Dana Provost

MAINE REAL ESTATE TAX PAID

11 ID  
15-C-3

**EXHIBIT A**

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON SITUATED IN PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

5 BEGINNING AT THE CORNER FORMED BY THE NORTHERLY SIDELINE OF MELBOURNE STREET AND THE WESTERLY SIDELINE OF THE EASTERN PROMENADE; THENCE SOUTHWESTERLY ON THE NORTHERLY SIDELINE OF MELBOURNE STREET A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT; THENCE AT RIGHT ANGLES WITH THE SAID LAST NAMED LINE A DISTANCE OF FORTY (40) FEET TO A POINT; THENCE RUNNING NORTHEASTERLY IN A LINE PARALLEL WITH THE FIRST NAMED LINE A DISTANCE OF EIGHTY-FIVE (85) FEET, MORE OR LESS, TO THE WESTERLY SIDELINE OF THE EASTERN PROMENADE; THENCE SOUTHEASTERLY FORTY (40) FEET, MORE OR LESS, BY THE WESTERLY SIDELINE OF SAID EASTERN PROMENADE TO THE POINT OF BEGINNING.

M ALSO ANOTHER CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE WESTERLY SIDE OF THE EASTERN PROMENADE, IN SAID PORTLAND, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF THE LOT OF LAND CONVEYED TO RALPH DYER BY ARTHUR C. LIBBY BY DEED DATED APRIL 8, 1902, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 716, PAGE 285, WHICH POINT IS ALSO DISTANT ON THE LINE OF SAID EASTERN PROMENADE FORTY (40) FEET, MORE OR LESS, FROM THE CORNER FORMED BY THE WESTERLY SIDELINE OF SAID EASTERN PROMENADE WITH THE NORTHERLY SIDELINE OF MELBOURNE STREET; THENCE SOUTHWESTERLY BY THE NORTHERLY SIDELINE OF SAID DYER'S LAND EIGHTY-FIVE (85) FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF SAID DYER LAND, WHICH POINT IS APPROXIMATELY FORTY (40) FEET FROM THE NORTHERLY SIDELINE OF SAID MELBOURNE STREET; THENCE AT RIGHT ANGLES NORTHWESTERLY TO THE DIVISION LINE BETWEEN HOUSE LOTS BETWEEN MELBOURNE STREET AND MONTREAL STREET A DISTANCE OF FORTY-SIX (46) FEET, MORE OR LESS, THENCE NORTHEASTERLY ALONG SAID DIVISION LINE SEVENTY-THREE (73) FEET, MORE OR LESS, TO THE WESTERLY SIDELINE OF SAID EASTERN PROMENADE; THENCE SOUTHEASTERLY ALONG THE WESTERLY SIDE OF SAID EASTERN PROMENADE FIFTY-ONE (51) FEET AND SIX (6) INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

Received  
Recorded Register of Deeds  
Nov 22, 2010 01:49:56P  
Cumberland County  
Pamela E. Lovley

15-C-3-5

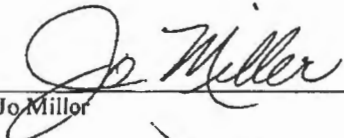
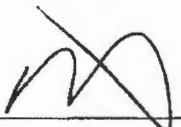
11-22-2010

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Jo Miller** of **288 Eastern Promenade Portland, ME** for consideration paid grants to **Sheldon J. Ashby** of **PO Box 3793, Portland, Maine** with WARRANTY COVENANTS, the premises in the **City of Portland, County of Cumberland** and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

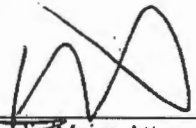
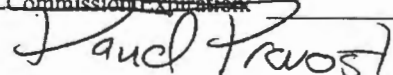
IN WITNESS WHEREOF, the said **Jo Miller** has caused this instrument to be signed this **11/19/2010**

MAINE REAL ESTATE TAX PAID

  
Jo Miller  
  
Witness

State of Maine  
County of Cumberland

Then personally appeared before me this **19<sup>th</sup>** day of **November**, **2010** the said **Jo Miller** and acknowledged the foregoing to be her voluntary act and deed.

  
Notary Public/Maine Attorney at Law  
Commission Expiration  


11  
15-C-3-5

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON SITUATED IN PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE NORTHERLY SIDELINE OF MELBOURNE STREET AND THE WESTERLY SIDELINE OF THE EASTERN PROMENADE; THENCE SOUTHWESTERLY ON THE NORTHERLY SIDELINE OF MELBOURNE STREET A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT; THENCE AT RIGHT ANGLES WITH THE SAID LAST NAMED LINE A DISTANCE OF FORTY (40) FEET TO A POINT; THENCE RUNNING NORTHEASTERLY IN A LINE PARALLEL WITH THE FIRST NAMED LINE A DISTANCE OF EIGHTY-FIVE (85) FEET, MORE OR LESS, TO THE WESTERLY SIDELINE OF THE EASTERN PROMENADE; THENCE SOUTHEASTERLY FORTY (40) FEET, MORE OR LESS, BY THE WESTERLY SIDELINE OF SAID EASTERN PROMENADE TO THE POINT OF BEGINNING.

ALSO ANOTHER CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE WESTERLY SIDE OF THE EASTERN PROMENADE, IN SAID PORTLAND, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF THE LOT OF LAND CONVEYED TO RALPH DYER BY ARTHUR C. LIBBY BY DEED DATED APRIL 8, 1902, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 716, PAGE 285, WHICH POINT IS ALSO DISTANT ON THE LINE OF SAID EASTERN PROMENADE FORTY (40) FEET, MORE OR LESS, FROM THE CORNER FORMED BY THE WESTERLY SIDELINE OF SAID EASTERN PROMENADE WITH THE NORTHERLY SIDELINE OF MELBOURNE STREET; THENCE SOUTHWESTERLY BY THE NORTHERLY SIDELINE OF SAID DYER'S LAND EIGHTY-FIVE (85) FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF SAID DYER LAND, WHICH POINT IS APPROXIMATELY FORTY (40) FEET FROM THE NORTHERLY SIDELINE OF SAID MELBOURNE STREET; THENCE AT RIGHT ANGLES NORTHWESTERLY TO THE DIVISION LINE BETWEEN HOUSE LOTS BETWEEN MELBOURNE STREET AND MONTREAL STREET A DISTANCE OF FORTY-SIX (46) FEET, MORE OR LESS, THENCE NORTHEASTERLY ALONG SAID DIVISION LINE SEVENTY-THREE (73) FEET, MORE OR LESS, TO THE WESTERLY SIDELINE OF SAID EASTERN PROMENADE; THENCE SOUTHEASTERLY ALONG THE WESTERLY SIDE OF SAID EASTERN PROMENADE FIFTY-ONE (51) FEET AND SIX (6) INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

Received  
Recorded Register of Deeds  
Nov 22, 2010 01:50:57P  
Cumberland County  
Pamela E. Lovley

**Jonathan Rioux - 288 Eastern Promenade**

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**From:** Jonathan Rioux  
**To:** Sheldon Ashby  
**Date:** 5/2/2012 2:33 PM  
**Subject:** 288 Eastern Promenade

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Sheldon,

Can you answer the questions below, and provide a floor plan showing the bedroom locations?

- A code compliant emergency escape shall be provided in **each bedroom**. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
- *Ventilation of this space is required per ASRAE 62.2 , 2007 edition.*
- *Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).*
- Does the proposed unit egress through the garage, or directly outside?
- Where are the bedrooms (Provide a Floor Plan)?
- 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.
- Hardwired photoelectric interconnected battery backup smoke alarms shall be **installed in each bedroom**, protecting the bedrooms, and on every level.
- Part of the Agreed Conditions of Approval for the previous permit (2011-11-2790-DRG) was that you would submit plans for a code complaint Hip Roof, do you have a copy of these?

**TABLE R302.6  
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 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 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 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®**

**51**

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

Sheldon,

Can you answer the questions below, and provide a floor plan showing the bedroom locations?

- A code compliant emergency escape shall be provided in **each bedroom**. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
- *Ventilation of this space is required per ASRAE 62.2 , 2007 edition.*
- *Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).*
- Does the proposed unit egress through the garage, or directly outside?
- Where are the bedrooms (Provide a Floor Plan)?
- 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.
- Hardwired photoelectric interconnected battery backup smoke alarms shall be **installed in each bedroom**, protecting the bedrooms, and on every level.
- Part of the Agreed Conditions of Approval for the previous permit (2011-11-2790-DRG) was that you would submit plans for a code complaint Hip Roof, do you have a copy of these?

attached garage was built under permit 2011-11-2790

Location/Address of Site: <b>288 Eastern Promenade, Portland</b>		
Total Square Footage of Proposed Structure/Area: <b>Not adding any add. garage area.</b>	Area of lot (total square feet):	Number of Stories: <b>2</b>
Tax Assessor's Chart, Block & Lot(s)  Chart#      Block #      Lot# <b>015      C      003</b>	Fees Paid: (for Office Use Only)  Site Plan _____ Building Permit _____ Inspection _____	Cost of Work:  Work: \$ <b>2,500</b> C of O Fee \$ <b>75</b>
Current Legal Use: Number of residential Units <b>Single family.</b>	If vacant, previous use?	Is property part of a subdivision?  If yes, please name:
Proposed Use and Project Description: <b>2 Family. Kitchen Above Garage to Create 2nd living Space / Bath 2 Bed</b>		
Applicant - must be owner, Lessee or Buyer Name: <b>Sheldon Ashby</b> → Business Name, if applicable: Address: <b>288 Eastern Promenade.</b> City/State: <b>Portland</b> Zip Code: <b>04101</b>		Applicant Contact Information Work # Home# Cell # <b>207-797-0000</b> e-mail: <b>Sheldon_Ashby@Kahoon.com</b>
Owner - (if different from Applicant) Name: <b>Same</b> Address: City/State:      Zip Code:		Owner Contact Information Work # <b>Same</b> Home# Cell # e-mail: <b>APR 12 2012</b>
Agent/ Contractor Name: <b>Same</b> Address: City/State:      Zip Code:		Agent/Contractor Contact Information Work # <b>Same</b> Home# Cell # e-mail:
Billing Information Name: <b>Same</b> Address: City/State:      Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: <b>Saul.</b> Address: City/State:      Zip Code: Phone Number:

\$50

RECEIVED

APR 12 2012



#525

### DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<b>Level I Minor Residential Site Plan</b> ___ Application Fee (\$300.00 flat fee)  The City invoices separately for the following: <ul style="list-style-type: none"><li>• Notices (\$.75 each)</li></ul>	<b>Fees Paid</b> (office use) ___
<b>Inspection Fee:</b> Inspection fee due after approval (for site plan inspection by the Planning Division)	\$100 (flat fee)
<b>Performance Guarantee</b>	Exempt except for those projects that complete construction in the winter and the site work is incomplete.
<b>Building Permit Fee</b>	\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.

### Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

### **Refer to the application checklist for a detailed list of submittal requirements.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


### Property Taxes:

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 a permit of any kind is accepted.

### Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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.

<b>Signature of Applicant:</b> 	<b>Date:</b> 4/11/12
---	-------------------------

**This is not a permit; you may not commence any work until the permit is issued.**

**Ann Machado - Re: 288 Eastern Promenade Review Comments**

---

**From:** Sheldon Ashby <sheldon\_ashby@yahoo.com>  
**To:** Philip DiPierro <PD@portlandmaine.gov>  
**Date:** 5/8/2012 8:22 PM  
**Subject:** Re: 288 Eastern Promenade Review Comments  
**CC:** Jon Rioux <jrioux@portlandmaine.gov>

---

Hi Philip,

Thanks for the email. I have forwarded it to my surveyor and will resubmit it to you as soon as I get it back from him. We have decided not to build the rear trellis connector on the rear of the house. I will update John Rioux and Ann Machado on that. It was only required to build one of the connectors for zoning. The trellis connector was going to block the little sun that makes it into the house, so we decided not to have it built. I appreciate your assistance with this request.

Sincerely,

Sheldon Ashby  
P.O. Box 3793  
Portland, ME 04104  
207-797-0000 Cell

Buying, selling or just have a real estate question, please call me any time. Thank you in advance for your business and all your referrals.

---

**From:** Philip DiPierro <PD@portlandmaine.gov>  
**To:** sheldon\_ashby@yahoo.com  
**Sent:** Tuesday, May 8, 2012 4:54 PM  
**Subject:** 288 Eastern Promenade Review Comments

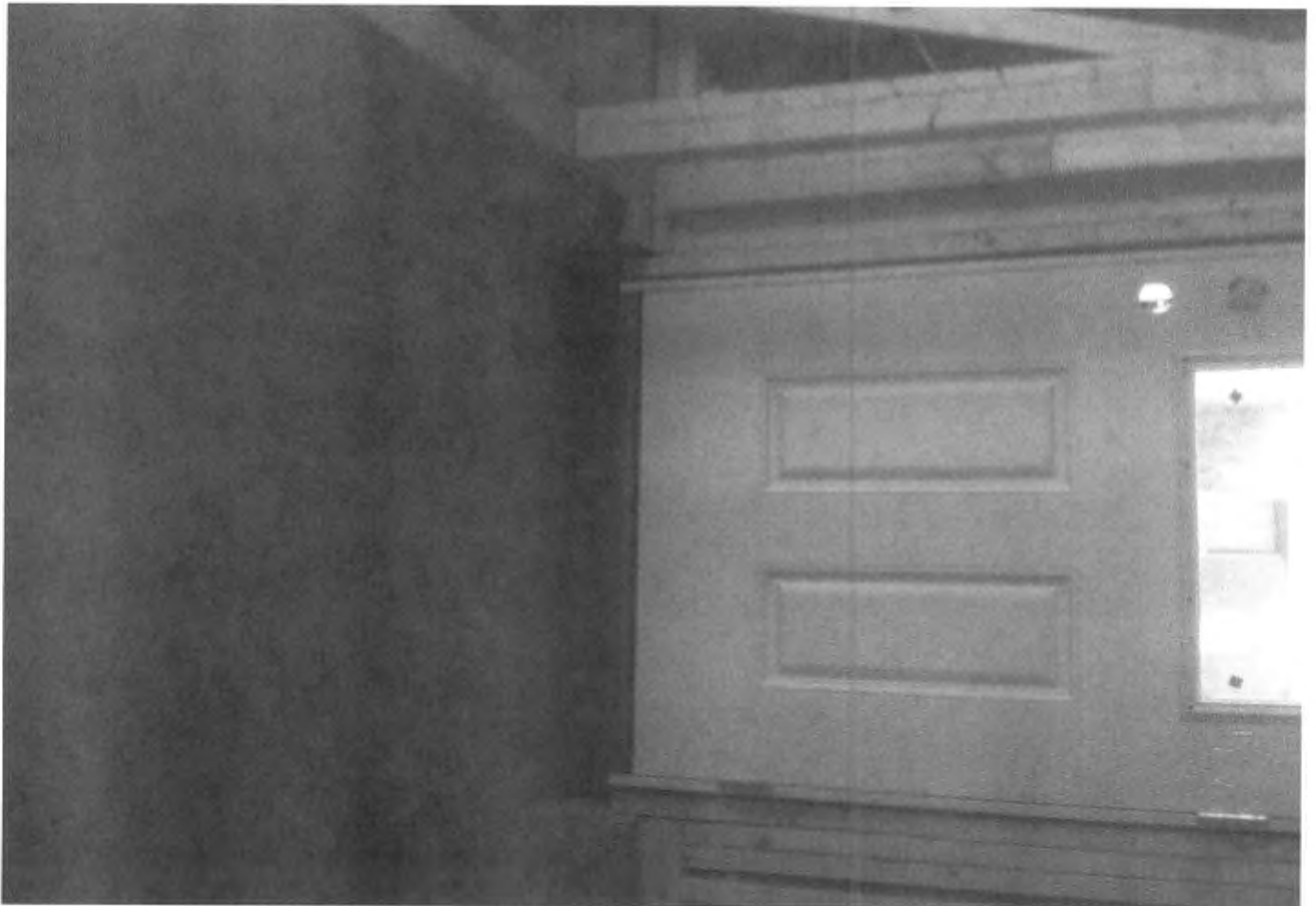
Mr. Ashby, please find attached the site plan review comments relating to the 2-family building permit application that is currently under review. The original has been mailed.

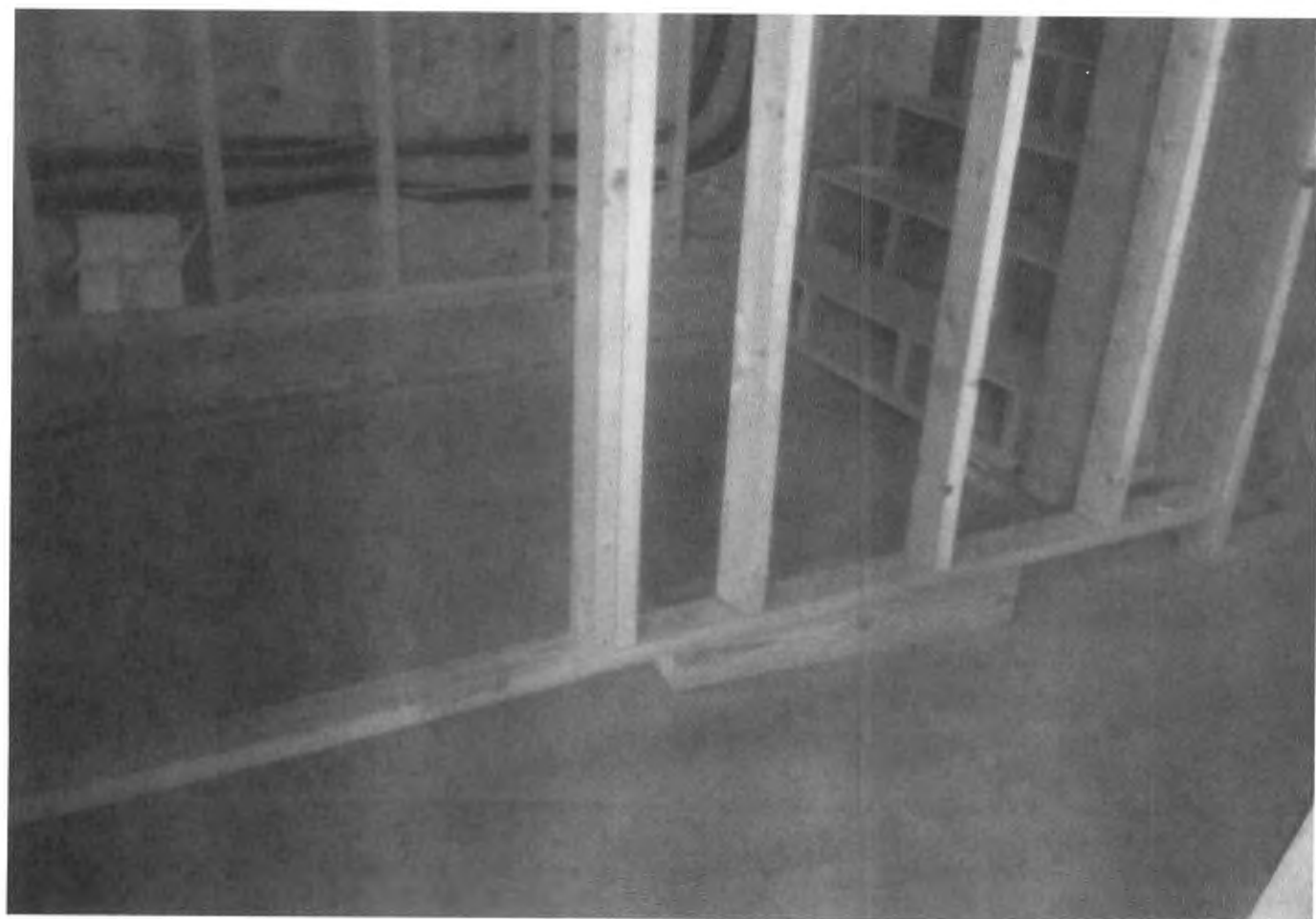
Please contact me with any questions. Thanks.

Phil

Philip DiPierro  
Development Review Coordinator  
City of Portland Planning Division  
389 Congress Street  
Portland, Maine 04101

Phone 207 874-8632  
Fax 207 756-8258







File: 2012-04-3759 (14 of 15)

2024

## Building Inspections

GROUP FOR  
STRUCTURE  
ONLY

CROSS SECTION  
SUNED AT 2A  
SUNED AT 2A

P/S TRIM & OFFSET  
CONST. VARIATION WEST

(1) 2 SLOPPING - 1076  
(1) 2 S.B.  
(1) F.G. INSULATION

6

As shown

6-110 O.C.

↑

↓

DO NOT DISTURB

REINFORCING BARS

50° E. 3.6. 1958

(5.5.8)

Page 8 of 10 CONTINUED FORM

NOTES

1

△

12E

2

107

1975

33 FEB 24 1964  
U.S. DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
DENVER, COLORADO

*negative results  
in 1970 & 1971  
anger by this*

ROAD ALONGSIDE 7X12  
SQUED ON EXTERIOR

① 2x12' 9x12' - 110' 9x12'.

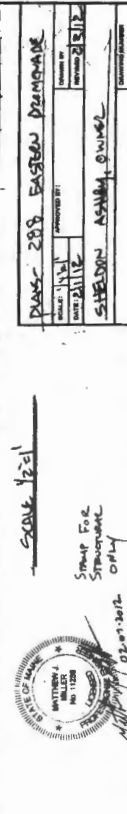
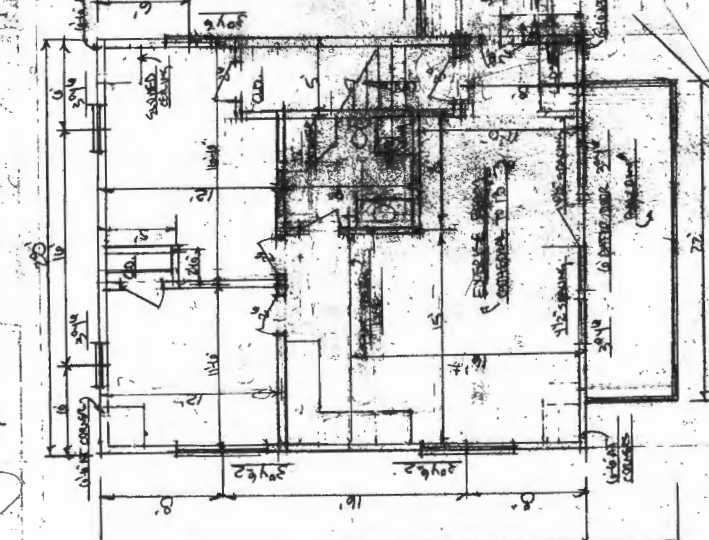
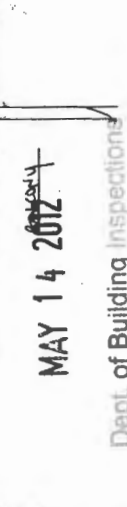
② 2x9' x 110' 8' 5' 10x12' 5x12' 5x12'.

③ EXACT FRAMING, PER SULLIVER.

[illegible]

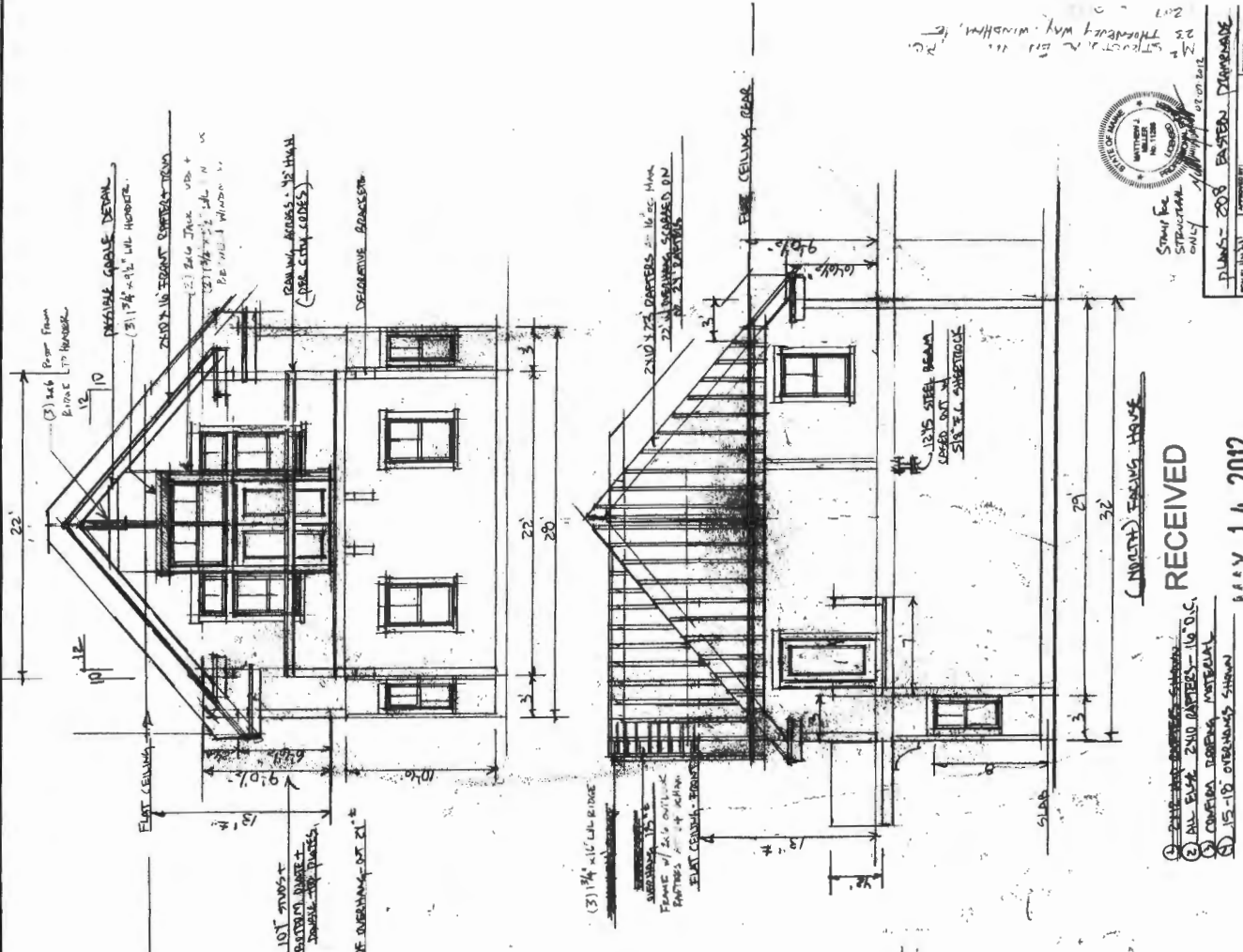
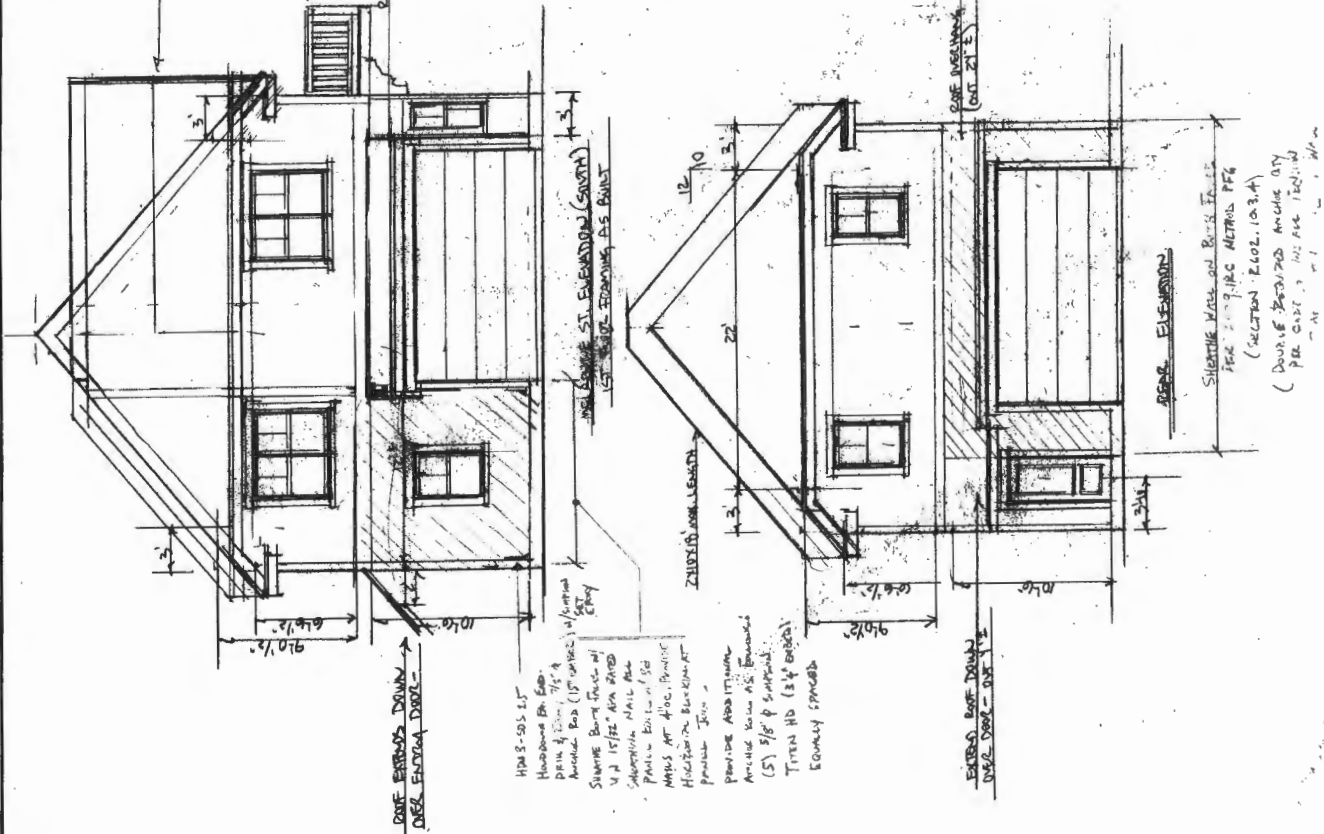
3) EXACT FRAMING, PER WILLIS.





MAY 14 2012

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City of Portland Maine



RECEIVED

MAY 14 2012

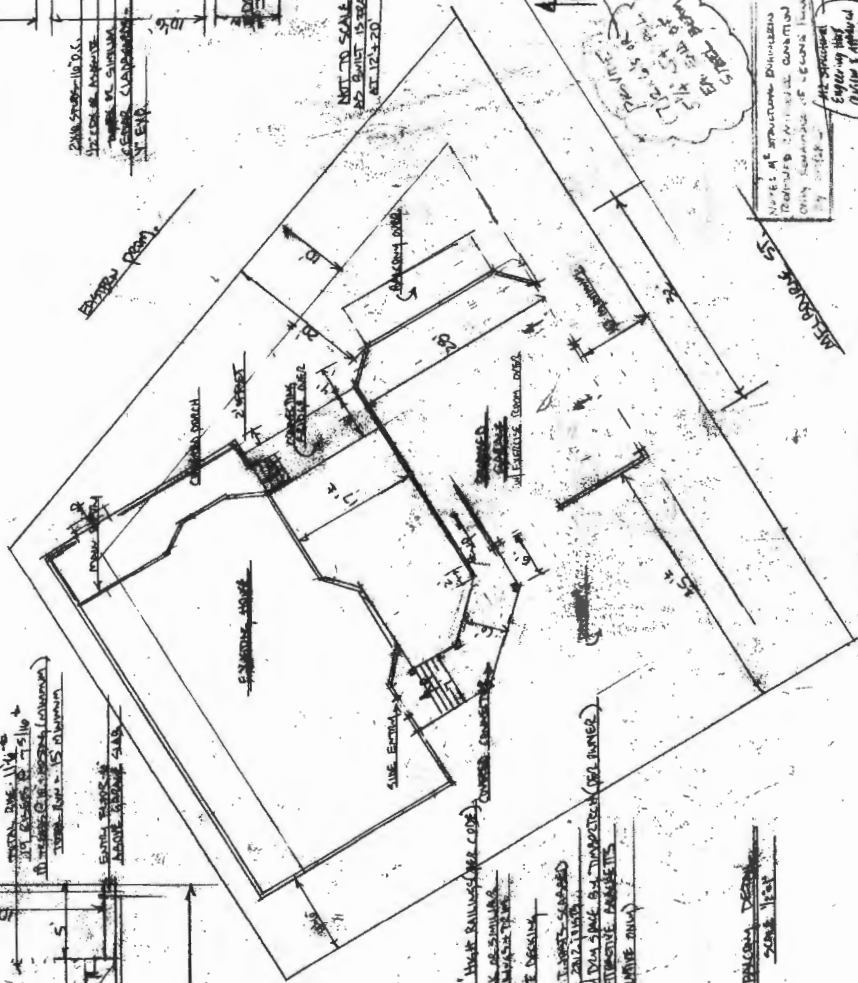
- 1. SHEDDING MATERIAL - SHEDDING
- 2. ALL EXIST. 2ND FLOOR - 10' O.C.
- 3. SHEDDING MATERIAL - SHEDDING
- 4. 15' - 18' OVERHANGS SHOWN



PROJECT: 208 EASTERN DRIVEWAY  
 DRAWN BY: JAMES H. HARRIS  
 CHECKED BY: JAMES H. HARRIS  
 DATE: 5/14/12

Dept. of Building Inspections  
 City of Portland Maine





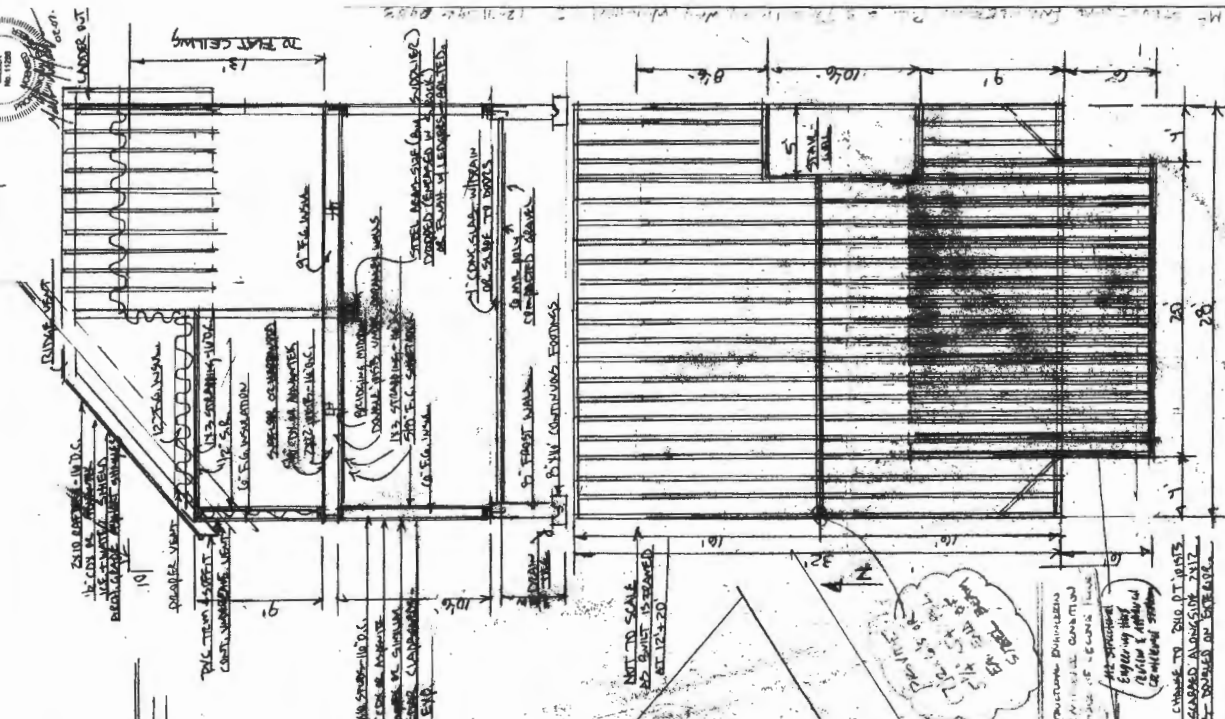
SPR. PLAN

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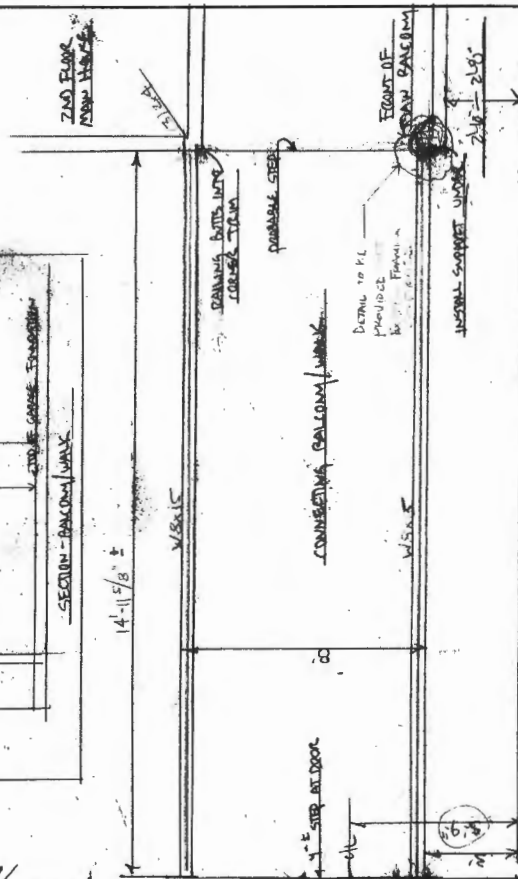
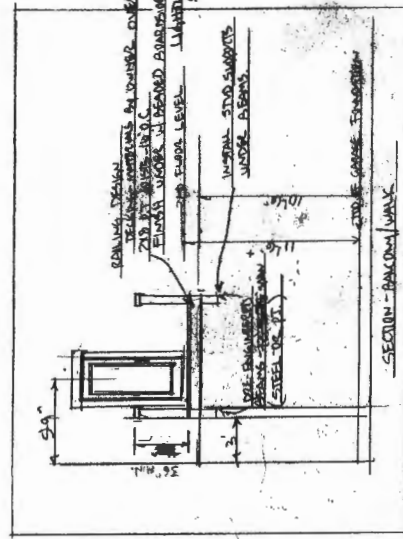
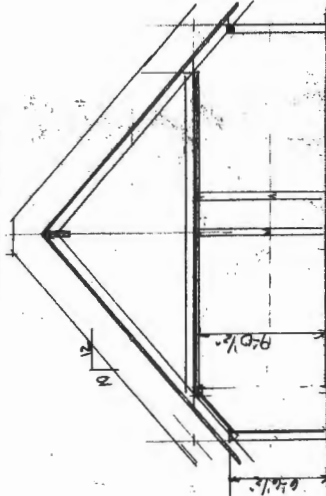
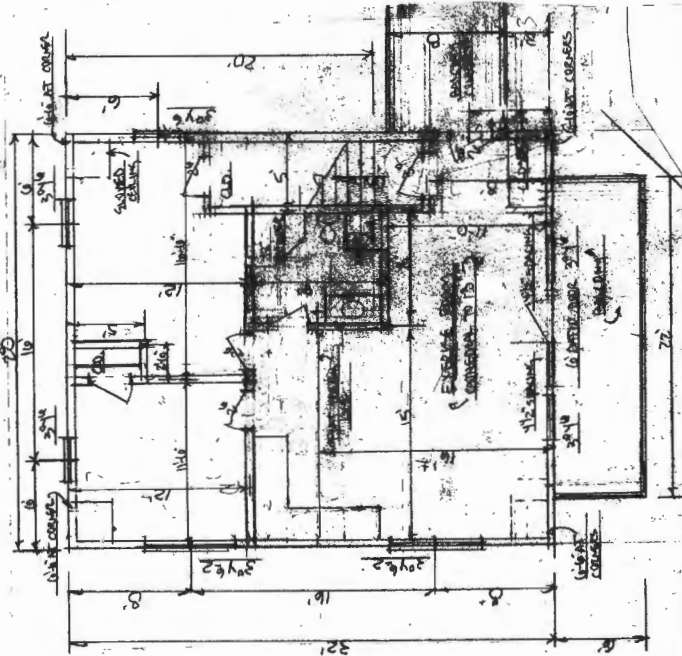
Dept of Building Inspections

City of Portland Mayor



- INT. FLOOR BOARDING HAS BEEN  
CHANGED SINCE BUSINESS WERE DONE.  
THURS. MAR. 17 THIS
- ① 2ND FLOOR FRAMING  
② 2ND FLOOR WALLS  
③ 2ND FLOOR ST. WORKS COMPLETED  
④ 2ND FLOOR STAIRS FINISHED  
⑤ 2ND FLOOR STAIRWAY COMPLETED  
⑥ 2ND FLOOR STAIRS FINISHED  
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㊿ 2ND FLOOR STAIRS FINISHED

[illegible]



MAY 14 2012

Dept of Building Inspection  
City of Portland Maine

Notes: Construction was PE in accordance with the 2009 International Res. & Bldg. Code. No other res. bldg.

1-10-50  
W.A.  
EXCEPT  
EXCEPT  
EXCEPT

<u>TYPICAL PAPER TO FILE</u>	<u>CONNECTIONS</u>	<u>V.T.S.</u>

FRONT SECTION  
2ND FLOOR WALLS + ROOF

REAR SECTION

4<sup>th</sup> STEP AT DOOR

connected to the

३१

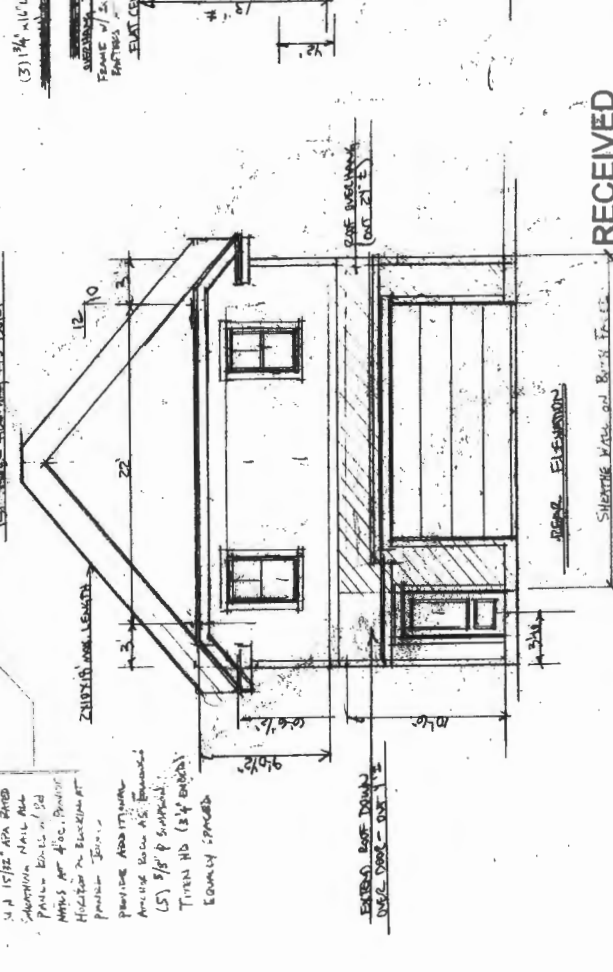
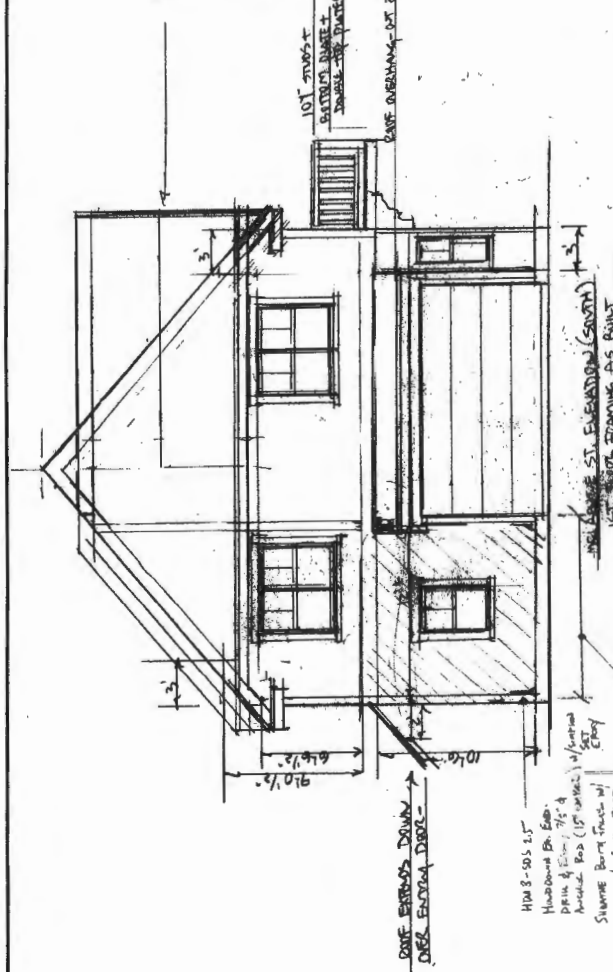
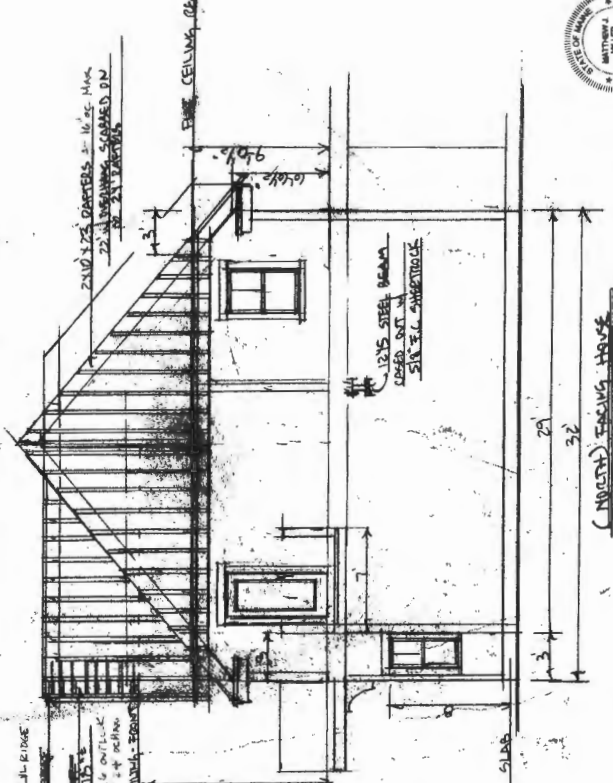
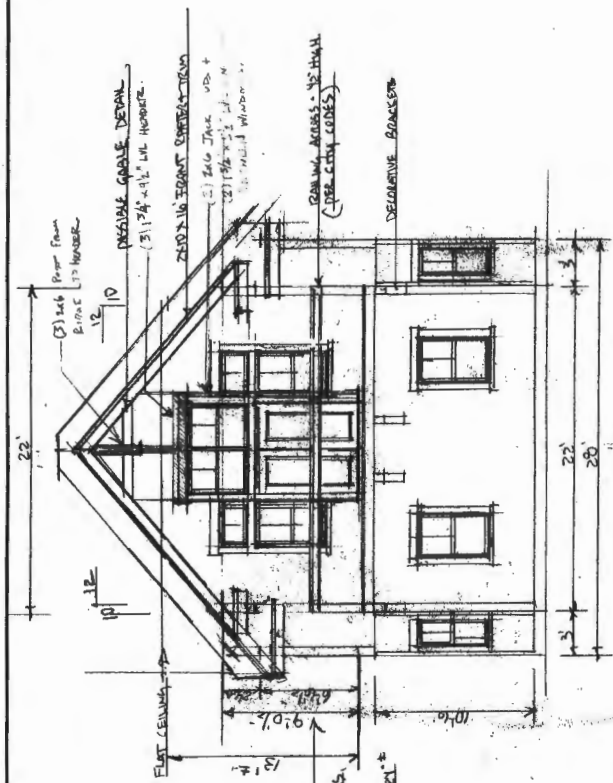
SCALE 1/2"=1'Stamp For  
Structure  
only

STATE OF MAINE  
MATTHEW J.  
MILLER  
JULY 1, 1998

PLANS- 288 EASTERN PROMINANCE

DATE: 1/4/12	APPROVED BY:	SHELDON ASHAW OWNER
DATE: 2/1/12	REMOVED 2/3/12	

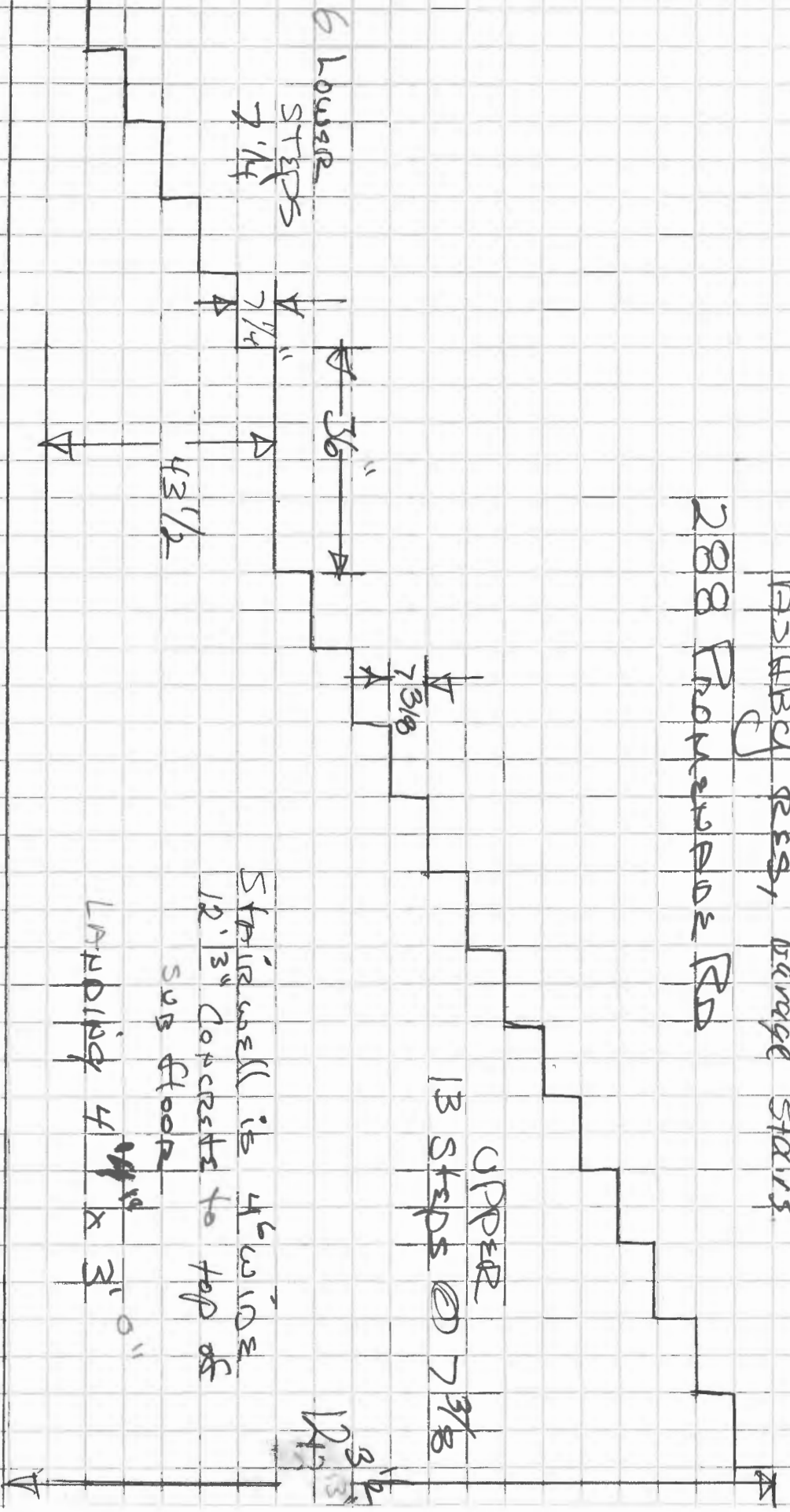
DEPARTMENT OF THE ARMY



MAY 14 2012

ITEM 2009 IRC METHOD PFG  
(SECTION 2602.103.4)  
(DURING DESIGNED ARCHIVE QTY  
PER CASE - INITIAL TENDON)

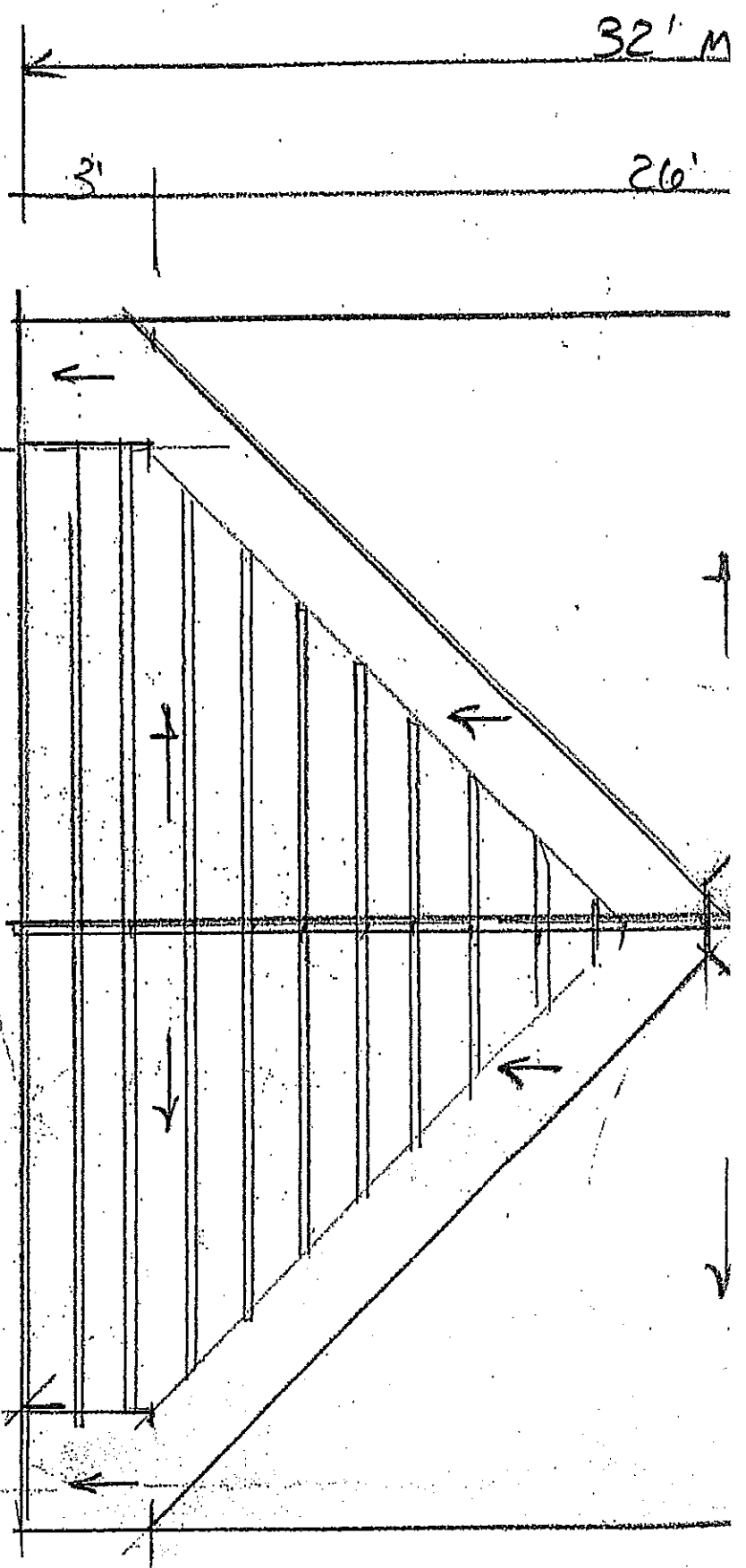
1044 By Res, Garage stairs.  
2008 From 2008 RD



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City of Portland Maine



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Dept. of Building Inspections  
City of Portland, Maine

All windows  
29' x 55'

6' x 10' AT CORNERS

3' x 10'

2' x 10'

3' x 10'

6' x 10' AT

Bedroom 1

Bedroom 2. SLOPED CEILING

Adding Kitchen  
Small to the existing  
living space.

3' x 10' 2

3' x 10' 2

10' 2"

store

Residual

FLAT CEILING LINE

SINK

EXISTING ROOM  
CATHEDRAL TO 13' 6"

1 1/2" spacing

1 1/2" spacing

3' x 10'

6' PATIO DOOR 3' x 10'

6' x 10' AT  
CORNERS

BALCONY

CLOSET

6' x 10' AT

2' x 10'



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APR 12 2012

Dept. of Building Inspections  
City of Portland Maine

2ND F  
MAIN

SECTION - BALCONY/WALK

12'5 5/8" ± OR 14'9 5/8" ±

RAILING BUTTS INTO  
CORNER TRIM

PARALLEL STEP

4" ± STEP AT DOOR

CONNECTING BALCONY/WALK

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Dept. of Building Inspections  
City of Portland

FRONT  
DRAW

INSTALL SUPPORT UNDER

2'6" - 2'

SCALE 1/2" = 1'

PLAN - 208 EASTERN PROMENADE

SCALE: 1/2" = 1'	APPROVED BY:	DRAW
DATE: 2/1/12		REVIS