

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that **CHRISTOPHER A. MOONEY** Located At **27 SUNSET AVE**

Job ID: 2011-03-630-SF

CBL: 083A- N-001-001

has permission to Amend; enlarge deck 2'

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

**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

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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2011-03-630-SF

Located At: 27 SUNSET AVE

CBL: 083A- N-001-001

Conditions of Approval:

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. 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 structure, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.
5. Received revised site plan 8/31/11. Driveway is relocated because septic system is relocated. The rest of the approval is based on the site plan received 6/15/11.

3/29/11 – Permit is on hold. I will wait for Phil to do his review & then we can send one email or letter.

- The size of the left side deck and the stairs off the rear of it do not match between the siteplan and the building plans
- The size of the right side deck and the stairs off both the rear and the side do not match between the site plan and the building plans.
- There are no elevations on the site plan.

The boathouse is considered accessory to the single family home. Therefore it can't be higher than 18'. Danielle confirmed this. The principal use is the single family home.

Amachado

5-31-11 Received revised site plan on 5/25/11. Boathouse has been relocated, so it is attached to the house. The relocated boathouse and other information were hand drawn which is not allowed under the site plan criteria. All the information needs to be added by the surveyor with their stamp. The right side deck is still not correct; the size is different between the site plan and the building plans. Waited to call Mike Mooney until today because I needed to check with Phil. Still on hold. - amachado

DRC

1. NO CHANGES IN GRADING ARE PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
2. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
3. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
4. 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.)
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

Fire

New single family home is required by ordinance to be sprinkled in accordance with NFPA 13D.
Capt. Gautreau

Building

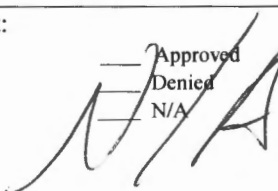
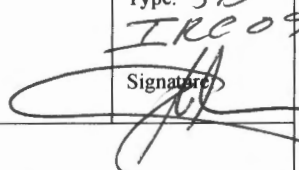
1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall 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.
3. A code compliant emergency escape shall be provided in the 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.
4. 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.
5. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
6. A photoelectric Carbon Monoxide (CO) detector 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.
7. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
8. **R302.6 Dwelling/garage fire separation.** The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent *dwelling unit* wall.
9. Note: See Owner's notations on 2nd floor, floor joist sizes/ span adjustments, and removal of cantilevered floor joist.

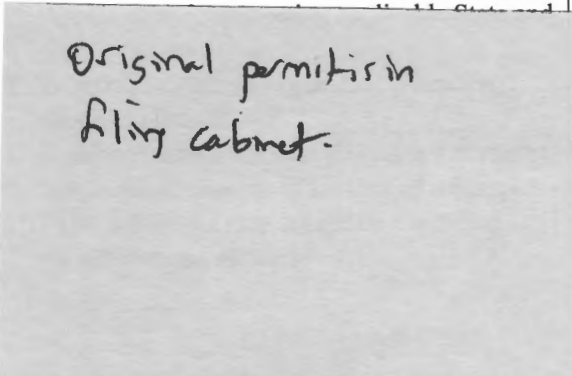
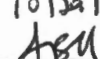
Building

1. Septic field and extension inspection for bottom preparation/ scarification to verify removal of vegetation, established transitional horizon and erosion and sedimentation control measures.
2. Backfill inspection of septic field for approved materials, stabilization, slopes and extensions.
3. Exposed septic field installation and tank location inspection to check elevations, dimensions, piping, plumbing station and system design prior to covering.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-630-SF 2012-49727-AMEND	Date Applied: 10/26/2011	CBL: 083A- N-001-001	
Location of Construction: 27 SUNSET AVE, GREAT DIAMOND ISLAND	Owner Name: CHRISTOPHER A MOONEY	Owner Address: 136 LASSEN DR SAN BRUNO, CA 94066	Phone:
Business Name:	Contractor Name: Michael Mooney	Contractor Address: 19 Eastern Terrace Ln Topsham ME 04086	Phone: (207) 284-8817
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-2
Past Use: New single family home – Permit #2011-03-630	Proposed Use: Same – new single family home – amend original permit to add two feet to right side deck – going from 14'2" wide to 16'2" wide	Cost of Work: 1000.00	CEO District:
Proposed Project Description: Amend permit #2011-03-630 – expand deck two feet in width		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB TRC09
		Signature: 	Signature: 
		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
1. This permit application does not preclude the 	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: Oct 10/29/12 	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: ARU
	CERTIFICATION		

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this permit application is issued, the permit representative shall have the authority to enter all areas covered by such permit at any reasonable hour.

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

IR-2

Amend 2012-49727

Entered 10/26/12



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.

2011-03-630-5f

(B)

Location/Address of Construction: <u>27 Sunset Ave. Great Diamond Island</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>Tax map</u> <u>N</u> <u>1, 2, 3</u> <u>83 A</u>	Applicant: (must be owner, lessee or buyer) Name <u>Michael W. Mooney</u> Address <u>19 Eastern Terrace Ln.</u> City, State & Zip <u>Topsham, Me. 04086</u>	Telephone: <u>(207) 284-8877</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ _____ C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30.-</u>
RECEIVED OCT 26 2012 Dept. of Building Inspections City of Portland Maine		
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Add 2' to deck on East side. 16' x 26' instead of 14' x 26'</u>		
Contractor's name: <u>Michael W. Mooney</u>		Email: <u>MWM207@gmail.com</u>
Address: <u>19 Eastern Terrace Ln.</u>		
City, State & Zip: <u>Topsham, Me. 04086</u>		Telephone: <u>284-8877</u>
Who should we contact when the permit is ready: <u>Mike Mooney</u>		Telephone: <u>284-8877</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Michael W. Mooney Date: 10-23-12

This is not a permit; you may not commence ANY work until the permit is issued

*amendments

Applicant: Christopher Moorey

Address: 27 Sunset Ave, G.D.F.

Date: 3/28/11 original / new site plan 6/15/11

C-B-L: 83A-N-001, 002, 008
permit # 2011-03-630

CHECK-LIST AGAINST ZONING ORDINANCE

* site plan - 6/15/11

Date - new (old house ~~was~~ ^{destroyed} had fire 4/1/06; demolished 6/15/06)

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - build new 2 story single family home (32'x40') w/ 3 sided wrap ground deck & attached 24'x34' bathroom. * expand deck on right side 2'

Sewage Disposal - private

Lot Street Frontage - 79' min - 240.25 (just on Cleves St.) (ok)

Front Yard - 25' min - front yard faces Cleves St - 26' shown & scaled

Rear Yard - 25' min - 58' scaled to bathroom

Side Yard - 20' min - 21' given on left & scaled (ok)
- 25' scaled & given from bathroom (ok)

Projections -

Width of Lot - 80' min - 110' scaled (ok)

Height - 35' (pre-grade development) (no grade changes stated on site plan - 23.5' scaled)

Lot Area - 20,000 sq ft min - 25,770.7 sq ft given (ok)

Lot Coverage/Impervious Surface - 30% = 5154.14 sq ft

Area per Family - N/A

Off-street Parking - 2 spaces required - 2 shown

Loading Bays - N/A

Site Plan - Level I minor residential

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C-panel 9

32x40' = 1280
14'x26' = 364
6'x9' = 54
19'x30' = 570
12'x39' = 468
7'x6.5' = 45.5
34'x24' = 816
5x4 = 20
6x2 = 12
5x4 = 20

stairs

3,585.5 (ok)
52
* 3637.5 (ok)



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Cash
Tender Amount: 30.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 10/26/2012
Receipt Number: 49728

Receipt Details:

Referance ID:	8554	Fee Type:	BP-AMP
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2011-03-630-SF - 27 Sunset Ave. / Great Diamond Island			
Additional Comments: 27 Sunset			

Thank You for your Payment!