

**City of Portland, Maine -- Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 47 New Island Ave, Peaks Island		Owner: Paul Casey		Phone: 766-5921		Permit No 980489
Owner Address: SAA Peaks Island, ME 04108		Lessee/Buyer's Name:		Phone:		
Contractor Name: SAA		Address:		Phone:		Permit Issued:
Past Use: 1-fam		Proposed Use: Same		<b>COST OF WORK:</b> \$ 3,000.00 <b>PERMIT FEE:</b> \$ 35.00		Zone: CBL: 084-N-032 Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
				<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type:		
Proposed Project Description: Additon/Expansion				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		<b>Zoning Appeal</b> <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  <b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review  <b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  Date: _____
Permit Taken By:		Date Applied For: 11 May 1998				

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 information may invalidate a building permit and stop all work..

Call Denise Gaal for P/U 871-4798

PERMIT ISSUED WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

11 May 1998]

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

CEO DISTRICT



COMMENTS

3/30/00 Work appears to have been completed. No accu. AL

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

## BUILDING PERMIT REPORT

DATE: 12 MAY 98 ADDRESS: 47 New Island Ave. P.I. (Ø84-N-Ø32)  
REASON FOR PERMIT: To expand one bedroom 75" x 125" C.  
BUILDING OWNER: Paul Casey  
CONTRACTOR: SAA  
PERMIT APPLICANT: SAA  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

### CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1 \*16, \*24, \*26

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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 without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. 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.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- \*16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

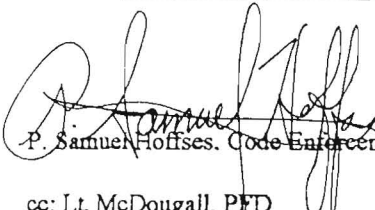


provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- ~~24.~~ All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- ~~26.~~ All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. \_\_\_\_\_
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_

  
P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal



<b>SETTLEMENT STATEMENT</b> <b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>	<b>B. TYPE OF LOAN</b>	
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FMHA
	3. <input checked="" type="checkbox"/> CONV. UNINS.	
	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
6. File Number: 2736403597		7. Loan Number: 3399288
8. Mortgage Insurance Case Number:		

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. **WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18U, S. Code Section 1001 and Section 1010. PREVIOUS EDITION IS OBSOLETE

**D. NAME OF BORROWER:** Paul J. Casey and Denise L. Gaal  
**ADDRESS:** 47 New Island Avenue  
 Peaks Island, ME 04108

**E. NAME OF SELLER:** Refinance  
**ADDRESS:**

**F. NAME OF LENDER:** First Financial Mortgage Corp.  
**ADDRESS:** 75 Atlantic Place  
 South Portland, ME 04106

**G. PROPERTY LOCATION:** 47 New Island Avenue  
 Peaks Island, ME 04108

<b>H. SETTLEMENT AGENT:</b> Granite Title Services <b>ADDRESS:</b> 477 Congress Street, 12th Floor Portland, ME 04101  <b>PLACE OF SETTLEMENT:</b> Granite Title Services <b>ADDRESS:</b> 477 Congress Street, 12th Floor Portland, ME. 04101	<b>I. SETTLEMENT DATE:</b>  August 26, 1997
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J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BORROWER</b>		<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	105,796.57	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>	<b>105,796.57</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>	
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	105,400.00	502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Credit for Application	300.00	504. Payoff of first mortgage loan	
205. Interest Credit (1 day)	22.02	505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. TOTAL PAID BY/FOR BORROWER</b>	<b>105,722.02</b>	<b>520. TOTAL REDUCTIONS AMOUNT DUE SELLER</b>	
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER</b>		<b>600. CASH AT SETTLEMENT TO/FROM SELLER</b>	
301. Gross amount due from borrower (line 120)	105,796.57	601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)	( 105,722.02 )	602. Less reductions in amount due seller (line 520)	( )
<b>303. CASH ( <input checked="" type="checkbox"/> FROM ) ( <input type="checkbox"/> TO ) BORROWER</b>	<b>74.55</b>	<b>603. CASH ( <input type="checkbox"/> FROM ) ( <input type="checkbox"/> TO ) SELLER</b>	



**L. SETTLEMENT CHARGES**

700. TOTAL SALES/BROKER'S COMMISSION based on price \$ @ % =			PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of commission (line 700) as follows:				
701.	\$	to		
702.	\$	to		
703.	Commission paid at Settlement (Money retained by broker applied to commission \$ _____)			
704.				
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>				
801.	Loan Origination Fee	%		
802.	Loan Discount	%		
803.	Appraisal Fee	to Robert Pietroski	275.00	
804.	Credit Report	to Credit Data of New England	41.00	
805.	Lender's Inspection Fee			
806.	Mortgage Insurance Application Fee to			
807.	Assumption Fee			
808.	Application Fee to FFMC		295.00	
809.	Flood Cert to FFMC		18.00	
810.	Administration Fee To FFMC	\$250.00 POC		
811.	Yield Spread Premium to FFMC from OSB	\$1,976.25 POC		
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>				
901.	Interest from	9/2/97 to 9/1/97 @ \$ 22.02 /day (See line 205)		
902.	Mortgage Insurance Premium for	1 months to	28.11	
903.	Hazard Insurance Premium for	years to		
904.		years to		
905.				
<b>1000. RESERVES DEPOSITED WITH LENDER</b>				
1001.	Hazard insurance	4 month @ \$ 21.92 per month	87.68	
1002.	Mortgage insurance	2 month @ \$ 28.11 per month	56.22	
1003.	City property taxes	0 month @ \$ 214.96 per month		
1004.	County property taxes	month @ \$ per month		
1005.	Annual assessments	month @ \$ per month		
1006.		month @ \$ per month		
1007.		month @ \$ per month		
1008.	Aggregate Adj.	month @ \$ per month	-87.70	
<b>1100. TITLE CHARGES</b>				
1101.	Settlement or closing fee	to		
1102.	Abstract or title search	to		
1103.	Title examination	to Granite Title Services	395.00	
1104.	Title insurance binder	to		
1105.	Document preparation	to		
1106.	Notary fees	to		
1107.	Attorney's fees	to		
	(includes above items numbers;			
1108.	Title insurance	to Fidelity Title Insurance Co.	181.50	
	(includes above items numbers;			
1109.	Lender's coverage	\$ (\$105,400.00 )		
1110.	Owner's coverage	\$		
1111.				
1112.				
1113.				
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>				
1201.	Recording fees: Deed \$ ; Mortgage \$32.00 ; Release \$ 8.00		40.00	
1202.	City/county tax/stamps: Deed \$ ; Mortgage \$			
1203.	State tax/stamps: Deed \$ ; Mortgage \$			
1204.	Record Assignment		10.00	
1205.				
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>				
1301.	Survey	to		
1302.	Pest inspection	to		
1303.	Overnight/Disch. Handling		25.00	
1304.	Mortgage Loan Inspection Bruce R. Bowman, Inc.		150.00	
1305.	Comp/Cert		35.00	
1306.	Payoff CFX Mortgage		104,246.76	
1307.				
<b>1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)</b>			<b>105,796.57</b>	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower \_\_\_\_\_ Seller \_\_\_\_\_

To the best of knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

August 26, 1997

Settlement Agent

Date



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: 47 New Island Ave. Peaks Island Me 04108

Tax Assessor's Chart, Block & Lot Number <i>Book 10226 Chart# Pg 328 Block# 84N32 Lot# B67</i>	Owner: <i>Paul Casey Denise Gotal</i>	Telephone#: <i>207-766-5921</i>
Owner's Address: <i>47 New Island Ave Peaks Is Me 04108</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$3,000.00</b>
Proposed Project Description: (Please be as specific as possible) <i>Expanding Bedroom over existing 10.0m. roof. Floor space of expansion = 6'3" x 15'6" Follows existing roof line.</i>		
Contractor's Name, Address & Telephone <i>OWNERS Const addition over portion of 1st floor.</i>		

*addition*

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

*faxed ok 5/11/98  
per M.G. fee: 35.00*

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

*call for P/O  
Denise Gotal  
871-4778*

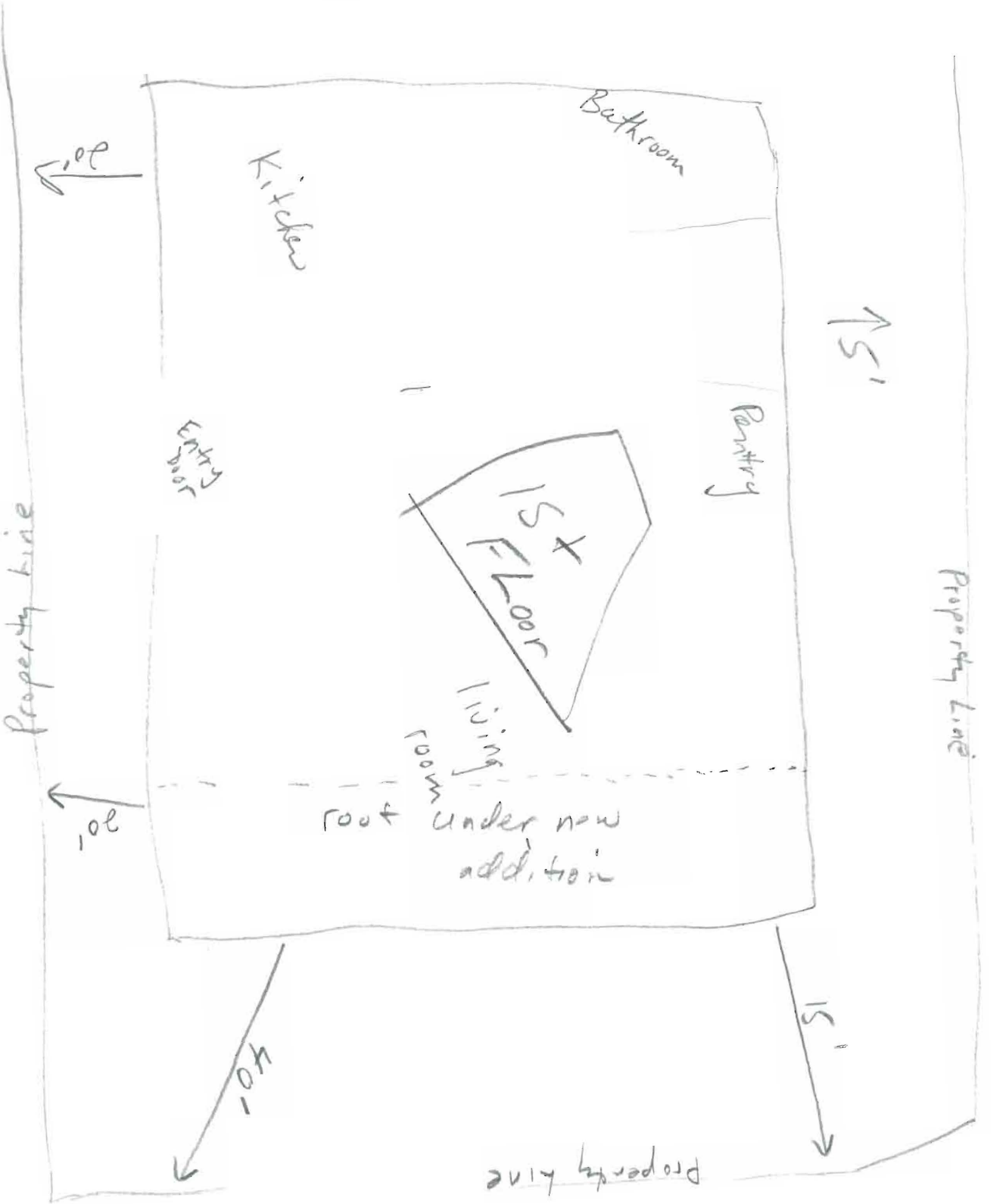
**Certification**

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/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 of applicant: <i>Paul J. Casey</i>	Date: <i>5/11/98</i>
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

← Street →



← 20' →

Kitchen

Bathroom

Entry door

15' x 20'

Pantry

↑ 15' ↓

Property line

Property line

← 20' →

root under new addition

Living room

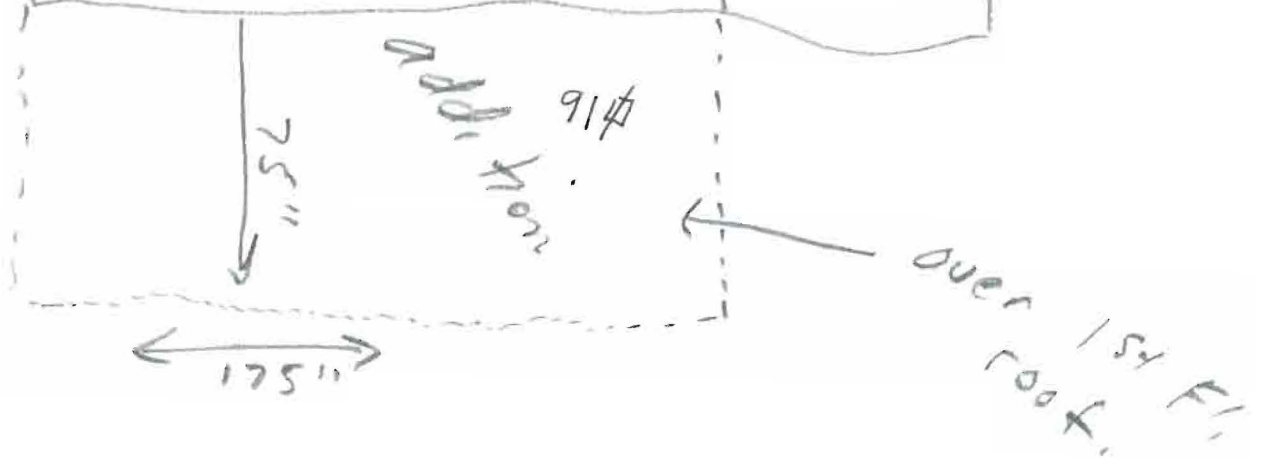
↓ 15' ↓

↘ 40' ↘

Property line



EXISTING 2nd Floor



Firs - Floor

Door

75"

6'3"

5<sup>th</sup> CONGR.  
Floor  
EX (Expansion)

175"

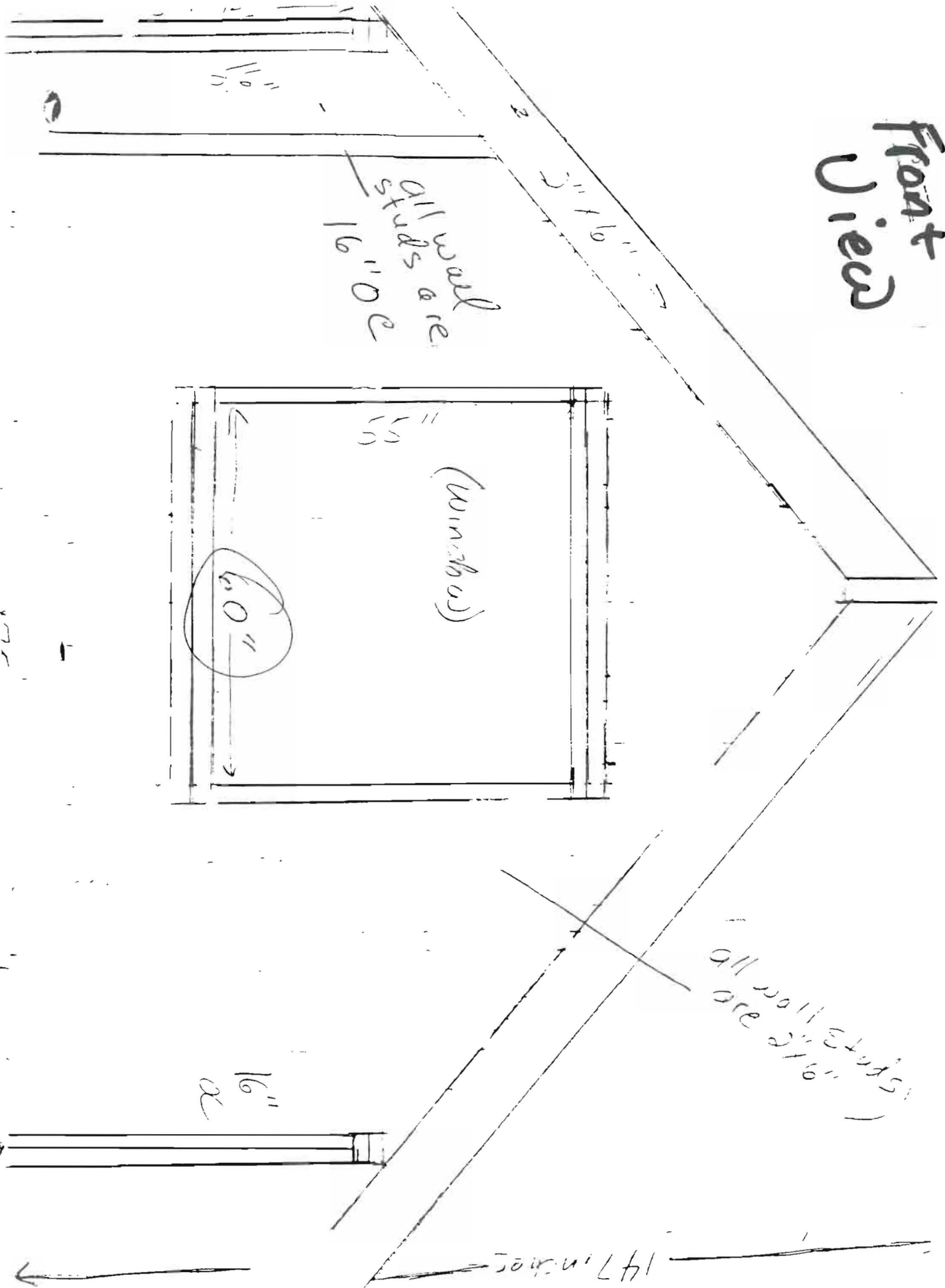
14'6"

36  
180  
360

Floor Plans



# Front View







House

— 75 inches —

all wall studs are 2x6  
16"

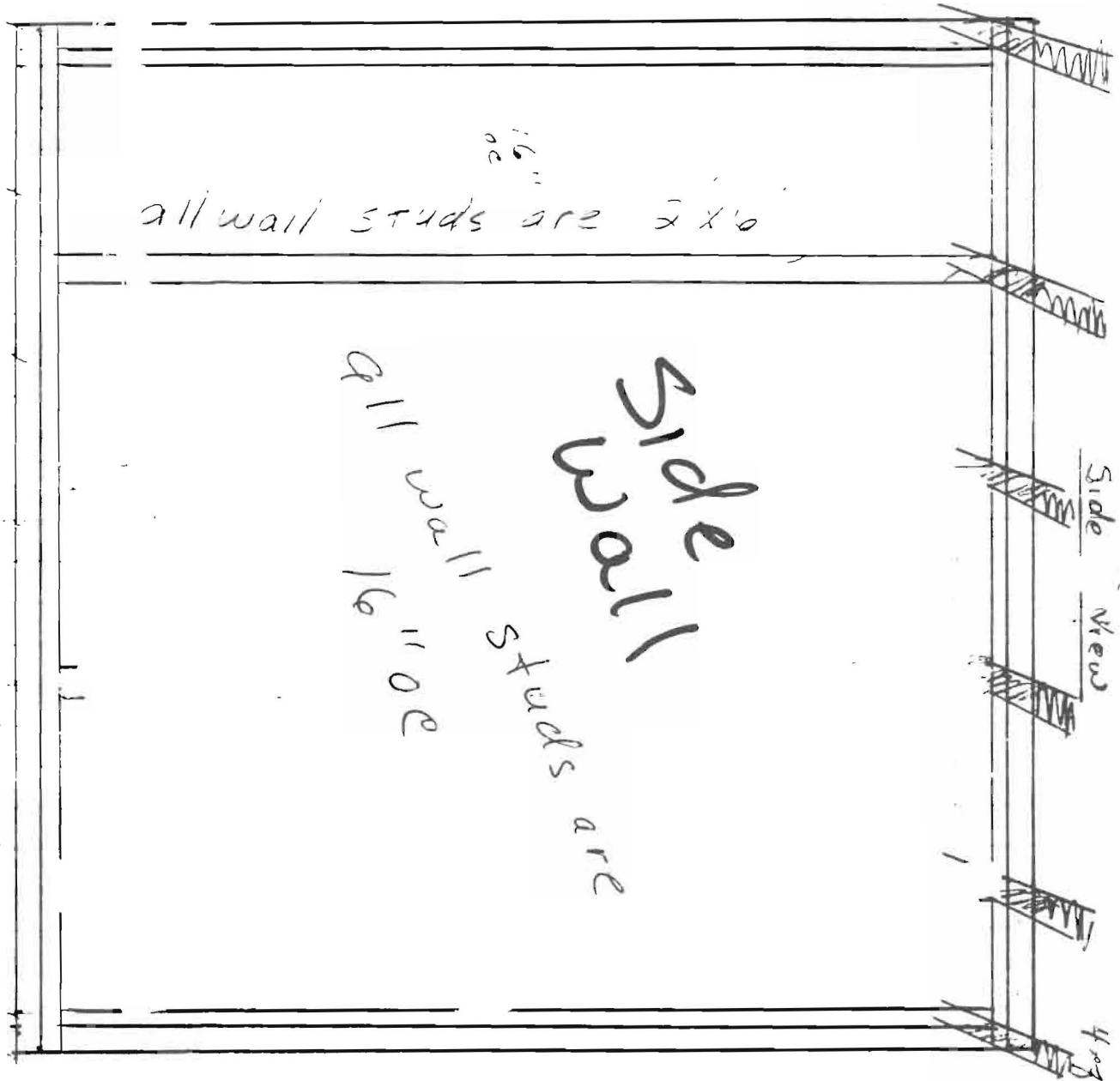
Side Wall

all wall studs are  
16"

— 75 inches —

Side View

4x4



Top

75 inches

(Hou-22)

Peak Support

16  
OC

16  
OC

16  
OC

16  
OC

7:  
00

Front

54201 201

(all roof joists are 2" x 6")

(Roof)

75