

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that VICTOR O III STANGO

Located At 35 MERIDIAN ST. (PEAKS ISLAND)

Job ID: 2011-10-2424-ALTR

CBL: 085- D-001-001

has permission for Single Family renovations within the building footprint (Seasonal), provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

10/31/2011

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2424-ALTR	Date Applied: 10/04/2011	CBL: 085- D-001-001	
Location of Construction: 35 MERIDIAN ST, PEAKS ISLAND	Owner Name: VICTOR O STANGO III	Owner Address: 3820 HENSHAW RD WEST SACRAMENTO, CA 95691	Phone:
Business Name:	Contractor Name: Peter McNaughton	Contractor Address: 143 Pleasant St., Yarmouth ME 04096	Phone: 207-357-6743
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG – Building-alterations	Zone: IR-2
Past Use: Single family	Proposed Use: Same – single family – remove section of building facing Meridian Street from 2 nd floor bathroom down to subfloor of 1 st floor & rebuild	Cost of Work: 25000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: RS Type: SB MLBEC Signature:
Proposed Project Description: remove section of building & rebuild.		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>Downloaded from 10/18/11 ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	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

~~12-8-11~~ D

12-8-11 DWM Peter 357-6743 Frame & Elec OK
Plumb Fall,

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.**
1. Close In Elec/Plmb/Frame prior to insulate or gypsum
 2. 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
Penny St. Louis

Job ID: 2011-10-2424-ALTR

Located At: 35 MERIDIAN ST

CBL: 085- D-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. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that all the work is taking place within the existing footprint, and there is no additional floor area being created. The only change in the volume is the change in the pitch of the roof over the first floor area.

Building

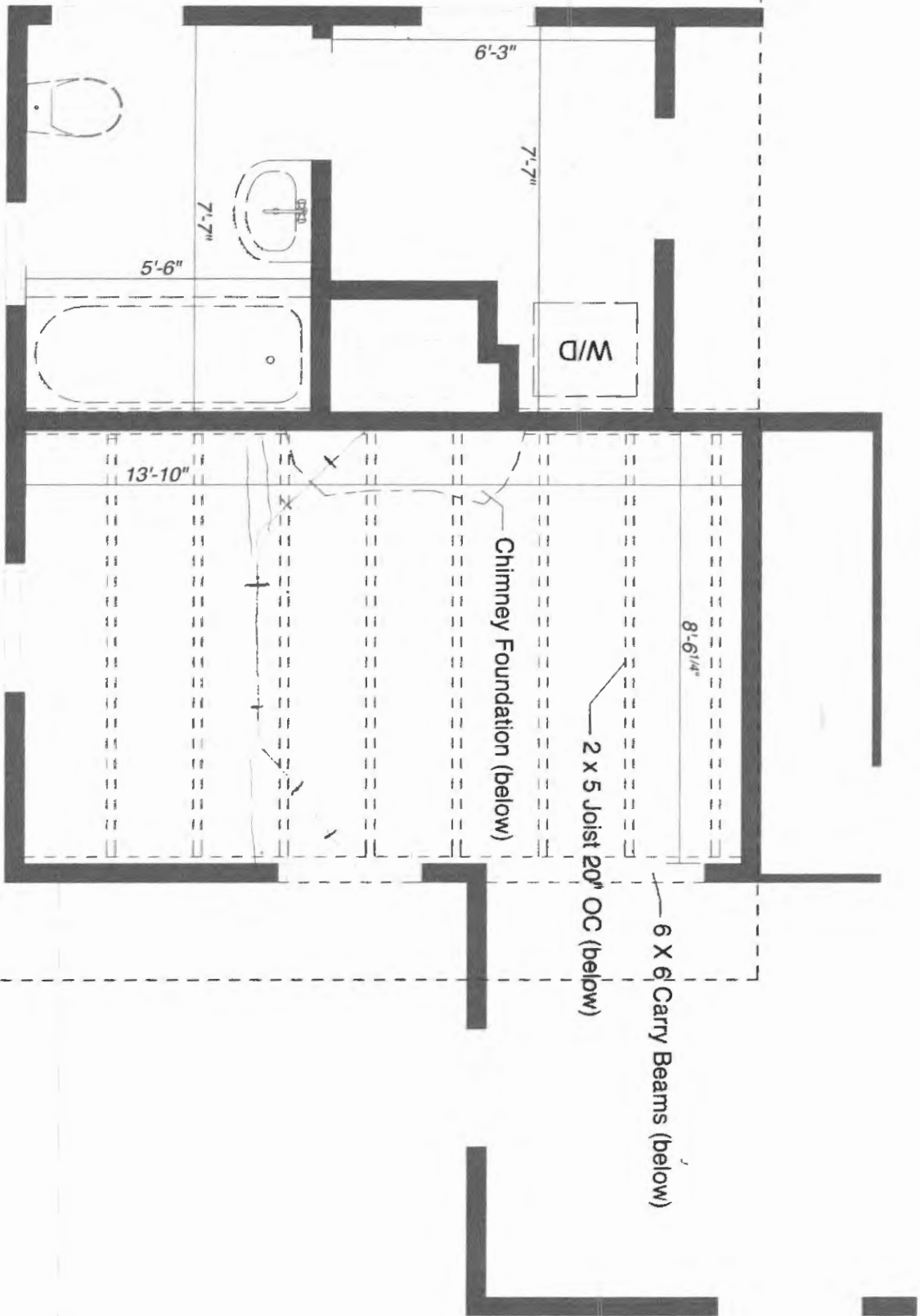
1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A photoelectric Carbon Monoxide (CO) detector shall be installed in each 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.
3. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
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 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, or in compliance with Section R612.4.2 Operation for emergency escape.
6. Mechanical or natural ventilation is required in the bathroom.
7. Submit Specs for Engineered Beams.
8. See attached documentation for bathroom fixtures clearance and headroom requirements.
9. Note: Contractor Stated ceiling height will be above 7 foot; rafter ties, connections, Girders and will comply with MUBEC.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the phone conversation on 10/26/11 with the general contractor Peter McNaughton as he states the renovation of the existing structure will not exceed 50% of the completed structure.

Verify all Dimensions in Field (VIF)

Limit of Work Area



A
102

FIRST FLOOR PLAN

McNaughton Construction
Peaks Island

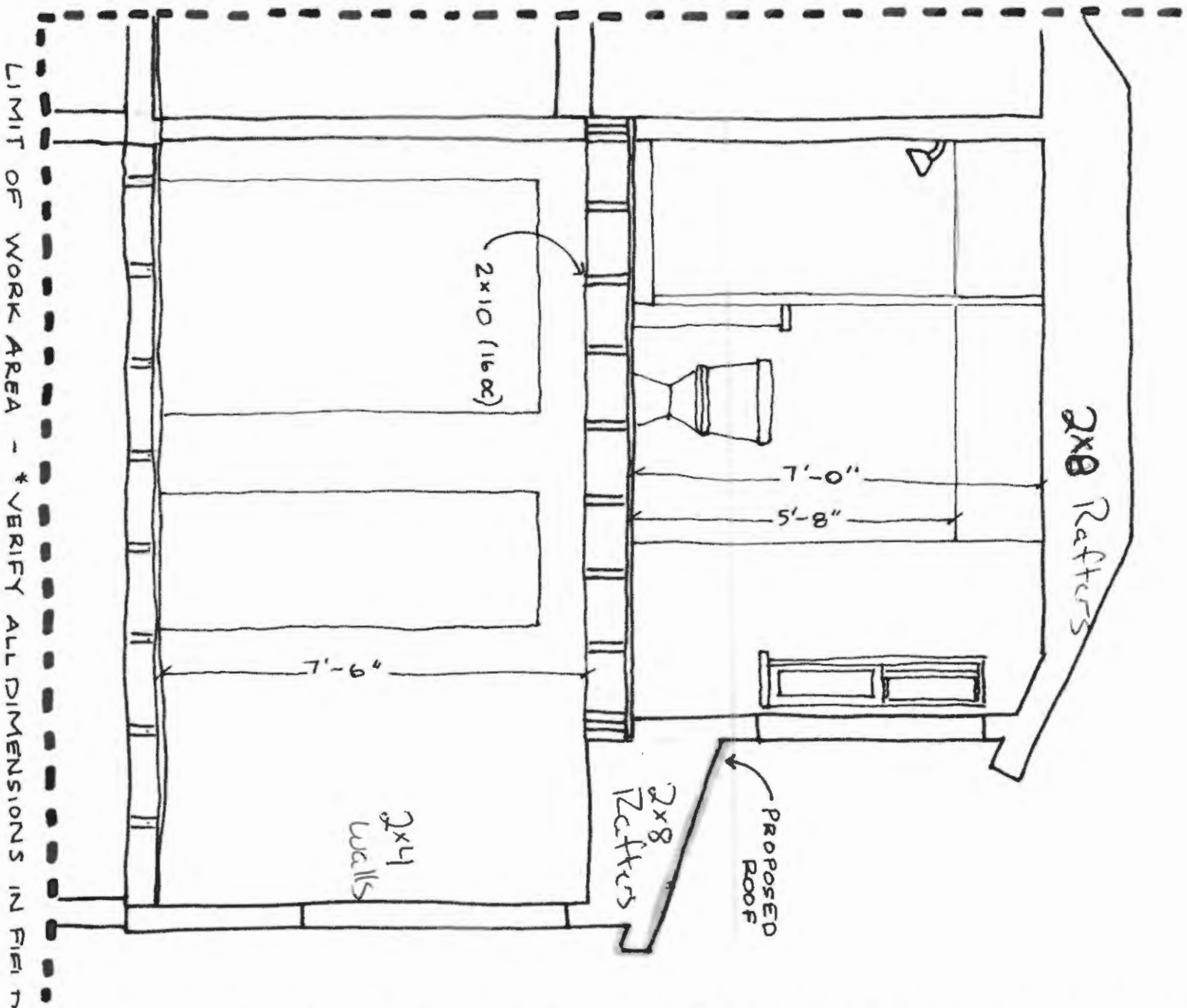
0 1 2 4

SCALE: 1/2" = 1'-0"
DATE: 9/28/11

THORNER

BUILDING CORP.

SUSTAINABLE CUSTOM COLLABORATIVE

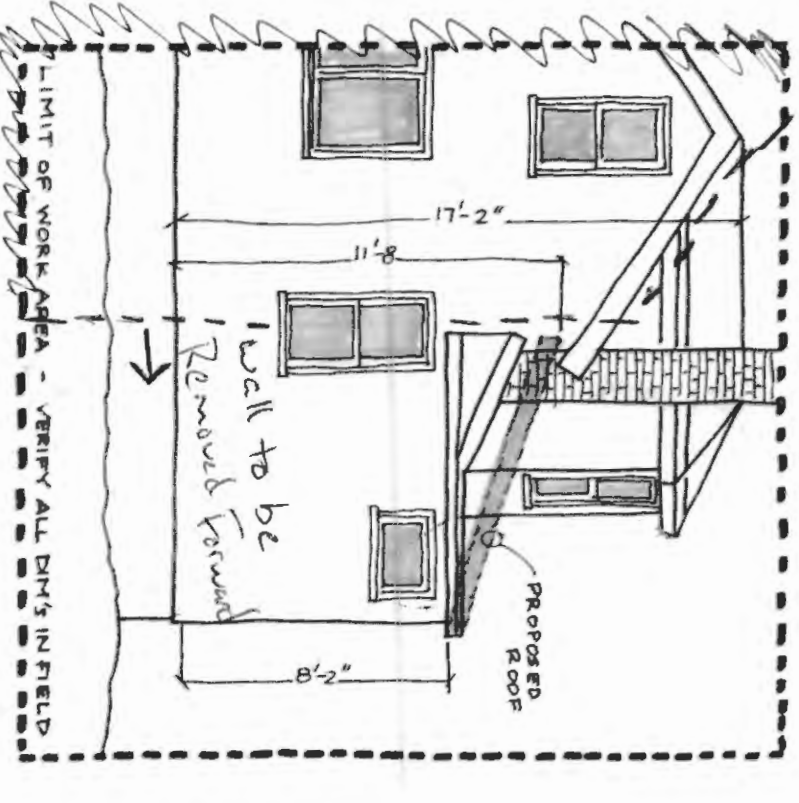


LIMIT OF WORK AREA - * VERIFY ALL DIMENSIONS IN FIELD

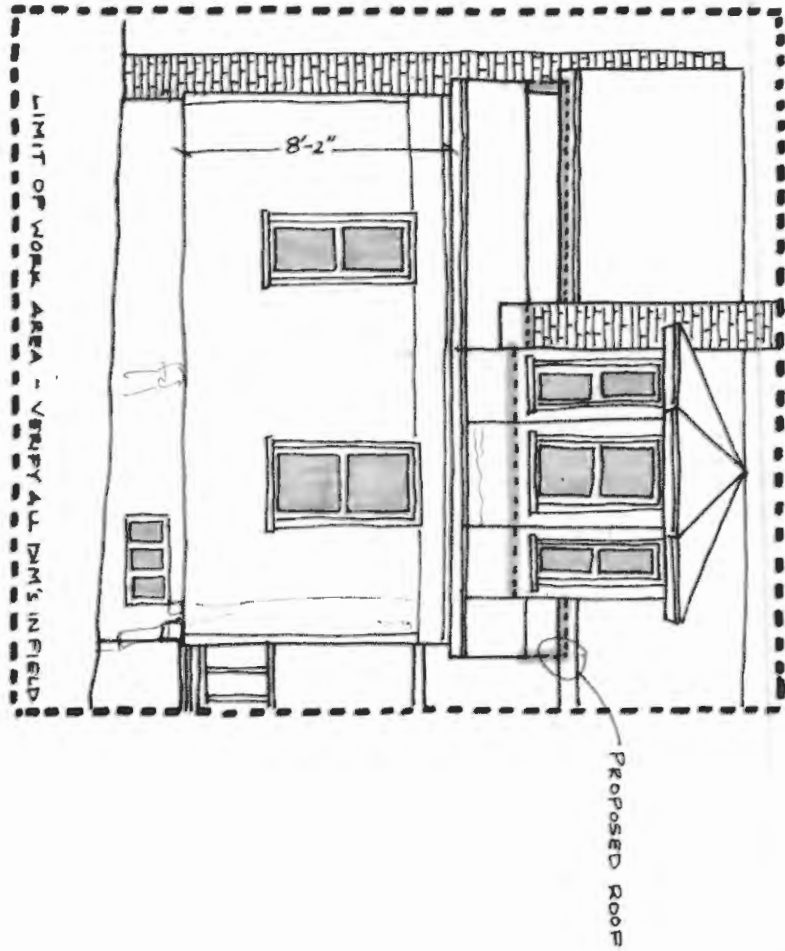
This is a Seasonal Cottage

To be taken
Down to the 1st Floor
Built Back w/
2x4 Exterior Wall
Frames
Walls correctly
have a Top & Bottom
Plate & a Horizontal
2x4 ~~Run~~ through
the middle of the
wall

201 NORTH ELEVATION



200 WEST ELEVATION



A
200

ELEVATIONS

McNaughton Construction
Peaks Island

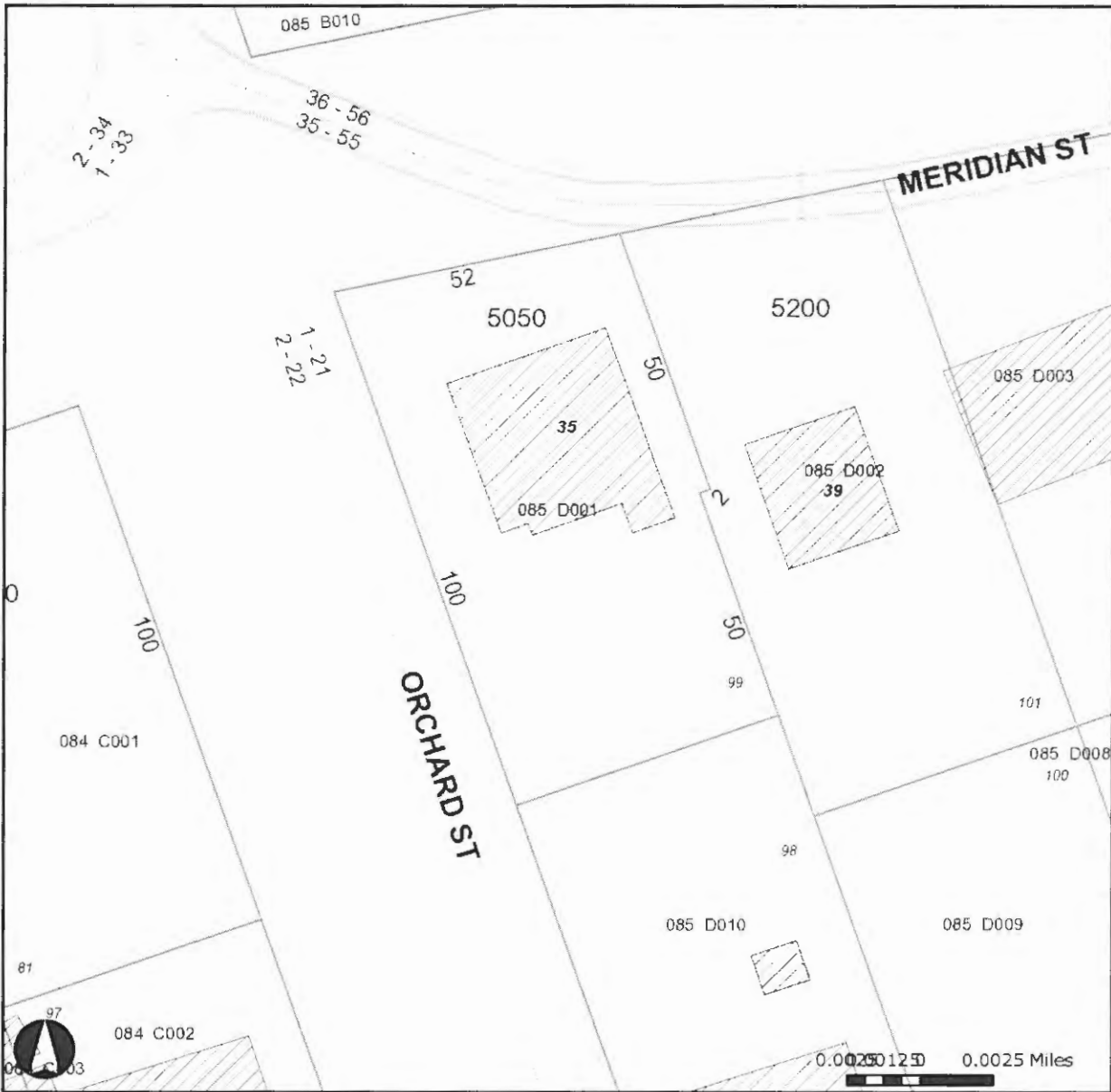
0 1 2 4 8

SCALE: 1/4" = 1'-0"
DATE: 9/29/11

T HORNER
BUILDING CORP.

SUSTAINABLE CUSTOM COLLABORATIVE

Map

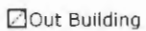


Interstate



Streets

Buildings



Parcels



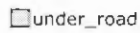
Traveled Ways

Stream

Wetland



Lake/Pond



Jetport



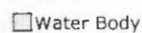
County Streets

A15

A21

A31

ME Towns

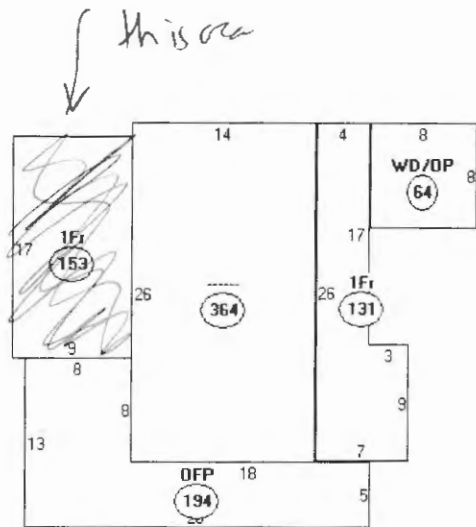


Ocean





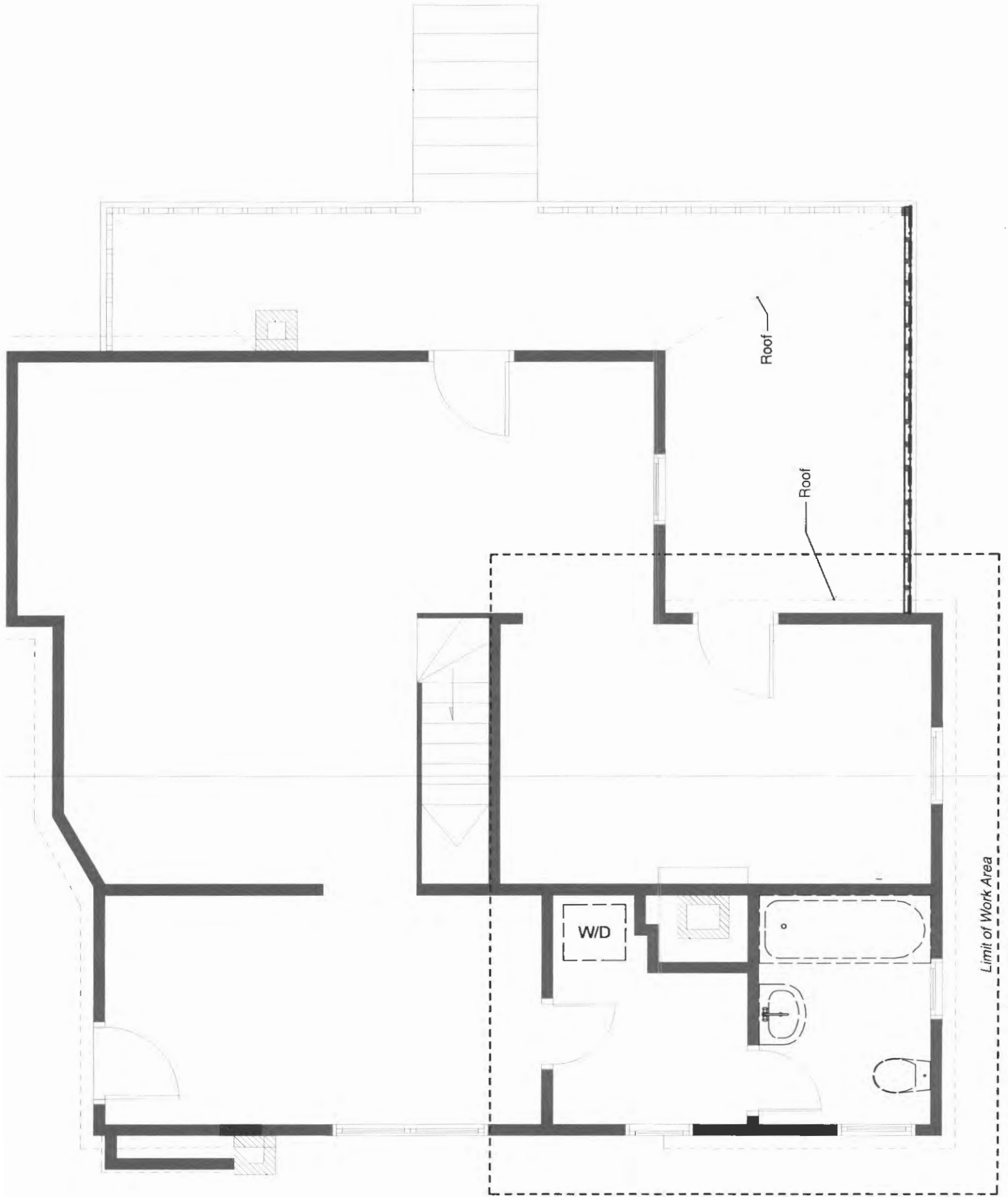
faces Orchard St.

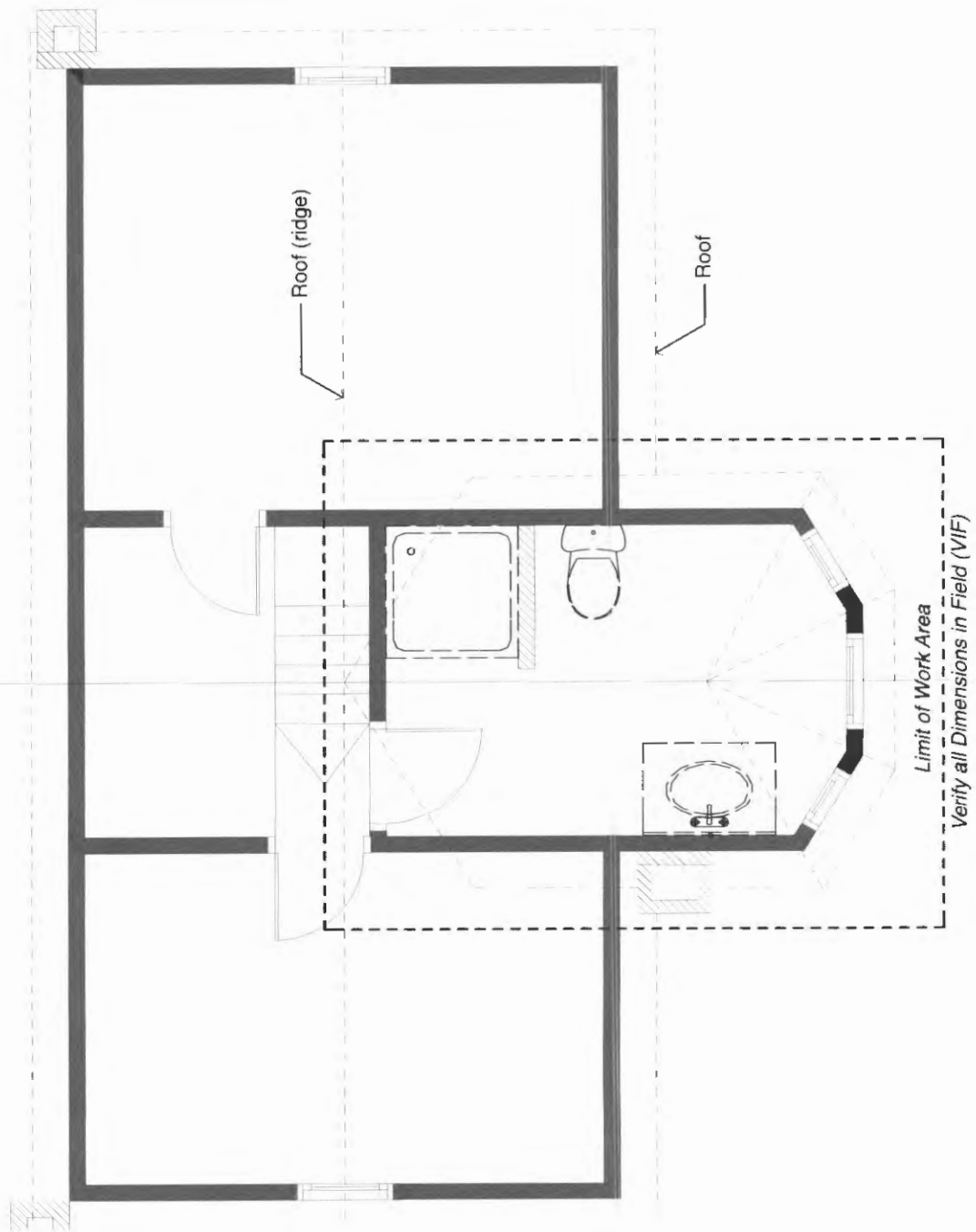


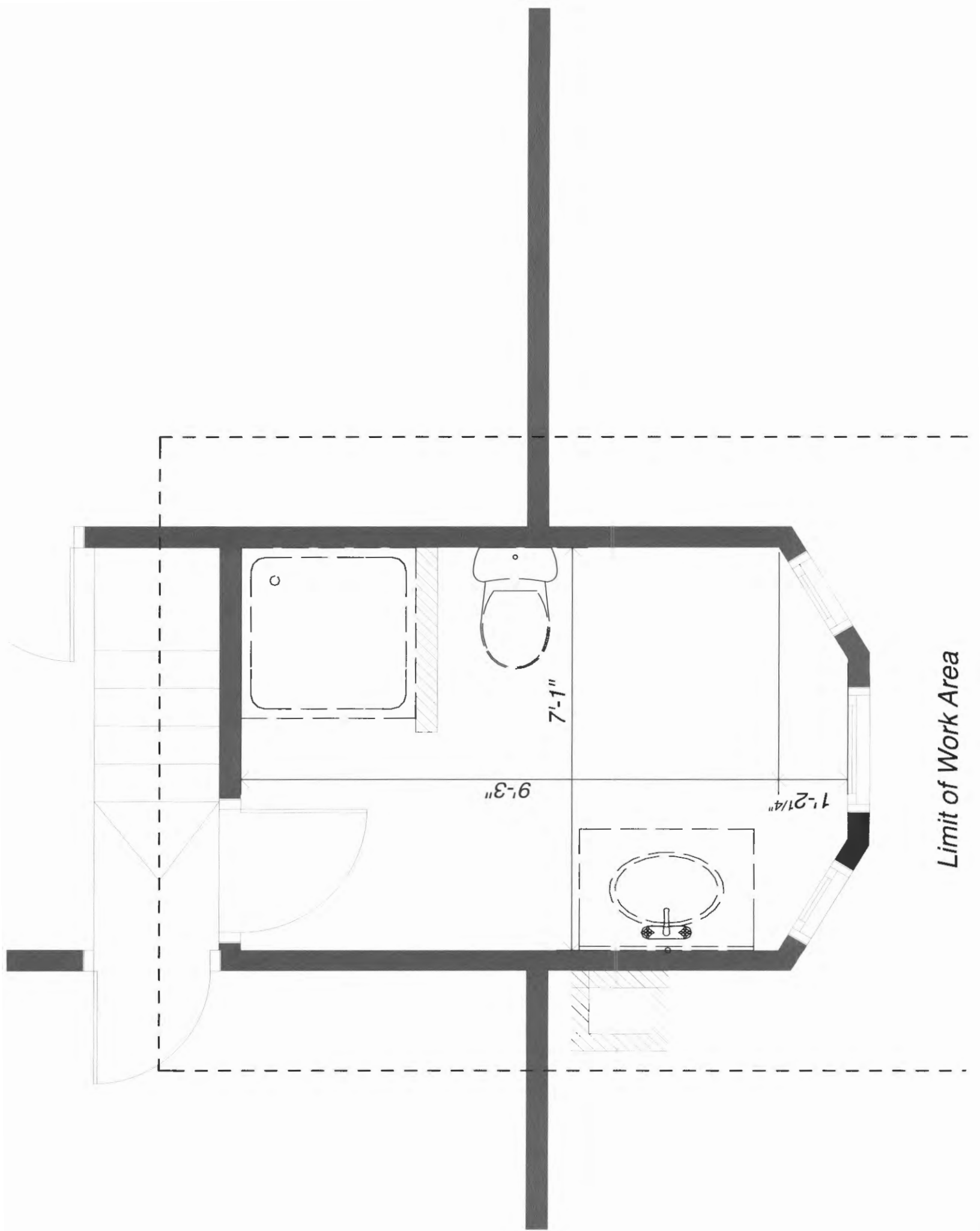
Descriptor/Area

A.	364 sqft
B. 1Fr	153 sqft
C. 1Fr	131 sqft
D. WD/DP	64 sqft
E. OFFP	194 sqft

freig orchard.







Limit of Work Area

IR-2

2011 10 24 24 entered 10/11/11



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>35 Meridian St Peaks Island 04108</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>085 D 001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Peter McNaughton</u> Address <u>143 Pleasant St</u> City, State & Zip <u>Yarmouth ME 04096</u>	Telephone:
Lessee/DBA <u>OCT - 1 2011</u> Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>Tor Stango</u> Address <u>35 Meridian St</u> City, State & Zip <u>Peaks Island ME 04108</u>	Cost of Work: \$ <u>25,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>270.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Remove front section of Building from the 2nd Floor Bathroom Roof Down to the subfloor of the first floor as outlined on the section & first floor plan. Remove Build Back w/ Dimensional label</u>		
Contractor's name: <u>Peter McNaughton</u> Email: _____ Address: <u>143 Pleasant St</u> City, State & Zip <u>Yarmouth ME 04096</u> Telephone: <u>357-6743</u> ^{cell} ₅₀₁		
Who should we contact when the permit is ready: <u>Peter McNaughton</u> Telephone: _____		
Mailing address: <u>143 Pleasant Yarmouth ME 04096</u>		

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.

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: [Signature] Date: Oct 4 2011

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

084
B002

ORCHARD ST

5050

7.0

5200

084
C017

084
C001

085
D001

085
D002

085
D010

085
D00