

PERMIT ISSUED

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

Permit No: 011300	Issue Date: NOV - 8 2001	CBL: 085 T001001
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Location of Construction: 68 Winding Way - <i>Peaks Island</i>		Owner Name: Ashmore Ralph W	Owner Address: 68 Winding Way	Phone: 766-2981
Business Name: n/a		Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name: n/a		Phone: n/a	Permit Type: Alterations - Dwellings	Zone: <i>IR-3</i>
Past Use: Single Family	Proposed Use: Single Family / Construct dormer plan & finish interior 1st & 2nd levels per plan.	Permit Fee: \$156.00	Cost of Work: \$22,000.00	CEO District: 3
Construct dormer & finish interior		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-5</i> Type: <i>5B</i> <i>BOCA 1999</i> Signature: <i>T. Munson</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> <i>N/A</i> Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: <i>GG</i>	Date Applied For: 10/18/2001	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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>over 75' from street Hum</i> <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"/> <i>OK with conditns</i> Date: <i>10/26/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date: <i>11/08/01</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>	

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the 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 provision of the code(s) applicable to such permit.

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

Addition ID Number: 11-1300



Department: Zoning

Status: (Approved with 2 dth)

I

Marge Schmuckal

Comments: 68 Winding Way - Peaks Island

Approved Date: 10/26/2001

Direct Date: 10/26/2001

OK to Issue Permit Name: Marge Schmuckal Date: 10/26/2001

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Create Date: 10/26/2001 By: jodinea Update Date: 10/26/2001 mes

Add Find Print Permit Print C of O Print Insp Close
 Permit 01-1300 Location of Construction 68 Winding Way Appl. Date 10/18/2001
 Status Open Permit Type Alterations - Dwellings Issue Date 11/08/2001
 CBL 055 1001001 Territory Nbr 3 Estimated Cost \$22,000.00 Date Closed
 Construct Type New Num1 11300

Comment Date	Comment	Add	Delete	Save
11/08/200	All interior framing was completed under a different permit. The dormer is the only new framing being done. The basement level is completed. The first and second floor will be sheetrocked and finished as per Ralph Ashmore.			
	Name [firm]	Follow Up Date		Completed <input type="checkbox"/>
11/08/200	Received framing details on 11/07/2001. Ok to issue now.			
	Name [firm]	Follow Up Date		Completed <input type="checkbox"/>

CreatedBy 68 CreateDate 10/23/2001 Modify [firm] ModDate 11/08/2001

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

**Building or Use Permit Pre-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: <u>68 Winding Way, Peaks Island, ME</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>85</u> Block# <u>T</u> Lot# <u>001</u>		Owner: <u>Ralph Ashmore</u> <i>cx</i>	Telephone#: <u>766-2981</u>
Owner's Address: <u>68 Winding Way Peaks Island, ME 04108</u>		Lessor/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 22,000.</u> Fee: <u>\$ 156</u>
Proposed Project Description: (Please be as specific as possible) <u>Construct dormer per plan and finish interior 1st & 2nd levels per plan</u>			
Contractor's Name, Address & Telephone <u>Ralph Ashmore</u>		Rec'd By:	

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)

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.

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: <u>[Signature]</u>	Date: <u>10/18/01</u>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

766-2981

Ralph Ashmore

CEL 85-T-001 STREET ADDRESS 68 Winding Way

DATE TIME CONTACT NARRATIVE INITIALS

DATE	TIME	CONTACT	NARRATIVE	INITIALS
			Basmt level- already finished	
			All int. framing done - dormer is only new framing - house was built 3 years ago and will now be sheetrocked and finished	
			Plumbing is roughed in - will get all other prep permits.	
11/2/01			Spoke w/ Ralph Ashmore and he'll submit construction specs.	
11-6-01			Received some info - not enough	
11-6-01			Spoke w/ Ralph Ashmore - will send more info. T.M.	

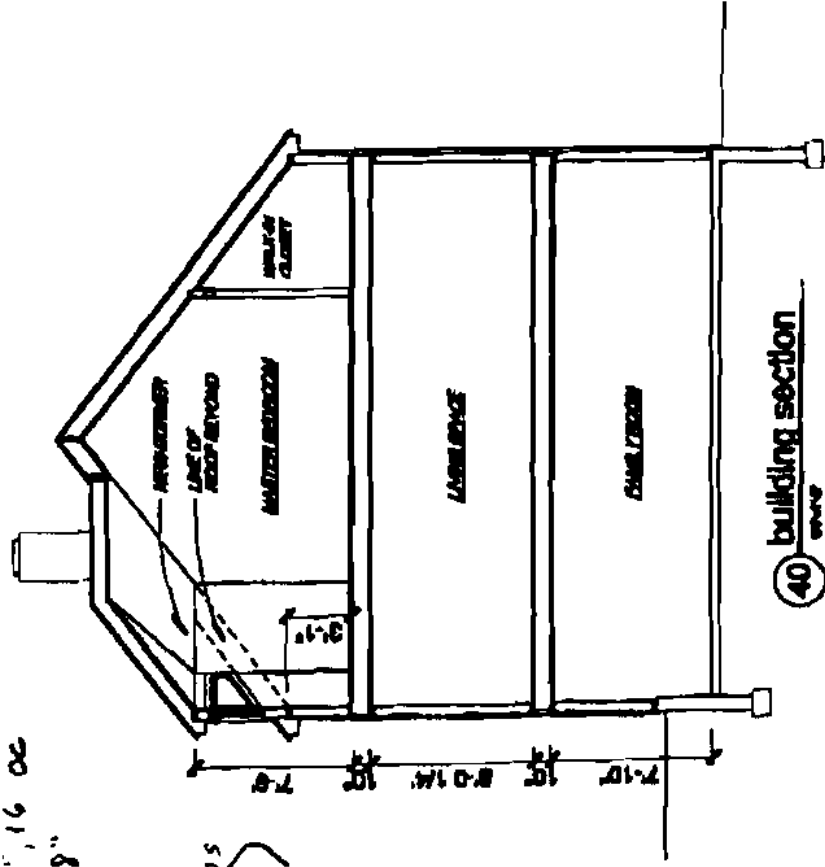
11/2/01

Ashmore residence 68 Winding Way Peaks Island

Framing Materials to be used for dormer addition:

- Ridge, 2x12"
- Rafters, 2x10", 16 oc
- Collar tie, 2x8"
- Walls, 2x6"
- Headers
- 3, 2x6 (windows
- Ro less than 3'0"

REC.
11/7/01



ASHMORE REALTY

ISLAND SPECIALISTS

20 Welch St., Peaks Island, ME 04108

email; ralph@ashmorerealty.com

www.ashmorerealty.com

(207)766-2981

FAX (207)766-0924

RALPH W. ASHMORE

FACSIMILE TRANSMISSION

TO Lori, Building Inspections

FAX NUMBER: (207)874-8716

RE: 68 Winding Way, P.I.

DATE Nov. 7, 2001

NUMBER OF PAGES (INCLUDES COVER SHEET) 2

Please call immediately if documents are not legible or if you have not received all pages.

Lori,

Per your request please find with this transmission cross section drawing listing framing materials to be used. Thank you for your assistance.

Regards,



Ralph W. Ashmore



Photo of Operation on Casco Bay
(1926-1931)

ASHMORE REALTY, YOUR RESOURCE FOR REAL ESTATE ON THE CASCO BAY ISLANDS

ASHMORE REALTY

ISLAND SPECIALISTS
20 Welch St., Peaks Island, ME 04108

email; ralph@ashmorerealty.com

www.ashmorerealty.com

(207) 766-2981

FAX (207) 766-0924

RALPH W. ASHMORE

FACSIMILE TRANSMISSION

TO: Lori, Building Inspections

FAX NUMBER: (207) 874-8716

RE: 68 Winding Way, P.I.

DATE: Nov. 5, 2001

NUMBER OF PAGES (INCLUDES COVER SHEET) 1

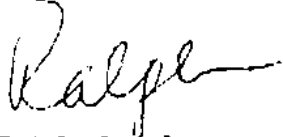
Please call immediately if documents are not legible or if you have not received all pages.

Lori,

Per your request the framing materials to be used for dormer addition;

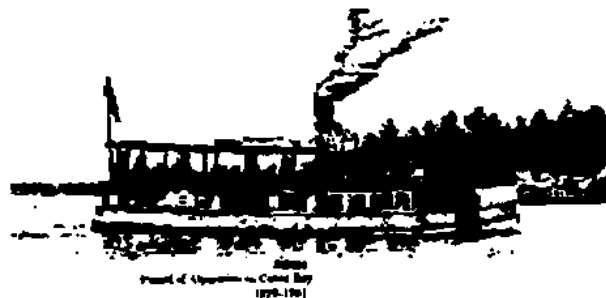
- Rafters, 2" x 10", 16" oc
- walls, 2" x 6", 16" oc
- Ridge 9 7/8" LVL
- Collar tie, 2" x 8"

Regards,

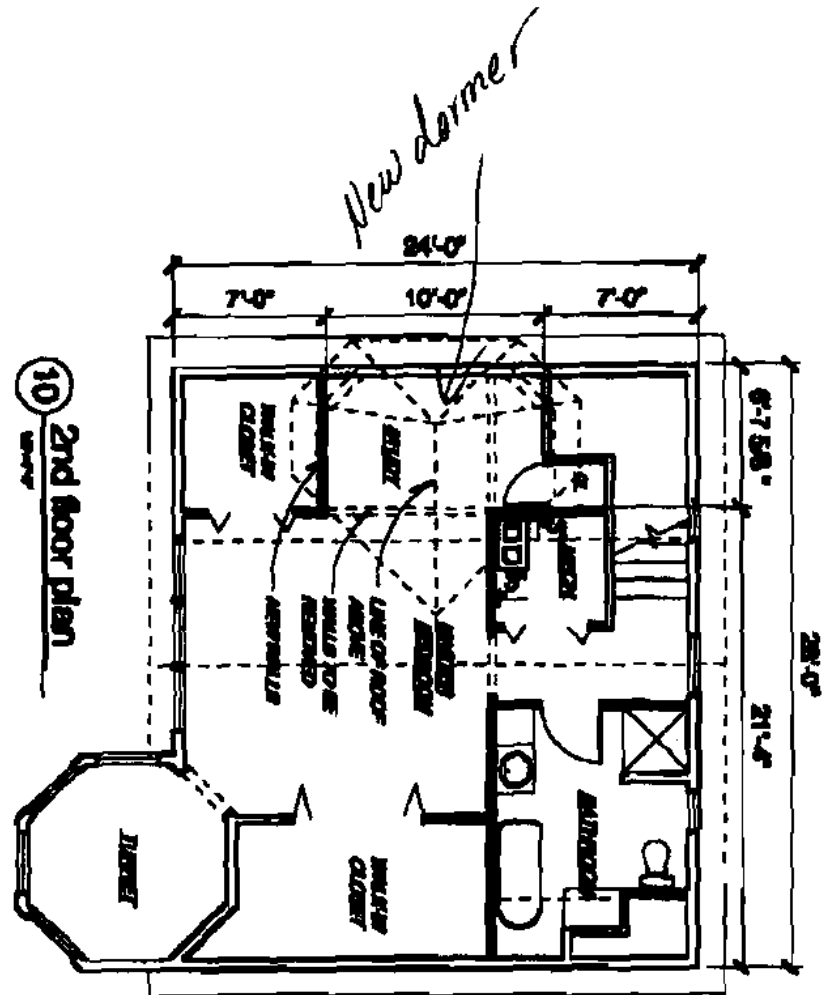


Ralph W. Ashmore

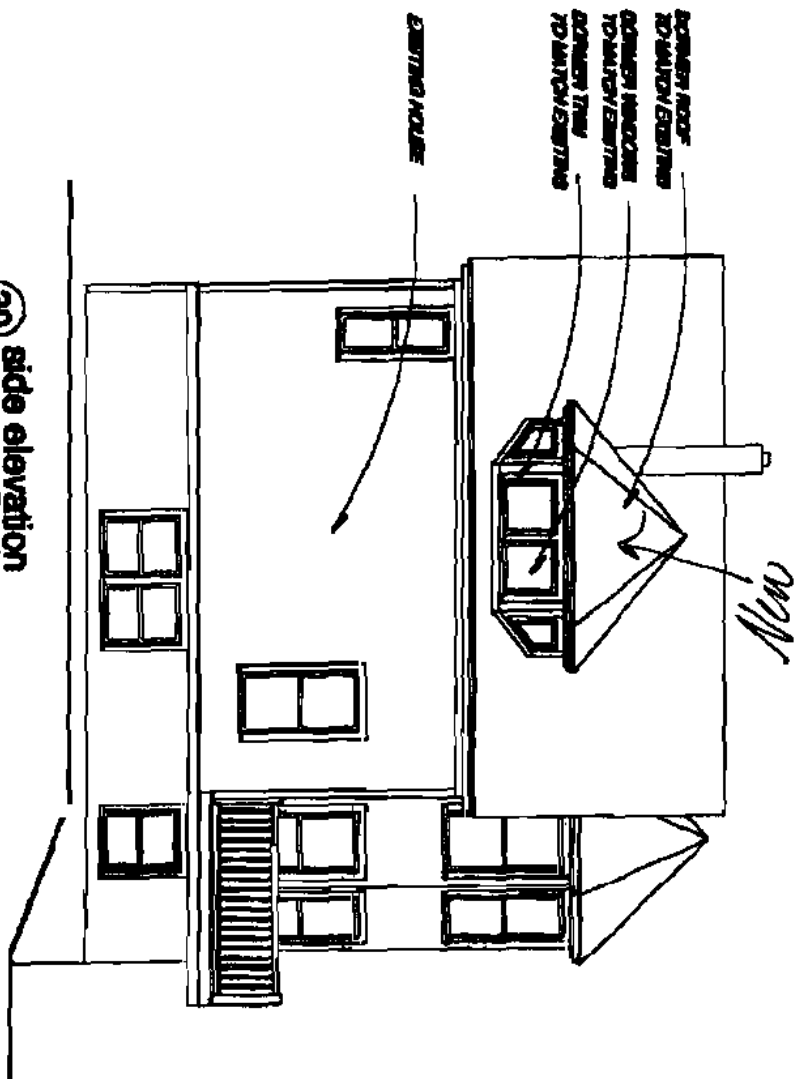
3-2" x 6" x 5

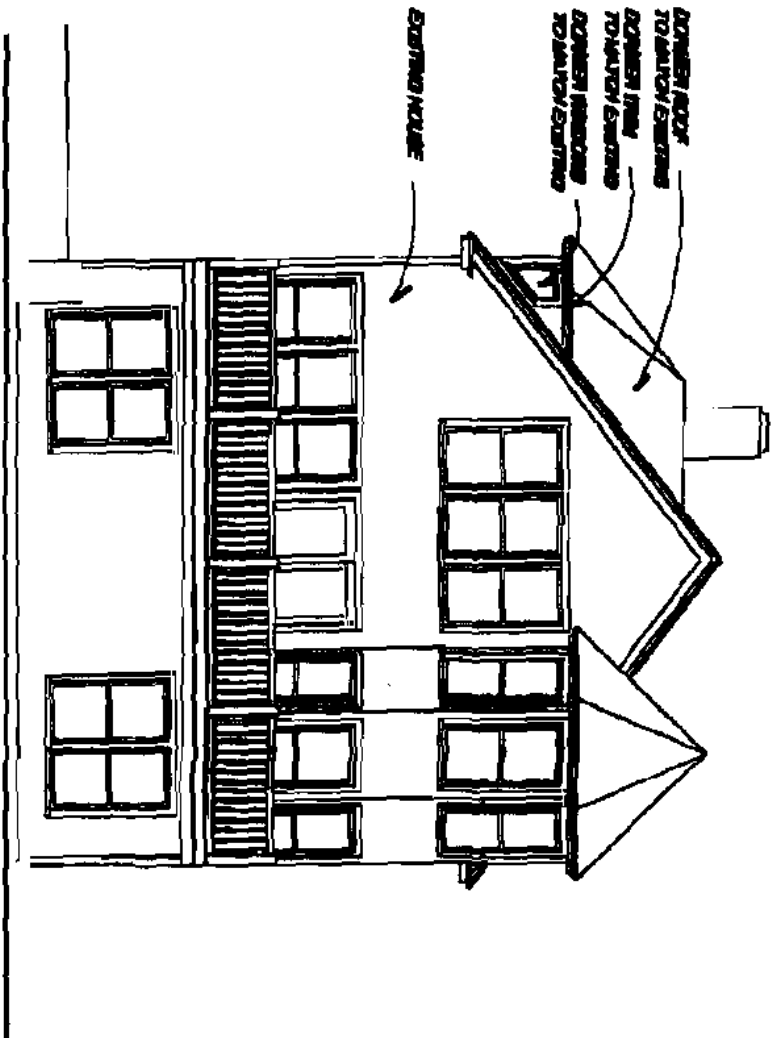


ASHMORE REALTY, YOUR RESOURCE FOR REAL ESTATE ON THE CASCO BAY ISLANDS

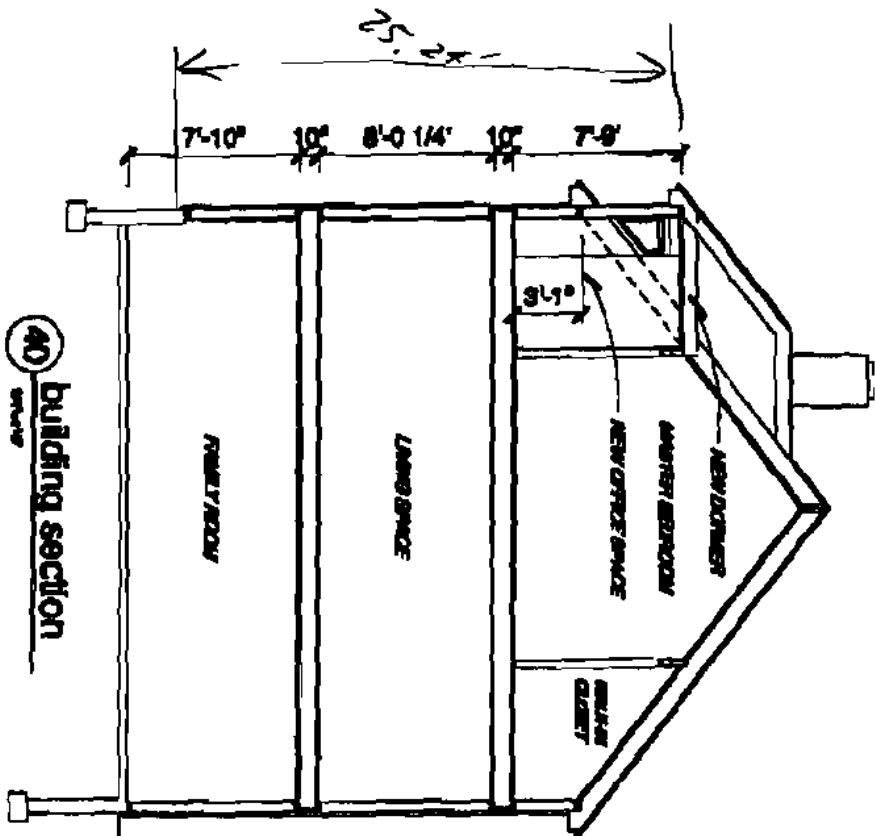


30 side elevation
LEVEL UP



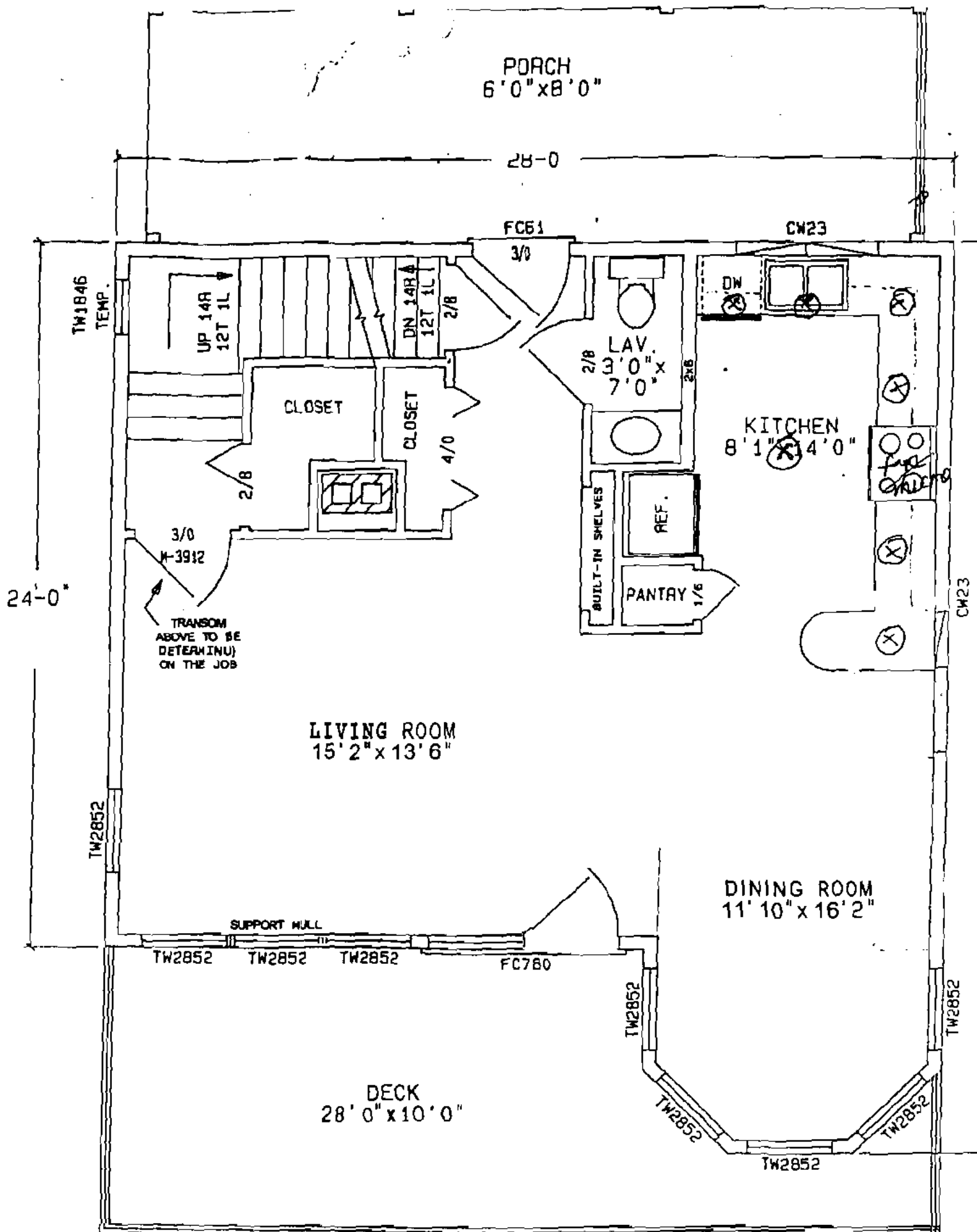


20 front elevation

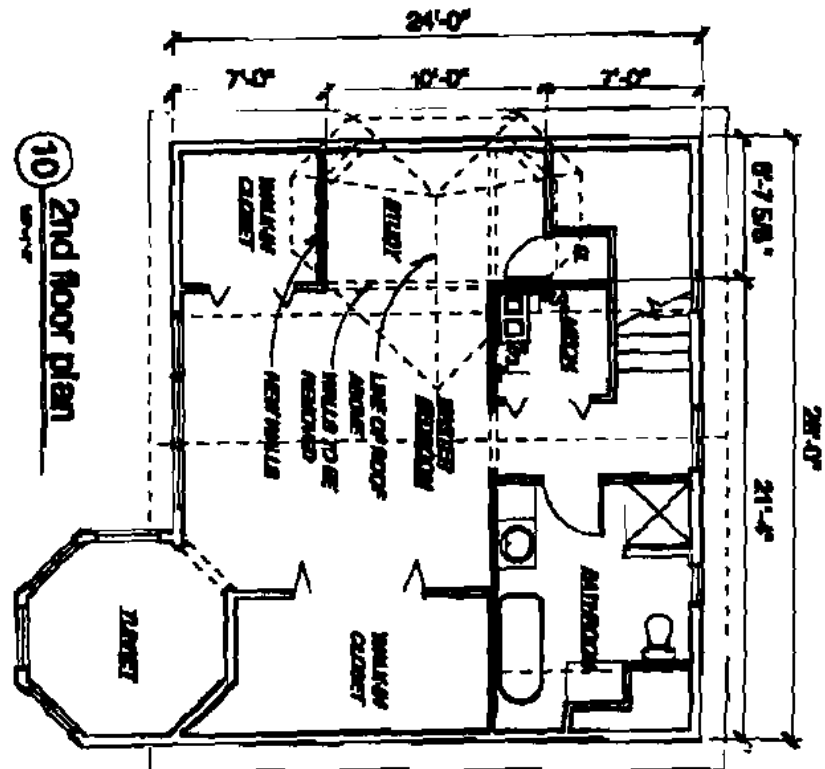


40 building section

7,03
 ,83
 8,00
 ,03
 7,75
 25.24'

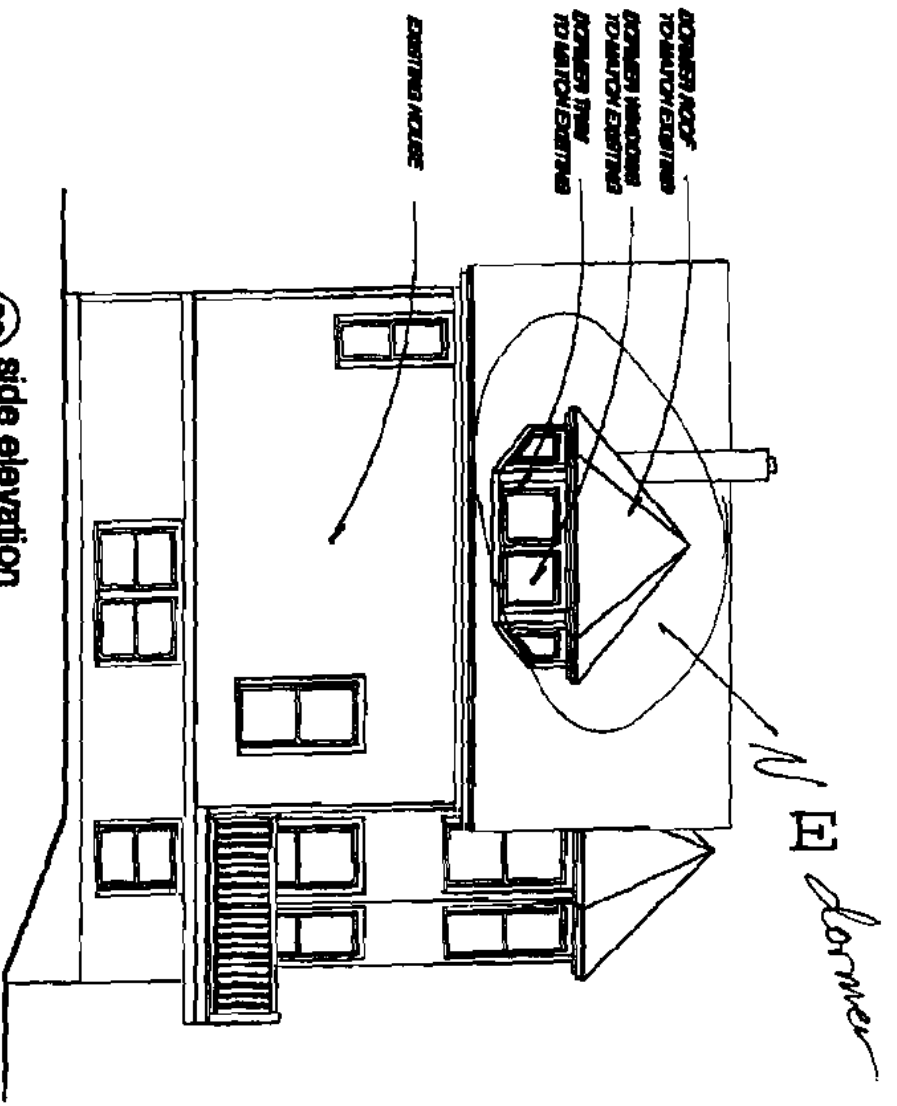


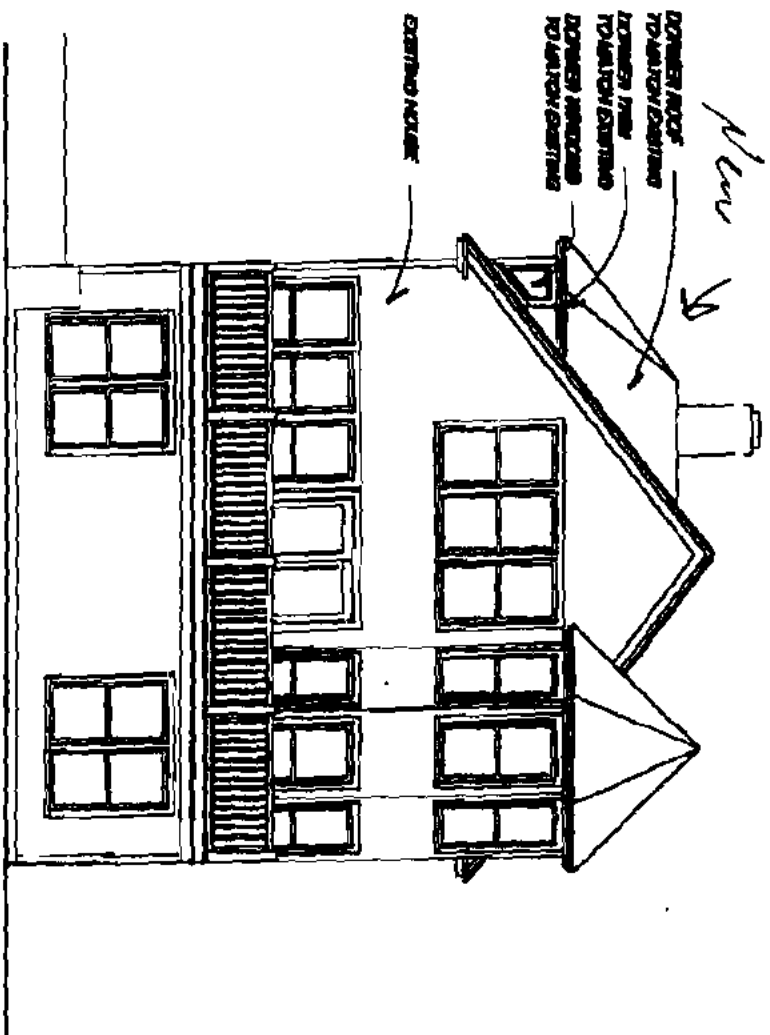
1st floor plan



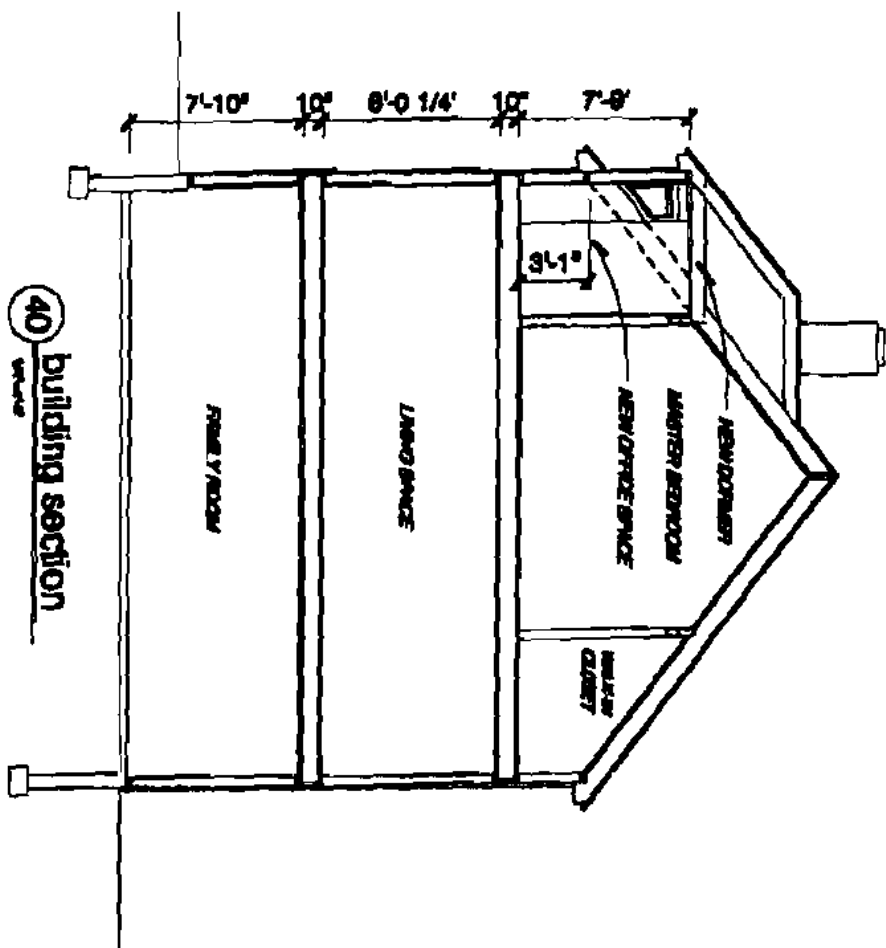
10 2nd floor plan

30 side elevation
UNIT 4

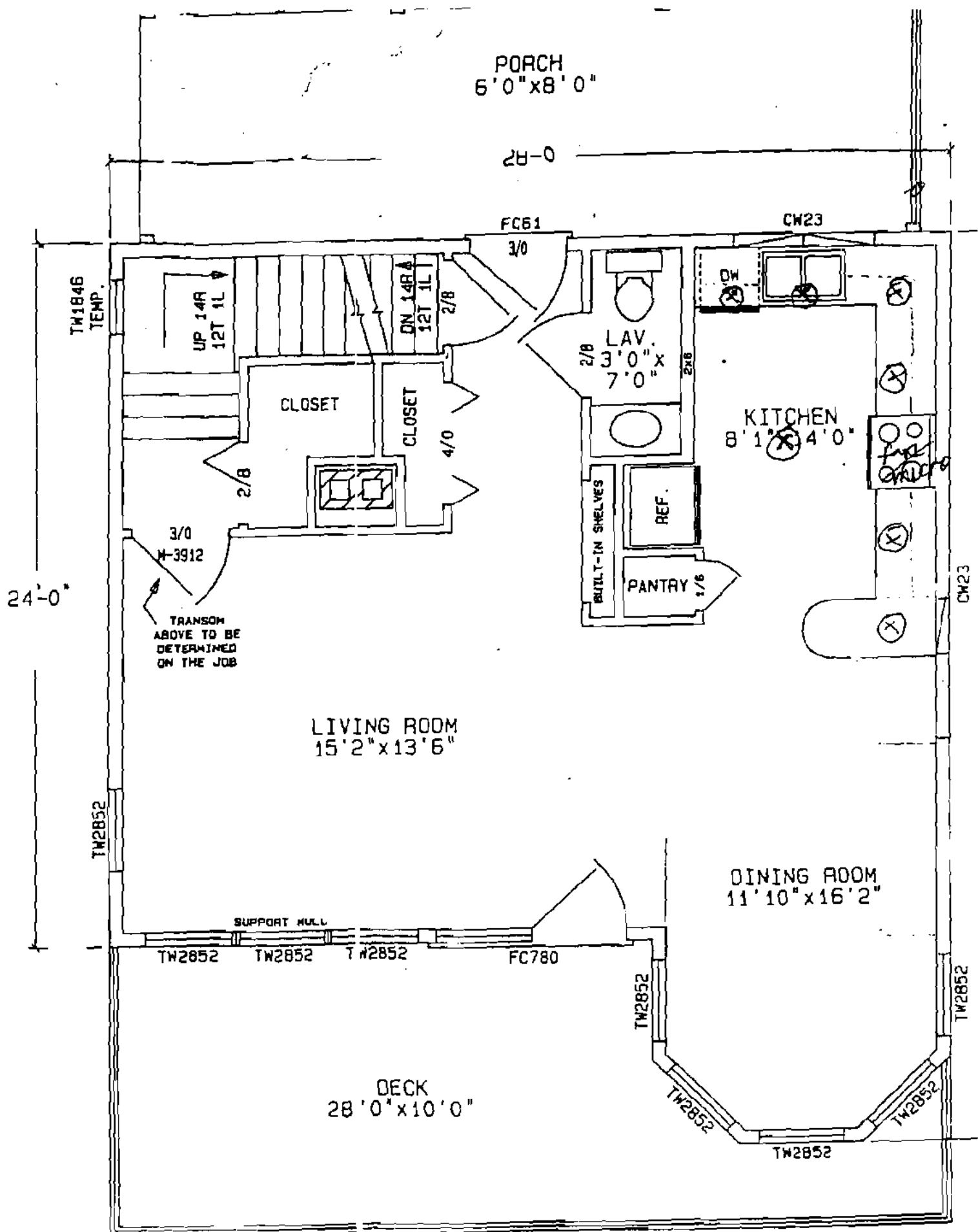




20 front elevation



40 building section



DUPLICATE

(GENERAL RECEIPT)

CITY OF PORTLAND, MAINE

DEPARTMENT Inspection DATE 10/15/01
RECEIVED FROM Ralph W. [unclear]
ADDRESS 62 Washington Street

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Building		156.00
	Sheet # 1662		
	CP 4:085 T 001		
<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> OTHER	TOTAL		156.00

RECEIVED BY [Signature]

ADDRESS: Lot-85-T-23, and 4 winding Way Pt. DATE: 17 June/91REASON FOR PERMIT: To Construct a Single Familydwelling plus a detached outbuildingBUILDING OWNER: Ralph AshmoreCONTRACTOR: ownerPERMIT APPLICANT: "APPROVED: *1 *6 *7

CONDITION OF APPROVAL:

- * 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- * 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- * 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).

085-T-023

winding Way P.I.

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- *9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening.
- 10.) 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.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,



P. Samuel Robinson
Chief of Inspection Services

/el
11/16/88
11/27/90