

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

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

**PERMIT ISSUED**

Permit No: 04-0805	Issue Date: JUN 15 2004	BL: 087 GG018001
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Location of Construction: 31 Central Ave	Owner Name: Newell Stanwood R &	Owner Address: 31 Central Ave	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Crandall, Donald	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family w/front entry rebuild as porch w/2nd floor decorative roof	Permit Fee: \$66.00	Cost of Work: \$4,800.00	CEO District: 1
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Proposed Project Description: Rebuild entry as porch slightly smaller & add a decorative roof on 2nd floor	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: JMB 6/15/04
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Permit Taken By: jmb	Date Applied For: 06/15/2004	<b>Zoning Approval</b>	
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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 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"/> Date: 6/15/04 JMB	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 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: JMB
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**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

8/10/01- setbacks - footing okay 43" go

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Business Name:	Contractor Name: Crandall, Donald	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/front entry rebuild as porch w/2nd floor decorative roof	Proposed Project Description: Rebuild entry as porch slightly smaller & add a decorative dormer on 2nd floor
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 06/15/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This is approved based on Sec. 14-385 to rebuild in the same footprint. This porch will actually be 10 s.f. Smaller in order to accomodate the decorative roof on the 2nd floor.			
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			

Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 06/15/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) The decorative roof is not to be accessible or used for living space, therefore the guardrail does not have to meet code.			





**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

June 15 2004

Received from Will Winkelman

Location of Work 31 Central Ave P.I.

Cost of Construction \$ 4,800

Permit Fee \$ 66.00

Building (1L)  Plumbing (1S)  Electrical (1Z)  Site Plan (1U)

Other \_\_\_\_\_

CBL: 87-G-6-18

Check #: 726

Total Collected \$ 66.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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YELLOW - Office Copy  
PINK - Permit Copy

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# THE HISTORY OF THE CITY

OF THE CITY OF BOSTON

FROM 1630 TO 1880

BY

JOHN H. COOPER

Author of "The History of the City of Boston from 1630 to 1880"

Author of "The History of the City of Boston from 1630 to 1880"

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1880

Department of Public Health  
CITY OF BOSTON





# Residential 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>31 Central Ave P.J</u>		
Total Square Footage of Proposed Structure <u>72 SF PORCH DECK REBUILD / PORCH</u>		Square Footage of Lot <u>4872 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>66</u> Lot# <u>18</u>	Owner: <u>STANWOOD + KATHLEEN NEWELL</u> <u>31 CENTRAL AVE</u> <u>PEAKS IS. 04108</u>	Telephone:
Lessee/ Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>WILL WINKELMAN</u> <u>@ WHITTEN ARCHITECTS</u> <u>37 SILVER ST.</u> <u>PORTLAND, ME. 04101</u>	Cost Of Work: \$ <u>4,800.</u> Fee: \$ <u>66.00</u>
Current Specific use: <u>FRONT ENTRY DECK</u>		
Proposed Specific use: <u>DECK REBUILD AS PORCH</u>		
Project description: <u>FRONT ENTRY DECK REBUILD AS PORCH</u> <u>W/ SECOND FLOOR DECORATIVE ROOF.</u>		
Contractor's name, address & telephone: <u>DONALD + SKIP CRANDALL</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
Phone: <u>774-0111 x102</u>		

**Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.**

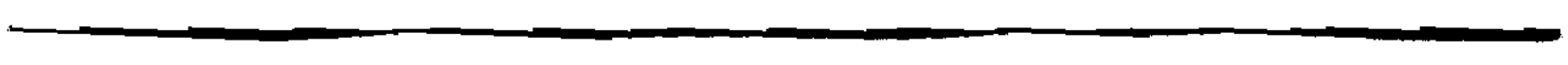
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 of applicant: <u>[Signature]</u>	Date: <u>6.15.04</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

*10 AM 6/15  
will w.  
rescheduled  
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**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 087 GG018001  
**Location** 31 CENTRAL AVE  
**Land Use** SINGLE FAMILY  
  
**Owner Address** NEWELL STANWOOD R & KATHLEEN M JTS  
31 CENTRAL AVE  
PEAKS ISLAND ME 04108

*#805*

*IR-2*

**Book/Page** 16665/348  
**Legal** 67-66-1A  
CENTRAL AVE  
PEAKS ISLAND  
ME SF. *4782*

**Valuation Information**

**Land** \$28,350      **Building** \$55,860      **Total** \$84,210

**Property Information**

<b>Year Built</b> 1900	<b>Style</b> Old Style	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1264	<b>Total Area</b> 0.112	
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> None	<b>Basement</b> Full

**Outbuildings**

<b>Type</b> SHED-METAL	<b>Quantity</b> 1	<b>Year Built</b> 1980	<b>Size</b> 7X10	<b>Grade</b> D	<b>Condition</b> F
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**Sales Information**

<b>Date</b> 08/01/2002	<b>Type</b> LAND + BLDING	<b>Price</b> \$2,000	<b>Book/Page</b> 16665-348
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**Picture and Sketch**

[Picture](#)      [Sketch](#)

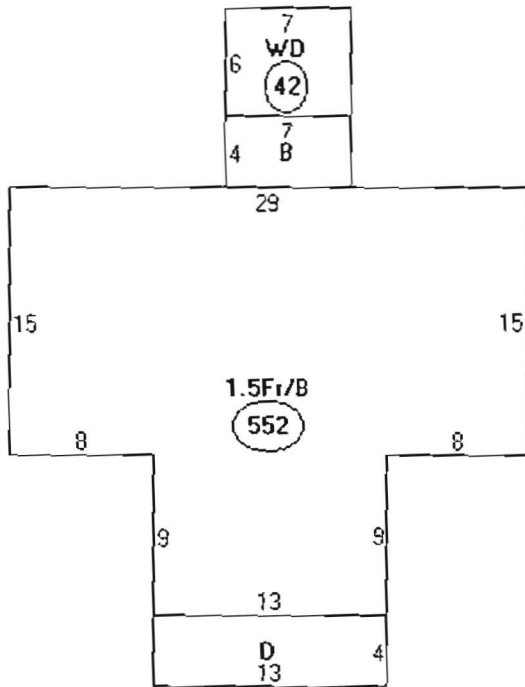
[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.









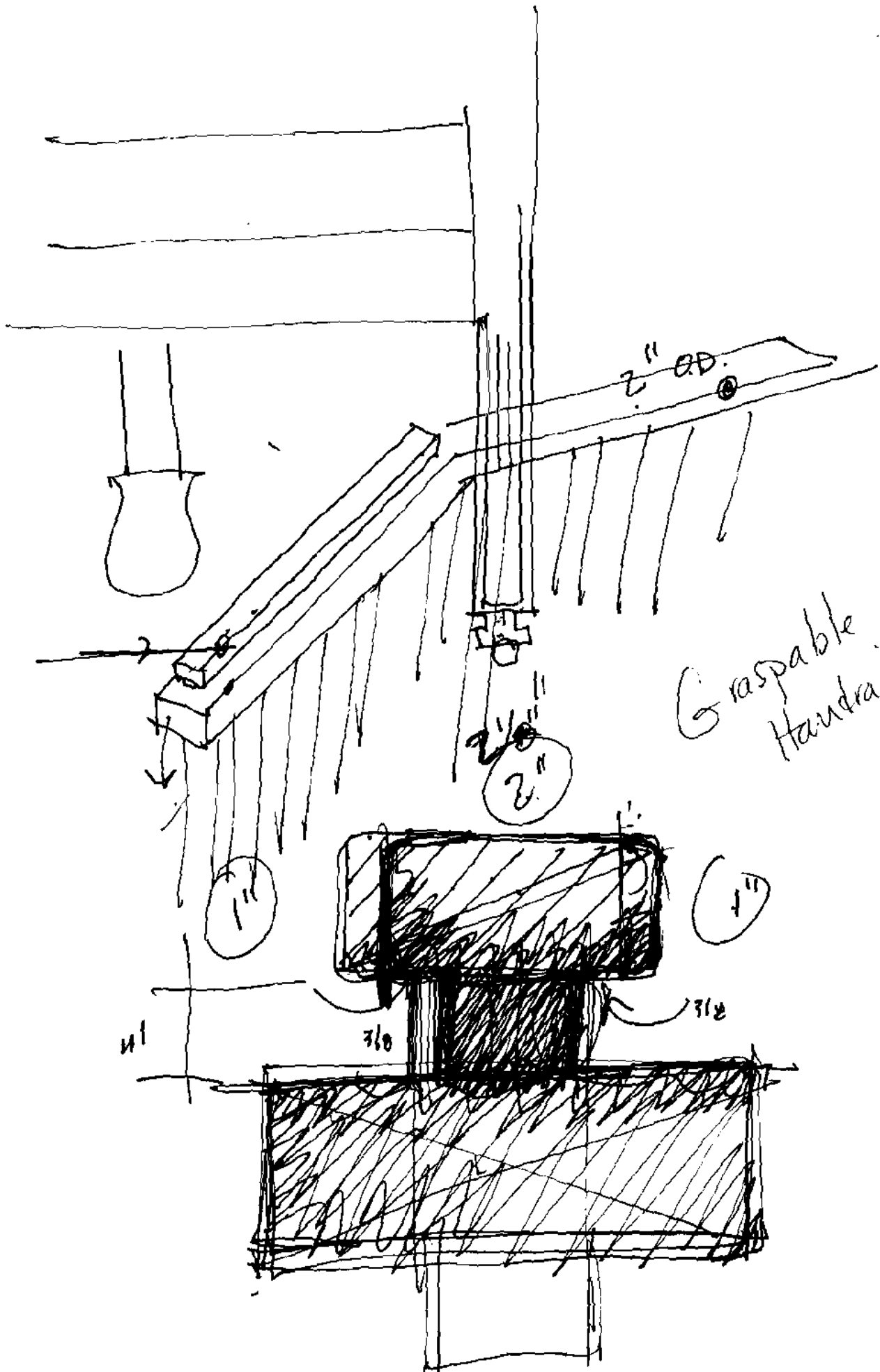
Descriptor/Area

- A: 1.5Fr/B  
552 sqft
- B: EP  
28 sqft
- C: WD  
42 sqft
- D: WD  
52 sqft



IMG\_1834.JPG





Gaspa ble  
Handrail

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8693~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per~~ inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NH **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of Applicant/Designee

Date

[Signature]  
Signature of Inspections Official

Date

CBL: 87-66-18

Building Permit #:

04-0805

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

JUN 15 2004

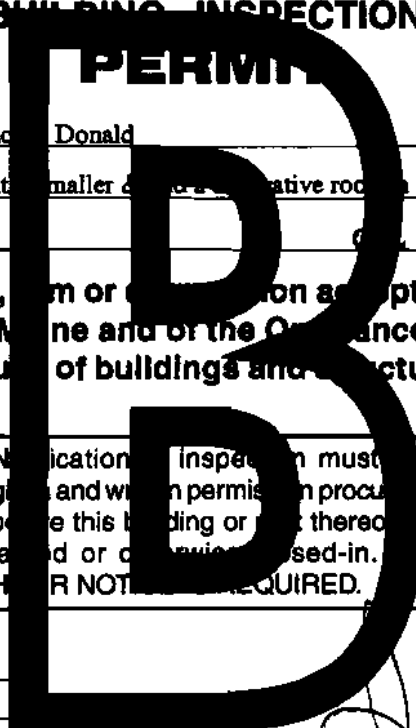
Permit Number: 040005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Newell Stanwood R &/Crane Donald has permission to Rebuild entry as porch slight smaller & ... 2nd floor AT 31 Central Ave 087 GG018001

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 buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permit is issued before this building or part thereof is occupied or otherwise used-in. HOMEOWNER NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

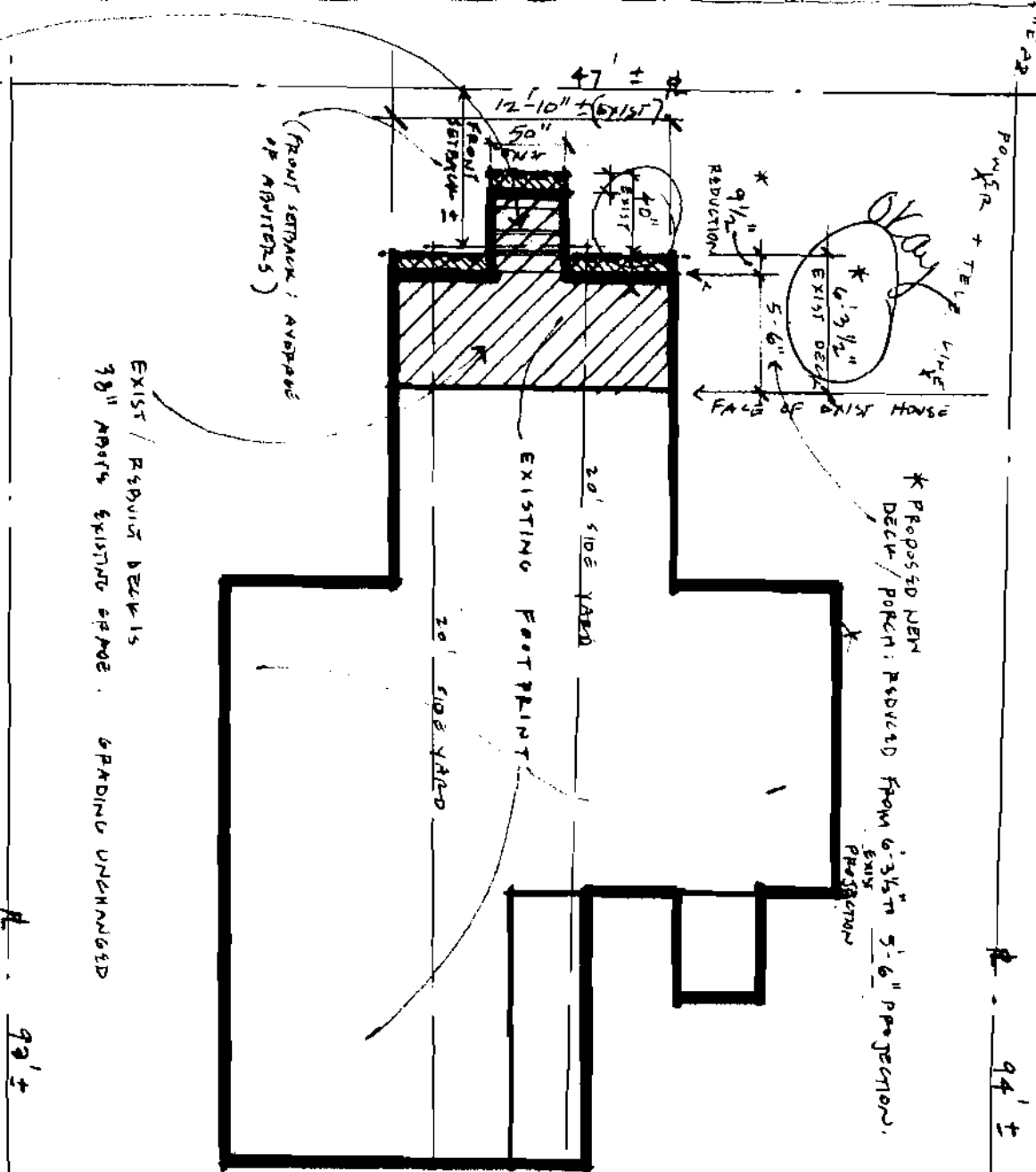
Fire Dept. Health Dept. Appeal Board Other Department Name

Signature: Jennie Bouke 6/15/04 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CENTRAL AVE



- \* EXIST STAIR: 5 RISERS @ 7 5/8" EA (30" FROM CORNER TO DECKING) + TREADS @ 10" EA.
- \* REBUILD STAIR IN SAME CORNER/DIM AS EXISTS, NOT SLID ON

EXIST / REBUILD DECK IS 30" APART EXISTING SPACE. GRADING UNCHANGED

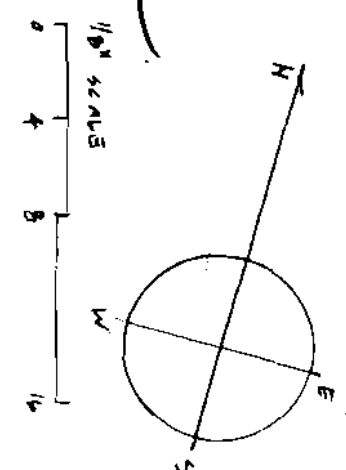
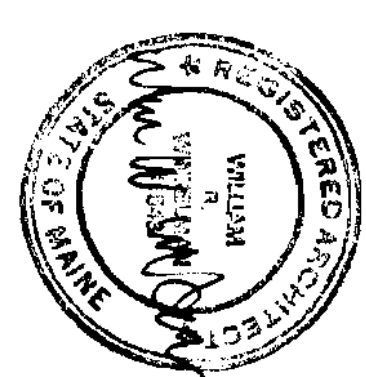
(FRONT SETBACK; AVERAGE OF AVERAGES)

\* PROPOSED NEW DECK / PORCH: REDUCED FROM 6'-3 1/2" TO 5'-6" PROJECTION.

See 14-385 allows to rebuild in existing footprint

\* THIS PROJECT:  
 - REBUILD EXISTING FRONT DECK + STAIR ~ AND ADD PORCH ROOF OVER 2ND FLOOR WINDOW,  
 - THIS 2ND FLOOR ROOF FORM IS DECORATIVE ONLY: IN BOTH ITS INTENT (A BALCONY HERE, OR THE WINDOW, WOULD NOT BE PRACTICAL) AND IN ITS CONSTRUCTION/DETAIL.  
 - IN DISCUSSIONS W/ MARCH, BECAUSE THIS 2ND FLOOR FORM COULD BE CONSTRUCTED TO REPRESENT A POTENTIAL 'FUTURE' FLOOR AREA EXPANSION (WHICH IS NOT SO OUT OF PAST PREVIOUS ADDITION @ THE TIME OF THE NEWELL AMENDMENT) THE EXISTING 1ST FLOOR DECK / PORCH IS BEING REDUCED IN ITS SIZE BY 10 SF (9 1/2" PROJECTION X 12'-10" LENGTH) ~ THE SAVED SF OF AREA THAT THE BALCONY COULD BE, IF CAPTURED @ 2'-10" X 3'-0" = 10.5 SF.  
 - CONCLUSION: SITE COVERAGE IS ADDED BY 10 SF TO: 883 SF

LOT: 87: 66-01B  
 ADDRESS: 31 CENTRAL AVE, PEAKS ISLAND 04108  
 OWNERS: STANWOOD + WHITTEN NEWELL  
 LOT AREA: 4072 SF (PER ASSISTANT)  
 ZONE: R-2  
 LOT COVERAGE SUMMARY: \* MAX LOT COVERAGE ALLOWED: 15.20%  
 4072 SF LOT X 20% = 814 SF MAX SITE COVERAGE ALLOWED



SITE PLAN:

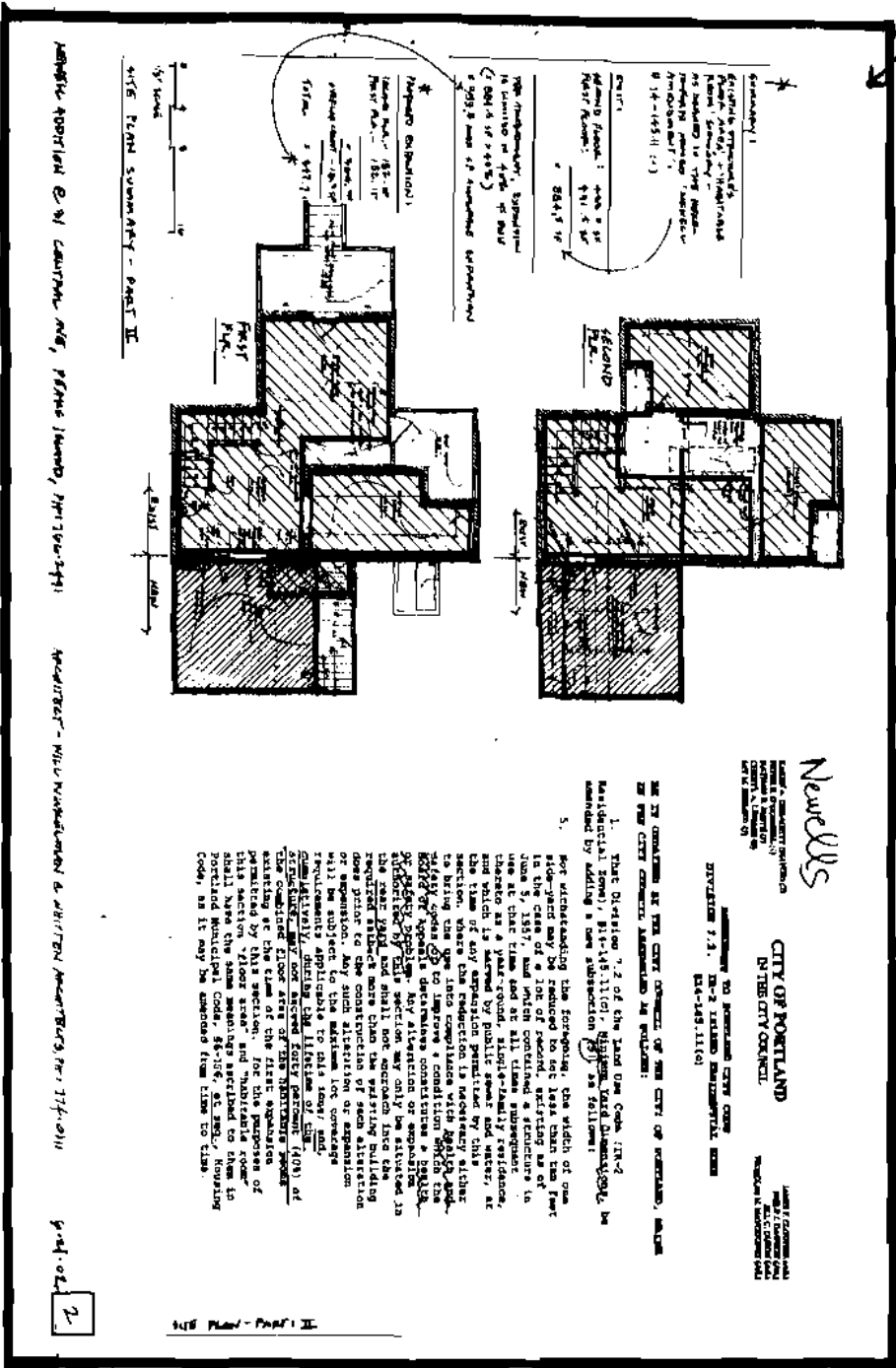
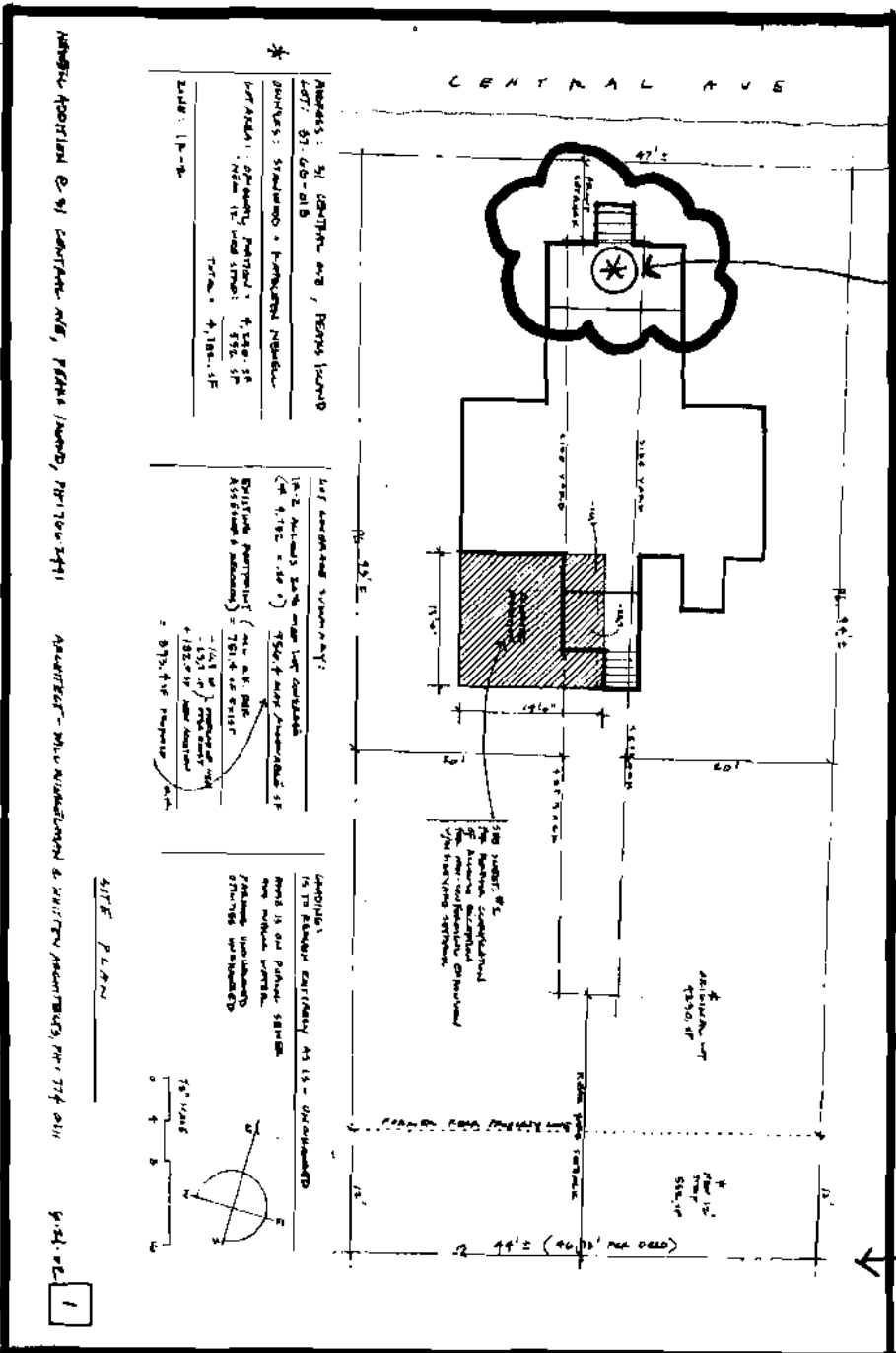
NEWELL PORCH @ 31 CENTRAL AVE, PEAKS ISLAND, PH: 746.2491

ARCHITECT - WILL WHITTENMAN & WHITTEN ARCHITECTS, PH: 774.2111 6.15.04

1.

AREA OF WORK FOR THIS CURRENT SUBMITTAL: REVISION EXIST FRONT DECK / STAIR AS PORCH ... SEE PG 1.

\* BELOW IS THE SITE PLAN FROM THE PREVIOUS ADDITION, - IN 2001. - IT IS INCLUDED HERE FOR THIS SUBMITTAL FOR GENERAL REFERENCE, AS WELL AS THAT THE NEW SITE PLAN (PG 1 OF THIS SET) REFERENCE TO THIS PREVIOUS SITE PLAN.



**Newells**  
 CITY OF PORTLAND  
 IN THE CITY COUNCIL  
 DIVISION 3.3 - DE-3 LAND DEVELOPMENT CODE  
 24-143.1110

**SECTION 3.3.02 - DE-3 LAND DEVELOPMENT CODE**

3.3.02.01 - DE-3 LAND DEVELOPMENT CODE

3.3.02.02 - DE-3 LAND DEVELOPMENT CODE

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3.3.03.00 - DE-3 LAND DEVELOPMENT CODE

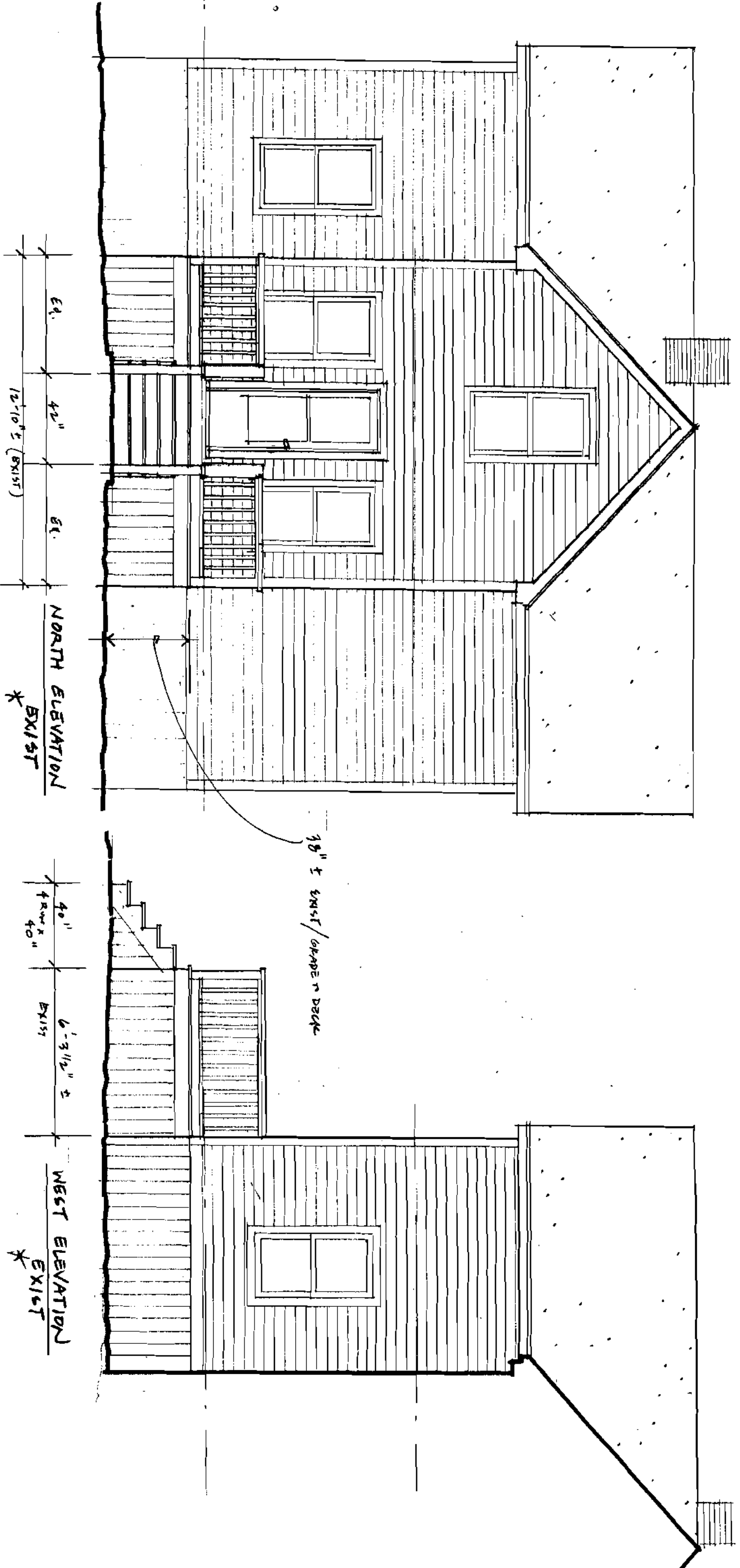
NEWELL PORCH @ 31 CENTRAL AVE, PEAKS ISLAND, PORTLAND ME 04111 ARCHITECT - WILL WINKELMAN & WHITTEN ARCHITECTS, P.A. 774-0111 6.15.04

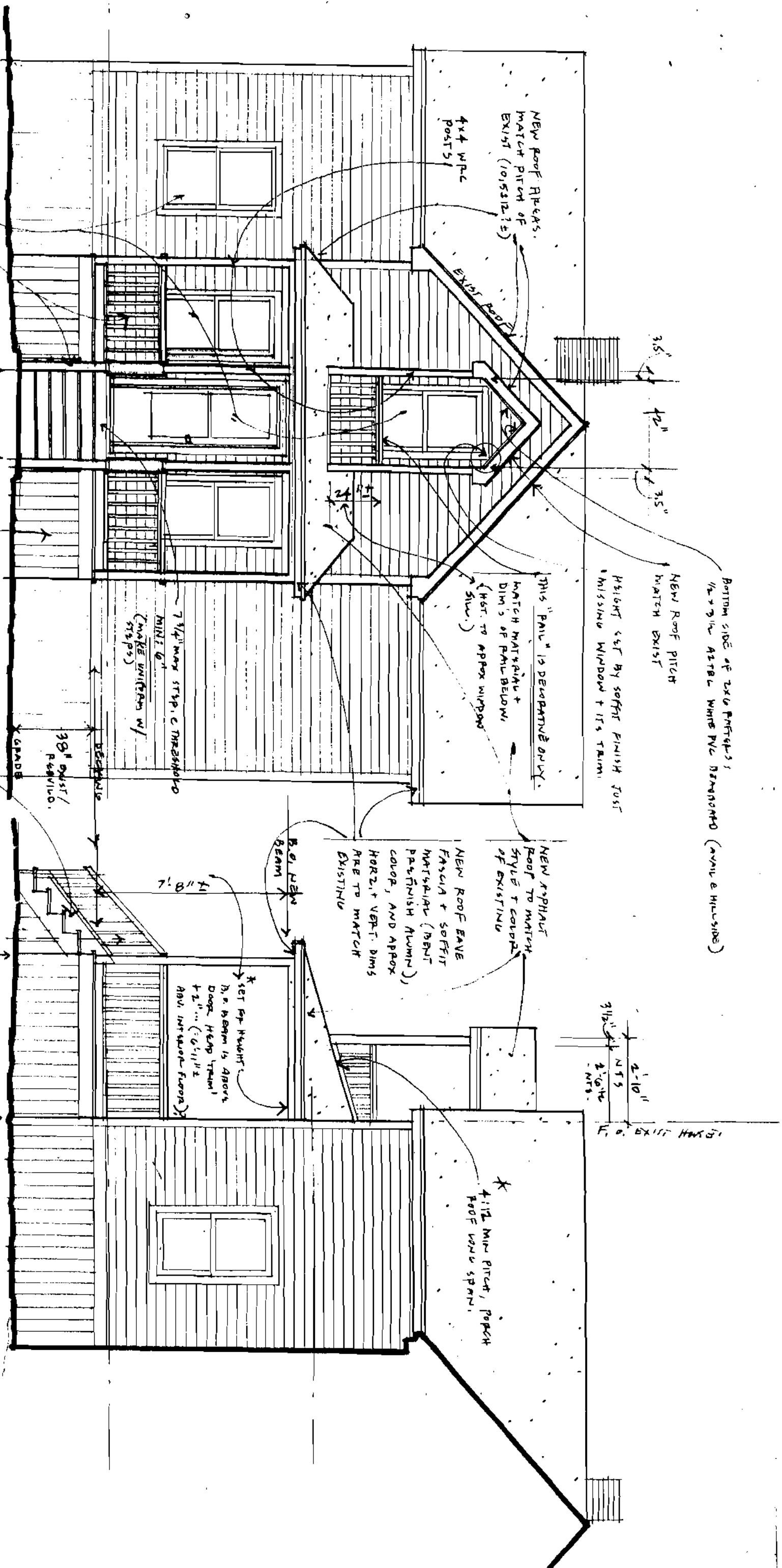
SITE PLAN: 2

NEWELL PORCH @ 31 CENTRAL AVE, PEAKS ISLAND, PH: 706.2491

ARCHITECT - NILL WINKELMAN @ WHITTEN ARCHITECTS, PH: 774.0111

6.15.04





Bottom side of 2x6 rafters;  
 1/2" x 2 1/2" AZTEC WHITE PVC BANNERBOARD (avail. @ Hillside)

NEW ROOF PITCH  
 MATCH EXIST

Height set by soffit finish just  
 missing window + its trim.

This "PAIL" is decorative only.  
 MATCH MATERIAL +  
 DIMS OF PAIL BELOW,  
 (HGT. TO APPROX WINDOW  
 SILL.)

NEW ROOF PITCH  
 MATCH EXIST

NEW ROOF EAVE  
 FASCIA + SOFFIT  
 MATERIAL (BENT  
 PAT FINISH ALUMINUM),  
 COLOR, AND APPROX  
 HORIZ. + VERT. DIMS  
 ARE TO MATCH  
 EXISTING

NEW ROOF RAFTERS.  
 MATCH PITCH OF  
 EXIST (10.5:12.75)  
 4x4 WPC  
 POSTS!

NEW ROOF PITCH  
 MATCH EXIST

\* SET TOP HEIGHTS  
 7/8" BEGINS IS ABOVE  
 DOOR HEAD TRIM!  
 + 2" ... (6" HIGH  
 ABOVE INTERIOR FLOOR)

7 1/4" MAX STP. C THRESHOLD  
 MINI 6"  
 (MAKE UNITARY W/  
 STPS)

38" EXIST/  
 REVISED.

SKIRTINGS:  
 1" x AZTEC BANNER  
 (SOLID WHITE PVC)  
 SPACED 3/4" FROM  
 VENTILATING,  
 (OR OTHER AS APPROVED  
 BY OWNER.)

\* STAIRS: 5 RIS, 8 3/8" O.A.  
 = 7 5/8" RISES  
 10" RUN W/ 1" NOSING  
 (EXIST SAME AS REVISED)

(O.A. = OVERALL)  
 (NTS = NOT TO SCALE)  
 (PVC = HISTORIC PVD COORD.)

(EXIST WINDOWS +  
 DOORS - AS IS.  
 NO CHANGE.)

\* RAILS: 3/8" FINISH PULLEY, 1 1/2" SP. WPC BALUSTADS, 4" CLEAR  
 SPACE BETWEEN (MUST PASS 4" BALL TEST! BOCA AQ)  
 WPC 2x4 + SUB RAIL + CAP.  
 @ STAIRS: 3/8" FIN HOT MESSASO PUMPS @ TIP OF NOSING,  
 TYP.

12'-10 1/2"  
 42"  
 64"

WEST ELEVATION  
 EXIST

9 1/2" x 10"  
 4" x 10"  
 10"  
 5'-0" REVISION  
 -NTS-  
 0-3 1/2" EXISTING  
 -NTS-  
 NO EXIST JOINT

2'-10"  
 NTS  
 2'-0 1/2"  
 -NTS-  
 F.P. EXIST HANG

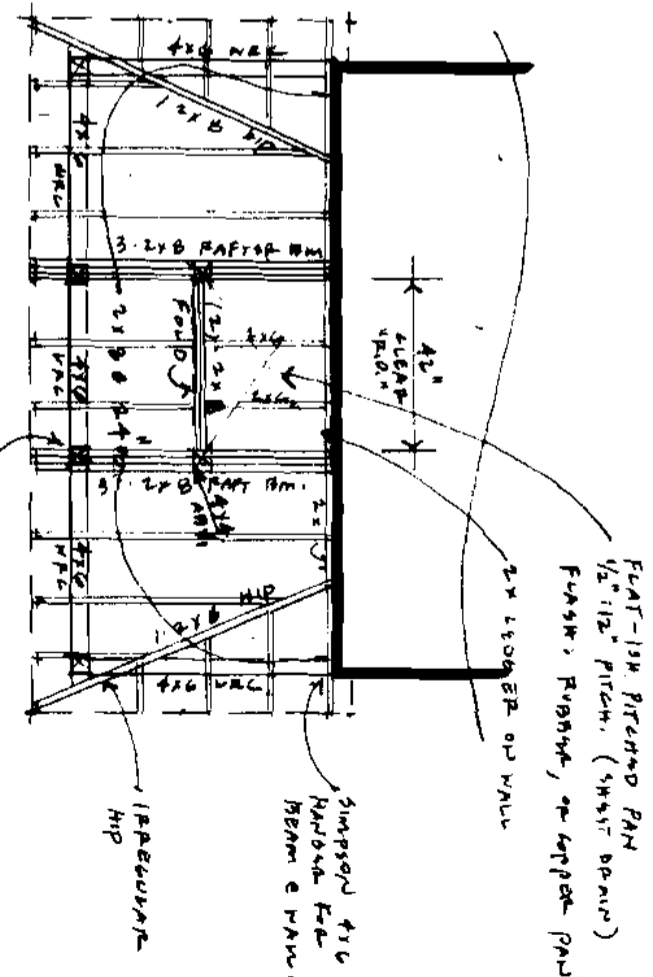
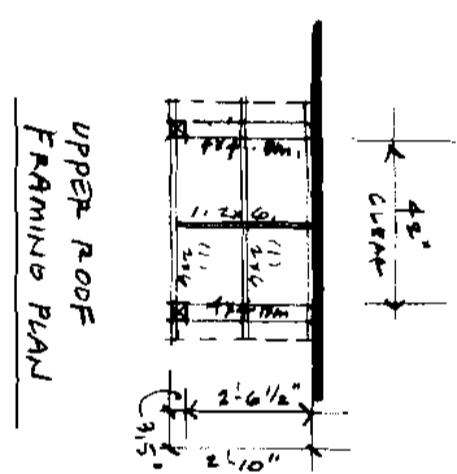
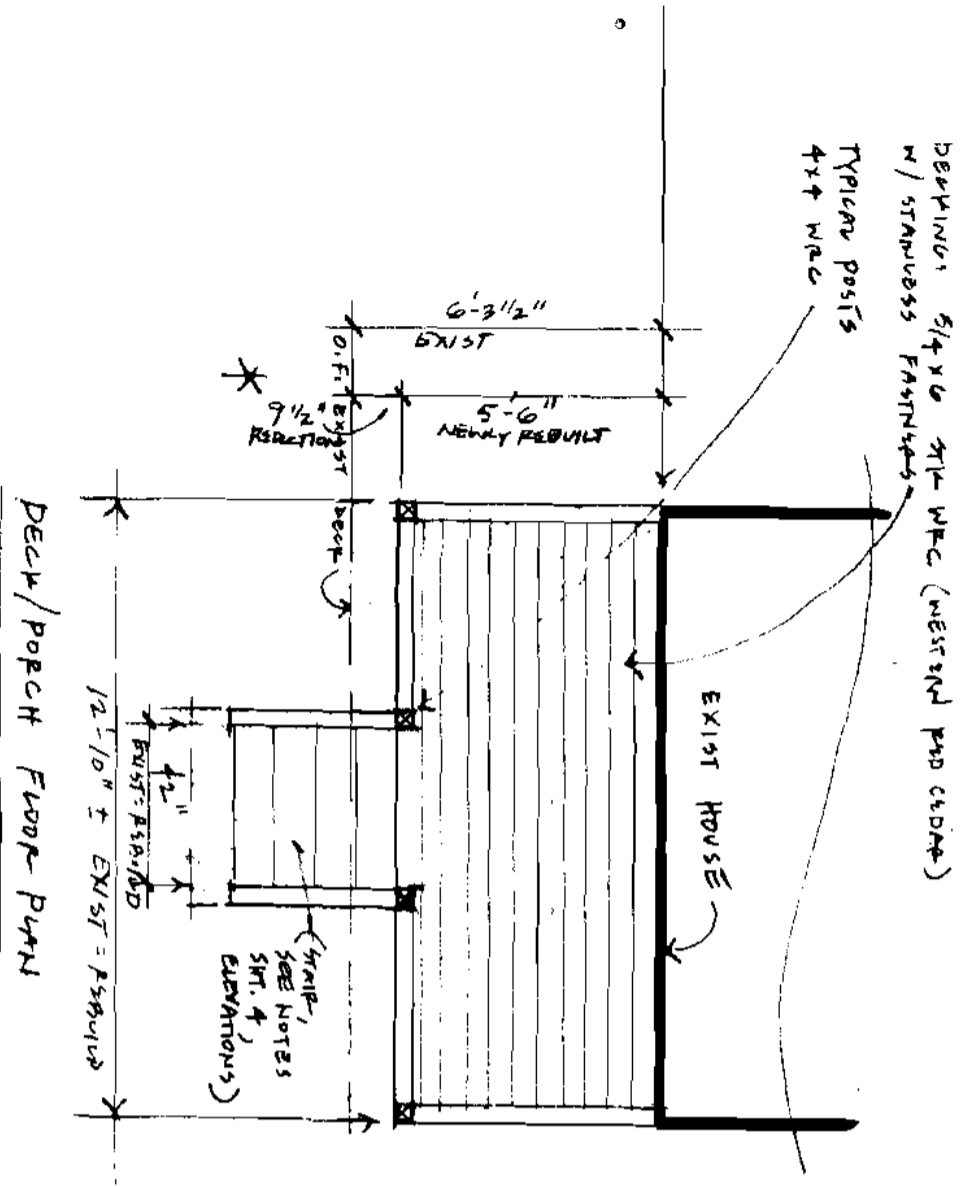
\* 4 1/2" MIN PITCH, PORCH  
 ROOF WOOD SPAN.

**ELEVATIONS:**

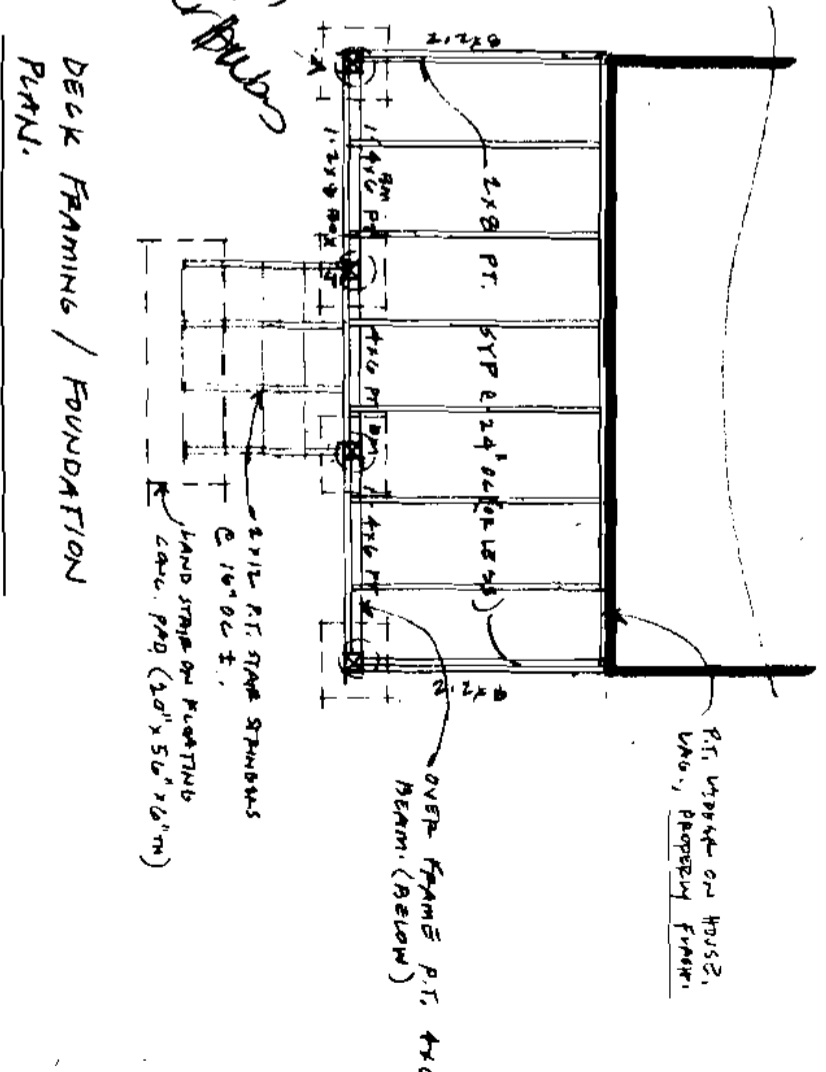
NEWELL PORCH @ 31 CENTRAL AVE, PEAKS ISLAND, PH: 760.2491

ARCHITECT - WILL WIKELMANN & WHITTEN ARCHITECTS, PH: 774.2111

6.15.04

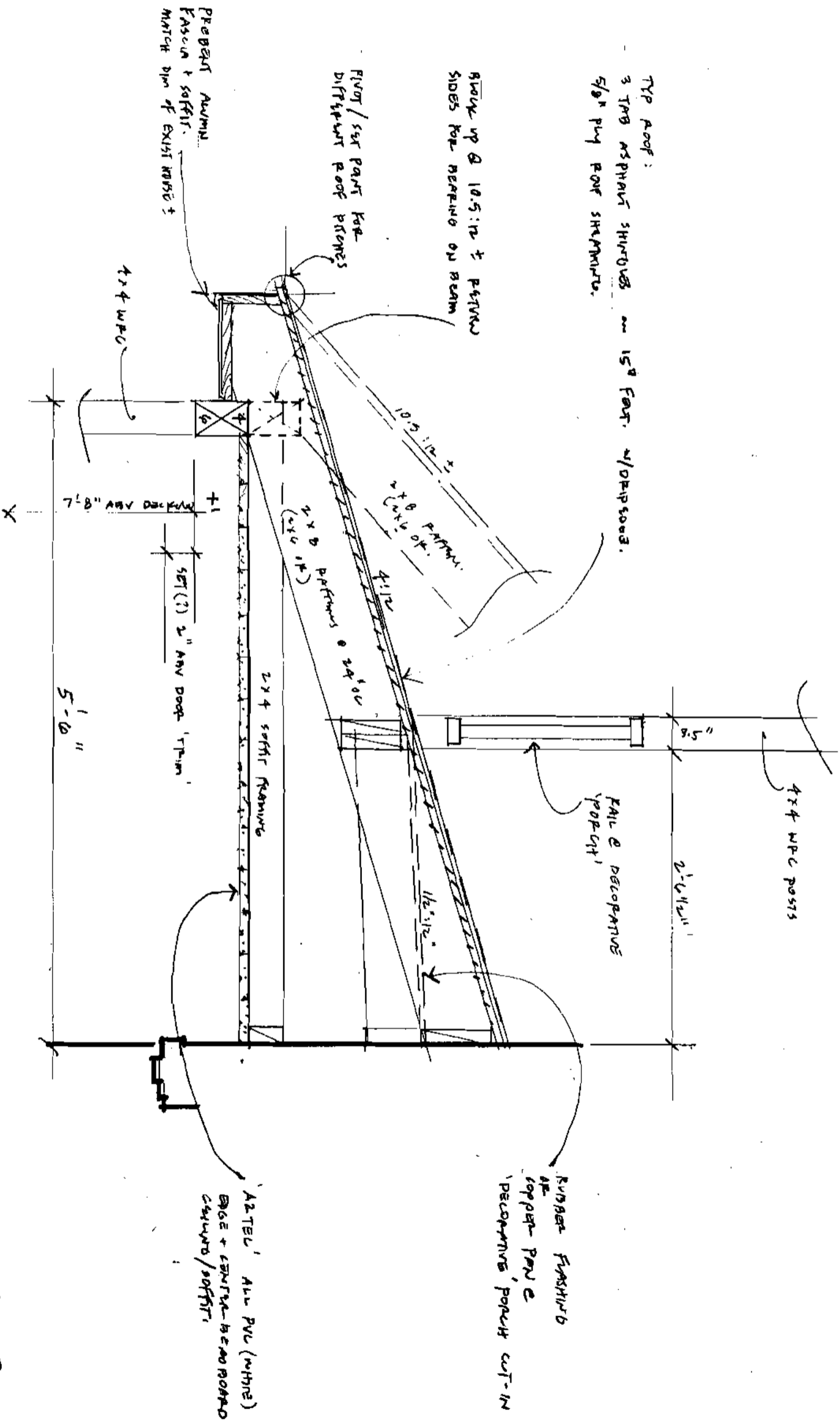


FOUNDATION WORK / PIPES:  
 10"  $\phi$  SCHEDULE 40 CONC FILD, 2800 PSI IS DRY CONCR. w/ 1/4 VIBR & PADER, BERT WRO FOOTING/TIE TO FOOTING, FOOTINGS: 16" SQ. x 10" TH. Bld. FOOTING 4'-0" MIN. BELOW GRADE FOR FIRST ~ OR TO USDBE. 8" 1/2  $\phi$  ANCHOR BOLT TO PT. FRAMING.



**PLAN + FOUNDATION + FRAMING:**

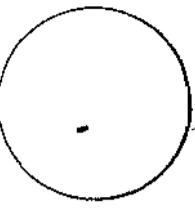
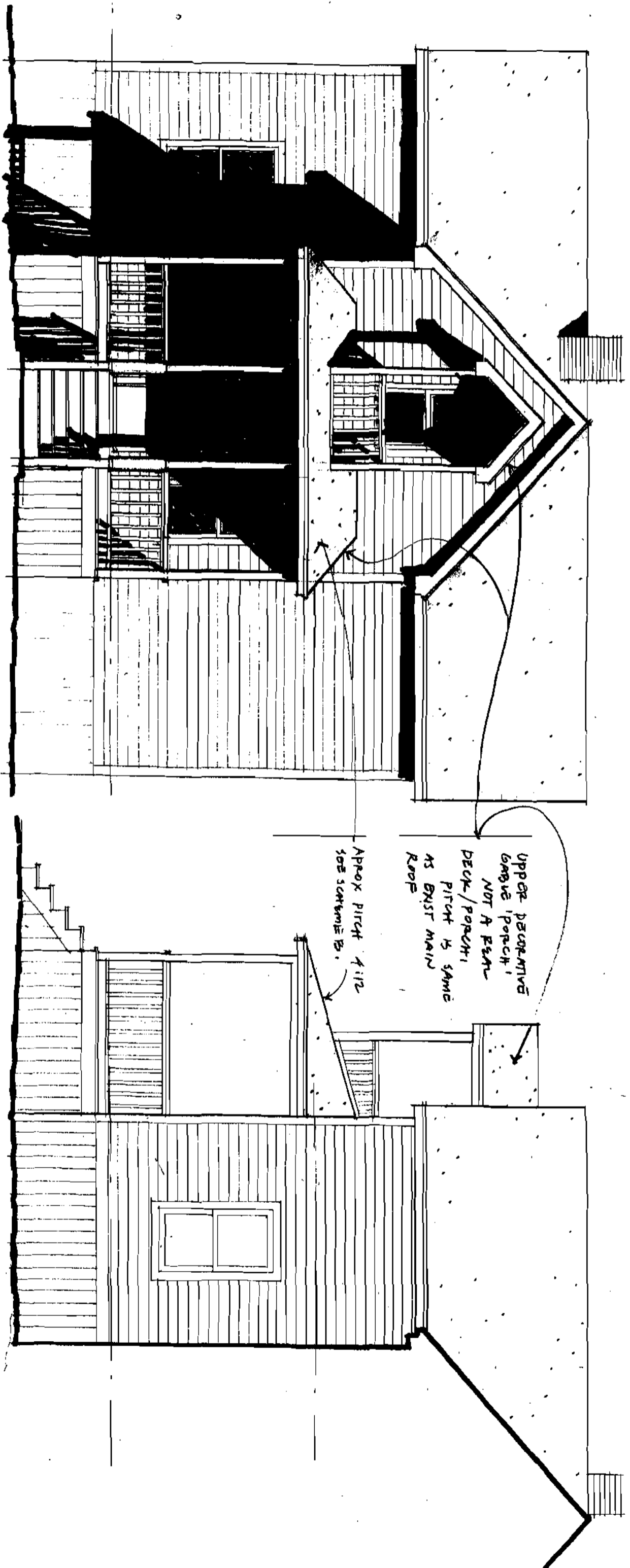
SECTION / DETAIL  
1" = 1'-0" SCALE



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ARCHITECT - NILS WINKELMAN & WHITTEN ARCHITECTS, PH: 774.0111 6.15.04

SECTION:



TRADITIONAL HIPPED ROOF W/ DECORATIVE 2<sup>ND</sup> FLOOR PORCH!  
 1/4" SCALE

RENDERED ELEVATION

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ARCHITECT - WILL WINKELMAN & WHITTEN ARCHITECTS, PH: 774.0111 6.15.04