

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

Location of Construction: <b>113 Herman Ave, Peaks Isl</b>		Owner: <b>Mulkern, Martin</b>		Phone: <b>766-2481</b>	Permit No: <b>960836</b>
Owner Address:		Leasee/Buyer's Name:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>AUG 26 1996</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: <b>Woodbuilt</b>		Address:		BusinessName:	
Past Use: <b>1-fam</b>	Proposed Use: <b>Same</b>	<b>COST OF WORK:</b> \$ <b>36,000.00</b>		<b>PERMIT FEE:</b> \$ <b>200.00</b>	
Proposed Project Description:  <b>Construct Addition (8 x 21)</b>		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: <b>47 type 57</b> <i>BOC 90</i>	
		Signature: _____ <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: _____	
Permit Taken By: <b>Mary Gresik</b>		Date Applied For: <b>20 August 1996</b>			

1. This permit application doesn't 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..

Zone: **302**      CBL: **087-111-045**

Zoning Approval: **246**

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan    maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: 9/1/96

*D. Anderson*

**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 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

*Martin Mulkern*  
 SIGNATURE OF APPLICANT **Martin Mulkern**      ADDRESS: \_\_\_\_\_      DATE: **20 August 1996**      PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk    Green-Assessor's    Canary-D.P.W.    Pink-Public File    Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENT**

CEO DISTRICT 6  
*A. Rowe*





## BUILDING PERMIT REPORT

DATE: 26 Aug 96 ADDRESS: 113 Herman AVE P.I.  
REASON FOR PERMIT: To Construct 20' x 21' addition.  
BUILDING OWNER: MARTIN MULLKRON  
CONTRACTOR: Woodbuilt.  
PERMIT APPLICANT: owner ~~owner~~ \*1, \*6, \*7, \*8, \*9

### CONDITION OF APPROVAL ~~CONDITION OF APPROVAL~~ \*13 \*18

- \* 1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
5. Guardrail & 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.
- \* 6. Headroom in habitable space is a minimum of 7'6".
- \* 7. 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.
- \* 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- \* 9. 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. feet.

10. 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.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  1. In the immediate vicinity of bedrooms
  2. In all bedrooms
  3. 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)
14. 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.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall be maintained to NFPA #13 Standard.
17. 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)
18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. 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".
20. 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 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.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

Applicant: Martin Mulken

Date:

4-5

Address: 113 Herman Ave, P.F

C-B-L:

87-HH-~~48~~

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing 1-fam 1924

Zone Location - IR-2 - A

Interior of corner lot - Daniel

Proposed Use/Work - Addition 8x21 - Expanding bedrooms  
not adding bedrooms per owner

? Sewage Disposal - Private System

Adding Bedrooms? Lot Street Frontage -

Front Yard - 25' req. - 26' shown

Rear Yard - 25' req. - 25'+ shown

Side Yard - 20' req. - 100'+ shown

Projections -

Width of Lot -

Height -

Lot Area -

~~10,504~~ 12047  
6775 #  
17822 #

Lot Coverage/Impervious Surface -

20% MAX of

3564.44 max

Area per Family -

Off-street Parking -

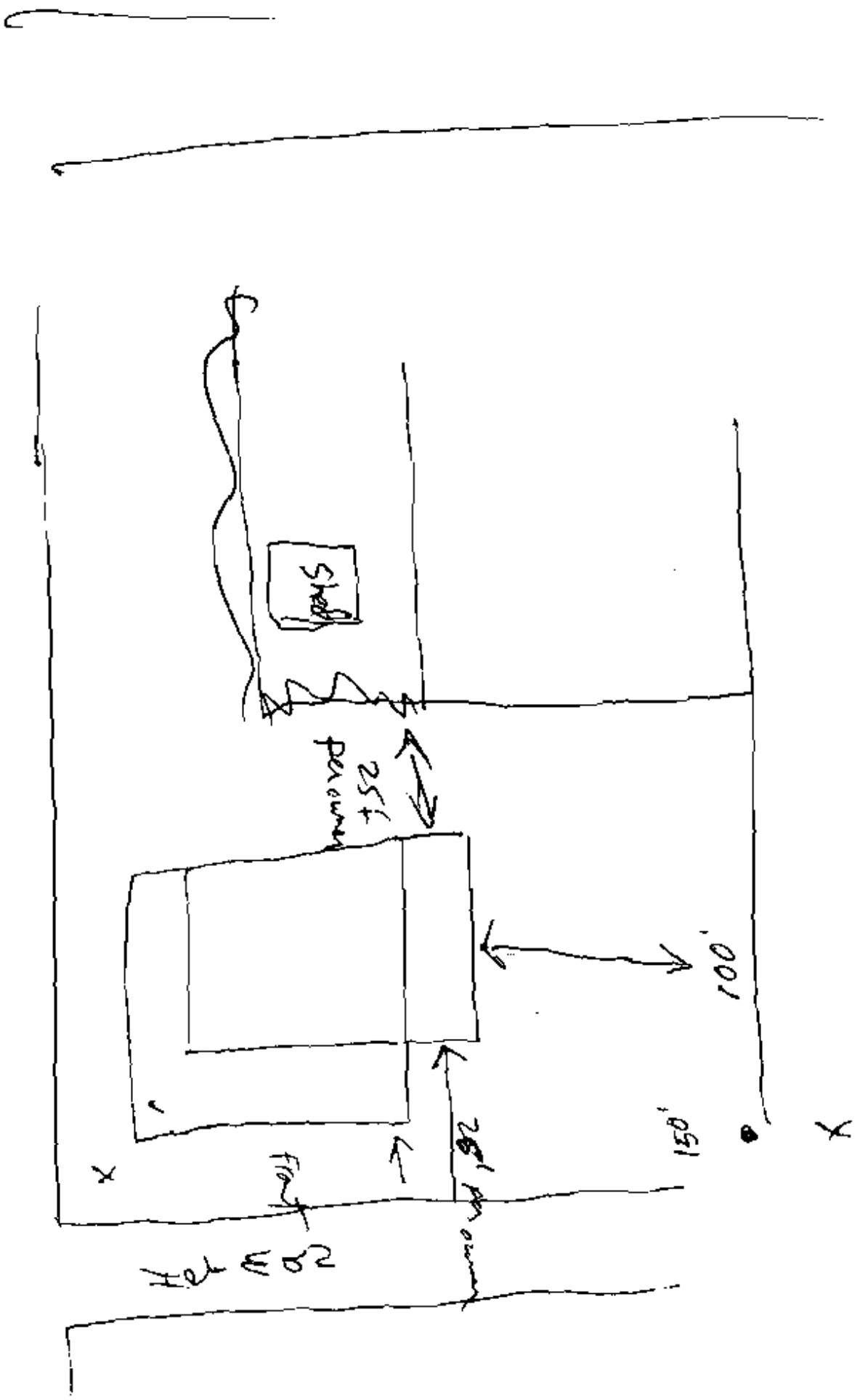
Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - Not in it

Flood Plains - NO

28 x 28 = 784  
11 x 17 = 187  
7 x 1 = 63  
1034



RECEIVED 9/26/94

(3) 22' 6" x 10

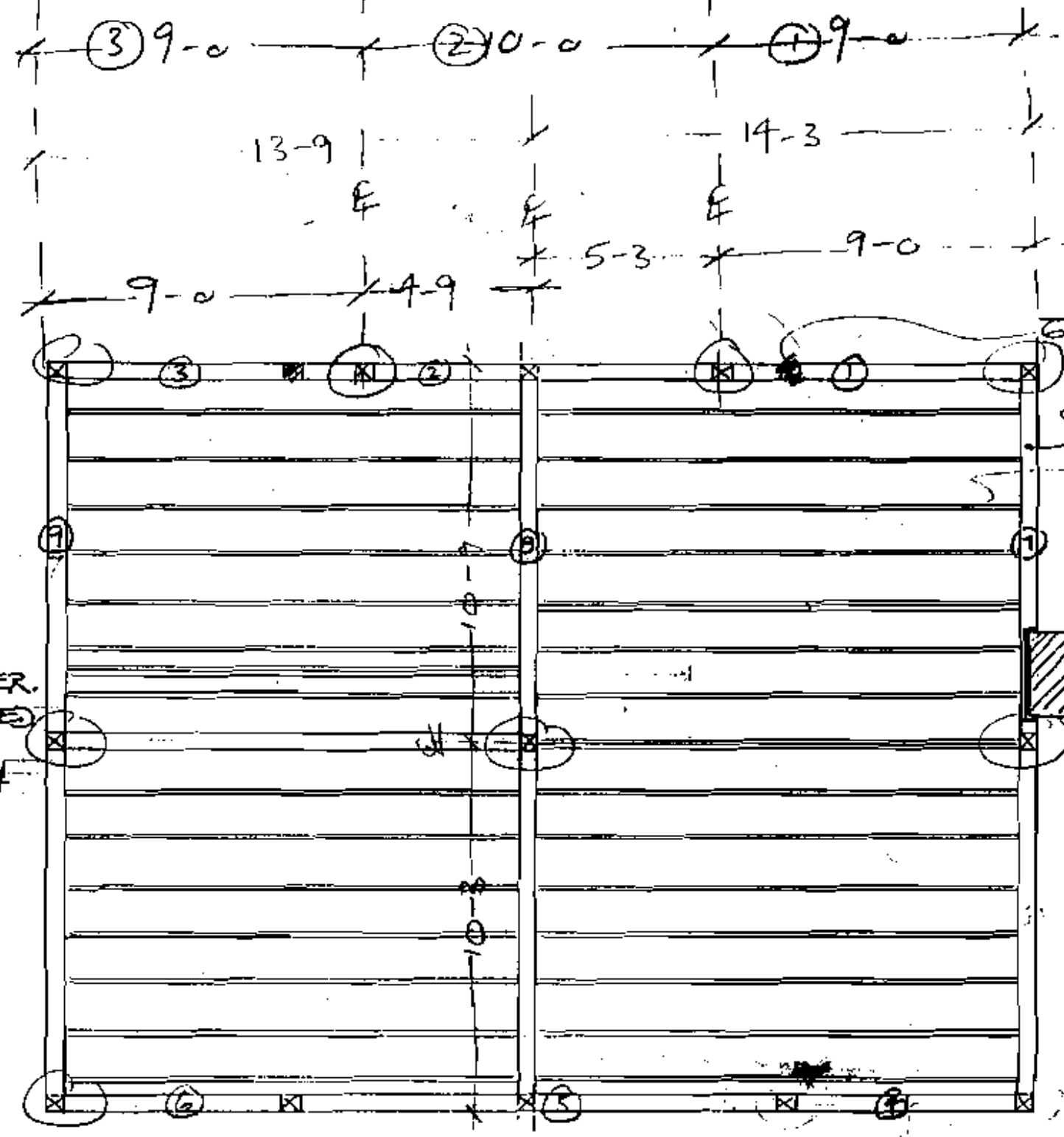
(6) 12

(2) 6x6 posts

(6)

(5)

(4)



FRAMING CUT LIST

- (1) 9'-0
  - (2) 10'-0
  - (3) 9'-0
  - (4) 9'-0
  - (5) 10'-0
  - (6) 9'-0
  - (7) 21'-0
  - (8) 21'-0
  - (9) 21'-0
- HALF  
 LAP  
 JOINTS  
 ALL  
 CORNERS  
 & POSTS

SECOND FLOOR FRAMING

4" x 10"

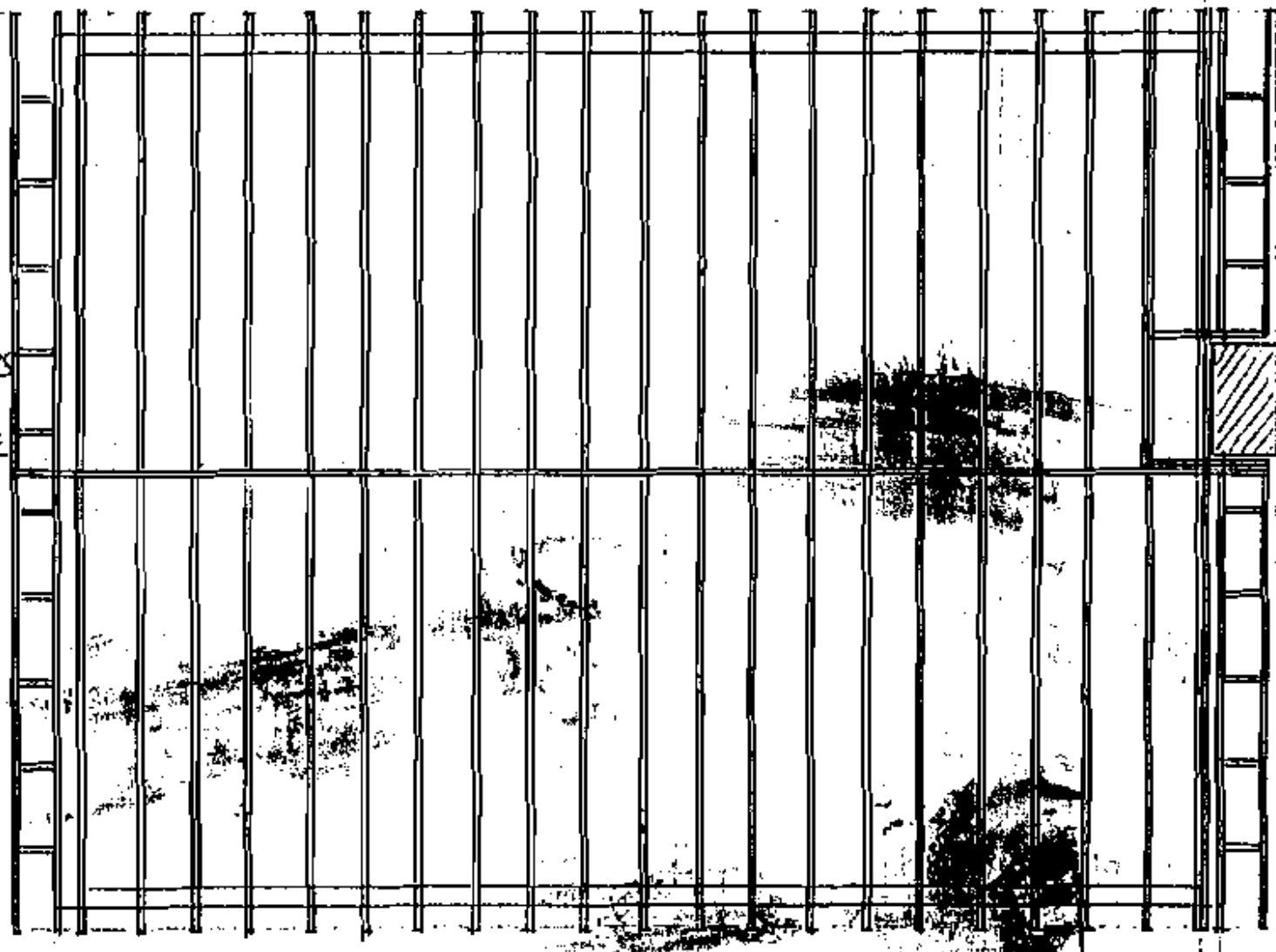
- 6x10 HEMLOCK BEAMS @ PER.
- 6x6 HEMLOCK POSTS AS NOTED
- 2x10 STRUC KD 16" O.C.
- (2) 2x10 @ WALLS/HEADERS & TRIMMERS

ROOF FRAMING

4" x 10"

- 2x10 RAFTERS 16" O.C.
- (2) 2x10 @ TRIMMERS & HEADERS
- (1) 2x12 RIDGE
- 2x4 FLYING RAFTERS @ RAKE w/ 2x4 LOCKOUTS (ETAP)

12 pitch Roof

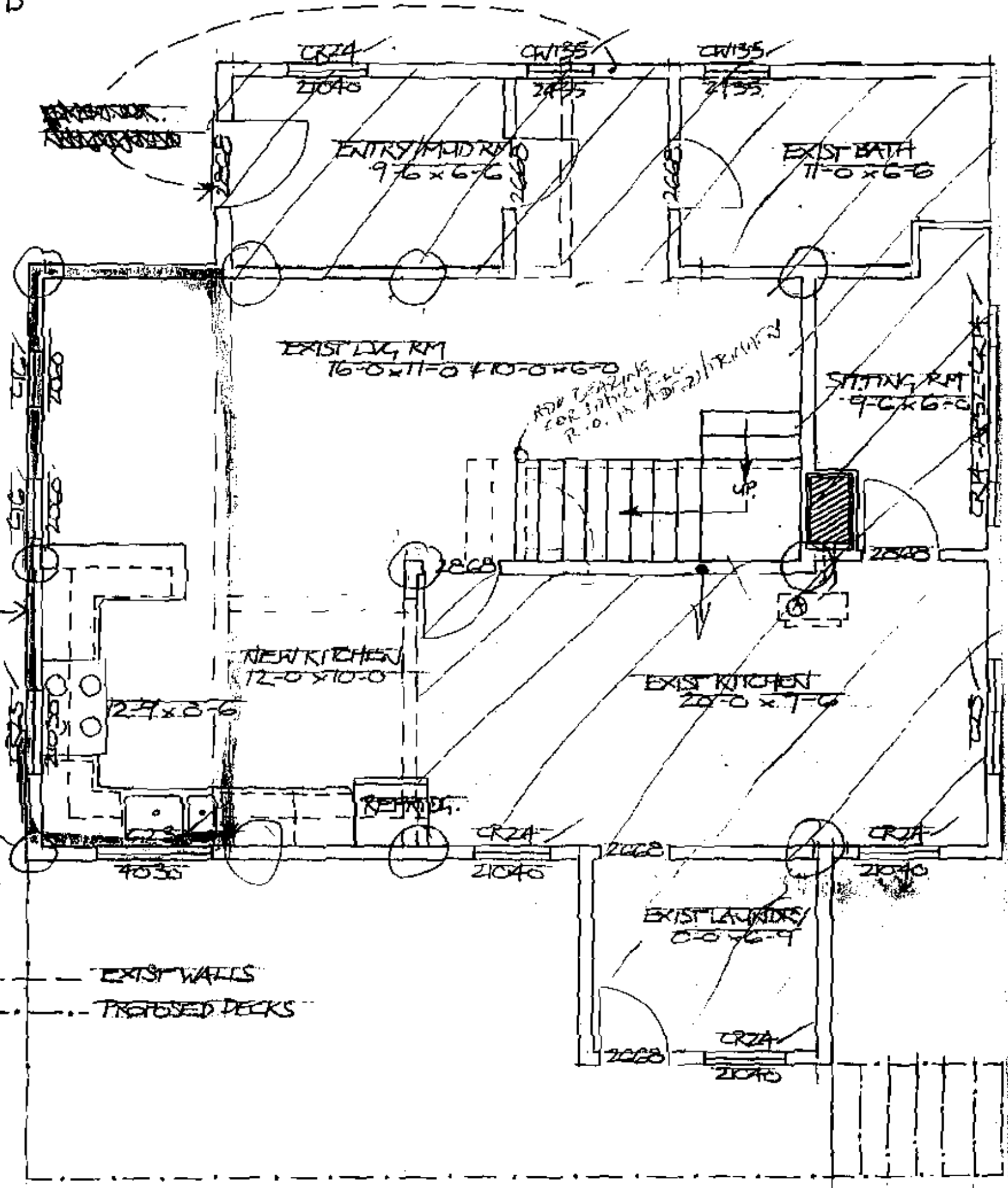






11' 1" AS IS

7-HH-4-5

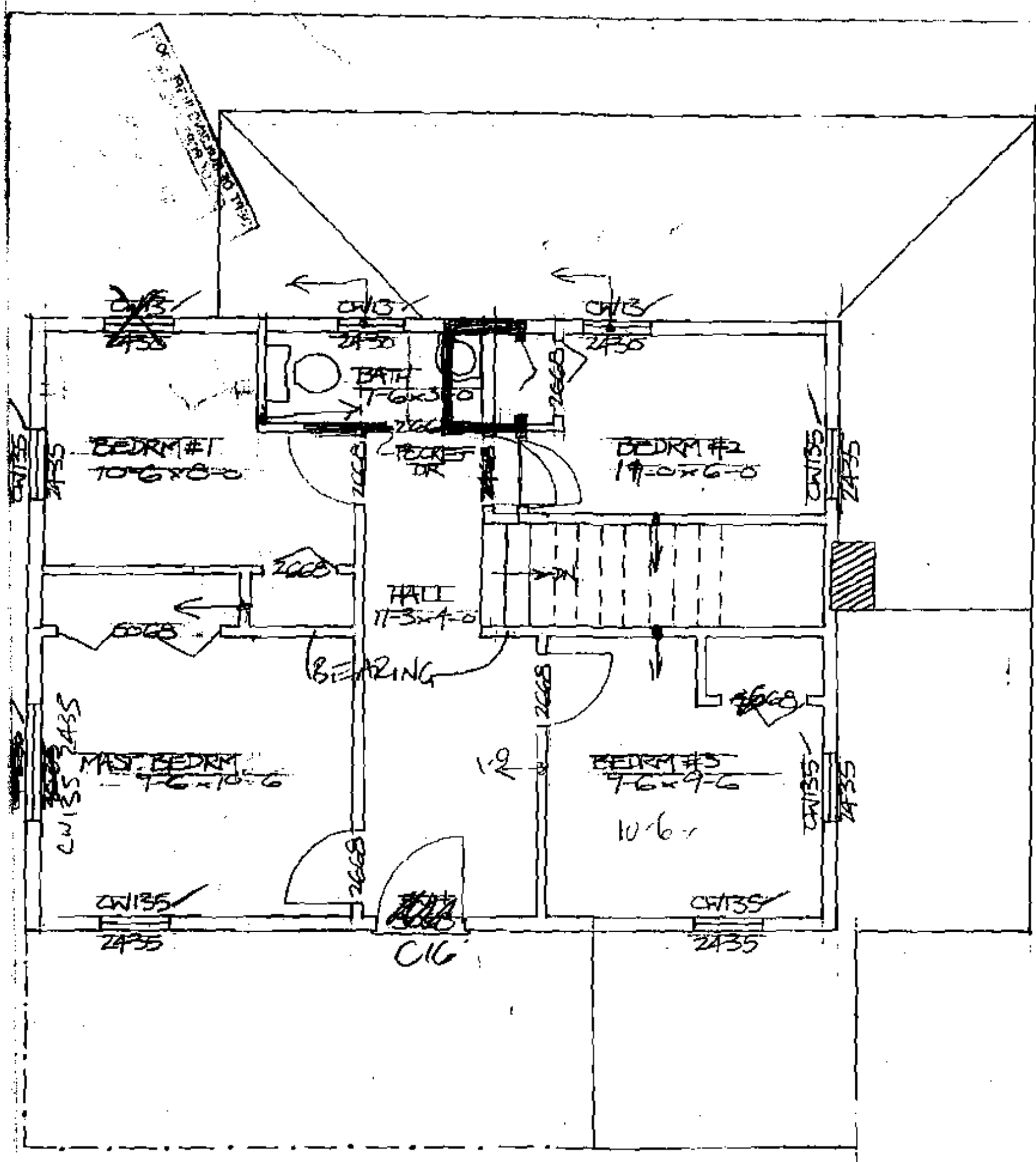


**FIRST FL. PLAN**  
27'0" x 21'0"

**GENERAL NOTES**

- RELOCATE WOODSTOVE TO (A) ON FIRST FL. PLAN.
- L220 KNEE WALL.
- ADD NEW DR TO BSMT ON NEW STAIRS. 2x STRINGERS & TREADS & RAILS.
- BSMT SASH, NEW & EXIST, NOT SHOWN.

● proposed addition 8' x 21'  
 proposed kitchen not to be done at this time!  
 living space only



SECOND FL PLAN  
#1 T-0

- BRD FL
- WINDOWS
- (2) V S 606
- (1) - 3 CW135 - 2
- (1) C15

250  
14  
1000  
350  
3100

	<p>WOODSHEP RESIGNATION RENOVATION BUILDING DESIGN 700.0573 • 766.2456</p>	<p>MULKERN RESIDENCE PEAKS ISLAND ME 04005</p>	<p>DRY - R 7/15/96 FLOOR PLANS</p>
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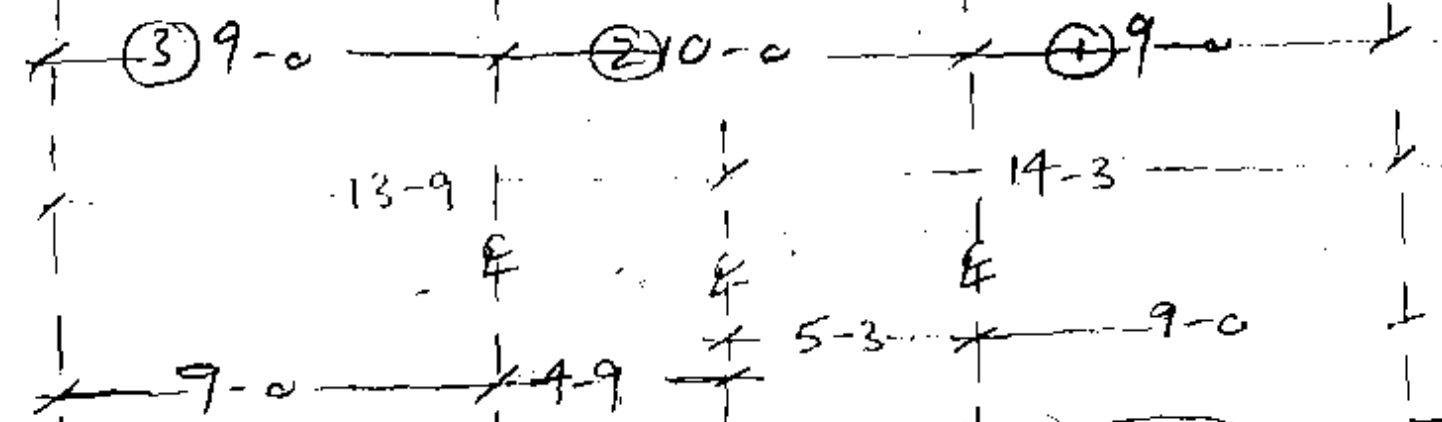
(3) 2x4 @ 16"  
(6) 12

(12) 6x6 @ 8'

(6)

(5)

(4)



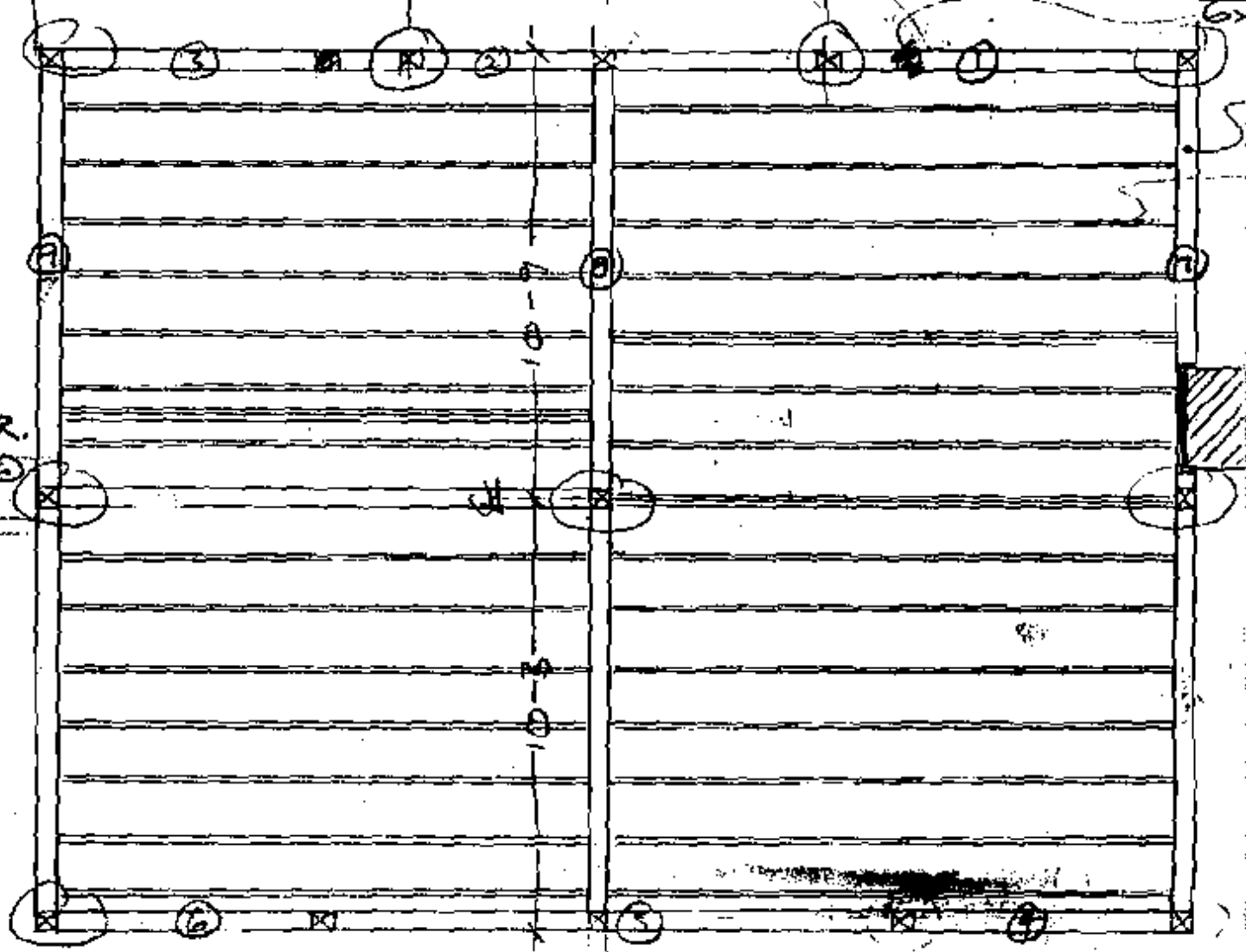
BEAM CUT LIST

- 1) 9-0
  - 2) 10-0
  - 3) 9-0
  - 4) 9-0
  - 5) 10-0
  - 6) 9-0
  - 7) 21-0
  - 8) 21-0
  - 9) 21-0
- HALF  
 LAP  
 JOINTS  
 ALL  
 CORNER  
 & POSTS

SECOND FLOOR FRAMING

7" x 10"

- 6x10 HEMLOCK BEAMS @ PER.
- 6x6 HEMLOCK POSTS AS NOTED
- 2x10 STRUCK @ 16" O.C.
- (2) 2x10 @ WALLS/HEADERS & TRIMMERS

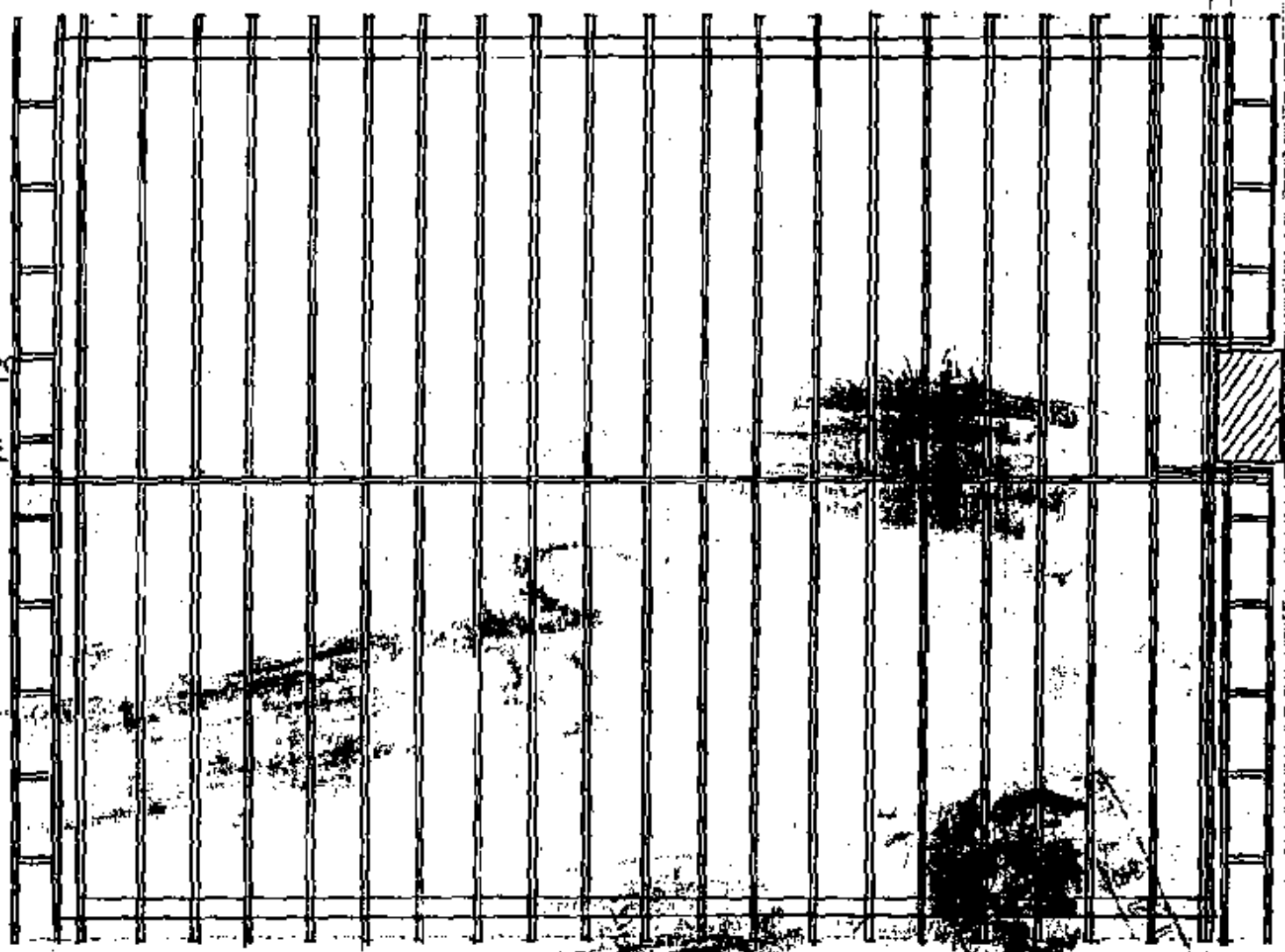


ROOF FRAMING

7" x 10"

- 2x10 RAFTERS @ 16" O.C.
- (2) 2x10 @ TRIMMERS & HEADERS
- (1) 2x12 RIDGE
- 2x4 FLYING RAFTERS @ RAKE w/ 2x4 LOCKOUTS @ 16"

12 pitch roof



GENERAL NOTES:

- JOISTS ARE TO BE CONTINUOUS TO FIG/FIND OR LEDGE.
- CONTRACTOR TO VERIFY LAYOUTS, DIM'S, SIZES & LOCATIONS BEFORE CONSTRUCTION.
- PLANS ARE FOR DESIGN PURPOSES ONLY/ ACTUAL LOCATIONS MAY VARY
- ALL NEW EXT. WALL FRAMING, TO BE 2x6 KD 16" O.C.
- " " INT. " " " " 2x4 " " "

PROSF (TYP.)

2 - 8 - 0  
1 - 8 - 0

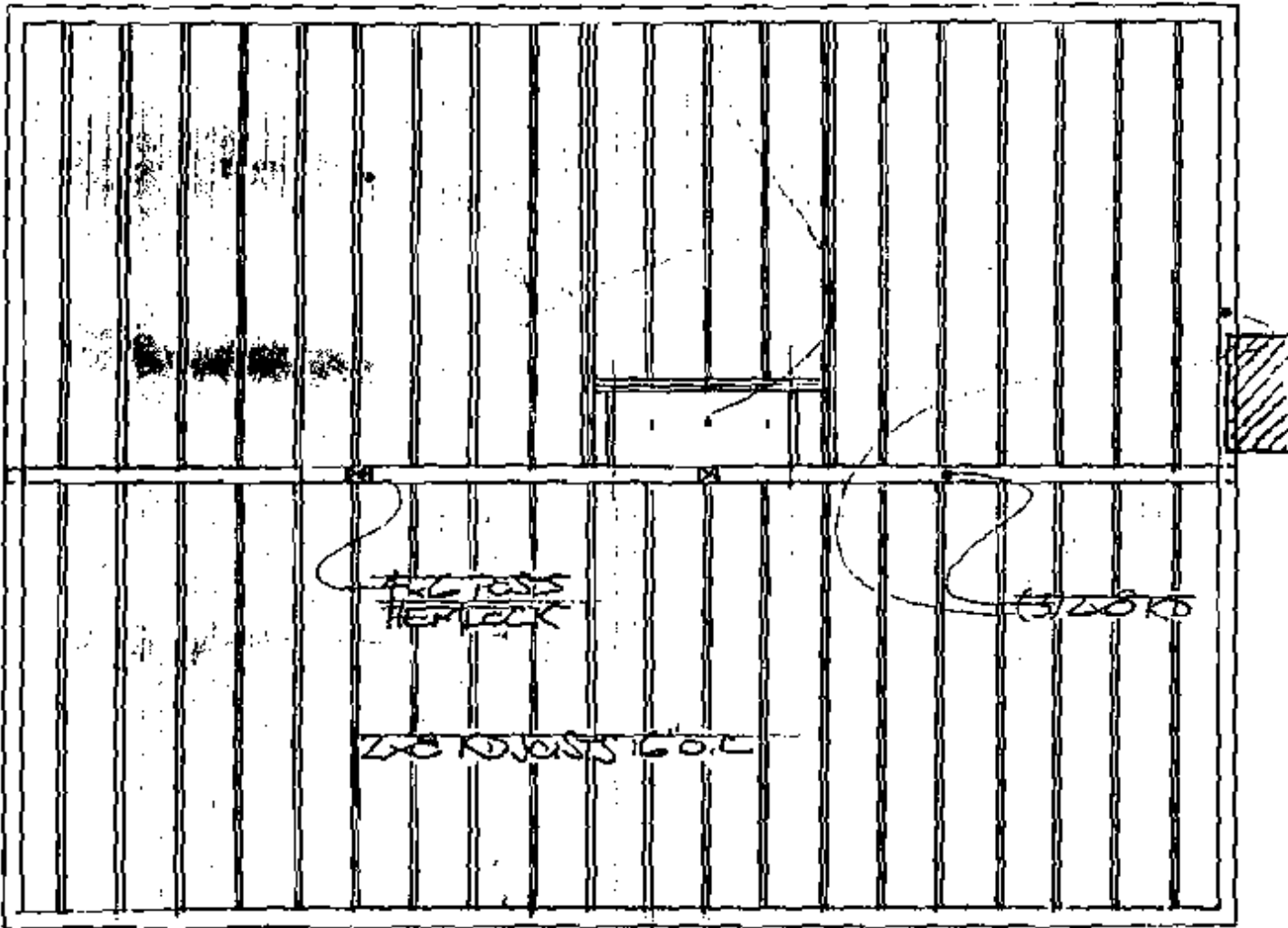
6x10 HEMLOCK

10 - 0  
8 - 0

2x10 JOISTS (TYP.)

4 - 9

ATTACHED RA.  
22' x 10'  
BRASS EXCEL



DR. BY R.E.  
4/27/06  
FRAMING

MULKERN RESIDENCE  
PEAKS ISLAND ME. 04068

WOOD BUILT  
RESTORATION - RENOVATION -  
BUILDING - DESIGN  
TODD - COTTAGE : 766 2456

ATTIC FL FRAMING  
4' = 1" = 0

