

981293

Location of Construction: 170 Island Ave, Peaks Isl		Owner: Eastman, Dean & Sila		Phone: 766-5049 182JANUINE		Permit No: <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV 3 1998 CITY OF PORTLAND </div>		
Owner Address: SAA 04108		Lessee/Buyer's Name:		Phone:			BusinessName:	
Contractor Name:		Address:		Phone: 871 8083			Zone: CBL: 087-00-014+	
Past Use: 1-fam		Proposed Use:		COST OF WORK: \$ 107,000.00 PERMIT FEE: \$ 555.00			INSPECTION: Use Group: A3 Type 5B BOCA 96 Signature: <i>Hoffman</i>	
Proposed Project Description: Construct Addition (1533 Sq Ft) to existing House				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: 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"/>		
Permit Taken By: MG		Date Applied For: 28 July 1998						

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 29 July 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

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: _____

CEO DISTRICT 2

COMMENTS :

11-9-98 Meet with Mr. Eastman we talked about Relocating some of the Framing members and has Dropped the Height of the tower 2', we talked about site stabilizing for the winter. and I asked for a copy of the new Framing Plan (TR)

11-12-98 cement Pour is completed.

12-31-98 1st Deck is Framed stoped By with Mike Collins (TR)

1-20-99 Stoped By Site with Mike Clark of the D.E.P. Every thing is OK on Volume Increases, But would like to have an Increase in the Erosion control (TR)

3-5-99 Talked to Paul Luddy he will adjust a couple of columns under LV's and will call when plumbing is Ready. (TR)

3-20-99 OK on Framing and Plumbing test. ok columns have been adjusted under LV's for full support. (TR)

7-28-99 D-d walk through with Paul Luddy Smoke det. all sound Hand Railing to Basement has not been fasten. Bath's been fitted and is being stained in Back yard. The old Kitchen has been assembled in the Basement along with the stove + Fridge I asked them to apply for a permit to see if this is a permitted use. (TR)

Inspection Record

Type	Date
Foundation: _____	11-12-98
Framing: <u>DEK Rough Frame</u>	3-20-99
Plumbing: <u>Rough in</u>	3-20-99
Final: _____	_____
Other: _____	_____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE 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.

NOTEIf 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: 170 ISLAND AV., PEAKS IS., ME 04108			
NOTE: EB ZONING			
Tax Assessor's Chart, Block & Lot Number		Owner:	Telephone#:
Chart# 87	Block# 00	Lot# 1415	DEAN & ELLA MAE EASTMAN (207) 766-5049
Owner's Address:		Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee
ABOVE		N.A.	\$ 107,000 \$ 555
Proposed Project Description:(Please be as specific as possible)			
ADDITION (1533 sq ft) TO EXISTING HOUSE			
Contractor's Name, Address & Telephone			Rec'd By: <i>M.Y.</i>

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

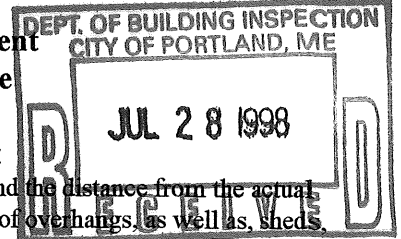
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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: <i>Dean E. Eastman</i>	Date: 7-10-98
--	---------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.



Inspection Services
Michael J. Nugent
Manager

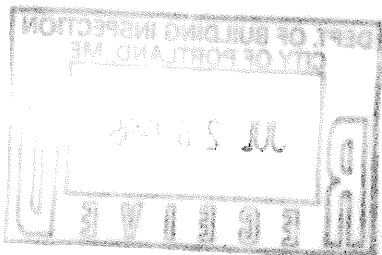
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations!!!!!!

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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.



Applicant: Dean Eastman

Date: 8/3/98 - widen old Sec. 14 - +36.?

Address: 170 Island Ave, P.I

C-B-L: 87-00-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1095

Zone Location - I-B

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage - 130' shown

Front Yard - 20' except may average with side - 20' shown

Rear Yard - 10' req - 70'-75' shown to HAM / 10' shown to end of Stone at closest point wall

Side Yard - 10' req - 20' & 30' shown

Projections -

Width of Lot - 130' shown

doA remainder → Height - 35' MAX - showing 34' at lowest point (not even averaged)

Lot Area - 16,140 sq ft

Lot Coverage/ Impervious Surface - 50% - 8,070 sq ft

Area per Family -

52' x 18' = 216 sq ft
34' x 22.5' = 765 sq ft
36 x 36 = 1296 sq ft
15 x 36 = 540 sq ft
2817 sq ft

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - between 70' & 75' from high water mark

Flood Plains - MAP 15 - Building is in Zone C.

See Calcs owner provided

LAND USE - ZONING REPORT

ADDRESS: 170 Island Ave. P.F. DATE: 10/20/98

REASON FOR PERMIT: Construct Addition

BUILDING OWNER: Dean & Ella Eastman CB-L: 87-00-14 +

PERMIT APPLICANT: owners

APPROVED: with conditions DENIED: _____

#5, #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage ^{MAXIMUM}
9. Other requirements of condition There is a strict height requirement of 35 feet that shall be met, you will need to confirm this height as shown on your plans with your inspector.

Marge Schinuckal

Marge Schinuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 30 OCT. 98 ADDRESS: 170 Island Ave. CBL 087-00-014+

REASON FOR PERMIT: To Construct addition. 22'6" x 34'

BUILDING OWNER: Eastman

CONTRACTOR: SAA

PERMIT APPLICANT: ↑

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

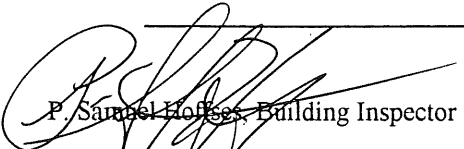
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *2.5, *2.6, *6, *8, *9, *10, *11, *12, *16, *24, *26, *29

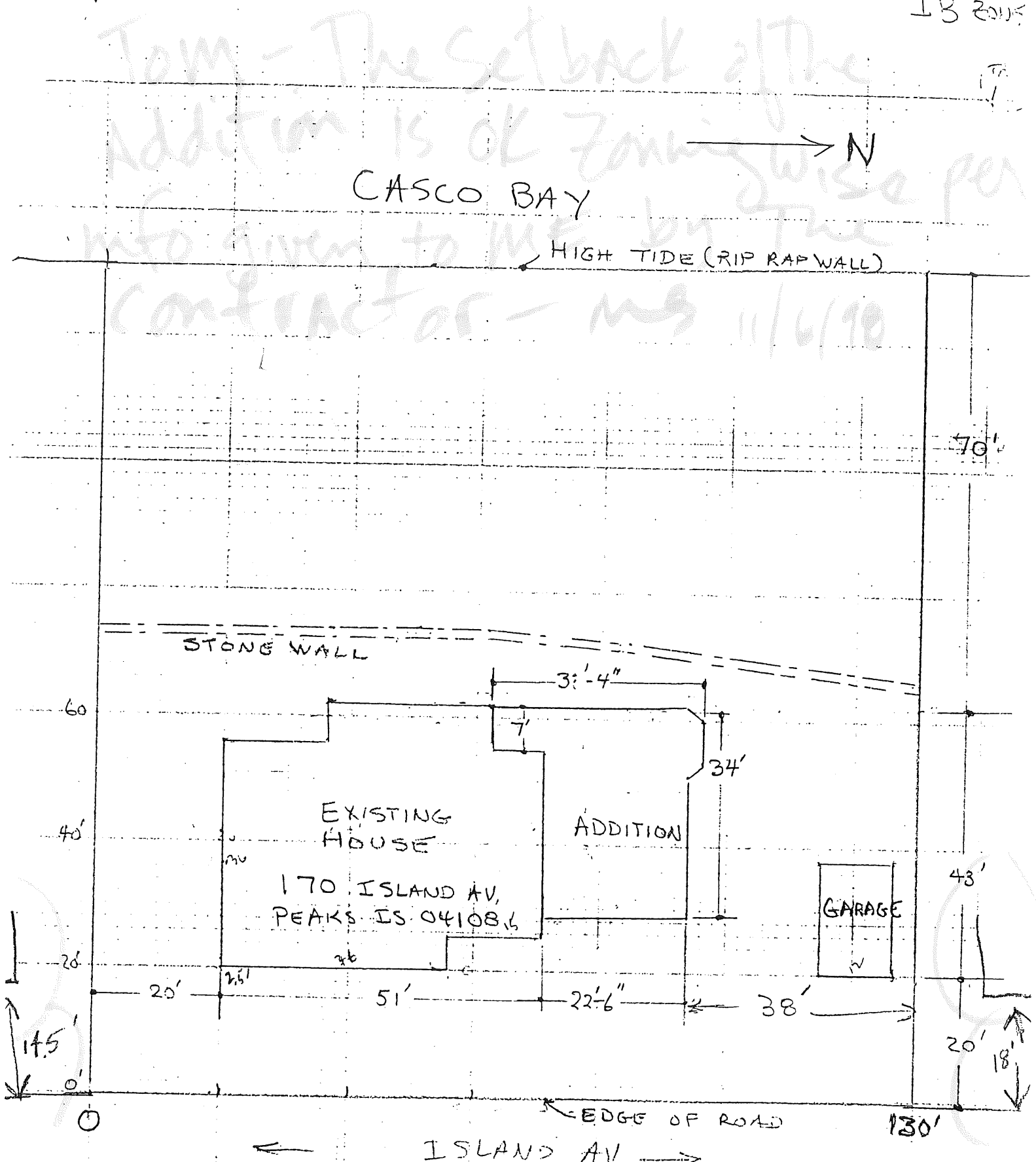
- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
2.5. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
2.6. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

- X12. 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. (Section 1018.6)
- 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. Section 1010.1
- 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.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- X16. 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 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) Section 920.3.2
- 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. Section 921.0
- 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. (crawl spaces & attics)
- X24. All electrical, plumbing and HVAC permits must be obtained ~~by a Master Licensed holders of their trade.~~
- X25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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). (Chapter M-16)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 31. _____
- 32. _____
- 33. _____


 P. Samuel Hoffes, Building Inspector

cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

Tom - The setback of the addition is ok zoning wise per info given to me by the contractor - ms 11/6/98



SCALE: 1" = 20'

DEAN EASTMAN

767-8660 PAGES PLOT PLAN
Paul Ledy - 11/6/98 → setbacks on right & left.

ZONE: IB
PLAN: 87-00-14