

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION
PERMIT

PERMIT ISSUED

Permit Number: 070020

FEB - 1 2007

This is to certify that CHAPEY MICHAEL J /Billington

has permission to Interior and exterior renovations incl. Foundation

AT 5 SUNSET RD

090 C003001

CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

Classification of inspection must be given and when permission proceeds before this building or part thereof is started or service closed-in 4 HOUR 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

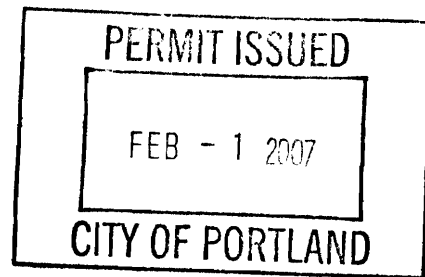
Permit No: 07-0020	Issue Date:	CBL: 090 C003001
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Location of Construction: 5 SUNSET RD, Peaks Island	Owner Name: CHAPEY MICHAEL J	Owner Address: 110 MIDDLEBROOK FARM RD	Phone:
Business Name:	Contractor Name: Bill Bunton <i>CS-7650</i>	Contractor Address: 87 Middle Road Cumberland	Phone: 2077740111
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IR2

Past Use: Single Family	Proposed Use: Single Family Interior and exterior renovations incl. Foundation	Permit Fee: \$1,520.00	Cost of Work: \$150,000.00	CEO District: 2
Proposed Project Description: Interior and exterior renovations incl. Foundation		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>53</i> <i>ZRC 2003</i>	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 01/05/2007	Zoning Approval		
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>Part of house is w/in 75'</i> <input type="checkbox"/> Wetland <i>uses 10% of allowable floor space increase.</i> <input type="checkbox"/> Flood Zone <i>uses 20% of allowable volume increase.</i> <input type="checkbox"/> Subdivision <i>Sec 14-H36(e) uses 10% of allowable volume increase.</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/8/07 ABM</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 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: <i>ABM</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0020	Date Applied For: 01/05/2007	CBL: 090 C003001
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Location of Construction: 5 SUNSET RD, Peaks Island	Owner Name: CHAPEY MICHAEL J	Owner Address: 110 MIDDLEBROOK FARM RD	Phone:
Business Name:	Contractor Name: Bill Bunton	Contractor Address: 87 Middle Road Cumberland	Phone (207) 774-0111
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Single Family Interior and exterior renovations incl. Foundation	Proposed Project Description: Interior and exterior renovations incl. Foundation
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/08/2007

Note: Section 14-436(a) allows 50% increase. 50 % is 769 s.f. Used 172.5 s.f. previously. This permit uses 159.5 s.f. Total use so far is 332 s.f which is 43% of the allowable 50% increase.
Section 14-449(a)(1) allows for 30% increase in floor area & volume. The floor area increase is 96 s.f. of 240.6 s.f allowed which is 40% of allowable 30% increase in floor area. The increase in volume is 2490 c.f of 3514 c.f allowed, which is using 71% of allowable 30% increase in volume.

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 02/01/2007

Note: **Ok to Issue:**

- 1) As discussed, egress windows will be installed in all sleeping rooms.
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) As discussed, due to the span, the roof rafters will be 12"oc.
- 5) As discussed, the guardrail system installed must be 36" high.
- 6) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



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: 5 SUNSET ROAD, PEAKS ISLAND		
Total Square Footage of Proposed Structure SEE SHT SPI ATTACHED		Square Footage of Lot SEE SHEET SPI ATTACHED
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 90 C 243	Owner: MAURA & MICHAEL CHAPEY	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: GERALD WEINAND 26 GROVE STREET ROCKLAND, MAINE 975.3945	Cost Of Work: \$ 150,000 Fee: \$ 1520 C of O Fee: \$
Current Specific use: <u>SUMMER RESIDENCE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SUMMER RESIDENCE</u>		
Project description: <u>REMODEL EXISTING 2ND FLOOR BY REMOVING EXISTING ROOF AND PARTITIONS, LEAVING EXISTING GABLEEND WALLS. UPGRADING EXISTING PORCH POSTS AND FOUNDATIONS.</u>		
Contractor's name, address & telephone: <u>BILL BUNTON, 87 MIDDLE ROAD, CUMBERLAND 653.7650</u>		
Who should we contact when the permit is ready: <u>BILL BUNTON</u>		
Mailing address: _____ Phone: <u>653.7650</u>		

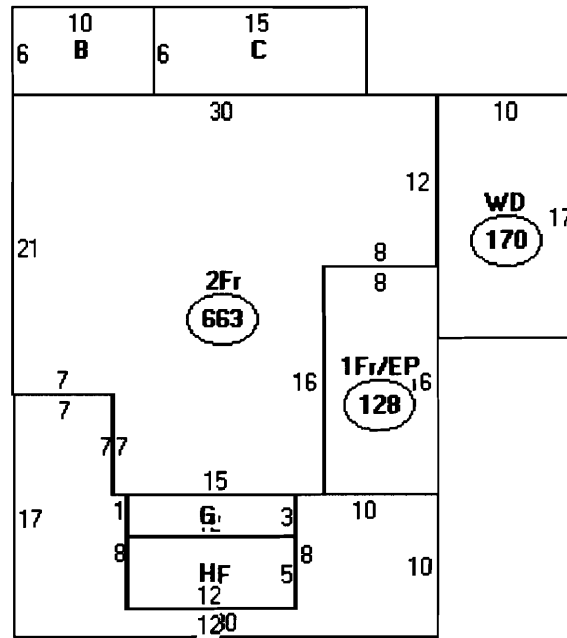
Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, 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.

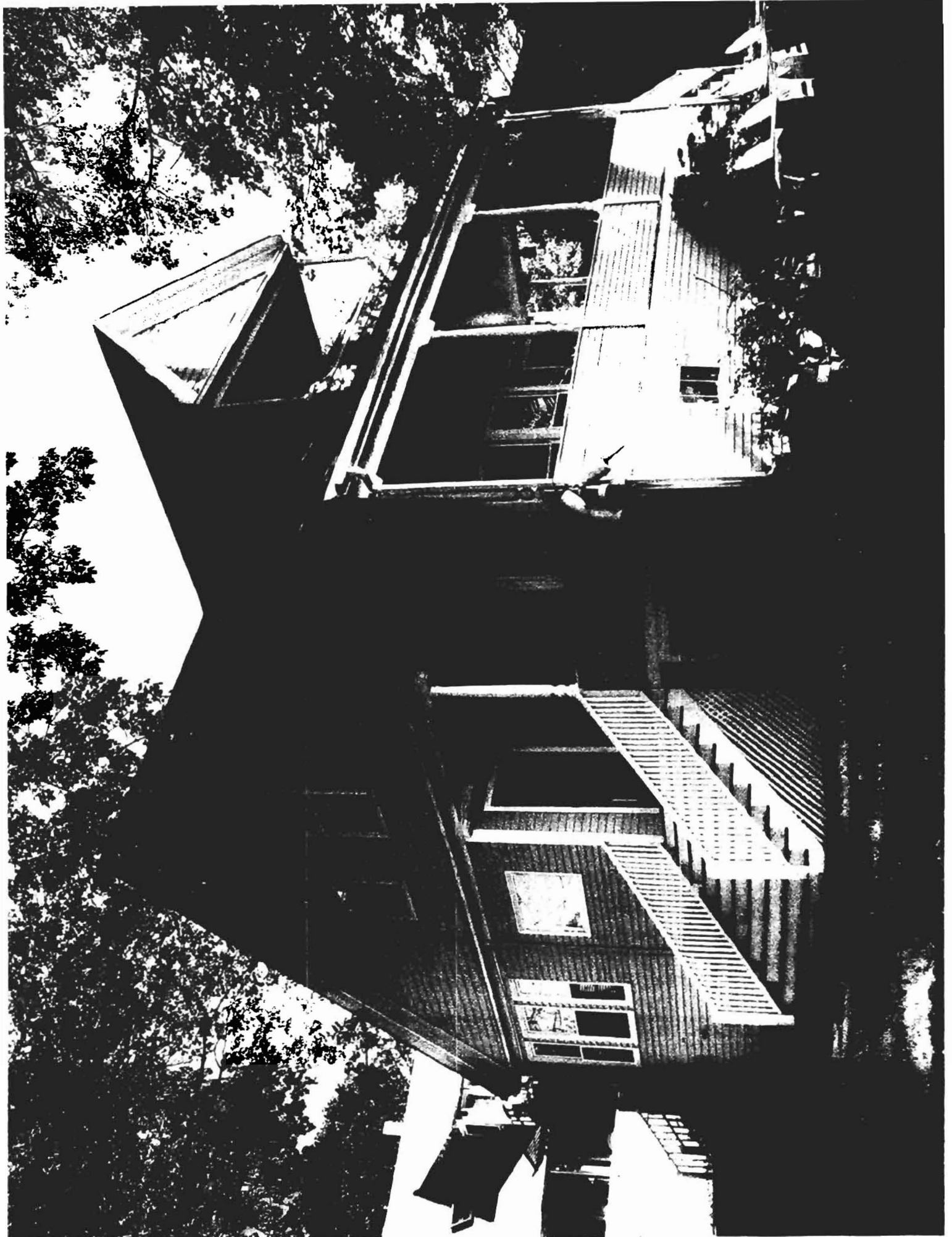
Signature of applicant: <u>[Handwritten Signature]</u>	Date: <u>2 JAN 07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Descriptor/Area

- A: 2Fr
663 sqft
- B: WD
60 sqft
- C: 1Fr
90 sqft
- D: WD
170 sqft
- E: 1Fr/EP
128 sqft
- F: OPF
253 sqft
- G: 2Fr
36 sqft
- H: OP/OP
60 sqft

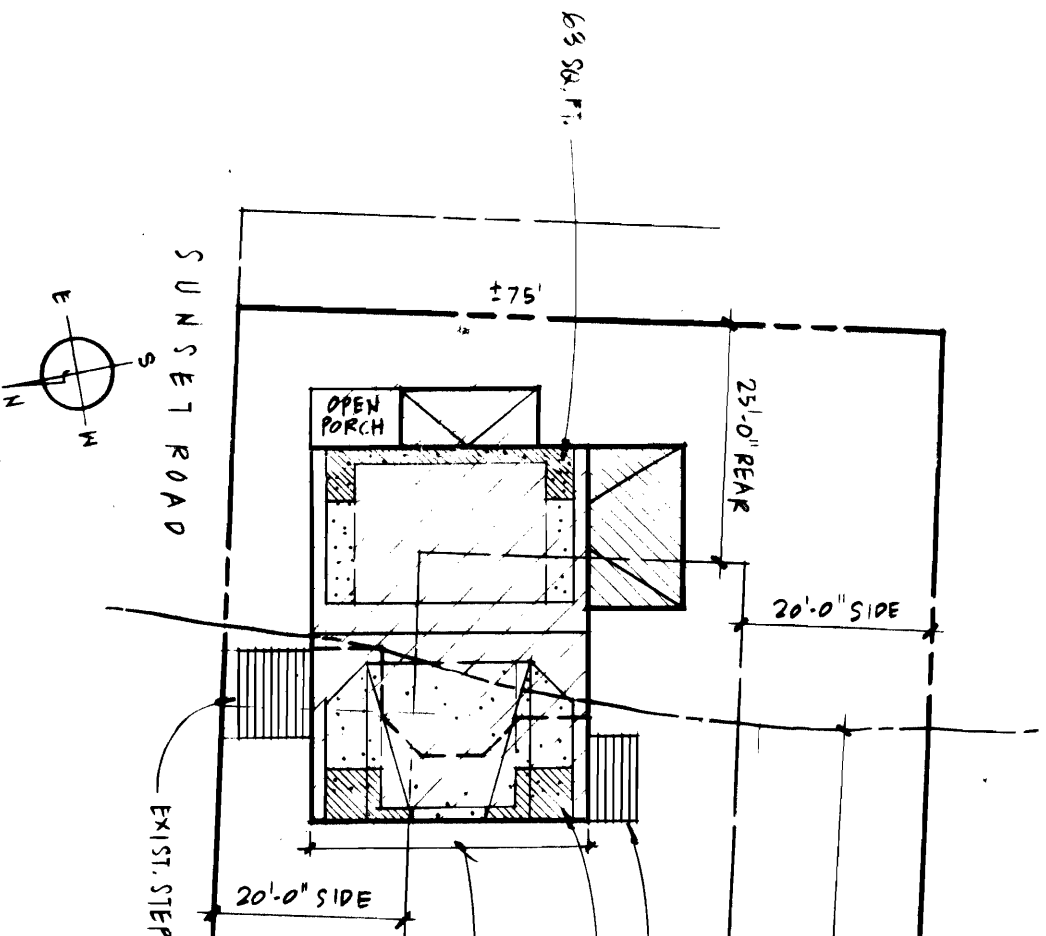




SITE CALCULATIONS

NON-CONFORMING LOT		75
EXIST. LOT SIZE	6138 S.F.	FL
MAX. COVERATE PER CODE (20%)	1227 S.F.	AL
ORIGINAL COVER CIRCA 1998	1539 S.F.	PR
ALLOWABLE FLOOR AREA INCREASE PER SEC. 14-436 (50%)	769 S.F.	PE
1999 CONVERSION OF DECK TO KITCHEN	172.5 S.F.	VO
PROPOSED 2ND FLOOR AREA INCREASE VIA NEW DORMERS	159.5 S.F.	AL
TOTAL INCREASE TO DATE	332.0 S.F.	PR
REMAINING	423.0 S.F.	PE

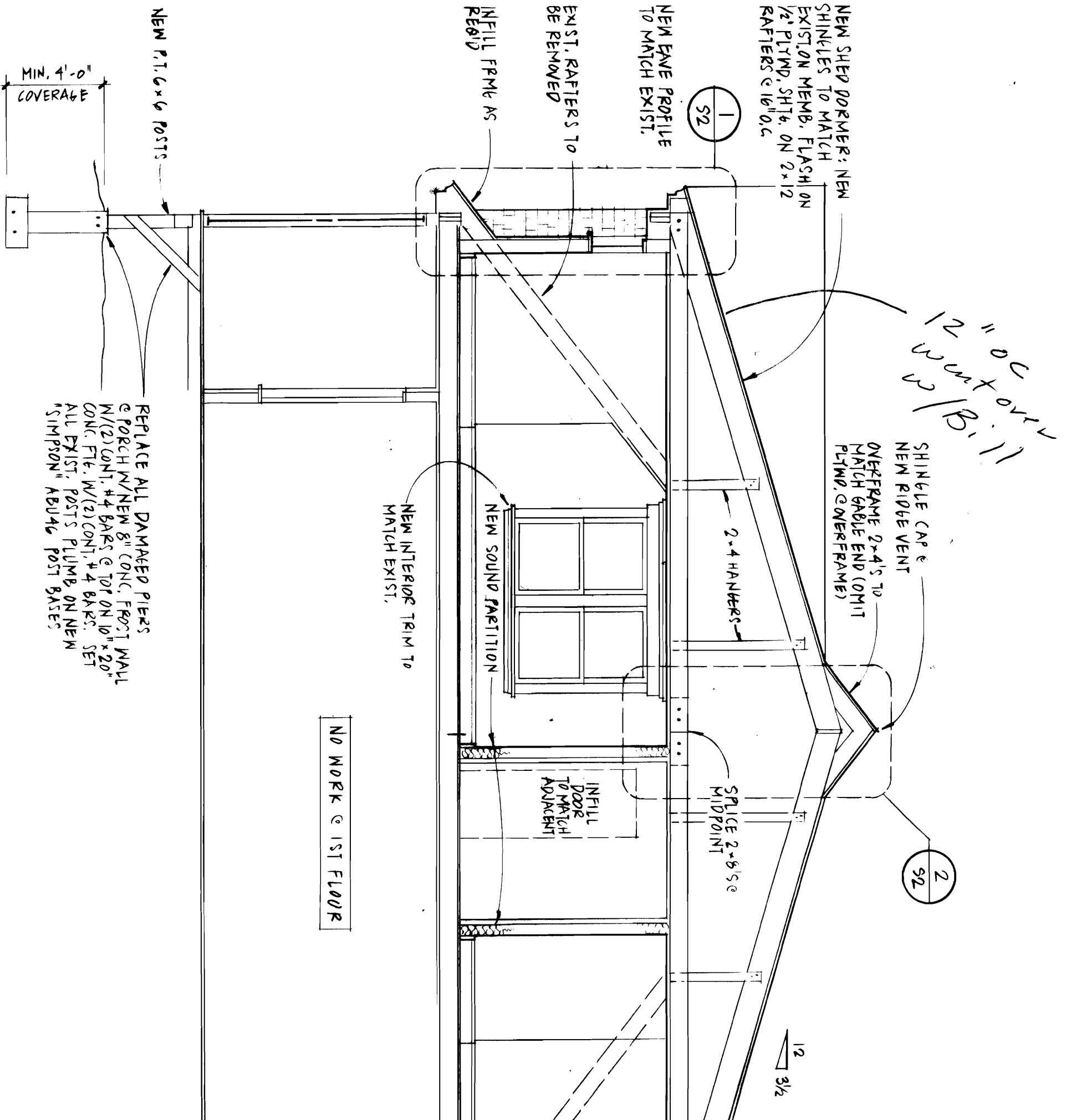
IK2
 lot size - 90,333 ϕ - 6138
 front 35' rear - 21'
 rear 35' side - 7
 side 30' by 7.5 on left.
 * needs bureau section 14-436 (a)



THE HEIGHT OF THE EXIST. BUILDING WILL NOT BE INCREASED UNDER THIS PROPOSAL

1999 DECK (CONVERSION TO KITCHEN DESIGNED BY WHITTEN ARCHITECTS, SITE PLAN BASED ON THAT APPLICATION

MAURA +
5 SUNSET
90-C-2



12" OC
W/OUT OVER
W/BILL

SHINGLE CAP &
NEW RIDGE VENT
OVERFRAME 2x4'S TO
MATCH GABLE END (OMIT
PLYW. OVERFRAME)

NEW SHED DORMER; NEW
SHINGLES TO MATCH
EXIST. ON MEMB. FLASH ON
1/2" PLYW. SHI. ON 2x12
RAFTERS @ 16" O.C.

NEW EAVE PROFILE
TO MATCH EXIST.

EXIST. RAFTERS TO
BE REMOVED

INFILL FRM AS
REQ'D

NEW INTERIOR TRIM TO
MATCH EXIST.

NEW SOUND PARTITION

INFILL
DOOR
TO MATCH
ADJACENT

SPLICE 2x8'S @
MIDPOINT

2x4 HANGERS

NEW P.T. 6x6 POSTS

MIN. 4'-0"
COVERAGE

REPLACE ALL DAMAGED PIERS
@ PORCH W/ NEW 8" CONC. FOOT WALL
W/(2) CONT. #4 BARS @ TOP ON 10" x 20"
CONC. FTG. W/(2) CONT. #4 BARS. SET
ALL EXIST. POSTS PLUMB ON NEW
"SIMPSON" ABU46 POST BASES

NO WORK @ 1ST FLOOR

12
3/2

PROVIDE SOLID 2"
BLK. FROM B.O. POST
TO T.O. OF EXIST. TOP #
(TYP.)

(2) 1³/₄" x 9¹/₂" LVL

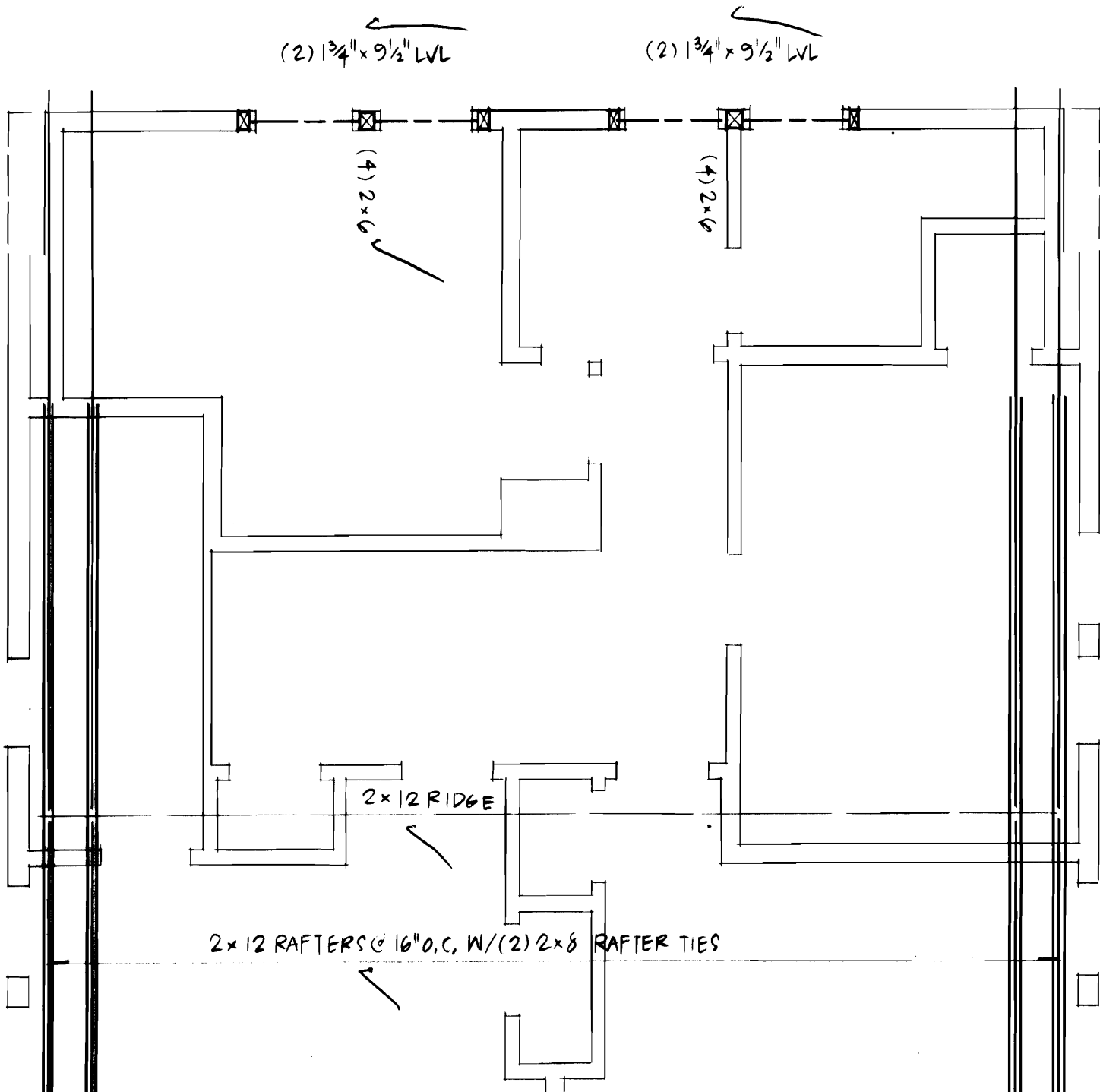
(2) 1³/₄" x 9¹/₂" LVL

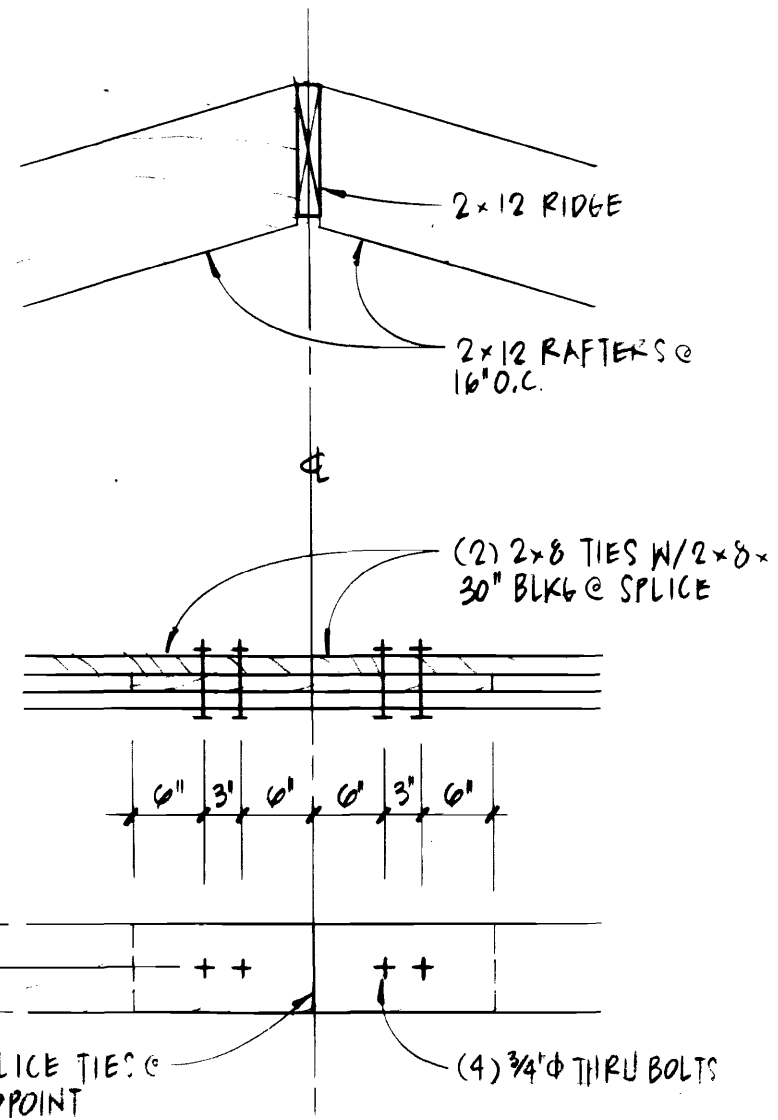
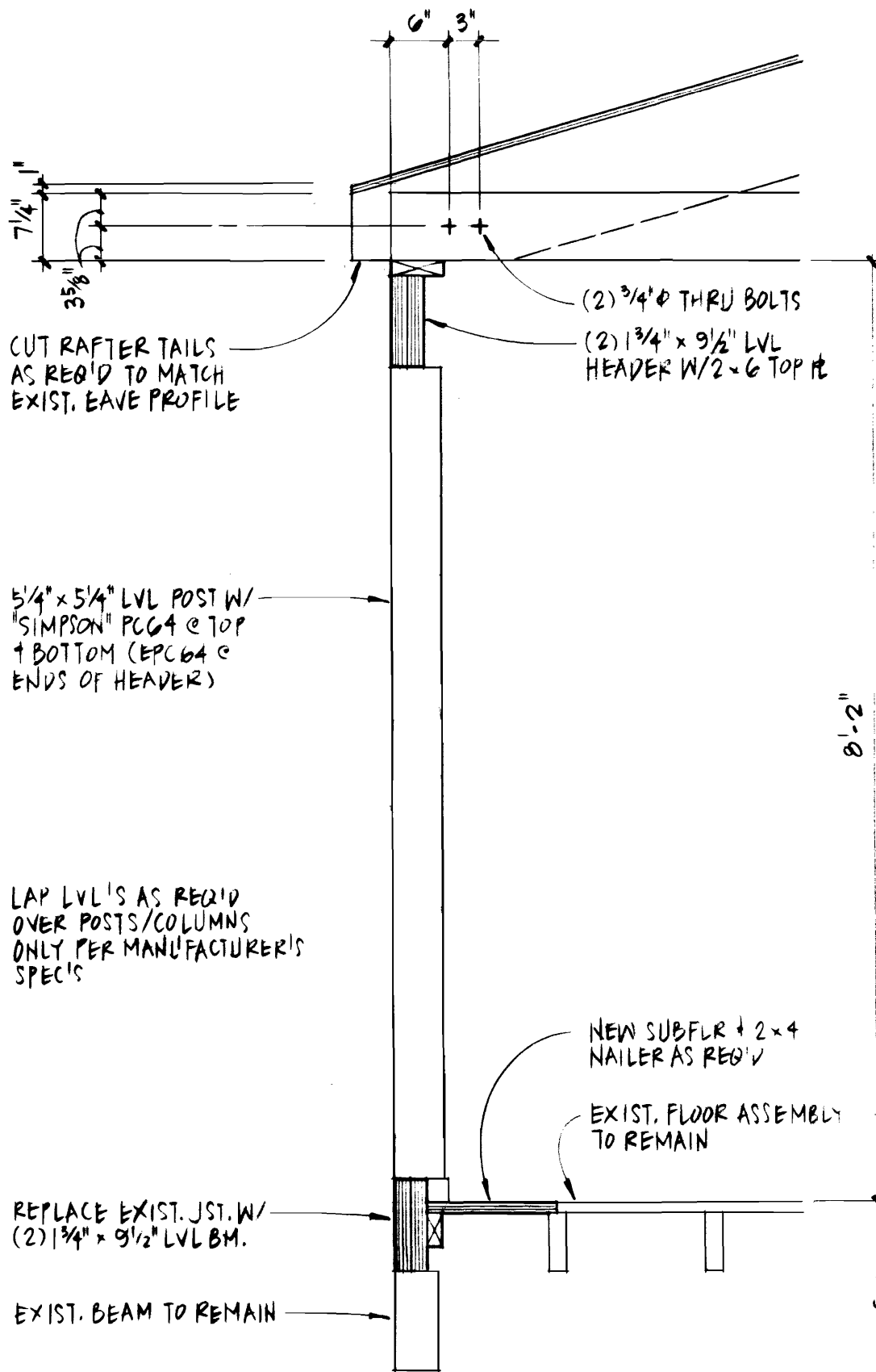
(4) 2x6

(4) 2x6

2x12 RIDGE

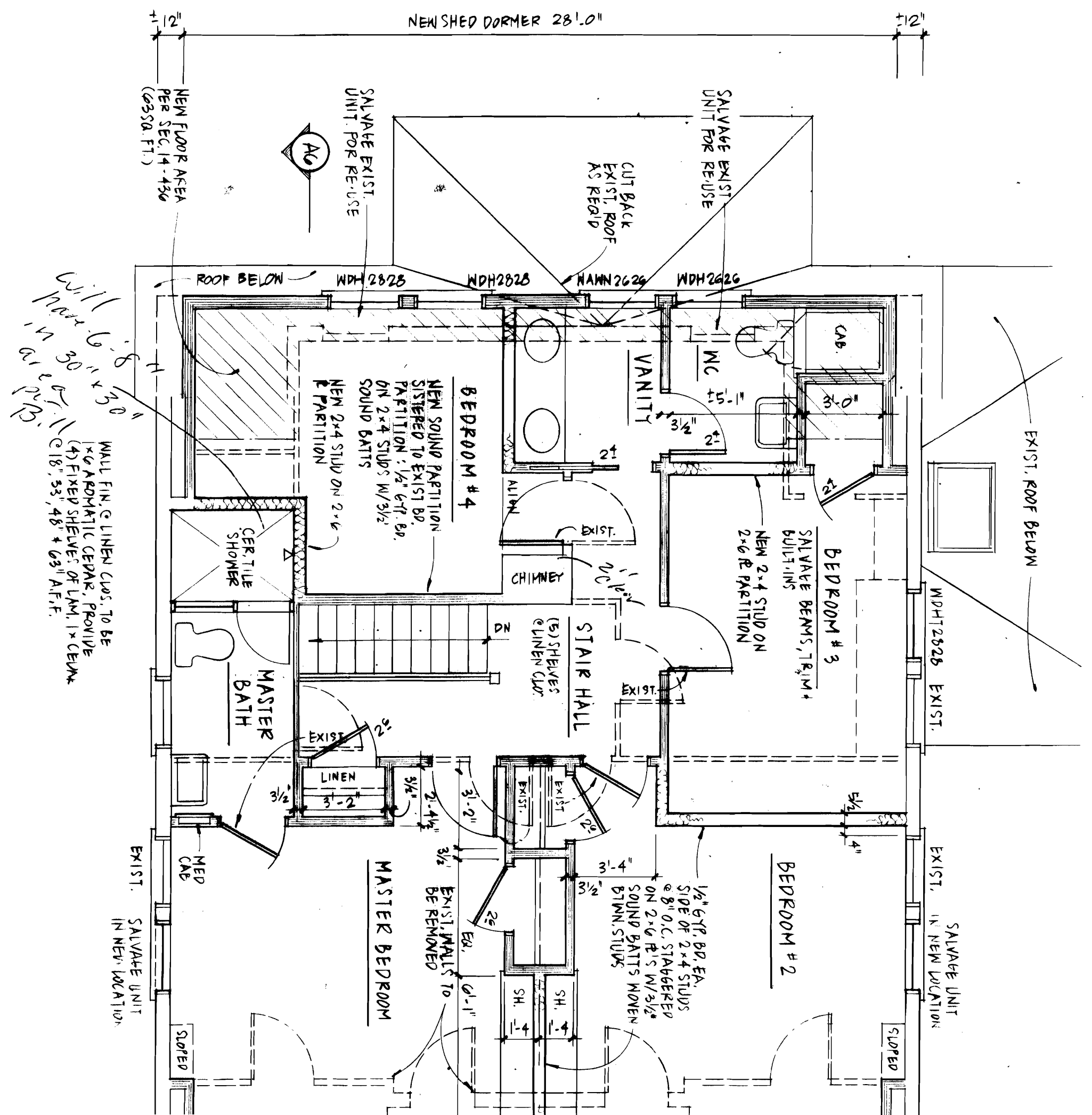
2x12 RAFTERS @ 16" O.C. W/ (2) 2x8 RAFTER TIES





1
 3/4" = 1'-0"
 DETAIL @ NEW HEADER

2
 3/4" = 1'-0"
 DETAIL @ ROOF TRUSS



NEW SHED DORMER 28' 0"

±12"
NEW FLOOR AREA
PER SEC. 14-436
(6330 FT.)

±12"

SALVAGE EXIST.
UNIT FOR RE-USE

SALVAGE EXIST.
UNIT FOR RE-USE

CUT BACK
EXIST. ROOF
AS REQ'D



ROOF BELOW

WDH 2828

WDH 2828

HAWN 2626

WDH 2626

Will have 6" x 8" in 30" x 30" on 2x4 studs

NEW SOUND PARTITION
SISTERED TO EXIST. BD.
PARTITION: 1/2" GTR. BD.
ON 2x4 STUDS W/ 3/2"
SOUND BATS

BEDROOM # 4

VANITY

MC

CAB.

EXIST. ROOF BELOW

SALVAGE BEAMS, TRIM +
BUILDINGS
NEW 2x4 STUD ON
2x6 R. PARTITION

BEDROOM # 3

WDH 2828 EXIST.

CER. TILE
SHOWER

CHIMNEY

STAIR HALL

(B) SHELVES
@ LINEN CLD.

MASTER
BATH

EXIST.

LINEN

EXIST.

EXIST.

EXIST. IN NEW LOCATION
SALVAGE UNIT

BEDROOM # 2

EXIST. SALVAGE UNIT
IN NEW LOCATION

MASTER BEDROOM

EXIST. WALLS TO
BE REMOVED

1/2" GTR. BD. EA.
SIDE OF 2x4 STUDS
@ 8" O.C. STAGGERED
ON 2x6 R.S. W/ 3/2"
SOUND BATS W/ MEN
BTWN STUDS

SLOPED

SLOPED

WALL FIN. G. LINEN CLDS. TO BE

X 6' AROMATIC CEDAR. PROVIDE

(4) FIXED SHELVES OF LAM. 1" X CEDAR

@ 18", 33", 48" & 63" A.F.F.

EXIST. GABLE END
TO BE REMOVED

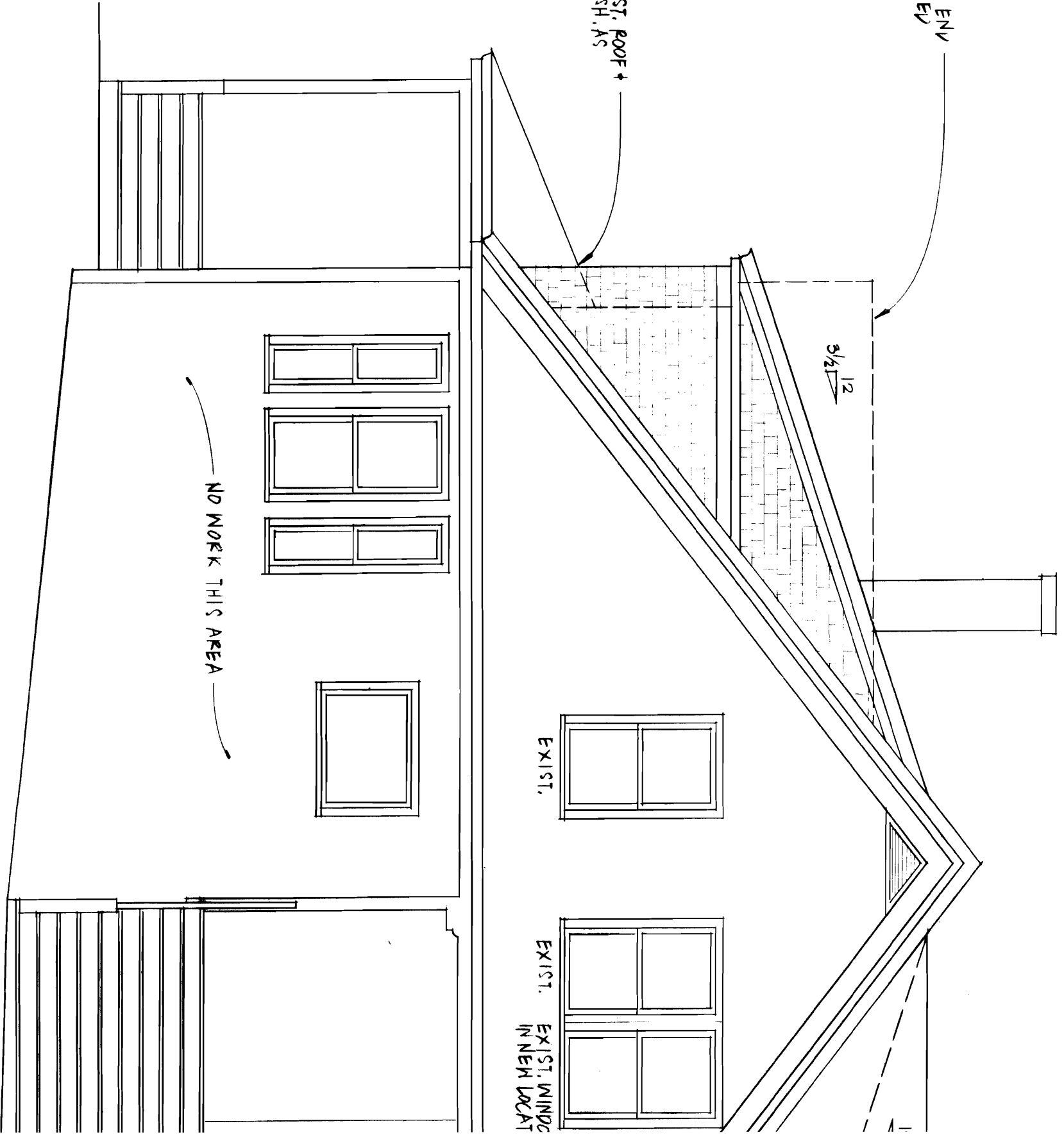
CUT BACK EXIST. ROOF +
PROVIDE FLASH. AS
REQ'D

$3/4 \uparrow 12$

EXIST.

EXIST. WINDO
IN NEW LOCAT

NO WORK THIS AREA





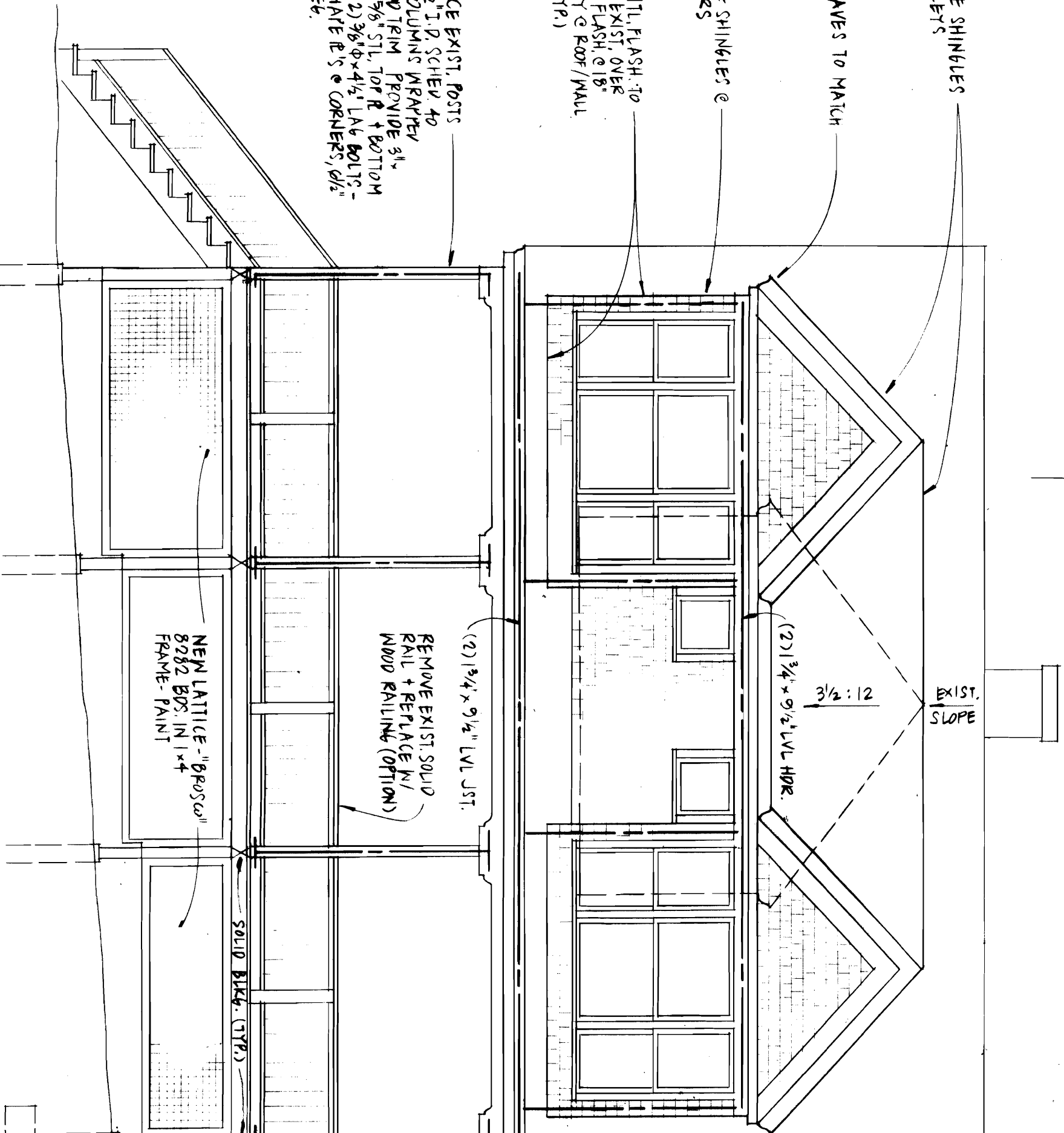
WEAVE SHINGLES @ VALLEYS

NEW EAVES TO MATCH EXIST.

WEAVE SHINGLES @ CORNERS

NEW MTL FLASH TO MATCH EXIST. OVER MEMB. FLASH @ 18" EA. JAY @ ROOF/WALL JCT. (TYP.)

REPLACE EXIST. POSTS W/ 2 1/2" I.D. SCHEV. TO STL. COLUMNS WRAPREV IN WOOD TRIM PROVIDE 3/4" x 9/2" x 5/8" STL. TOP R. + BOTTOM R. W/ (2) 3/8" x 4 1/2" LAB BOLTS - 11" SHAPE R'S @ CORNERS, 6/2" EA. LEB.



EXIST. SLOPE

3/2:12

(2) 1 3/4 x 9 1/2 LVL HDR.

(2) 1 3/4 x 9 1/2 LVL JST.

REMOVE EXIST. SOLID RAIL + REPLACE W/ WOOD RAILING (OPTION)

NEW LATTICE - "BROS" 8282 BDS. IN 1 x 4 FRAME - PAINT

SOLID BKG. (TYP.)

