

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

PERMIT

Permit Number: 031516

DEC 18 2003

This is to certify that O'sullivan John Jr &/Scotts D Construction
has permission to Add a second story to an existing ranch style 8'x11' deck over existing porch
AT 414 Island Ave 090 D012001

provided that the person or persons, firm or corporation accepting 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.

Notification of inspection must be given and work on permit on procedure before this building or part thereof is closed or enclosed-in. 24 HOUR NOTICE IS 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

Jamie Burke 12/18/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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: 03-1516	Issue Date: DEC 18 2003	CBL: 090 D012001
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Location of Construction: 414 Island Ave	Owner Name: O'sullivan John Jr &	Owner Address: 52 Cottage St # 2 CITY OF PORTLAND	Phone: 508-339-6725
Business Name:	Contractor Name: Scotts Dale Construction	Contractor Address: 10 Allen Ave Falmouth	Phone: 2078783696
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family w/2nd story addition & deck	Permit Fee: \$651.00	Cost of Work: \$70,000.00	CEO District: 1	13,629
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Proposed Project Description: Add a second story to an existing ranch and 8'x11' deck over existing porch	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: JMB 12/18/03
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: jmb	Date Applied For: 12/18/2003	Zoning Approval
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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..	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Special Zone or Reviews</th> <th style="width: 50%;">Zoning Appeal</th> </tr> <tr> <td> <input checked="" type="checkbox"/> Shoreland <i>with in 250' of town but well over 75' from them</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>Sec. 14-436(b) 80% expansion</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> </td> <td> <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 </td> </tr> <tr> <td>Date: JMB 12/18/03</td> <td>Date: _____</td> </tr> </table>	Special Zone or Reviews	Zoning Appeal	<input checked="" type="checkbox"/> Shoreland <i>with in 250' of town but well over 75' from them</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>Sec. 14-436(b) 80% expansion</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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: JMB 12/18/03	Date: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 100%;">Historic Preservation</th> </tr> <tr> <td> <input 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 </td> </tr> <tr> <td>Date: _____</td> </tr> </table>	Historic Preservation	<input 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: _____
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Date: _____											

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: 03-1516	Date Applied For: 12/18/2003	CBL: 090 D012001
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Location of Construction: 414 Island Ave	Owner Name: O'sullivan John Jr &	Owner Address: 52 Cottage St # 2	Phone: 508-339-6725
Business Name:	Contractor Name: Scotts Dale Construction	Contractor Address: 10 Allen Ave Falmouth	Phone: (207) 878-3696
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/2nd story addition & deck	Proposed Project Description: Add a second story to an existing ranch and 8'x11' deck over existing porch
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 12/18/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit approves an 80% expansion based on Sec. 14-436(b). This work will expand 62% of the existing first floor footprint			
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 12/18/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Contractor will submit the existing carrying beam and spans of lally columns, the house is on a full foundation			
2) Separate permits are required for any electrical or plumbing work.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

All Purpose 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>414 Island Avenue Peaks Island</u>		
Total Square Footage of Proposed Structure <u>8059ft Deck + 840 ft² Addition</u> <u>920ft²</u>	Square Footage of Lot <u>13,629</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>90</u> Block# <u>D</u> Lot# <u>12 & 13</u>	Owner: <u>John & Theresa O'Sullivan</u>	Telephone: <u>508 339 6725</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Dale Freudenberger</u> <u>10 Allen Avenue Falmouth ME</u> <u>878-3696</u>	Cost Of Work: \$ <u>70,000.00</u> Fee: \$ <u>651.00</u>
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same</u>		
Project description: _____		
Contractor's name, address & telephone: <u>Scottsdale Construction</u> <u>10 Allen Avenue</u> <u>878-3696</u> <u>Falmouth ME</u>		
Who should we contact when the permit is ready: <u>Dale Freudenberger</u>		
Mailing address: <u>10 Allen Avenue Ext Falmouth ME 04105</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>878-3696</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>12-12-03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

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.

12/18 830

Current Owner Information

Card Number 1 of 1
Parcel ID 090 D012001
Location 414 ISLAND AVE
Land Use SINGLE FAMILY

Owner Address O'SULLIVAN JOHN JR & THERESA M JTS
 52 COTTAGE ST # 2
 MANSFIELD MA 02048

Book/Page 14173/1
Legal 90-D-12-13
 ISLAND AVE
 SUNSET RD
 PEAKS ISLAND 13508 SF

Date
 # 15/6

Valuation Information

Land	Building	Total
\$51,560	\$58,800	\$110,360

Property Information

Year Built 1967	Style Ranch	Story Height 1	Sq. Ft. 1064	Total Acres 0.31		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Part	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1967	Size 14X24	Grade C	Condition A
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Sales Information

Date 09/01/1998	Type LAND + BLDING	Price \$103,000	Book/Page 14173-001
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Picture and Sketch

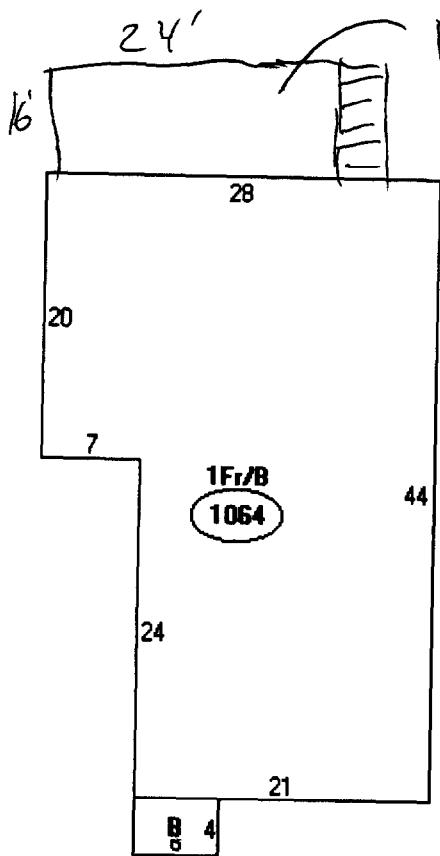
Picture Sketch

[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.



Permit # 99-0258



Descriptor/Area

A: 1Fr/B
1064 sqft

B: EP
24 sqft

Handwritten calculation showing the sum of areas:

$$\begin{array}{r} 1088 \\ 384 \\ \hline 1,472 \end{array}$$

Handwritten calculation showing a percentage of the total area:

$$1,472 \times 80\%$$

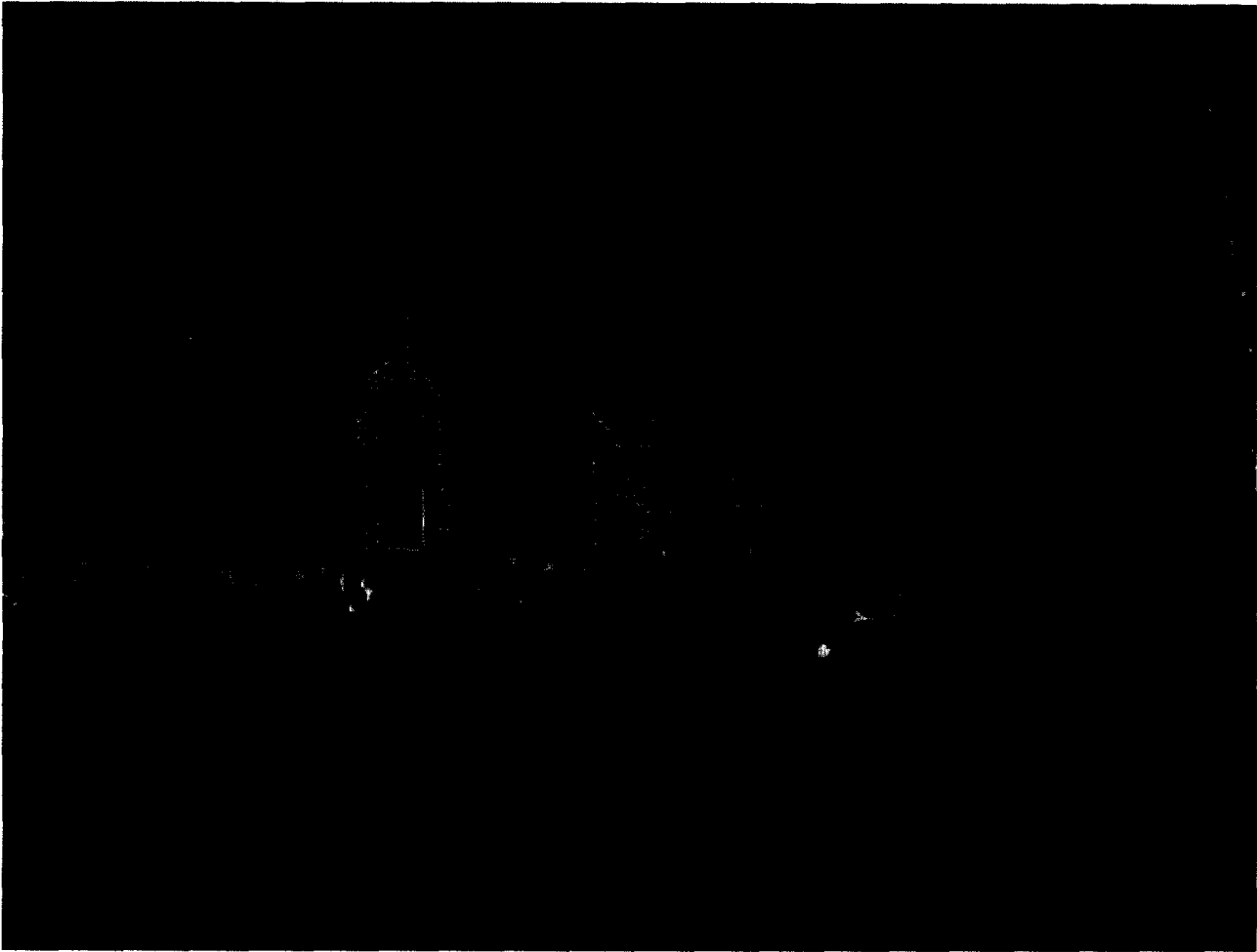
Handwritten result of the percentage calculation:

1,177.6

Adding 920 #

OK

62%



Metal BOCA / UBC Code Conforming Spiral Stair Kits

Important Note: Be sure to check your local building codes for any special stair requirements. If your local building code requires 1999 BOCA National Building Code, 1997 UBC (Uniform Building Code), or 1995 CABO Building Code specifications for spiral stairs, we offer conforming spiral stair kits in 5'0", 5'6", & 6'0" diameters. (Attention California Residents: L.A. Fabricator License #1150, L.A. City Standard Plan #111)

BOCA / UBC Code Conforming Metal Spiral Stair Kits Contain:

center pole, round base plate, appropriate number of 30° treads (closed tread ends on 5'6" & 6'0" diameter Kits), one 90° landing, landing railing, landing railing spindle per riser (plus starting spindle base plate), triple in-between spindles per tread, 1/4" round aluminum tube handrail coil (1/2" round minimum tube handrail coil on UBC models), vinyl center pole cap, all hardware required for assembly, installation manual, and installation video featuring "The Furniture Guys". Steel components primed black.

Layouts for BOCA / UBC Code Conforming Metal Spiral Stair Kits

The 5'0", 5'6", & 6'0" diameter BOCA / UBC Conforming Metal Spiral Stair Kits utilize 30° treads.

Stair Diameter	Minimum Finished Well Opening	Clear Walk Space Between Pole and Rail	Square Landing Size
5'0"	5'2" x 5'2"	2'2 3/4"	2'7" x 2'7"
5'6"	5'8" x 5'8"	2'5 3/4"	2'10" x 2'10"
6'0"	6'2" x 6'2"	2'8 3/4"	3'1" x 3'1"

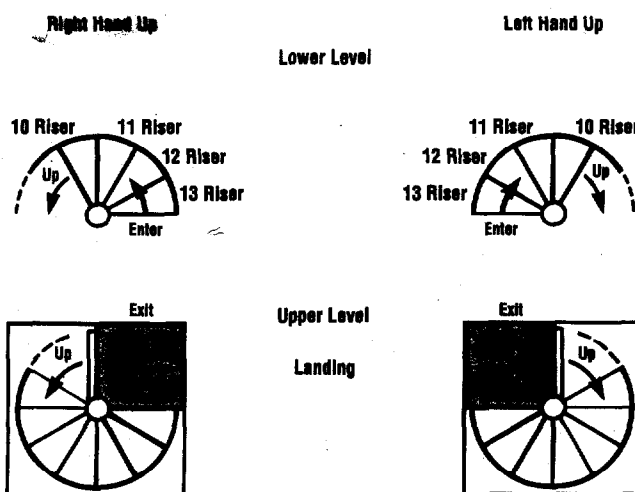
BOCA / UBC Conforming Kits can be ordered with a 90° square landing (see diagram at right) for the following floor-to-floor heights:

10 Riser Kit	7'5" to 7'11"
11 Riser Kit	8'0" to 8'8 1/2"
12 Riser Kit	8'9" to 9'6"
13 Riser Kit	9'6 1/2" to 10'3 1/2"

Or you can order a BOCA / UBC Conforming Kit with a 60° landing (see diagrams below) for the following floor-to-floor heights:

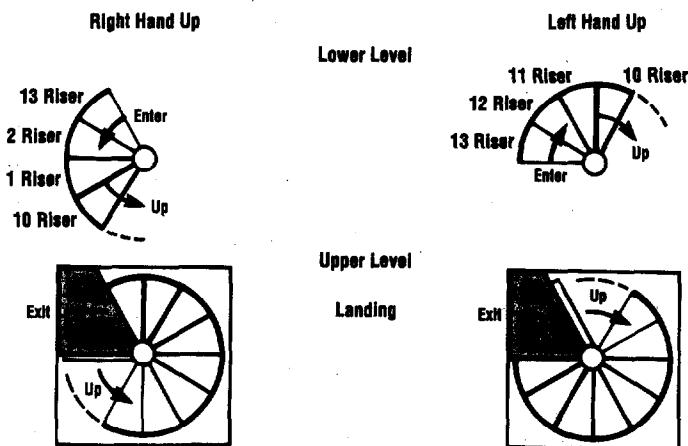
10 Riser Kit	6'8" to 7'5"
11 Riser Kit	7'4" to 8'1"
12 Riser Kit	8'0" to 8'9 1/2"
13 Riser Kit	8'8" to 9'6 1/2"

Layout for 90° Square Landing



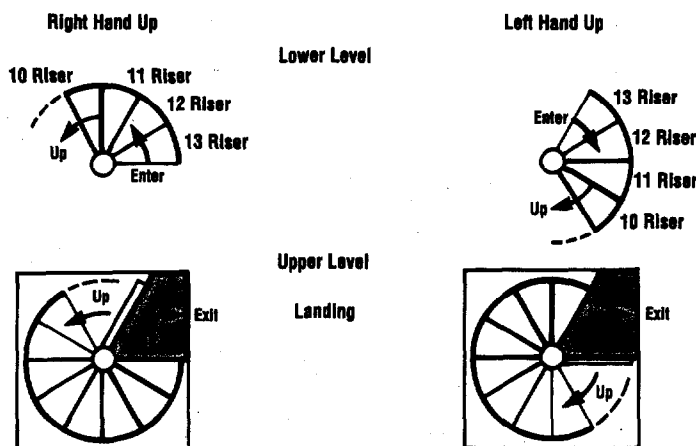
10 riser Kits contain 9 treads and 1 landing rotating 270°.
 11 riser Kits contain 10 treads and 1 landing rotating 300°.
 12 riser Kits contain 11 treads and 1 landing rotating 330°.
 13 riser Kits contain 12 treads and 1 landing rotating 360°.

Layout for 60° #1 Landing



10 riser Kits contain 9 treads and 1 landing rotating 270°.
 11 riser Kits contain 10 treads and 1 landing rotating 300°.
 12 riser Kits contain 11 treads and 1 landing rotating 330°.
 13 riser Kits contain 12 treads and 1 landing rotating 360°.

Layout for 60° #2 Landing



10 riser Kits contain 9 treads and 1 landing rotating 270°.
 11 riser Kits contain 10 treads and 1 landing rotating 300°.
 12 riser Kits contain 11 treads and 1 landing rotating 330°.
 13 riser Kits contain 12 treads and 1 landing rotating 360°.

Prices shown are for orders picked up at our Main Plant in Broomall, PA, sales tax will be added. Orders shipped from PA will have a shipping & handling charge plus sales tax if applicable. Pickups at our Warehouse locations will have a destination charge added, plus location's state sales tax, orders shipped will have a shipping & handling charge, a destination charge, and sales tax if applicable. See page 6 for more information.

Standard Metal Spiral Stair Kits and Stair Kits for Restricted Openings

Kit Diameter	Minimum Finished Well Opening	Standard Floor-to-Floor Heights			
		10 Risers (7'2" to 7'11")	11 Risers (8'0" to 8'8½")	12 Risers (8'9" to 9'6")	13 Risers (9'6½" to 10'3½")
3'6" Standard	3'8" x 3'8"	\$425*	\$525	\$600	\$675
4'0" Standard	4'2" x 4'2"	\$610	\$690	\$770	\$850
4'6" Standard	4'8" x 4'8"	\$725	\$810	\$895	\$980
5'0" Standard	5'2" x 5'2"	\$830	\$915	\$1000	\$1085
5'6" Standard	5'8" x 5'8"	\$950	\$1040	\$1130	\$1220
6'0" Standard	6'2" x 6'2"	\$1075	\$1170	\$1265	\$1360
6'6" Standard**	6'8" x 6'8"	\$1980	\$2140	\$2300	\$2460
7'0" Standard**	7'2" x 7'2"	\$2095	\$2295	\$2435	\$2605
One-Half Turn	3'0" x 5'8"	\$865	\$950	\$1035	\$1120
Combination-4	3'0" x 6'0"	\$1025 (6'8" to 7'5")	\$1110 (7'6" to 8'0")	\$1195 (8'1" to 8'8")	\$1280 (8'9" to 9'5")
Combination-5	3'0" x 6'9"	\$1025 (6'8" to 7'5")	\$1110 (7'6" to 8'0")	\$1195 (8'1" to 8'8")	\$1280 (8'9" to 9'5")

*Special nationally advertised price, expires 12/31/03. **The 6'6" & 7'0" Standard Kits include an aluminum handrail, triple in-between spindles per tread, closed tread ends, and a heavy-duty center pole. Kits to fit floor-to-floor heights lower or higher than shown above are also available.

BOCA / UBC Conforming Metal Spiral Stair Kits

Kit Diameter	Minimum Finished Well Opening	Standard Floor-to-Floor Heights			
		10 Risers (7'5" to 7'11") 90° Landing (6'8" to 7'5") 60° Landing	11 Risers (8'0" to 8'8½") 90° Landing (7'4" to 8'1") 60° Landing	12 Risers (8'9" to 9'6") 90° Landing (8'0" to 8'9½") 60° Landing	13 Risers (9'6½" to 10'3½") 90° Land (8'8" to 9'6½") 60° Landin
				\$1480	\$1600
5'0" UBC	5'2" x 5'2"	\$1375	\$1495	\$1615	\$1735
5'6" BOCA*	5'8" x 5'8"	\$1585	\$1700	\$1835	\$1970
5'6" UBC*	5'8" x 5'8"	\$1700	\$1835	\$1970	\$2105
6'0" BOCA**	6'2" x 6'2"	\$1635	\$1780	\$1925	\$2070
6'0" UBC**	6'2" x 6'2"	\$1770	\$1915	\$2060	\$2205

*The 5'6" BOCA / UBC Conforming Metal Spiral Stair Kits include closed tread ends. **The 6'0" BOCA / UBC Conforming Metal Spiral Stair Kits include closed tread ends and a heavy-duty center pole. Note: BOCA / UBC Conforming Metal Spiral Stair Kits are designed to meet the dimensional requirements of the BOCA National Building Code of 1999, the Uniform Building Code (UBC) of 1997, and the CABO Building Code of 1995. California Residents: L.A. City Fabricator License #1150, L.A. City Standard Plan #111. BOCA Kits include triple in-between spindles per tread and an 1½" aluminum tube handrail. UBC Kits include triple in-between spindles per tread and an 1½" aluminum tube handrail with safety returns for each end of the handrail, extending past the forward edge (nose) of the top and bottom tread.

Special Orders

Stairs for multi-story, custom diameters, and custom layouts are all available in steel or aluminum. Please call the location nearest you for more information or a price quotation. We will be happy to help. See the front or back cover for location numbers.

Metal Spiral Stair Kit Accessory Pricing

Spindle Options

A. In-Between Spindles	(Each)	\$17
In-Between Spindles-Galvanized	(Each)	\$24
B. Steel Center Collar Castings	(Each)	\$9
Brass Center Collar Castings	(Each)	\$20
C. Small Scroll Castings	(Each)	\$10
D. Large Scroll Castings	(Each)	\$15
E. Double Scroll Castings	(Each)	\$18
F. Fleur-de-lis Castings	(Each)	\$13
G. Double Fleur-de-lis Castings	(Each)	\$26
H. Butterfly Castings	(Each)	\$19
I. Basket Design Spindles	(Each)	\$39
J. Wrought Iron Scroll Fillers	(Each)	\$21

Handrail Options

A. 1½" Round Aluminum Tube Handrail	
Supplied coiled in a mill finish, 17'6" length.	\$225
1½" Round Aluminum Tube Handrail	
Supplied coiled in a mill finish, 21'0" length.	\$290
1½" Round Brass Tube Handrail	
Supplied coiled in a mill finish, 17'6" length.	\$300

1½" Round Brass Tube Handrail

Supplied coiled in a mill finish, 21'0" length. \$41

1½" Round Preformed Brass Tube Handrail

Custom formed in two sections with internal connecting sleeve to fit stair. Supplied in a high polished finish with polished brass scroll handrail ends. \$11:

1½" Round Preformed Steel Tube Handrail

Custom formed in two or three sections to fit stair. \$41

B. Aluminum or Brass End Caps (Set of Two) \$:

Small Brass Scroll Ends for 1½" Handrail (Set of Two) \$:

Large Brass Scroll Handrail Ends (Set of Two) \$21

C. Oak Handrail Kit (Not available on 3'6" diameter spirals.)

Includes sections for standard stair and one 3'0" straight section for landing railing. \$5:

D. Solid Oak Handrail (Available with a finger groove, please call.)

Custom formed to fit stair's diameter, height, and rotation-includes straight section for landing railing.

3'6", 4'0", & 4'6" Standard Kits \$8:

5'0", 5'6", & 6'0" Standard Kits \$8:

5'0", 5'6", & 6'0" BOCA / UBC Kits \$9:

6'6" & 7'0" Standard Kits \$10:

414 ISLAND AVE BEFORE

