

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

Location of Construction: 12 Sargent Ave. Peaks Island		Owner: Peter Donnelly & Grace Noonan-Kaye		Phone: 766-5971		Permit No: 961246			
Owner Address:		Leasee/Buyer's Name:		Phone:		BusinessName:			
Contractor/Architect Will Winkelman		Address: 500 Seashore Ave., Peaks Isl		Phone: 766-5669		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED DEC 27 1996 CITY OF PORTLAND </div>			
Past Use: Cottage		Proposed Use: Reconstruction as a 2 bdrm home		COST OF WORK: \$ 135,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied				PERMIT FEE: \$ 695.00 INSPECTION: Use Group: Type:	
Proposed Project Description: Reconstruction of cottage to year round home		Signature:		Signature:				Zoning: CBL: IR-2 90-E-1 Zoning Approval: olug 12/20/96 Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland but Structure 150sq <input type="checkbox"/> Wetland 75' from high water <input type="checkbox"/> Flood Zone N/A Zone C <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Vicki Dover		Date Applied For: 12/17/96		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		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			

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..

Contractor will be in to pull dump permits when ready to demo
 Mail per to owner

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 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

Will Winkelman
 SIGNATURE OF APPLICANT Will Winkelman ADDRESS: 500 Seashore Ave., Peaks Isl 04108 766-5669 DATE: 12/17/96 PHONE:
 Architect/agent

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 12/18/96
J. Andrews
 CEO DISTRICT
M. Leary



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 12 Sargent Ave. A.K.A. Beach Road Peaks Island, ME 090-E-001

Date of Issue November 12, 1998

Issued to Peter Donnelly & Grace Noonan Kaye

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 961246, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Year Round Single Family Dwelling
Use Group R-3
Type 5.B. Construction
Boca 1996

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11-13-98

(Date)

Reinsborough
Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar

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

Location of Construction: <i>Beach Rd.</i> 12 Sargent Ave. Peaks Island		Owner: Peter Donnelly & Grace Noonan-Kaye	Phone: ⁷⁶⁶ 2105 766-5971 791 6510	Permit No: 961248
Owner Address:	Leasee/Buyer's Name:	Phone:	Business Name:	PERMIT ISSUED DEC 27 1996 CITY OF PORTLAND
Contractor Name: Will Winkelmann Architect	Address: 500 Seashore Ave., Peaks Isl		Phone: 766-5669 / 794-0111	
Past Use: Cottage	Proposed Use: Reconstruction as a 2 barn home	COST OF WORK: \$ 135,000.00	PERMIT FEE: \$ 695.00	CITY OF PORTLAND Zone: CBL: <i>IR-2 90-E-1</i>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B Dec 96	
Proposed Project Description: Reconstruction of cottage to year round home	PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		CITY OF PORTLAND Zoning Approval: <i>01-3/12/96</i> Special Zone or Reviews: <input checked="" 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"/>	
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SIGNATURE OF APPLICANT: <i>Will Winkelmann</i>	ADDRESS: 500 Seashore Ave., Peaks Isl 04108	DATE: 12/17/96	PHONE: 766-5669
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Will Winkelmann Architect/agent		PHONE:	

CEO DISTRICT
#6
H. L...

10-26-97 Demolition has started

12-4-97 Framing has started. All houses on same
tubes

7-22-98 42" x 13' h side shelf ^{int stairs} Drop to 7' from 2" No Railing

cond: any future construction on 3rd floor requires separate permit to finish

Heating Portland Plumbing & heating, Plumbing Scott Brown or John Hartford

Rear Deck on other side; Deck Baluster spacing more than 4"

Front Porch check grade to side of deck.

Smokes OK, all Inter connected

Lights are all in place

Rear steps are OK

Front Porch is OK.

Fluorescents in closets, 3rd Floor For storage only. (TR)

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final: ok for cert. Joe Reinberg	11-12-98
Other:	

I-7
K-8

90-E-1

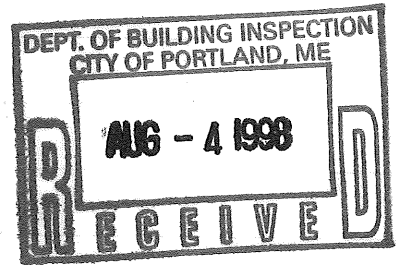
TO: KEVIN CARROL
- PORTLAND INSPECTORS - PEAKS

RE: DONNELLY / NOONAN-KAYE HOUSE
SARGENT AVE, PEAKS.

FROM: WILL WINKELMAN - ARCHITECT
@ WHITTEN ARCHITECTS -
PH 774-0111 FAX 774-1668

DATE: 6 AUGUST 98

cc: CLIENT

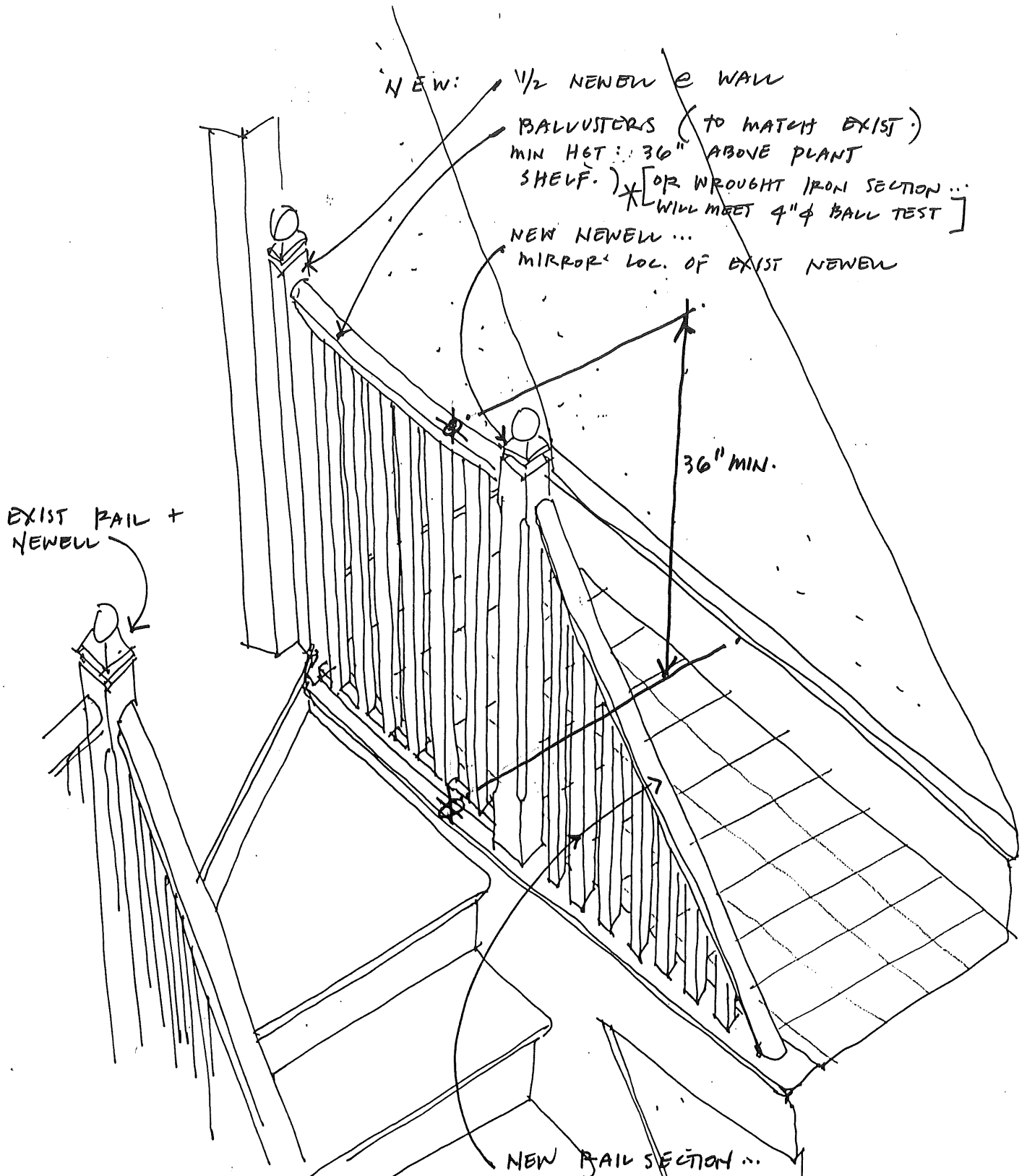


KEVIN:

ATTACHED SPECIMENS SHOULD PROPERLY
ADDRESS THE RAISING / CODE RELATED
ISSUES RAISED BY YOURSELF + SAM as AS
WE DISCUSSED LAST WEEK.

PLEASE CALL IF YOU HAVE ANY
QUESTIONS OR CONCERNS.

Will Winkelman



NEW: 1/2 NEWELL @ WALL
 BALUSTERS (TO MATCH EXIST.)
 MIN HGT: 36" ABOVE PLANT
 SHELF.) * [OR WROUGHT IRON SECTION ...
 WILL MEET 4" Ø BALL TEST]
 NEW NEWELL ...
 MIRROR LOC. OF EXIST NEWELL

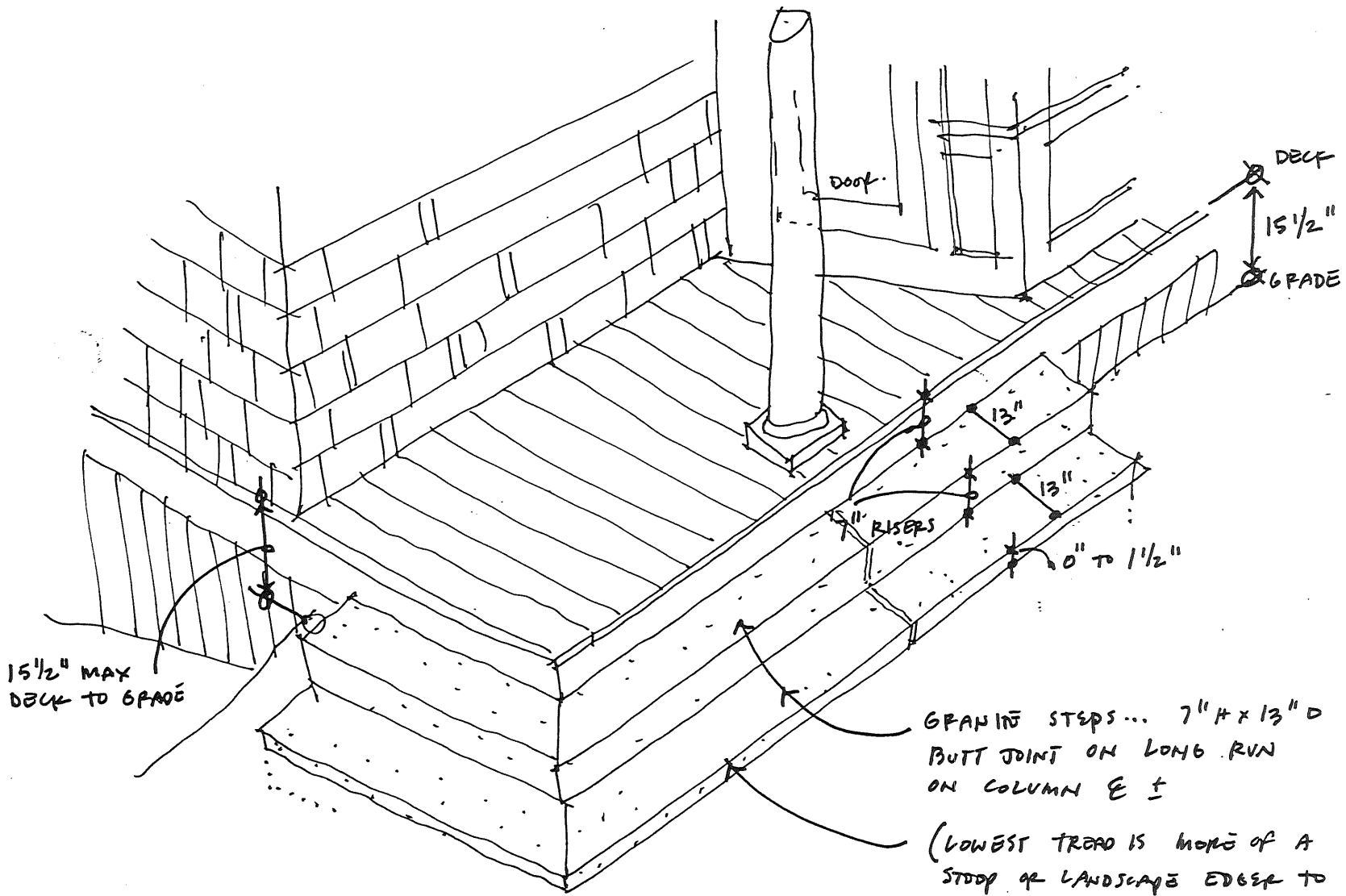
36" MIN.

EXIST RAIL +
 NEWELL

NEW RAIL SECTION ...
 MIRROR EXIST RAIL @ OPPOSITE SIDE
 OF STAIR (WHICH IS TO CODE)

WILL WIMPELMAN - ARCH.
 774. 0111

PLANT SHELF @ STAIR ... RAILING DETAIL
 DONNELLY / NOONAN-KAYE HOUSE . PEAKS . N.T.S. . 28 JULY 98.



WILL WINKELMAN · ARCHITECT
774. 0111

FRONT ENTRY STEPS / DECK CLARIFICATION
DONNELLY / NOONAN - KAYE HOUSE · PEAKS ·

N.T.S. 28 JULY 98

BUILDING PERMIT REPORT

DATE: 26 Dec. 96 ADDRESS: 12 Sargent Ave. P.I.T.

REASON FOR PERMIT: rebuild Cottage

BUILDING OWNER: Donnelly & Kaye

CONTRACTOR: Will Winkelman

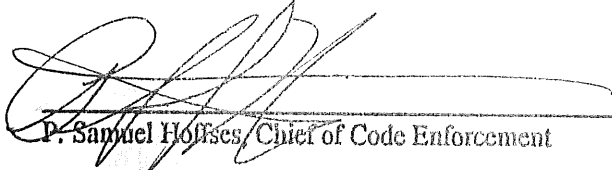
PERMIT APPLICANT: 11 11 11

APPROVAL: 1, 2, 5, 6, 7, 8
~~DENIED: 9, 13, 18~~

CONDITION OF APPROVAL OR DENIAL

- X 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)
- X 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 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.
- X 6. Headroom in habitable space is a minimum of 7'6".
- X 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.
- X 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 9. Every sleeping room below the fourth story in buildings of use Groups R-1 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.
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 self closer's.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 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):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn 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 approved type.

- 15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 16. The Sprinkler System shall 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 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.
- 22. Under section 301.0 of The MAINE STATE Sub-surface waste water disposal rules, a permit for seasonal conversion must be obtained before work begins -
- 22.23 Ventilation of crawl space must be done in accordance with chapter 12 sections 1210.2 of The City's Bldg. Code. (The BOCA National Building Code / 1996).


 P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD

Applicant: Will Winklerman

Date: 12/20/96

Address: 12 Sargent Rd

C-B-L: 90-E-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900 - 1 family

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - Altering to existing w/ Addition 15' x 176' 264

same as bedroom
Number Sewage Disposal -

Lot Street Frontage -

Front Yard - ~~25ft~~ 25ft req - 75' + shown

Rear Yard - existing filling in existing horizontal expansion 14-43.6 same setbacks as existing

Side Yard - 20' req (allowed) per Sec. 14.436.2

Projections - ~~20'~~ dimensions in effect June 5, 1957

Width of Lot -

Height - 35' MAX - shows 32' to average grade at the tallest point

Lot Area -

6,000 sq ft per assessors

Lot Coverage Impervious Surface - 20% MAX OR 1200 sq ft

Area per Family -

Off-street Parking - 0

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection -

yes, but over 75' from high water mark

Flood Plains - map 15/6/7

zone C

26 x 32 = 832 sq ft
264
1096 sq ft

12 Beach Road
Peaks Island, ME 04108

June 16, 1997

Merlin N. Leary
Code Enforcement Officer
Planning & Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Dear Mr. Leary:

On May 21 I spoke with Mary in your office and she suggested I jot you the following note. The purpose of this letter is to request an extension on our current permit. We need this extension since the bidding process has taken longer than we expected and our builder can't fully start construction until September.

Our permit # is 961246 an I've attached a copy for quick reference. If I don't hear from you over the next few weeks I will call to follow up. Thanks for your consideration.

Sincerely,

Grace Noonan-Kaye



cc: Will Winkelman w/o copy

FILE COPY

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

961246

**BUILDING INSPECTION
PERMIT**

PERMIT ISSUED
DEC 27 1996
CITY OF PORTLAND

This is to certify that Peter Donnelly & Grace Noonan-Kaye

has permission to rebuild cottage

AT 12 SARGENT Seashore Avenue, Peaks Island

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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 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

PERMIT ISSUED
WITH REQUIREMENTS

PERMIT ISSUED
WITH REQUIREMENTS
[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

...possibility of an accidental fall from the walking surface to the lower...

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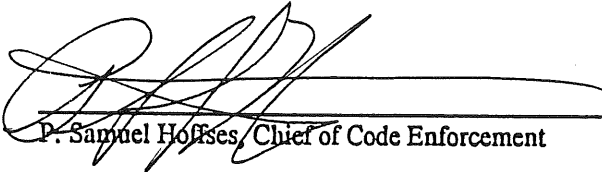
CONTRACTOR: Will Winkelman

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cc: Lt. McDougall, PFD

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PERMIT ISSUED
DEC 27 1996
CITY OF PORTLAND

Permit Taken By: Vicki Dover	Date Applied For: 12/17/96
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- Action:**
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Date: 12/18/96

J. Andrews

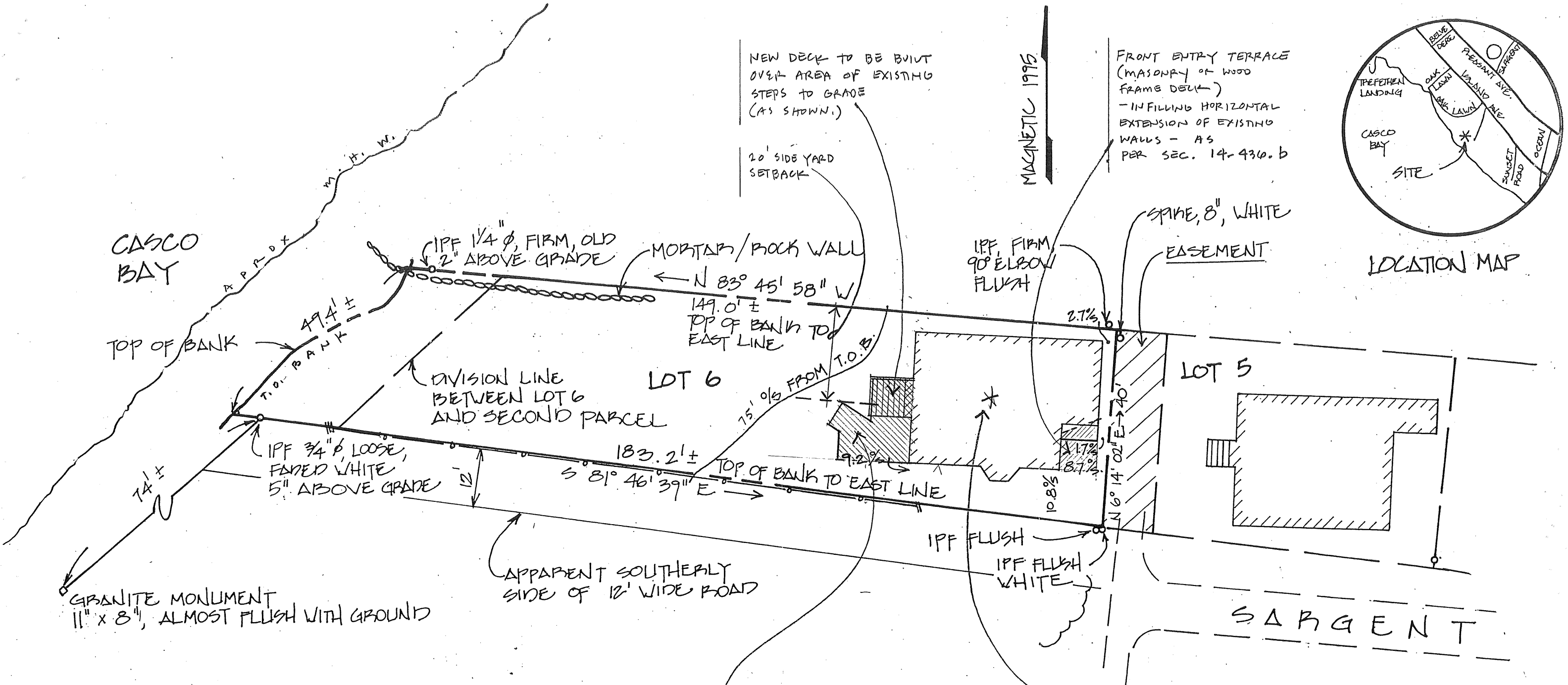
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Will Winkelman Architect/agent							

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:
---	--------



Lot: 90-E-1

* LOT = 6108 SF AREA
(20% MAX COVERAGE ALLOWABLE = 1233 SF MAX.)

EXISTING/NEW STRUCTURE FOOTPRINT = 983 SF
TOTAL DECKS = 213 SF
1196 SF TOTAL ACTUAL COVERAGE.

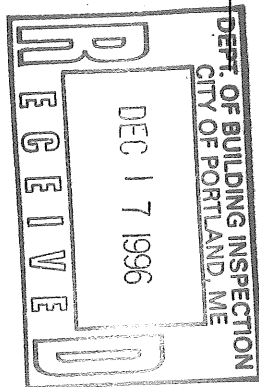
O.K.

NEW DECK, AS SHOWN - DEFINED BY:
- 20' SETBACK FROM NORTHERLY PROPERTY LINE (ACCEPT WHERE BUILT OVER EXISTING STEPS)

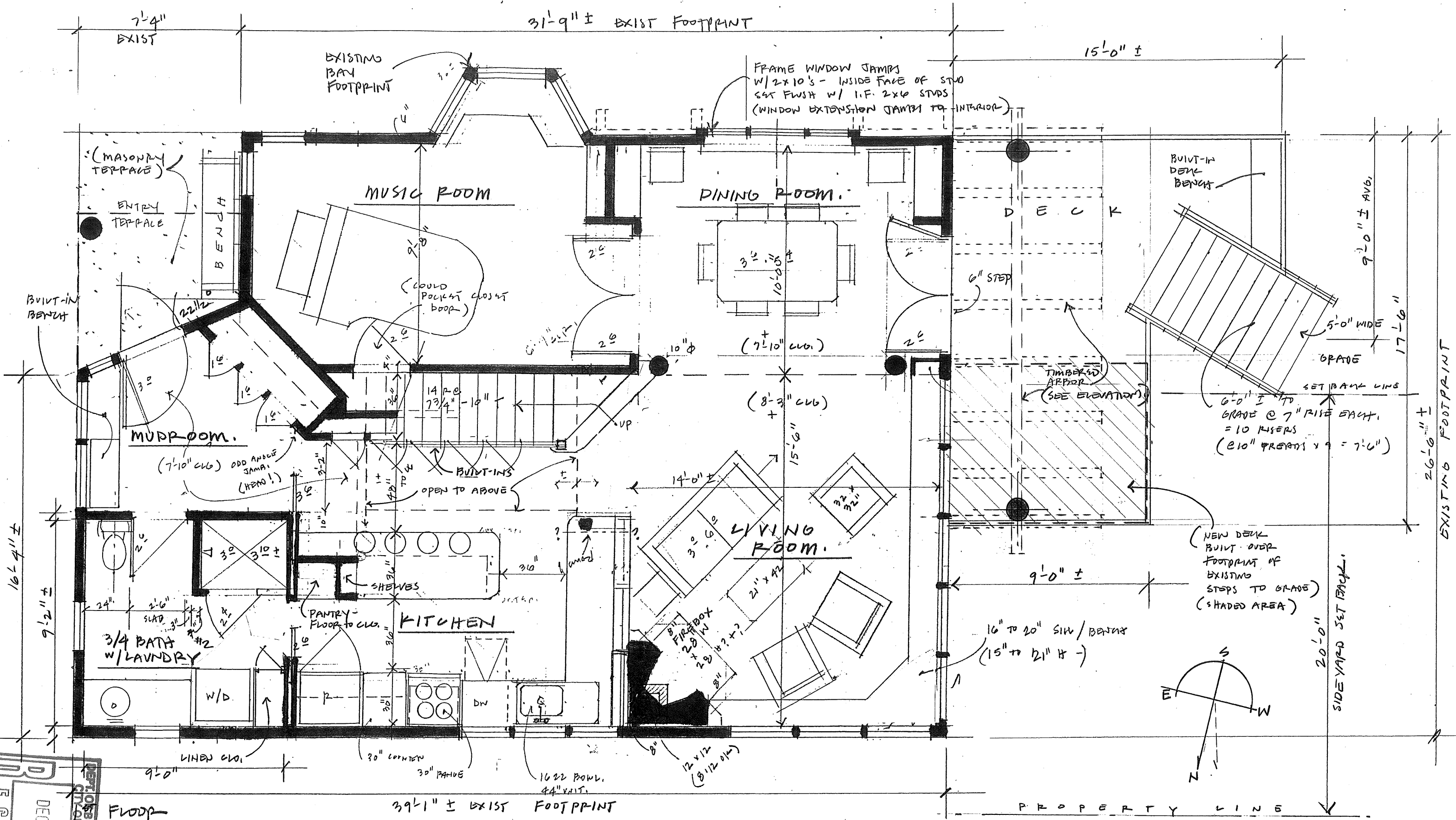
- SOUTHERLY SIDE: HORIZONTAL EXTENSION OF EXISTING WALL, (WHICH WAS CONFORMING TO SIDE YARD DIMENSIONS (8') AS OF 5 JUNE 1957) - AS PER SEC. 14.430.a

EXISTING 2 BEDROOM STRUCTURE; EXISTING ROOF, 2ND FLOOR + 1ST FLOOR WALLS ARE TO BE DEMOLISHED; (1ST FLOOR PLATFORM AND CRAWL SPACE WALLS ARE TO REMAIN AS IS).

NEW 2 BEDROOM CONSTRUCTION TO BE BUILT ON EXISTING 1ST FLOOR PLATFORM / FOOTPRINT.



S I T E P L A N

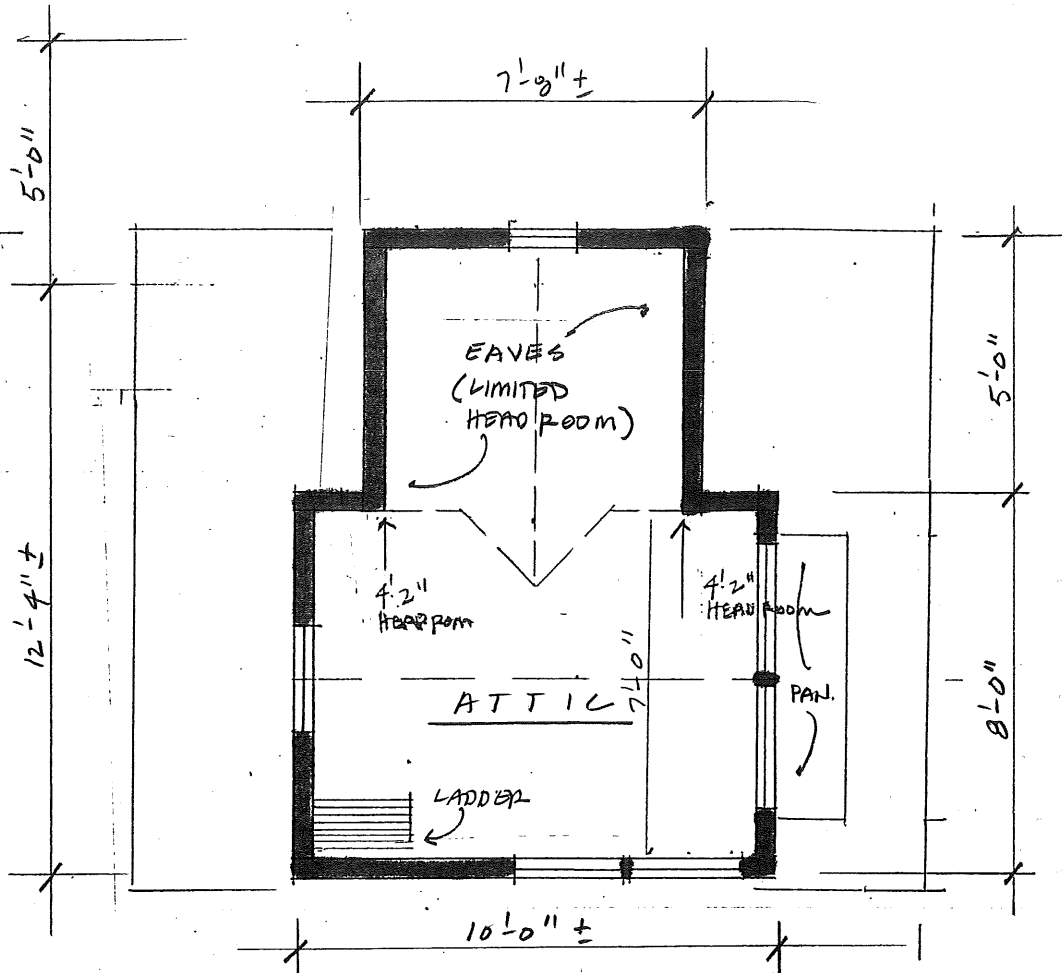
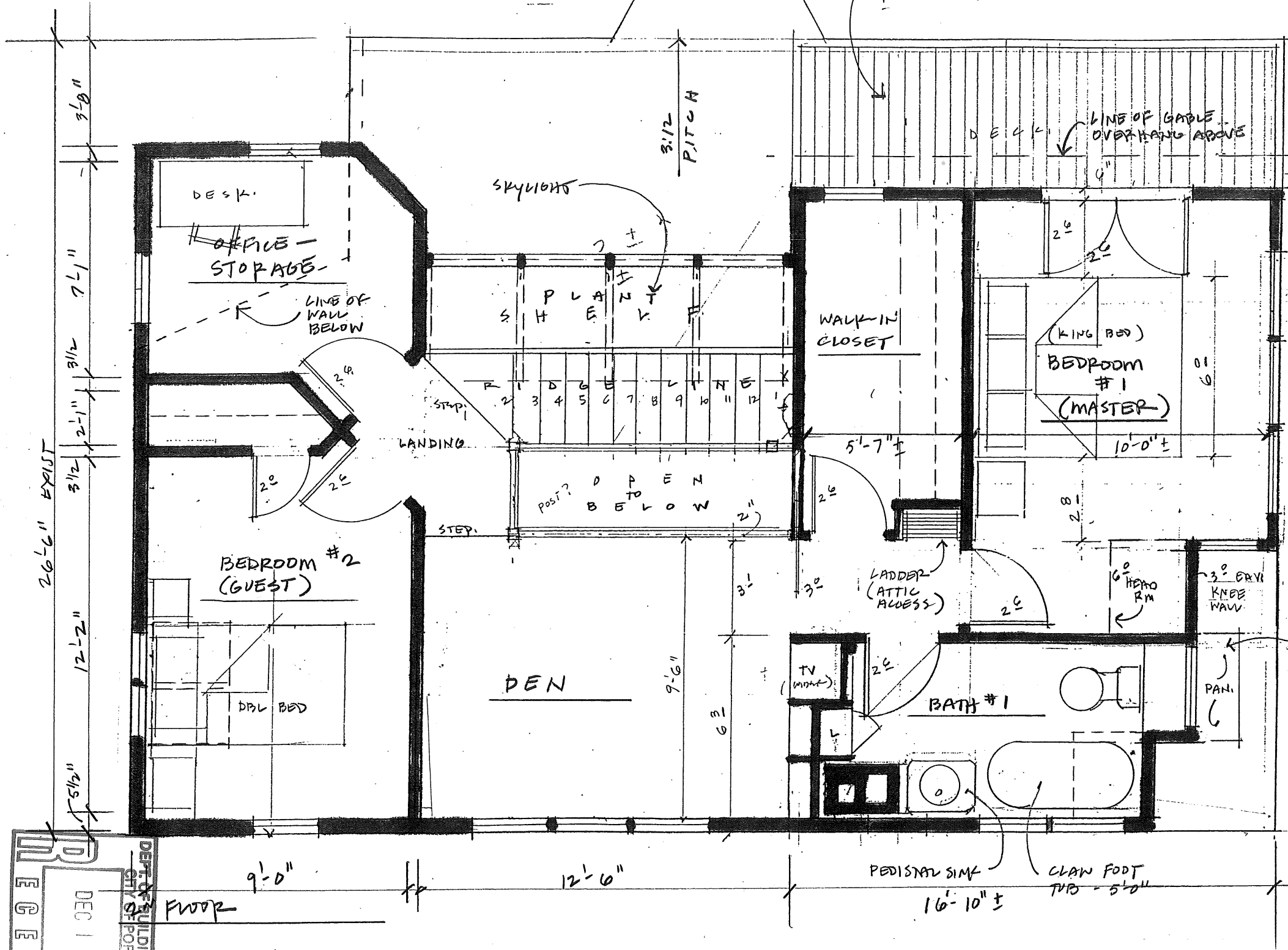


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1st FLR = 983 SF
 2nd FLR = 822 SF
 ATTIC = 124 SF
 T = 1929 SF

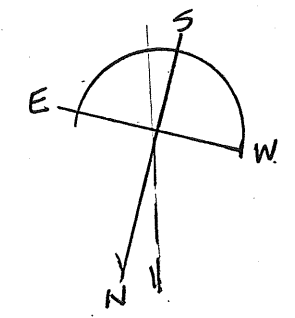
(ARCHITECT IS TO PROVIDE
 DIMENSIONED WINDOW + INTERIOR
 PARTITION LOCATIONS PRIOR
 TO FRAMING)

MEMBRANE ROOF, SHED
 DRAIN TO THE SOUTH, - CEDAR
 DECK ON P.T. SLIPPERS



ATTIC PLAN

(SET UP FOR POTENTIAL FUTURE
 USE W/ EXPANSION TO THE EAST,
 W/ ACCESS W/ 4'-0" Ø SPIRAL
 STAIR)



2ND FLOOR PLAN

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ROOF

25 YEAR ASPHALT
1KO
ARMOR LOCK DESIGN.

ICE + WATER SHIELD ALL VALLEYS,
EAVES + RAKES

ROLL VENT RIDGE CAP.

PAINTED PINE EAVE + RAKE TRIM,
EXPOSED TAILS?

SIDING :

EASTERN WHITE CEDAR SHINGLES, CLEAR,
5 1/2" T.W., WEAVE CORNERS - SEMI TRANS STAIN.

LOWER SIDING (WAINSCOT) :

"BOARD ON BOARD" - 1x10 ON 1x4
W/ 1" SPACE. PINE O.K. - SEMI SOLID STAIN.

TYVEK HOUSE WRAP

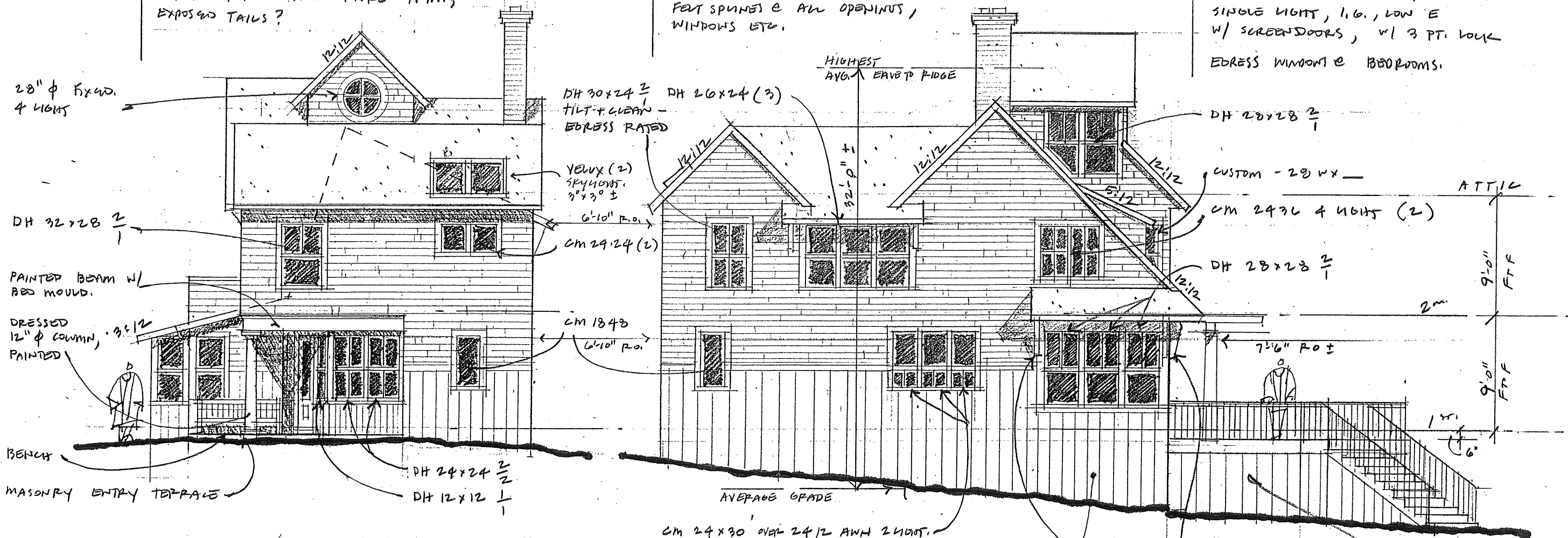
FELT SPUNES @ ALL OPENINGS,
WINDOWS ETC.

WINDOWS :

EAGLE (OR SIMILAR)
PRIMED WOOD; FLAT 5/4x4 CASING;
WHEN GANGED, WITH STUD POCKET;
W/ SCREENS; I.G. LOW E;
"MODERN DIVIDED LIGHT"

(SIZES SHOWN ARE GLASS SIZE I)

EXT. FRENCH DOORS - BY EAGLE.
SINGLE LIGHT, I.G., LOW E
W/ SCREEN DOORS, W/ 3 PT. LOCK
EDRESS WINDOW @ BED ROOMS.

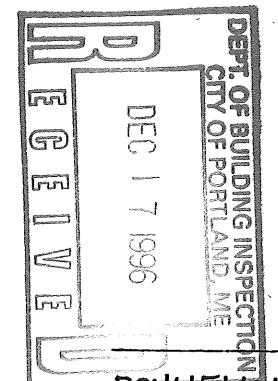


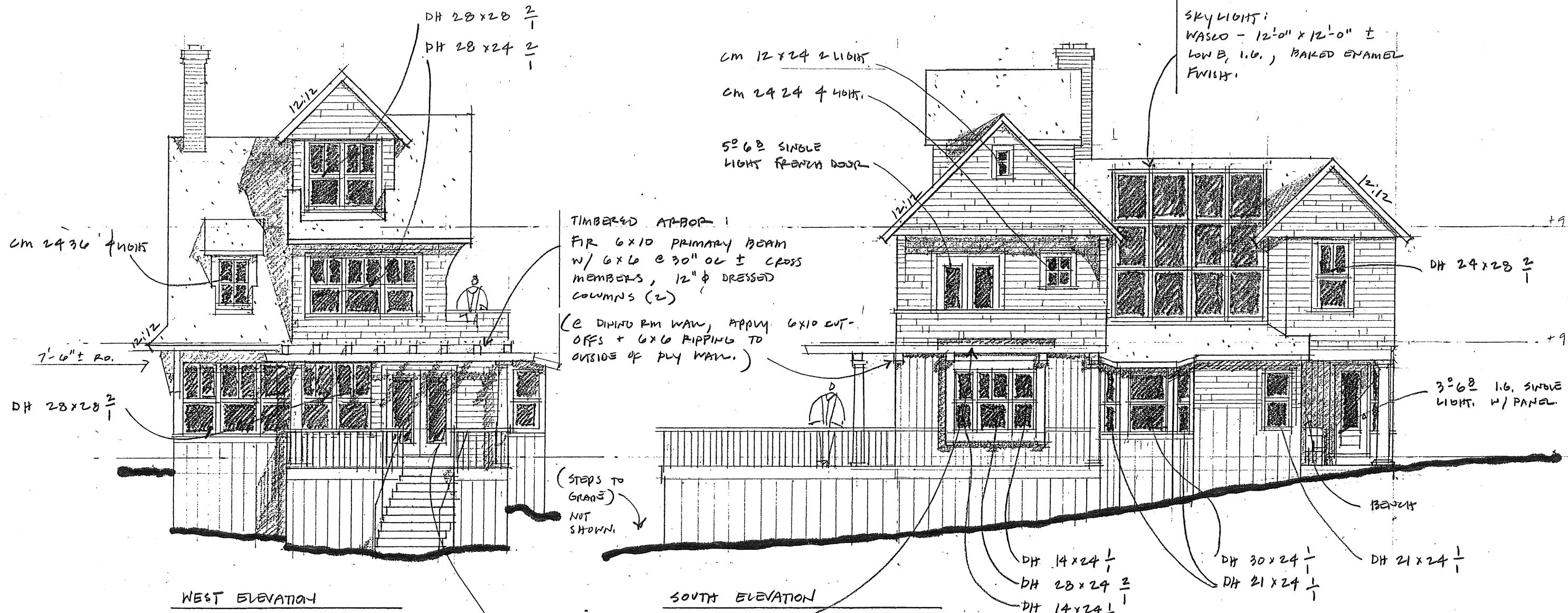
EAST / FRONT ELEVATION

NORTH ELEVATION

(ARCHITECT IS TO PROVIDE
1/4" SCALE ELEVATIONS SHOWING
PROPER EXTERIOR TRIM
RESOLUTION PRIOR TO FRAMING)

WAINSCOT 'BOARD ON BOARD' TYPE SIDING -
@ DECK - BOARD ONLY; 1x10 BOARD W/ 1" BREATHING SPACE.

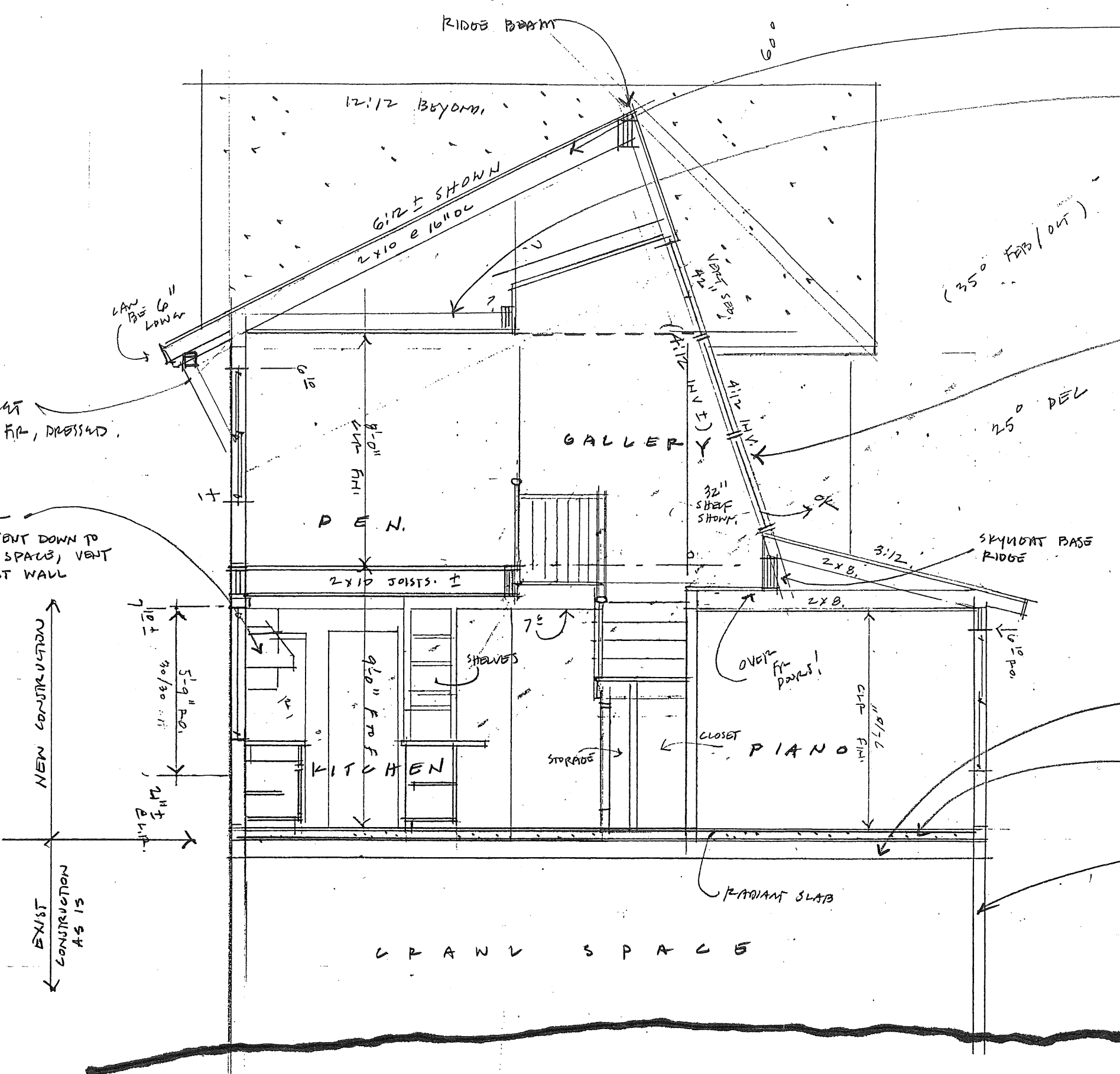
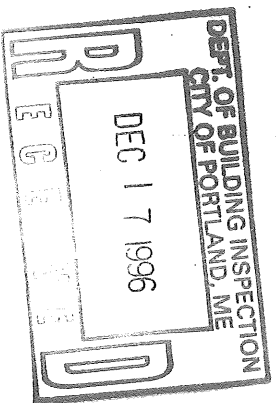




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SHEET DRAINAGE FROM MASTER BEDROOM DECK,
 FLASH OVER "BEAM".

ELEVATIONS



- TYPICAL ROOF FRAMING: 2x10 @ 16" OC w/ 5/8" PLY SHEATHING.
- W/ 8" F.G. INSUL @ CATHEDRAL CLB, W/ 1 1/2" CEROTEX INSUL, 1x STRAPPING, POLY V.B., 1/2" GYP. FIN. W/ PROP A VENT AS REQ.
- C FLAT CEILING: 2 LAYERS 6" F.G. BAST INSUL W/ POLY V.B., STRAPPING, 1/2" GYP. FIN.
- TYPICAL EAVE VENTS; 1" WIDE SLOT IN SOFFITS, W/ CHARCOAL SCREENING.
- RIDGE VENT, TYP. (ROW VENT)
- WASCO SKYLIGHT - SEE ELEVATION.

- TYPICAL FLOOR FRAMING: 2x10 & 2x12 @ 16" OC W/ 3/4" T+G FRM PLYWOOD SUB FLOOR.

- TYPICAL WALLS: 2x6 @ 16" OC W/ 1/2" PLY SHEATHING TYVEK HOUSE WRAP

EXISTING 1ST FLOOR FRAME - REMAIN AS IS (REINFORCE AS REQ.)

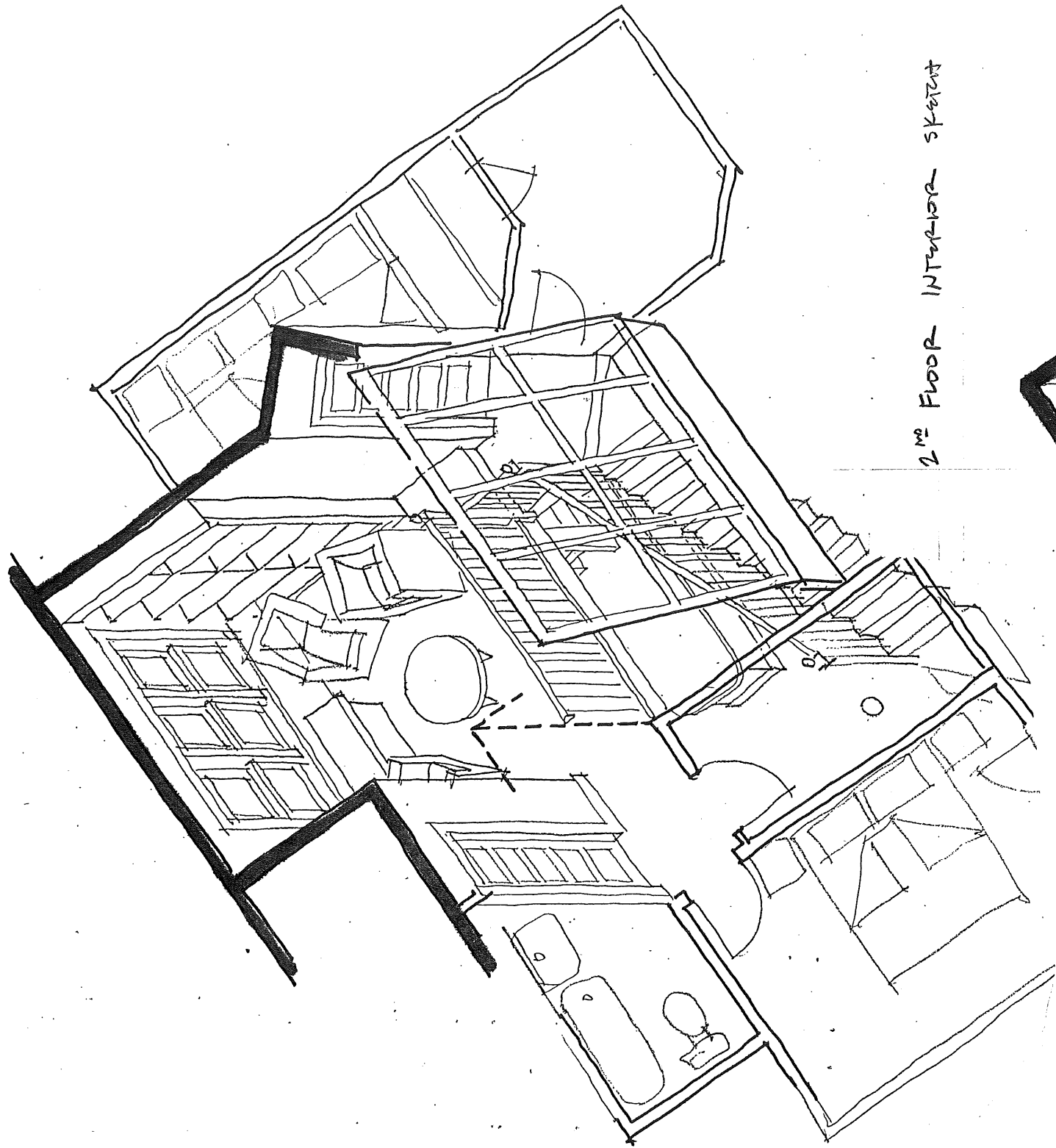
RADIANT FORCED HOT WATER @ FIRST FLOOR PRIMARY HEAT - IN 1 1/2" GYP. CONCRETE - (TILE OR WOOD FLOOR FINISH) ±

EXISTING CRAWL SPACE WALLS - REINFORCE FOR POINT LOADS AS REQ. ~ AS IS OTHERWISE.

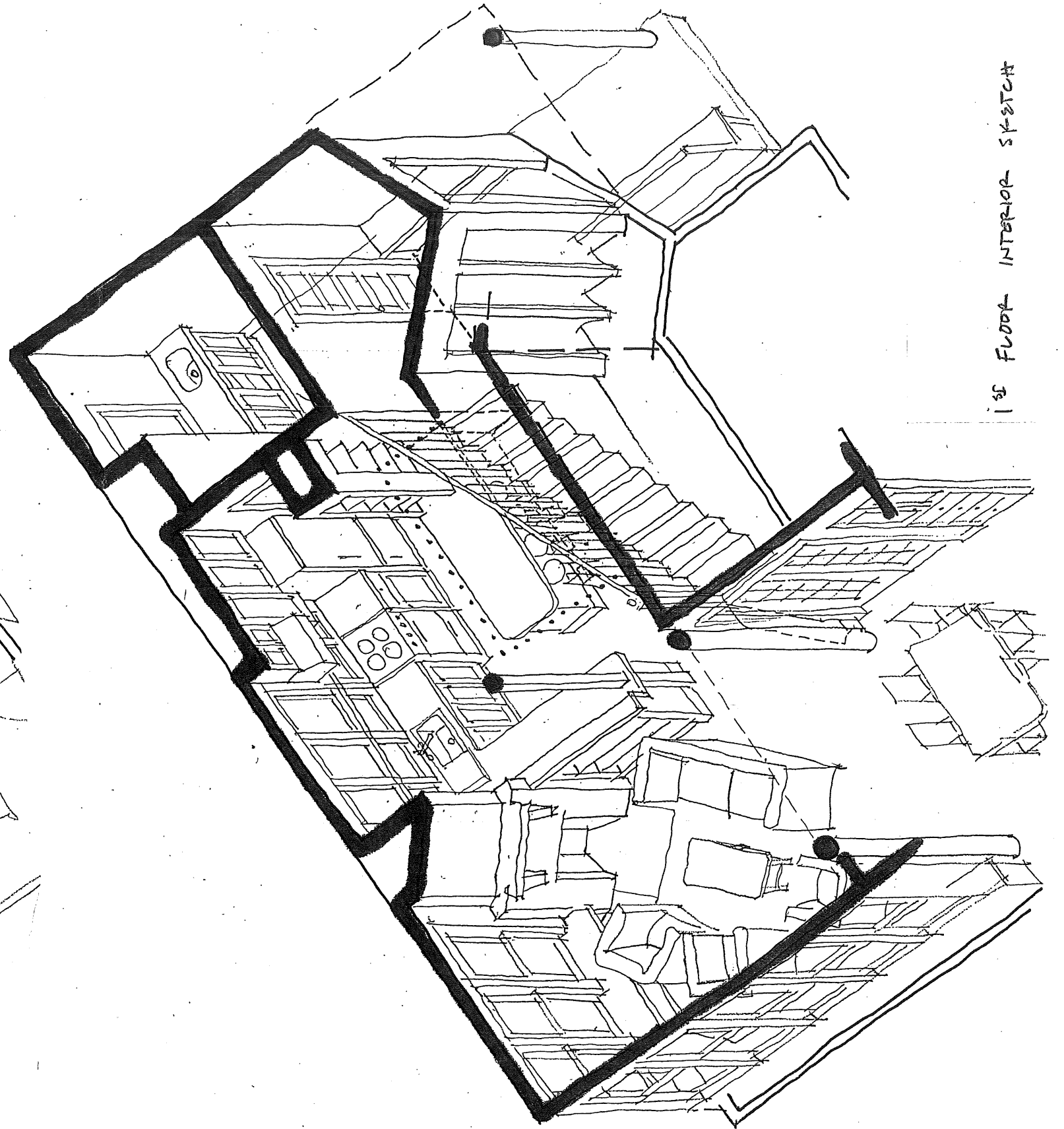
FOUNDATION: EXISTING CONG. PIERS: AT NEW POINT LOADS - NEW 12" Ø CONG. PIER TO FROST OR LEDGE.

(ARCHITECT IS TO PROVIDE 1/4" SCALE STRUCTURAL DWG'S PRIOR TO FRAMING)

SECTION

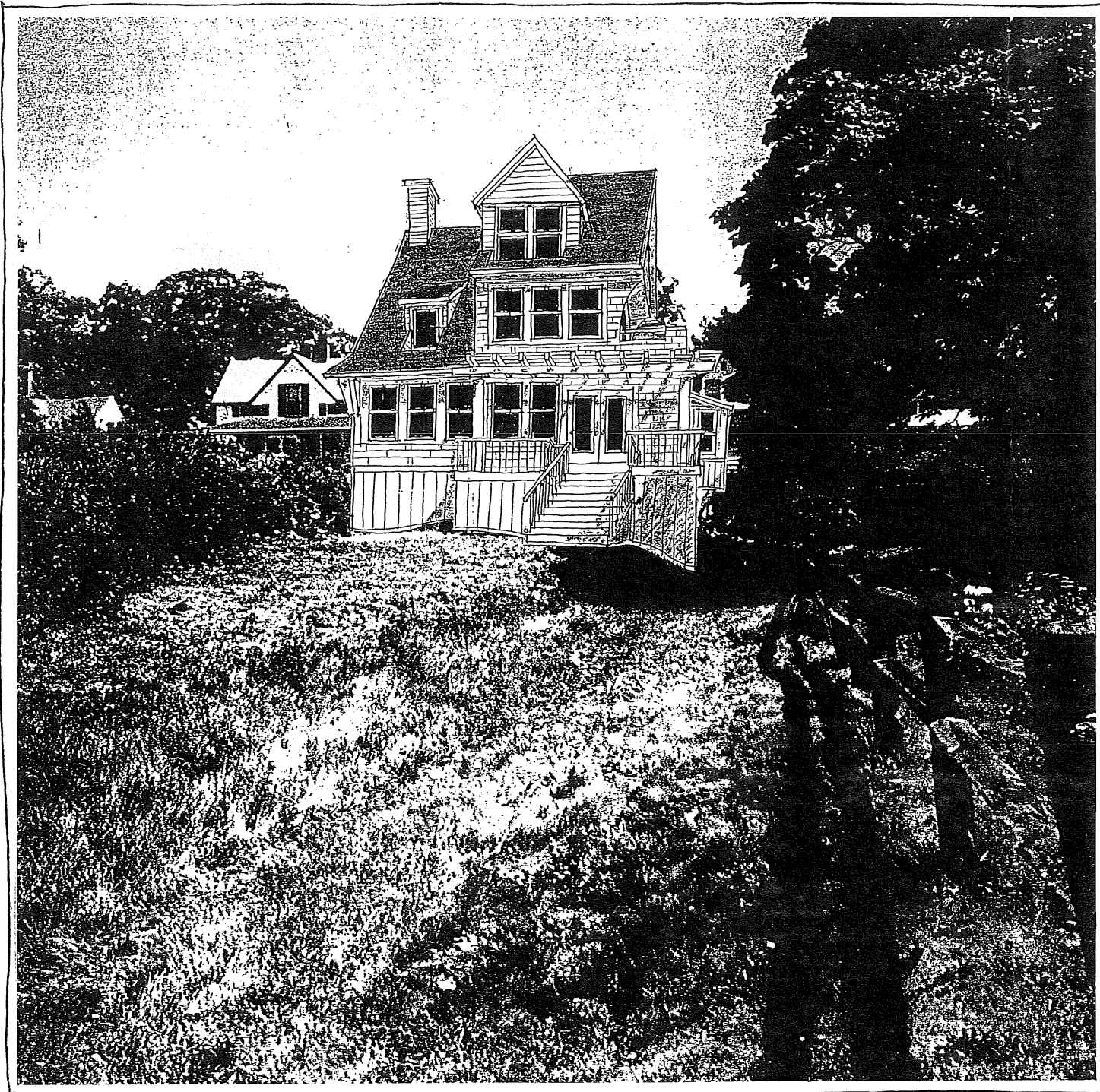


2ND FLOOR INTERIOR SKETCH



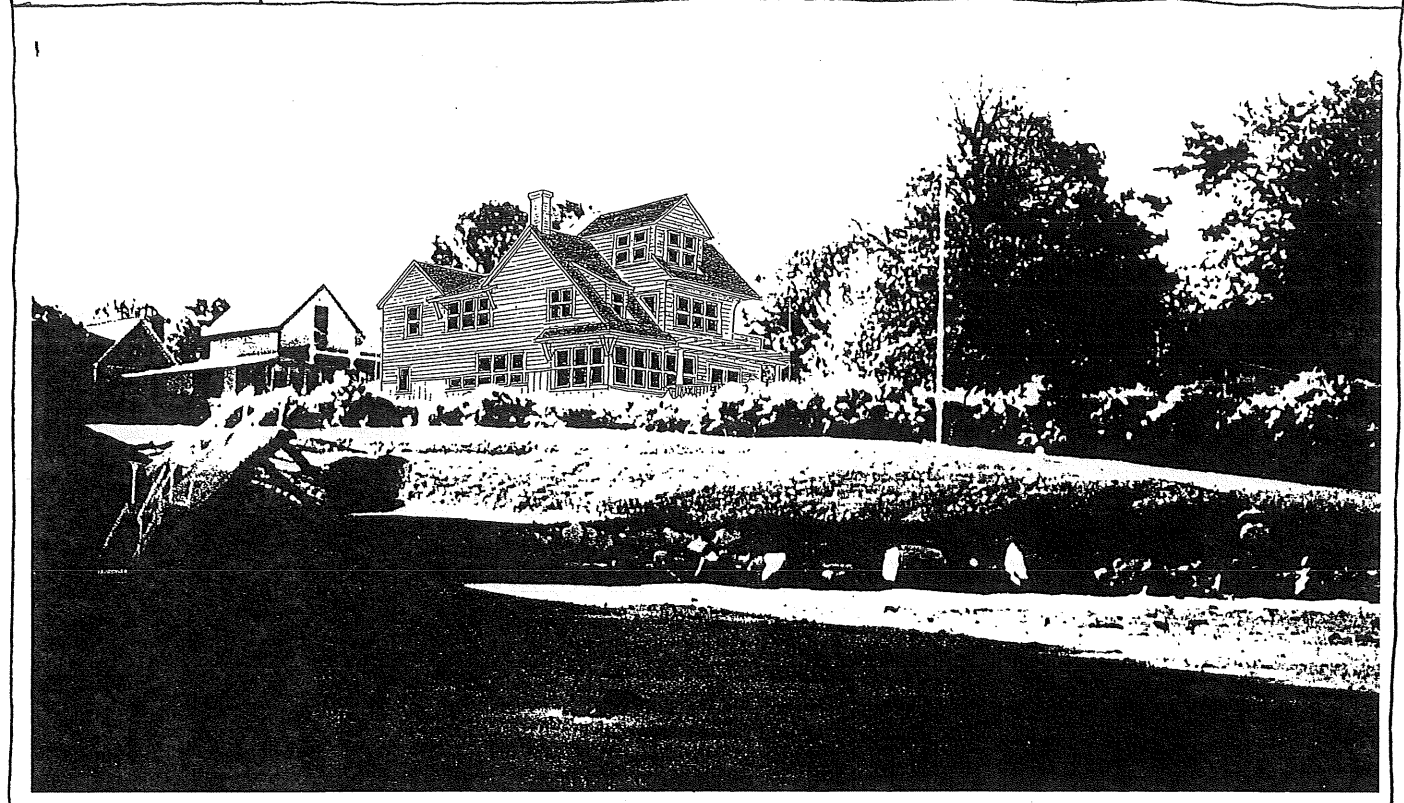
1ST FLOOR INTERIOR SKETCH

INTERIOR DIAGRAMS



BACKYARD VIEW / WESTERLY SIDE

SCHEME: A.3 - 1/1



BEACH VIEW / NORTH WESTERLY SIDE



ENTRY / FRONT VIEW - SOUTH EASTERLY SIDE

EXTERIOR SKETCHES

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