

City of Portland, Maine - Building or Use Permit Application

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

<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED SEP 27 2001 CITY OF PORTLAND </div>		Permit No: 01-1089 Issue Date: SEP 27 2001	CBL: 090 G003001
Location of Construction: 438 Island Ave	Owner Name: Zipper Terry D	Owner Address: 194 Ashmont St	Phone: 207-773-5783
Business Name: n/a	Contractor Name: Hamann, Dan	Contractor Address: 28 Fields Rd. Sabattus	Phone: 2077530146
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: IR-2
Past Use: Single Family	Proposed Use: Same: Build a 1178 SqFt Addition	Permit Fee: \$384.00	Cost of Work: \$60,000.00
Proposed Project Description: Build a 1178 SqFt Addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB BOCA 1999 Signature: T. Munson
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: N/A Date:	

Permit Taken By: cjh	Date Applied For: 09/04/2001
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Zoning Approval		
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..	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"/> Date: 9/26/01	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: 9/26/01
	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: 9/26/01	
	<i>Panel 15 zone C</i>	

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

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

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: 438 ISLAND AVENUE, PEAKS ISLAND

Total Square Footage of Proposed Structure PROPOSED LOT COVERAGE 1178 #	Square Footage of Lot 7660. #
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Tax Assessor's Chart, Block & Lot Number Chart# 90 Block# G Lot# 1,2,3	Owner: TERRY ZIPPER 194 ASHMONT ST. PORTLAND 04103	Telephone#: 773 5783
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ 60,000. Fee: \$ 384.00
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Current use: RESIDENTIAL	SQUARE FOOTAGE TOTAL CURRENT 1952 INCLUDING PORCH, DECK
If the location is currently vacant, what was prior use: Approximately how long has it been vacant:	PROPOSED NEW TOTAL 2032 INCLUDING EXISTING PORCH & REMOVAL OF DECK
Proposed use: RESIDENTIAL	
Project description: RENOVATION & ADDITION	

Contractor's Name, Address & Telephone: DAN HAMANN 28 FIELDS RD SABATTUS, ME 04280, 753-0146	CALL WHEN READY
Applicants Name, Address & Telephone: BREWSTER BUTTFIELD 104 PROSPECT ST, PORTLAND 04103 773-2490 DAY 828-5723 x240	
Who should we contact when the permit is ready: BREWSTER BUTTFIELD	
Telephone: 828-5723 x240	
If you would like the permit mailed, what mailing address should we use:	
15,0	9/4 Rec'd By:

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

PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

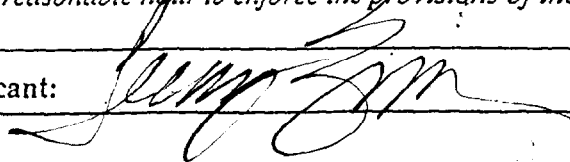
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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:



Date: SEPT. 3. 2001

Applicant: 438 Island Ave

Date:

Address: Terry zipper

C-B-I: 90-G-2+3+4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IR-2

Interior or corner lot - Int.

Proposed Use/Work - small addition

Sevage Disposal -

Lot Street Frontage - 168'

Front Yard - 25' - 34' ~~shown~~ ^{sealed} - OK

Rear Yard - 25' - 26' shown - OK

Side Yard - 20' - 28' sealed - OK

Projections - left side bulkhead - front L steeped porch

Width of Lot - 80' - 140'

Height - 2 story - 22' sealed - OK

Lot Area - $3866 + 2184 = 6050 + 1610 = 7660$

Lot Coverage/ Impervious Surface - 20% = ~~1532~~ 1532 max

Area per Family - } 1090 1120

Off-street Parking - } N/A

Loading Bays - }

Site Plan - N/A

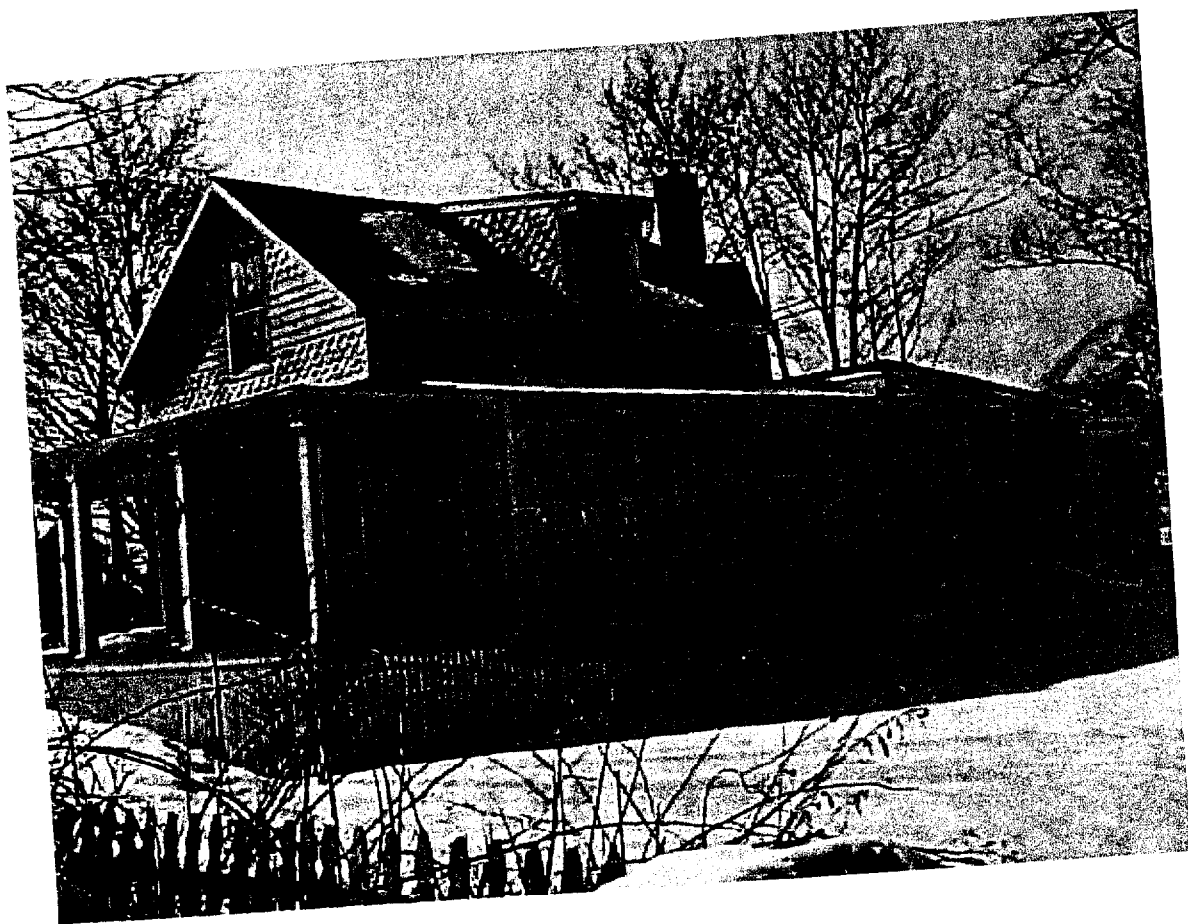
Shoreland Zoning/ Stream Protection - N/A

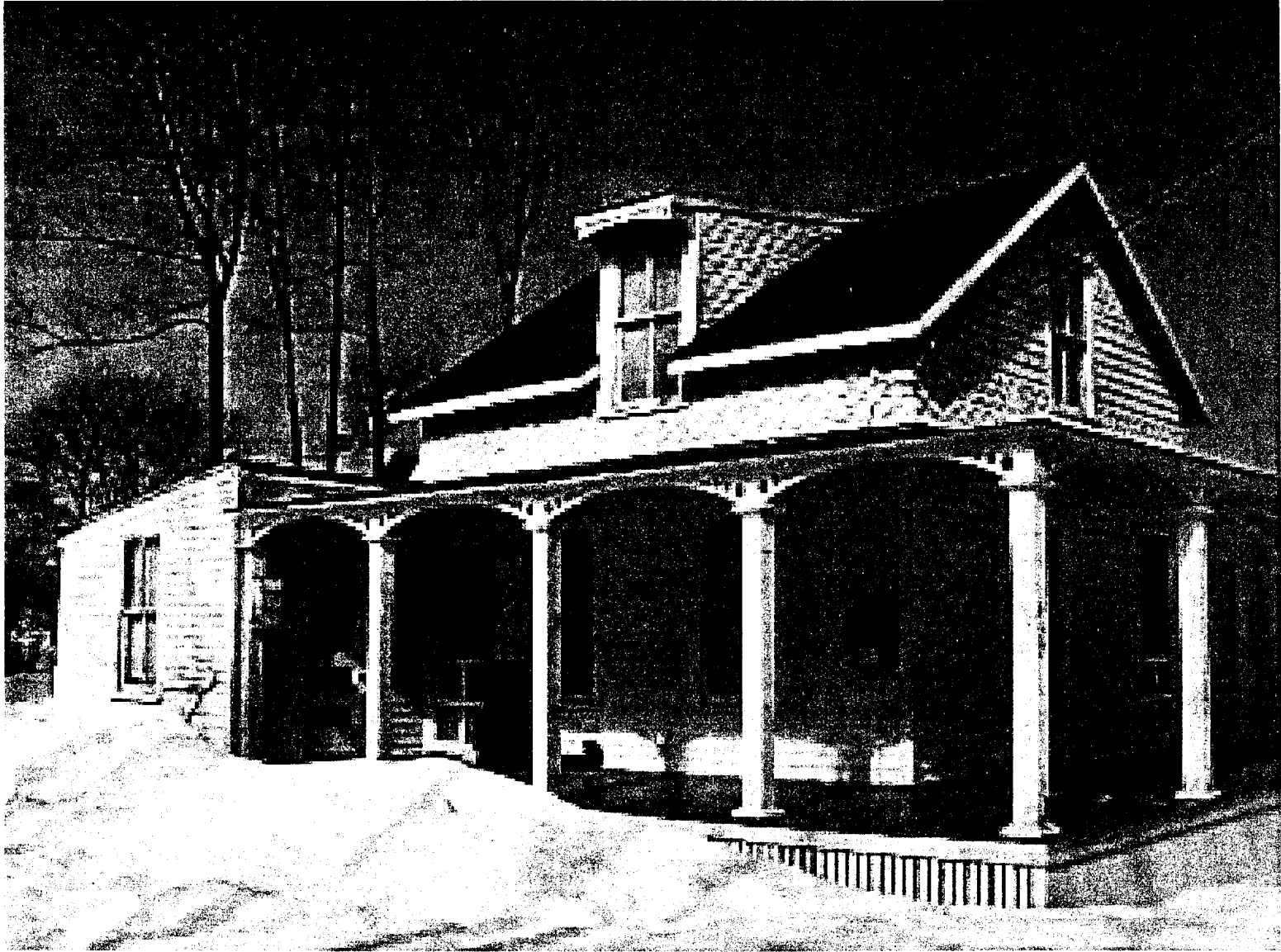
Flood Plains - Panel 15 zone C

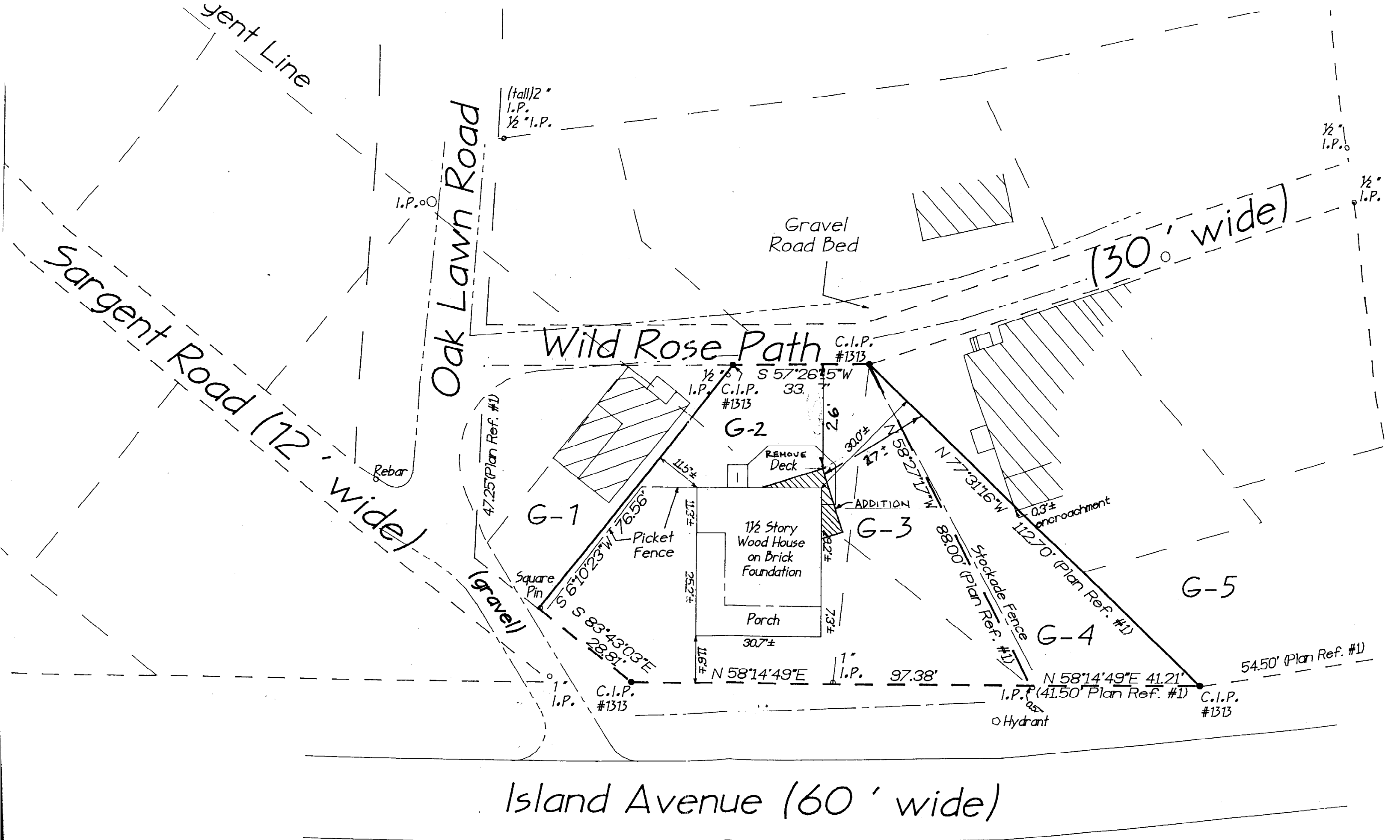
~~1090.3~~
20 - Bulkhead
26.25 - deck
1090.3 - 1st flr

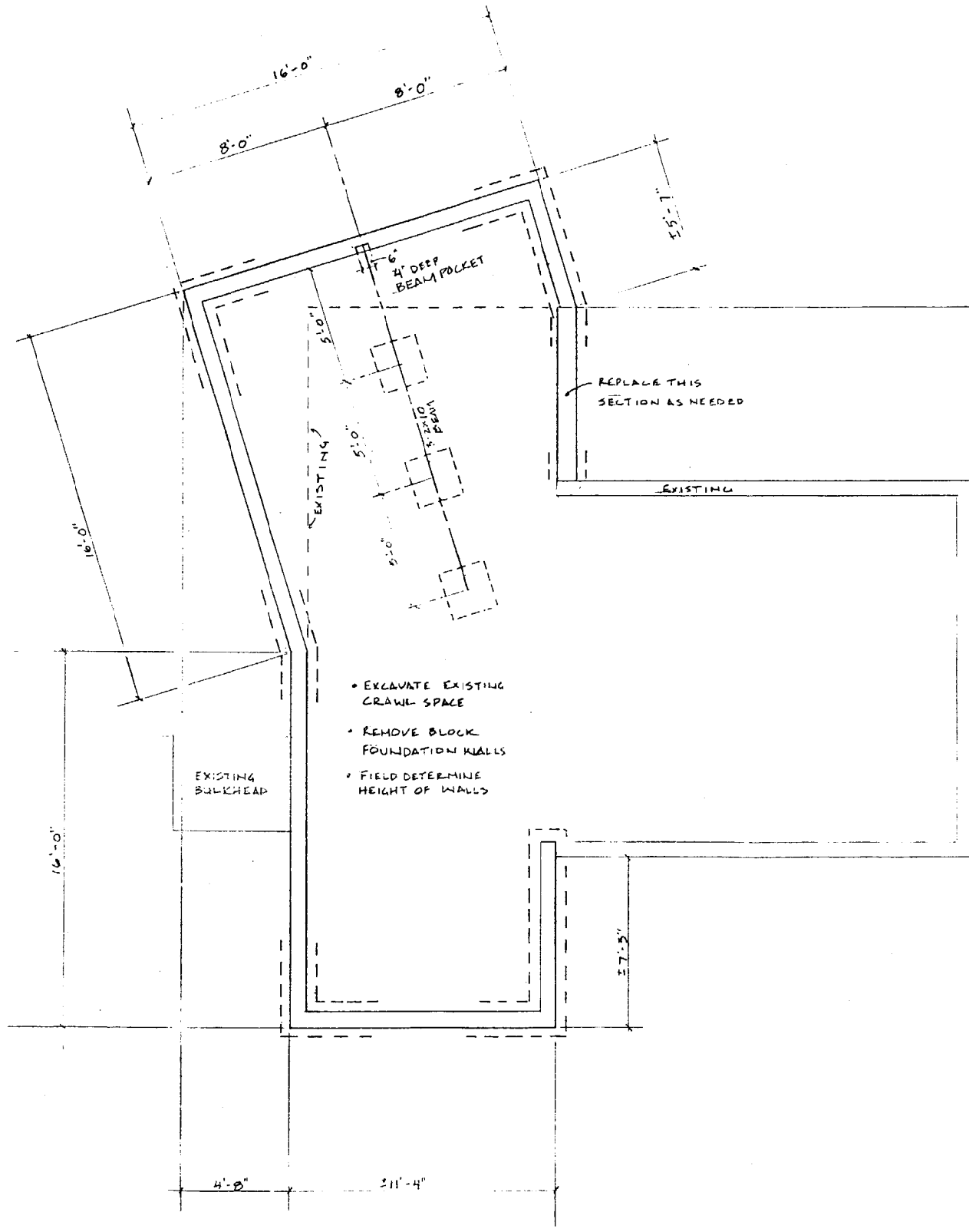
$44 + 36 = 80'$

1217.25 OK





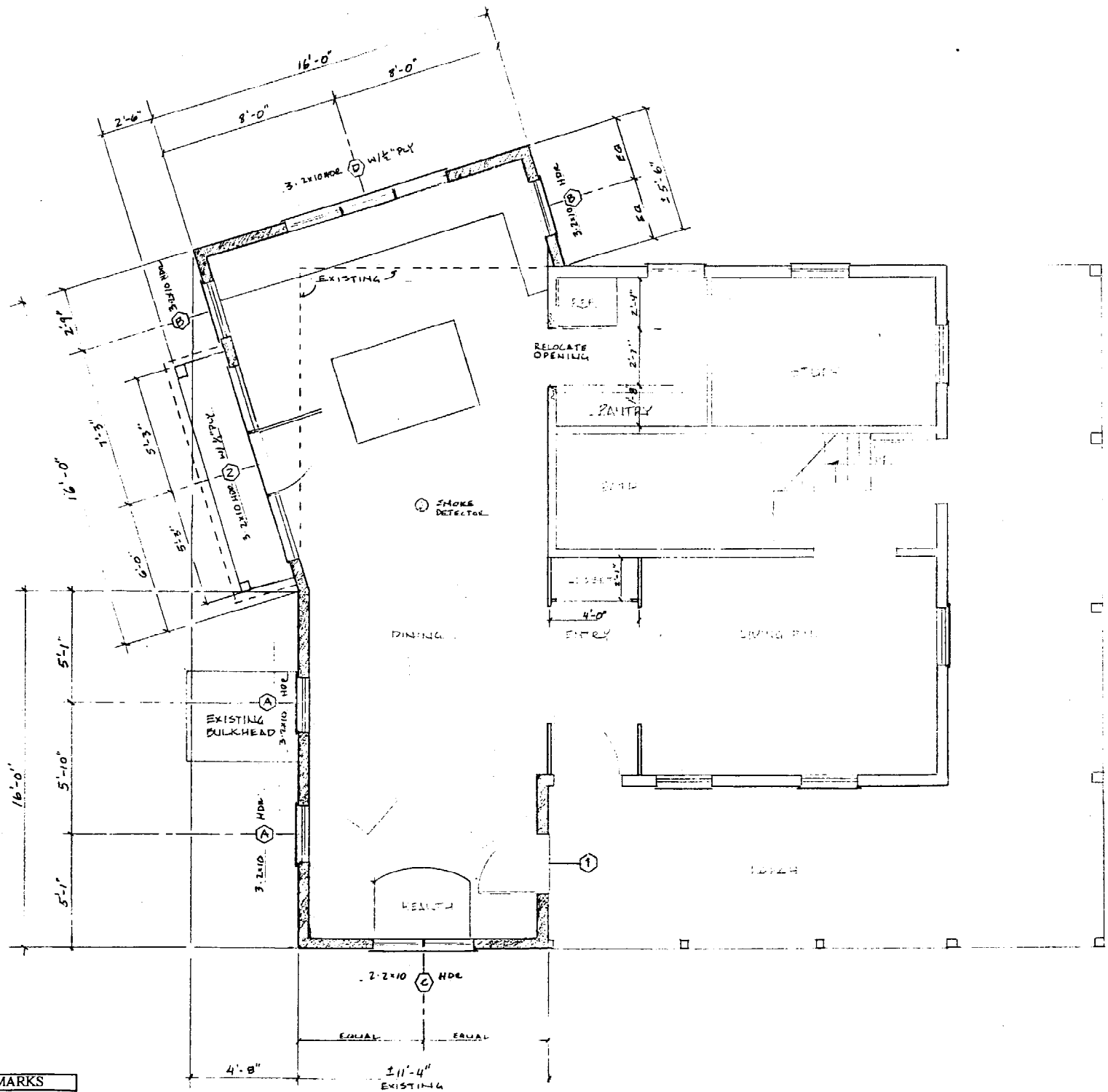




SCALE: 1/4" = 1'-0"
 DATE: June 19, 2001
 REVISION: July 31, 2001

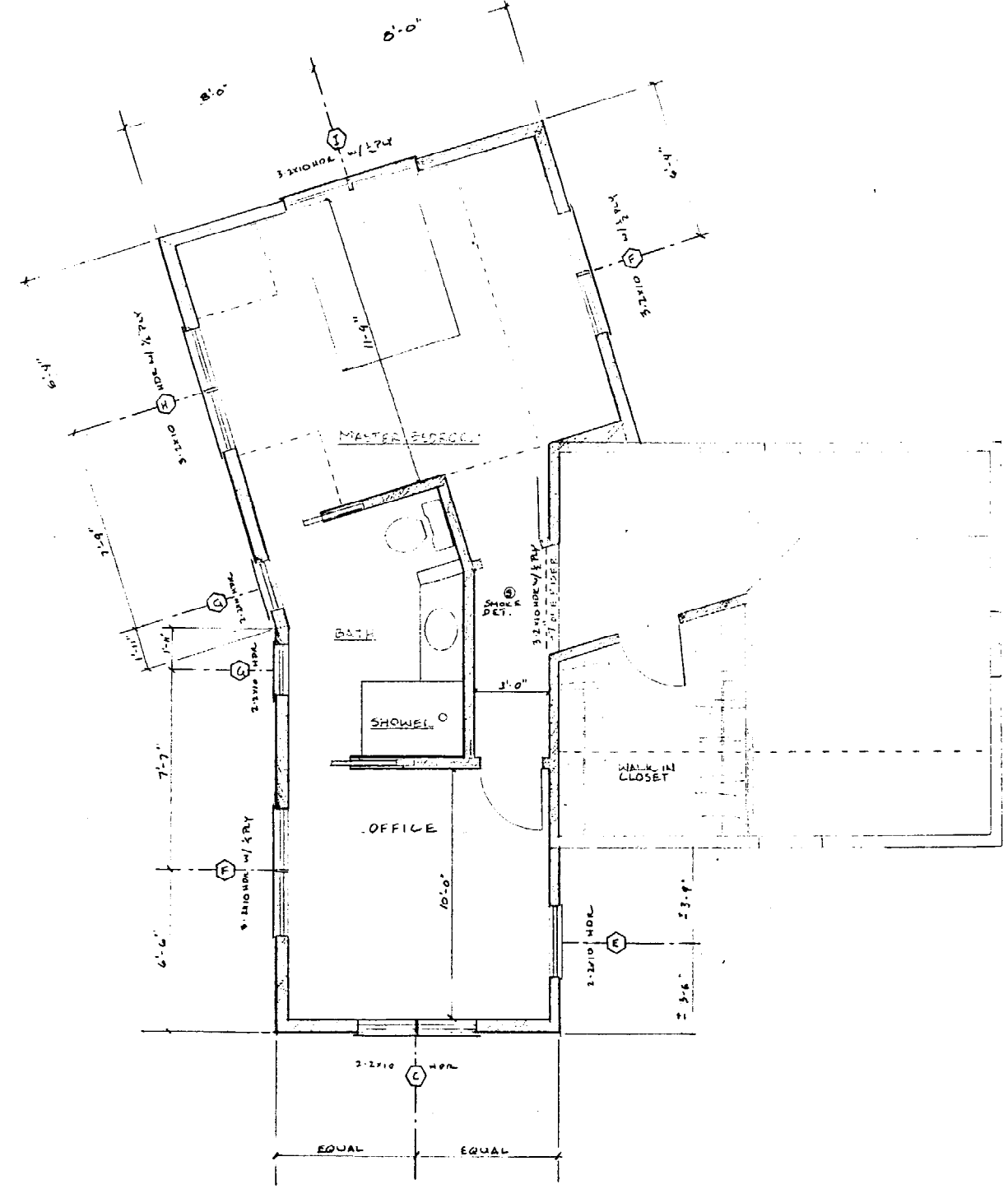
Proposed Addition, First Floor Plan
ARTHAUS, Terry Zipper
 438 Island Avenue, Peaks Island, Maine

A1



WINDOW & DOOR SCHEDULE

MARK	TYPE	DESCRIPTION	R.O.	REMARKS
1	2'-6"x6'-8"	EXISTING WOOD DOOR	N/A	
2	9'-0"x6'-8"	PATIO DOOR		
A	DOUBLE HUNG	WDH2628	2'-83/8"x5-51/2"	
B	CASEMENT	WCM2836	2'-5"x3'-01/2"	
C	CASEMENT	WCM2836-2W	4'-9"x3'-01/2"	
D	CASEMENT	WCM2836-3W	7'-1"x3'-01/2"	
E	DOUBLE HUNG	WDH2626	2'-83/4"x5'-11/2"	
F	DOUBLE HUNG	WDH2626-2W	5'-33/4"x5'-11/2"	
G	CASEMENT	WCM3248	2'-9"x4'-01/2"	EGRESS
H	DOUBLE HUNG W/ TRANSOM	WDH2626-2W WDHT2620-2W	5'-33/4"x7'-3"	
I	CASEMENT W/ TRANSOM	WCM2836-2W WCM2824-2W	4'-9"x5'-05/8"	



Proposed Addition, Second Floor Plan
ARTHAUS, Terry Zipper
 438 Island Avenue, Peaks Island, Maine

A2

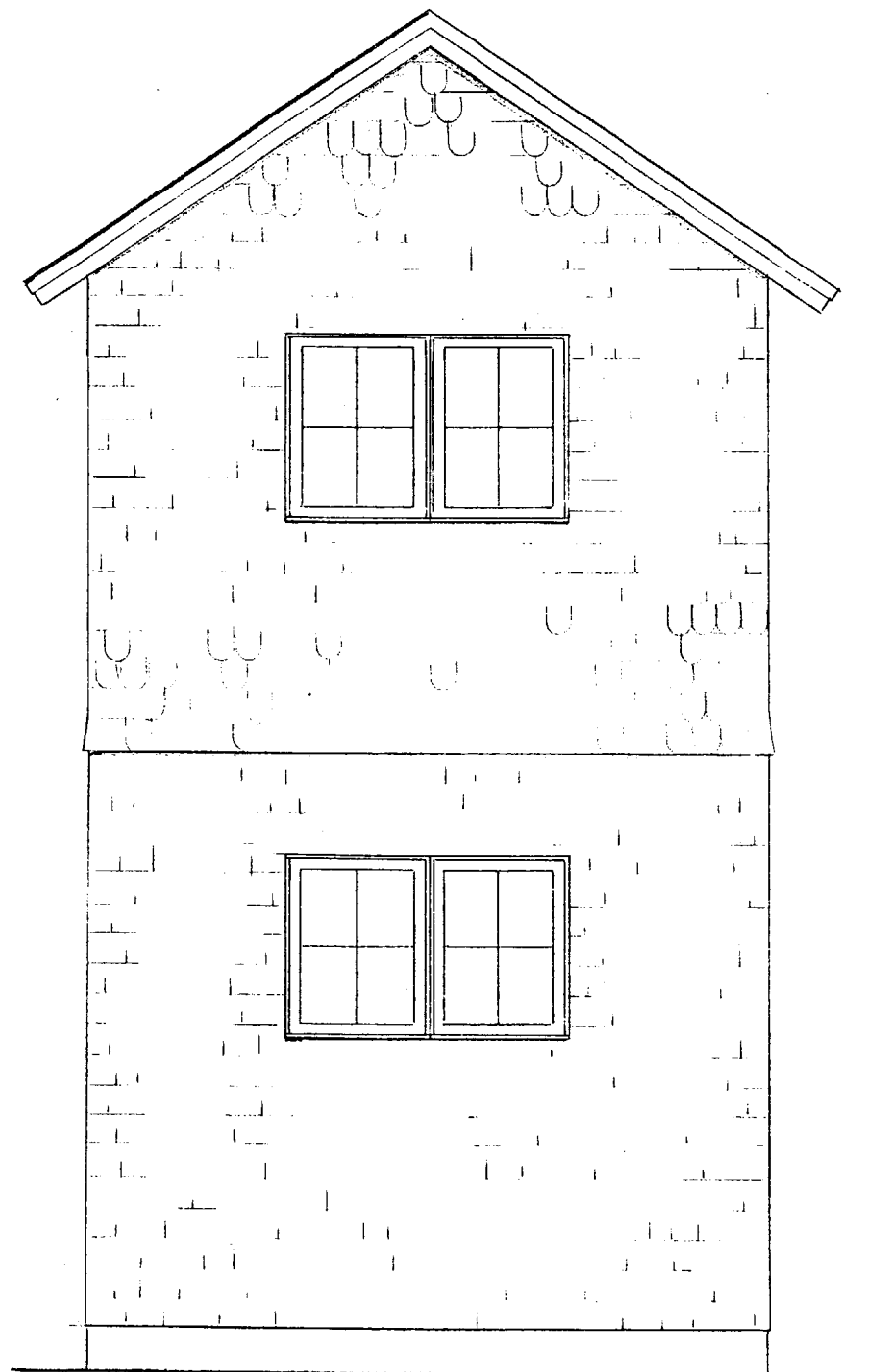


NORTHWEST ELEVATION

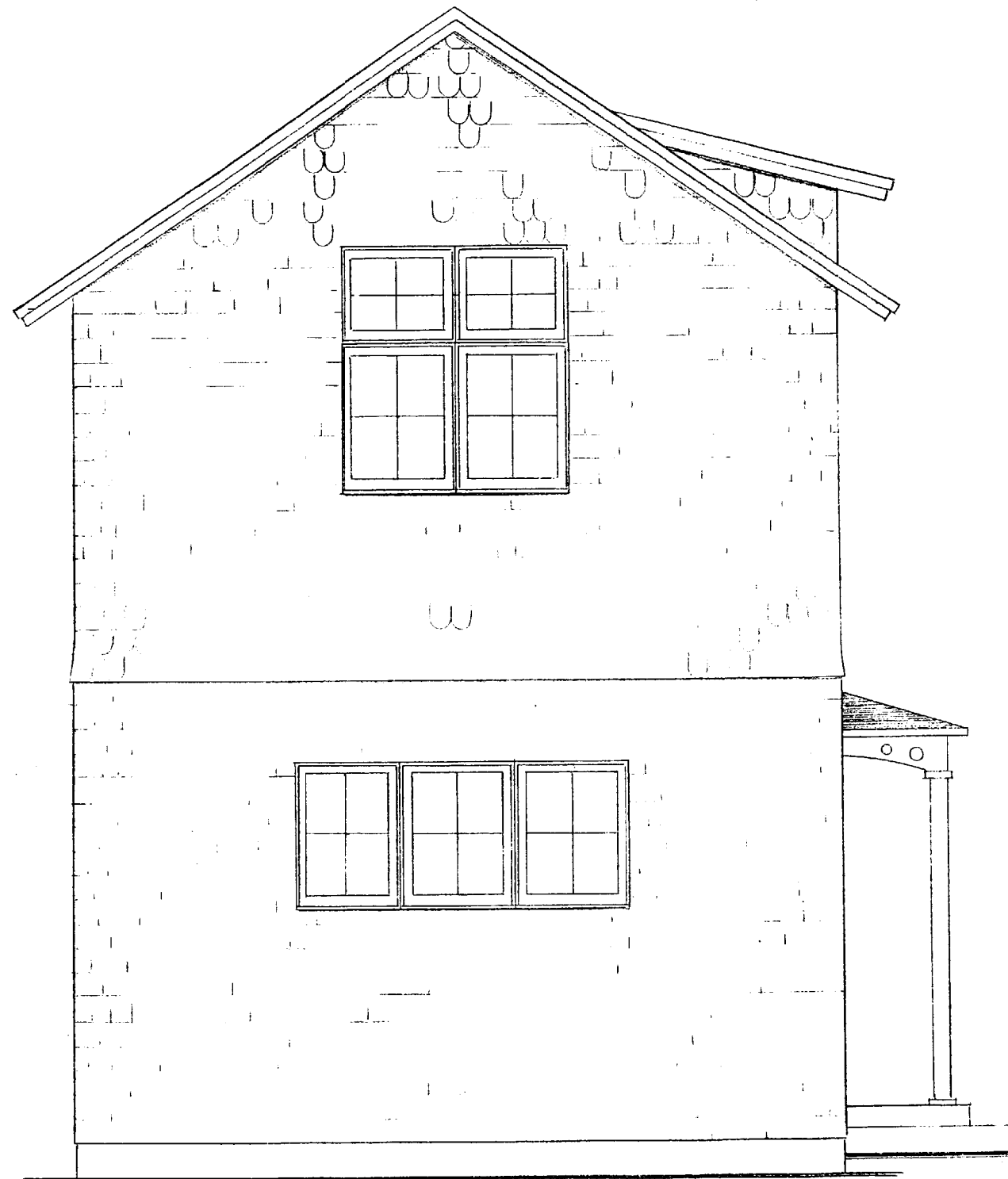
A3

Proposed Addition, Elevations
ARTHAUS, Terry Zipper
438 Island Avenue, Peaks Island, Maine

SCALE: 1/2" = 1'-0"
DATE: August 30, 2001
REVISION:



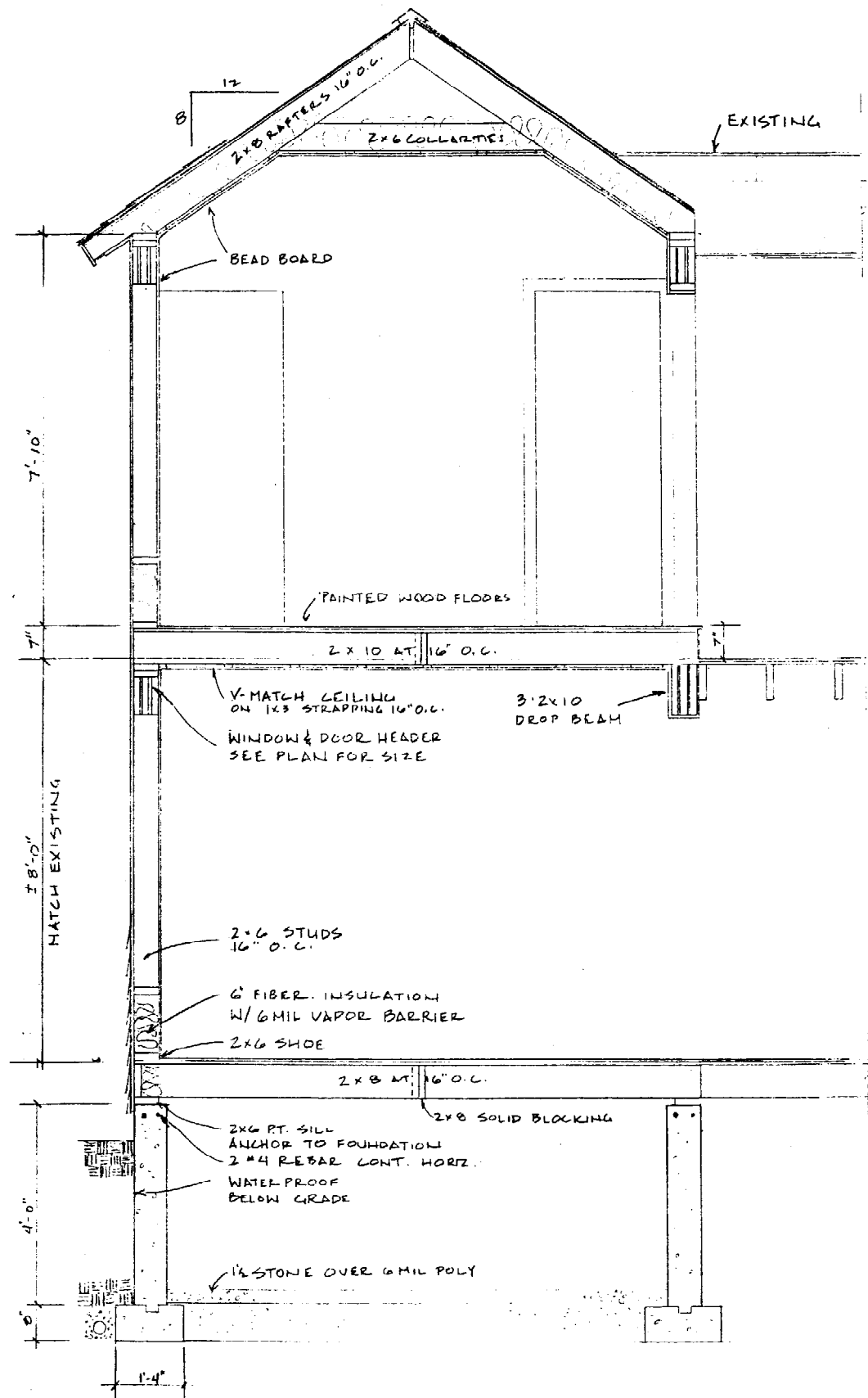
SOUTHWEST ELEVATION



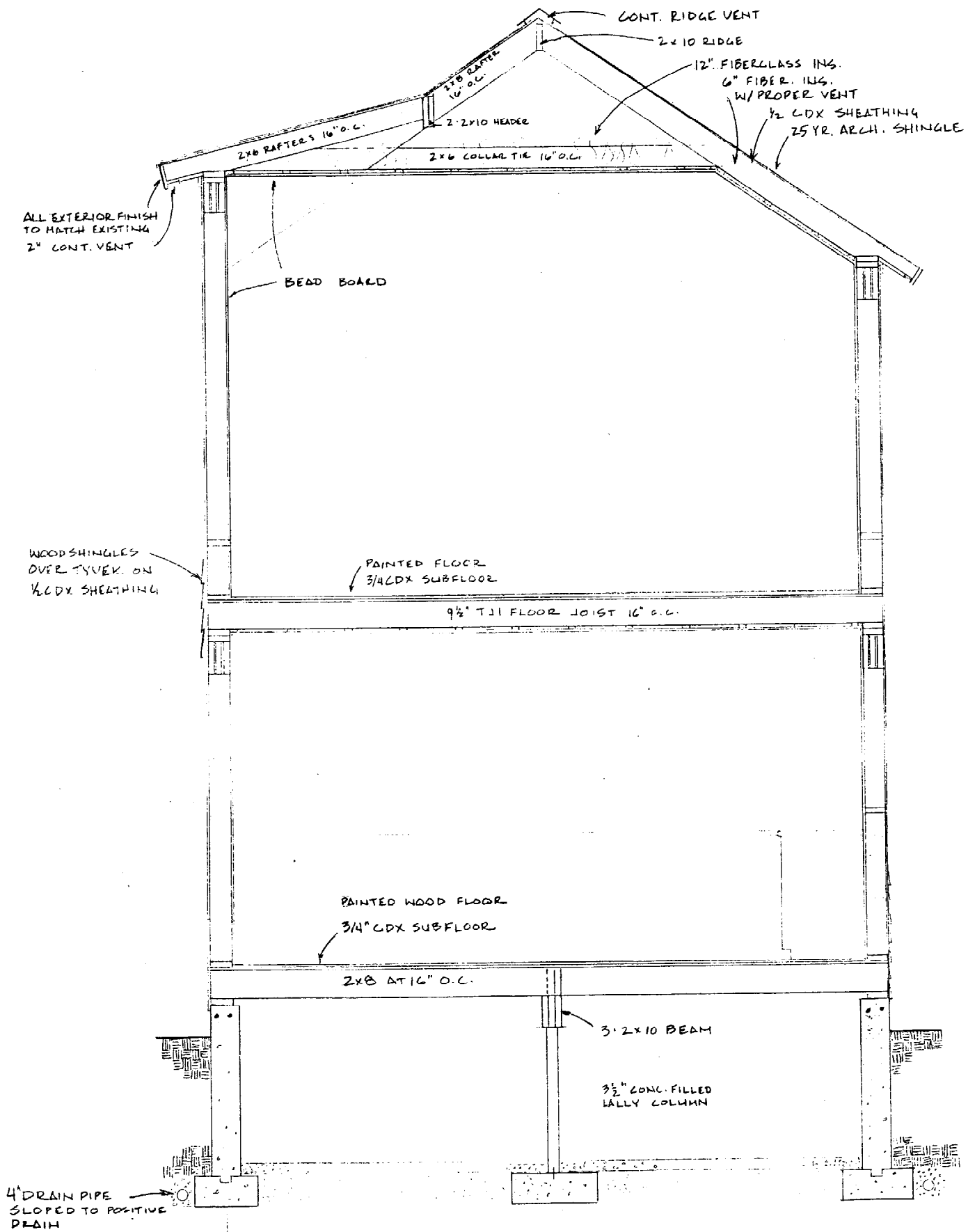
NORTHEAST ELEVATION

SCALE: 1/2" = 1'-0"
DATE: August 30, 2001
REVISION:

Proposed Addition, Elevations
ARTHAUS, Terry Zipper
438 Island Avenue, Peaks Island, Maine



SECTION A A1

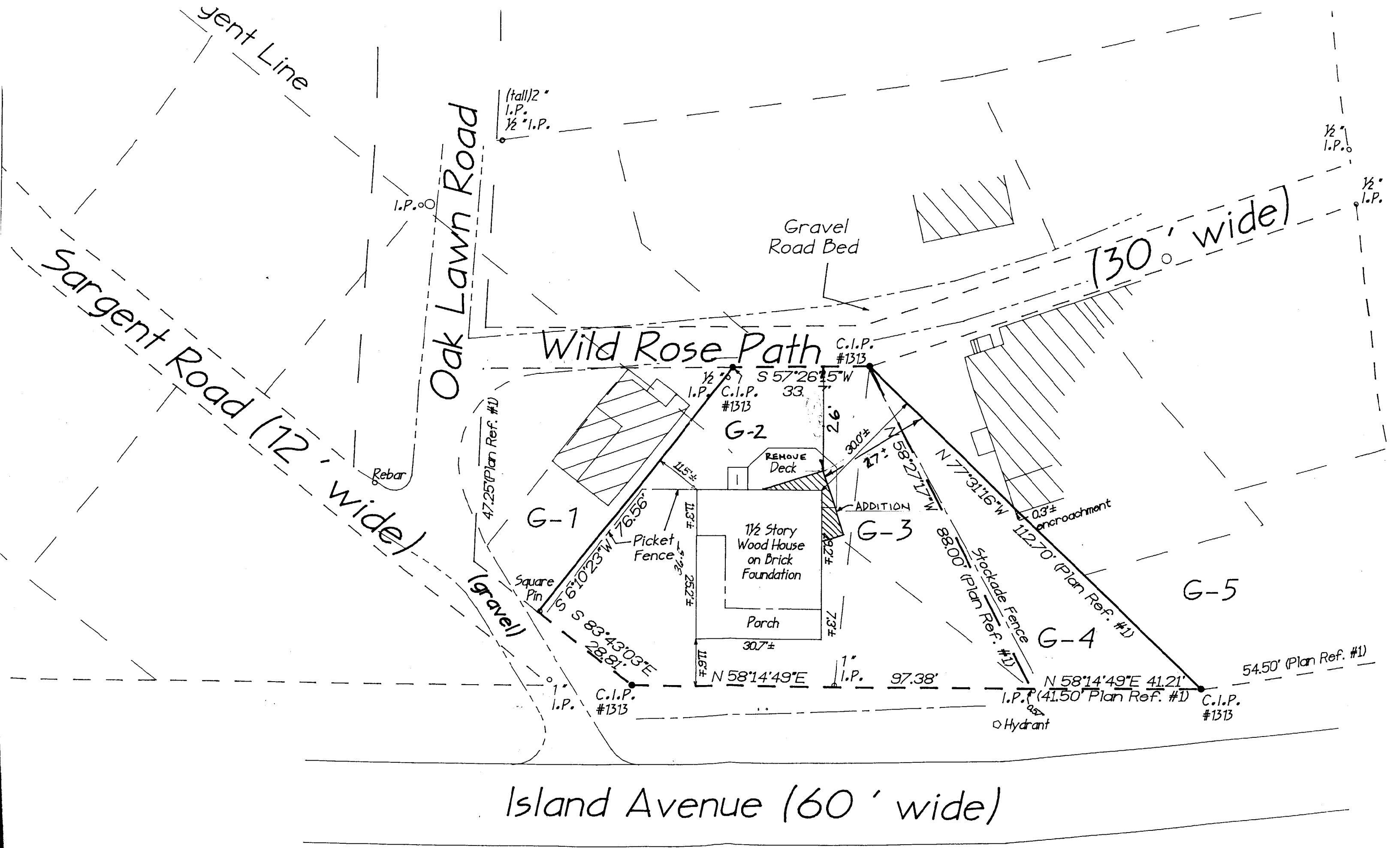


SECTION B A1

SCALE: 1/2" = 1'-0"
 DATE: August 30, 2001
 REVISION:

Proposed Addition, Sections
ARTHAUS, Terry Zipper
 438 Island Avenue, Peaks Island, Maine

S1



(tall) 2"
I.P.
1/2" I.P.

1/2"
I.P.

1/2"
I.P.

Gravel
Road Bed

(30' wide)

Wild Rose Path

C.I.P.
#1313

1/2" I.P.
C.I.P. 33
#1313

G-2

REMOVE
Deck

ADDITION

G-3

1 1/2 Story
Wood House
on Brick
Foundation

Porch

30.7±

G-4

G-5

Sargent Road (12' wide)

Oak Lawn Road

(gravel)

Square
Pin

C.I.P.
#1313

I.P. (41.50' Plan Ref. #1)

C.I.P.
#1313

Hydrant

Island Avenue (60' wide)

Utility
Pole

TERRY ZIPPER 438 ISLAND AVE, PEAKS ISLAND

Bruce Bowman