

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

WILLIAMS TIMOTHY A /Kiely, John

Located at

224 PLEASANT AVE PI

PERMIT ID: 2012-65661

CBL: 090 P008001

has permission to **1. interior bath renovation 2. enclose porch to create mud room (5.25' x 6.5') 3. Porch additon (6' x 18' 4 3/8") to garage/studio**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloosed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

JR 02/27/13

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2012-65661

Located at: 224 PLEASANT AVE PI

CBL: 090 P008001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-65661	Date Applied For: 12/20/2012	CBL: 090 P008001
---------------------------------	--	----------------------------

Location of Construction: 224 PLEASANT AVE PI	Owner Name: WILLIAMS TIMOTHY A	Owner Address: 200 S MAYA PALM DR	Phone: (561) 394-7799
Business Name:	Contractor Name: Kiely, John	Contractor Address: 591 Island Ave. Peaks Island	Phone: (207) 766-2026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: 1. interior bath renovation 2. enclose porch to create mud room (5.25' x 6.5') 3. Porch additon (6' x 18' 4 3/8") to garage/studio
---------------------------------------	--

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 01/14/2013

Note: Using section 14-427 to enclose part of existing covered porch. The total area of the walls is 112 sf; the square footage of the widows and door is 60 sf which is 53.6% of area that is glass. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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 w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 02/26/2013

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
- 2) A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
- 3) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet.
- 5) Note: Plans indicate "4x 6 inch Beam", the Girder must comply with Section R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2), or submit specification from the lumbar yard.
- 6) Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
- 7) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
- 8) Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
- 9) R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

Location of Construction: 224 PLEASANT AVE PI	Owner Name: WILLIAMS TIMOTHY A	Owner Address: 200 S MAYA PALM DR	Phone: (561) 394-7799
Business Name:	Contractor Name: Kiely, John	Contractor Address: 591 Island Ave. Peaks Island	Phone: (207) 766-2026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 02/19/2013

Note: 021813 need info. Placed call to GC left message. **Ok to Issue:**

Existing appears to be minor, the question is the studio/gsarage.

- 1) A sprinkler system is recommended but not required based on the following:
Plans indicate the addition will not exceed 50% of the total completed structure.
Designer(Rachael Conley) states no renovation of any kind is occurring within the existing structure that will exceed 50%.
- 2) Ingle-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.
- 3) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 4) All construction shall comply with City Code Chapter 10.

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Footings/Setbacks

Close-in Plumbing/Framing

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65661	Issue Date:	CBL: 090 P008001
--------------------------	-------------	---------------------

Location of Construction: 224 PLEASANT AVE PI	Owner Name: WILLIAMS TIMOTHY A	Owner Address: 200 S MAYA PALM DR BOCA RATON , FL 33432	Phone: (561) 394-7799
Business Name:	Contractor Name: Kiely, John	Contractor Address: 591 Island Ave. Peaks Island ME 04108	Phone: (207) 766-2026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$320.00	Cost of Work: \$30,000.00
Proposed Project Description: 1. Bath renovation interior. 2. Mud room 3. Porch addition to garage/studio interior. <i>6'x18' 4 3/8" -> enclose part of porch - 5'3" x 6.5'</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. [Signature]</i> 2/19/13	INSPECTION: Use Group: Type: <i>5B</i> <i>IRC, 2009 (MUBEC)</i> Signature: <i>[Signature]</i>
		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: bjs	Date Applied For: 12/20/2012	Zoning Approval
-------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>v city section 14-427 to enclose porch walls are 53.2% to 51%</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>Ok w/ conditions</i> Date: 1/14/13 <i>ASB</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p><i>Ok w/ conditions</i> Date: 1/14/13 <i>ASB</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ASB</i></p>
---	---	--	---

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



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: 224 PLEASANT AVE. PEAKS ISLAND		
Total Square Footage of Proposed Structure/Area ADD 110 SF PORCH	Square Footage of Lot 22,692 SF	Number of Stories 1/2 HOUSE 1 GARAGE
Tax Assessor's Chart, Block & Lot Chart# 90 Block# P Lot# 8-11-15	Applicant: (must be owner, lessee or buyer) Name LIZ & TIMOTHY WILLIAMS Address 200 S. MAYA PALM DR. City, State & Zip BOCA RATON FL. 33432	Telephone: 561-394-7799
Lessee/DBA RECEIVED DEC 20 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: \$ 30,000 C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ 320.00
Current legal use (i.e. single family) SF Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: NO CHANGE Is property part of a subdivision? _____ If yes, please name _____ Project description: 1 INTERIOR BATH RENOVATION & MUD ROOM IN FLR TO MAIN HOUSE 2 PORCH ADDITION TO GARAGE / STUDIO		
Contractor's name: JOHN KIEW		Email: _____
Address: 591 ISLAND AVE. PEAKS ISLAND, ME.		
City, State & Zip _____		Telephone: 766-2026
Who should we contact when the permit is ready: RACHEL CONLY		Telephone: 766-5625
Mailing address: 26 STERLING ST. PEAKS ISLAND, ME. RACONLY@YATBO.COM		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: *Rachel Conly* Date: 12-11-12

This is not a permit; you may not commence ANY work until the permit is issued

Ann Machado - Re: 224 Pleasant Ave, Peaks Island

From: rachel conly <raconly@yahoo.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 12/31/2012 1:34 PM
Subject: Re: 224 Pleasant Ave, Peaks Island
Attachments: A1 williams site plan 12.15.12.pdf; A2 williams existing first floor 12.15.12.pdf; A3 williams proposed first floor 12.15.12.pdf; A4 williams power and lighting 12.15.12.pdf; A5 williams interior elevations 12.15.12.pdf; A6 williams garage studio plans 12.15.12.pdf; A7 williams garage studio elevations 12.15.12.pdf

Hi Ann,

It looks like we were e-mailing at the same time!

The windows are 9.7 SQFT each and the door is 20 SQFT. The total wall area is 114 SQFT. So, I will need to add 2 more windows.

I did send the PDF's, but I never get a reply to know if they have been received, so thank you for bringing that to my attention. I have attached them here.

Thanks, Rachel

--- On **Mon, 12/31/12**, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

From: Ann Machado <AMACHADO@portlandmaine.gov>
Subject: 224 Pleasant Ave, Peaks Island
To: "rachel conly" <raconly@yahoo.com>
Date: Monday, December 31, 2012, 10:20 AM

Rachel -

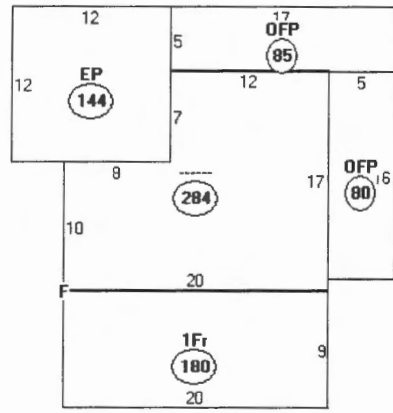
I'm glad that you were aware of section 14-427. You might very well be meeting the greater than 50% requirement. I just need you to give me the figures showing what the square footage is for each wall and what the square footage is for the windows and doors.

Also, did you send a pdf of the plans? I don't seem to see them in the system. Do you mind sending them to me and I will put them in the system?

Thanks.

Ann

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Descriptor/Area	
A: ---	284 sqft
B: EP	144 sqft
C: OFF	85 sqft
D: OFF	80 sqft
E: 1Fr	180 sqft
F: RG1	216 sqft

224 Pleasant Ave, PT

IR-2 zone lot size 26,314

front 25' or average - average - * 214 15'

lot b setback 25'

average = 20'

side - 20'
rear - 25'

addition on garage - 25' front
side - 62'
rear 89' (ok)

lot coverage 20% = 26314 = 5,262.8

* mfill porch - 55% must be glass
over.
front setback shall be 15'

Jonathan Rioux - 224 Pleasant Ave

From: Jonathan Rioux
To: rachel conly
Date: 2/11/2013 2:20 PM
Subject: 224 Pleasant Ave

Rachel,

Can you clarify the studio use?

What are the floor joist sizes/ spacing for the proposed entry?

Is the roof to the proposed entry existing?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

Jonathan Rioux - Re: 224 Pleasant Ave

From: rachel conly <raconly@yahoo.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 2/12/2013 2:03 PM
Subject: Re: 224 Pleasant Ave

Hi John,

The studio will be an art studio. It is also a garage in the winter months.

The floor joists for the covered porch are 2x6 at 16"o.c.

The roof to the proposed mud room/entry on the main house is existing.

Please let me know if you have any more questions.

Thank you, Rachel

Rachel Conly
Architectural Design
207-766-5625

--- On Mon, 2/11/13, Jonathan Rioux <JRIOUX@portlandmaine.gov> wrote:

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Subject: 224 Pleasant Ave
To: "rachel conly" <raconly@yahoo.com>
Date: Monday, February 11, 2013, 11:20 AM

Rachel,

Can you clarify the studio use?

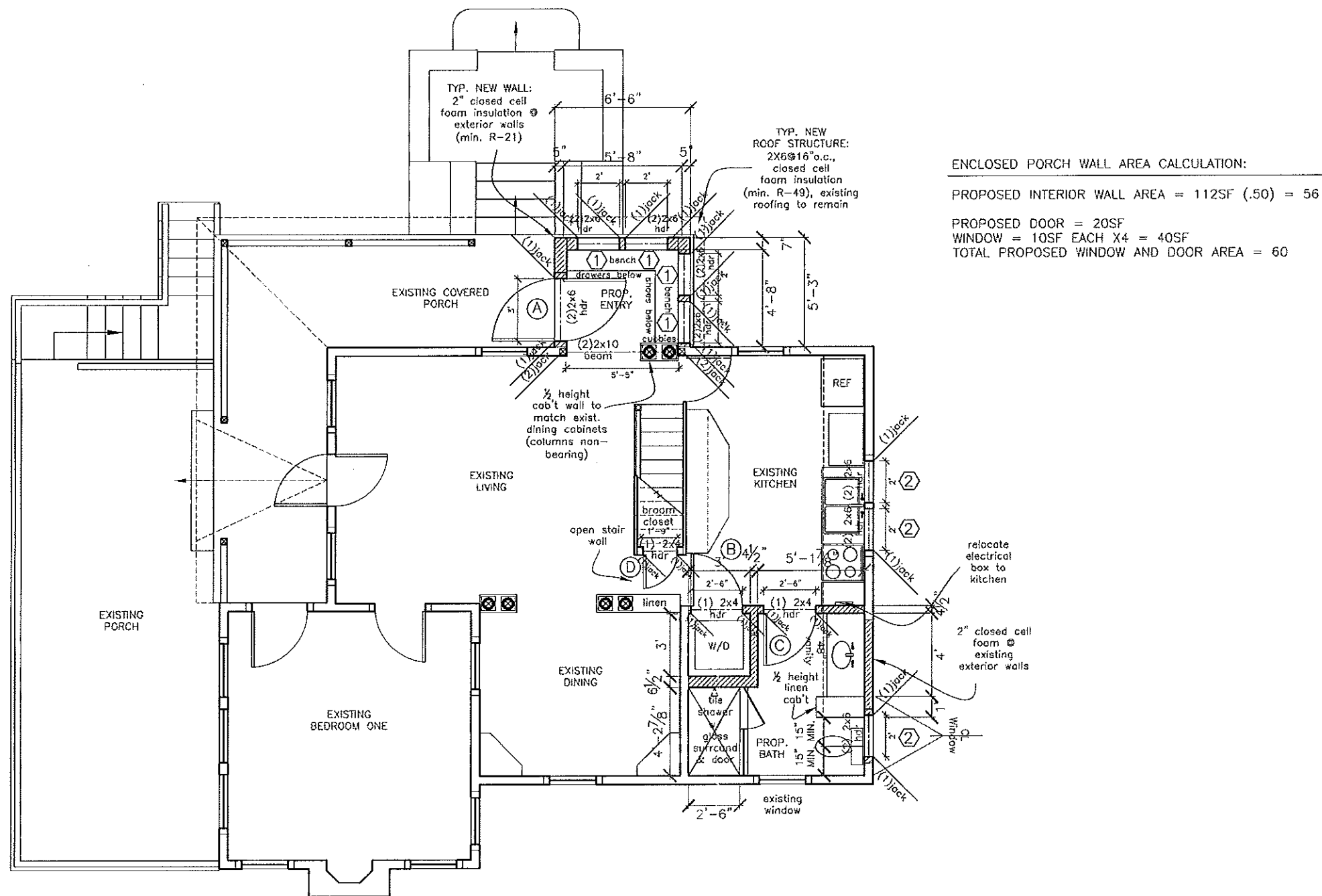
What are the floor joist sizes/ spacing for the proposed entry?

Is the roof to the proposed entry existing?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department

Proposed First Floor Plan



A Proposed First Floor Plan
1/4" = 1'-0"

RECEIVED

JAN 14 2013

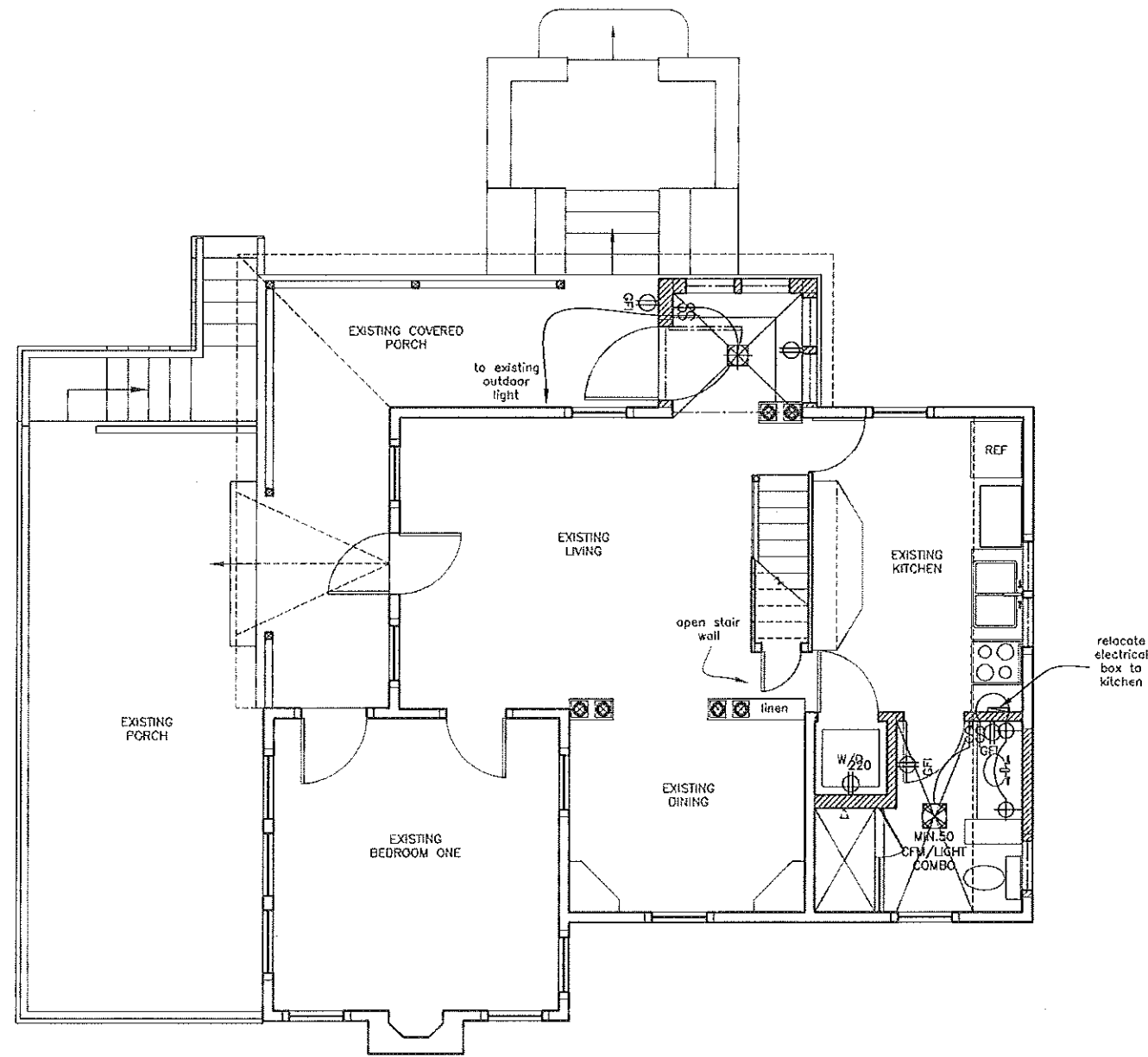
Dept. of Building Inspections
City of Portland Maine

PROJECT
"Katie's Cottage"
William's Residence
224 Pleasant Avenue
Peaks Island, Me.
04108

DATE	REVISED
11.30.12	12.15.12
	1.13.13
SCALE	DRAWN BY
1/4" = 1'-0"	Rachel

NOTES

Revision



Ⓐ Proposed Power & Lighting Plan
 1/4" = 1'-0"

EXISTING WALL
 NEW WALL

RECEIVED

JAN 14 2013

Dept. of Building Inspections
 City of Portland Maine

Rachel Conly

Architectural Design

Peaks Island, Maine 04108
 207.766.5625

First Floor
 Power & Lighting
 Plan

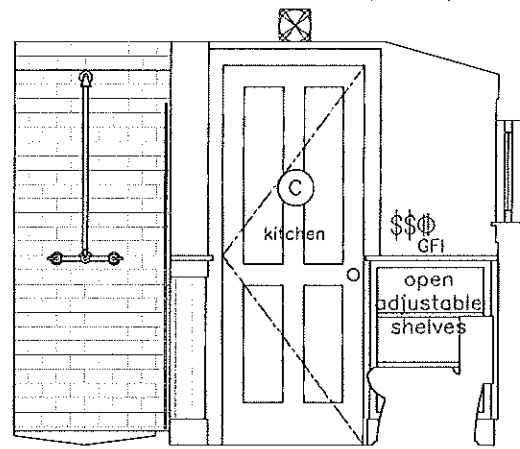
PROJECT
 "Katie's Cottage"
 William's Residence
 224 Pleasant Avenue
 Peaks Island, Me.
 04108

DATE 11.30.12
 SCALE 1/4" = 1'-0"
 REVISED 12.15.12
 1.13.13
 1.14.13
 DRAWN BY Rachel

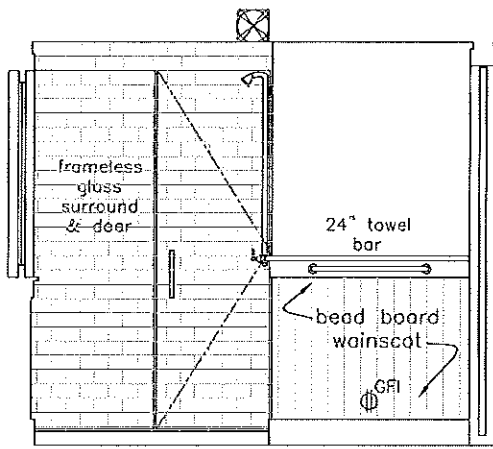
KEY			
⊙	duplex	○-○-○	undercounter
⊙ GFI	ground-fault circuit interrupter	⊗	ceiling fan w/ dimmer light
⊙ 220	220 volt	⊗	ceiling fan
⊙	switch	⊗	ceiling fan
⊙	3-way switch	⊗	ceiling fan
⊙	dimmer switch	⊗	ceiling fan
⊙	smoke detector	⊗	ceiling fan
⊙	minimum 30 cfm vent fan	⊗	ceiling fan
⊙	MIN 50 CFM	⊗	ceiling fan
⊙	ceiling mount light fixture	⊗	ceiling fan
⊙	pendant light fixture	⊗	ceiling fan
⊙	recessed can light fixture	⊗	ceiling fan
⊙	wall sconce light fixture	⊗	ceiling fan
⊙	wall location wall sconce light fixture	⊗	ceiling fan
⊙	track lighting	⊗	ceiling fan
⊙	fluorescent track lighting	⊗	ceiling fan
⊙	fluorescent track lighting	⊗	ceiling fan

NOTES
 Revision

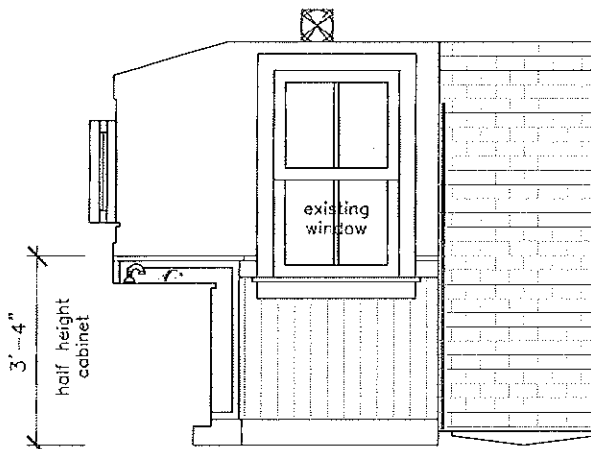
A4



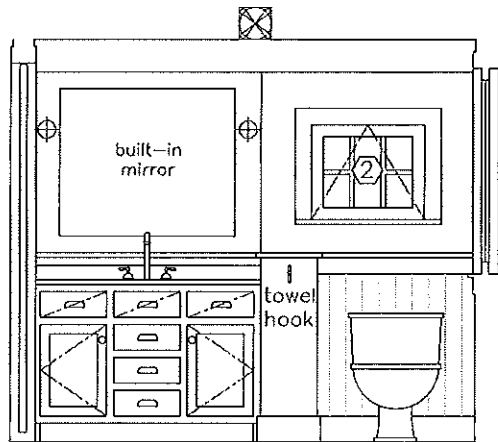
A Proposed Bath North
1/2"=1'-0"



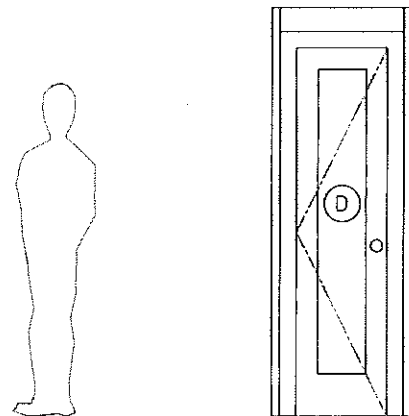
B Proposed Bath West
1/2"=1'-0"



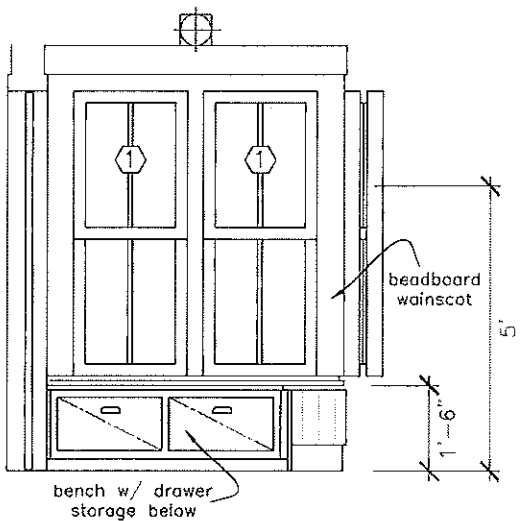
C Proposed Bath South
1/2"=1'-0"



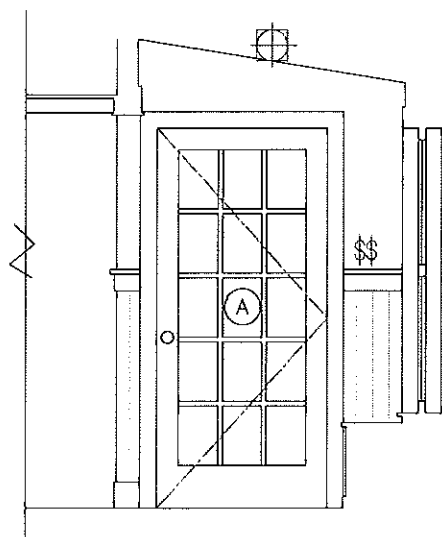
D Proposed East South
1/2"=1'-0"



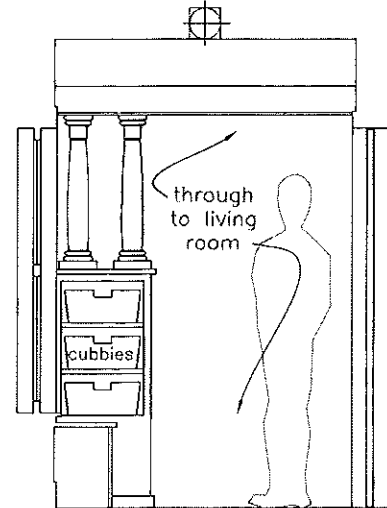
E Proposed Broom Closet Door
1/2"=1'-0"



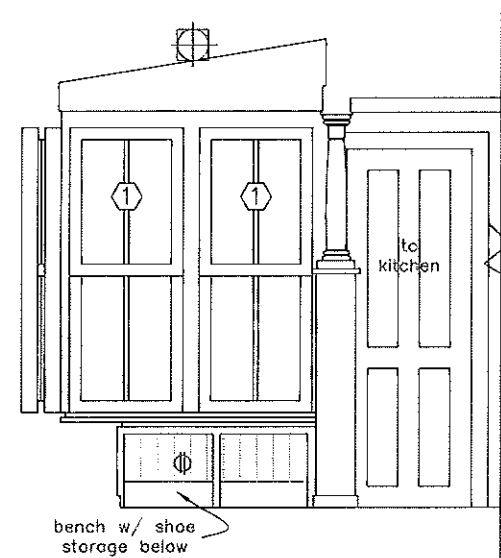
F Proposed Entry North
1/2"=1'-0"



G Proposed Entry West
1/2"=1'-0"



H Proposed Entry South
1/2"=1'-0"



I Proposed Entry East
1/2"=1'-0"

RECEIVED

JAN 14 2013

Dept. of Building Inspections
City of Portland Maine

Rachel Conly

Architectural Design

Peaks Island, Maine 04108
207.766.5625

Interior Elevations

PROJECT
"Katie's Cottage"
William's Residence

224 Pleasant Avenue
Peaks Island, Me.
04108

DATE 11.30.12 REVISED 12.15.12
1.13.13
1.14.13

SCALE 1/4"=1'-0" DRAWN BY Rachel

NOTES

A5