

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DAVID M. SYSTROM

Located At 818 SEASHORE AVE

Job ID: 2012-11-5401-ALTR

CBL: 091- G-037-001

has permission to Renovation and extension of exist cottage 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 closed-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

Fire Prevention Officer

A handwritten signature in black ink, appearing to be "J.R.", written over a horizontal line.

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-11-5401-ALTR

Located At: 818 SEASHORE AVE

CBL: 091- G-037-001

Conditions of Approval:

Building

1. 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.
2. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.
3. Safety glazing in hazardous locations per Section R308: Glazing in enclosures for or walls facing bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
4. R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches. When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence.
5. 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.
6. 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.
7. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Architect agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
8. Glass glazing required adjacent to stairways when exposed surface of the glass is less than 60 inches above the nose of the tread.
9. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
10. A code compliant emergency escape shall be provided in each (additions or enlargement) bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.

11. R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.
12. Note: Loft will be utilized for light storage only; this was not approved as a habitable room.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
6. Sprinkler requirements
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.
10. Install an NFPA 13D automatic sprinkler system.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-50248	Issue Date:	CBL: 091 G037001
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Location of Construction: 818 SEASHORE AVE <i>P.I.</i>	Owner Name: BUDINGTON ELIZABETH C & J	Owner Address: 4 MENLO ST	Phone:
Business Name:	Contractor Name: Doug Wilbur Residential Constructi	Contractor Address: 27 Central Avenue Peaks Island	Phone: (207) 272-8763
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-1
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling	Permit Fee: \$1670.00	Cost of Work: \$165,000.00
Proposed Project Description: Renovation and upward expansion of existing cottage		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>RS</i> Type: <i>SB</i> <i>IRC, 2009</i> <i>(MUBEC)</i>
		Signature: <i>Catherine</i>	Signature: <i>AR</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: Service_User	Date Applied For: 11/15/2012	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>with 250 ft front 75' into the wetlands only</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>1A-436(b) - using 13.6% of 80% allowed</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>12/11/12</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:
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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



IP I
Skotland

General Building Permit Application

Entered 11/15/12 (85)

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.

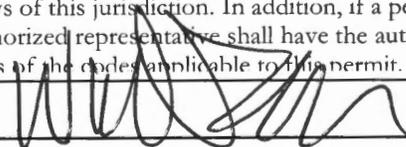
2012-11-5401-ALTR

Location/Address of Construction: <u>818 SEASHORE AVE, PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>1442 CONDITION 40 SPACE SF</u>	Square Footage of Lot <u>5000</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>91</u> Block# <u>6</u> Lot# <u>37</u>	Applicant: (must be owner, lessee or buyer) Name <u>WILL WINKELMAN</u> <u>WINKELMAN ARCHITECTURE</u> Address <u>41 UNION WHARF, STE 4</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207-</u> <u>699-2998</u> <u>X100</u>
Lessee/DBA RECEIVED NOV 15 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>ELIZABETH BUDINGTON +</u> <u>JAMES FLEMING, JTS</u> Address <u>4 MENLO ST</u> City, State & Zip <u>BRIGHTON, MA</u> <u>02135</u>	Cost of Work: <u>\$165,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>1670</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>NO CHANGE - STILL SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>SUBSTANTIAL RENOVATION (AND ADDED EXTENSIONS OVER EXISTING FOOTPRINT) OF EXISTING COTTAGE.</u>		
Contractor's name: <u>DOUG WILBUR RESIDENTIAL CONSTRUCTION</u> Email: <u>DDWILBUR@GMAIL.COM</u> Address: <u>27 CENTRAL AVE, PEAKS ISLAND, ME 04108</u> City, State & Zip <u>PEAKS ISLAND, ME 04108</u> Telephone: <u>207.272.8763</u> Who should we contact when the permit is ready: <u>WILL WINKELMAN</u> Telephone: <u>207.699.2998</u> Mailing address: <u>41 UNION WHARF, STE 4, PORTLAND, ME 04101</u> <u>X100</u>		

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:  Date: 8 NOV 2012

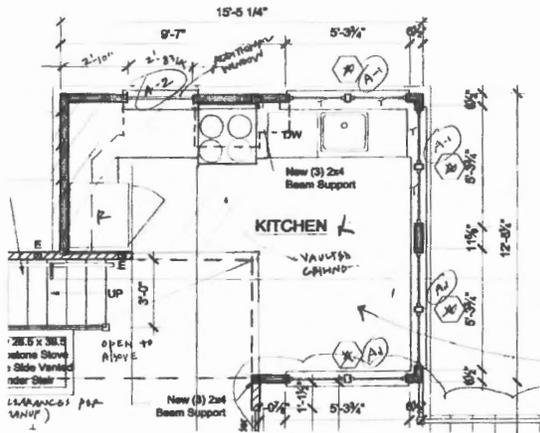
This is not a permit; you may not commence ANY work until the permit is issued

DEC - 7 2012

DEPT. OF
CIVIL

D

2012



PERMIT APPLICATION ADDENDUM :
 RE: 618 SEASHORE AVE. PEAKS ISLAND (RENOVATION RENOVATION)

6 DEC 2012

BY: WILL WINKELMAN AT WINKELMAN ARCHITECTURAL
 207-699-2998 x100

RE: ZONING COMPLIANCE ISSUE REF: 14-427 "ENCLOSURE OF PORCHES"

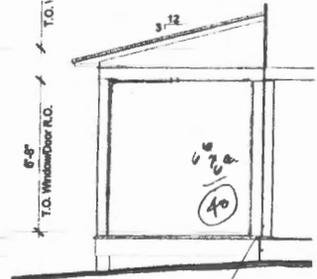
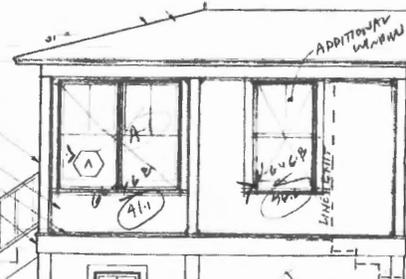
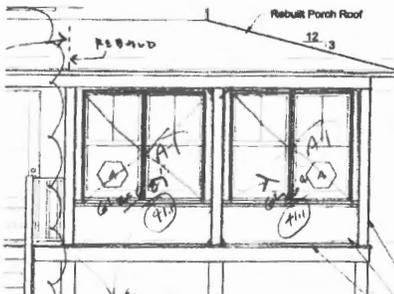
WALL AREA OF EXISTING PORCH THAT IS TO BE ENCLOSED: 219.9 SF
 GLASS/WINDOWS AREA OF THE ENCLOSED PORCH WALLS: 115.1 SF

SUMMARY: 52.3% IS GLASS
 (*)

(EXISTING PORCH TO BE ENCLOSED.)

Handwritten signature

1/4" SCALE



GLASS/WINDOWS SUMMARY:
 $5'-3 \frac{3}{4} \times 4' = 21.5 \text{ SF}$
 $\times 4 \text{ units (8 units)} = 102 \text{ SF}$
 A-2

$2' \times 2 \frac{1}{2} \times 4 \times 24 = 120 \text{ SF}$
 $\times 1 \text{ unit} = 120 \text{ SF}$

1x6 Pn Recess
 $(102 \text{ SF} + 120 \text{ SF}) = 222 \text{ SF}$
 $\frac{115.1 \text{ SF}}{222 \text{ SF}} = 52\%$

INFILL WALL SUMMARY:
 $40 + 41.1 + 41.1 = 122.2$
 $122.2 + 97.7 = 219.9 \text{ SF}$
 WALL

From: Will Winkelman <will@winkarch.com>
To: Marge Schmuckal <mes@portlandmaine.gov>
Date: 12/7/2012 12:26 PM
Subject: Permit app Addendum for 818 Seashore Ave
Attachments: 121207BUD-818Seashore_PermitAppADDENDUM_1.pdf

Hi Marge. The attached is my permit application addendum for 818 Seashore Ave, Peaks Island.

In the end, it wasn't too difficult to make this work. I only needed to add one more window.

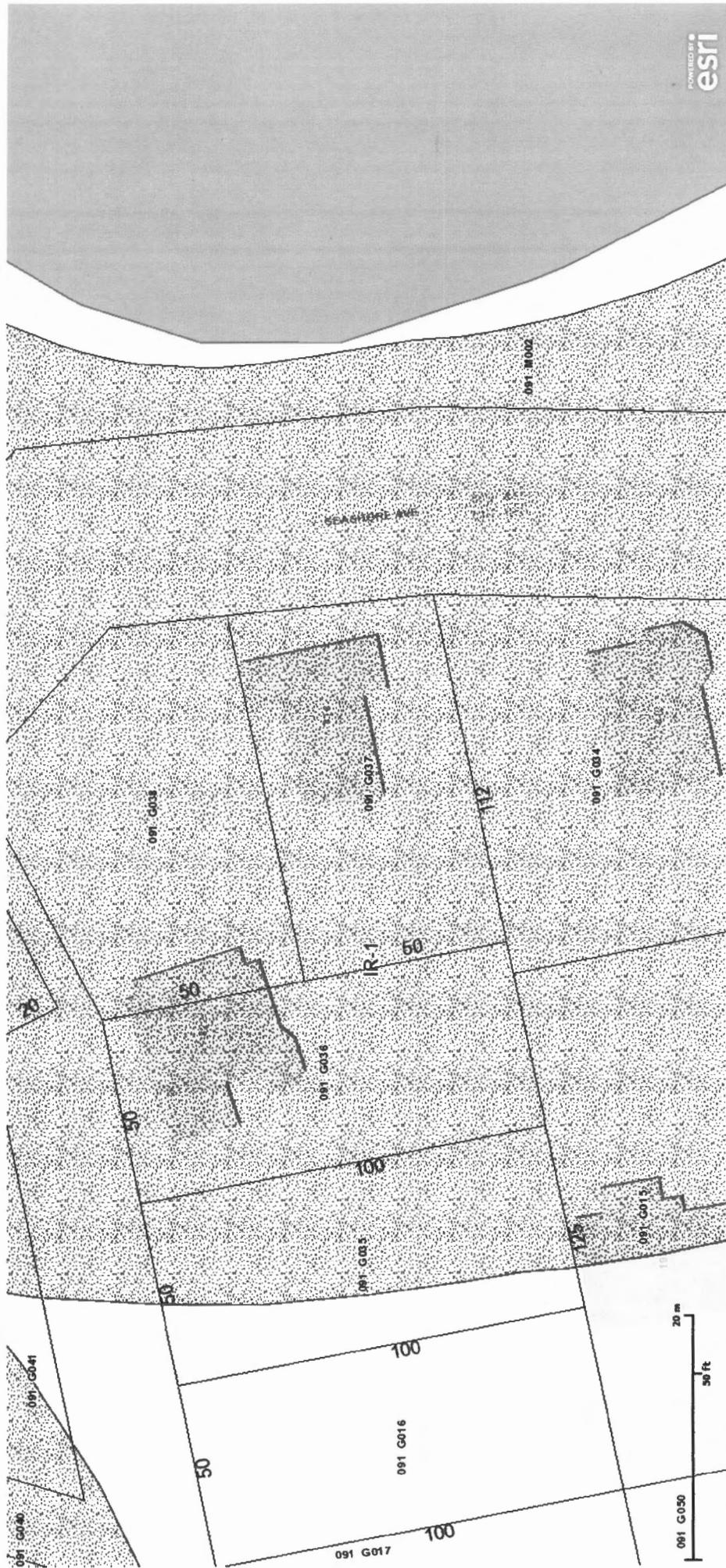
I tried to make this one page summary as clear as possible.

Jon Rioux is who I did a prelim plan review with back in Sept, so he might be the best to pass this on to.

If you have any questions please call my cell (201-232-6831) or email. And thanks for keeping this moving along.

Many thanks. Will

818 Seashore Ave., Peaks Island



(Code 1968, § 602.19.D; Ord. No. 78-03/04, 10-20-03)

Sec. 14-426. Fences.

In residence zones no wall or fence along a street line or within twenty-five (25) feet of a street line shall be more than four (4) feet in height unless said fence is located in the side or rear yard and is reviewed by the public works authority and found not to be a traffic or public safety hazard, subject to the provisions of section 14-434.

(Code 1968, § 602.19.E; Ord. No. 247-97, 4-9-97)

Sec. 14-427. Enclosure of porches.

Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any yard required by this article may be enclosed if the major portion of the enclosure is of glass.

(Code 1968, § 602.19.F)

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Sec. 14-429. Lot surrounded by streets or alleys.

Where a lot containing ten thousand (10,000) square feet or less is completely surrounded by streets or alleys, the building area may be increased twenty (20) percent.

(Code 1968, § 602.19.H)

Sec. 14-430. Height limits.

(a) *Roof structure.* Roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, skylights, steeples, roof signs, flag poles, chimneys, smokestacks, radio or television masts, water tanks, or silos may be erected above the height limitation herein prescribed for buildings.

Existing non-residential and residential principal structures which are nonconforming as to any area and/or yard requirements may be enlarged within the existing footprint subject to the following provisions:

(a) *For principal structures lawfully nonconforming as to land area per dwelling unit as of July 19, 1988:* The floor area of the expansion shall be limited to no more than fifty (50) percent of the first floor footprint. The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

* (b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback:* The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures. *Doesn't limit expansion to uppermost floor* *ok*

Building expansions under this section may occur only once during the lifetime of an existing structure.

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

*Editor's note—Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.

Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be

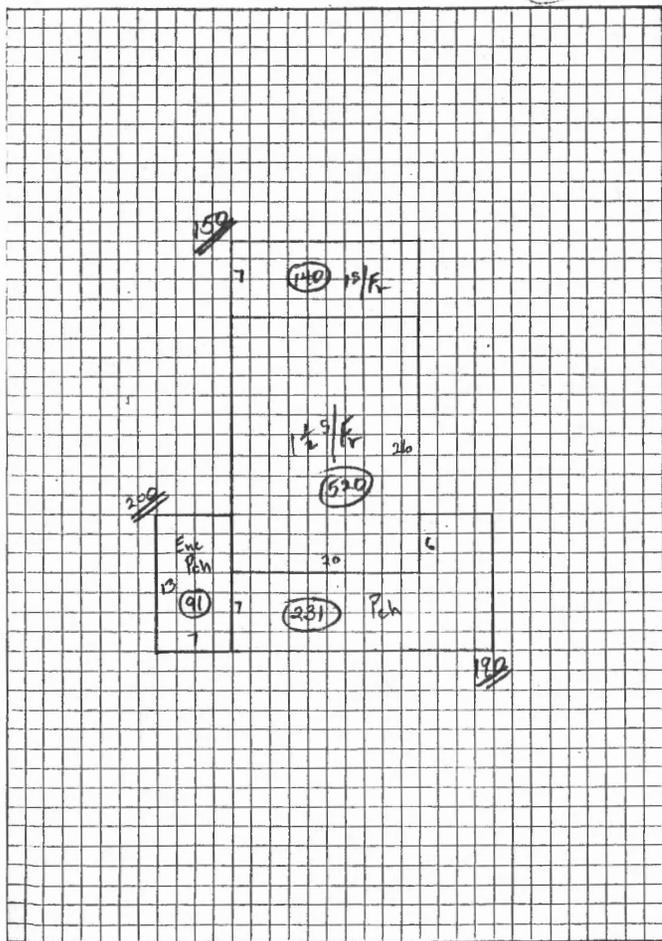
RECORD OF BUILDINGS
 GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

1951

Est.



CONSTRUCTION		
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST	BATHROOM <input checked="" type="checkbox"/>
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE	MILL TYPE	WATER CLOSET
PIERS <input checked="" type="checkbox"/>	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK <input checked="" type="checkbox"/>
1/4 <input checked="" type="checkbox"/> 1/2 <input checked="" type="checkbox"/> 3/4 <input checked="" type="checkbox"/>	B 1 2 3	STD. WAT. HEAT
NO. CELLAR	CEMENT	AUTO. WAT. HEAT
EXTERIOR WALLS	EARTH <input checked="" type="checkbox"/>	ELECT. WAT. SYST.
CLAPBOARDS <input checked="" type="checkbox"/>	PINE <input checked="" type="checkbox"/>	LAUNDRY TUBS
WIDE SIDING	HARDWOOD <input checked="" type="checkbox"/>	NO PLUMBING
DROP SIDING	TERRAZZO	TILING
NO SHEATHING	TILE	BATH FL. & WCOT.
WOOD SHINGLES	ATTIC FLR. & STAIRS	TOILET FL. & WCOT.
ASBES. SHINGLES	INTERIOR FINISH	LIGHTING
STUCCO ON FRAME	B 1 2 3	ELECTRIC <input checked="" type="checkbox"/>
STUCCO ON TILE	PINE <input checked="" type="checkbox"/>	NO LIGHTING
BRICK VENEER	HARDWOOD	NO. OF ROOMS
BRICK ON TILE	PLASTER	BSMT. 2ND 2
SOLID BRICK	UNFINISHED <input checked="" type="checkbox"/>	1ST 4 3RD
STONE VENEER	METAL CLG.	OCCUPANCY
CONC. OR CIND. BL.		SINGLE FAMILY <input checked="" type="checkbox"/>
TERRA COTTA	RECREAT. ROOM	TWO FAMILY
VITROLITE	FINISHED ATTIC	APARTMENT
PLATE GLASS	FIREPLACE	STORE
INSULATION	HEATING	THEATRE
WEATHERSTRIP	PIPELESS FURNACE	HOTEL
ROOFING	HOT AIR FURNACE	OFFICES
ASPH. SHINGLES <input checked="" type="checkbox"/>	FORCED AIR FURN.	WAREHOUSE
WOOD SHINGLES	STEAM	COMM. GARAGE
ASBES. SHINGLES	HOT WAT. OR VAPOR	GAS STATION
SLATE TILE	NO HEATING <input checked="" type="checkbox"/>	ECONOMIC CLASS
METAL	GAS BURNER	OVER BUILT
COMPOSITION	OIL BURNER	UNDER BUILT
ROLL ROOFING	STOKER	DT. 8-23-50 AR. BC
INSULATION		LD. 12 PD. RC
		MS. 12 CK. 50

COMPUTATIONS	
UNIT	1951
520 S. F.	1660
S. F.	
ADDITIONS	+540
FACT.	-140
BASEMENT	+120
WALLS	
ROOF	
FLOORS 3	-40
ATTIC	
FINISH	-500
FIREPLACE	
HEATING	
PLUMBING	+210
TILING	
TOTAL	1850
FACT. #10	+170
REP. VAL.	2020

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
Cottage	A 1 1/2 5/8 R	DC	?		F	2020	50%	1010	A		600	
	B								B			
	C								C			
	D								D			
	E								E			
	F								F			
	G								G			
YEAR	1951					1951 TOTAL BLDGS.						
TAX VAL.						19					19	
OLD VAL.						19					19	
CHANGE						19					19	



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 5253\$1,930.00

Tender Amount: 1930.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 11/15/2012

Receipt Number: 50250

Receipt Details:

Referance ID:	8735	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1670.00	Charge Amount:	1670.00
Job ID: Job ID: 2012-11-5401-ALTR - Renovation and extension of exist cottage			
Additional Comments: 818 Seashore			

Referance ID:	8737	Fee Type:	PL-NonEng
Receipt Number:	0	Payment Date:	
Transaction Amount:	250.00	Charge Amount:	250.00
Job ID: Job ID: 2012-11-5401-ALTR - Renovation and extension of exist cottage			
Additional Comments:			

Referance ID:	8738	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	

Transaction Amount:	10.00	Charge Amount:	10.00
Job ID: Job ID: 2012-11-5401-ALTR - Renovation and extension of exist cottage			
Additional Comments:			

Thank You for your Payment!



SHARON AVE



Copyright 2011 Esri. All rights reserved. Tue Dec 4 2012 03:02:59 PM

POWERED BY
esri

* Section 14-436

1st floor footprint 1050

$80\% = 840 \phi$

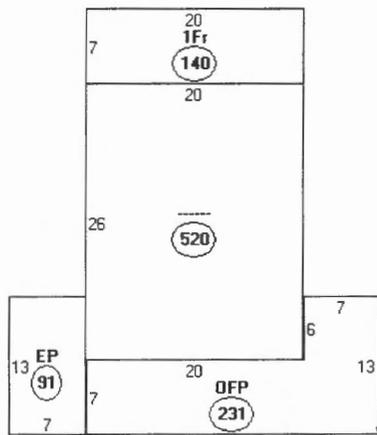
expansion - $7 \times 20 = 140 \phi$

$\frac{140}{1050} = 13.3\% \text{ increase}$

$\frac{140}{840} = 16.7\% \text{ increase of } 80\%$

* ~~roof skill has 3/12 pitch~~

back roof is Duff & maintained with 2nd floor



Descriptor/Area	
A: ---	520 sqft
B: 1Fr	140 sqft
C: OFF	231 sqft
D: EP	91 sqft

= 982

IRI

lot size 5000 ϕ

* front - 30' min - 9.75' to front left corner.

rear 30' min - 47.75' scaled \odot

* side - 20' min - right side 8.5' scaled

left side 13.5' scaled

lot coverage - 20% = over - ~~gradations~~ usually non conforming
no increase

max height 35' - \odot

* standard - structure is outside of 75' setback.
except for front steps, - addition outside

Section 14-427 - enclosure - is meeting - See Additional Submission

1650 # = 1st floor + ...
 using 3.6% of the 80% allowed

CLOSEST ADJACENT
 STRUCTURE:
 21'-6" ±

PROPOSED
 WELL

Property Boundary 100' ±

ONE STORY EXTENSION OVER
 EXISTING FOOTPRINT PER 14-436
 (FULL WIDTH, ORIGINAL STAIR)

BUSSE
 #250 UNIT
 (IN BSMT.)

New is 142.8 #
 80% max allowed
 e 80% of 1st floor
 footprint

SECOND FLOOR EXTENSION OVER
 EXISTING FIRST FLOOR FOOTPRINT
 (PER 14-436) PORCH

EXISTING AS-IS STRUCTURE
 1050 SQ. FT. TOTAL SITE COVERAGE

EXIST
 ENTRY
 STAIRS

20' Sideyard Setback

30' Backyard Setback

30' Frontyard Setback

20' Sideyard Setback

SITE AREA: 5000 SF

Address: 818 Seashore Avenue
 Peaks Island, Maine

Lot: 91-G-37

Zone: IR-1

Owner: James Fleming
 Elizabeth Budington
 4 Menlo Street
 Brighton, MA 02135

Builder: Doug Wilber
 (207) 272-8763

Existing: One and a half story structure
 with covered porches **1050**
 sq. ft. (total site coverage).

Proposed: Rebuild existing porches and
 add second floor extension;
 all within existing footprint. **No**
 increase in site coverage.

Parking: Unchanged (street parking).

Grading: Unchanged.

Septic: Busse Septic System.

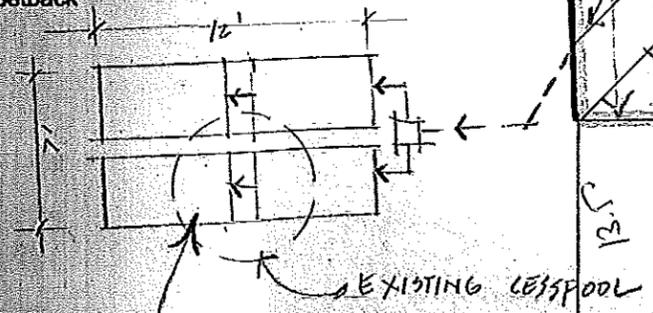
Utilities: Existing utilities unchanged.

Silt fence / erosion control by G.C. as
 required by Maine Erosion Control and
 Sediment Control Handbook For
 Construction: Best Management Practices
 Section 14.

SITE COVERAGE:
 5000 SF LOT x 20%
 = 1000 SF ALLOWED MAX

EXIST COVERAGE (GRANDFATHERED)
 (INCLUDING STAIRS) = 1050 SF

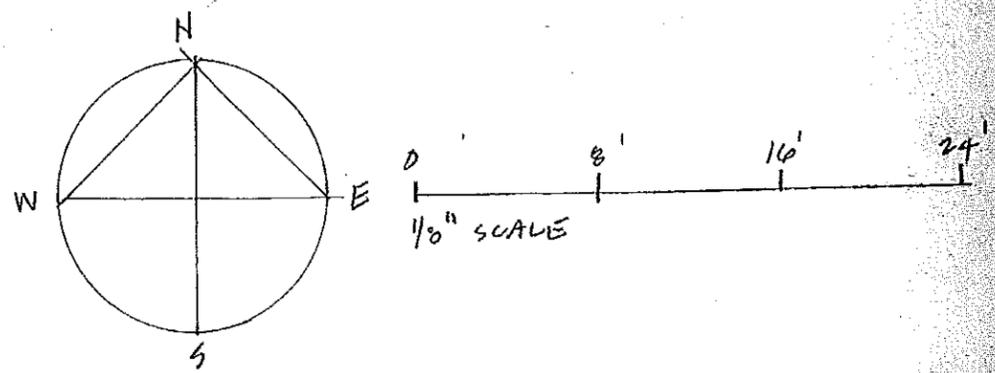
PROPOSED DESIGN DOES
NOT CHANGE THE EXISTING
FOOTPRINT.



PROPOSED SEPTIC:
 REPLACEMENT 3 BEDROOM SYSTEM
 DESIGNED BY AL FRICK.

PRIMARY PRE-TREATMENT SYSTEM:
 BUSSE MODEL #250 (250 GAL) MBR.
 "SEWAGE TREATMENT UNIT"
 (UNIT LOCATED IN NORTHEAST
 CORNER OF BASEMENT)

DISPOSAL FIELD FOR EFFLUENT
 7' x 12' (4 PLASTIC CHAMBERS)



8 X
 50'

Property Boundary 50'

50' ±

100' ±
 112' ±
 Property Boundary