

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes. If Any,
Attached

BUILDING PERMITS

Permit Number: 090046

This is to certify that FRIEDMAN MARIAN T & ESTHER S JTShas permission to infill addition & interior remodel Phase 2AT 549 ISLAND AVE PEAKS ISLAND

City of Portland - 092 B002001

provided that the person or persons, firm or corporation accounting 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 finished-in. 24 HOURS 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Chit 8/11/09
1/22/09

City of Portland, Maine - Building or Use Permit Application

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

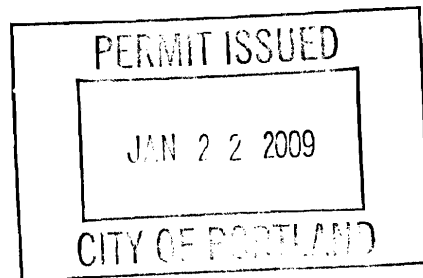
Permit No: 09-0046	Issue Date: 1/22/09	CBL: 092 B002001 (3031 DCI)
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Location of Construction: 549 ISLAND AVE PEAKS ISLAN	Owner Name: FRIEDMAN MARIAN T & ETALS	Owner Address: 401 CUMBERLAND AVE # 1406	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone: 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - infill addition & interior remodel: Phase 2	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 1
Proposed Project Description: infill addition & interior remodel: Phase 2		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRI-2003	
		Signature:	Signature: <i>CK</i> 1/22/09	
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: ldobson	Date Applied For: 01/16/2009	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 property is beyond the 75' setback. <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"/> OK w/conditions Date: 1/16/09 <i>AKM</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 <i>AKM</i> 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0046	Date Applied For: 01/16/2009	CBL: 092 B002001
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Location of Construction: 549 ISLAND AVE PEAKS ISLAN	Owner Name: FRIEDMAN MARIAN T & ETALS	Owner Address: 401 CUMBERLAND AVE # 1406	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone (207) 766-2026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - infill addition & interior remodel: Phase 2	Proposed Project Description: infill addition & interior remodel: Phase 2
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/16/2009
Note: **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 with Conditions **Reviewer:** Chris Hanson **Approval Date:** 01/22/2009
Note: **Ok to Issue:**
1) Pool and barrier installation shall meet the code requirements in Appendix G of the IRC 2003
2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
4) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



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: <u>549 ISLAND AVE PEAKS ISLAND, 04108</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>16,467</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>92 B 2-3-6</u>	Applicant * must be owner, Lessee or Buyer * Name <u>BETSY STOUT</u> Address <u>549 ISLAND AVE</u> City, State & Zip <u>PEAKS ISLAND, ME. 04108</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>270</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INFILL ADDITION AND INTERIOR REMODEL: PHASE TWO</u>		
Contractor's name: <u>JOHN KIELY</u> Address: <u>591 ISLAND AVE.</u> City, State & Zip <u>PEAKS ISLAND, ME 04108</u> Telephone: <u>766-2026</u> Who should we contact when the permit is ready: <u>RACHEL CONLY</u> Telephone: <u>766-5625</u> Mailing address: <u>26 STERLING STREET PEAKS ISLAND, ME 04108</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.

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:

Paula Dwyer

Date:

1.15.09

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

Applicant: Martin Friedman

Date: 1/16/09

Address: 549 Island Ave, PI.

C-B-L: 92-B-002 (003; 006)

permit # 09-0046

CHECK-LIST AGAINST ZONING ORDINANCE

Date - built 1920

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' or average $(9.5 + 25 = 34.5 \div 2 = 17.25)$ - 21.5' setback OK.

Rear Yard - 25' - N/A

Side Yard - 20' - N/A

* 1 story being added is beyond the setbacks.
~~setback~~ ; filling in where existing
story around it. so OK.

Projections -

Width of Lot -

Height -

Lot Area - 16467

Lot Coverage Impervious Surface - 25% = 3293.4 ϕ existing 3080.75 (permit 08-1485)

Area per Family -

~~addition~~ no increase in lot front. deck
was already there.

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - property in 250' setback but well past 75' setback.

Flood Plains - panel 15 - Zone C

PLEASANT AVENUE

Rachel Conly
Architectural Design

Site Plan

EXISTING STORAGE
FOOTPRINT
(432F SF)

65' front yard setback

20' side yard setback

549 ISLAND AVENUE
PEAKS ISLAND
OBL# 92-B-2-3-6
(16467 SF)

PHASE TWO:
STONE TERRACE, BACK
ENTRY LANDING &
RELOCATE HOT TUB

PHASE TWO:
AREA OF NEW
FIRST FLOOR
ADDITION
(128 SF)

PROPOSED HOUSE
FOOTPRINT
(2,210 SF)

PHASE ONE
PROPOSED PORCH
(450.5 SF)

25' front yard setback

20' side yard setback

GRAVEL
TERRACE

LANDSCAPED
STAIRS

13'-3" allowable front yard setback

CUTLINE OF
EXISTING
STAIRS

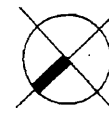
541 ISLAND AVENUE
PEAKS ISLAND
OBL# 90-R-5

ADJACENT HOUSE
FOOTPRINT

ADJACENT HOUSE
PORCH FOOTPRINT

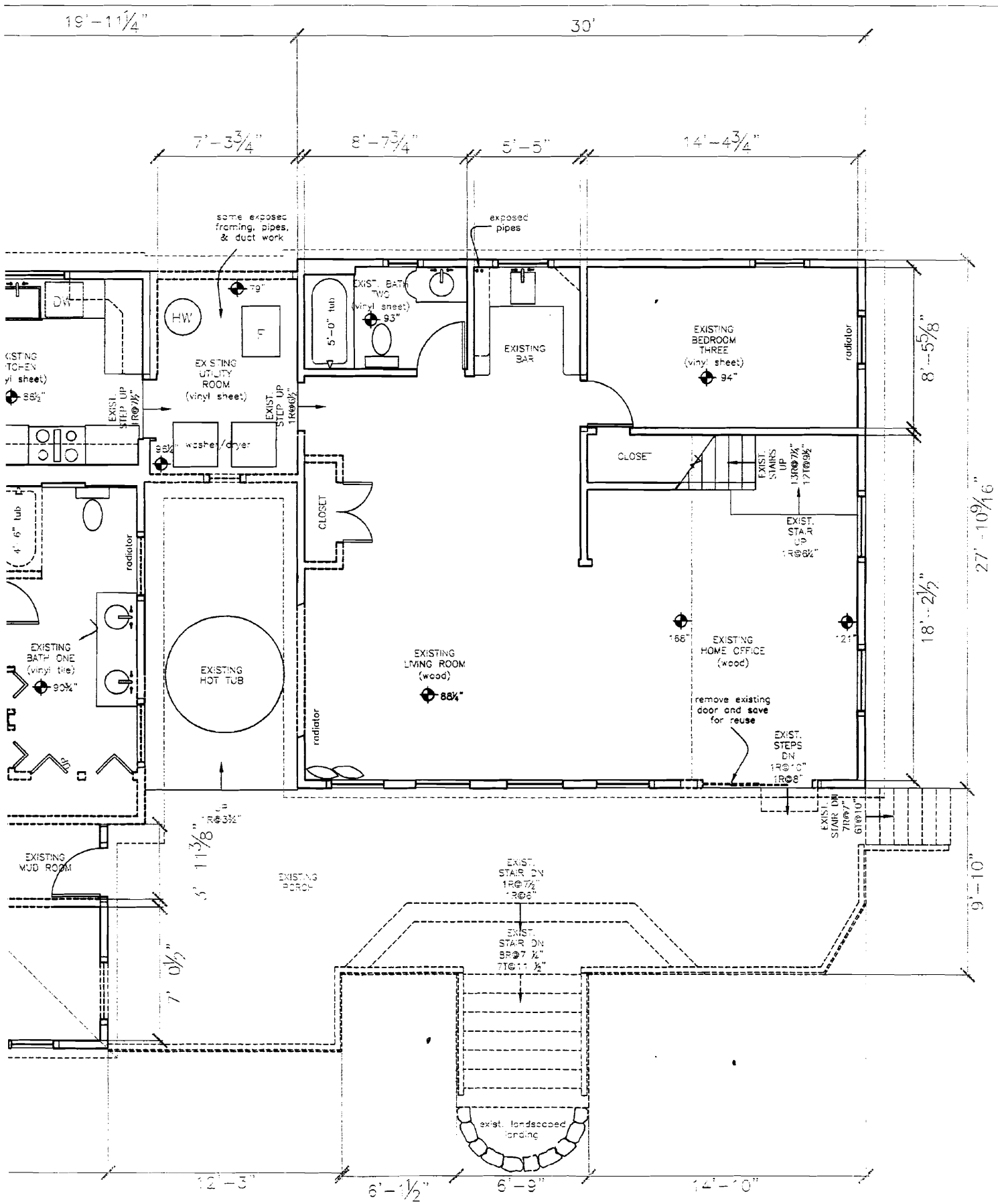
9'-6"

ISLAND AVENUE



PROJECT	
Stout Residence	
DATE	REVISED
11.24.08	1.12.09
SCALE	DRAWN BY
1/8" = 1'-0"	Rachel
NOTES	

A1



Rachel Conly
Architectural Design

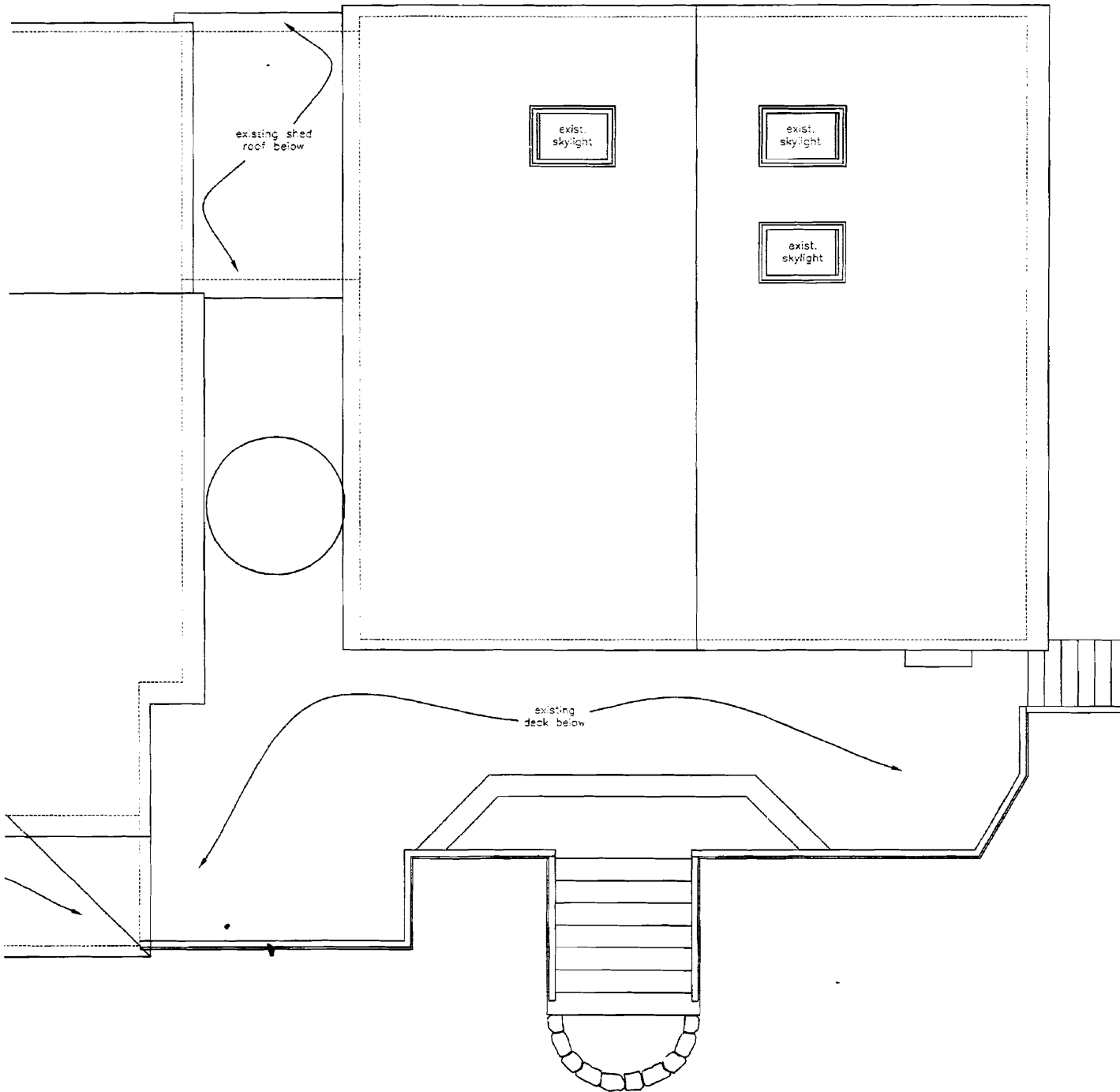
Existing Conditions/
Demo :
First Floor Plan

PROJECT Stout Residence	
DATE 6.13.08	REVISED 11.24.08 1.12.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

A2

Rachel Conly
Architectural Design

Existing Conditions:
Roof Plan



PROJECT
Stout Residence

DATE	6.13.08	REVISED	11.24.08 1.12.09
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SCALE	1/4" = 1'-0"	DRAWN BY	Rachel
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NOTES

A4

Rachel Conly
Architectural Design

Existing Conditions:
West Elevation



PROJECT
Stout Residence

DATE	6.13.08	REVISED	11.24.08 1.12.09
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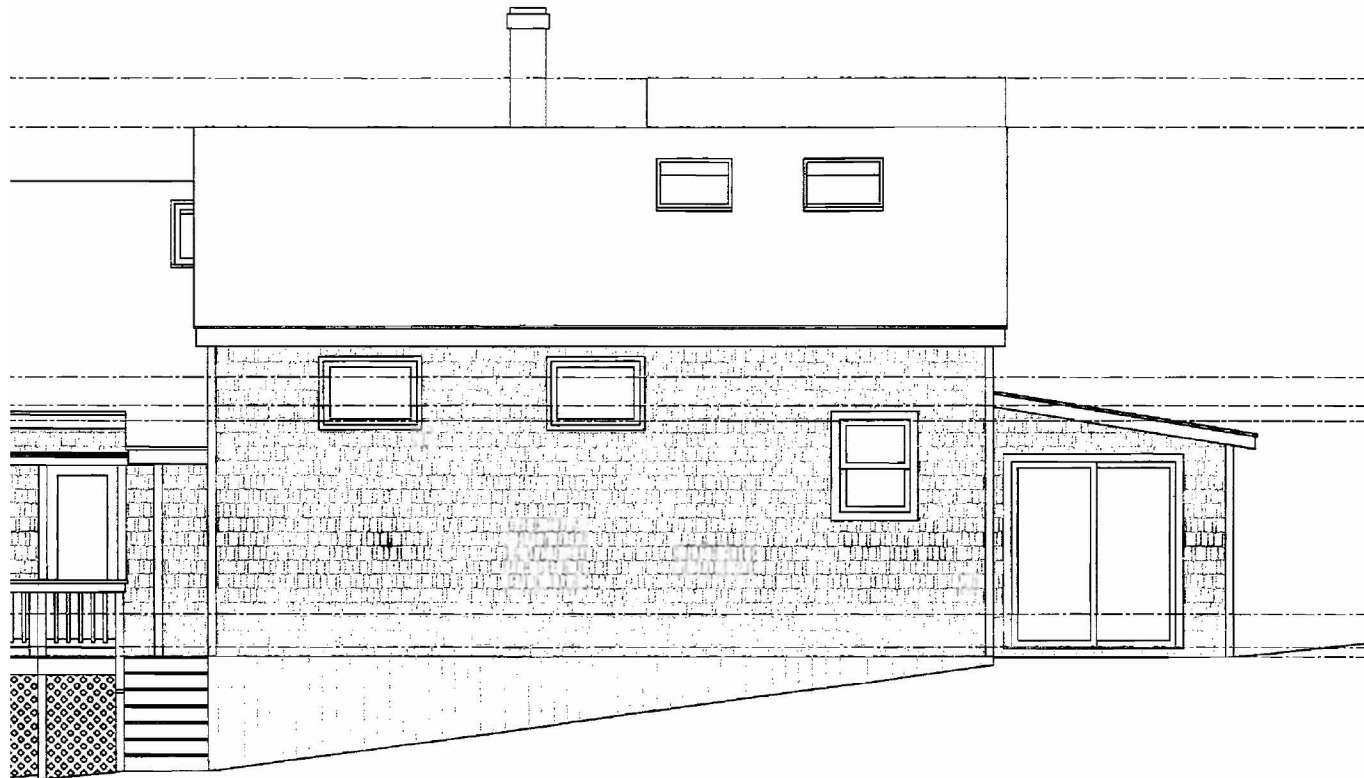
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel
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NOTES

A5

Rachel Conly
Architectural Design

Existing Conditions:
South Elevation



PROJECT
Stout Residence

DATE	6.13.08	REVISED	11.24.08 1.12.09
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SCALE	1/4" = 1'-0"	DRAWN BY	Rachel
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NOTES

A6

Rachel Conly
Architectural Design

Existing Conditions:
East Elevation



PROJECT
Stout Residence

DATE	6.13.08	REVISED	11.24.08 1.12.09
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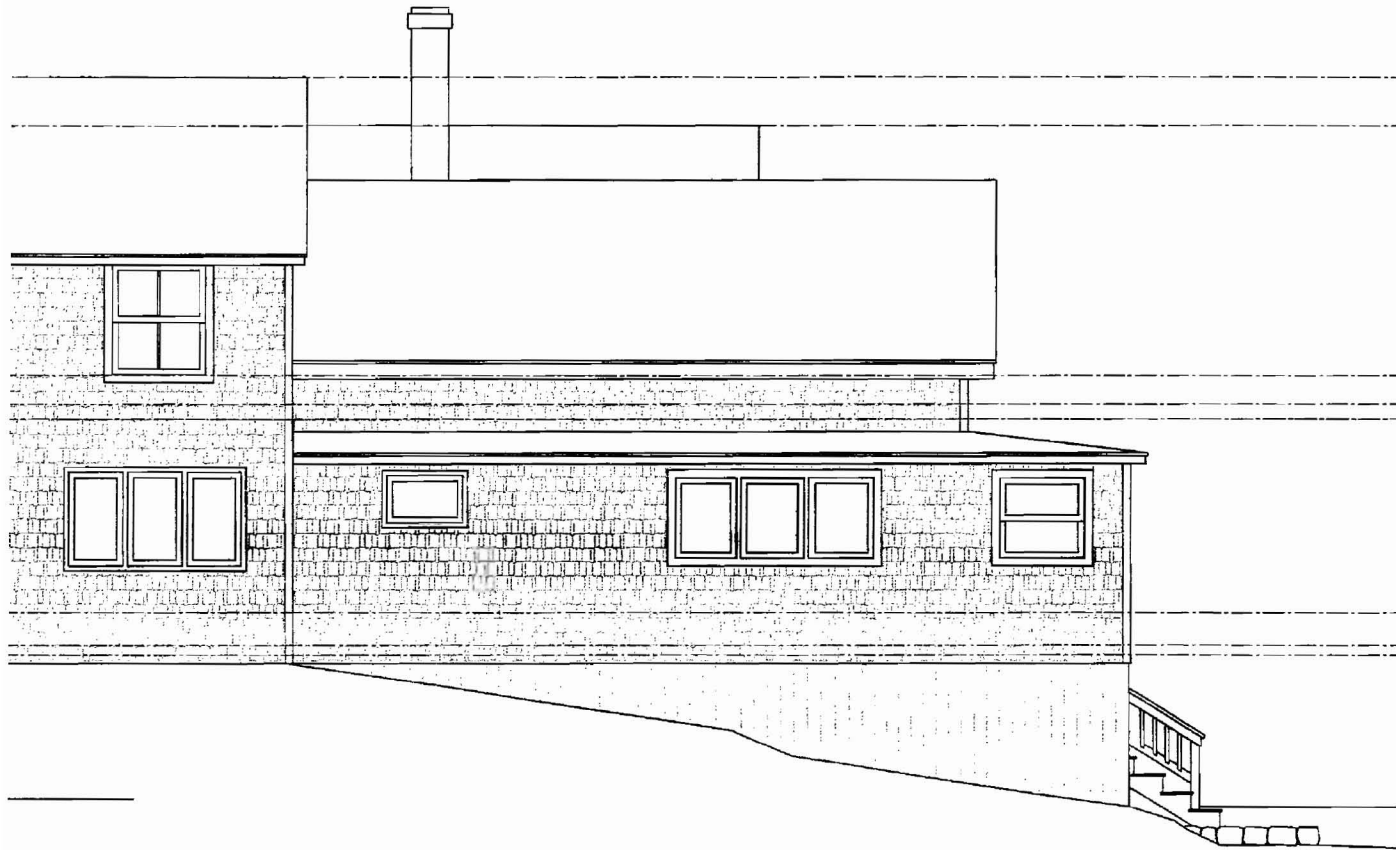
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel
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NOTES

A7

Rachel Conly
Architectural Design

Existing Conditions:
North Elevation



PROJECT
Stout Residence

DATE	6.13.08	REVISED	11.24.08 1.12.09
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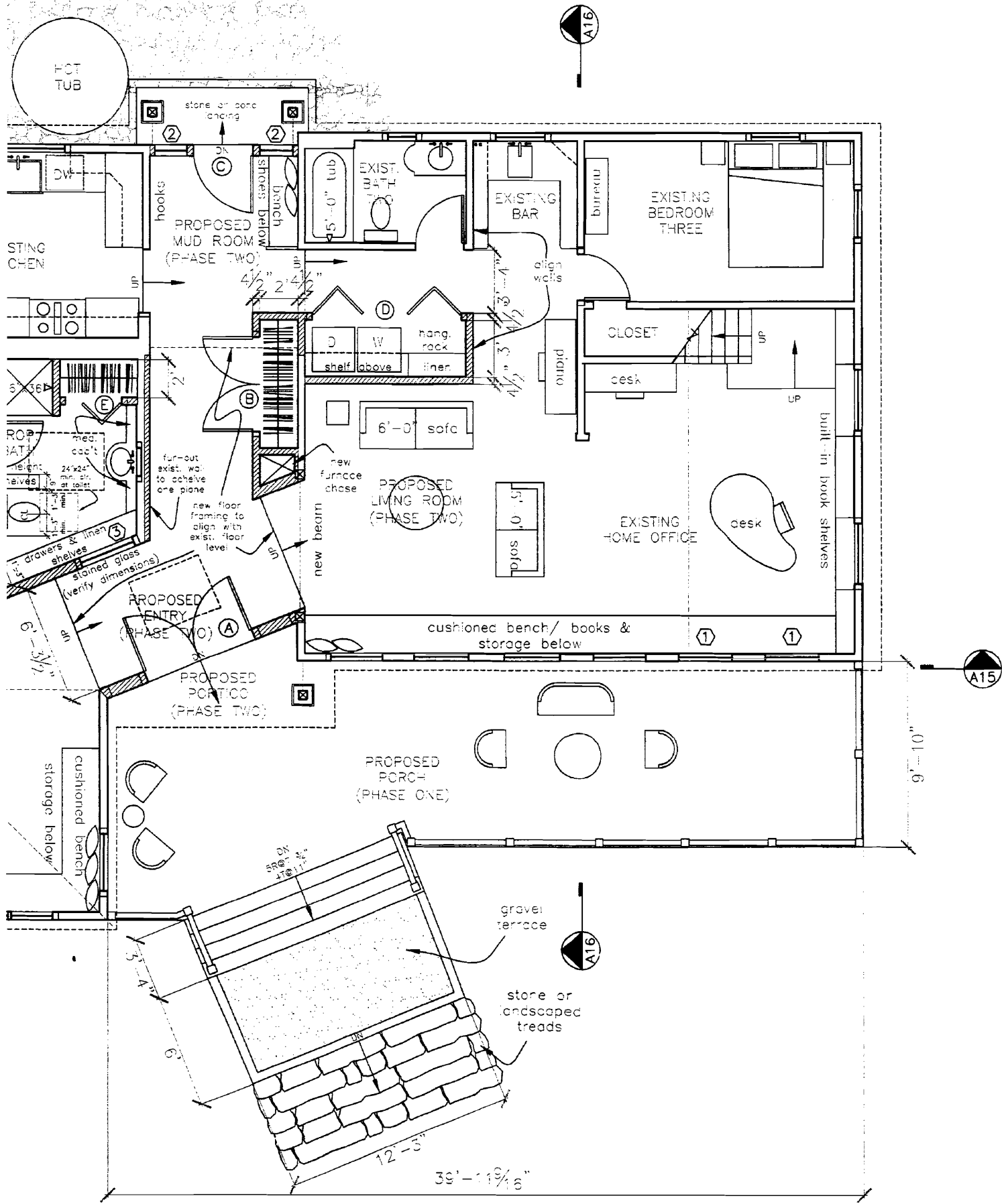
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NOTES

A8

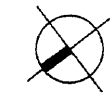
Rachel Conly
Architectural Design

Proposed First Floor



PROJECT	
Stout Residence	
DATE	REVISED
	11.24.08
	1.12.09
SCALE	DRAWN BY
1/4" = 1'-0"	Rachel

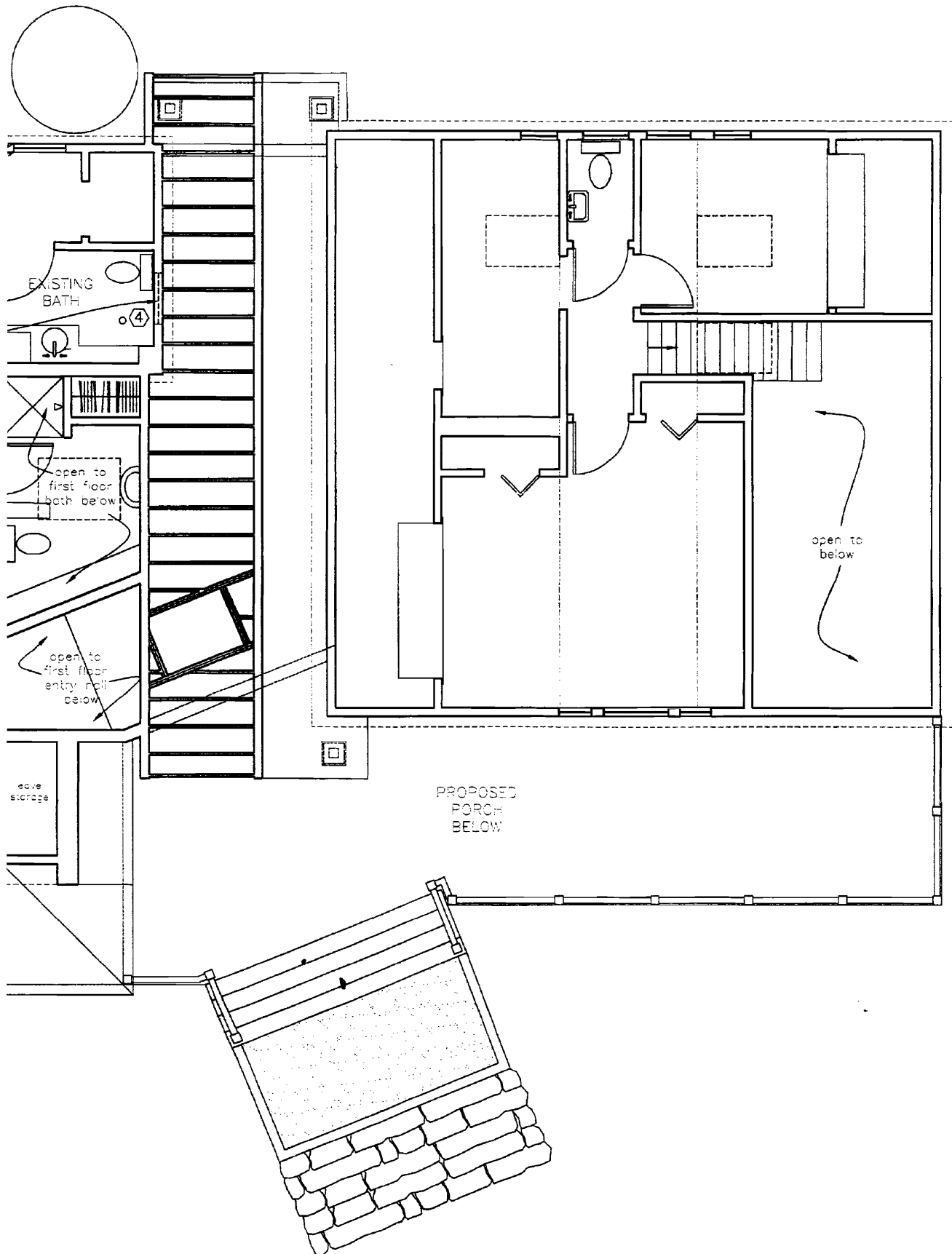
NOTES



A9

Rachel Conly
Architectural Design

Proposed Second
Floor



PROJECT
Stout Residence

DATE
1.12.09

SCALE
1/4" = 1'-0"

REVISED
DRAWN BY
Rachel

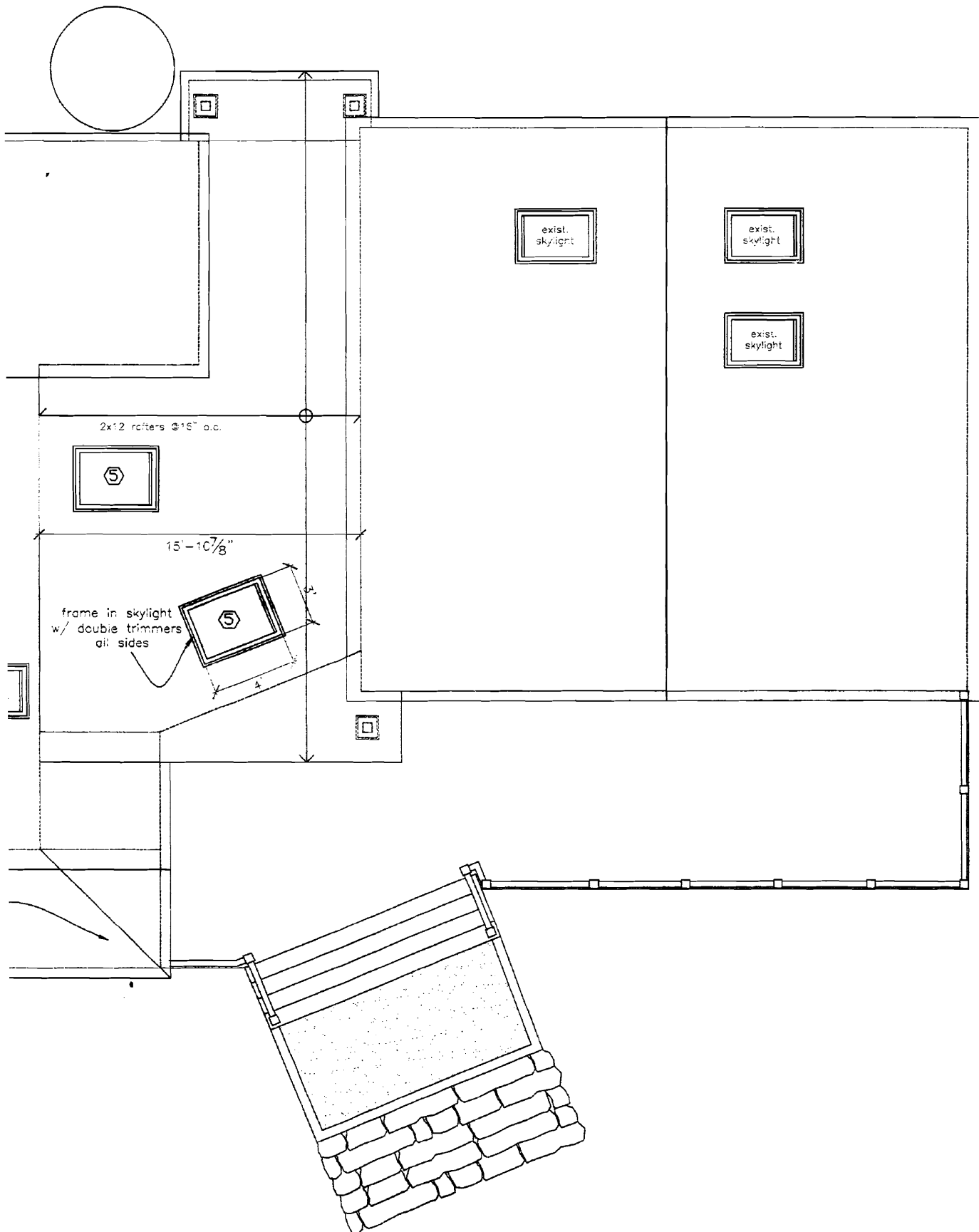
NOTES



A10

Rachel Conly
Architectural Design

Proposed Roof Plan
& Framing



PROJECT	
Stout Residence	
DATE	REVISED
	1.12.09
SCALE	DRAWN BY
¼" = 1'-0"	Rachel
NOTES	

Rachel Conly
Architectural Design

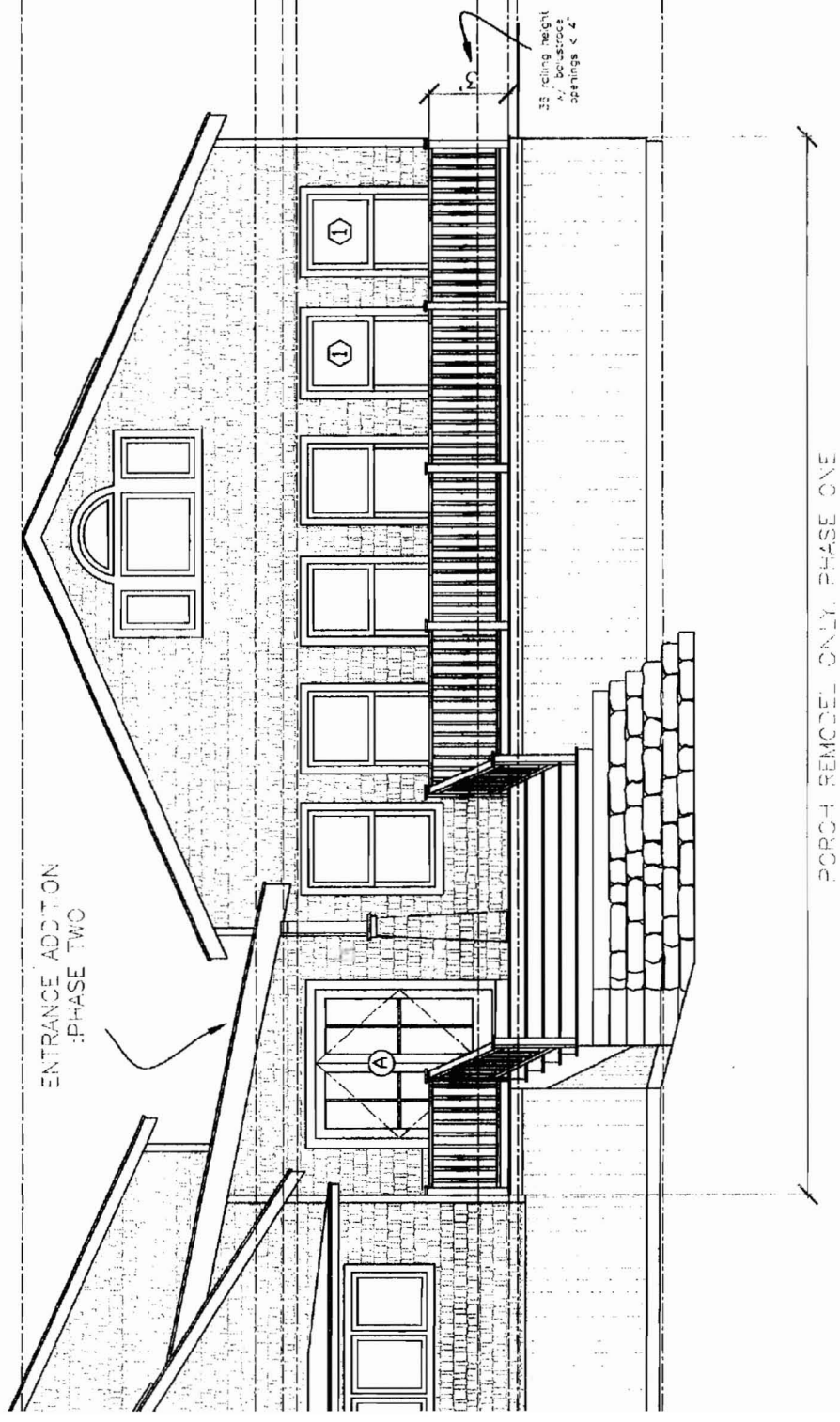
Proposed West
Elevation

PROJECT
Stout Residence

DATE
REVISED 24.08
1.12.09

SCALE
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DRAWN BY
Rachel

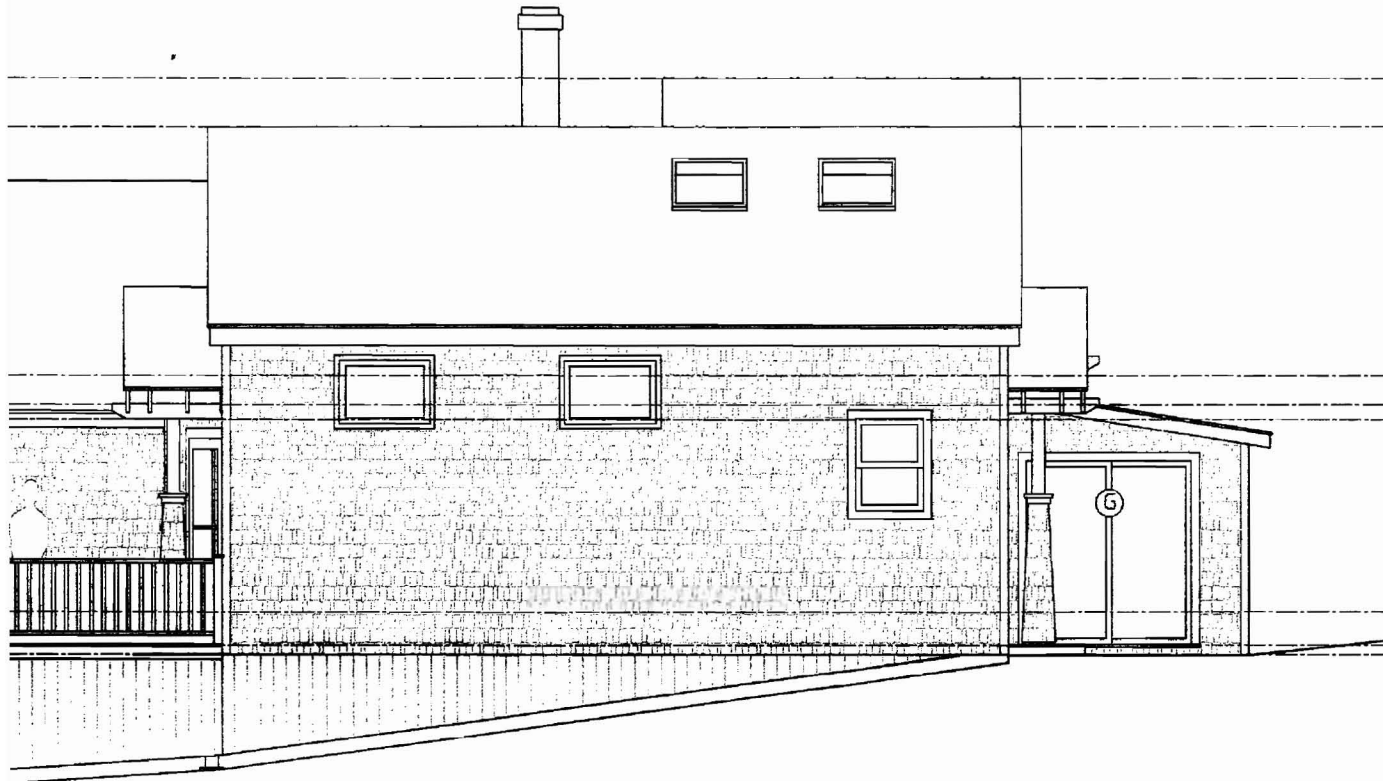
NOTES



A12

Rachel Conly
Architectural Design

Proposed South
Elevation



Elevation

PROJECT	
Stout Residence	
DATE	REVISED
	11.24.08
	1.12.09
SCALE	DRAWN BY
1/4" = 1'-0"	Rachel
NOTES	

A13

Rachel Conly
Architectural Design

Proposed East
Elevation



PROJECT
Stout Residence

DATE	REVISED
	11.24.08
	1.12.09

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

NOTES

A14

Rachel Conly
Architectural Design

Proposed
Longitudinal
Section

ENTRANCE ADDITION
:PHASE TWO

shingles to match
exist. house, 30# felt,
 $\frac{5}{8}$ " ply, ice & water
shield at valleys,
& edges (minimal),
perimeter drip
edge & flashing at
vertical junctions

exterior walls
2x6 @16" o.c.,
 $\frac{1}{2}$ " ply, 15# felt
w/ R-21
insulation &
interior vapor
barrier

cricket

R-38
R-38 blown-in
foam or similar
providing for a "hot
roof" and interior
vapor barrier

2x12 rafters @18" o.c.

③

A

①

①

existing
structure

PORCH REMODEL: PHASE ONE

PROJECT
Stout Residence

DATE
REVISED
1.12.09

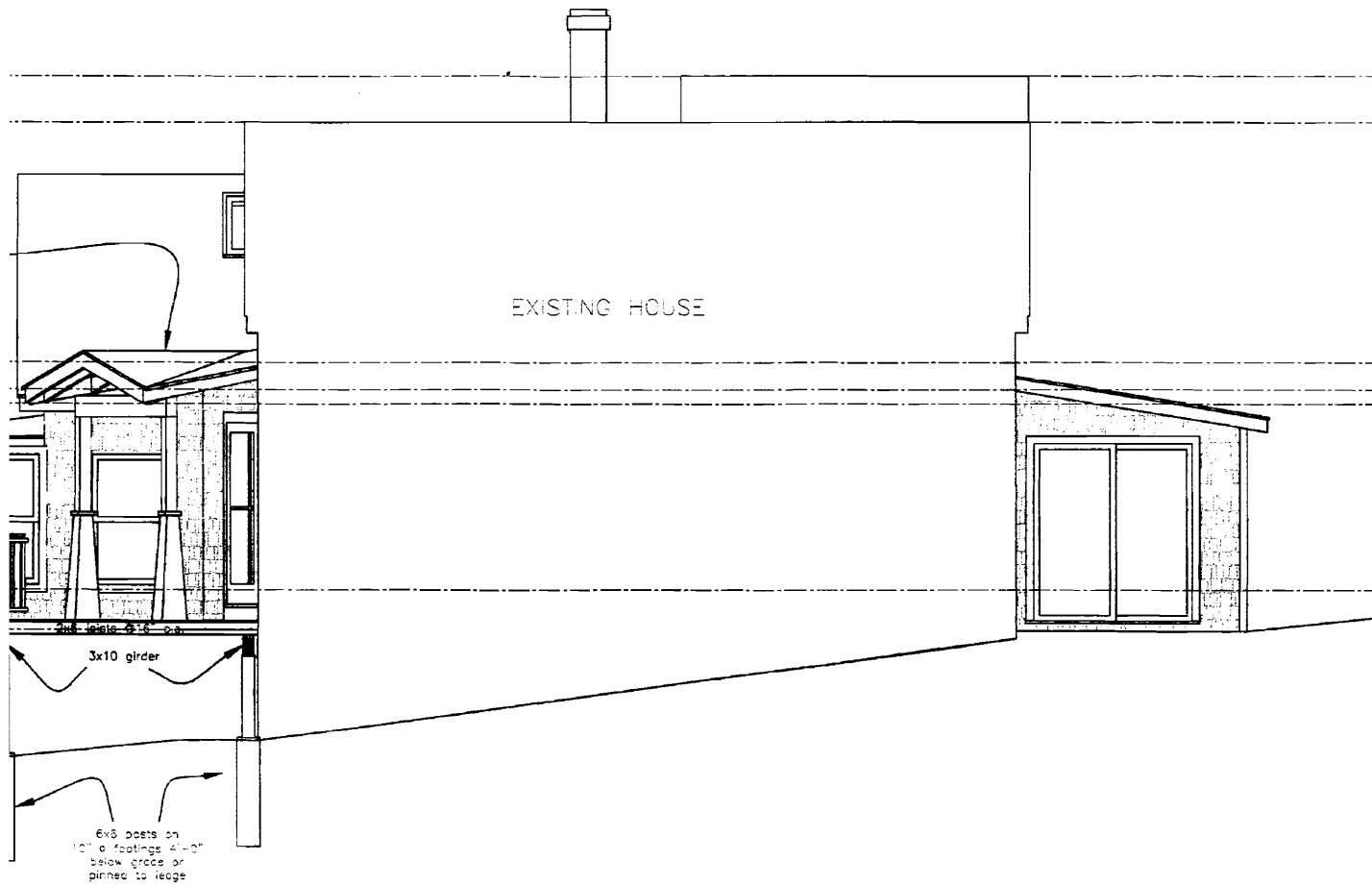
SCALE
DRAWN BY
 $\frac{1}{4}$ "=1'-0" Rachel

NOTES

A15

Rachel Conly
Architectural Design

Proposed Porch
Cross Section



PROJECT
Stout Residence

DATE	REVISED
	11.24.08
	1.12.09

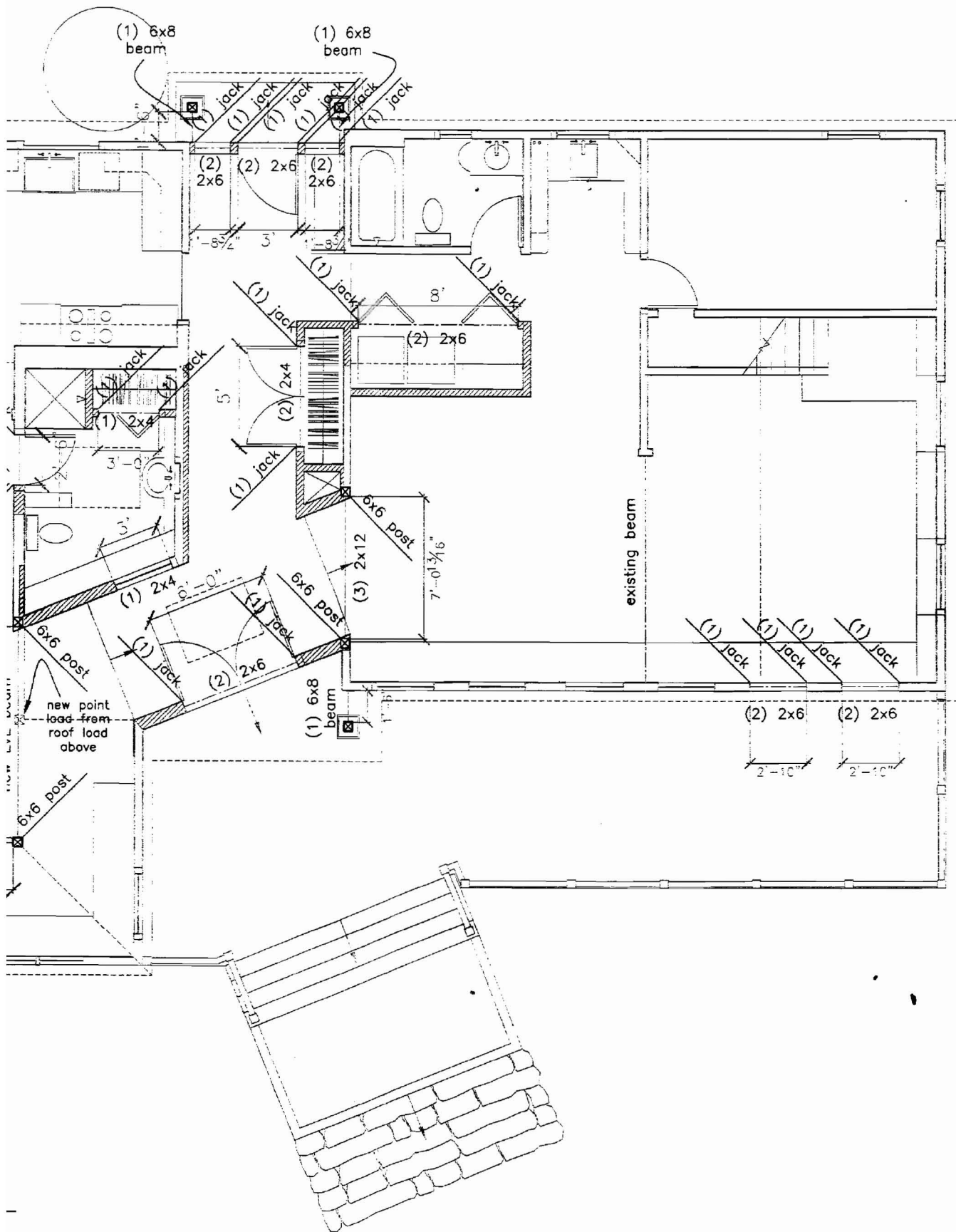
SCALE	DRAWN BY
1/4"=1'-0"	Rachel

NOTES

A16

Rachel Conly
Architectural Design

Proposed Second
Floor Framing



PROJECT
Stout Residence

DATE
REVIS
1.12.09

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

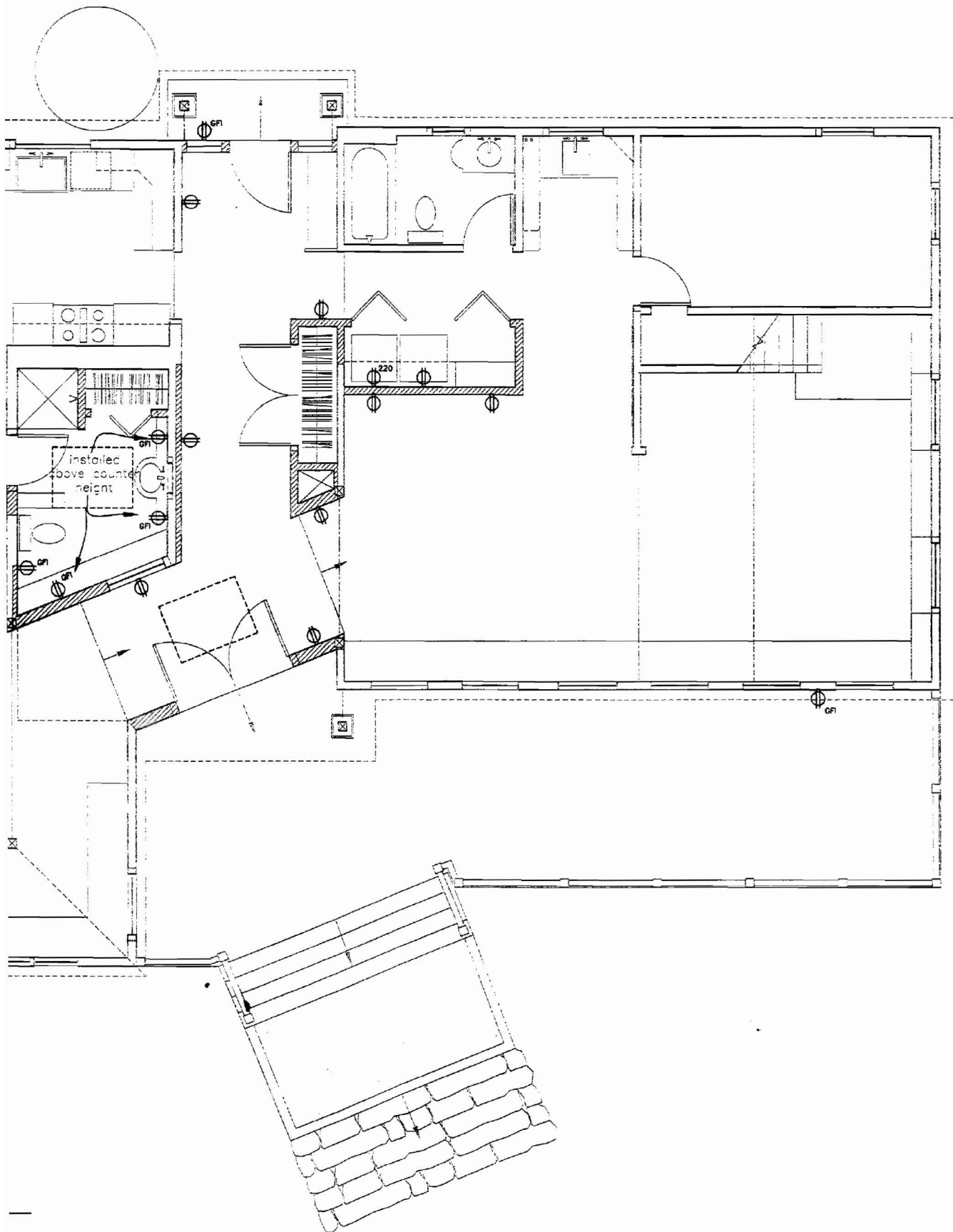
NOTES



S2

Rachel Conly
Architectural Design

Proposed:
First Floor
Power Plan



PROJECT
Stout Residence

DATE
1.12.09

SCALE
1/4" = 1'-0"

REVISED
1.12.09

DRAWN BY
Rachel

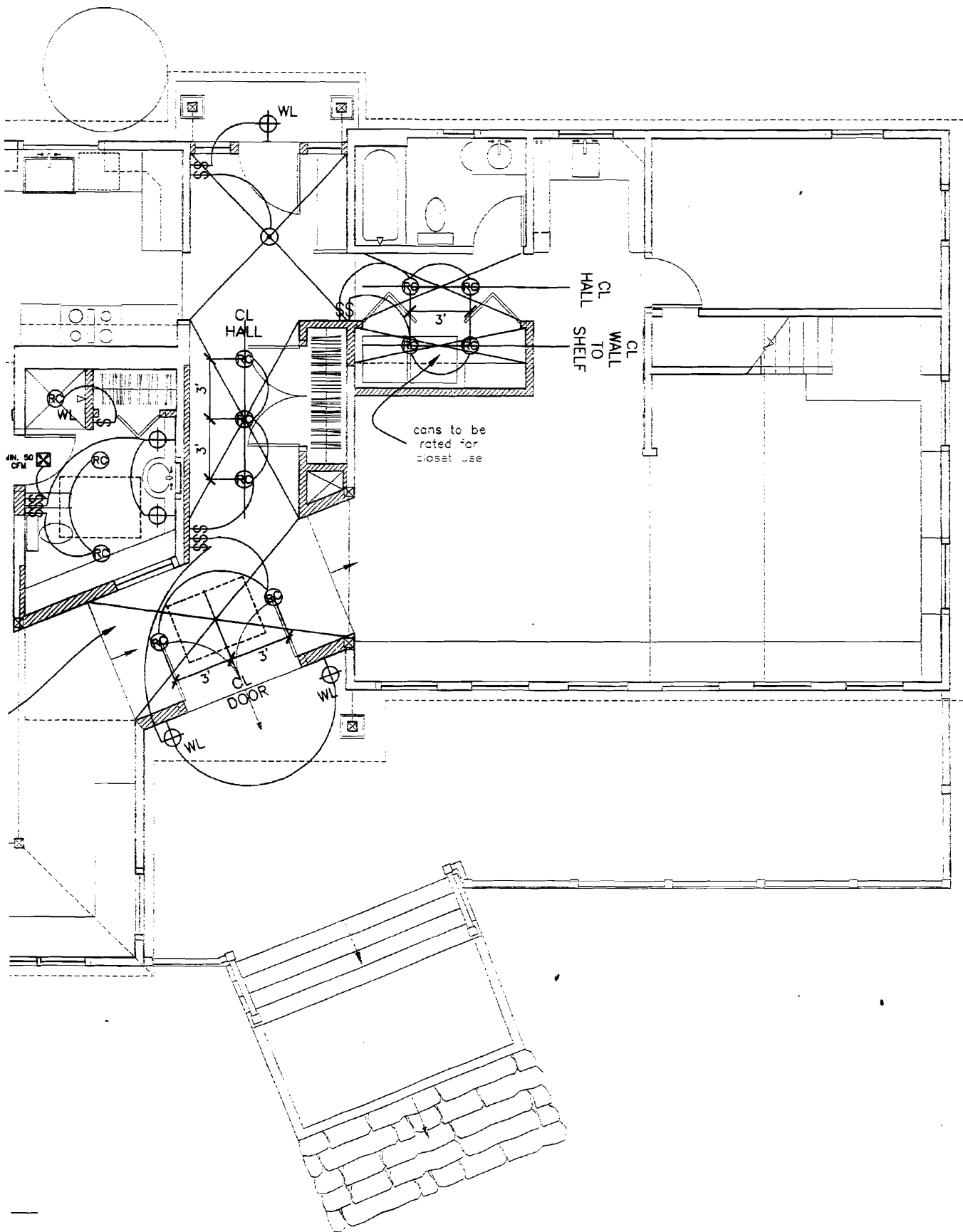
NOTES

⊕	duplex	○—○	undercounter
⊕	ground-fault circuit interrupter	⊗	ceiling fan w/ integral light
⊕	220 volt	⊗	ceiling fan
⊕	switch	⊗	ceiling fan
⊕	3-way switch	⊗	ceiling fan
⊕	diverter switch	△	phone jack
⊕	smoke detector	△	DSL
⊕	minimum 30 cfm vent fan	△	CABLE
⊕	MIN. 50 CFM	△	CAT 5
⊕	ceiling mount light fixture	⊕	central vacuum
⊕	pendant light fixture	⊕	star lighting
⊕	recessed can light fixture	⊕	star lighting
⊕	wall sconce light fixture	⊕	star lighting
⊕	out location wall sconce light fixture	⊕	star lighting
⊕	track lighting	⊕	star lighting
⊕	recessed can light fixture	⊕	star lighting

E1

Rachel Conly
Architectural Design

Proposed:
First Floor
Lighting Plan



PROJECT
Stout Residence

DATE
1.12.09

SCALE
 $\frac{1}{4}'' = 1'-0''$

DRAWN BY
Rachel

NOTES			
⊕	dimmer	○—○	undercounter
⊕ GFI	ground-fault circuit interrupter	⊗	ceiling fan w/ integral light
⊕ 220	220 volt	⊗	ceiling fan
⊕	switch	Δ	phone jack
⊕	3-way switch	DSL	DSL
⊕	dimmer switch	Δ C	CABLE
⊕	smoke detector	⊕	OUT S
⊕	minimum 50 cfm vent fan	⊕	ceiling vacuum
MIN. 50 CFM		⊕	step lighting
⊕	ceiling mount light fixture		
⊕	recessed light fixture		
⊕	recessed can light fixture		
⊕ WL	wall sconce light fixture		
⊕	task lighting		
⊕	fluorescent		
⊕	fluorescent locally switched		

E2