

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

Location of Construction: Spring Cove Ave, Cushings Isl		Owner: Meacham, Sarah		Phone:		Permit No: 970280 PERMIT ISSUED APR - 8 1997 CITY OF PORTLAND		
Owner Address: 15 Vaughan St Ptld, ME 04102		Lessee/Buyer's Name:		Phone: 780-6640			BusinessName:	
Contractor Name: John Folsom		Address:		Phone:			Permit Issued: APR - 8 1997	
Past Use: 1-fam		Proposed Use: Same w/addition		COST OF WORK: \$ 25,000.00			PERMIT FEE: \$ 145.00	
Proposed Project Description: Construct Addition 371 Sq Ft		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B BOCA96		Zone: IR CBL: 106-A-C-005 Zoning Approval: OK → 4/7/97 Special Zone or Reviews: <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone No Zone C <input type="checkbox"/> Subdivision AT IS MAP <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
				Signature:			Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 01 April 1997						

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..

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 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 provisions of the code(s) applicable to such permit

SARAH S. MEACHAM 04102
SIGNATURE OF APPLICANT Sarah Meacham ADDRESS: _____ DATE: April 1997 PHONE: 780-6640

John Folsom
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE: _____

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

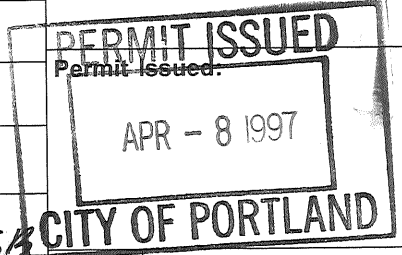
Date: 4/2/97

[Signature]

CEO DISTRICT *[Signature]*
Mr. Leary

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

Location of Construction: Spring Cove Ave, Cushings Isl		Owner: Meschan, Sarah		Phone:		Permit No: 970280	
Owner Address: 15 Maughan St Portland, ME 04102		Lessee/Buyer's Name:		Phone: 780-6640		BusinessName:	
Contractor Name: John Folsom		Address:		Phone:			
Past Use: 1-fam		Proposed Use: Same w/addition		COST OF WORK: \$ 25,000.00		PERMIT FEE: \$ 145.00	
Proposed Project Description: Construct Addition 371 Sq Ft		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 13 Type 5B DOCA 90-1 Signature: [Signature]			
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: [Signature] Date: [Date]			
Permit Taken By: Mary Gresik		Date Applied For: 01 April 1997					



Zone: [Zone] CBL: 106-A-C-005
Zoning Approval: [Approval]
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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SIGNATURE OF APPLICANT: Sarah Meschan ADDRESS: 15 MAUGHAN ST PORTLAND, ME 04102 DATE: April 1997 PHONE: 780-6640

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: [Signature] PHONE: [Phone]

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
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Action:
 Approved
 Approved with Conditions
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Date: [Date]

CEO DISTRICT [6]

COMMENTS

7-9-95 Check wall complete

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 7/11/97 ADDRESS: Spring Cove Dr, Cushing IS.
REASON FOR PERMIT: To Construct a 371 sq. Ft. addition
BUILDING OWNER: Meacham, Sarah
CONTRACTOR: John Falson
PERMIT APPLICANT: ↑ APPROVAL: X/12 ~~DENIED~~

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. 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)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. Every sleeping room below the fourth story in buildings of use Groups R 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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, 920.3.2 (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)

16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. 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.
21. 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".
22. 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.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. _____
27. _____
28. _____

P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Spring Cove Abc. Cushings Island

Date:

Address: Sarah Meacham

C-B-L: 106A-C-005-21-22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900's

Zone Location - IR1

Interior or corner lot -

Proposed Use/Work - Construct new porch 371 sq ft

in addition not a bedroom

Sewage Disposal -

Lot Street Frontage -

Front Yard - 30' req - 30' + shown

Rear Yard - 30' req - 130' shown

Side Yard - 20' req - 20' + shown

Projections -

Width of Lot -

Height - 1 story addition

Lot Area - 128,900 sq ft per CAHA

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - Not in

Flood Plains - 150617 Zone C

FIN

RIDGE

MIXED DECIDUOUS WOODS

- DOWNY SERVICEBERRY
- FIN CHERRY
- WHITE BIRCH
- QUAKING ASPEN
- FED MAPLE

TEL 6202

L A W N

S L O P E

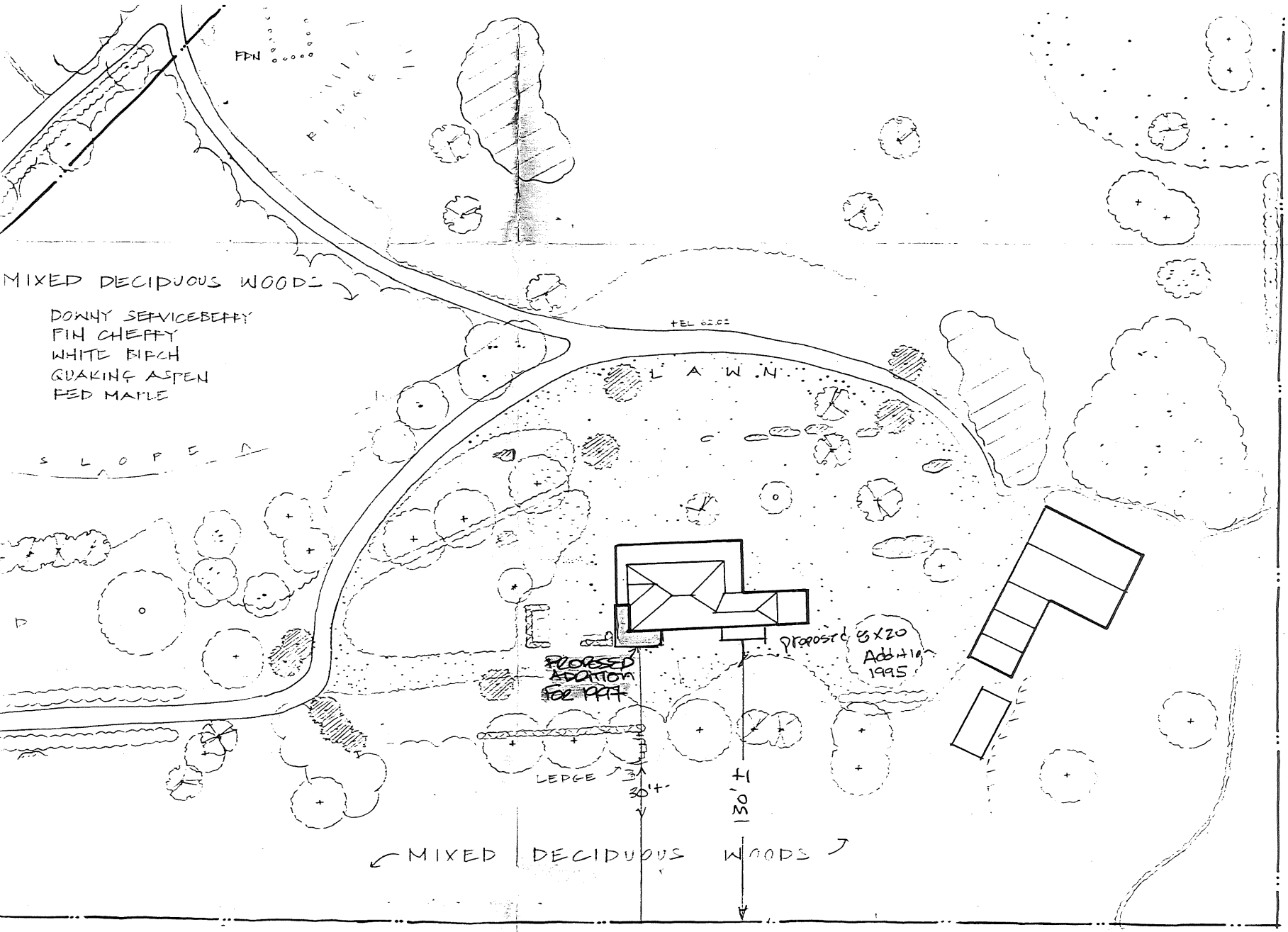
PROPOSED ADDITION FOR PPT

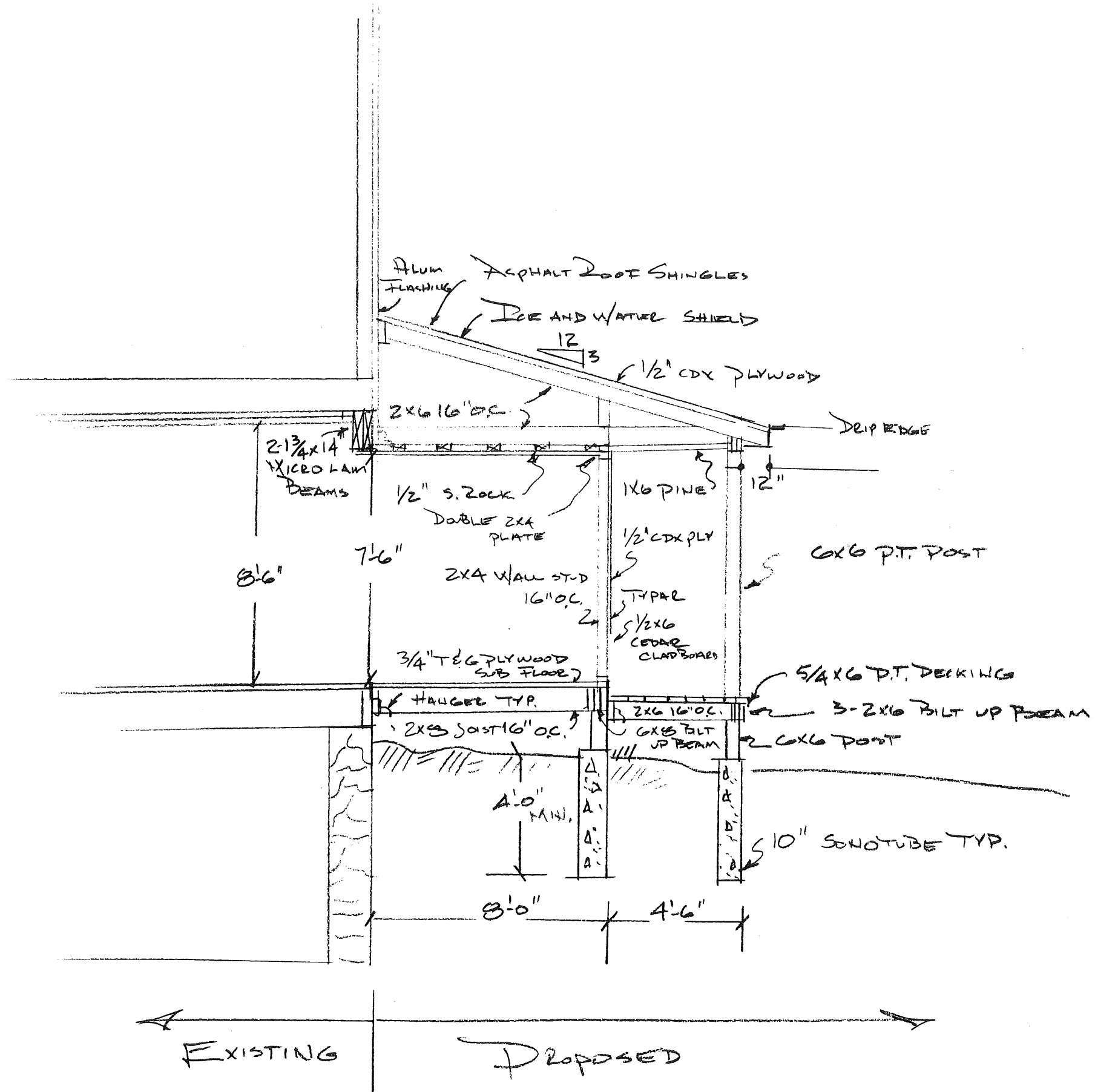
PROPOSED 6'x20' ADDITION 1995

LEDGE 30'+

130'

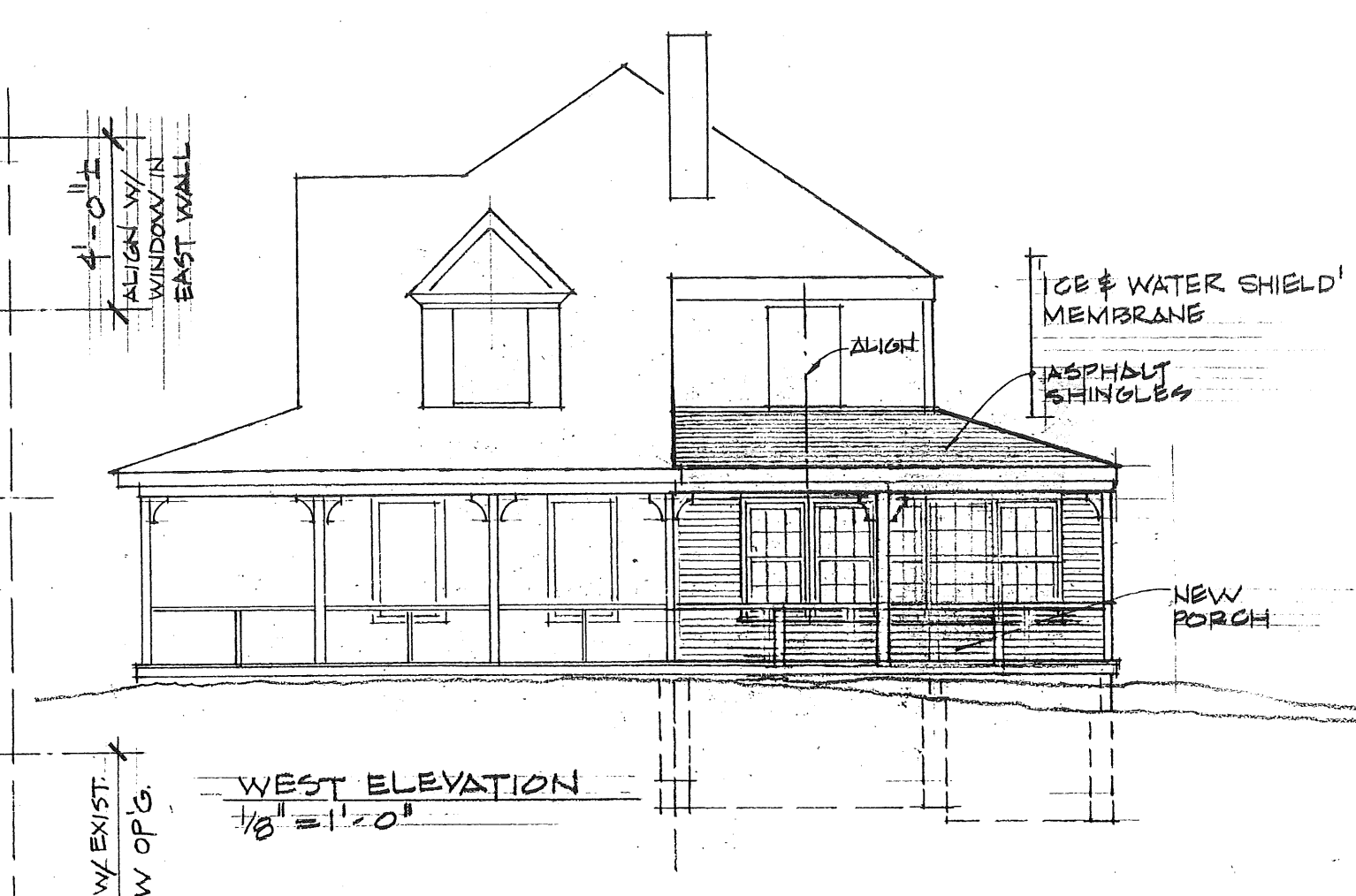
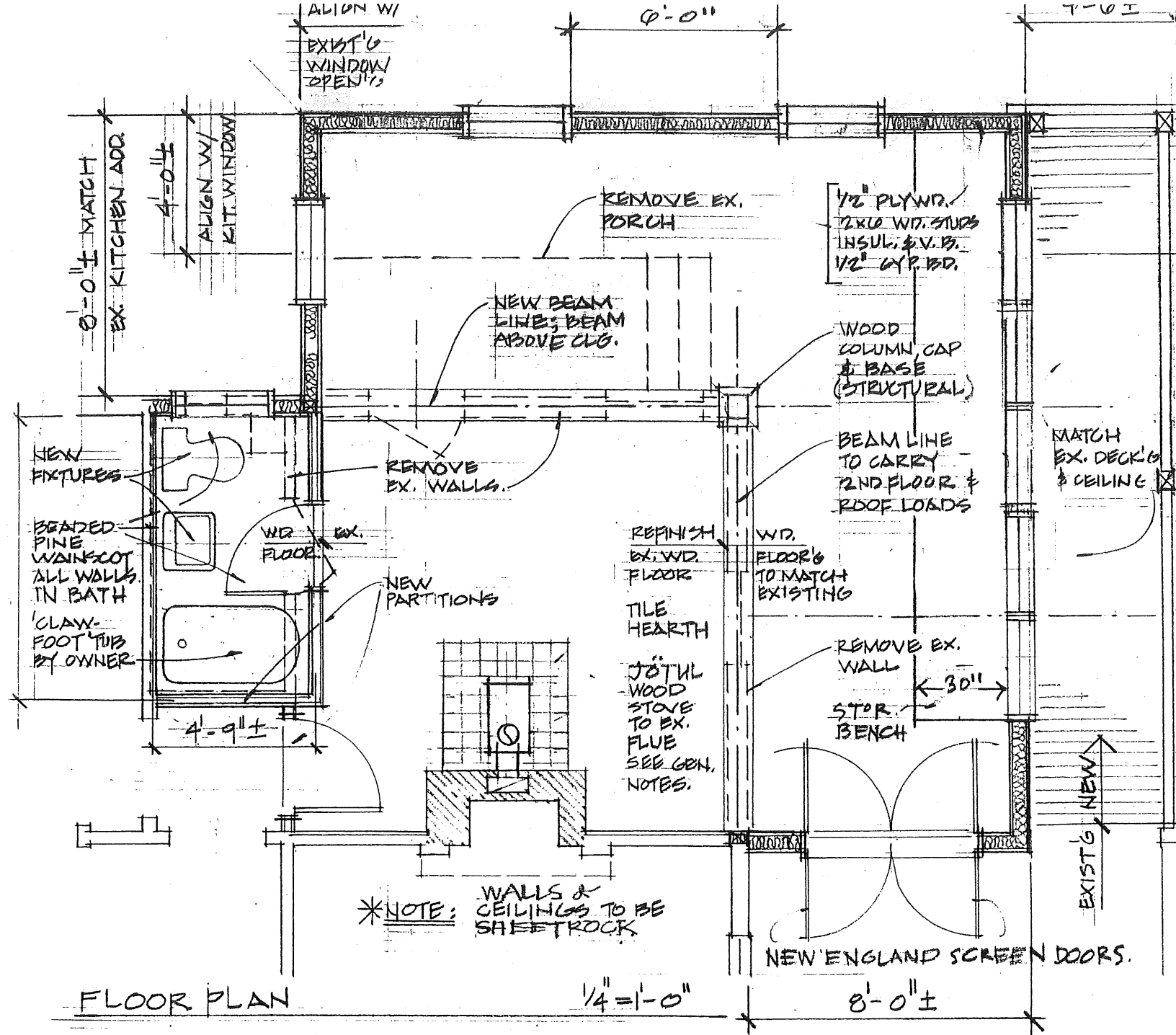
MIXED DECIDUOUS WOODS





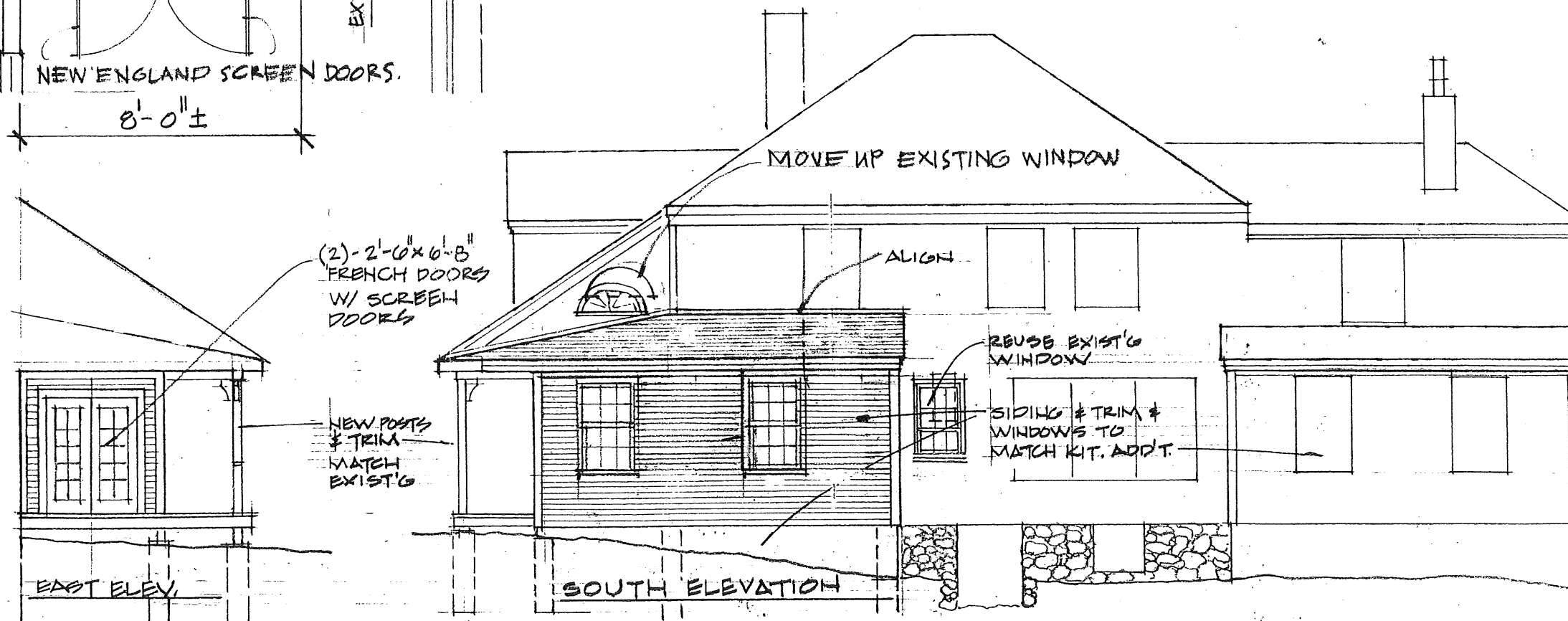
SECTION A-A.

1/4" = 1'-0"



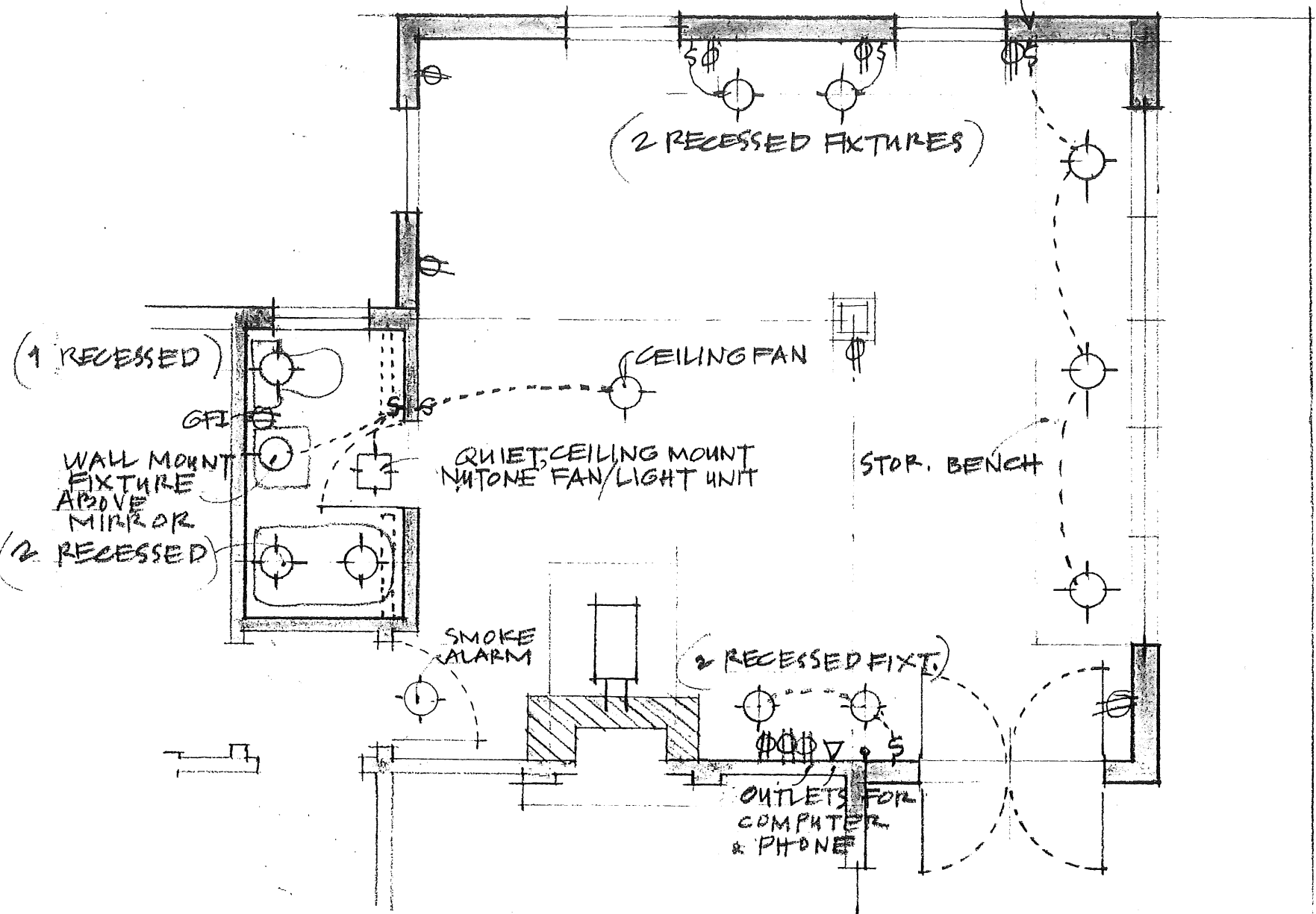
MEACHAM HOUSE ADDITION
 Cushing's Island, Me.
 October 25, 1996
 REVISED: 22 MAR. 1997

GENERAL NOTES:
 1. VERIFY AVAILABILITY, SIZE & CONDITION OF EXISTING CHIMNEY FLUE. STOVE TO BE FURNISHED BY OWNERS. COOR. PIPE SIZE & THIMBLE LOCATION. CONSULT LOCAL CODE REQUIREMENTS.



REDHOUSE ARCHITECTS
 10 Danforth St. Portland ME
 207 773 8681 Fax 773 5173

SWITCH FOR CLG. MOUNT (3)
 FIXTURES OR INDIVIDUAL
 PULL CHAINS



NOTES:

1. RECESSED, WALL MOUNT AND CLG. MOUNT FIXTURES TO BE SELECTED BY OWNERS
2. OUTLETS THROUGHOUT TO CODE
3. SMOKE ALARM - WIRED, NO BATTERIES
4. REVIEW OUTLET & FIXTURE LOCATIONS w/ OWNERS.
5. COORDINATE ALL WORK w/ JOHN FOLSON, GENERAL CONTRACTOR: (207) - 892 - 4216

ELECTRICAL PLAN: MEACHAM HOUSE RENOVATIONS
 1/4" = 1'-0"
 CUSHINGS ISLAND, MAINE, 3/22/07

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 10 Danforth St. Portland ME
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