

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 091216

This is to certify that MORGAN PHILIP H/T Edwards
has permission to redo existing enclosed 2nd floor balcony w/ new windows & frames on sides & front
AT 8 RYEFIELD ST PEAKS ISLAND CBL 084 E005001

provided that the person or persons, firm or corporation accepting 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 closed-in. 24 HOUR 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 _____

Thomas M. Mackley 11/12/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

NOV 12 2009

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1216	Issue Date:	CBL: 084 E005001
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Location of Construction: 8 RYEFIELD ST PEAKS ISLAND	Owner Name: MORGAN PHILIP H	Owner Address: 30 BARKLEY AVE	Phone:
Business Name:	Contractor Name: T Edwards	Contractor Address: 36 Whispering Pines Drive South Portl	Phone 2078995737
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - redo existing enclosed 2nd floor balcony w/ new windows & frames on sides & front	Permit Fee: \$60.00	Cost of Work: \$3,500.00	CEO District: 1
Proposed Project Description: redo existing enclosed 2nd floor balcony w/ new windows & frames on sides & front		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature:	Signature: <i>Jm 11/12/09</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: Ldobson	Date Applied For: 10/28/2009	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 w/in 75' <i>but just redoing windows on existing 2nd floor balcony.</i> <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"/> <i>Ok w/ conditions</i> Date: 11/3/09 <i>JPM</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>JPM</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.

PERMIT ISSUED

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE **NOV 12 2009** PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE **City of Portland** PHONE _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1216	Date Applied For: 10/28/2009	CBL: 084 E005001
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Location of Construction: 8 RYEFIELD ST PEAKS ISLAND	Owner Name: MORGAN PHILIP H	Owner Address: 30 BARKLEY AVE	Phone:
Business Name:	Contractor Name: T Edwards	Contractor Address: 36 Whispering Pines Drive South Portl	Phone (207) 899-5737
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - redo existing enclosed 2nd floor balcony w/ new windows & frames on sides & front	Proposed Project Description: redo existing enclosed 2nd floor balcony w/ new windows & frames on sides & front
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/03/2009**Note:** The second floor balcony was originally enclosed with windows. This permit is just to redo the windows and frames. There is no addition to the floor area or volume. The issue of the illegal deck & 12' x 20' tent shed is being appealed. **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:** Tom Markley **Approval Date:** 11/12/2009**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

PERMIT ISSUED

NOV 12 2009

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Thomas M. Markley

Signature of Inspections Official

Date

11/12/09

Date

PERMIT ISSUED

NOV 12 2009

City of Portland



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: #8 Ryfield St. Peaks Is. ME. 04108		
Total Square Footage of Proposed Structure/Area 480 sqft	Square Footage of Lot 4875 sqft.	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# PB-9 E-5 74 84 E 5	Applicant *must be owner, Lessee or Buyer* Name Philip A Morgan Address 30 Barkley Av. City, State & Zip AUBURN ME 04210	Telephone: 786-3102
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 3500.00 C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Cottage</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Enclose Balcony - had been enclosed on sides w/ windows.</u>		
Contractor's name: <u>T Edwards</u> Address: <u>36 Whispering Pines Dr.</u> City, State & Zip: <u>So. Portland Me 04106</u> Telephone: <u>899-5737</u> Who should we contact when the permit is ready: <u>T Edwards</u> Telephone: <u>" "</u> Mailing address: <u>" "</u>		

RECEIVED
OCT 28 2009
Dept. of Building Inspections
City of Portland Maine

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.

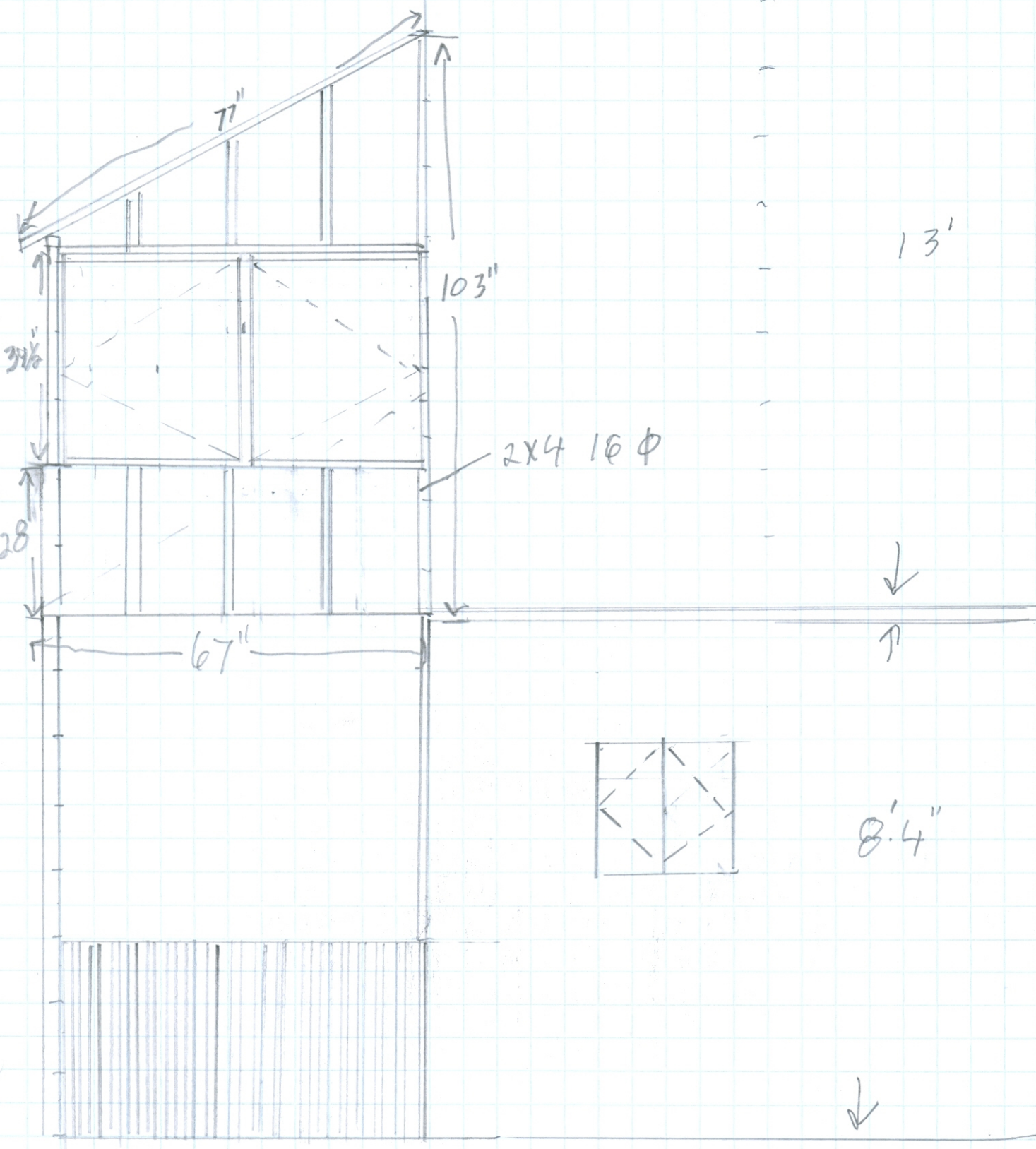
Signature: [Signature] Date: 10/21/09

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





East side of House
same as west side



13'

103"

31 1/2"

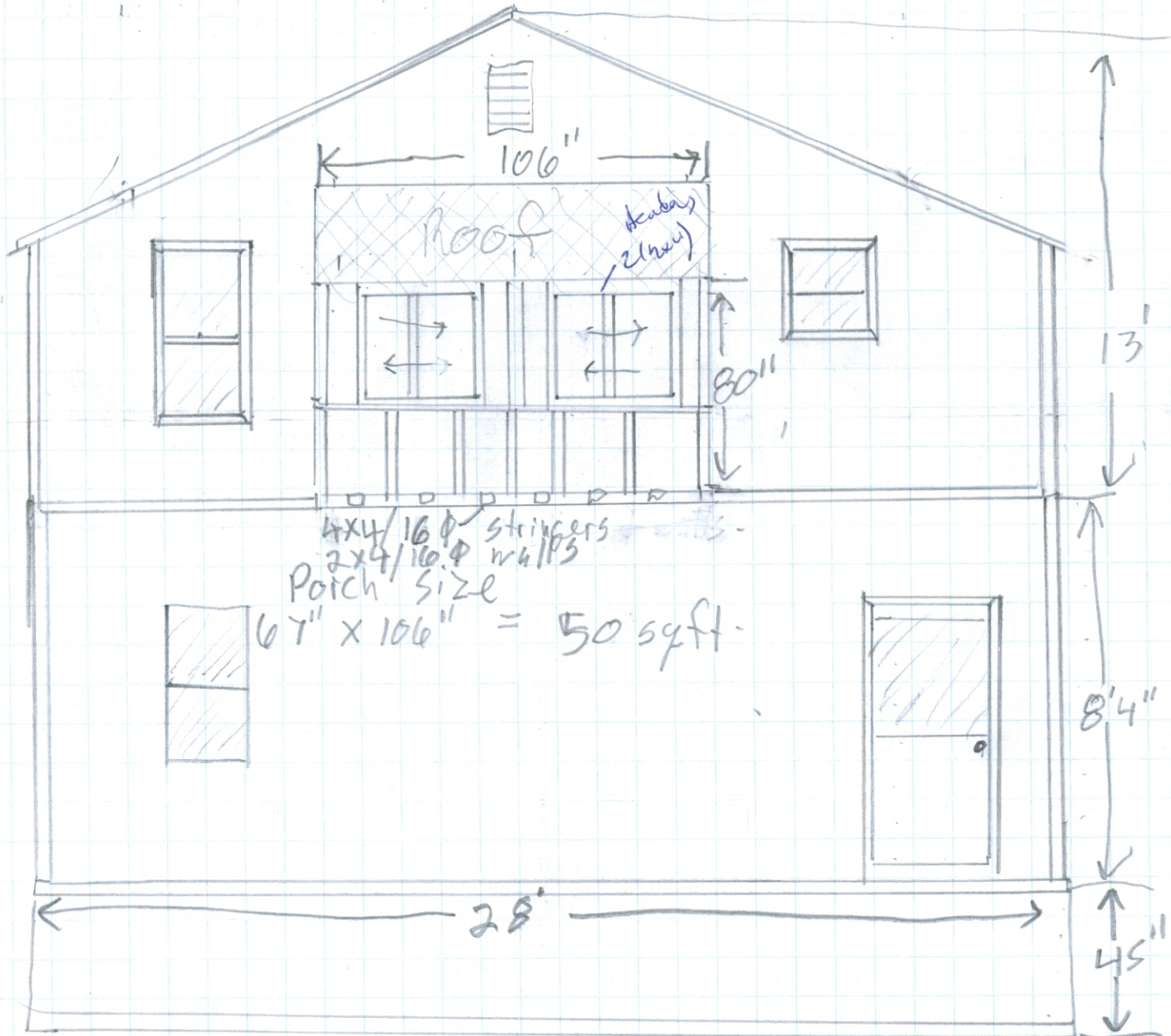
28"

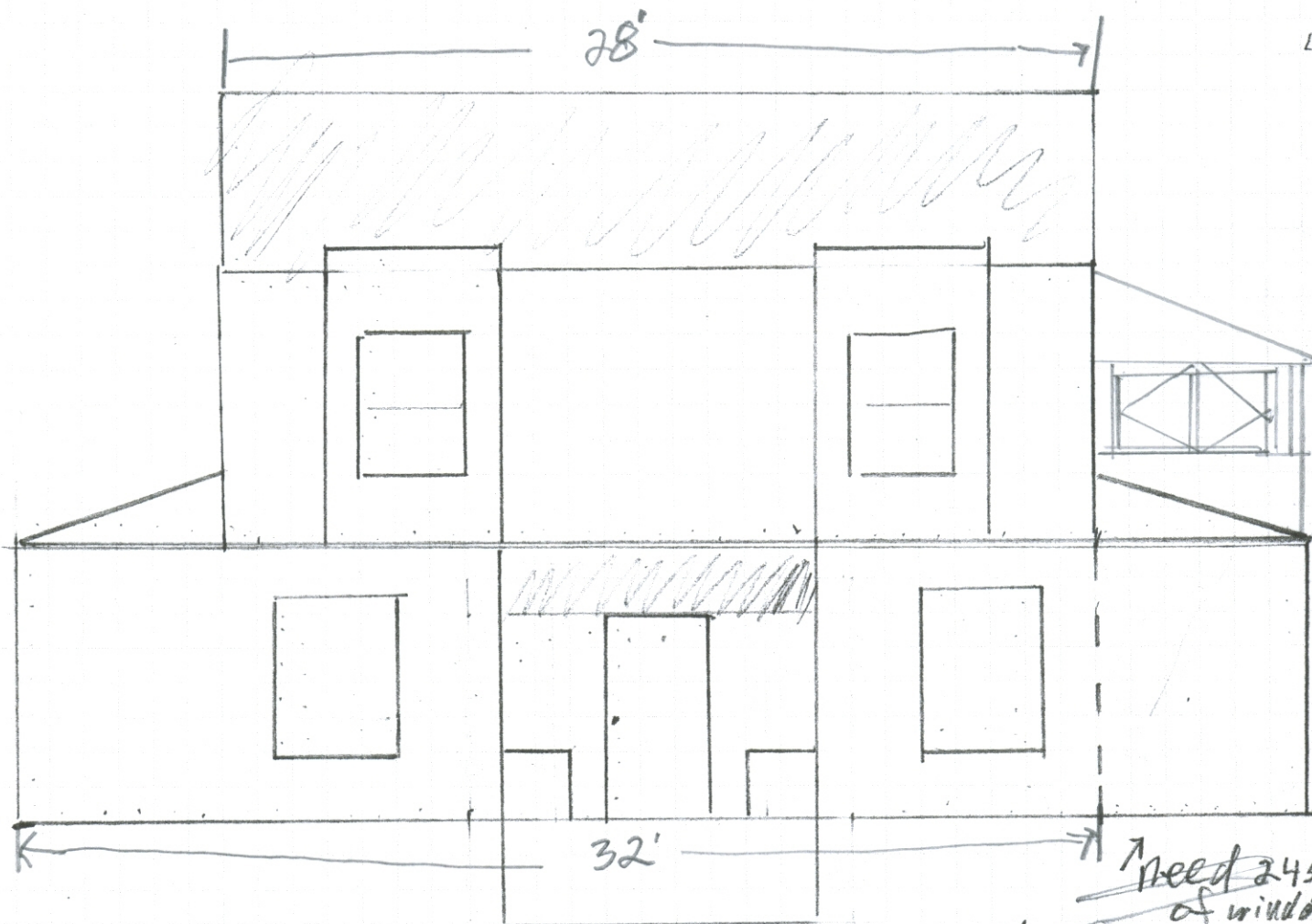
67"

2x4 16 φ

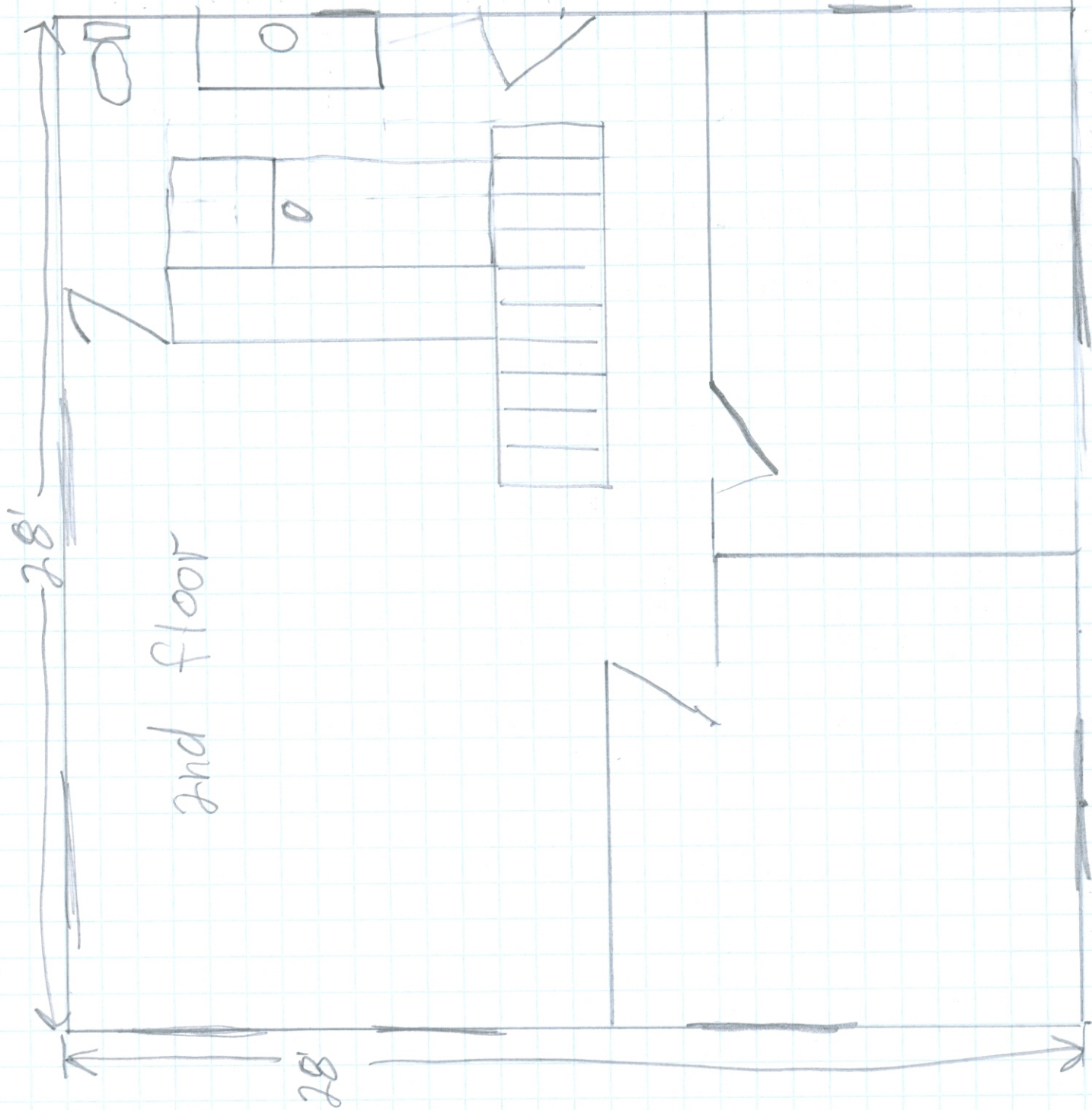
8'4"

North side





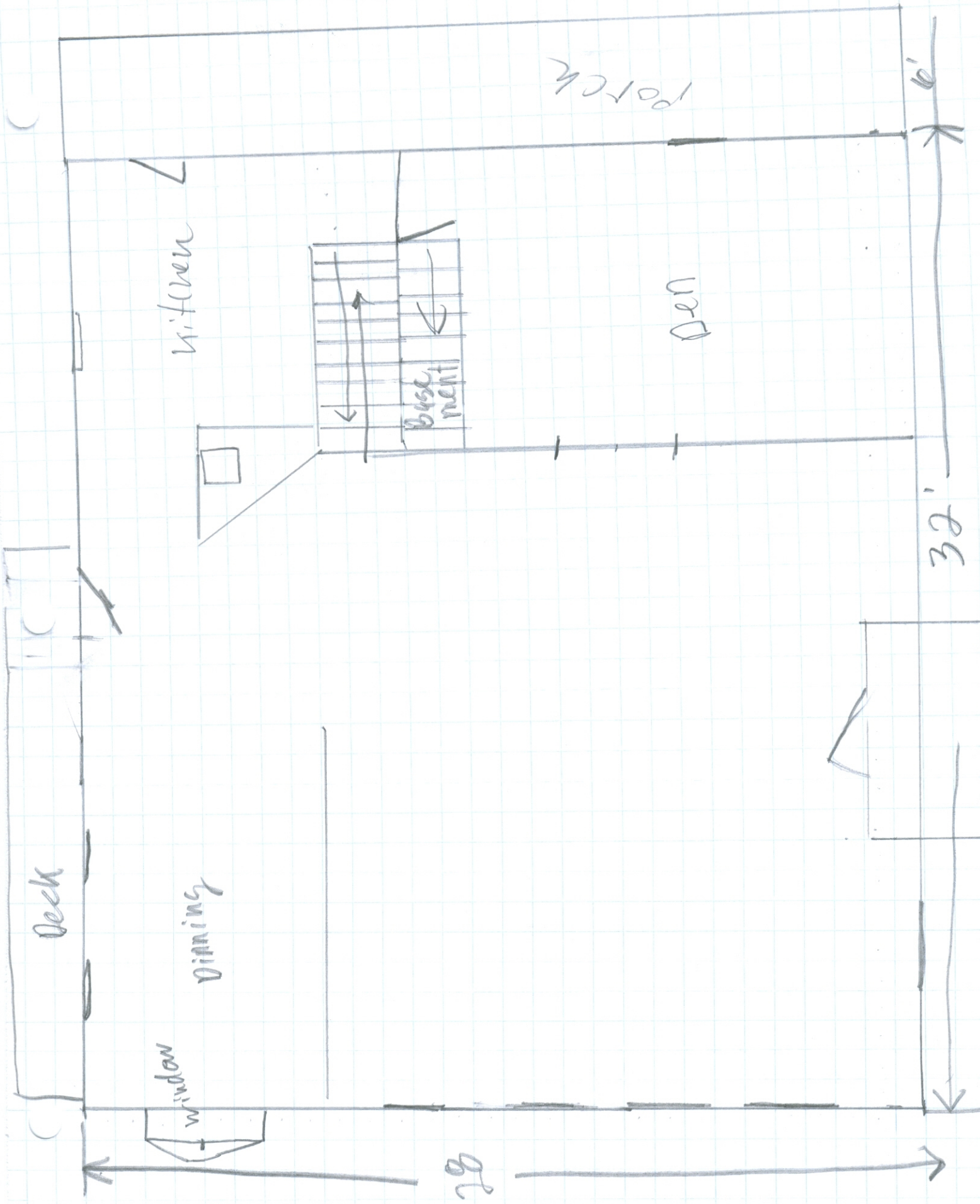
Need 245
 of wind
 $\frac{1}{4} = 144$

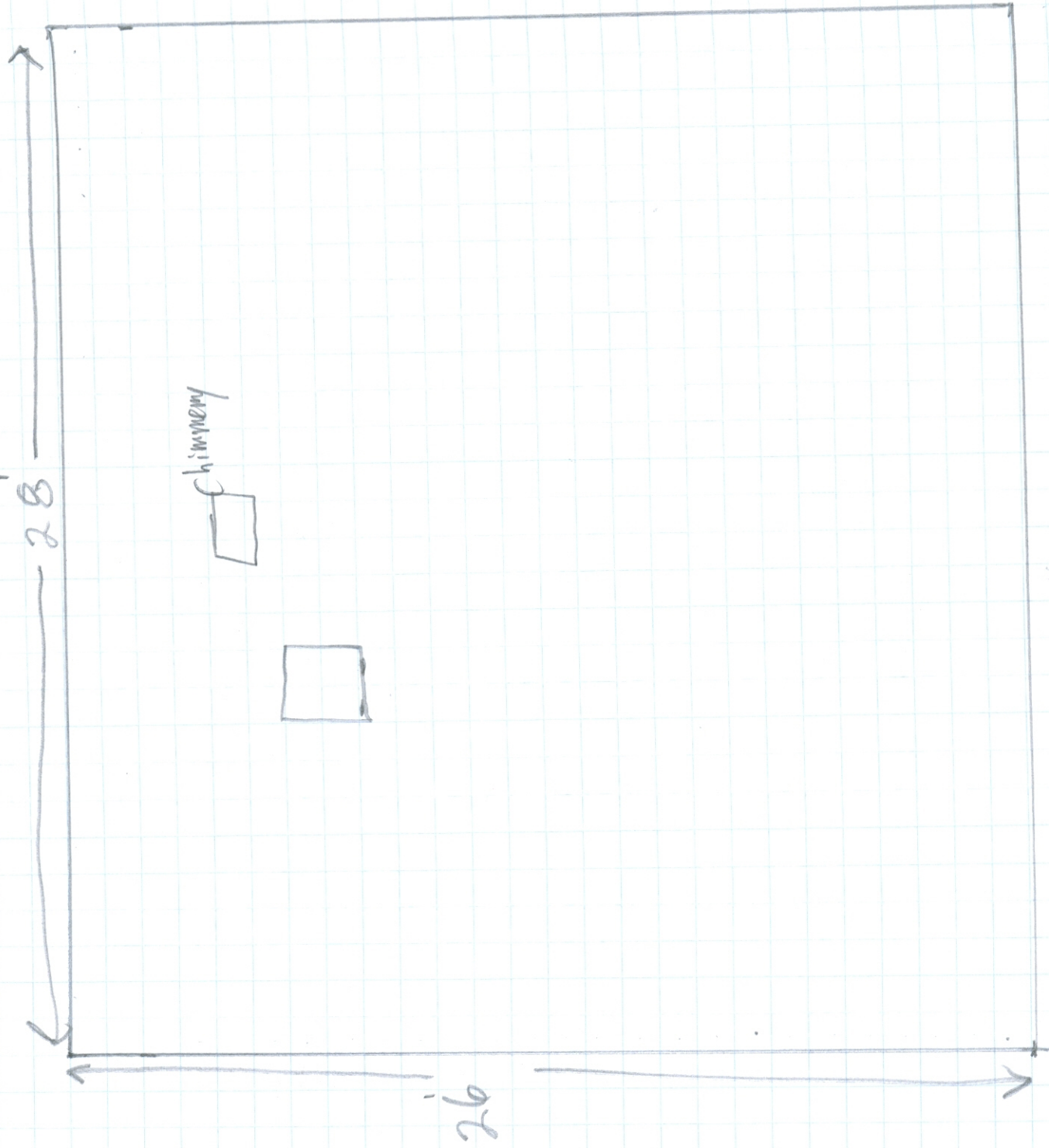


2nd floor

28'

87'





Sq footage & Volume

1st floor - $32' \times 28' \times 8' = 7168 \text{ cft}$
2nd floor $25 \times 28 \times 8' = 5600 \text{ cft}$

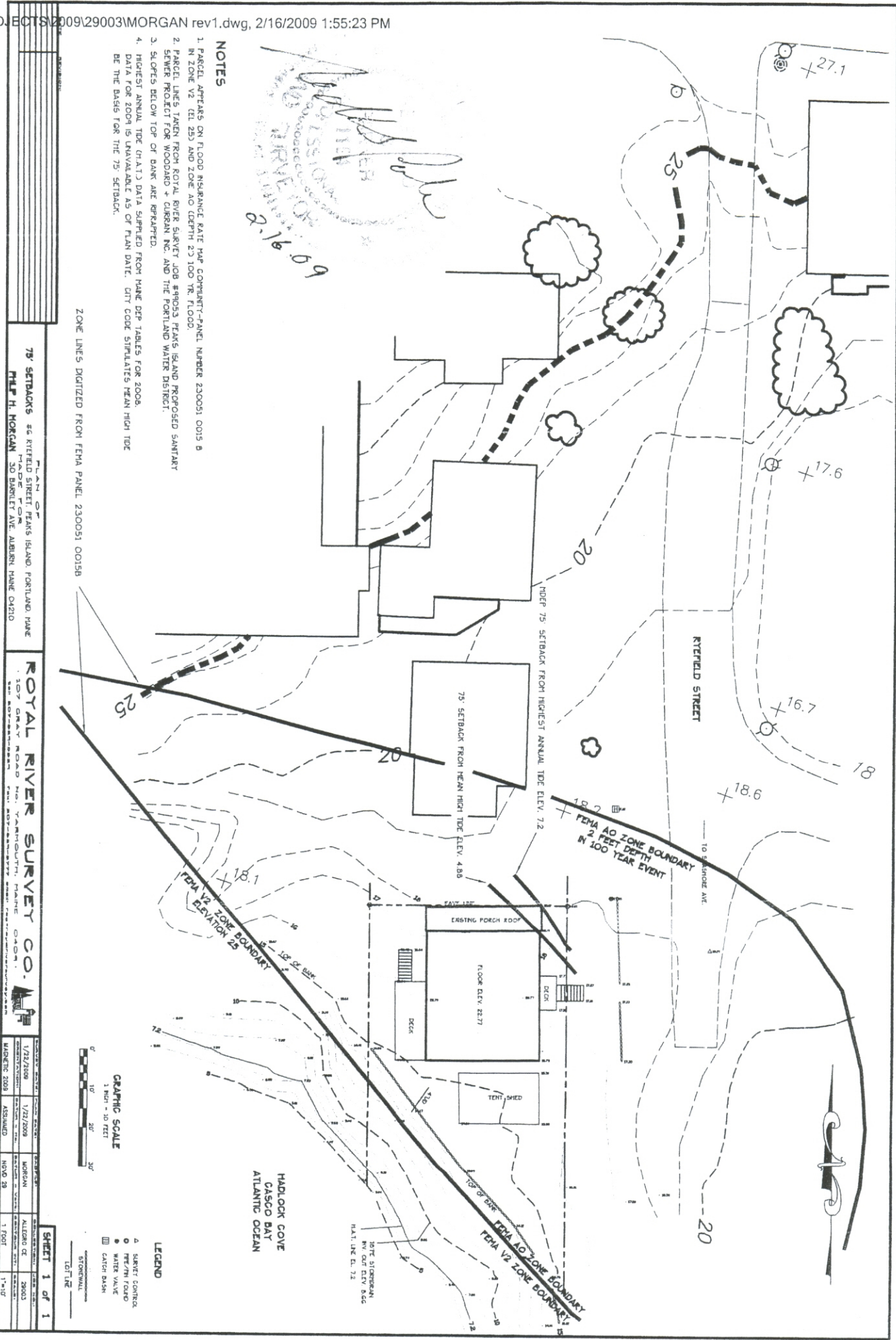
Adic - $54 \times 26'' \div 12 \times 28' = 7200 \text{ cft}$

19968 cft

$\times .30$

5990 cft

Porch size - 50 sq ft.



NOTES

1. PARCEL APPEARS ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 2300051 0015 B IN ZONE V2 (EL 25) AND ZONE AO (DEPTH 23 TO 100 YR FLOOD).
2. PARCEL LINES TAKEN FROM ROYAL RIVER SURVEY JOB #49053 PEAKS ISLAND PROPOSED SANITARY SEWER PROJECT FOR WOODWARD + CURRAN INC. AND THE PORTLAND WATER DISTRICT.
3. SLOPES BELOW TOP OF BANK ARE REPAIRED.
4. HIGHEST ANNUAL TIDE (HAT) DATA SUPPLIED FROM HANE DEP TABLES FOR 2008. DATA FOR 2009 IS UNAVAILABLE AS OF PLAN DATE. CITY CODE SIMILATES FEAN HIGH TIDE BE THE BASIS FOR THE 75 SETBACK.

ZONE LINES DIGITIZED FROM FEMA PANEL 2300051 0015B

75' SETBACKS AS RITFIELD STREET PEAKS ISLAND, PORTLAND, MAINE
 HILF, H. MORGAN 30 BARRETT AVE, AUBURN, MAINE 04210

ROYAL RIVER SURVEY CO.
 107 GRAY ROAD NO. YARMOUTH, MAINE 04091

DATE	1/22/2009	1/21/2009	MORGAN	ALEJANDRO
DESCRIPTION	DESIGN	DESIGN	DESIGN	DESIGN
MARKET	2008	ASSUMED	NOV 08	1 FOOT

SHEET 1 of 1



LEGEND

▲	SURVEY CONTROL
○	PERMITS/FOOD
□	WATER VALVE
■	CATCH BASIN
—	STONEWALL
---	LOT LINE

HADLOCK COVE
 CASCO BAY
 ATLANTIC OCEAN

BOAT STORAGE
 HAT, 100' EL. 7.2

75' SETBACK FROM MEAN HIGH TIDE ELEV. 4.88

75' SETBACK FROM HIGHEST ANNUAL TIDE ELEV. 7.2

FEMA AO ZONE BOUNDARY
 2 FEET DEPTH
 IN 100 YEAR EVENT

FEMA V2 ZONE BOUNDARY
 ELEVATION 25

EXISTING PORCH EDGE

DECK

DECK

FLOOR ELEV. 22.77

DECK

TENT SHED

TO SHORE AVE

RITFIELD STREET

10' OF BANK

15' OF BANK

FEMA V2 ZONE BOUNDARY

FEMA AO ZONE BOUNDARY