

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED AUG 1 2007 CITY OF PORTLAND

Permit Number: 070879

This is to certify that PARKER CAROLYN T /Home Owner has permission to New walkway & deck attached to building AT 2 ISLAND AVE 084 R030001

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 altered or closed-in. HEAVY 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 8/1/07 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 07-0879 | Issue Date: | CBL: 084 R030001 |
|-----------------------|-------------|---------------------|

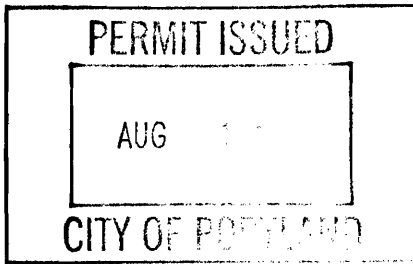
| | | | |
|--|---------------------------------|--|--------------|
| Location of Construction: 2 ISLAND AVE - Peaks Island | Owner Name: PARKER CAROLYN T | Owner Address: 2 ISLAND AVE | Phone: |
| Business Name: | Contractor Name: Home Owner | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | Zone: I-B |

| | | | | |
|--|---|--|---|--------------------|
| Past Use: Commercial/ Residential - 2 family leg. use | Proposed Use: Commercial/ Residential - New walkway & deck attached to building - 2 d.v. (see plan) | Permit Fee: \$150.00 | Cost of Work: \$12,500.00 | CEO District: 2 |
| Proposed Project Description: New walkway & deck attached to building | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB IRC 2003 | |
| | | Signature: <i>Jm 8/1/07</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: Idobson | Date Applied For: 07/20/2007 | Zoning Approval | | |
|-----------------------------|---------------------------------|------------------------|--|--|

- 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>IB zone no shoreland setback</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 15 - zone C</i> <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: <i>7/3/07 ABN</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>ABN</i> Date: _____ |
|---|--|---|



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.

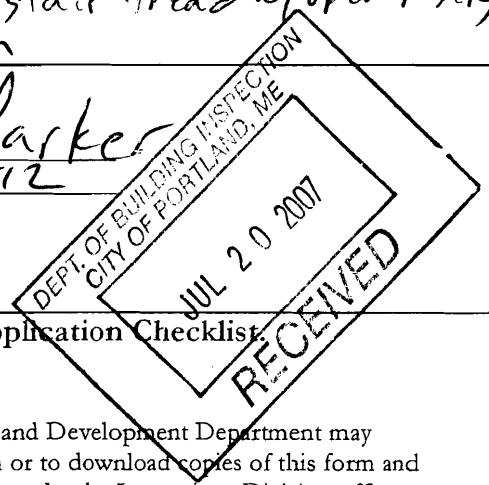
| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |



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: <u>2 Island Ave Peaks Is ME</u> | | |
| Total Square Footage of Proposed Structure <u>1,146</u> | | Square Footage of Lot <u>17,000</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>84</u> <u>R</u> <u>30</u> | Owner: <u>Carolyn T. Parker</u> | Telephone: <u>766-4487</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>Carolyn T. Parker</u> <u>2 Island Avenue</u> <u>Peaks Island ME 04108</u> | Cost Of Work: \$ <u>12,500</u> Fee: \$ <u>150⁰⁰/100</u> C of O Fee: \$ _____ |
| Current legal use (i.e. single family) <u>Commercial - Residential 2 dv - pr h only</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Outdoor Deck - Recreational</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Pressure Treated Deck framing P.T. framing Composite</u> <u>Composite Procell Decking stair tread w/ open risers</u> <u>glass-Composite Procell Rail System</u> | | |
| Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Carolyn T. Parker</u> Mailing address: _____ Phone: <u>(207) 233-6512</u> | | |



Please submit all of the information outlined in the Commercial Application 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 of applicant: <u>Carolyn T. Parker</u> | Date: <u>7-20-07</u> |
|--|----------------------|

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

(1)

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 07-0879 | Date Applied For: 07/20/2007 | CBL: 084 R030001 |
|------------------------------|--|----------------------------|

| | | | |
|--|--|---|---------------|
| Location of Construction: 2 ISLAND AVE | Owner Name: PARKER CAROLYN T | Owner Address: 2 ISLAND AVE | Phone: |
| Business Name: | Contractor Name: Home Owner | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | |

| | |
|--|---|
| Proposed Use: Residential (two family) - New walkway & deck attached to building | Proposed Project Description: New walkway & deck attached to building |
|--|---|

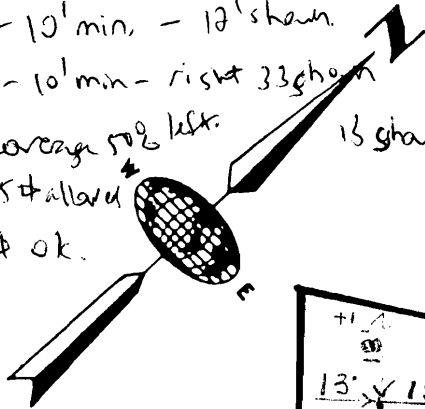
| | | | |
|---|---|------------------------------|---|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Ann Machado | Approval Date: 07/30/2007 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | |
| 2) This property shall remain a two family dwelling only. There is no business use approved for this property. Any change of use shall require a separate permit application for review and approval. | | | |
| Dept: Building | Status: Approved with Conditions | Reviewer: Tom Markley | Approval Date: 08/01/2007 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. | | | |

| |
|--|
| Comments: |
| 7/27/2007-amachado: Spoke to Carolyn Parker. Need exact dimensions of all parts of the deck. Need plot plan without "Food Vender" shown. See file; it is not a permitted use and it needs to be removed from the plot plan. Front part of 5' wide deck does not meet front setback of 20'. Mailed a disability variance application. |
| 7/30/2007-amachado: |

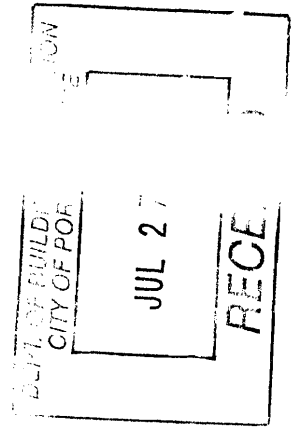
NOTE: This is a tape survey and not an instrument survey, therefore this plot plan is for mortgage purposes only. Parcel shown below does ~~not~~ fall in the Federal Flood Hazard Area and conformed to the local zoning regulations at the time of construction. Fence lines not determined by this survey. Plan not to be recorded.

CASCO BAY

* *color*
 Proposed walk way and decks
 attached to building.
 IB zone 14, 771d
 front yard - 20' req - 35' shown
 rear yard - 10' min - 12' shown
 side yard - 10' min - 13' shown
 max lot coverage 50% left.
 7385.5 ft allowed
 5027 ft ok.



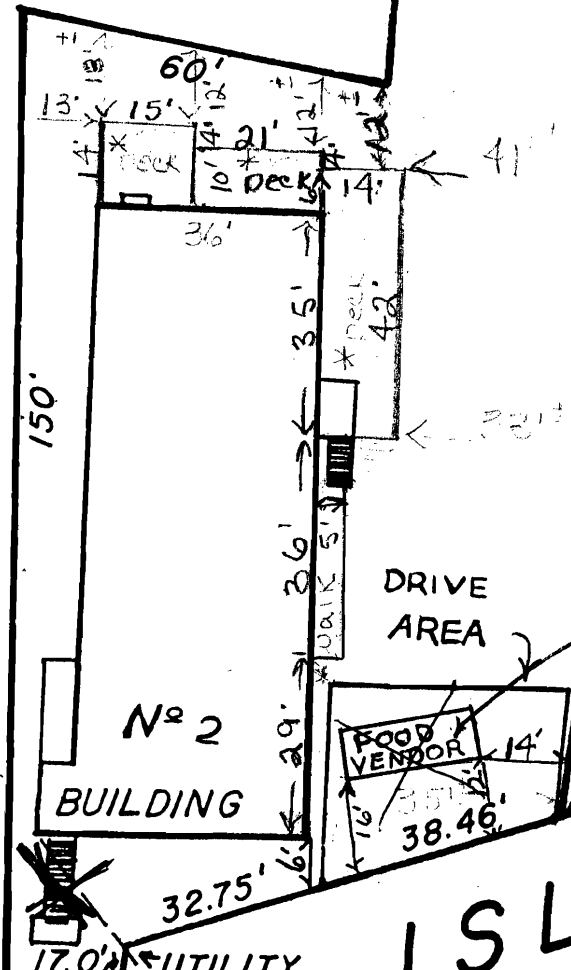
H.W.M.



n/f
 PEAKS ISLAND
 LIONS CLUB

* NOTE: FEDERAL FLOOD HAZARD AREA ALONG SHORE ONLY, NOT AT BUILDING.

No vending activity
 Vending truck used for storage of vending equipment



ISLAND AVENUE
 Carolyn Paul
 July 27, 2007

GARDEN PLACE
 (NOT CONSTRUCTED)

To: The Bank and the Title Insurer, its successors in interest. I hereby certify that I have examined the premises, and all easements, encroachments and buildings are located on the ground as shown and the premises

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.

2. Type of foundation system

- a. Diameter of concrete filled tube or pre cast concrete pier size - 12"
- b. depth below grade (minimum 4'-0" below grade) 4'
- c. anchorage of column to footing 5/8" 16" Galv anchor
- * - d. spacing and location of tubes/piers 8' / see drawing

3. Framing Members

- * - a. Columns - wood size and location (members supporting framing of floor system) 4x6 posts = 8'
- b. Ledger size attached to building - 2x8
- c. Fastener size and spacing attaching ledger - 5/8" galvanized lag bolts 2' on center
- d. Girder Size and spans carrying floor system 2x10x4 - 6'
- e. Joist size, span, and spacing - 2x8, 16" center
- f. Joist hangers or ledger - 2x8 on ledger

4. Guardrails & Handrail Details

- a. Guardrail height 36"
- b. Baluster spacing 0 / continuous glass panels
- c. Handrail height 36"

5. Stair Details

- a. Tread depth (measured nosing to nosing) - 11"
- b. Riser height - 7"
- c. Nosing on tread - beveled profile
- d. Width of stairs - 4'

m. d

Foundation

- 1.) 12" sonar tubes filled with concrete
- 2.) 4' depth tubes below grade
- 3.) 5/8" dia. 16" galvanized anchor w/ 4x6 post boot
- 4.) See Diagram for exact location and spacing for tubes

Framing

- 1.) See Diagram for exact location of 8' 4x6 post columns
- 2.) 2x8 ledger attached to building
- 3.) 5/8" galvanized carriage bolts w/ washers and nuts 16" on center 2 per bay.
- 4.) 2' x 10" x 4" - 6 foot on center bider size? span - floor
- 5.) 2x8 joist size 6' span, 16" spacing on center
- 6.) 2x8 joist hanger on ledger

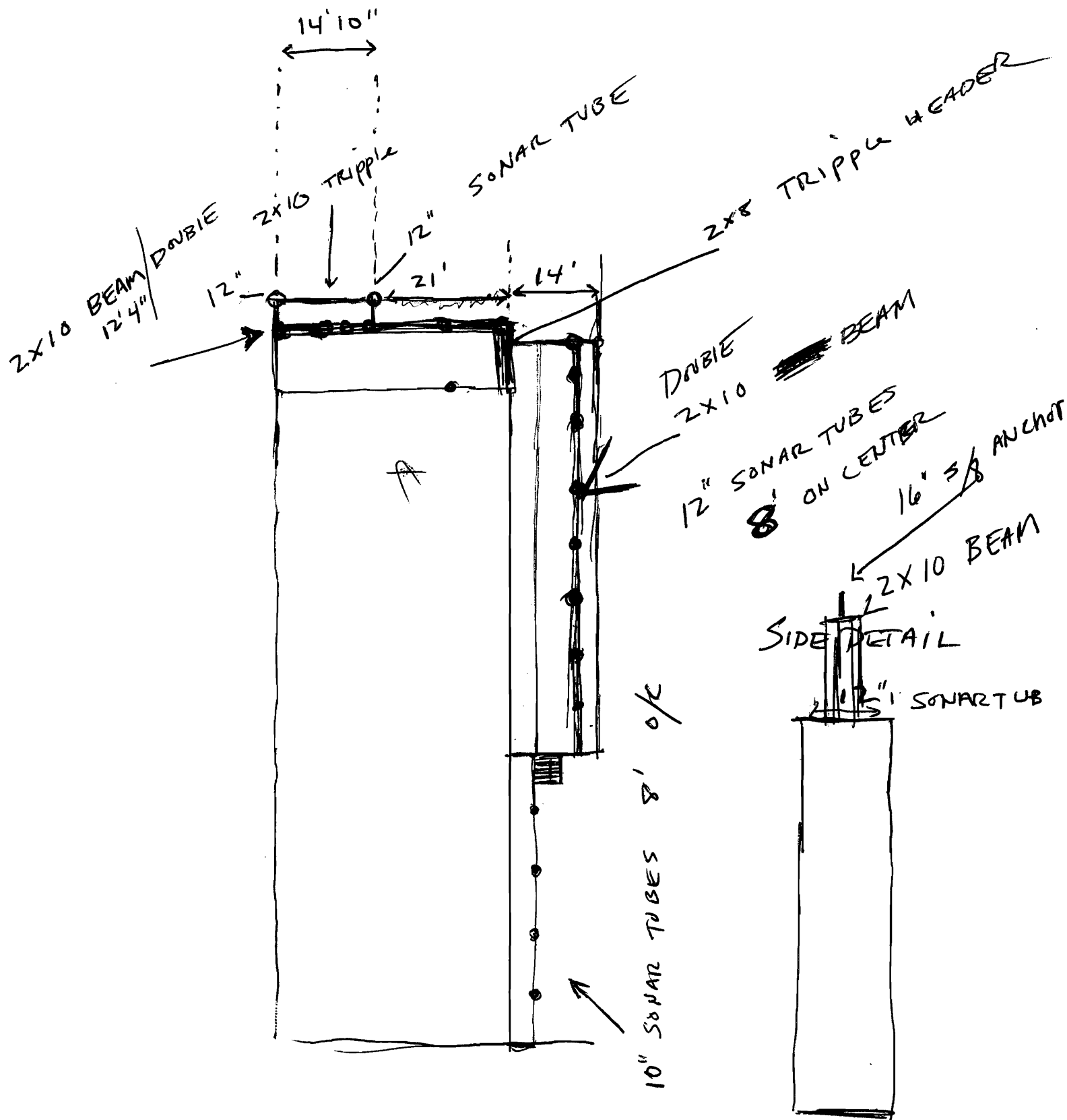
Guardrails & Handrails

- 1.) 36" Guardrail height
- 2.) 0 Baluster spacing
- 3.) 36" Handrail height continuous glass panels.

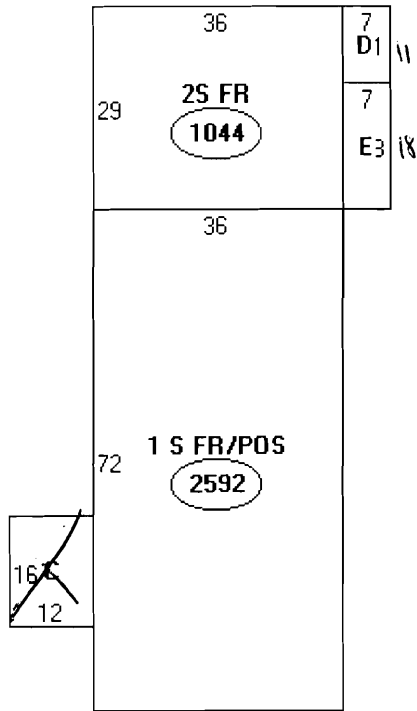
Stair Details

- 1.) 11" tread depth - nosing to nosing
- 2.) 7" Riser height
- 3.) Beveled composite procell tread nosing
- 4.) 4" / L. V. / 4"

Diagram



(3)



Descr
 A: 1 S FI
 2592
 B: 2S FF
 1044
~~C: W/O~~
~~192~~
 D: QFP/
 77 sq
 E: QFP/
 126 s

3839 existing

additions

$$14 \times 15 = 210$$

$$10 \times 21 = 210$$

$$14 \times 42 = 588$$

$$5 \times 36 = 180$$

$$1188$$

tbl 5027.



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

| | |
|----------------------|--|
| Card Number | 1 of 1 |
| Parcel ID | 084 R030001 |
| Location | 2 ISLAND AVE |
| Land Use | RETAIL & PERSONAL SERVICE |
| | |
| Owner Address | PARKER CAROLYN T 2 ISLAND AVE PEAKS ISLAND ME 04108 |
| | |
| Book/Page | |
| Legal | 84-R-30 ISLAND AVE GARDEN PLACE PEAKS ISLAND 14771 SF |

Current Assessed Valuation

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$304,900 | \$104,100 | \$409,000 |

Building Information

| | | | | |
|--------------------|------------------------|----------------|-----------------------|------------------------|
| Bldg # | Year Built | # Units | Bldg Sq. Ft. | Identical Units |
| 1 | 1921 | 1 | 4680 | 1 |
| | | | | |
| Total Acres | Total Buildings | Sq. Ft. | Structure Type | Building Name |
| 0.339 | 4680 | | MIXED RES/COMM | FORMER HRDW STORE |

Exterior/Interior Information

| | | | |
|----------------|---------------|-------------|-------------------|
| Section | Levels | Size | Use |
| 1 | 01/01 | 2196 | MULTI-USE STORAGE |
| 1 | 01/01 | 1440 | APARTMENT |
| 1 | 02/02 | 1044 | APARTMENT |

| | | | |
|---------------|--------------|----------------|------------|
| Height | Walls | Heating | A/C |
| 14 | FRAME | NONE | NONE |
| 14 | FRAME | ELECTRIC | NONE |
| 8 | FRAME | ELECTRIC | NONE |
| | | NONE | NONE |
| | | NONE | NONE |
| | | NONE | NONE |
| | | NONE | NONE |

Building Other Features

| | | |
|-------------|-----------------------|------------------------|
| Line | Structure Type | Identical Units |
| 2 | PORCH - OPEN | 1 |
| 1 | PORCH - ENCL | 1 |
| 3 | PORCH - COVERED UPPER | 1 |
| 1 | PORCH - COVERED | 1 |

Yard Improvements

| | | | |
|-------------------|-----------------------|--------------------------|----------------|
| Year Built | Structure Type | Length or Sq. Ft. | # Units |
|-------------------|-----------------------|--------------------------|----------------|

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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~Final Certificate of Occupancy:~~ Prior to any occupancy of the structure or use. ~~NOTE: There is a \$75.00 fee per inspection at this point.~~

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

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

N/A **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Carolyn T. Parker
Signature of Applicant/Designee

August 1, 2007
Date

Donna Martin Admin
Signature of Inspections Official

Aug 1 07
Date

CBL: 84 R 030

Building Permit #: 07-0879