

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, if Any, Attached

PERMIT

Permit Number: 030995

This is to certify that Feeney John E Sr/Kiely, John
has permission to expand second story
AT 54 Spruce Ave 085 G018001

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.

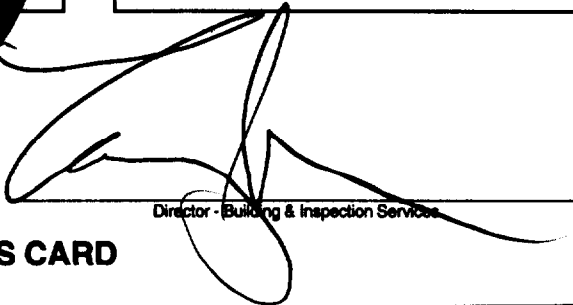
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is occupied or closed-in.
48 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


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: 03-0995	Issue Date:	CBL: 085 G018001
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Location of Construction: 54 Spruce Ave	Owner Name: Feeney John E Sr	Owner Address: 7 Dunn Ests Dr	Phone:
Business Name:	Contractor Name: Kiely, John	Contractor Address: 591 Island Ave. Peaks Island	Phone: 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: seasonal	Proposed Use: seasonal - expand second story	Permit Fee: \$102.00	Cost of Work: \$9,000.00	CEO District: 3
Proposed Project Description: expand second story		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R Type: STB BOCA 99	
		Signature:		Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

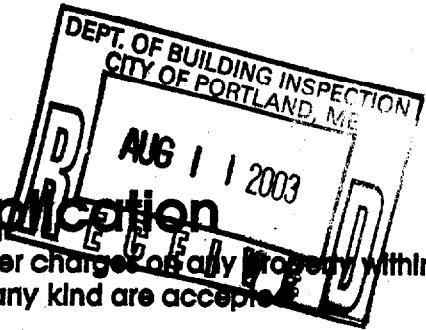
Permit Taken By: tmm	Date Applied For: 08/19/2003	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <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"/> Date: 8/21/03	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: 8/21/03
	DK Under W-436 50% expansion		

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



All Purpose 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>54 SPRUCE AVE. PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>ROOF RECONFIGURE 430 SQ FT</u>	Square Footage of Lot <u>2400 SQ FT</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>11</u> Block# <u>21</u> Lot# <u>49</u>	Owner: <u>MARY TOOLE</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JOHN KIELY</u> <u>531 ISLAND AVE PEAKS IS.</u>	Cost Of Work: \$ <u>9,000</u> Fee: \$ <u>102</u> <u>DUES</u>
Current use: <u>RESIDENTIAL</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>RESIDENTIAL</u>		
Project description: <u>ROOF LINE IS CURRENTLY H.P. ROOF</u> <u>WILL CHANGE TO A FRAME FOR HEADROOM ETC.</u>		
Contractor's name, address & telephone: <u>JOHN KIELY</u> <u>531 ISLAND AVE PEAKS ISLAND 76-2026</u>		
Who should we contact when the permit is ready: <u>JOHN KIELY</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: [Signature] Date: 8/11/03

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

Toole and Powers, P.A. Elder Law

Mary C. Toole, Esq.
503 Woodford Street
Portland, Maine 04103
(207) 879-6054 Voice
(207) 773-9745 Fax

Victoria Powers, Esq.
194 Main Street
Freeport, Maine 04032
(207) 865-1515 Voice
(207) 865-1549 Fax

FACSIMILE

TO: Tammy Munson
COMPANY: _____
FAX NO.: 874-8716 DATE: 8-20-03
FROM: Mary C. Toole

THIS IS PAGE 1 OF 2 PAGES.

SPECIAL INSTRUCTIONS OR MESSAGE:

Please find attached my deed to my property
on Spruce Avenue, Peaks Island

The original of this fax (will) (will not) be sent:

 First Class Mail Overnight Courier



This facsimile message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you receive this message in error, please notify us immediately by telephone and return the original message to use at the above address via the US Postal Service. Thank you.

Please call (207) 879-6054 if you do not receive all pages or if material sent is illegible.

WARRANTY DEED
Maine Statutory Short Form


I, JOHN E. FEENEY SR. of 7 Dunn Estates Drive, Scarborough ME 04074, for consideration paid, grant to MARY C. TOOLE of 54 Spruce Avenue, Peaks Island ME 04108, with Warranty Covenants, a certain lot or parcel of land with the building thereon, located on Peaks Island in the City of Portland, County of Cumberland, State of Maine, and being part of a tract of land known as "Oceanside," so called, and the part hereby described being the southeasterly half of lot #49 (forty-nine) on said tract, according to a plan of the same recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 21 to which plan reference is hereby made.

The lot hereby described being otherwise and more particularly bounded and described as follows:

Beginning at a point on the northerly side of Spruce Avenue, which point is the most southeasterly corner of Lot #48 as shown on said plan; thence running in an easterly direction along the northerly side of Spruce Avenue forty-one feet to a point; thence from those two points extending in a northerly direction and at right angles to said Spruce Avenue, holding the width of forty-one feet (41') throughout, and distance of sixty feet (60').

Grantor received title to this parcel by deed of Lorraine L. Feeney dated July 6, 1999 and recorded at Book 14,945 Page 234 of the Cumberland County Registry of Deeds.

WITNESS, my hand and seal this 31 day of July, 2003.



Witness




Grantor - John E. Feeney Sr.

State of Maine
Cumberland, SS

Personally appeared before me, the above named John E. Feeney Sr., acknowledged the foregoing instrument to be his free act and deed, and subscribed the same.

Before me,

7-31-03
Date



Andrew J. Doukas, Attorney At Law ME Bar #2932



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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 initialzing 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.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **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

_____ **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]
Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

8/19/03
Date

CBL: _____ Building Permit #: _____

THIS IS NOT A DOCUMENT

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Warren, Currier & Buchanon, Key Bank and its Title Insurer

54 Spruce Avenue
Peaks Island
Portland, Maine

Job Number: 300-22
Inspection Date: 06-30-03
Scale: 1" = 20'

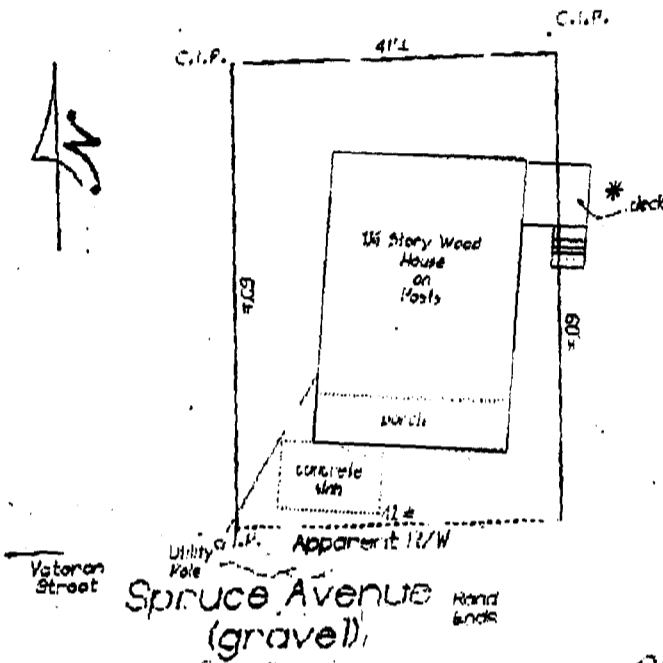
The monumentation is set in harmony with current deed description.

The building setbacks are not in conformity with town zoning requirements. "Grandfathered" % Age of Deck Unknown

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 20031 002 B

BUYER: Mary C. Toole
SELLER: John & Lorraine Feeney



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MUST NOT REVEAL CONFLICTS WITH ADJOINING DEEDS.

Warren, Currier & Buchanon
INCORPORATED
100 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1683
Fax: (207) 846-1684

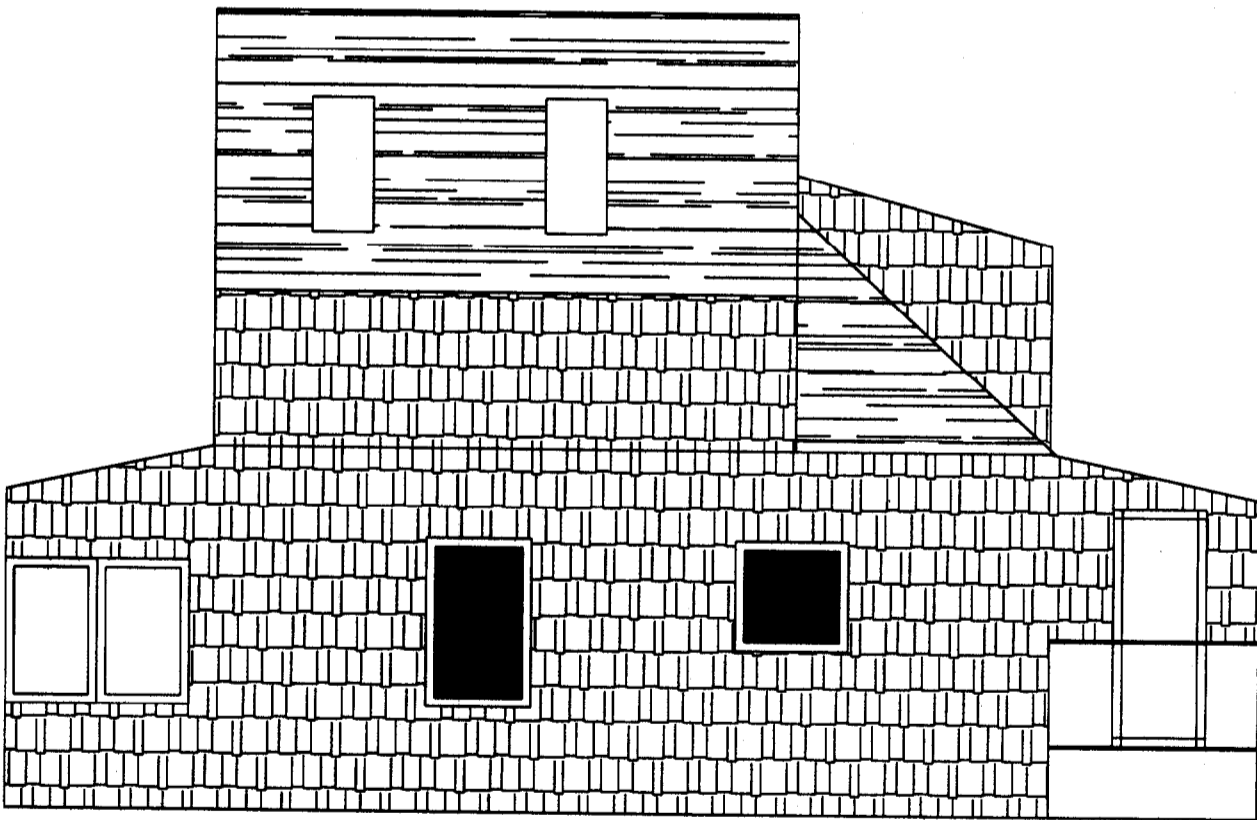
PLAN BOOK 11 PAGE 21 LOT 49
DEED BOOK PAGE COUNTY Cumberland

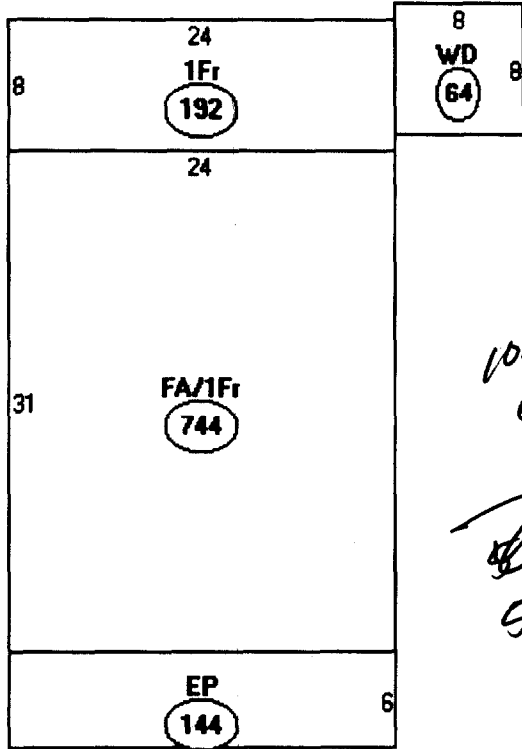
THIS PLAN IS NOT FOR RECORDING Drawn by: SRS

MAP 85



Right Side with old roof 35-4





Descriptor/Area

A: FA/1Fr
744 sqft

B: 1Fr
192 sqft

C: WD
64 sqft

D: EP
144 sqft

1080
~~540~~
 .50
~~540~~ SF
 540

IR-2
 yr built 1900
 lot 2460 SF
 14-436'
 50%

Expansion
 18 x 24 =
 432 SF → 540
~~540~~ SF
 Allowed
 OK

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	085 G018001
Location	54 SPRUCE AVE
Land Use	SEASONAL
Owner Address	FEENEY JOHN E SR 7 DUNN ESTS DR SCARBOROUGH ME 04074
Book/Page	14945/234
Legal	85-G-18 SPRUCE AVE PEAKS ISL 2460 SF

Valuation Information

Land	Building	Total
\$36,860	\$38,010	\$74,870

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Cottage	1	1234	0.056	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	2		4	Full Finsh	Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
08/02/1999	LAND + BLDING		14945-234

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



*Will add
smokest. *

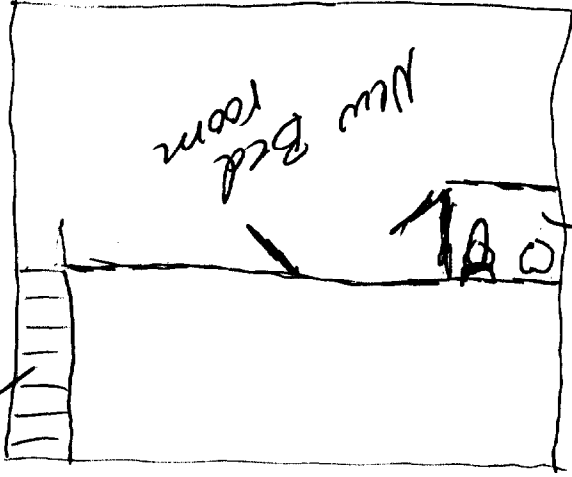
18'

New
Bed
room

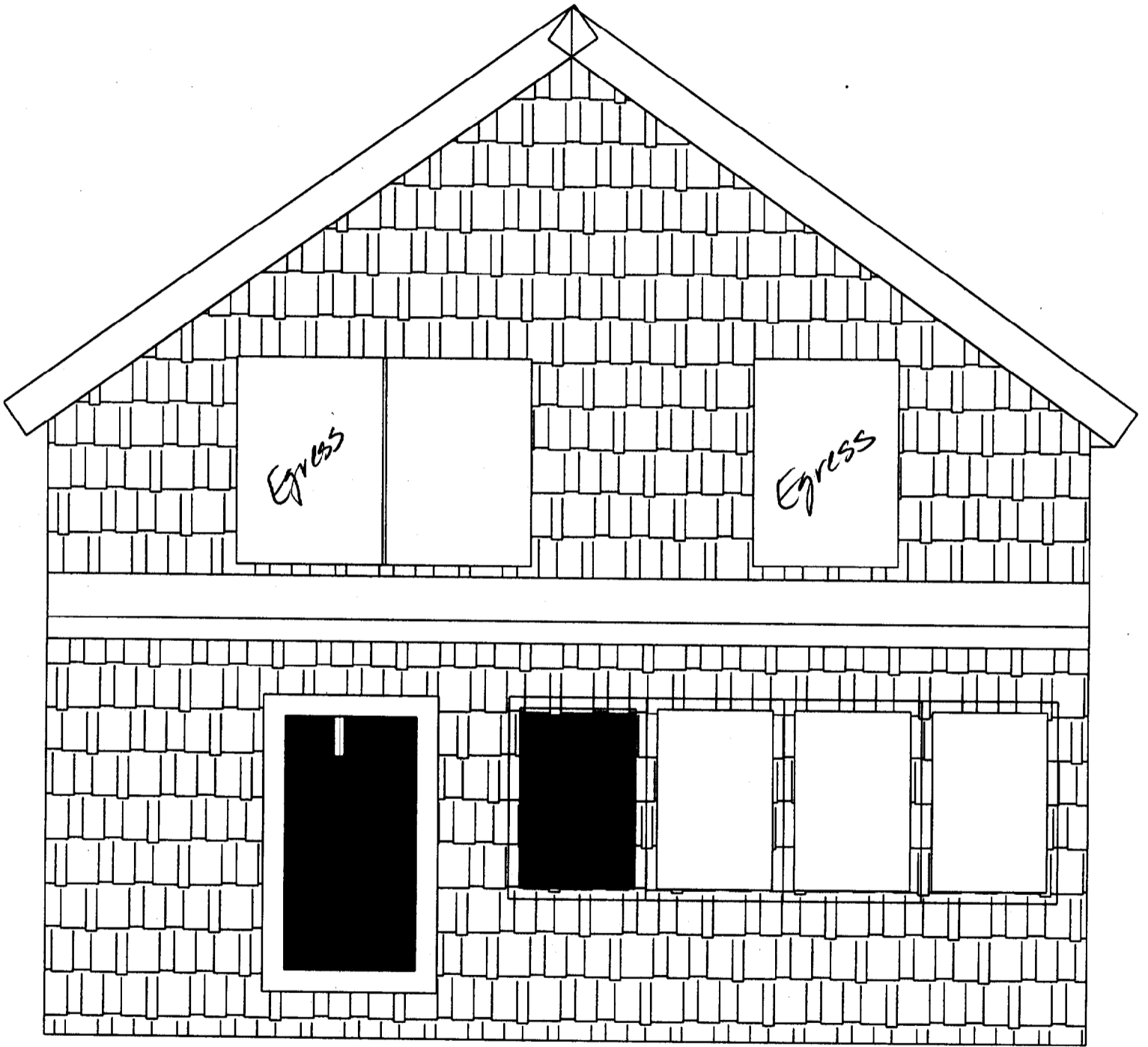
14'

Existing
Stairs

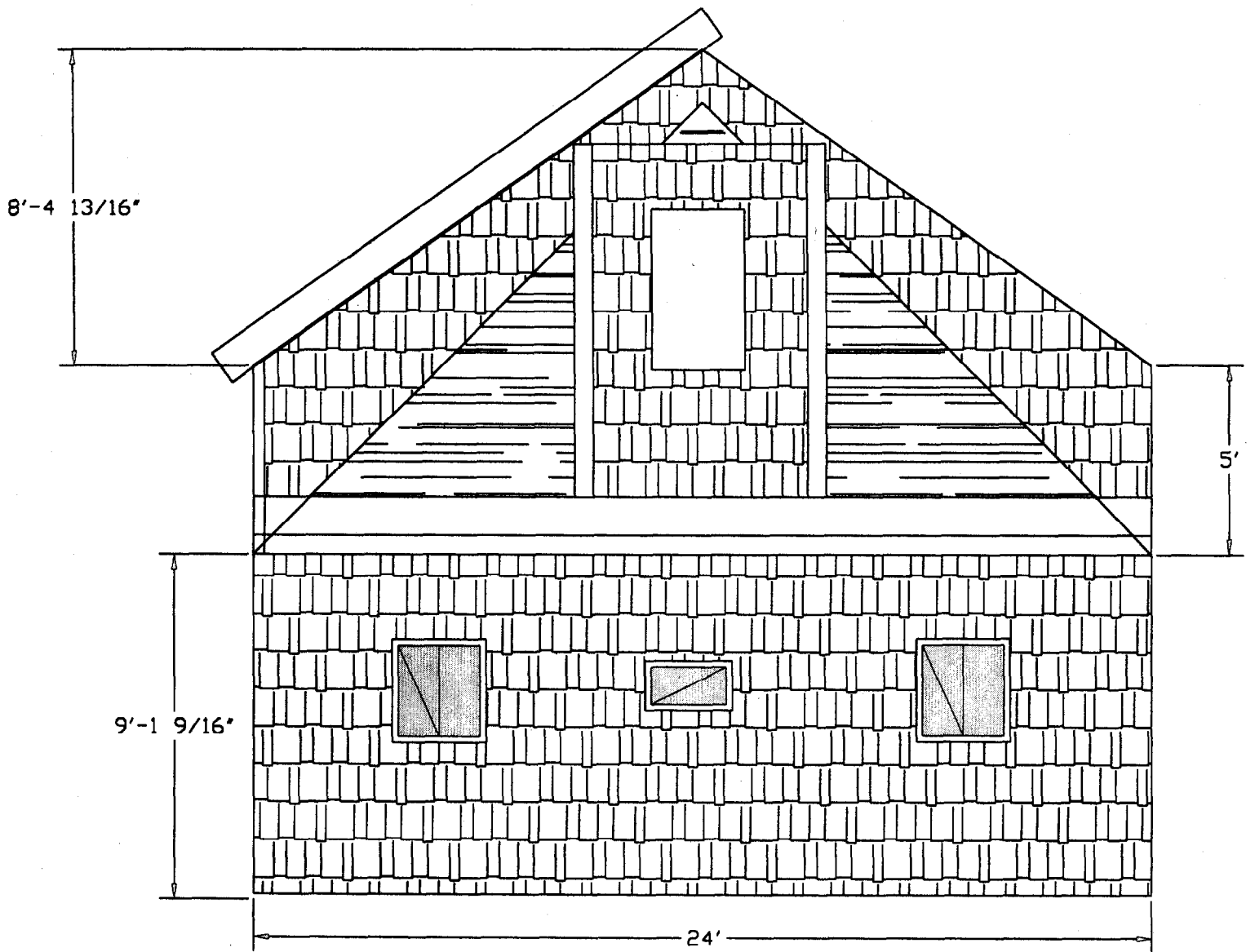
New Bath
will have 7'6" ceiling
height



Front View 35

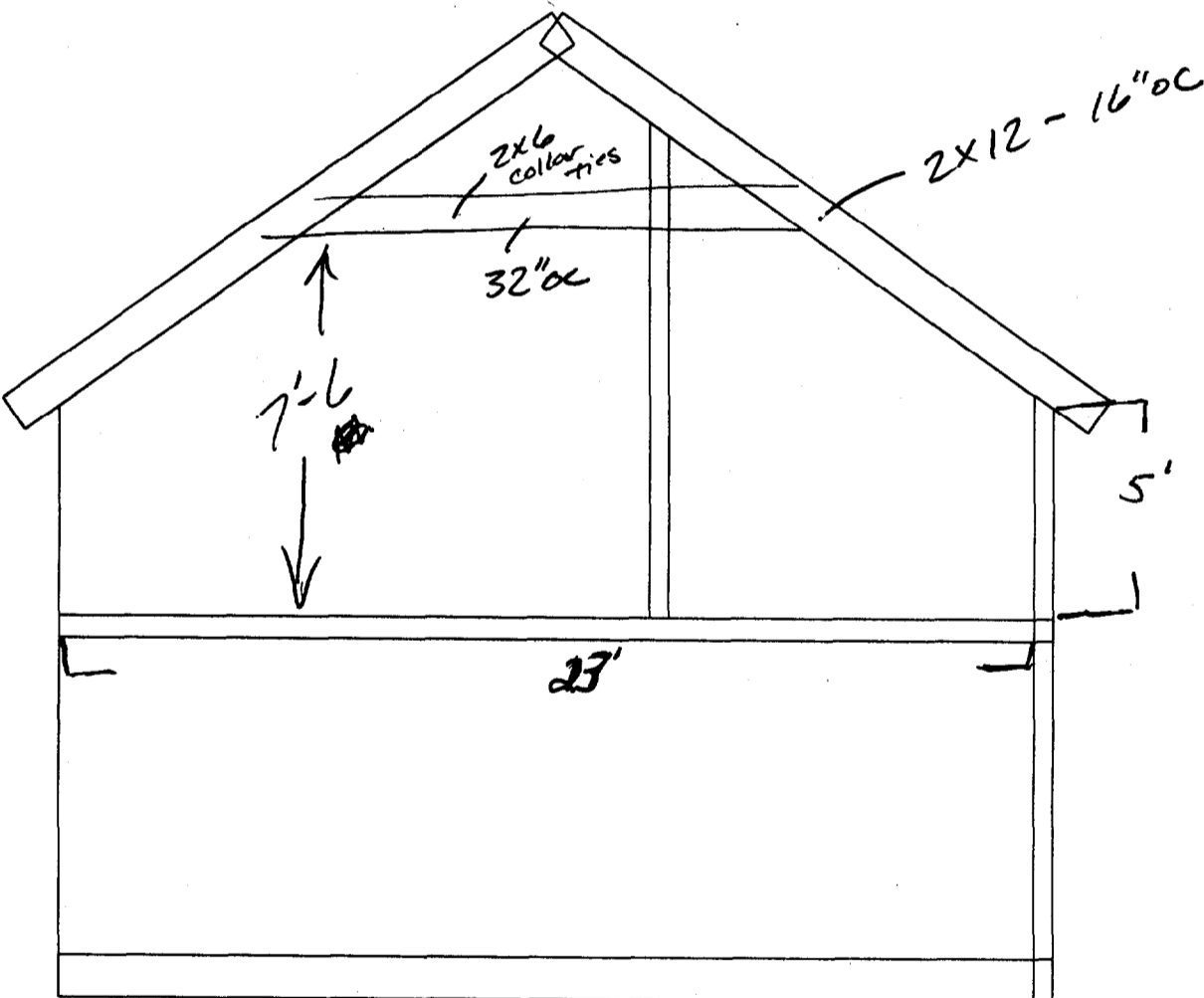


Back View 35 - 4

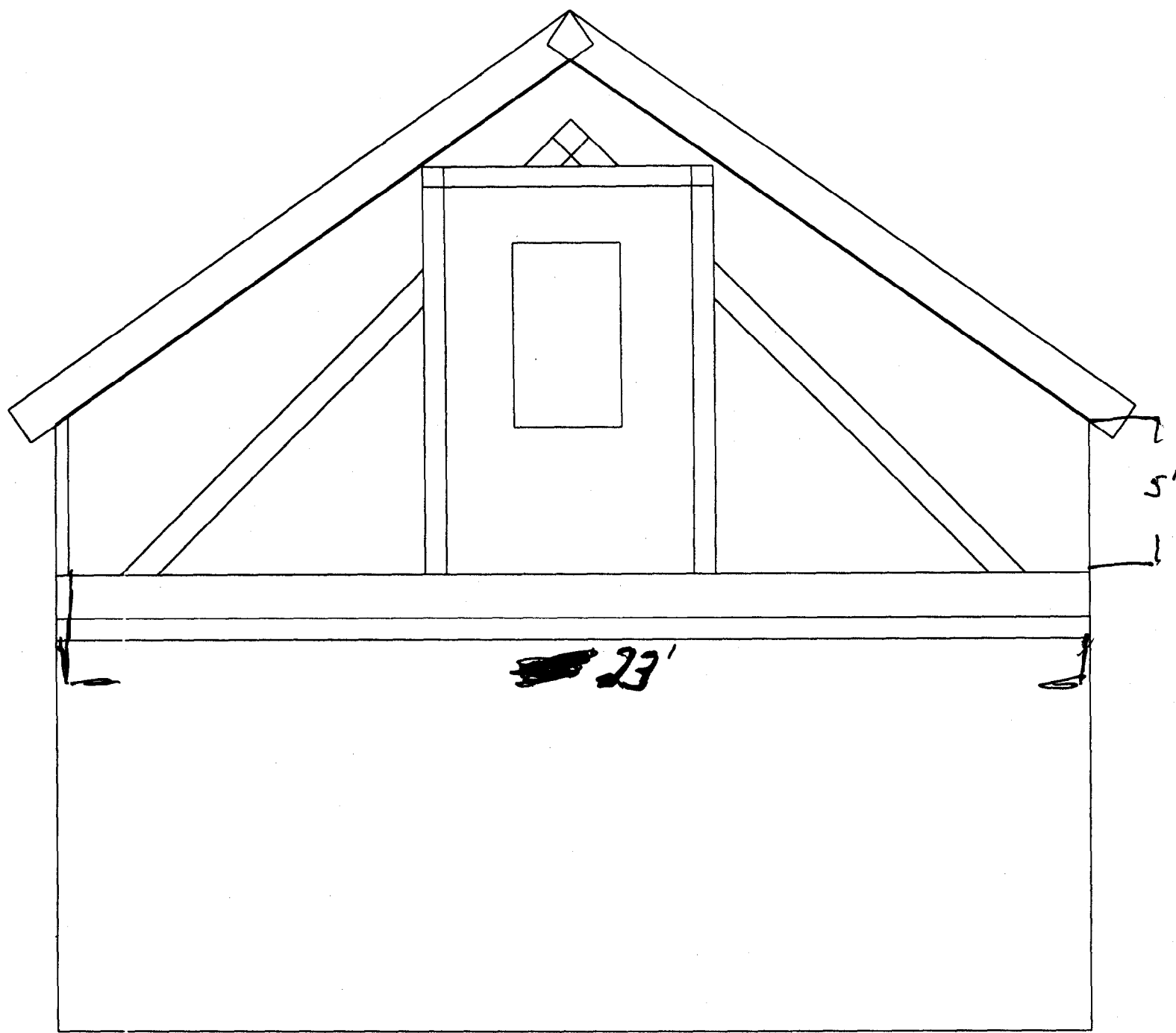


Called
new cross section

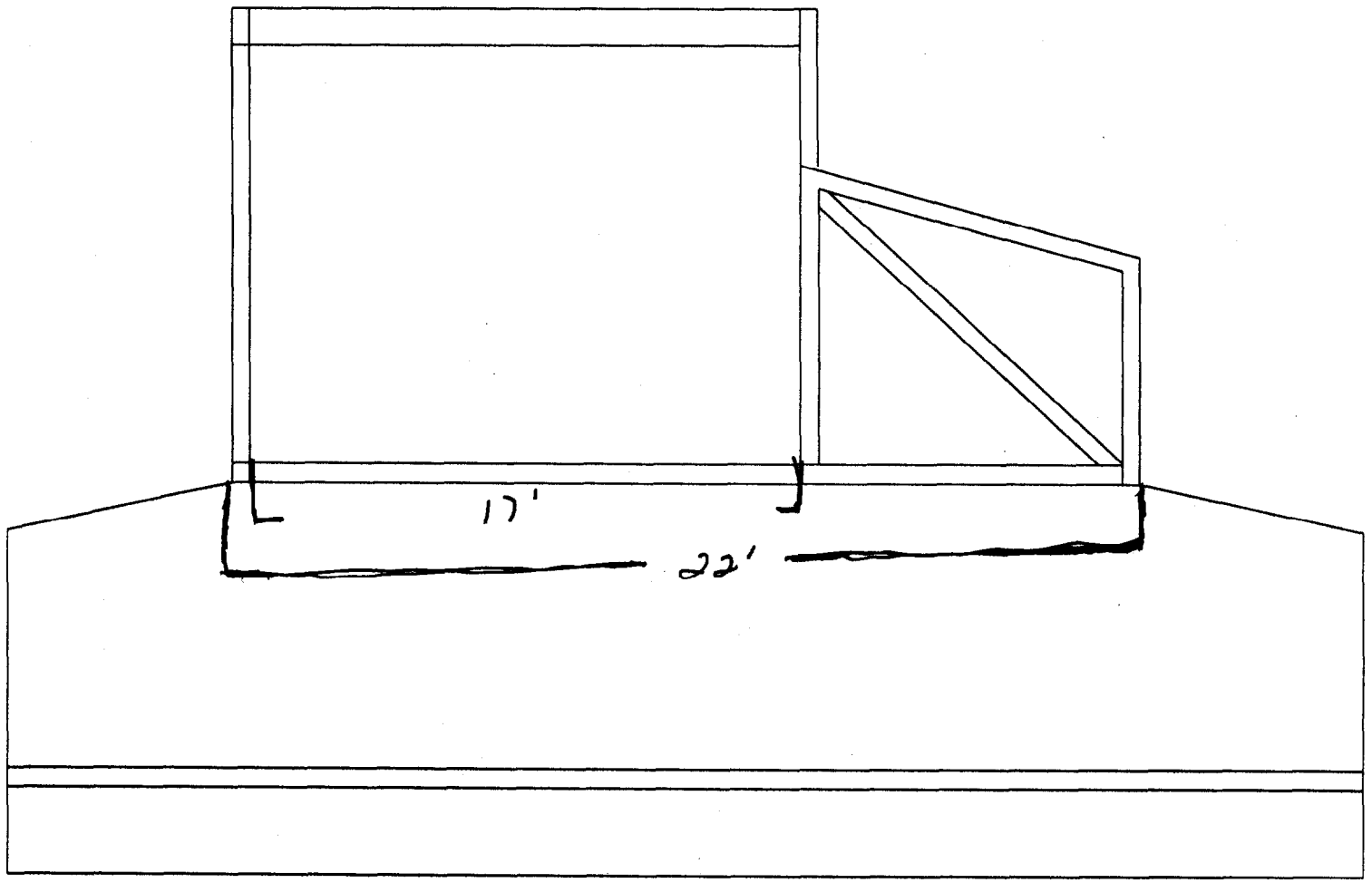
Front Cross Section



Back View cross section



Right Side Cross Section



FRAMING:

ROOF PITCH $7/12$ OR 35°

RAFTERS $2 \times 12 \times 16 - 16" O.C.$

WALLS - $2 \times 6 - 16" O.C.$

SHEATHING $5/8$ CDX PLYWOOD

RIDGE BEAM - 2 - $1 \frac{3}{4} \times 11 \frac{1}{2}$ MICROLAM S

SKYLIGHT FRAMING

2×12 HEADER BETWEEN RAFTERS

WINDOWS:

4 - VELUX VEPTING SKYLIGHTS - VS 106

R.O. $21 \frac{1}{2} \times 46 \frac{1}{8}$

ANDERSEN

1 - 244 DH 3449-2

R.O. $6'8 \frac{1}{2} \times 4'9"$

DOUBLE HUNG WINDOWS

1 - 244 DH 3449

R.O. $3'4" \times 4'9"$

HEADERS WILL BE 2×8 WITH $\frac{1}{2}$ PLYWOOD
FILLER

Left Side 35-5

