

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080986

PERMIT ISSUED

This is to certify that BOISJOLY RUSSELL P & CAROL A SOMERS/Macey Or

has permission to Rot Repair at the Foundation and Enclosure

AT 87 SEASHORE AVE, PEAKS ISLAND

085 N004001

provided that the person or persons who accept 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 when permission proceeds before this building or part thereof is started or service closed-in 24 HOUR NOTICE 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

9/2/08 *Cheryl MA*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

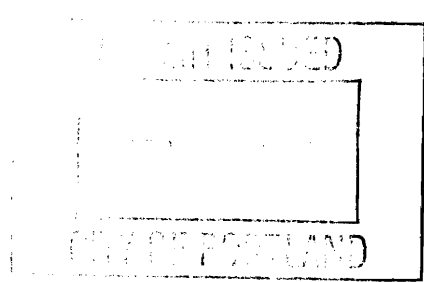
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0986	Issue Date: 9/2/08	CBL: 085 N004001
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Location of Construction: 87 SEASHORE AVE, PEAKS ISL	Owner Name: BOISJOLY RUSSELL P & CAROL	Owner Address: 12952 PENNELL PINES RD	Phone: 561-495-4147
Business Name:	Contractor Name: Macey Orme	Contractor Address: P O Box 143 Peaks Island	Phone: 2074087100
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Rot Repair at the Foundation, rebuild existing side porch and screen it, rebuild front steps, enclose part of front porch & add 7' x 9.5' addition. PHASE I ONLY	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 1
Proposed Project Description: Rot Repair at the Foundation, rebuild existing side porch and screen it, rebuild front steps, enclose part of front porch & add 7' x 9.5' addition. PHASE I ONLY		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003 Signature: <i>CEL 9/2/08</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: lmd	Date Applied For: 08/08/2008	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 checked="" type="checkbox"/> Shoreland <i>South edge of property in shoreland. Structure is not in shoreland zone.</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"/> Date: <i>8/12/08 ABM</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>ABM</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0986	Date Applied For: 08/08/2008	CBL: 085 N004001
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Location of Construction: 87 SEASHORE AVE, PEAKS ISLA	Owner Name: BOISJOLY RUSSELL P & CAROL	Owner Address: 12952 PENNELL PINES RD	Phone: 561-495-4147
Business Name:	Contractor Name: Macey Orme	Contractor Address: P O Box 143 Peaks Island	Phone: (207) 408-7100
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Rot Repair at the Foundation, rebuild existing side porch and screen it, rebuild front steps, enclose part of front porch & add 7' x 9.5' addition. PHASE I ONLY	Proposed Project Description: Rot Repair at the Foundation, rebuild existing side porch and screen it, rebuild front steps, enclose part of front porch & add 7' x 9.5' addition. PHASE I ONLY
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/21/2008**Note:****Ok to Issue:**

- 1) This permit includes only what is listed as Phase I on the plans. Phase II (the rear deck & the internal reconfiguration of the first floor) must be applied for under a separate permit in the future.
- 2) This permit is being issued with the condition that the porch and front steps that are being rebuilt will be within the existing footprint.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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:** 08/02/2008**Note:****Ok to Issue:**

- 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 2) Fastener schedule per the IRC 2003
- 3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 6) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

8/12/2008-mes: gave back to Lisa to put the Island name on the permit.

8/20/2008-amachado: Left message for Rachel. Need to know if laundry & bath area on right side of house (proposed first floor plan) is part of phase I or Phase II. What is considered the front of the house?

8/21/2008-amachado: Spoke to Rachel. All the interior changes including the creation of the laundry & bathroom are part of phase II and not part of this permit.



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>87 SEASHORE AVE PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>11,158 SF.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>85</u> <u>N</u> <u>A-9</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>RUSSELL BOISJOLY</u> <u>CAROL SOMERS</u> Address <u>12952 PENNELL PINES RD.</u> City, State & Zip <u>BOYNTON BEACH FL.</u>	Telephone: <u>561.495.4147</u>
Lessee/DBA (If Applicable) <u>AUG 8 2008</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
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>ROT REPAIR AT FOUNDATION AND SMALL ADDITION AT ENCLOSED PORCH.</u>		
Contractor's name: <u>MACEY ORME</u> Address: <u>41 ADAMS STREET</u> City, State & Zip <u>PEAKS ISLAND, ME - 04108</u> Telephone: <u>708-5625</u> Who should we contact when the permit is ready: <u>RACHEL CONLY</u> Telephone: <u>708-5625</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: Rachel Conly Date: 8.8.08

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

Applicant: Russell Boisjoly
Carol Seneg
Address: 87 Seawater Ave.

Date: 8/20/08

C-B-L: 85-N-004 (1.009)
perm. # OF-0986

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1900

Zone Location - IR-2

Interior or corner lot

Proposed Use/Work - rebuild existing ^{side & screen} front porch & stairs - enclose part of existing ~~porch~~
porch on side - add on to ^{front} side porch Phase I only

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req. - 28.5 to addition (scaled)

Rear Yard - 25' req. N/A

Side Yard - 20' req. - 20.5 to right side from addition (scaled)

Projections -

Width of Lot -

Height -

Lot Area - existing 11,150

Lot Coverage Impervious Surface - 20% = 2231.6

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - part of lot is in shoreland. - building is past the 75' setback.

Flood Plains - panel 15 - zone C

existing 990 sf

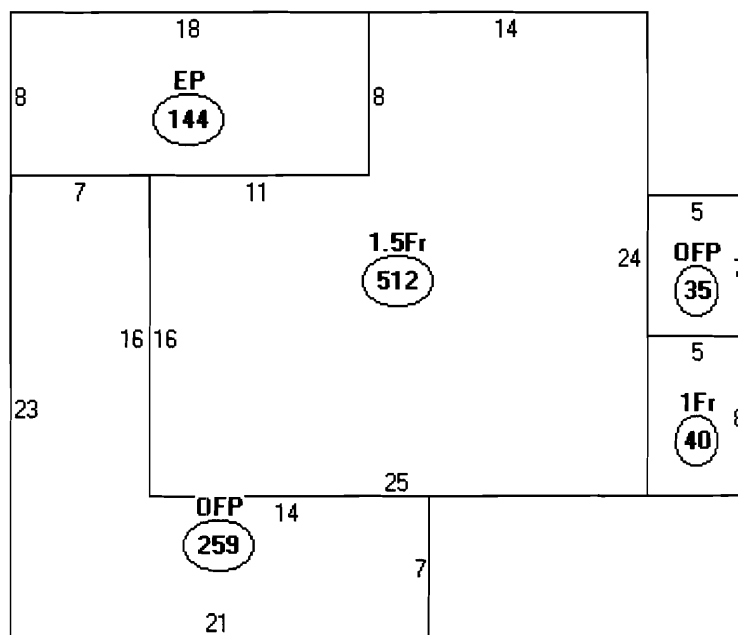
stairs - 42.25 (front)

" 18.35 (side)

existing 1050.63

proposed 7 x 9.5 = 665

1117.13



Descriptor/Area

- A: 1.5Fr
512 sqft
- B: OFF
259 sqft
- C: EP
144 sqft
- D: OFF
35 sqft
- E: 1Fr
40 sqft

± 990 existing (w/out stairs)

Seas hor.

Seas hor.



EXISTING CONDITIONS:

TYPICAL PORCH FRAMING: 2x6 @ 20" O.C.

PROPOSED:

ADD ANOTHER 2x6 BETWEEN EACH JOIST BAY.
IF ROT IS TOO EXTENSIVE, WILL CONSIDER
TEARING OFF & REBUILDING (SEE DRAWINGS).

RACHEL CONLY ARCHITECTURAL DESIGN: 8.8.08

BOISJOURN/SOMERS RESIDENCE . 87 SEASTORPE AVE PEAKS ISLAND
ROT & FOUNDATION REPAIR 8.4.08

BOISJOLY / SOMERS RESIDENCE · 87 SEASHORE AVE PEAKS ISLAND
ROT & FOUNDATION REPAIR · 8.4.08



EXISTING CONDITIONS:
TYPICAL 2x6 JOISTS
@ 17 1/2" O.C.

EXISTING CONDITIONS:
TYPICAL 4x6 BEAMS
& SILC PLATE

EXISTING CONDITIONS:
TYPICAL 7" Ø CEDAR
POST ON 12"-18" x
12"-18" FIRESTONE
FOOTINGS.

PROPOSED:
REPLACE CEDAR POSTS ✓
AND FOOTINGS WITH
4x4 P.T. POSTS ON
8" Ø SANDSTONE FOOTINGS ✓
4'-0" BELOW GRADE OR
PINNED TO UPGRADE. ✓
CSH

RACHEL CONLY ARCHITECTURAL DESIGN: 8.8.08

BALSLOW / SOMERS RESIDENCE · 87 SEASTOPE AVE PEAKS ISLAND
ROT & FOUNDATION REPAIR 8.4.08



EXISTING CONDITIONS:

TYPICAL 2x12 STRINGERS @ 27" O.C.

PROPOSED:

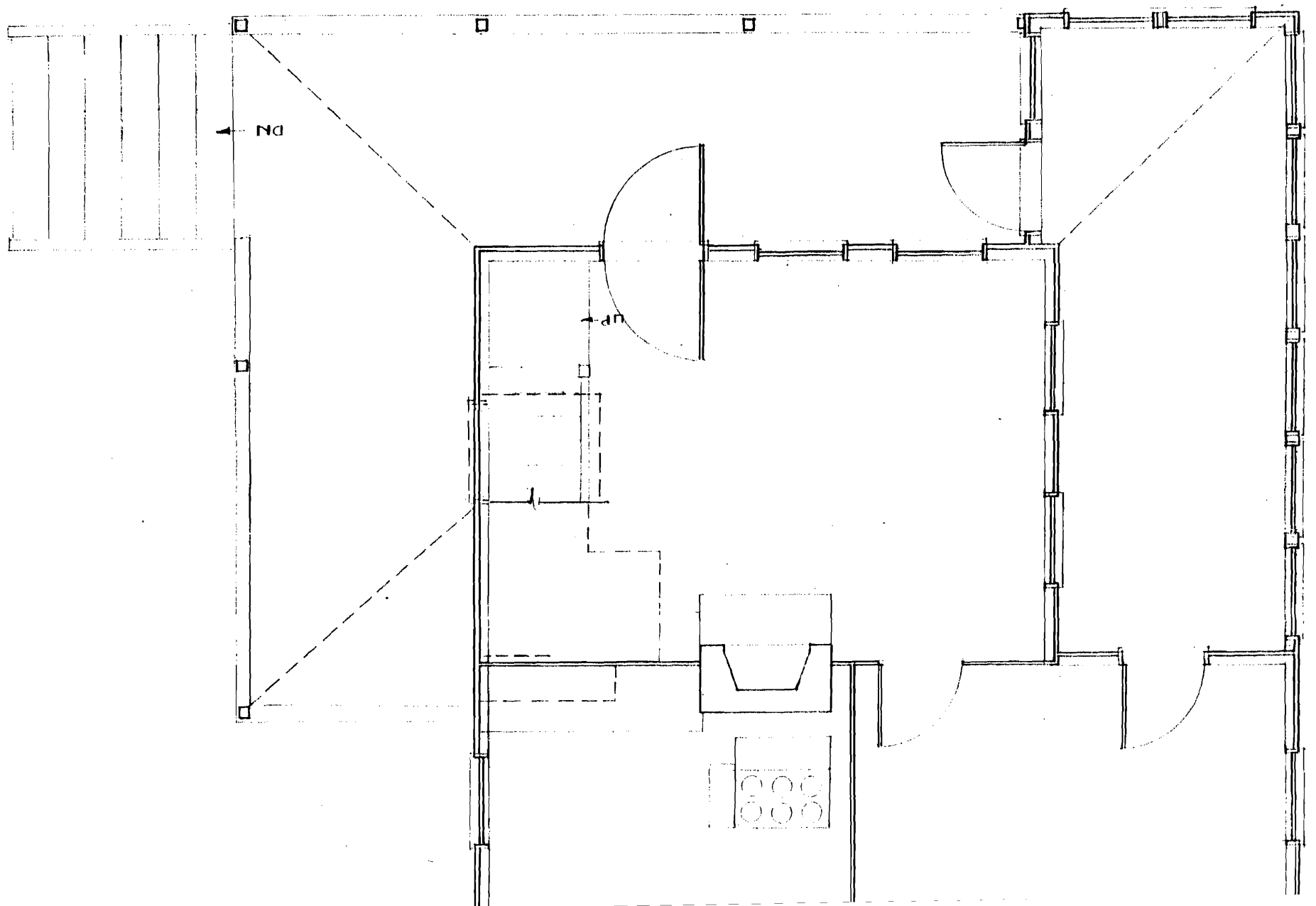
REPLACE W/ 2x12 P.T. STRINGERS @
16" O.C. , POUR NEW FOOTINGS ((3) 8" ϕ
SONOTUBES) FOR A NEW BEAM TO ACT
AS THRUST PLATE. ✓

FACTER ONLY ARCHITECTURAL DESIGN: 8.8.08

Scale: 1/4" = 1'-0" Date: 16 Sept. 1994

The Borajohly / Somers Cottage

Existing First Floor Plan

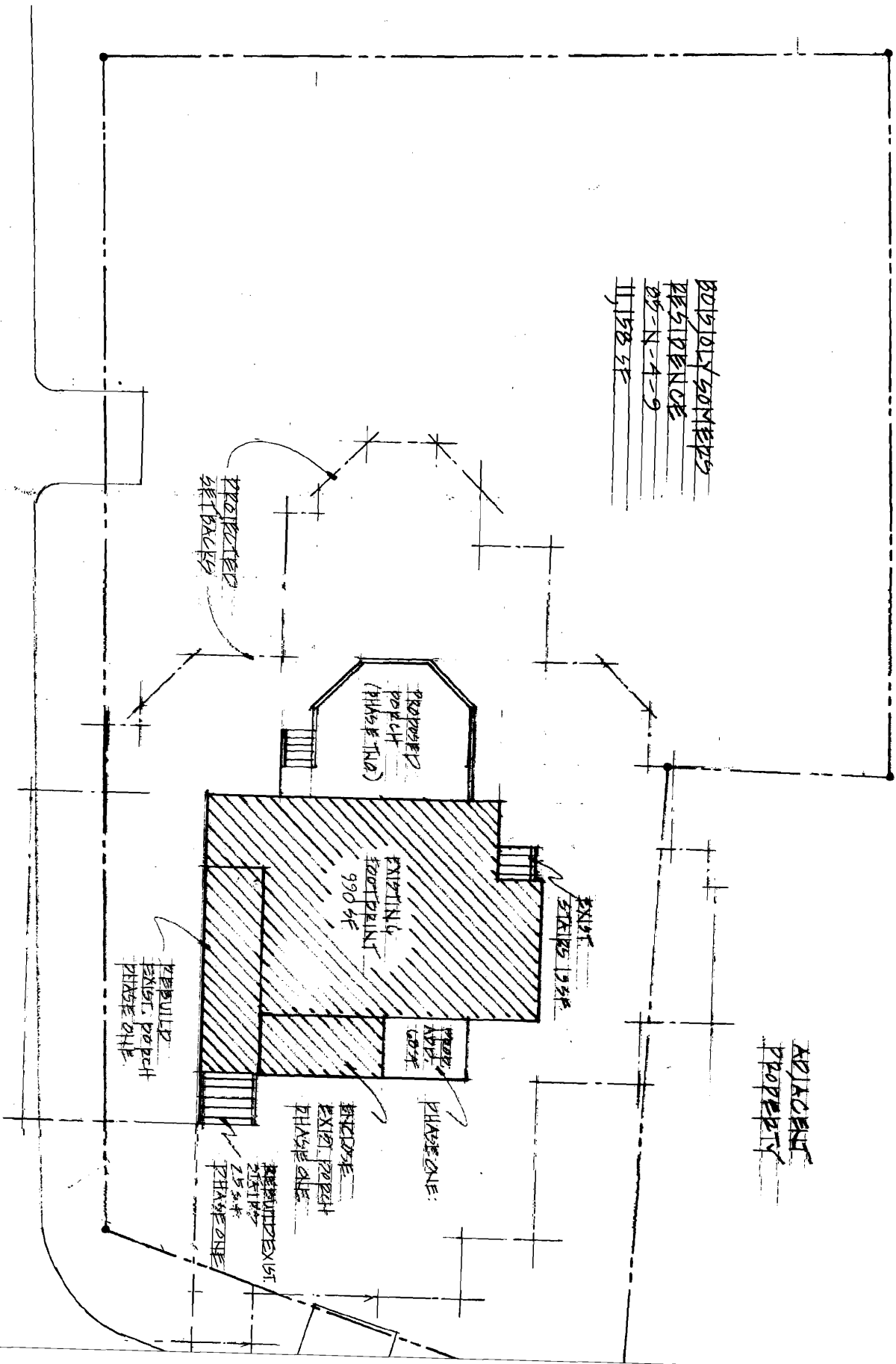


11,58 SF x (.10) = 233 AVAILABLE LOT COVER
- 1034 EXISTING FOOTPRINT = 1297 AVAILABLE FOOTPRINT
PROPOSED FOOTPRINT PHASE ONE: 68 SF

A

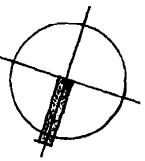
PROPOSED PLOT PLAN
11-10-0

SEA SHORE AVENUE



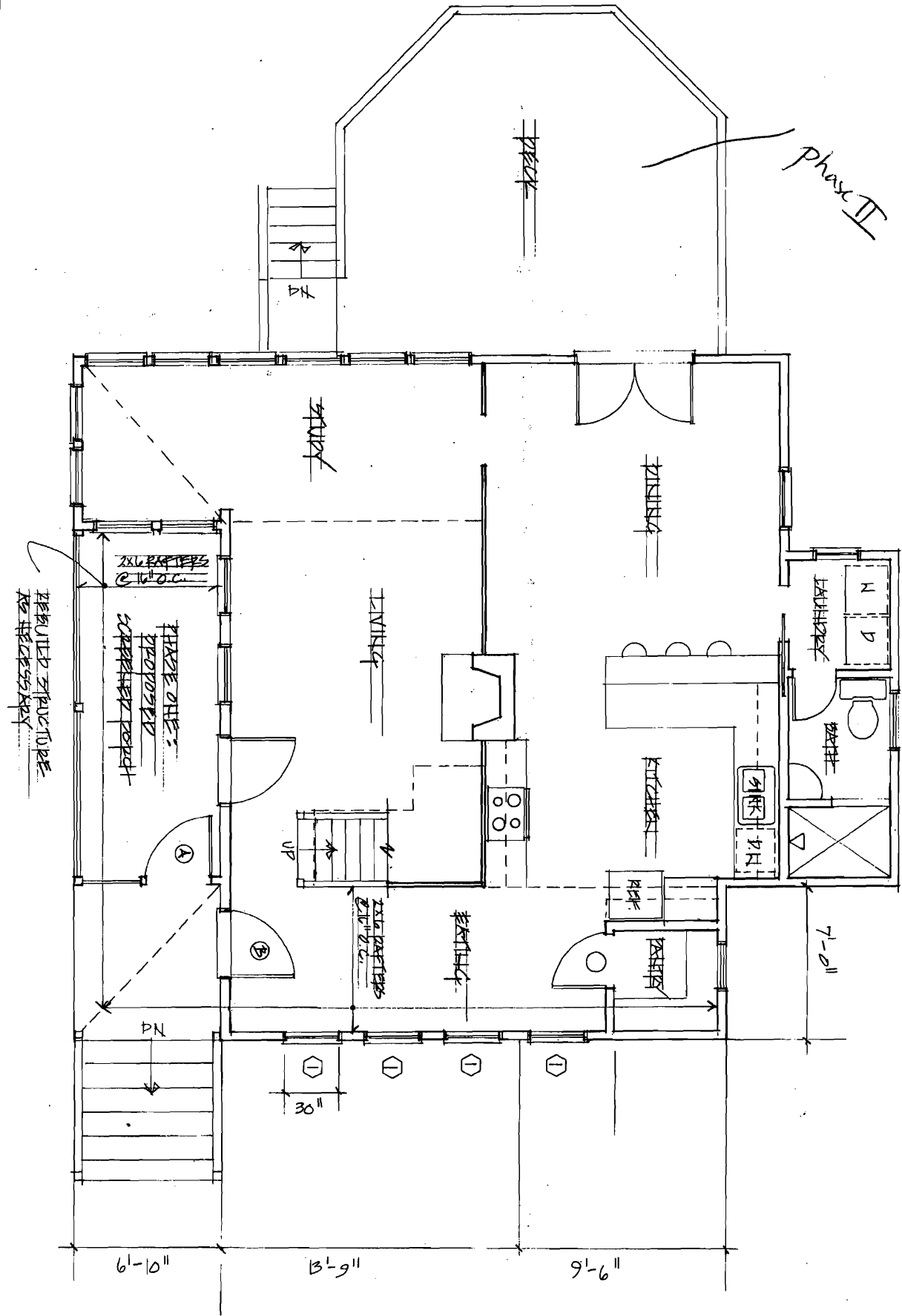
BUILDING FOOTPRINT
EXISTING
11,58 SF

ADJACENT
PROPERTY



★

PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



REBUILD STAIR TO BE RECESSARY

PHASE ONE PROPOSED SCRAPED

Phase II

PHASE II - per conversation w/ Rachel early 8/21/25

PHASE I REBUILD STAIR

PHASE I PROPOSED SCRAPED

PHASE I PROPOSED SCRAPED

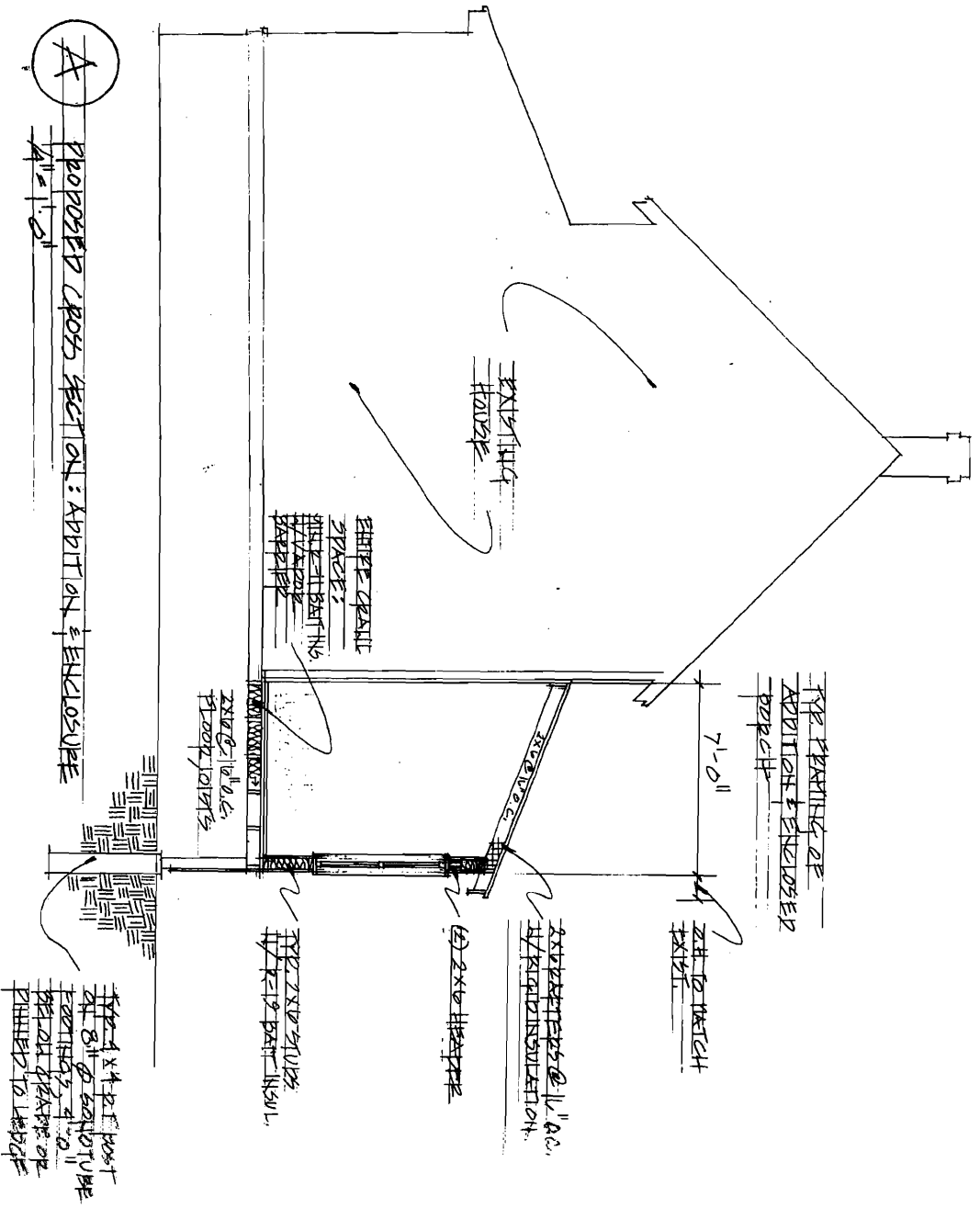
6'-10"

13'-9"

9'-6"

7'-0"

3'-0"





SEASHORE AVENUE
PAVED PUBLIC 50' WIDE

CITY STREET MONUMENT
FOUND IN DRIP BOX

N/F
JANE EVA ELLSWORTH
CHARLES D. ELLSWORTH
1587B/17B
TM 85-N-3

N/F
PAUL M. TUTTLE JR.
16019/1
TM 85-N-8

N/F
LAWRENCE A. WEINER
13901/144
TM 85-N-10

N/F
LINDA L. CHALOGAS
14215/280
TM 85-N-12

CERTIFICATION:
OWEN HASKELL, INC. H
ON, AND THE RESULT
THAT TO THE BEST OF
IT CONFORMS TO THE I
LAND SURVEYORS CURF

4-16-08
DATE

NOTES:

1. OWNER OF RECORD: RUSSELL P. BOISJOLY AND CAROL S. SOMERS
BOOK 7582 PAGE 184
2. PARCEL IS SHOWN AS LOTS 4 AND 9, BLOCK N, ON THE CITY OF
PORTLANDS ASSESSORS MAP 85.
3. BEARINGS ARE GRID NORTH PER INFORMATION SUPPLIED BY THE CITY
OF PORTLAND ENGINEERING DEPARTMENT.
4. SURVEY WAS PERFORMED IN PART DURING WINTER CONDITIONS (ICE AND
SNOW COVER).

PLAN REFERENCE:

PLAN OF THE HENRY BRACKETT (STATE RECORDED IN PLAN BOOK 9 PAGE 27.

LEGEND:

- IRON PIPE FOUND
- CATCH BASIN
- DECIDUOUS TREE
- FENCE
- CURB
- OVERHEAD WIRES

GRAPHIC SCALE

