

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** ICTION

PERMIT ISSUED  
Permit Number: 081390  
DEC 12 2008  
CITY OF PORTLAND

This is to certify that BOISJOLY RUSSELL P & C OL A S acey Orme  
has permission to Addition 2nd Floor Bathroom, New Deck, Disc Inter, Remod  
AT 87 SEASHORE AVE, PEAKS ISLAND 085 N004001

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 lath or other closed-in. 2 HOURLY 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 H. MacLean* 12/12/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
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BU **INSPECTION**

**PERMIT**

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DEC 12 2008  
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**OTHER REQUIRED APPROVALS**  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Thomas H. MacLean* 12/12/08  
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: 08-1390	Issue Date:	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: 2074087100
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Addition 2nd Floor Bathroom, New Deck, Misc Interior Remodel.	Permit Fee: \$820.00	Cost of Work: \$80,000.00	CEO District: 1
Proposed Project Description: Addition 2nd Floor Bathroom, New Deck, Misc Interior Remodel.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC 2003
		Signature: _____		Signature: <i>Jan 12/12/08</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: 10/30/2008	<b>Zoning Approval</b>		
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 eastern edge of property is setback - have is not in permit - zone C</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"/> OR w/ conditions Date: 10/19/08 <i>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 Date: <i>ABN</i>	
	PERMIT ISSUED DEC 12 2008 CITY OF PORTLAND			

**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

## 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 or setting precast piers
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

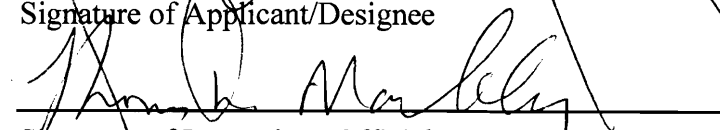
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

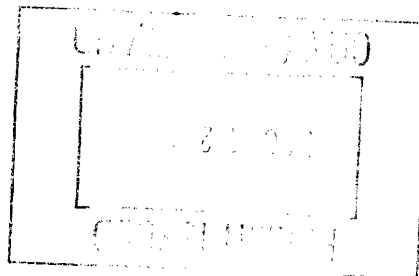
**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

12.12.08  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

12/12/08  
\_\_\_\_\_  
Date





# 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, ME 04108</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>85          N          4-9</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>RUSSELL BOISJOLY</u> <u>CAROL SOMERS</u> Address <u>12952 PENNELL PINES RD.</u> City, State & Zip <u>BOYNTON BEACH</u> <u>FLORIDA 33436</u>	Telephone: <u>561.495.4147</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>80,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>820-</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>NO CHANGE</u> Is property part of a subdivision? <u>      </u> If yes, please name _____ Project description: <u>2ND FLOOR BATH ADDITION, NEW DECK, INTERIOR REMODEL</u> <u>PHASE TWO</u>		
Contractor's name: <u>MACEY ORME</u> Address: <u>P.O. BOX 143</u> City, State & Zip: <u>PEAKS ISLAND, ME. 04108</u> Telephone: <u>207.408.7100</u> Who should we contact when the permit is ready: <u>RACHEL CONLY</u> Telephone: <u>207.766.5625</u> Mailing address: <u>26 STERLING ST., 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](http://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: Paul D. Dwyer

Date: 10.27.08

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-1390	<b>Date Applied For:</b> 10/30/2008	<b>CBL:</b> 085 N004001
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<b>Location of Construction:</b> 87 SEASHORE AVE, PEAKS ISLA	<b>Owner Name:</b> BOISJOLY RUSSELL P & CAROL	<b>Owner Address:</b> 12952 PENNELL PINES RD	<b>Phone:</b> 561-495-4147
<b>Business Name:</b>	<b>Contractor Name:</b> Macey Orme	<b>Contractor Address:</b> P O Box 143 Peaks Island	<b>Phone:</b> (207) 408-7100
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Addition 2nd Floor Bathroom, New Deck, Misc Interior Remodel.	<b>Proposed Project Description:</b> Addition 2nd Floor Bathroom, New Deck, Misc Interior Remodel.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/09/2008

**Note:** Using section 14-425 to have 50 sf entry porch in side setback not extend more than 6'.      **Ok to Issue:**   
Using section 14-436(b). 80% of first floor footprint is 838.4. Adding 44.63 sf on second floor which is 5.3% of the allowable 80% increase.  
Using section 14-427 to enclose the existing porch.

- 1) 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.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 12/12/2008

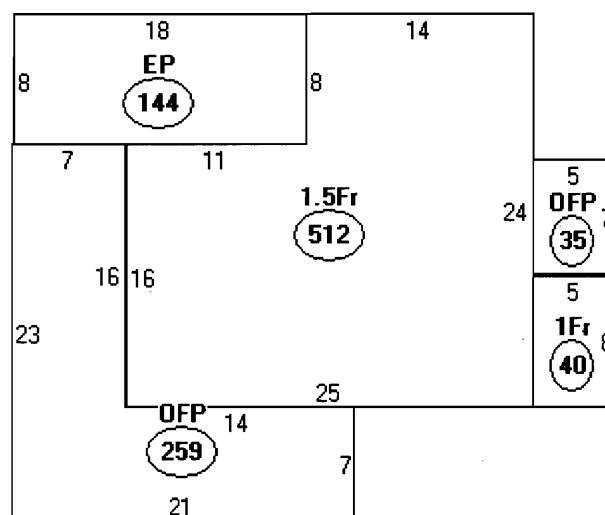
**Note:**      **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, 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.

**Comments:**

12/9/2008-amachado: Received revised plans that meet the ordinance.

10/31/2008-amachado: Spoke to Rachel Conly. Need existing west elevation. Section 14-427 only allows you to enclose an open porch if majority of it is windows. Does the existing side 5' x 7' entry have a roof? With section 14-436(b) you can only go up a story over an existing story. Can't do the whole 15' x 5' second floor on the side.



## Descriptor/Area

A: 1.5Fr  
512 sqftB: OFF  
259 sqftC: EP  
144 sqftD: OFF  
35 sqftE: 1Fr  
40 sqft

= 990

$$9.5 \times 7 = 66.5$$

$$7 \times 6 = 42$$

$$21 \times 4 = 84$$

1114.5

Applicant: Russell Boisjoly

Date: 10/31/08

Address: 87 ~~St~~ Seahaze Ave, Peaks Island

C-B-L: 85-N-004

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - home built 1900

Zone Location - IR-2

Interior or corner lot

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' or average - 16' scaled

Rear Yard - 25' min. - 68.5 scaled

Side Yard - 20' left - 10.5  
right - 13.5 - w/ extension stairs & stairs

Projections - left - 05' to street. (new deck)

Width of Lot - right - 20' when beyond section 14-425 (new deck)

Height - 35' max.

Lot Area - 20,000 sq ft min - 11,158 sq ft (assessors)

Lot Coverage Impervious Surface - 20% = 2231.6 sq ft

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - southeast corner located in shoreland - house is beyond 250' setback.

Flood Plains - panel 15 - zone C

- section 14-427 - enc loss w/ of porch  
if kitchen

- section 14-432(b) 1st floor footprint 1045  
sq ft = 838.4  
adding 44.63 sq ft

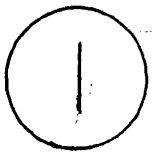
- extension of deck OK under section 425  
section 14-425 (not extend more than  
6' less than 50 sq ft)

existing phase 1 = 1117.13 1114.5

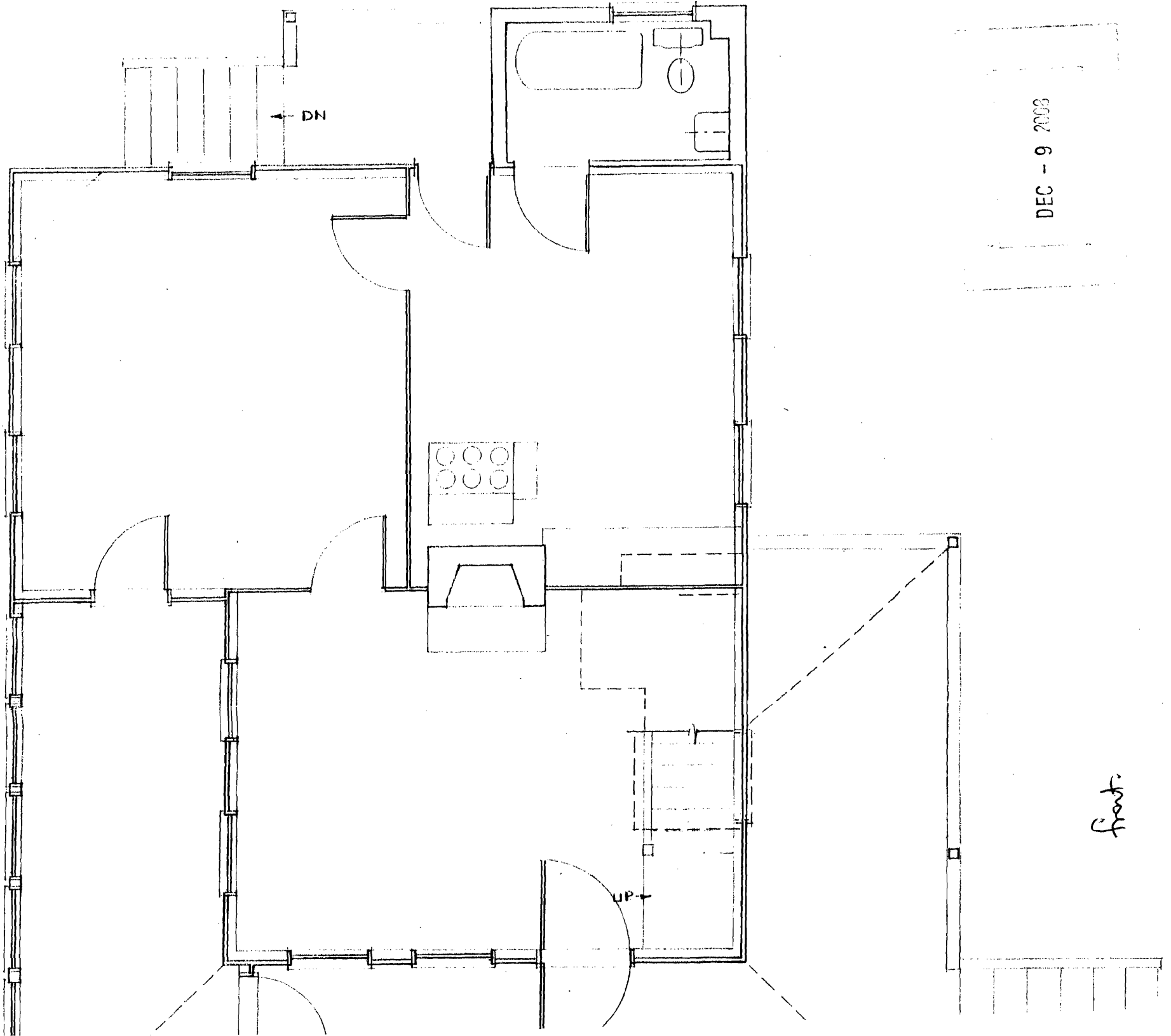
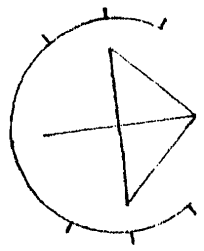
proposed = ~~327.85~~ 355

OK ~~1439.98~~ 1472.5





BOISJOLY/SOMERS RESIDENCE :  
AT Seashore Ave, P.I. 87-N-024  
ARCHITECT COLLY ARCHITECTURAL DESIGN

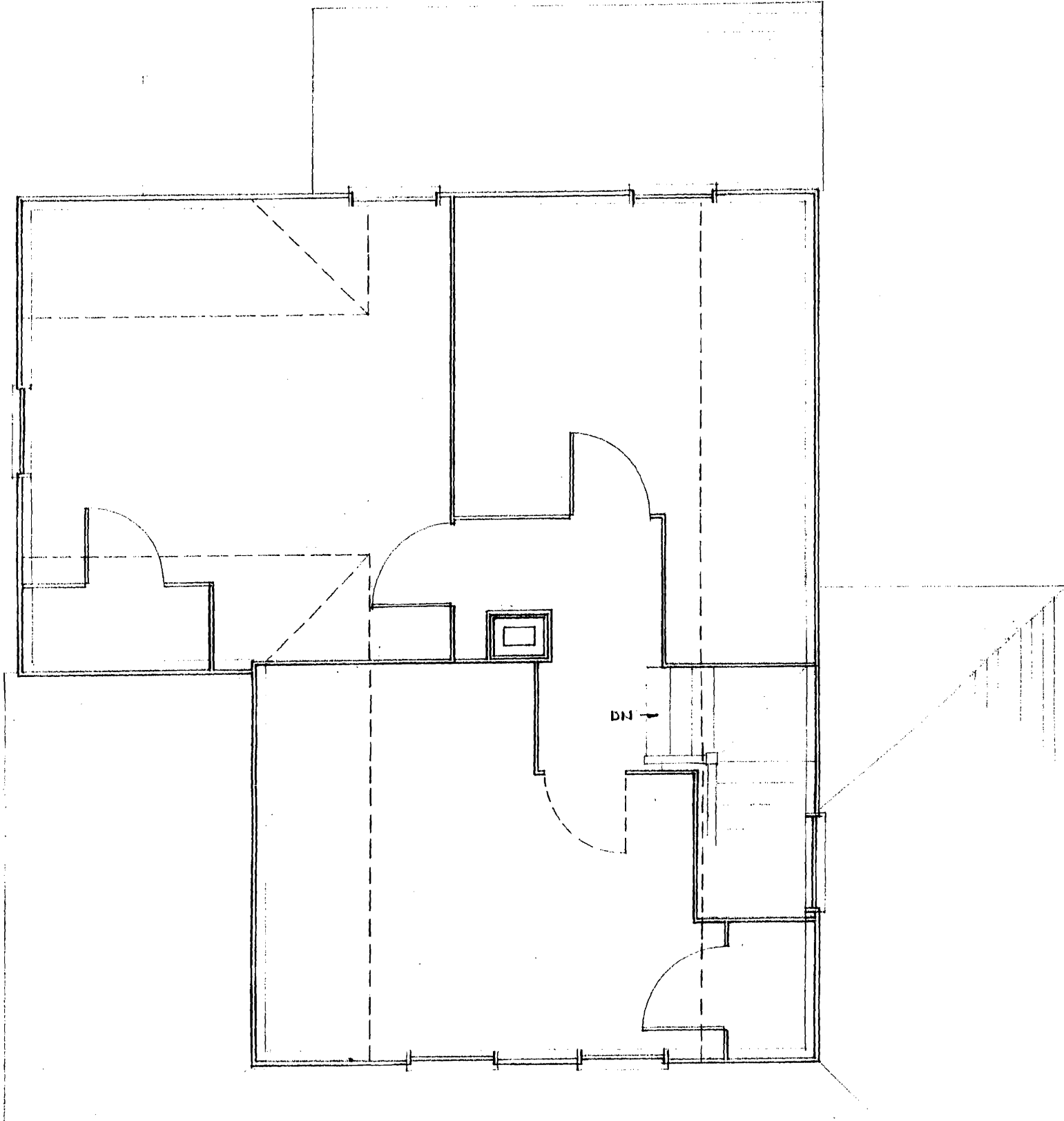
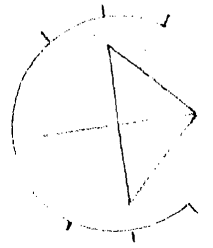


DEC - 9 2008

front

2

BOISJOLY/SOMERS RESIDENCE:  
RACHTEL COLLY ARCHITECTURAL DESIGN

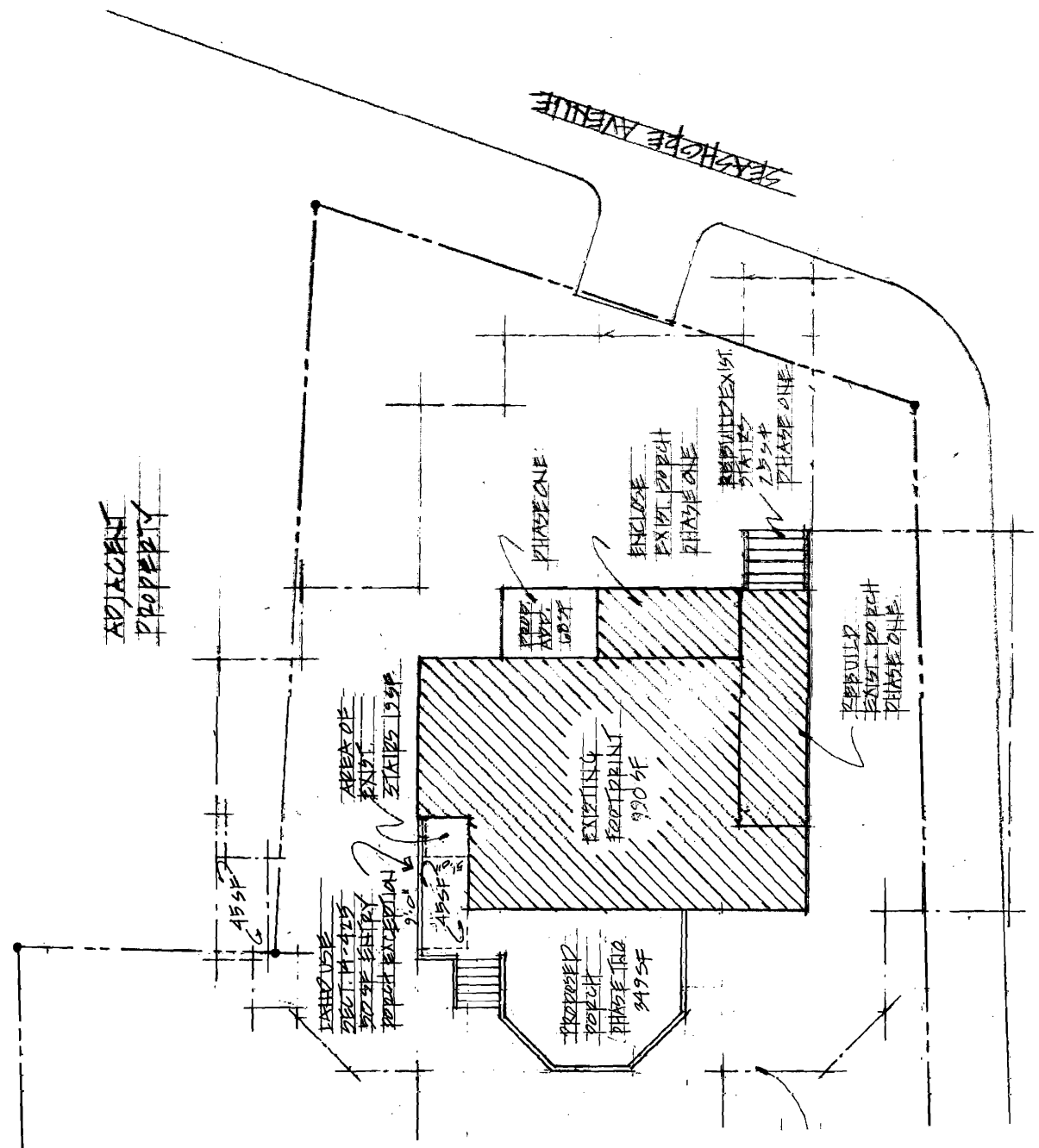


feet

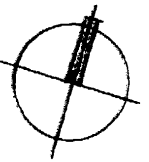
3

NOT FOR CONSTRUCTION: ARCHITECTURAL DESIGN

PACKAGE  
FOOTPRINT



SPAZHOPE AVENUE



- STRUCTURAL NOTE:
1. ALL NEW FOOTINGS TO BE 10" BELOW GRADE OR PILING TO BE RIGID.
  2. PROVIDE 220 FOR STOVE AND PRYK.
  3. NOTE NEW ELECTRICAL PANEL LOCATION.
  4. ADD APPROPRIATE GFI AND MIN. 30 CMH PANEL TO BATH

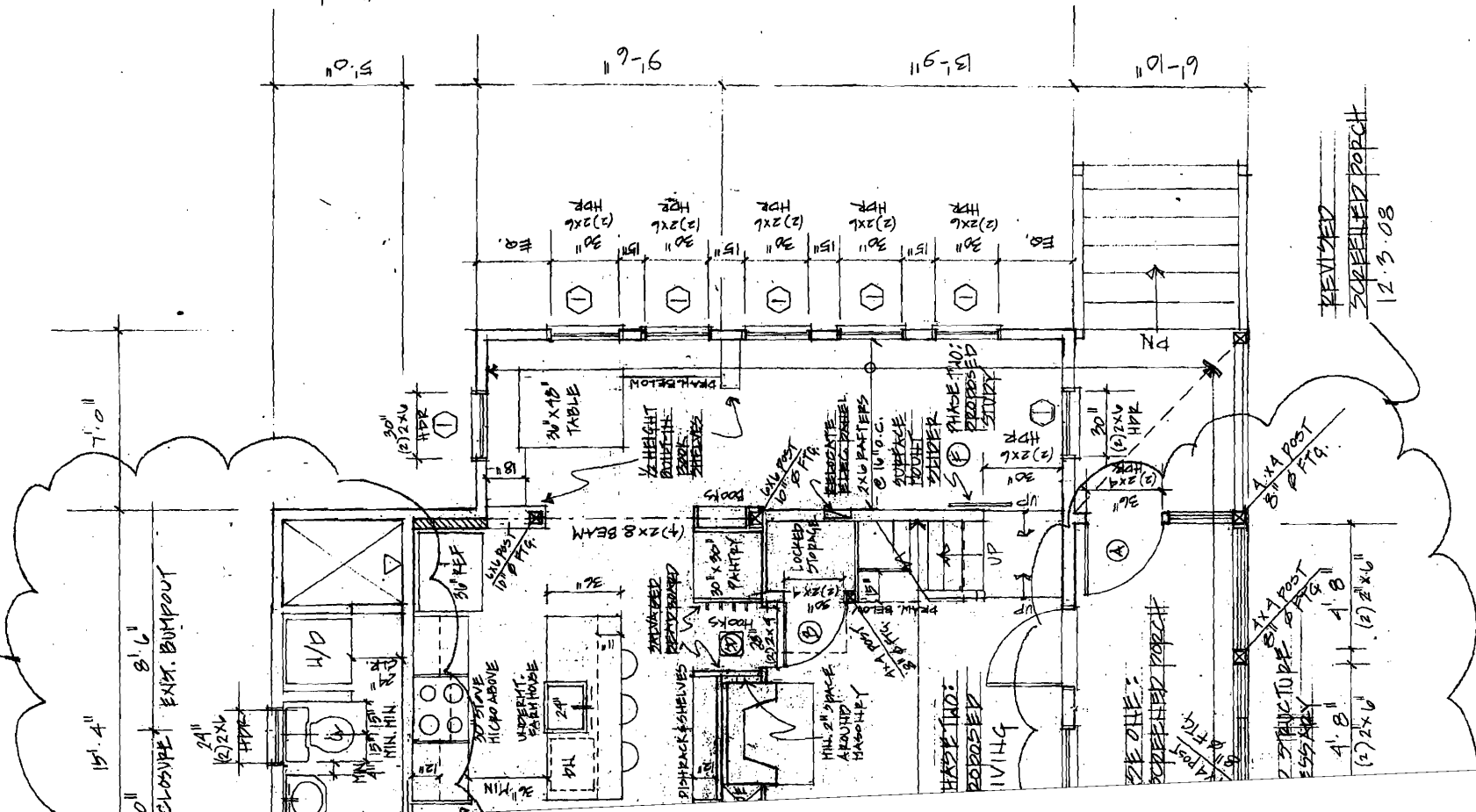
PHASE TWO:  
 PROVIDE FIRST  
 FLOOR PATH

PHASE ONE:  
 PROPOSED  
 ADDITION

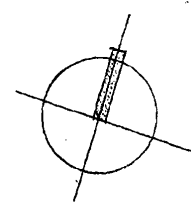
PHASE ONE:  
 PROPOSED ENCLOSURE  
 SEE EXIST. PORCH

PHASE ONE:  
 REBUILD EXIST  
 STAIR

REVISED PATH  
 PARADISE 11.3.08



REVISED  
 SCREENED PORCH  
 12.3.08

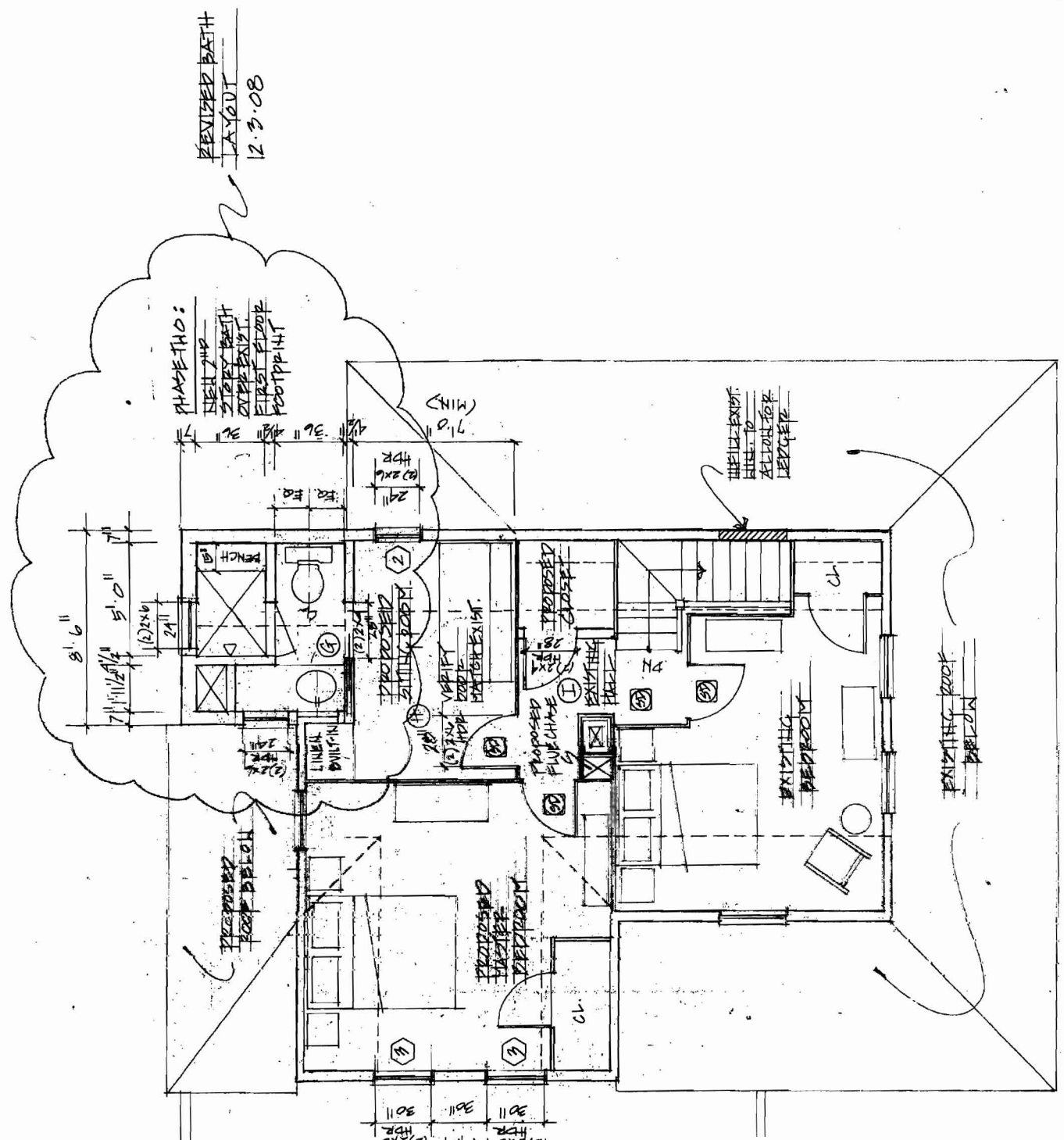


50904/50905 REVISED PATH - CALL ARCHITECTURAL DESIGN

RECAP NOTE:  
 ADD APPROPRIATE  
 BATH, BATH FAN TO  
 BATH.

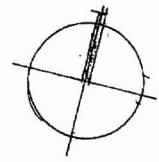
5

BOJORY/SOMERS PRACTICE ARCHITECTS AND ARCHITECTURE DESIGN



REVISED BATH  
 LAYOUT  
 12.3.08

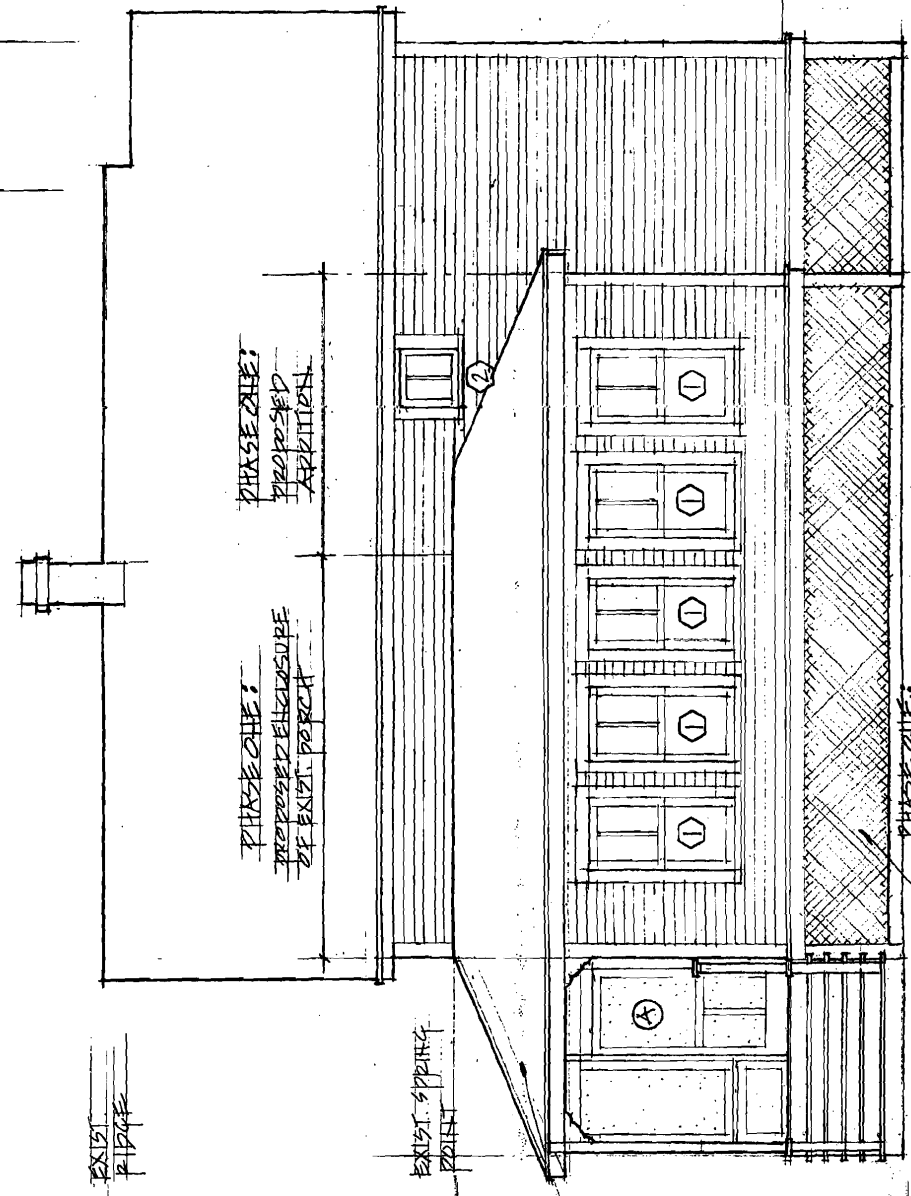
PHASE TWO:  
 NEW AND  
 EXISTING BATH  
 OVER EXISTING  
 FLOOR  
 FOOTPRINT



9

BOYD/LOHRS RESIDENCE ARCHITECTURAL DESIGN

PHASE TWO:  
SECOND FLOOR  
BATH  
ADDITION  
9'-0"



PHASE ONE:  
PROPOSED ENCLOSURE  
OF EXIST. PORCH

PHASE ONE:  
PROPOSED  
APPLICATION

PHASE ONE:  
ENCLOSURE NOT NECESSARY @ EXIST FOUNDATION  
FRAMING AS NECESSARY @ EXIST FOUNDATION

PROPOSED NORTH ELEVATION  
1/4" = 1'-0"

B

EXIST. PIPE

EXIST. SPRING  
POINT

EXIST. GROUND

PHASE ONE:  
ENCLOSURE NOT NECESSARY  
FRAMING AS NECESSARY @ EXIST FOUNDATION

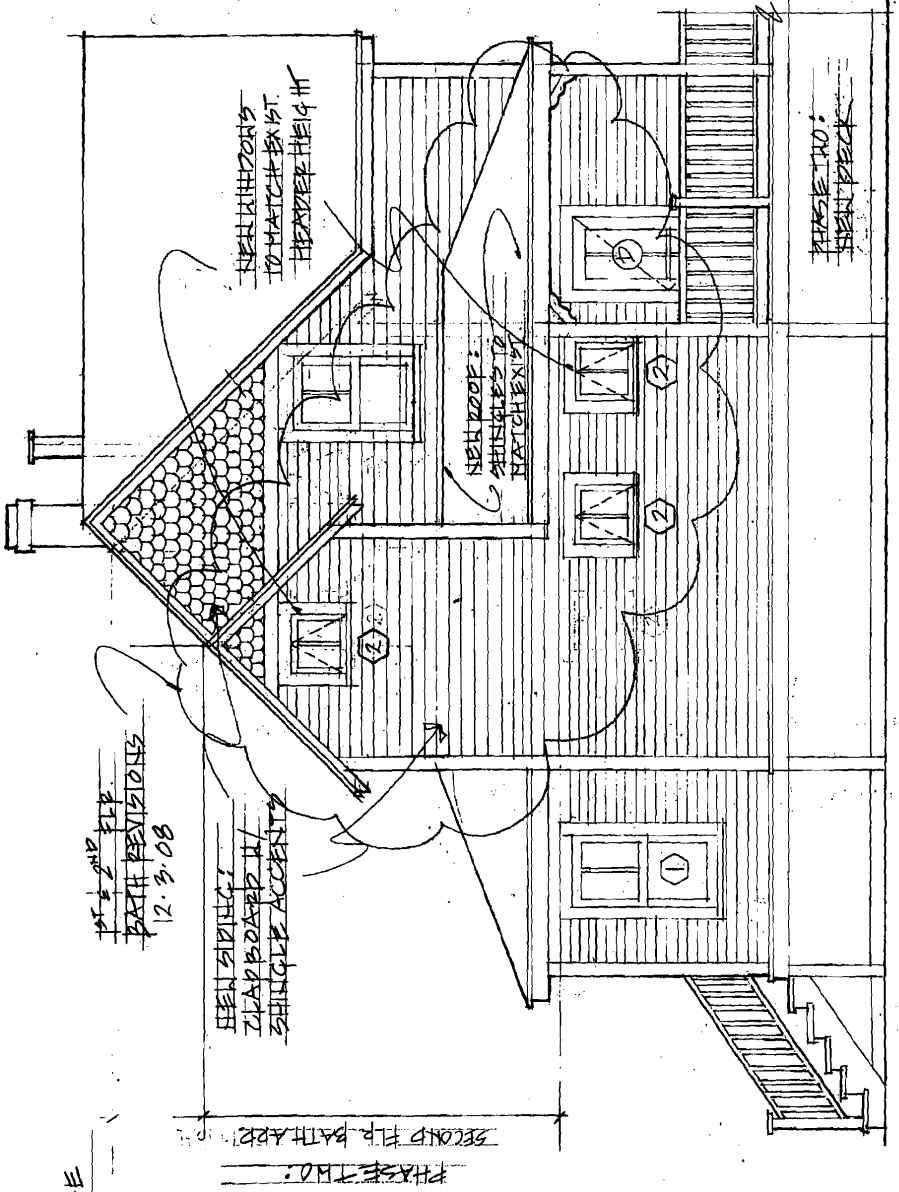
20" HIGH IRON  
N/SPRINGS

3'-10 1/2"  
7 1/2" PIER

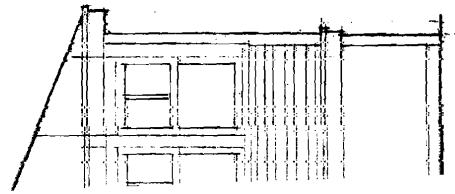
1" TREAD

7

BOLOLO/BOPERS RESERVE: PACHEL COPY ARCHITECTURAL DESIGN



B PROPOSED WEST ELEVATION  
1/4" = 1'-0"



8

BOYD/OLY/SONN'S RESIDENCE. PACHEL COLLEGE ARCHITECTURAL DESIGN

~~TO MATCH~~

~~2x4 STUDS @ 16" O.C.  
WITH INSULATION~~

~~2x6 STUDS~~

~~2x4 STUDS  
WITH INSULATION~~

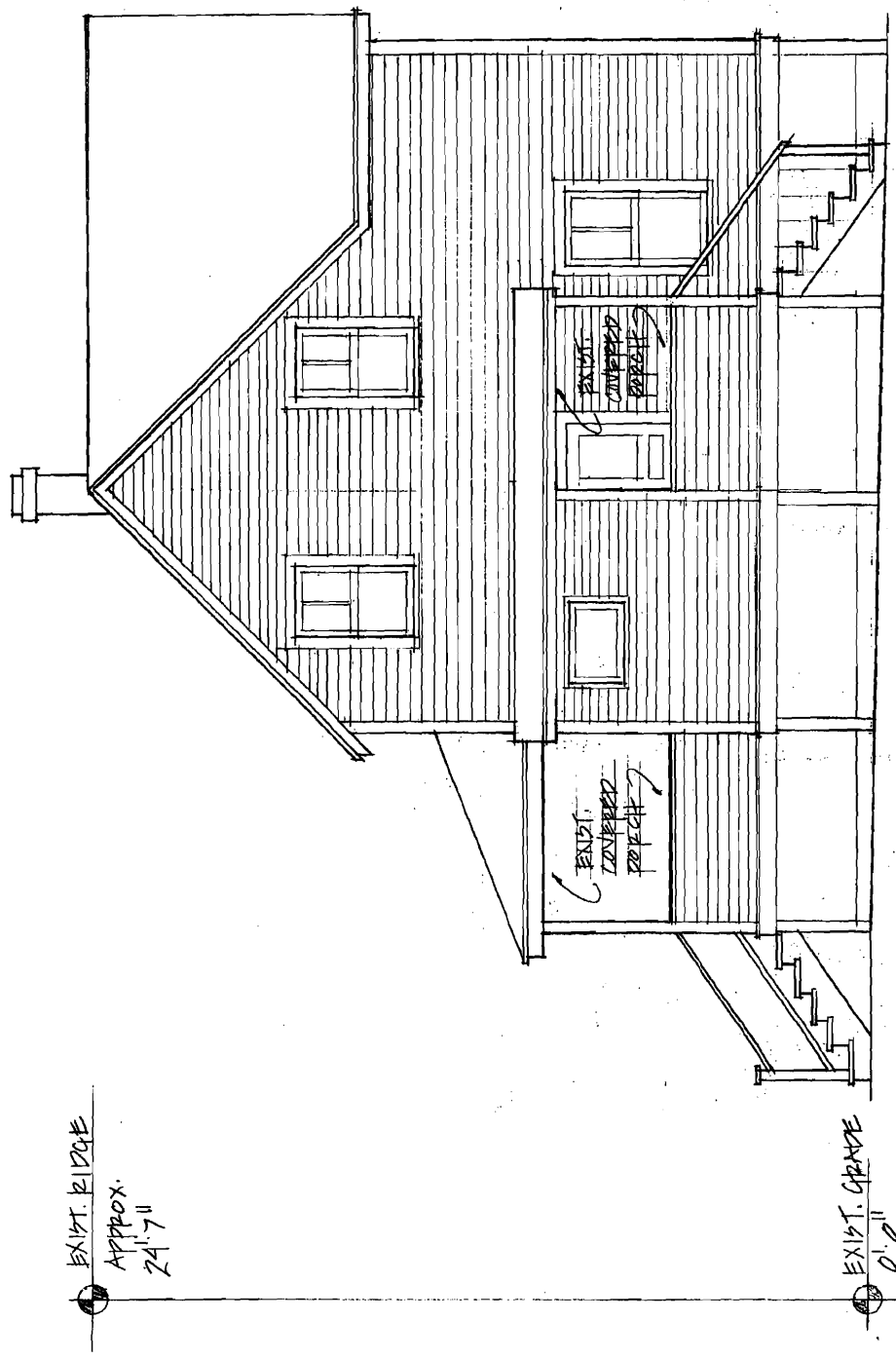
~~2x4 x 12 POST  
ON 8" @ 24" O.C. WITH  
2x4 STUDS @ 16" O.C.  
WITH INSULATION OR  
PILLED TO MATCH~~





10

BOJZOLY/SONNENBERG ARCHITECTURAL DESIGN



EXIST. RIDGE  
Approx.  
24'-7"''

EXIST. GRADE  
0'-0"''

X EXISTING WEST ELEVATION  
2'-0"''  
1'-0"''