

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0235	Issue Date: MAY 06 2003	CBL: 087 00017001
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Location of Construction: 162 Island Ave <i>P.L.</i>	Owner Name: Whitman John S & Anne E Jts	Owner Address: 162 Island Ave CITY OF PORTLAND	Phone: 766-2211
Business Name:	Contractor Name: McTigue, Construction	Contractor Address: 97 Brackett Ave, P.I. Portland	Phone: 2077662676
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: I-B
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$163.00	Cost of Work: \$20,000.00
Proposed Project Description: Construct One Story 10'x14' Addition		CEO District: 3	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB <i>BoCA 1999</i> Signature: <i>[Signature]</i> Date: 5/6/03	
		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: gad	Date Applied For: 03/25/2003	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 type="checkbox"/> Shoreland <i>14-449</i> <i>I-B zone - No setback required on Shoreland</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Condition</i> <input type="checkbox"/> Subdivision <i>Front setback shall be at least 1.75' from the property line</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/25/03</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: _____
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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.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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03-0235

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.

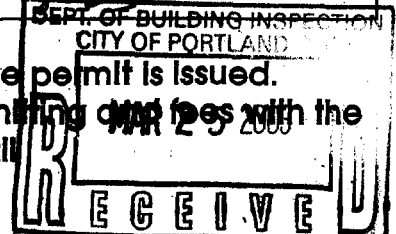
Location/Address of Construction: <u>162 Island Ave., Peaks Island, ME 04108</u>		
Total Square Footage of Proposed Structure <u>147</u>	Square Footage of Lot + adjacent lot Total	<u>7,540</u> <u>1,560</u> <u>9,100</u>
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>00</u> Lot# <u>17</u> and <u>34</u>	Owner: <u>John + Anne Whitman</u>	Telephone: <u>766-2211 (H)</u> <u>774-7474 (W)</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>McTigue Const.</u> <u>97 Brackett Ave.</u> <u>Peaks Island, ME 04108</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>163.00</u>
Current use: <u>Single-family residence.</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>One-story addition (approx. 10' x 14') to single-family residence</u>		
Project description:		
Contractor's name, address & telephone: <u>McTigue Const. 97 Brackett Ave. Peaks Isl. 04108</u>		
Who should we contact when the permit is ready: <u>McTigue Const.</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: <u>766-2676</u>		

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: <u>Robert T. McTigue</u>	Date: <u>3 Sept</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0235	Date Applied For: 03/25/2003	CBL: 087 00017001
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Location of Construction: 162 Island Ave	Owner Name: Whitman John S & Anne E Jts	Owner Address: 162 Island Ave	Phone: () 766-2211
Business Name:	Contractor Name: McTigue, Construction	Contractor Address: 97 Brackett Ave, P.I. Portland	Phone: (207) 766-2676
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Construct One Story 10'x14' Addition
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/25/2003

Note: 4/25/03 the I-B zone allows for averaging the front setback which would be 1.75' - only 1 foot is shown. I left a message for Bobby McTigue to call me back on this 4/25 - B. Mctigue told me verbally that he will meet the 1.75' minimum setback. This permit is issued subject to this statement **Ok to Issue:**

- 1) This permit is being issued with the understanding that the minimum allowable front setback (based on averaging) is 1.75 feet. The contractor stated that he would meet this setback. PLEASE NOTE: all required setbacks are to be from PROPERTY LINES; not from street lines - not from sidewalks - not from fences - not from curb lines. The owner/developer/contractor is responsible for knowing where the actual property lot lines are located. You shall be responsible for calling the code enforcement officer PRIOR to any placement of concrete so that the required setbacks can be checked.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Pending **Reviewer:** Jeanine Bourke **Approval Date:** 05/06/2003

Note: 5/1/02 left msg. At home for R. McTigue to call. Need info on door elevation (?stairs), spec on laminated beam & fasteners to piers. **Ok to Issue:**

- 1) The contractor will have the design load spec on the microlam faxed to us
- 2) Separate permits are required for any electrical or plumbing work.

The owner/developer is responsible for knowing where the actual property lot lines are located.

All required setbacks are to be shown from your **property lot lines**,

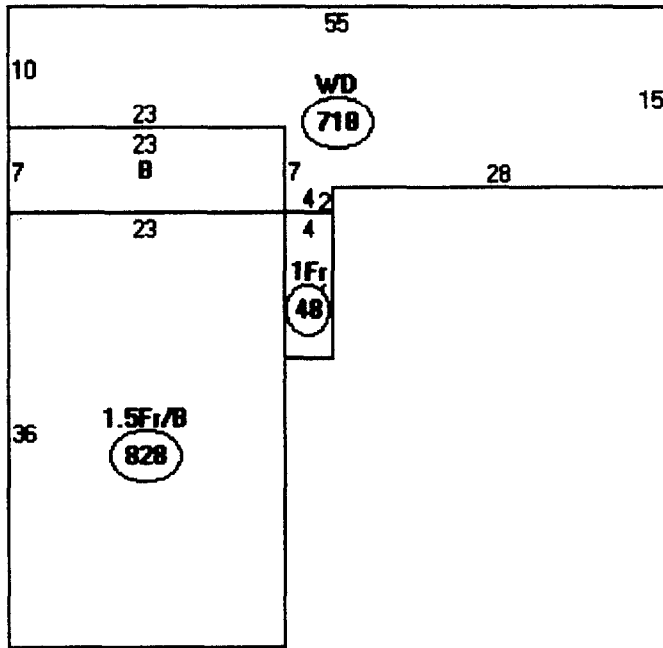
NOT FROM STREET LINES !

NOT FROM SIDEWALKS !

NOT FROM FENCES !

NOT FROM CURB LINES !

You shall be responsible for calling the Code Enforcement Officer **PRIOR** to any placement of concrete so that these setbacks can be checked.



Descriptor/Area

- A: 1.5Fr/B
828 sqft
- B: WD/1Fr/B
161 sqft
- C: WD
718 sqft
- D: 1Fr
48 sqft



FAX TRANSMITTAL FORM



781 County Road
Westbrook, Maine 04092
Tel: (207) 839-2575
Fax: (207) 839-3799

From the desk of:

ATTENTION: *JEANIE BOURKE*
 FAX NUMBER: *874-8716*
 NO. OF PAGES: *2*
 (Including this FAX Form)

MESSAGE: *THIS IS A VERSA LAM
 SPEC SHEET IN REF TO JOB:
 162 ISLAND AVE
 PEAKS ISLAND
 FOR: ROBERT MCTIGUE*

*ANY QUESTIONS CONTACT
 JOHN @ HILLSIDE LUMBER
 THANK YOU*

NOTE: *If you do not receive ALL of the pages, please call
 as soon as possible (207) 839-2575, Ext: 34.*

VERSA-LAM Design Values / Allowable

37

VERSA-LAM Design Values

3100 Fb SP	1 3/4	3 1/2	1.7	1184	1058	6.3
	1 3/4	5 1/2	2.7	1861	2489	24.3
	1 3/4	7 1/4	3.6	2453	4189	55.6
	1 3/4	9 1/4	4.5	3130	6636	115.4
	1 3/4	9 1/2	4.7	3214	6979	125.0
	1 3/4	11 1/4	5.5	3806	9605	207.8
	1 3/4	11 1/2	5.8	4018	10638	244.2
	1 3/4	14	6.9	4737	14517	400.2
	1 3/4	16	7.9	5413	18662	597.3
	1 3/4	18	8.8	6090	23337	850.5
	1 3/4	24	11.8	8120	40183	2016.0
3000 Fb DF	3 1/2	5 1/2	4.9	3658	4939	48.5
	3 1/2	7 1/4	6.5	4821	8323	111.1
	3 1/2	9 1/4	8.3	6153	13187	230.8
3000 Fb DF	3 1/2	9 1/2	8.5	6318	13668	250.1
	3 1/2	11 1/4	10.1	7481	19088	415.3
	3 1/2	11 1/2	10.7	7897	21138	468.4
	3 1/2	14	12.6	9310	28847	600.3
	3 1/2	16	14.4	10640	37123	1194.7
	3 1/2	18	16.2	11970	46373	1701.0
3000 Fb DF	5 1/4	5 1/4	7.1	5237	6766	63.3
	5 1/4	5 1/2	7.4	5486	7409	72.8
	5 1/4	7 1/4	9.8	7232	12464	186.7
	5 1/4	9 1/4	12.5	9227	19780	346.3
	5 1/4	9 1/2	12.8	9476	20802	375.1
	5 1/4	11 1/4	15.2	11222	28628	622.9
	5 1/4	11 1/2	16.0	11845	31707	732.6
	5 1/4	14	18.9	13965	43271	1200.5
	5 1/4	16	21.9	15960	55685	1792.0
	5 1/4	18	24.3	17955	69580	2551.5
	5 1/4	20	27.0	19950	84677	3500.0
	5 1/4	24	32.4	23940	119771	6048.0

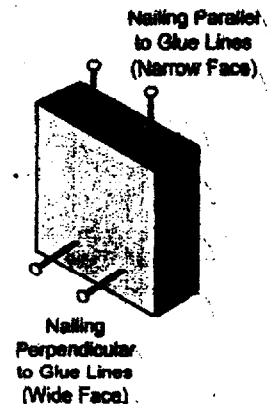
3080 Fb DF	7	9 1/4	16.6	12303	26373	461.7
	7	9 1/2	17.1	12635	27736	500.1
	7	11 1/4	20.2	14963	36171	630.6
	7	11 1/2	21.4	15794	42276	976.8
	7	14	25.2	18620	57694	1600.7
	7	16	28.8	21260	74246	2389.3
	7	18	32.4	23940	82746	3402.0
	7	20	36.0	26600	113169	4666.7
	7	24	43.2	31920	159695	8064.0

Grade	3100 Fb SP	3080 Fb DF	2200 Fb DF	3100 Fb SP
Modulus of Elasticity, E ($\times 10^6$ psi) ¹	2.0	2.0	1.8	2.0
Bending, F_b (psi) ^{2,3}	3100	3080	2200	3100
Horizontal Shear, F_v (psi) ^{4,5}	290	285	285	290
Tension Parallel to Grain, F_t (psi) ^{6,7}	2250	2100	1600	2250
Compression Parallel to Grain, $F_{c\parallel}$ (psi) ⁸	3000	3000	3000	3000
Compression Perpendicular to Grain, $F_{c\perp}$ (psi) ^{8,9}	650	900	900	650

- This value cannot be adjusted for load duration.
- This value is based on a load duration of 100% and may be adjusted for other load durations.
- Fiber stress bending value shall be multiplied by the depth factor, $(12/d)^{1/4}$ where d = member depth [in].
- Stress applied perpendicular to the glue-lines.
- Tension value shall be multiplied by a length factor, $(4/L)^{1/6}$ where L = member length [ft]. Use $L = 4$ for members less than four feet long.
- Stress applied parallel to the glue-lines.
 - Design properties are limited to dry conditions of use where the maximum moisture content of the material will not exceed 19%.
 - Fastener values are as provided in the National Design Specification[®] for sawn lumber with a specific gravity of 0.50.

VERSA-LAM & VERSA-RIM Allowable Nail Spacing

Nail Size	VERSA-LAM (1 3/4")		VERSA-LAM SP (1 3/4")		VERSA-LAM DF (3 1/2")		All Products		
	O.C. (inches)	End (inches)	O.C. (inches)	End (inches)	O.C. (inches)	End (inches)	O.C. (inches)	End (inches)	
8d Box	3	1 1/2	2	1	2	1/2	2	1/2	
8d Common	4	3	3	2	2	1	2	1	
10d & 12d Box	4	3	3	2	2	1	2	1	
16d Box	4	3	3	2	2	1	2	1	
10d & 12d Common	6	4	4	3	2	2	2	2	
16d Sinker	6	4	4	3	2	2	2	2	
16d Common	6	4	6	3	2	2	2	2	
Simpson A35F								Use	
Simpson LTP4								8d x 1 1/2" Nails	



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 030235

MAY 06 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Whitman John S & Anne E. McTigue, Construction
has permission to Construct One Story 10'x14' Addition
AT 162 Island Ave L 087 00017001

CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

Inspection must be obtained and when permit is procured before this building or part thereof is occupied or otherwise closed-in. FOUR NOT 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

Janice Burke 5/6/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

JB **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

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **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.

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

Bob M. Taylor
Signature of applicant/designee

Date

5/6/03

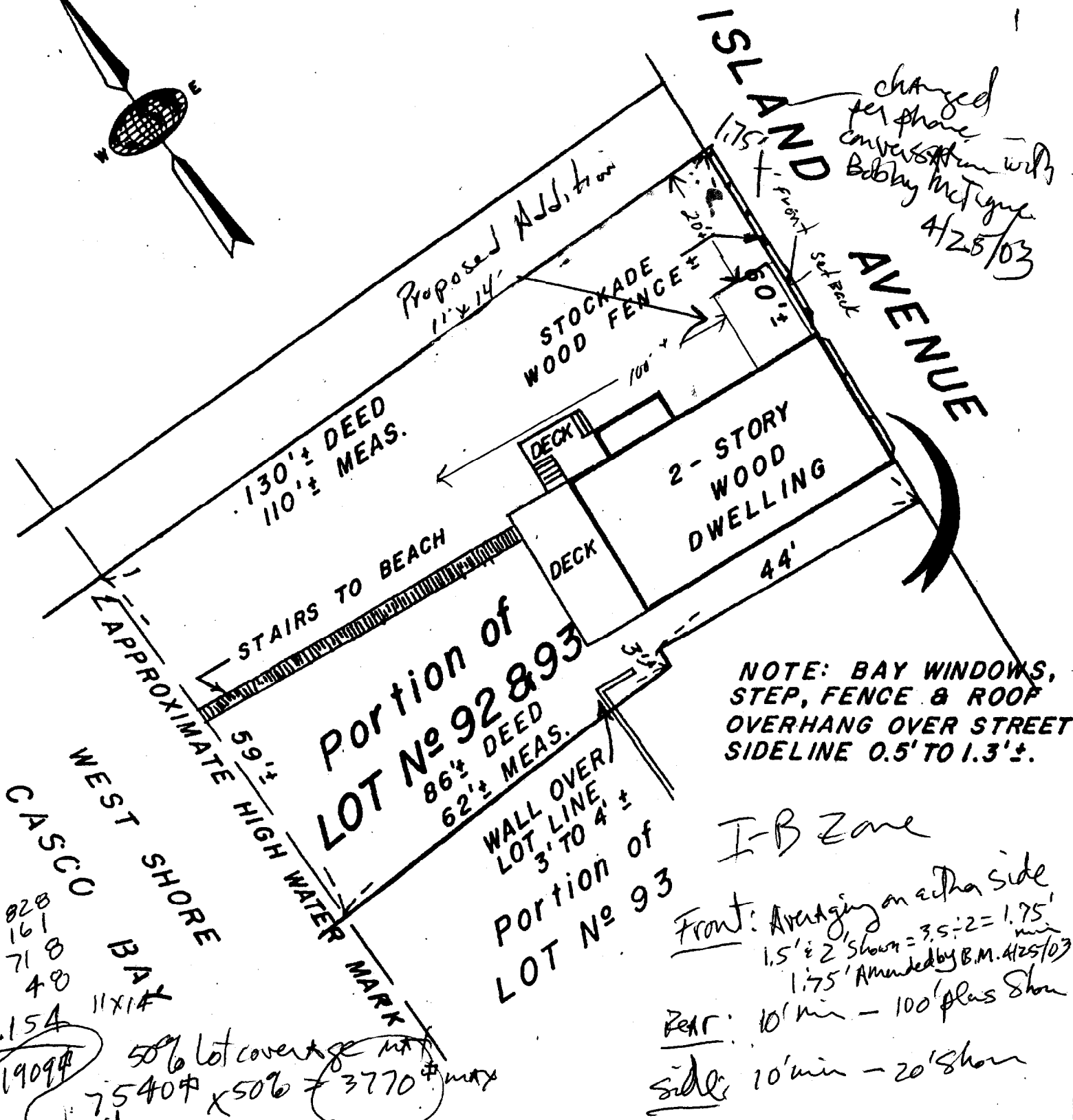
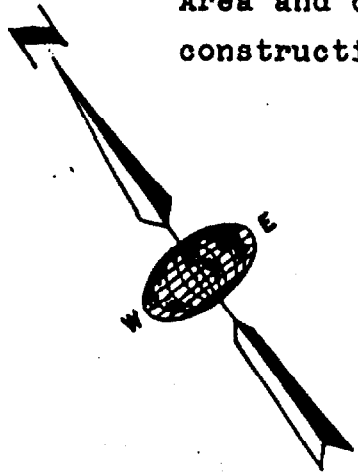
Janne R. Boyle
Signature of Inspections Official

Date

CBL: 87-0-17 Building Permit #: 03-0235

*

NOTE: This is a tape survey and not an instrument survey, therefore this plot plan is for mortgage purposes only. Building shown below does not fall within the Federal Flood Hazard Area and conformed to the local zoning regulations at the time of construction except for encroachments.



CASCADE BAY WEST SHORE
 828
 161
 718
 48
 .154
 11'x14'
 1909#
 50% lot coverage max
 7540'± x 50% = 3770'± max

NOTE: BAY WINDOWS, STEP, FENCE & ROOF OVERHANG OVER STREET SIDELINE 0.5' TO 1.3'±.

I-B Zone

Front: Averaging on either side
 1.5' & 2' shown = 3.5 ÷ 2 = 1.75' min
 1.75' Amended by B.M. 4/25/03

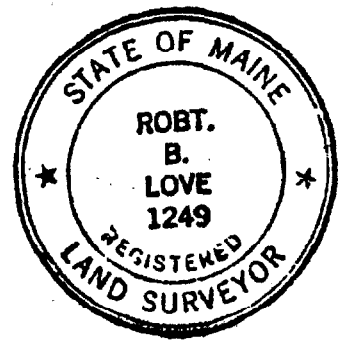
Rear: 10' min - 100' plus shown

Side: 10' min - 20' shown

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 shown hereon are the same as designated in Book 3905, Page 46 at the Cumberland County Registry of Deeds.

Robert B. Love

MORTGAGE SURVEY PLAN
PEAKS ISLAND
PORTLAND, MAINE
 SCALE: 1" = 20'
 3/5/86



ATLAS LAND SURVEY
 REGISTERED LAND SURVEYORS
 574 Congress Street
 Portland, Maine 04101

File No 83-35

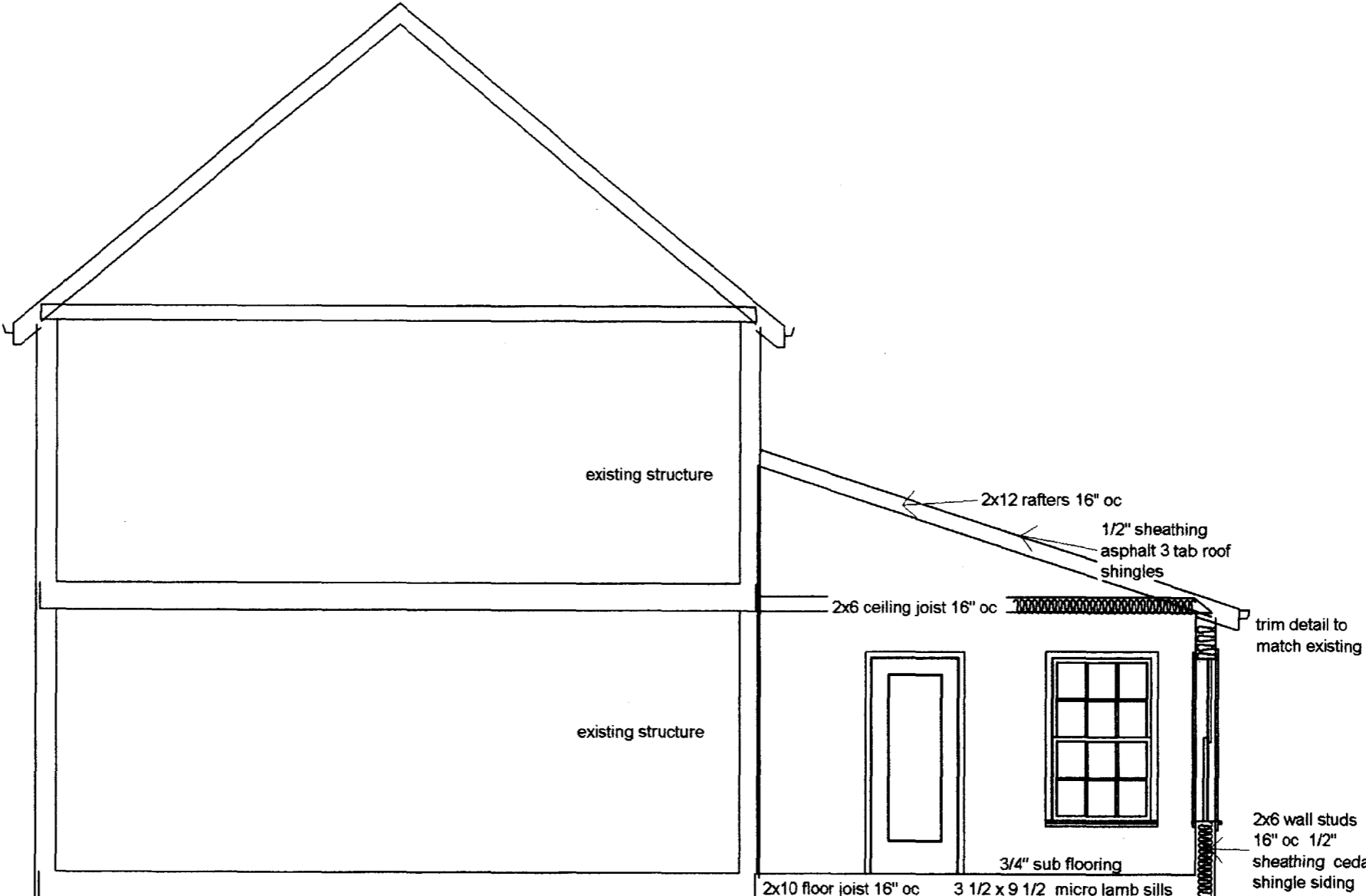


WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

CROSS SECTION



*May require
1 step - contractor
will detail on site to
submit*

*8"x8" precast
concrete post, with
24"x6" concrete base
4' below grade*

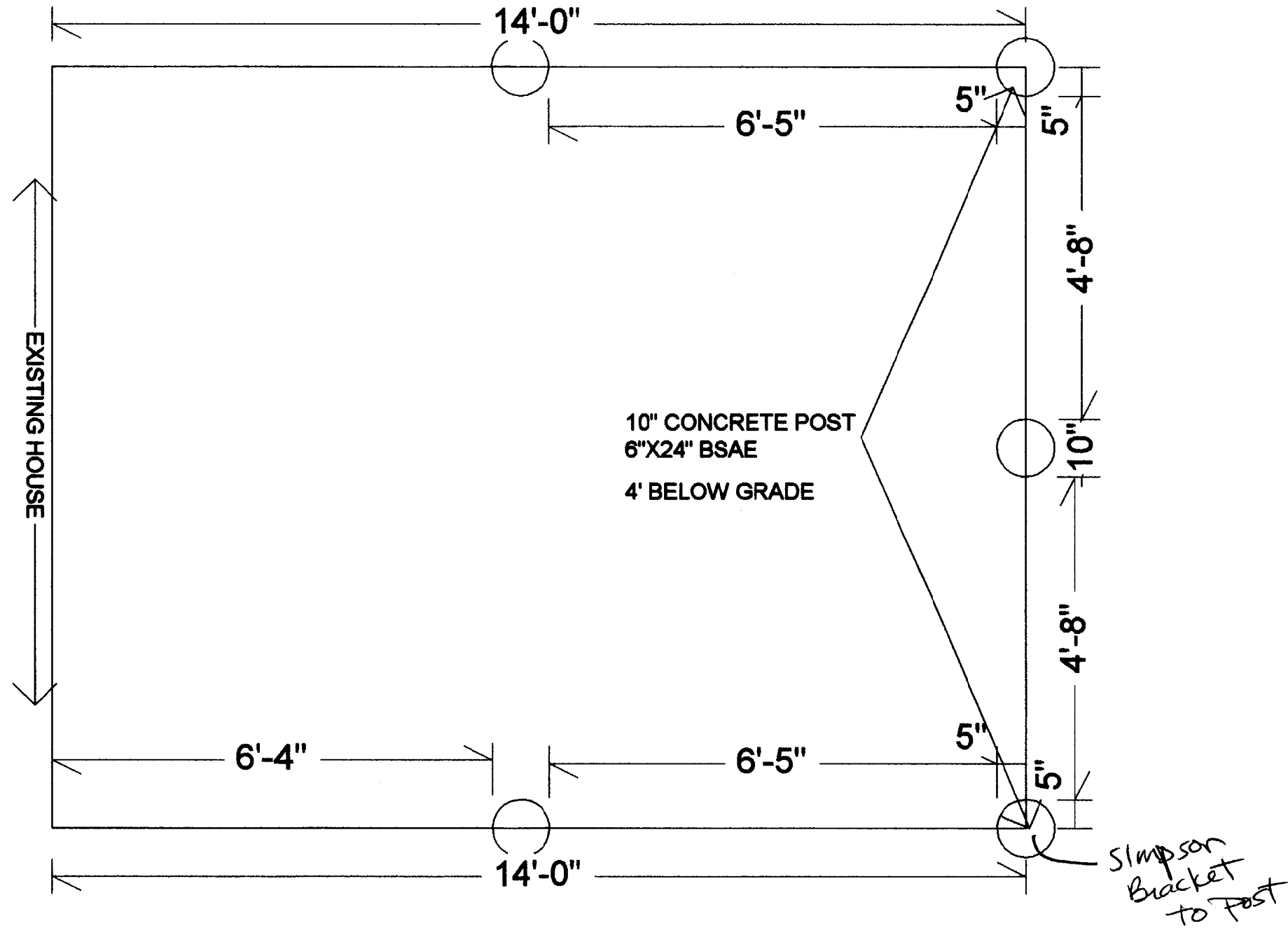
Wood structures

WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

FOUNDATION PLAN

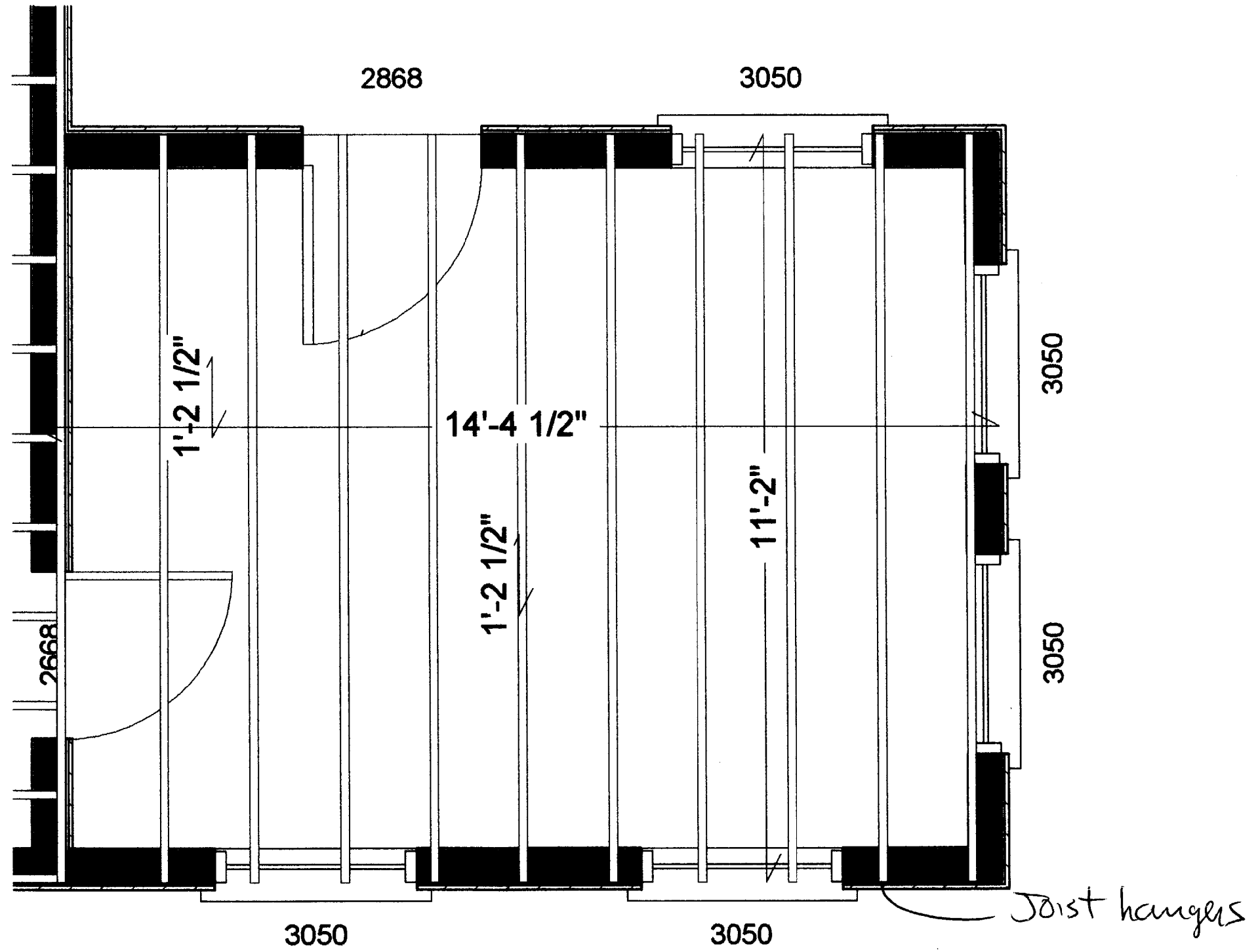


WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

FLOOR FRAMING

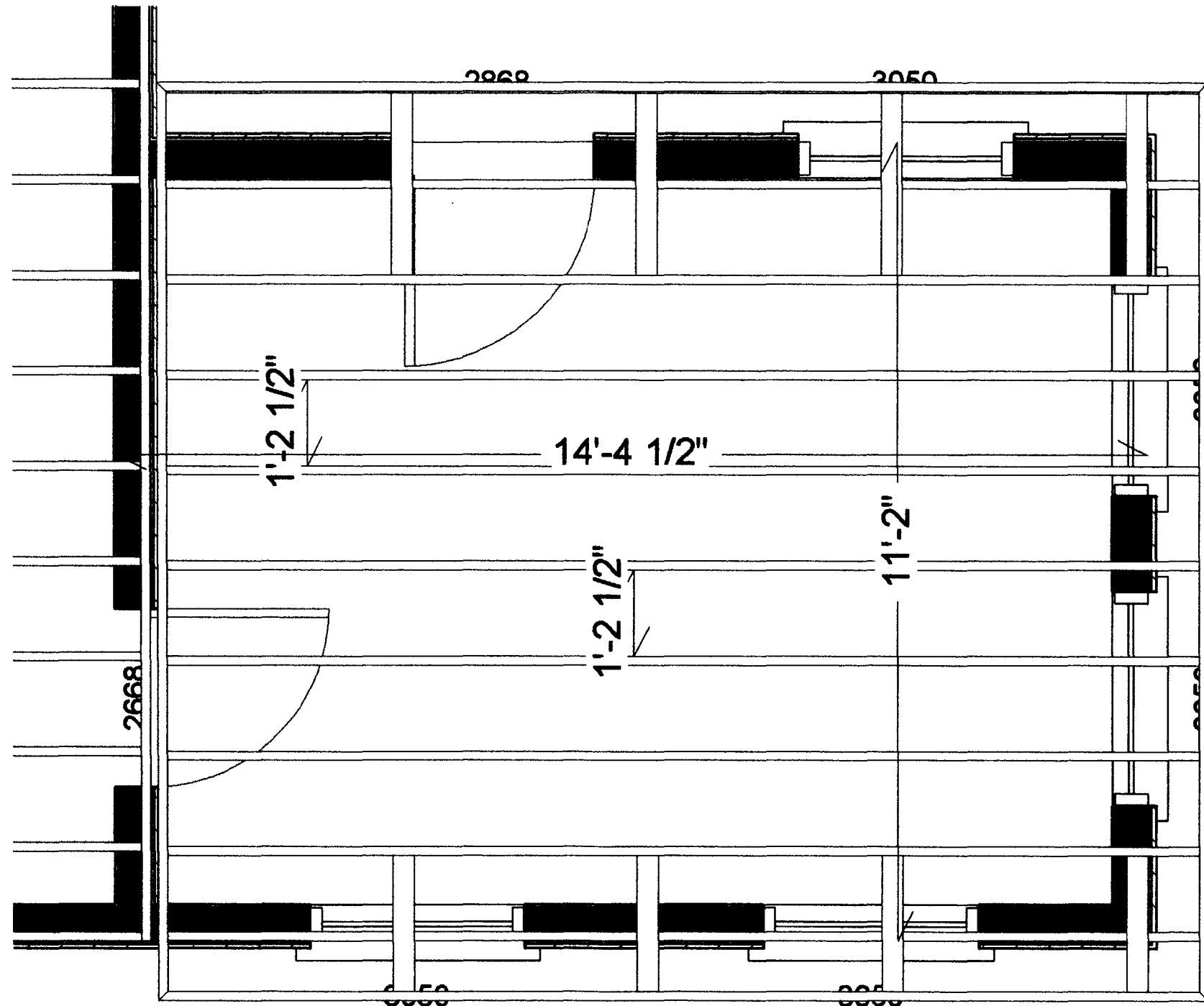


WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

ROOF FRAMING

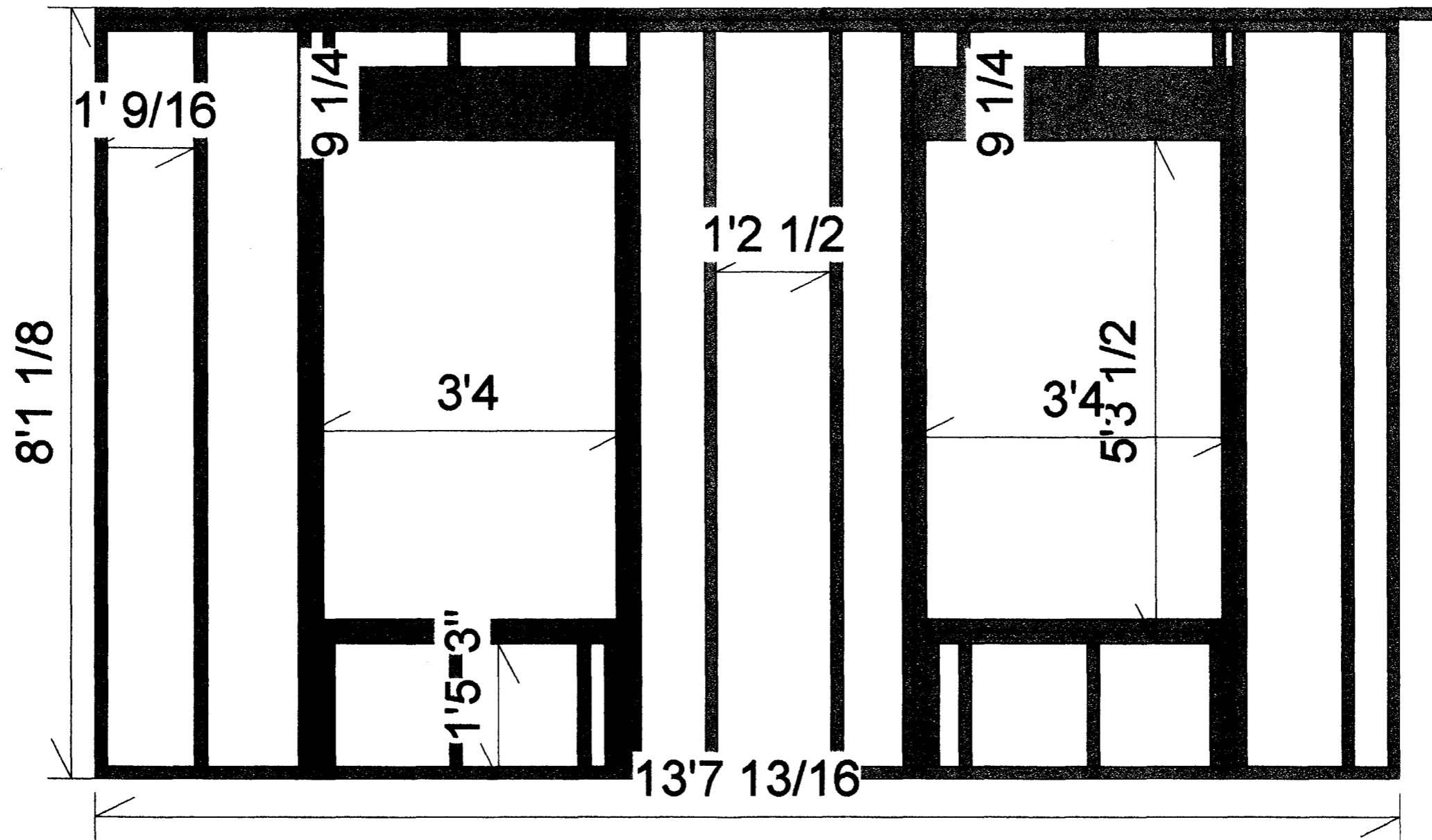


WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

EAST WALL ELEVATION

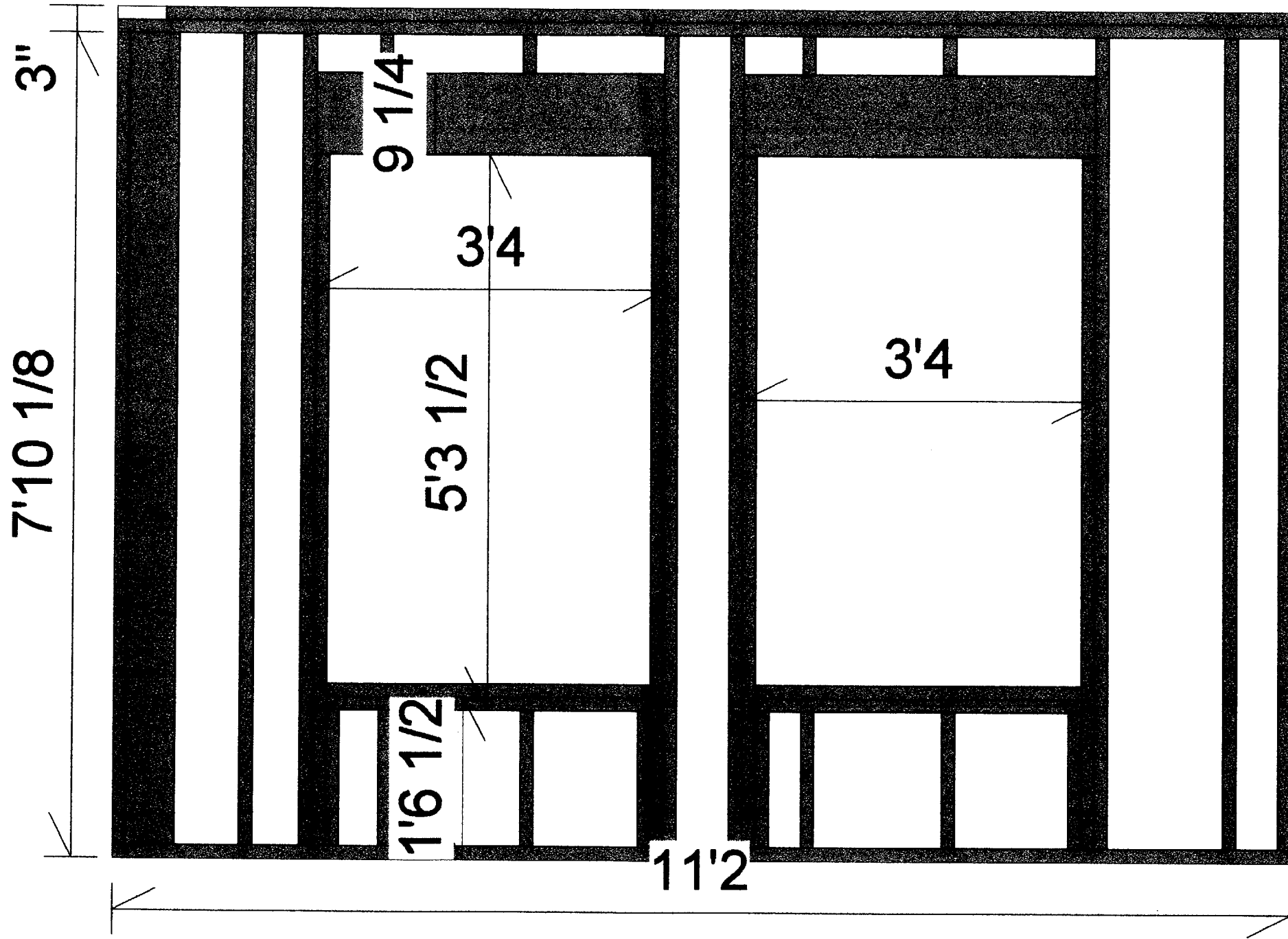


WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

NORTH WALL ELEVATION

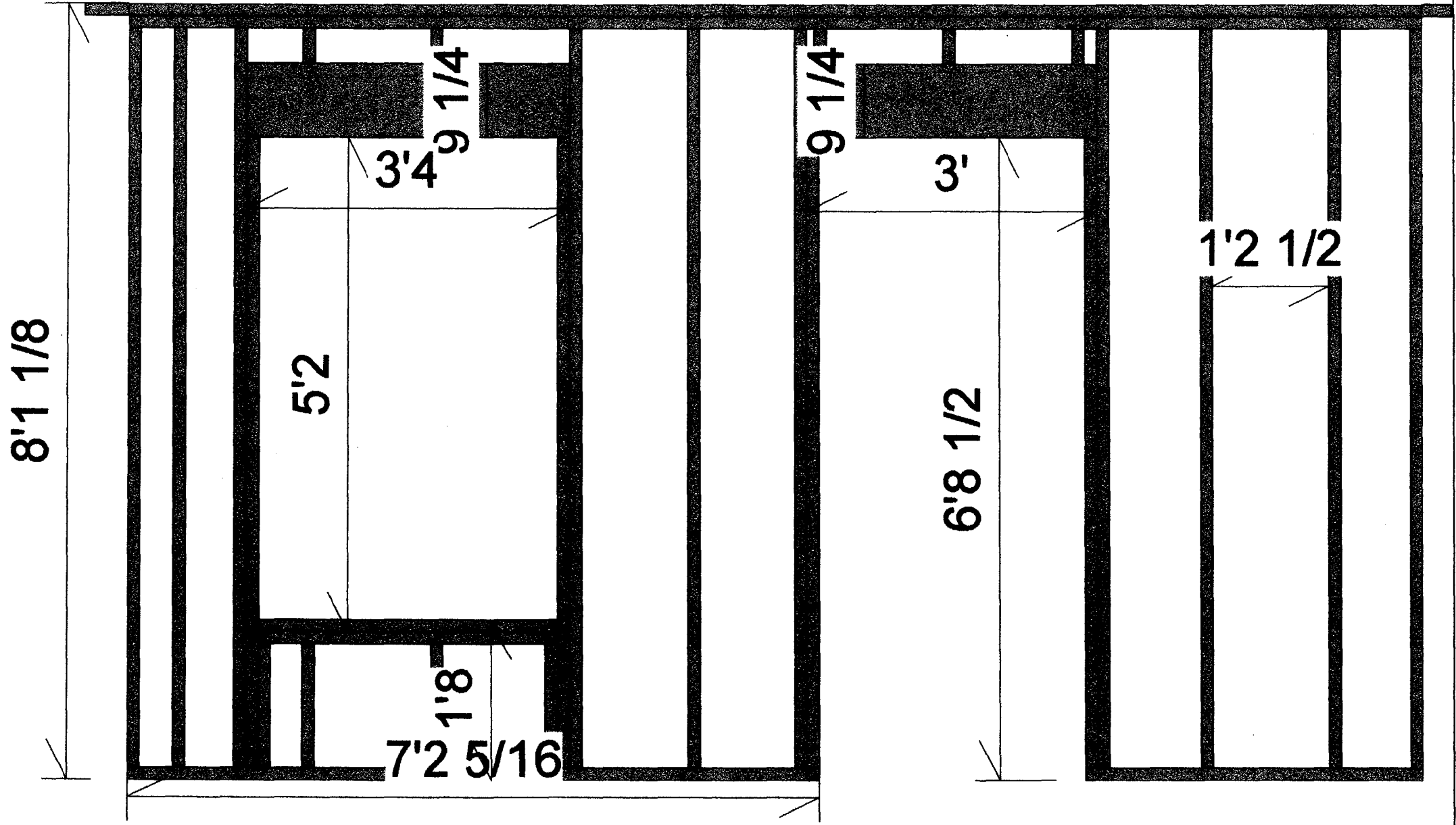


WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

west wall elvation



WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.