

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: <b>MAY 06 2003</b>	CBL: 087 00017001
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Location of Construction: 162 Island Ave <i>P.I.</i>	Owner Name: Whitman John S & Anne E Jts	Owner Address: 162 Island Ave <b>CITY OF PORTLAND</b>	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: <b>T-B</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$163.00	Cost of Work: \$20,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> <i>BOCA 1999</i> Signature: <i>[Signature]</i> 5/6/03	

Proposed Project Description:  
Construct One Story 10'x14' Addition

*cell phone - 730-1083 B.O.B.*

Signature: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gad	Date Applied For: 03/25/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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.</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>14-449 I.B zone - no setback required in Shoreland</i> <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>condition Front setback shall be at least 1.75' from the property line</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Major <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/25/03</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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

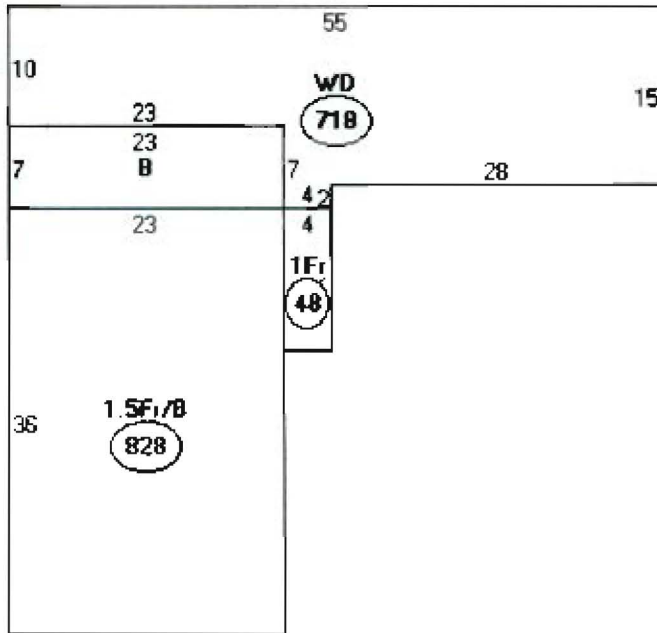
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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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5/8/03 See submittal for Eng. Beam for KIMS JB

7/9/03 Framing, electric rough in OK. Question on  
set backs, concrete ~~post~~ post inspection.

7/10/03 Set backs OK. Concrete posts (pre-cast)  
48" below grade. AR



Descriptor/Area

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



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.

# 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 Its	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 Schmuackal      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 Ok to Issue:   
 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

- 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.



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.

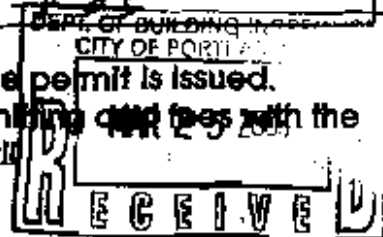
Location/Address of Construction: <u>162 Island Ave., Peaks Island, ME 04108</u>		
Total Square Footage of Proposed Structure <u>147</u>	Square Footage of Lot + adjacent lot Total	<u>7,540</u> <u>1,560</u> <u>9,100</u>
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>00</u> Lot# <u>17</u> 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.</u> <u>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.

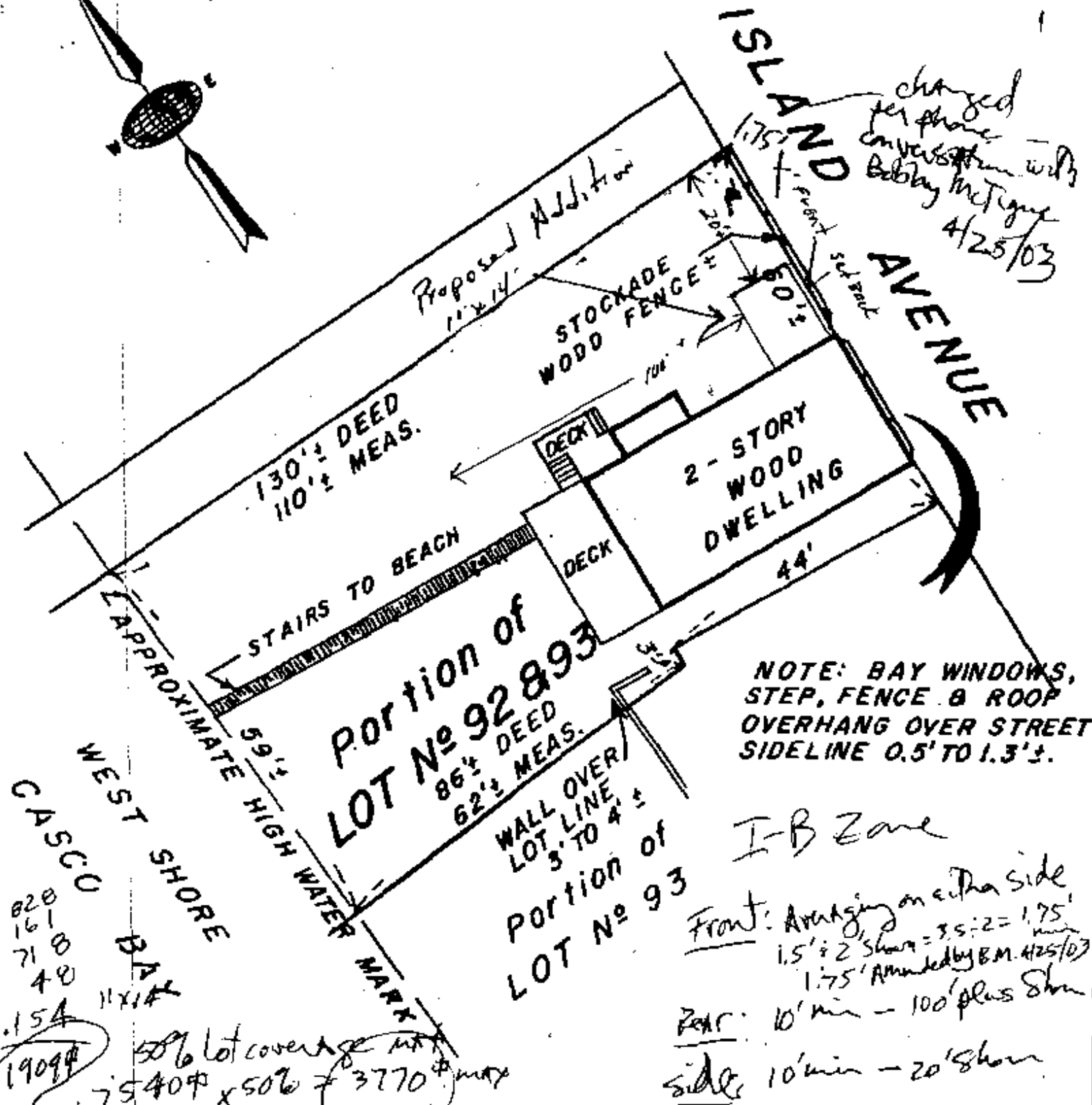
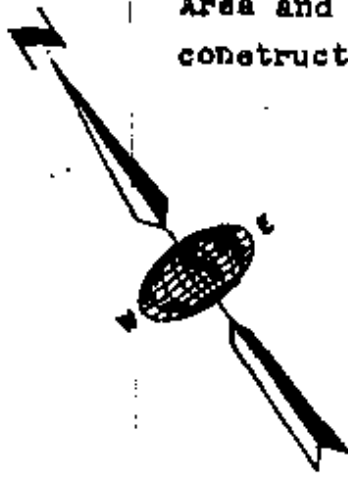
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of the jurisdiction. In addition, 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>[Signature]</u>	Date: <u>3/2/03</u>
--------------------------------------------	---------------------

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



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.



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

I-B Zone

Front: Averaging on either side  
 $1.5' \pm 2' \text{ show} = 3.5:2 = 1.75'$   
 $1.75' \text{ Amended by B.M. 4/25/03}$

Rear: 10' min - 100' plus show

Side: 10' min - 20' show

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.

*Bobby 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



# 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

## VERSA-LAM Design Values

3100 Fb DF	1 1/4"	3/4"	3.7	1189	4288	8.9
	1 1/4"	9/8"	3.7 <td>1881</td> <td>2480</td> <td>84.3</td>	1881	2480	84.3
1 1/4"	7/8"	3.6	2453	4188	36.8	
1 1/4"	9/8"	4.5	3130	6135	115.4	
1 1/4"	9/8"	4.7	3214	6879	125.0	
1 1/4"	1 1/8"	5.6	3808	8605	207.6	
1 1/4"	1 1/8"	5.8	4018	10838	244.2	
1 1/4"	1 1/4"	8.9	4737	14817	400.2	
1 1/4"	1 1/4"	7.9	5413	18882	587.3	
1 1/4"	1 1/2"	8.8	6090	23337	850.5	
1 1/4"	2"	11.8	8120	40183	2016.0	
3200 Fb DF	5/8"	5/8"	4.9	3658	4939	48.0
	3/4"	7/8"	8.5	4823	8823	111.7
	3/4"	9/8"	8.3	6151	13187	230.8
3300 Fb DF	3/4"	9/8"	8.5	6316	13868	250.1
	3/4"	1 1/8"	10.1	7481	18888	415.3
	3/4"	1 1/8"	10.7	7897	21128	488.4
	3/4"	1 1/4"	12.8	9310	28647	803.1
	3/4"	1 1/4"	14.4	10640	37123	1184.7
	3/4"	1 1/2"	18.0	13300	56864	2333.0
3000 Fb DF	5/8"	5/8"	7.1	3237	6788	69.3
	5/8"	3/4"	7.4	5486	7409	72.0
	5/8"	7/8"	9.8	7232	12488	188.7
	5/8"	9/8"	12.5	8237	19789	348.3
	5/8"	3/4"	12.6	3476	23802	378.7
	5/8"	1 1/8"	19.2	11222	28878	623.8
	5/8"	1 1/8"	16.0	11845	31787	732.8
	5/8"	1 1/4"	18.9	13865	43271	1300.5
	5/8"	1 1/4"	21.8	15885	55886	1792.9
	5/8"	1 1/2"	26.3	17895	80580	2651.8
5/8"	30	27.0	18850	84877	3500.0	
5/8"	24	32.4	23840	119771	6048.0	

3000 Fb DF	7	9/8"	16.8	12363	28373	481.7
	7	9/8"	17.1	12835	27736	503.1
	7	1 1/8"	20.2	14963	39171	630.8
	7	1 1/8"	21.4	16794	42278	676.8
	7	1 1/4"	23.2	18820	57884	1000.7
	7	1 1/4"	28.8	21280	74248	1388.3
	7	1 1/2"	31.4	23840	92745	1842.0
	7	20	35.0	26800	113189	2488.7
	7	24	43.2	31820	158895	3684.0

Grade	3100 Fb DF	3200 Fb DF	3300 Fb DF	3100 Fb DF
Modulus of Elasticity, E (ksi)	2.0	2.0	1.8	2.0
Swelling, F <sub>s</sub> (in/in)	3100	3080	2200	3100
Horizontal Shear, F <sub>v</sub> (ksi)	280	285	285	280
Tension Parallel to Grain, F <sub>t</sub> (ksi)	2250	2100	1800	2280
Compression Parallel to Grain, F <sub>c</sub> (ksi)	3000	3000	3000	3000
Compression Perpendicular to Grain, F <sub>c⊥</sub> (ksi)	800	900	800	850

1. This value cannot be adjusted for long members.
  2. This value is based on a load duration of 100% and may be adjusted for other load durations.
  3. Floor stress bending value shall be multiplied by the depth factor, (12d)<sup>0.25</sup> where d = member depth (in).
  4. Stress applied perpendicular to the grainline.
  5. Tension value shall be multiplied by a length factor, (L/16) where L = member length (ft). Use L = 4 for members less than four feet long.
  6. Stress applied parallel to the grainline.
- 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 steel timber with a specific gravity of 0.50.

## VERSA-LAM & VERSA-RIM Allowable Nail Spacing

Nail Size	VERSA-LAM (1 1/4")		VERSA-LAM DF (1 1/4")		VERSA-LAM DF (3/4")		All Products		
	O.C. (inches)	End (inches)	O.C. (inches)	End (inches)	O.C. (inches)	End (inches)	O.C. (inches)	End (inches)	
6d Box	3	1 1/2	2	1	2	1 1/2	2	1 1/2	
6d Common	4	3	3	2	2	1	2	1	
10d & 12d Box	4	3	3	2	2	1	2	1	
10d Common	4	3	3	2	2	1	2	1	
16d & 12d Common	6	4	6	3	2	2	2	2	
16d Box	6	4	6	3	2	2	2	2	
16d Common	6	4	6	3	2	2	2	2	
Simpson A30F								Use Ed = 1 1/2" nails	
Simpson LTP4								Use Ed = 1 1/2" nails	



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

Please Read Application And Notes, if Any Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 030235

MAY 06 2003

This is to certify that Whitman John S & Anne E. McTigue, Construction

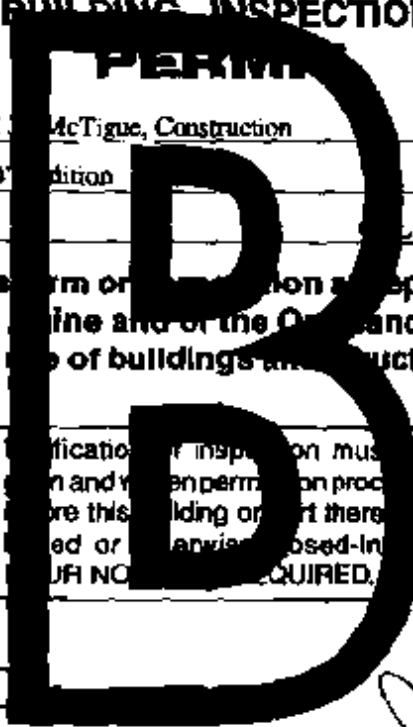
has permission to Construct One Story 10'x14' Addition

at 162 Island Ave

087 00017801

CITY OF PORTLAND

provided that the person or persons who apply for and 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.

Notification of inspection must be given and when permission is procured before this building or part thereof is started or repaired. Closed-Insulation NO. 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

*James 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.

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

[Signature]  
Signature of applicant/designee

Date

[Signature]  
Signature of inspections Official

Date 5/4/03

CSL: 87-0-17

Building Permit #

03-0235

\*



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

3/25 2003

Received from METRO Construction

Location of Work 162 Island Ave., P.I.

Cost of Construction \$ 20,000.00

Special Fee \$ 163.00

Permitting Fee  Plumbing (15)  Electrical (22)  Sign Permit (12)

Other \_\_\_\_\_

Permit No. 187-00-17434

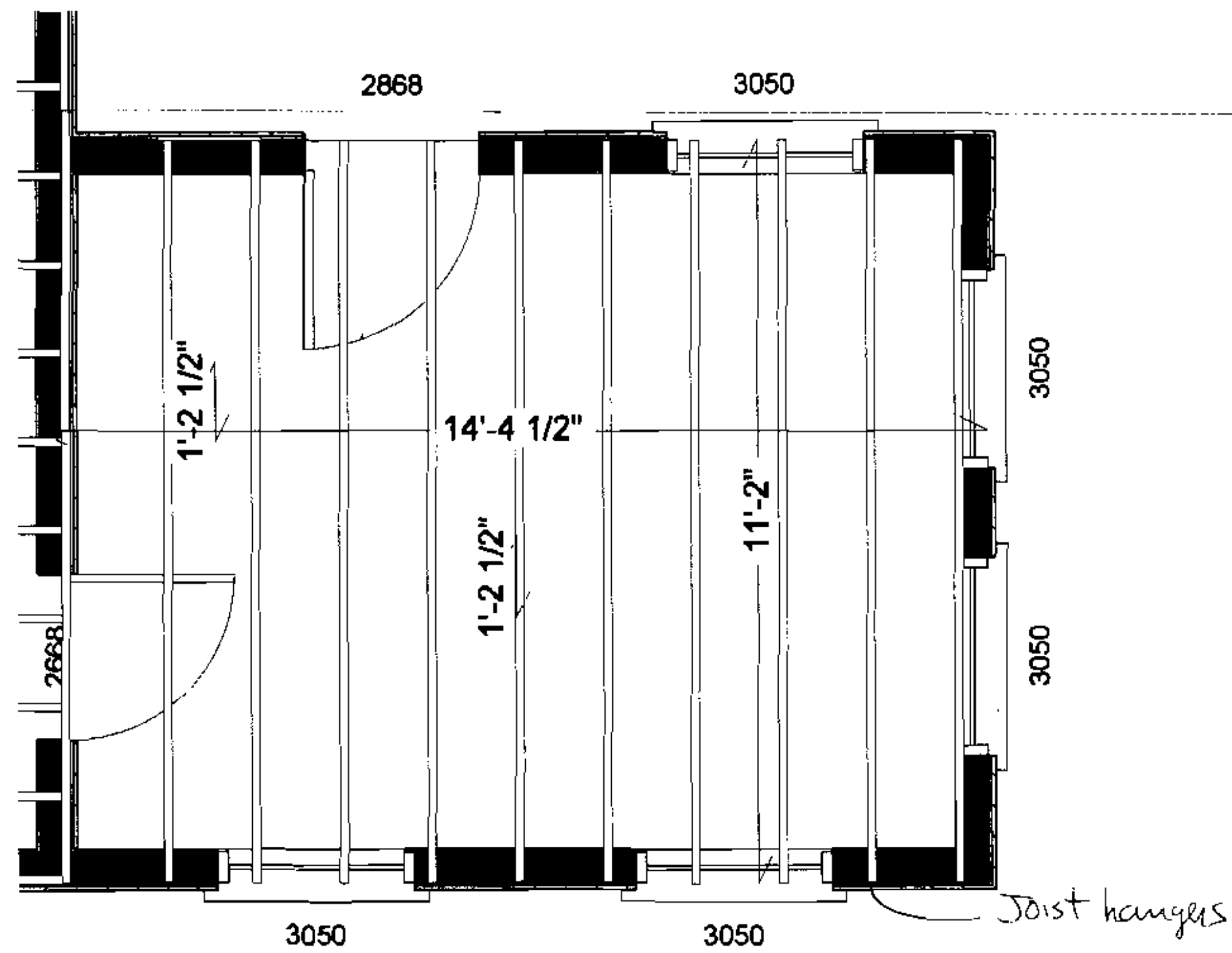
Amount 10676 Total Collected \$ 163.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

NOTE: Applicant's Copy  
 BELOW - Office Copy  
 INK - Permit Copy

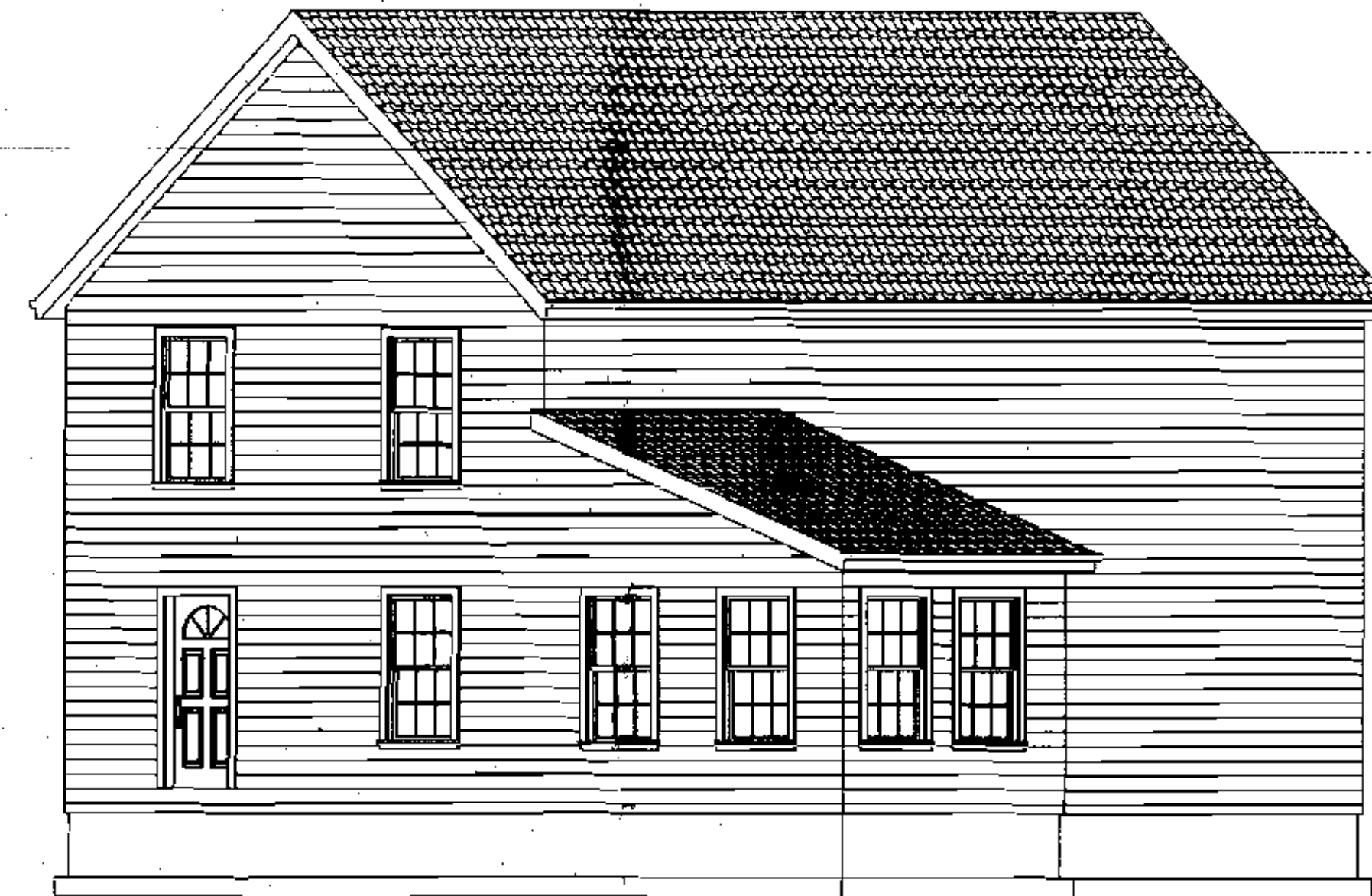
FLOOR FRAMING



WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.



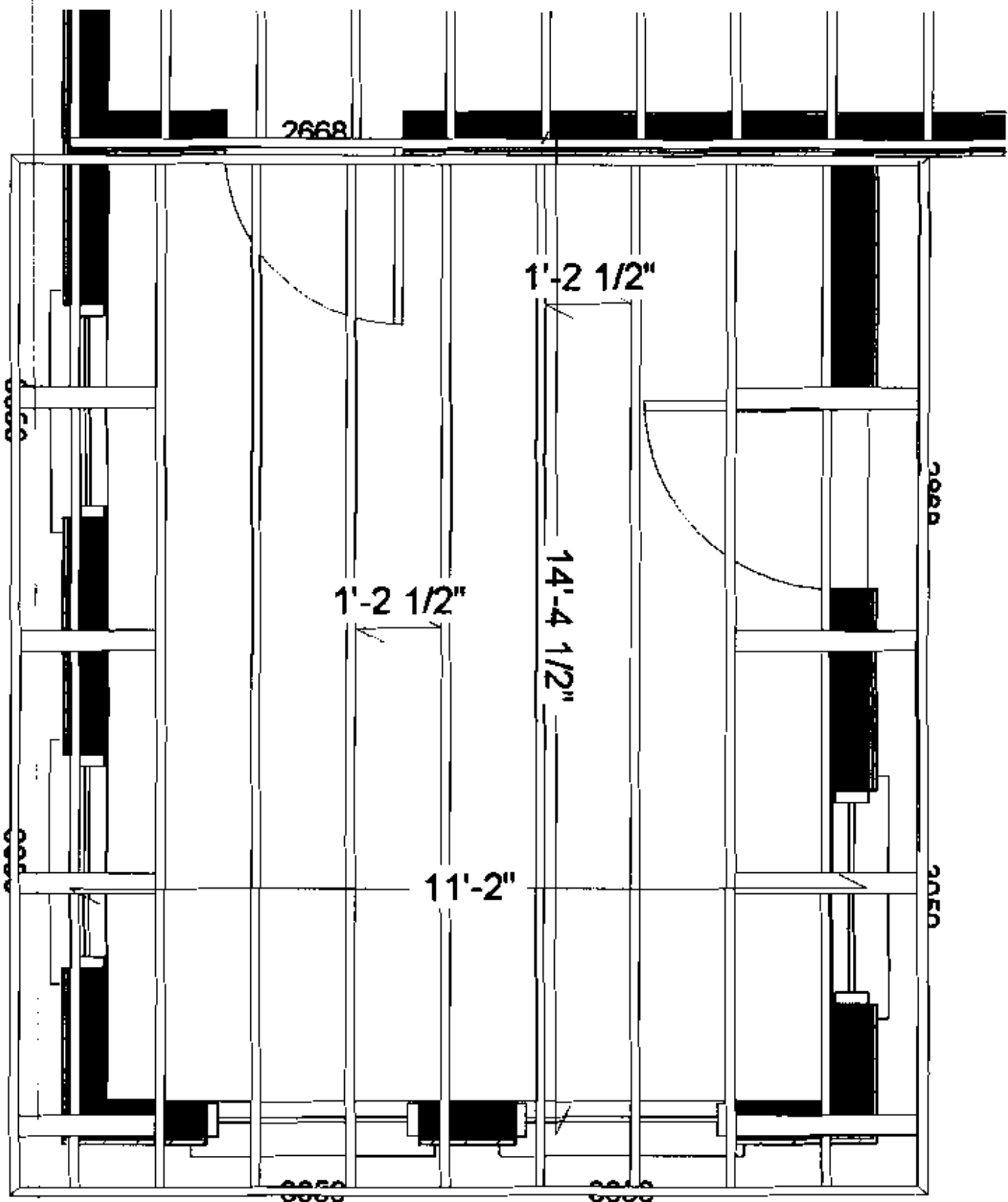
WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.



ROOF FRAMING

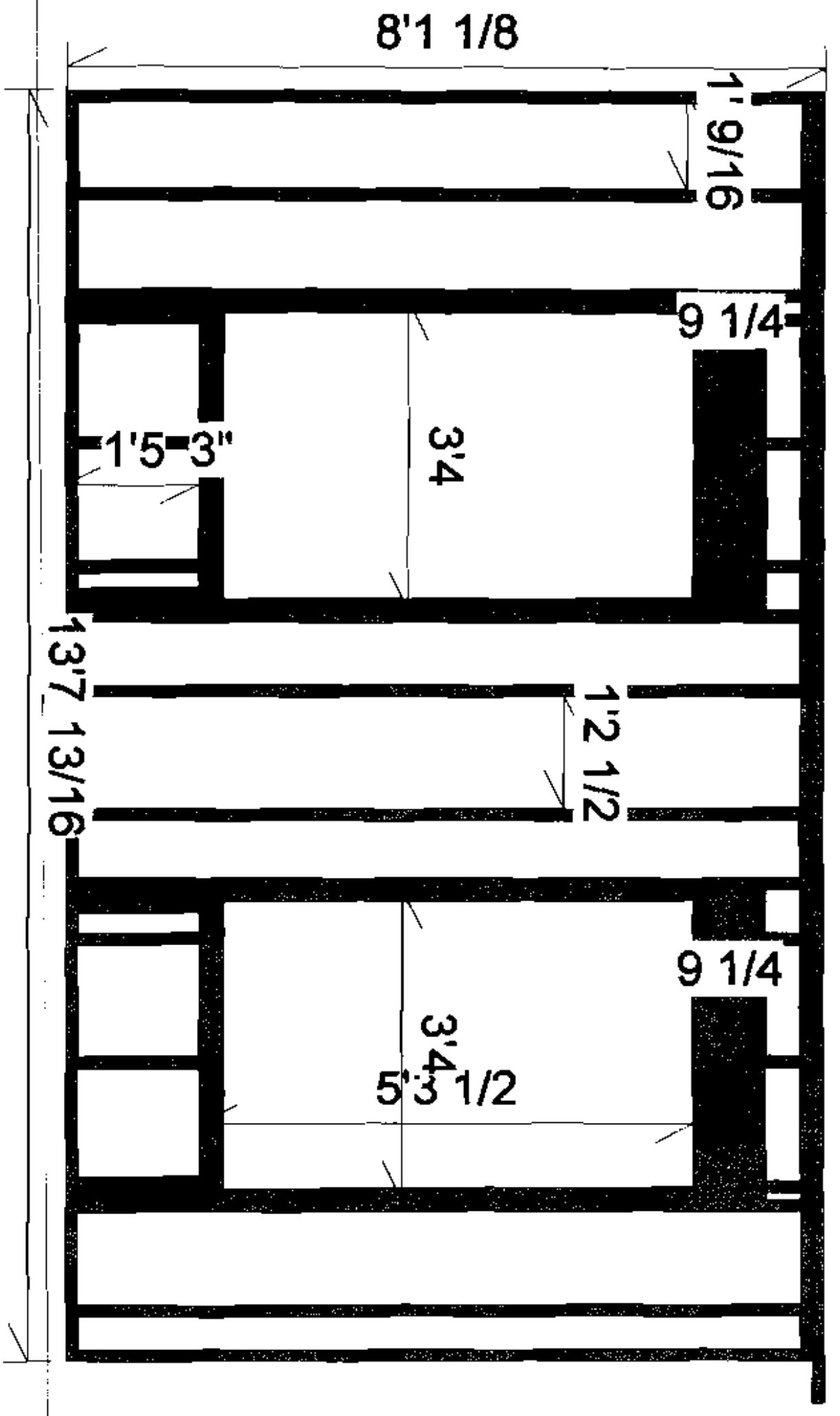


MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

2/9/03

WHITMAN ADDITION

EAST WALL ELEVATION

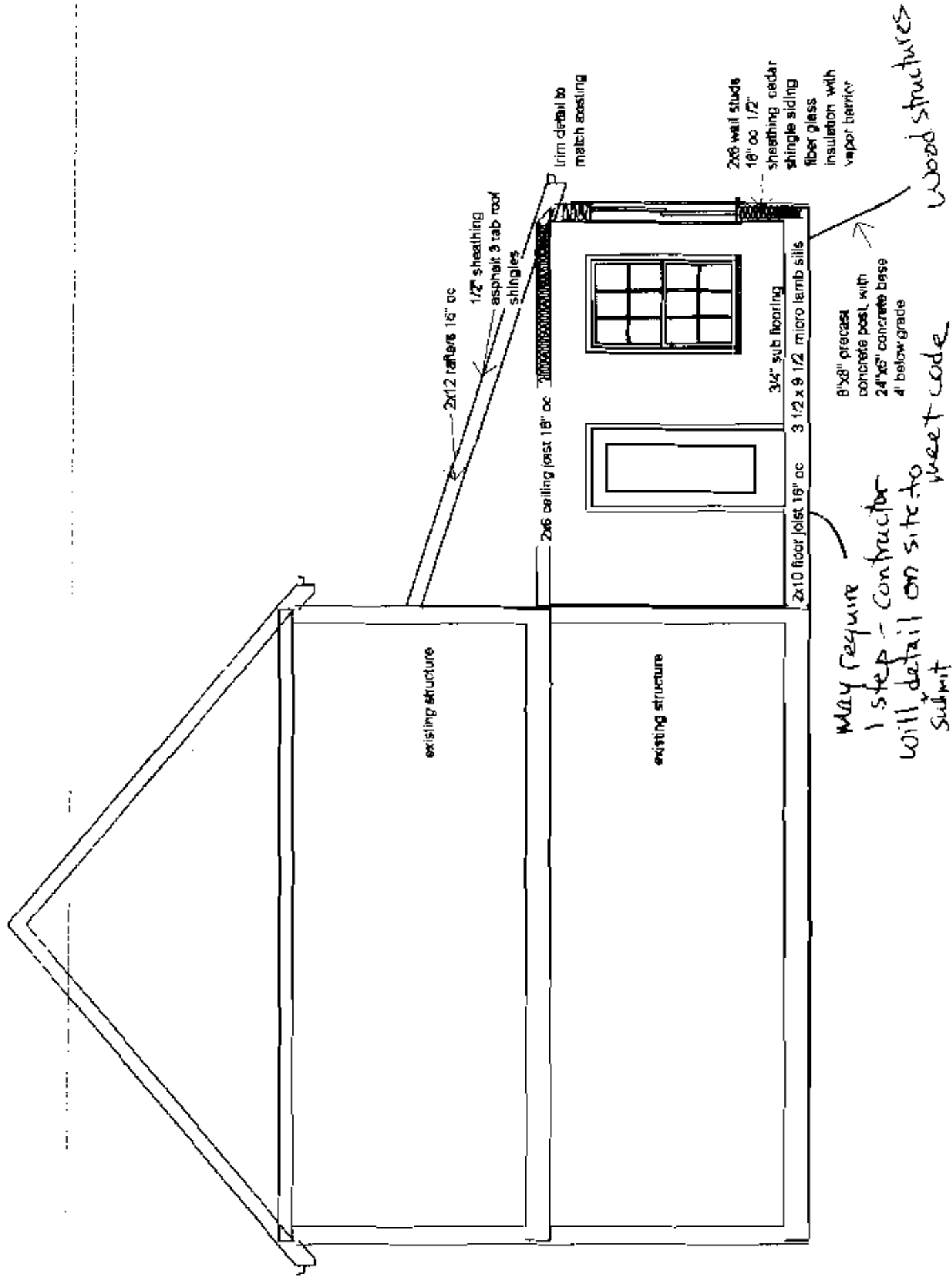


MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

# WHITMAN ADDITION

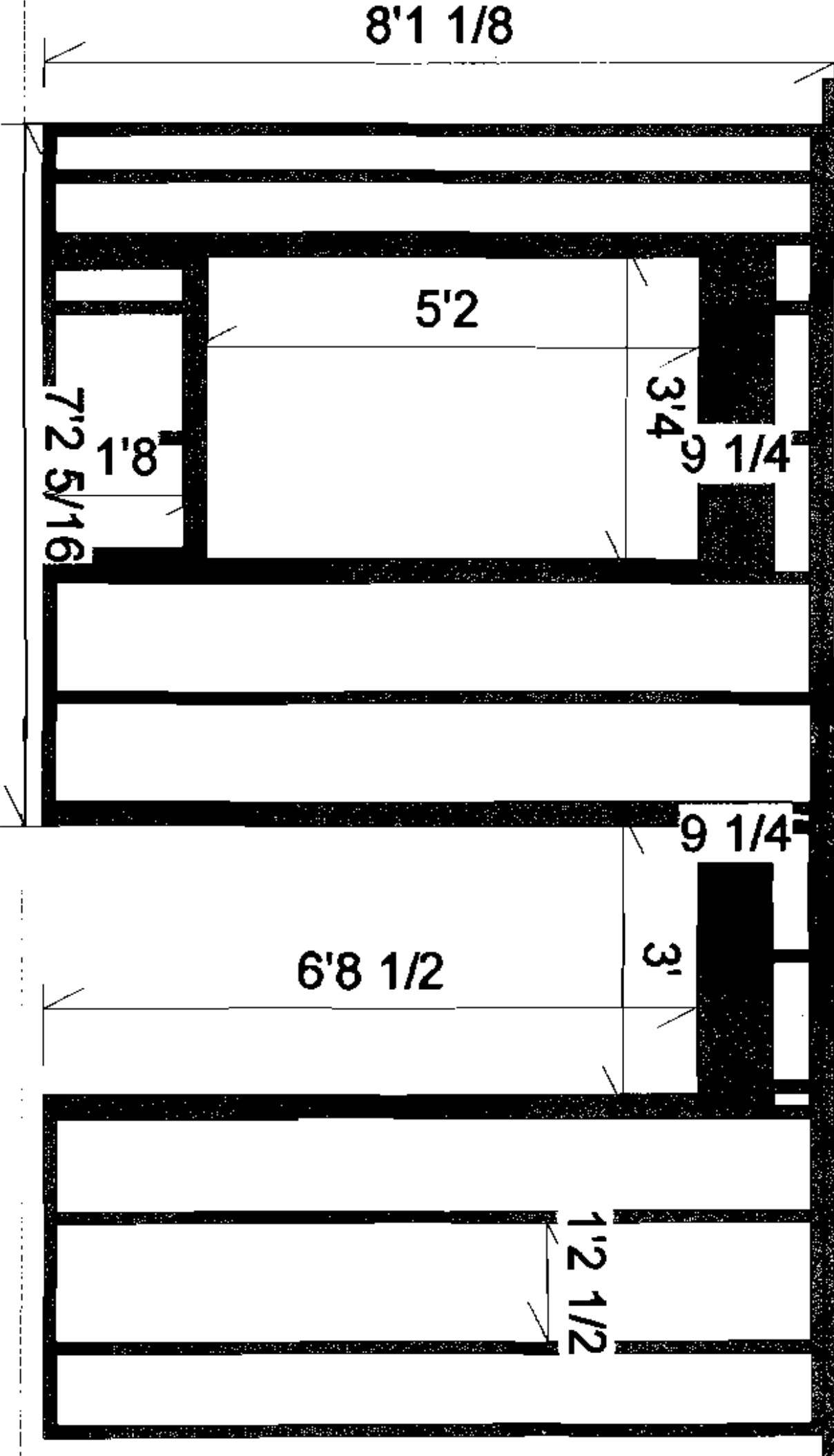
2/9/03

## CROSS SECTION



# MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

west wall elevation

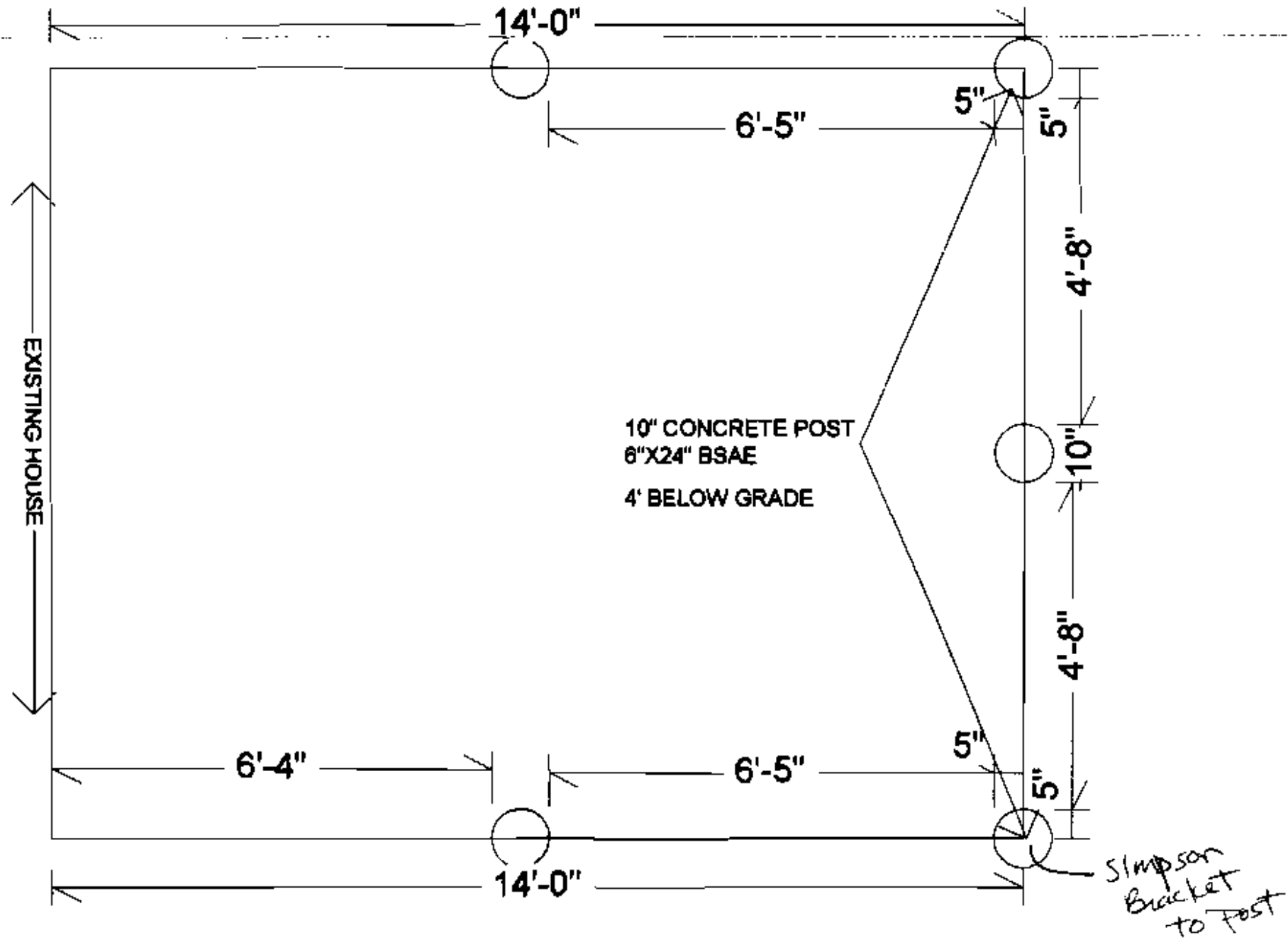


MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

2/9/03

WHITMAN ADDITION

# FOUNDATION PLAN

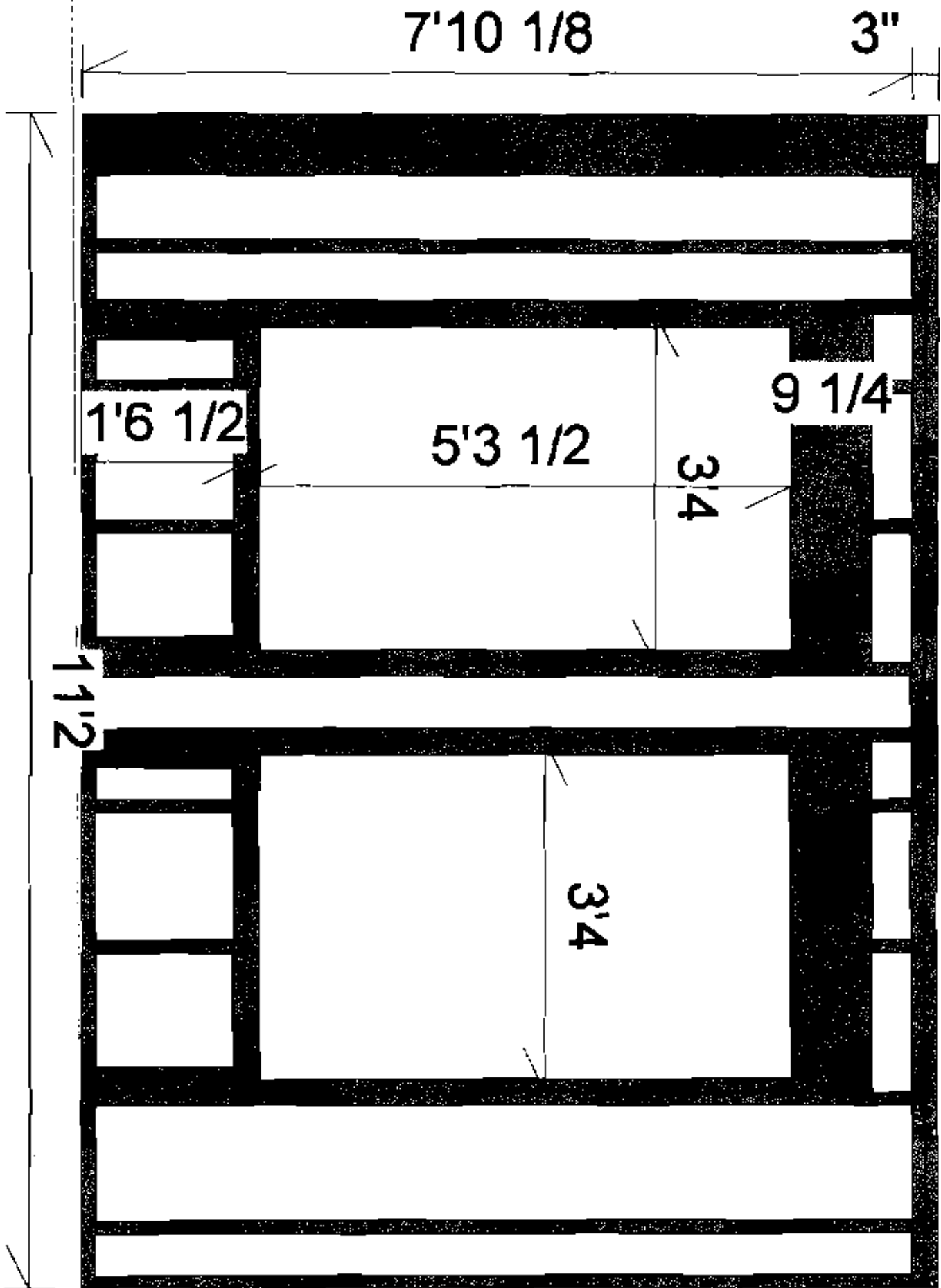


WHITMAN ADDITION

2/9/03

MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

NORTH WALL ELEVATION



MCTIGUE CONSTRUCTION PEAKS ISLAND, ME.

2/9/03

WHITMAN ADDITION