

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ION

Permit Number: 081292

This is to certify that LLOYD DOUGLAS G & MARY S JTS/Builders Inc
 has permission to add dormer at back of second floor to add bath and exist master bedroom, add deck
 AT 346 ISLAND AVE 087 Q001001

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 work is used-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.	PERMIT ISSUED
Health Dept.	
Appeal Board	OCT 20 2008
Other	
Department Name	
CITY OF PORTLAND	

PENALTY FOR REMOVING THIS CARD

Thomas H. MacKee 10/29/08
 Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

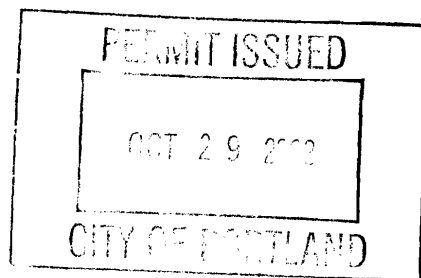
Permit No: 08-1292	Issue Date:	CBL: 087 Q001001
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Location of Construction: 346 ISLAND AVE <i>PI</i>	Owner Name: LLOYD DOUGLAS G & MARY S	Owner Address: 30 SILVER HILL RD	Phone:
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone: 2072523551
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>IR-2</i>

Past Use: Single Family Home	Proposed Use: Single Family Home - add dormer at back of second floor to add 3/4 bath expand existing master bedroom, add deck	Permit Fee: \$520.00	Cost of Work: \$49,937.00	CEO District: 1
Proposed Project Description: add dormer at back of second floor to add 3/4 bath expand existing master bedroom, add deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>IRC 2003</i>	
		Signature: _____ Signature: <i>Jm 10/29/08</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: Idobson	Date Applied For: 10/10/2008	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>Closest part of the lot to the water is 160' feet</i> <input type="checkbox"/> Wetland <i>so house is not in 75' setback.</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>using section 14-43 (b)</i> <input type="checkbox"/> Site Plan <i>using 13% of allowable so to increase</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/28/08 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 Date: <i>ABM</i>
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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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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>346 ISLAND AVE, PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>375</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>87</u> <u>Q</u> <u>1</u>	Applicant * must be owner, Lessee or Buyer * Name <u>DOUG & MARY LLOYD</u> Address <u>30 SILVER HILL RD</u> City, State & Zip <u>MILFORD, MA. 01757</u>	Telephone: <u>508</u> <u>473</u> <u>2958</u>
Lessee/DBA (If Applicable) <u>/</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>/</u>	Cost Of Work: \$ <u>42,937</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? <u>/</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>/</u> Project description: <u>ADD DORMER AT BACK OF SECOND FLOOR TO ADD BATH (3/4), EXPAND EXISTING MASTER BEDROOM, ADD PECK</u>		
Contractor's name: <u>HORIZON BUILDERS INC</u>		Bill <u>252-3551</u>
Address: <u>PO BOX 802</u>		
City, State & Zip: <u>PORTLAND, ME.</u>		Telephone: <u>252-3552</u>
Who should we contact when the permit is ready: <u>TOM CHILDS</u>		Telephone: <u>SAME</u>
Mailing address: <u>SEE ABOVE</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: Tom Childs

Date: 10-10-08

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

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.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

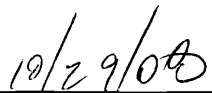
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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


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



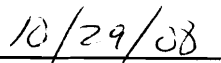
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1292	Date Applied For: 10/10/2008	CBL: 087 Q001001
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Location of Construction: 346 ISLAND AVE PEAKS ISLAN	Owner Name: LLOYD DOUGLAS G & MARY S	Owner Address: 30 SILVER HILL RD	Phone:
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone (207) 252-3551
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add dormer at back of second floor to add 3/4 bath expand existing master bedroom, add deck	Proposed Project Description: add dormer at back of second floor to add 3/4 bath expand existing master bedroom, add deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/28/2008

Note: Using section 14-436(b). First floor footprint is 1423.25 sf 80% is 1138.6 sf Adding 144.75 sf which is 13% of allowable increase. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** 10/29/2008

Note: **Ok to Issue:**

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

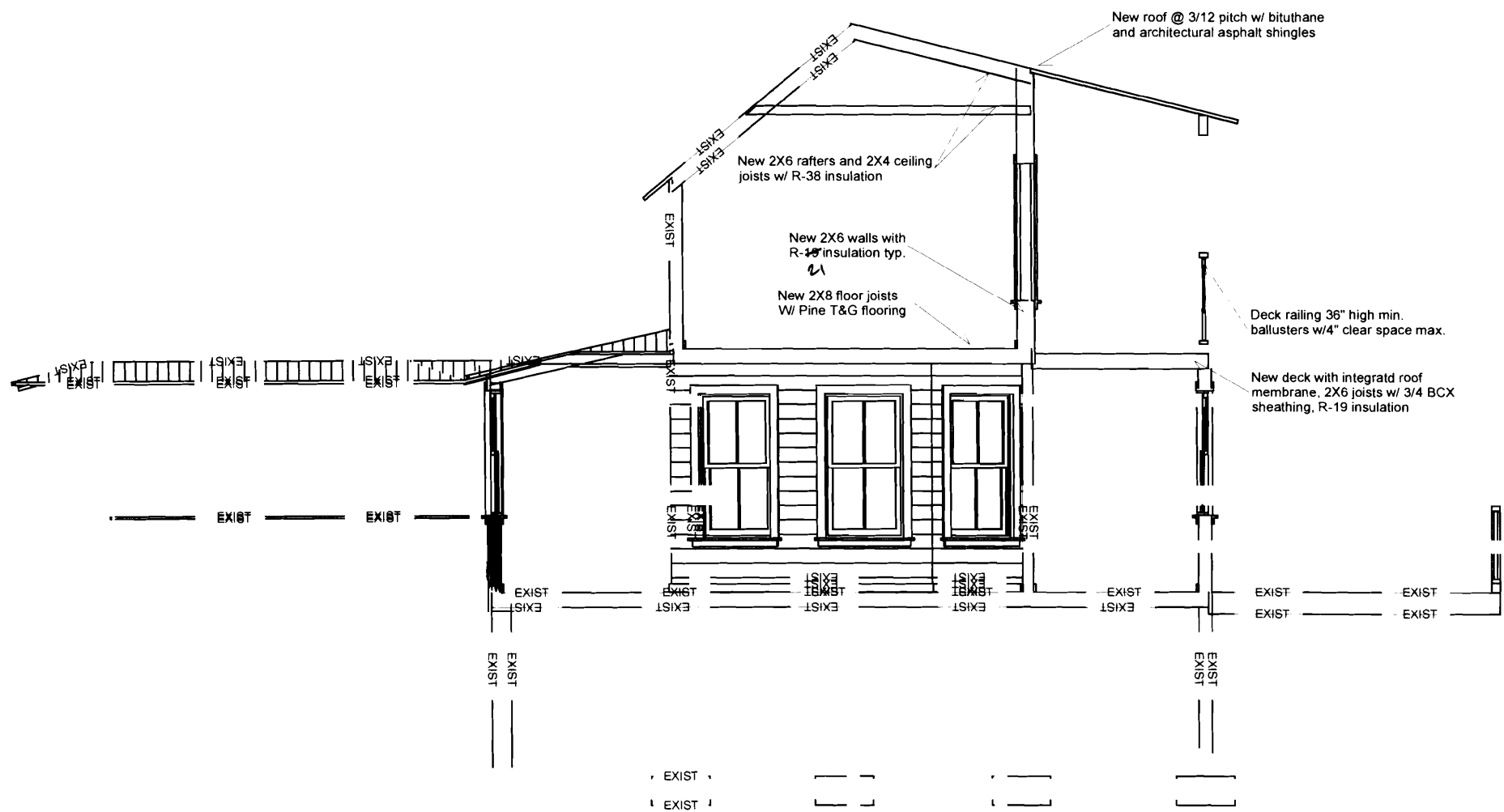
Comments:

10/16/2008-mes: I gave this back to Lannie to put the Island name on the permit.

10/21/2008-amachado: Spoke to Tom Childs. Need more information. Need to know the square footage of the first floor footprint. Need to know the square footage of the existing second floor and the proposed second floor.

10/23/2008-amachado: Received requested information. Left voicemail for Tom Childs. Proposed second floor deck over the first floor deck does not meet the requirements of section 14-436(b).

10/28/2008-amachado: Received revised plans which removed the proposed second floor deck over the existing first floor deck.



SECTION A-A

PLAN OF PREMISES
CERTIFY TO Granite Title Services

346 Island Ave.
Portland Maine

Job Number: 286-20
Inspection Date: 11-23-96
Scale: 1"= 20'

Mortgage and its Title Insurers

The information is in harmony with
the deed description.
The building setbacks are in conformity
with town zoning requirements.

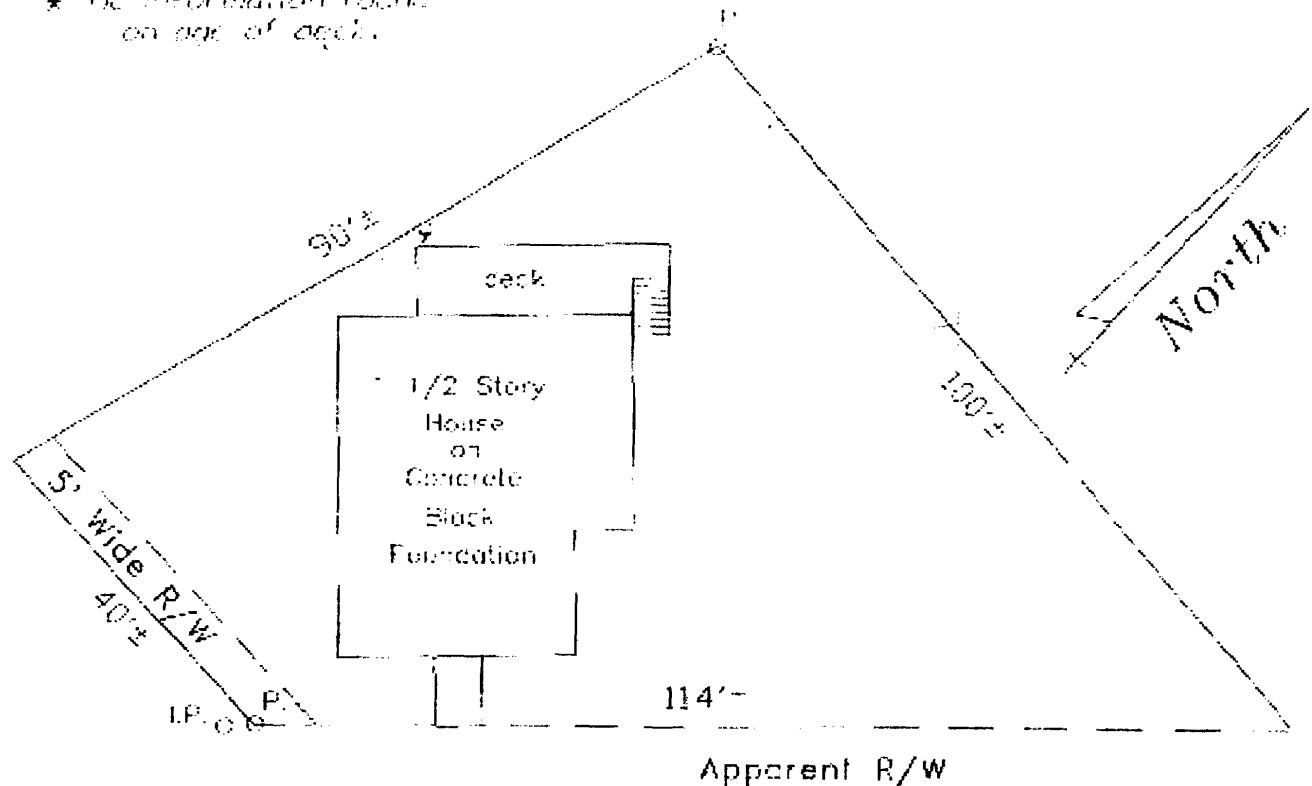
The dwelling does not fall within the
special flood hazard zone as delineated by the
Federal Emergency Management Agency.

The land does not fall within the
special flood hazard zone as indicated on
community-panel # 230051 0015 E.

* No information found
on age of deck.

Buyer: Douglas Lloyd

Seller: Phillip Drake



Island Avenue

← To Ferry Landing

(luminescent)

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

BRUCE R. BOYMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3955
Fax: (207) 829-3522



PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 10495 PAGE 204 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: JEM

Applicant: Doug & Mary Lloyd

Date: 10/20/08

Address: 346 Peaks Island

C-B-L: 87-Q-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1905

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - add dormer @ back of second floor & add second floor deck.

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' (or average) min. - not meeting 25'

Rear Yard - 25' min. - not meeting

Side Yard - 20' min. - not meeting on left side

Projections -

Width of Lot -

Height - 35' max

Lot Area - 20,000 Φ - 5972 Φ given

Lot Coverage/ Impervious Surface - not increasing footprint of structure

Area per Family - N/A

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - w/in 250' shore land zone - closest edge of lot to the water is 160' from the water so house is beyond the

Flood Plains - : and 15 - zone C

75' setback from h.s. to water

* not meet setbacks

(can use section 14-436(b))

- first floor footprint = 14,232.25
80% = 11385.6 Φ

- adding 144.75 Φ of floor area
using 13%

Ann Machado
City of Portland
Planning & Development Department
Housing & Neighborhood Services Division
389 Congress Street
Portland, ME 04101-3509

Re: 346 Island Ave
Peaks Island
CBL- 087 Q 001

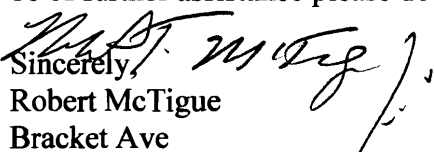
August 5, 2008


Dear Ms Machado,

I was approached recently by Bill Childs of Horizon Builders regarding a permit application I submitted for the above mentioned property which was issued on May, 24 1984. Unfortunately I do not keep records for work as old as this, so the plans attached to the permit application would be the best hope of a printed record.

I can tell you, however, that the plans that this permit refers to (“renovation, as per plan”) was for the deck off the rear of the structure and it was inspected upon completion in a manner typical of the period. I built the deck for Edward & Patricia Schultz, and while there have been some cosmetic changes and planks repaired the framing and layout remain the same as I left it in 1985.

I hope this information helps you with regard for the current owner’s intentions. If I can be of further assistance please do not hesitate to call.


Sincerely,
Robert McTigue
Bracket Ave
Peaks Island, ME 04108

 09/09/08
JILL KEEFE
Notary Public, Maine
My Commission Expires October 26, 2014

Ann Machado
City of Portland
Planning & Development Department
Housing & Neighborhood Services Division
389 Congress Street
Portland, ME 04101-3509

Re: 346 Island Ave
Peaks Island
CBL- 087 Q 001

August 5, 2008

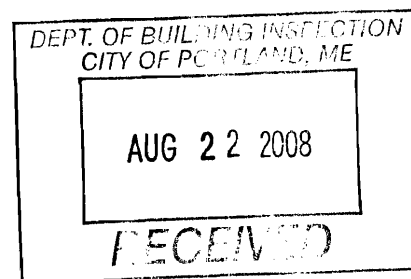
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Sincerely,
Robert McTigue
Bracket Ave
Peaks Island, ME 04108



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE

MAY 24 1984

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 87-0-1 Island Hwy., Peaks Island

1. Owner's name and address .. Edward Schuler - Foxington, Maine

2. Lessee's name and address

3. Contractor's name and address .. Robert Higgins - Brackett Ave., P.O. 2

Proposed use of building .. single fam. - renovations

Last use

Material No. stories Heat Styling

Other buildings on same lot

Estimated contractual cost \$.. 1,000.00

FIELD INSPECTOR—Mr. @ 775-5451

Renovations, as per plan.

ISSUE PERMIT NO 43

NOTE TO APPLICANT: Separate permits are required by the installer and subcontractors of heavy plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work?

Is connection to be made to public sewer?

Has septic tank notice been sent?

Is any electrical work involved in this work?

If not, who is proposed to do work?

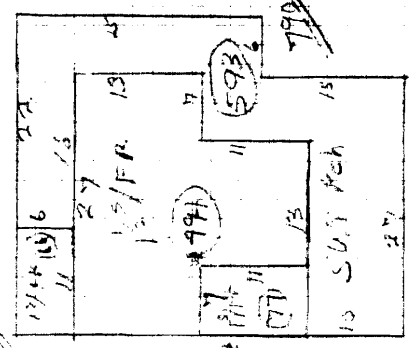
Form notice sent?

NOTE: DEPICTED QUALITY OF CONSTRUCTION: A-EXCELLENT, B-GOOD, C-AVERAGE, D-CHEAP, E-VERY CHEAP

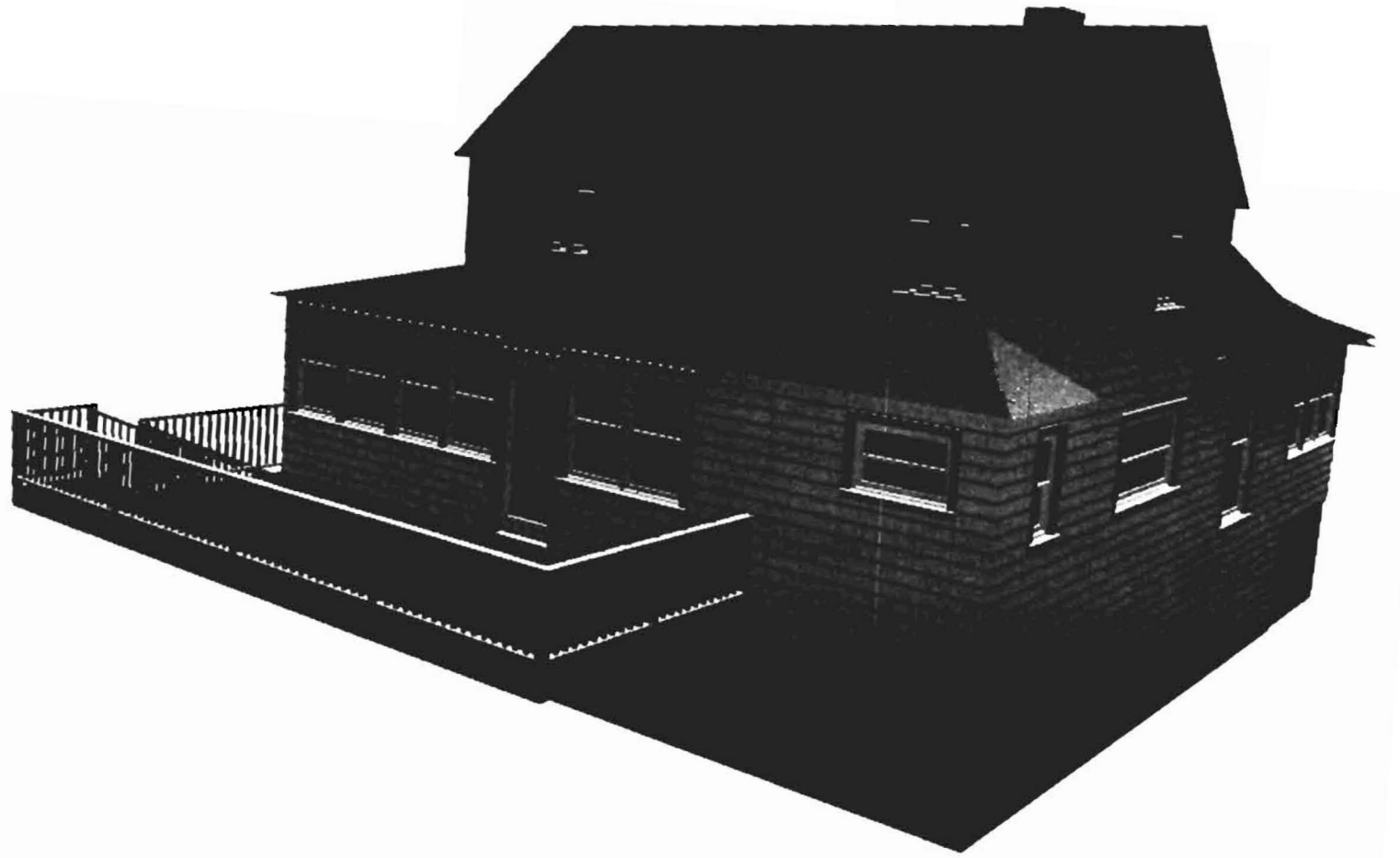
1951

YEAR 19	YEAR 20	YEAR 21	YEAR 22	YEAR 23	YEAR 24	YEAR 25	YEAR 26	YEAR 27	YEAR 28	YEAR 29	YEAR 30	YEAR 31	YEAR 32	YEAR 33	YEAR 34	YEAR 35	YEAR 36	YEAR 37	YEAR 38	YEAR 39	YEAR 40	YEAR 41	YEAR 42	YEAR 43	YEAR 44	YEAR 45	YEAR 46	YEAR 47	YEAR 48	YEAR 49	YEAR 50
<p style="text-align: center;">RECORD OF BUILDINGS</p> <p style="text-align: center;">FUNDAMENTALS CONSTRUCTION PLUMBING</p>																															
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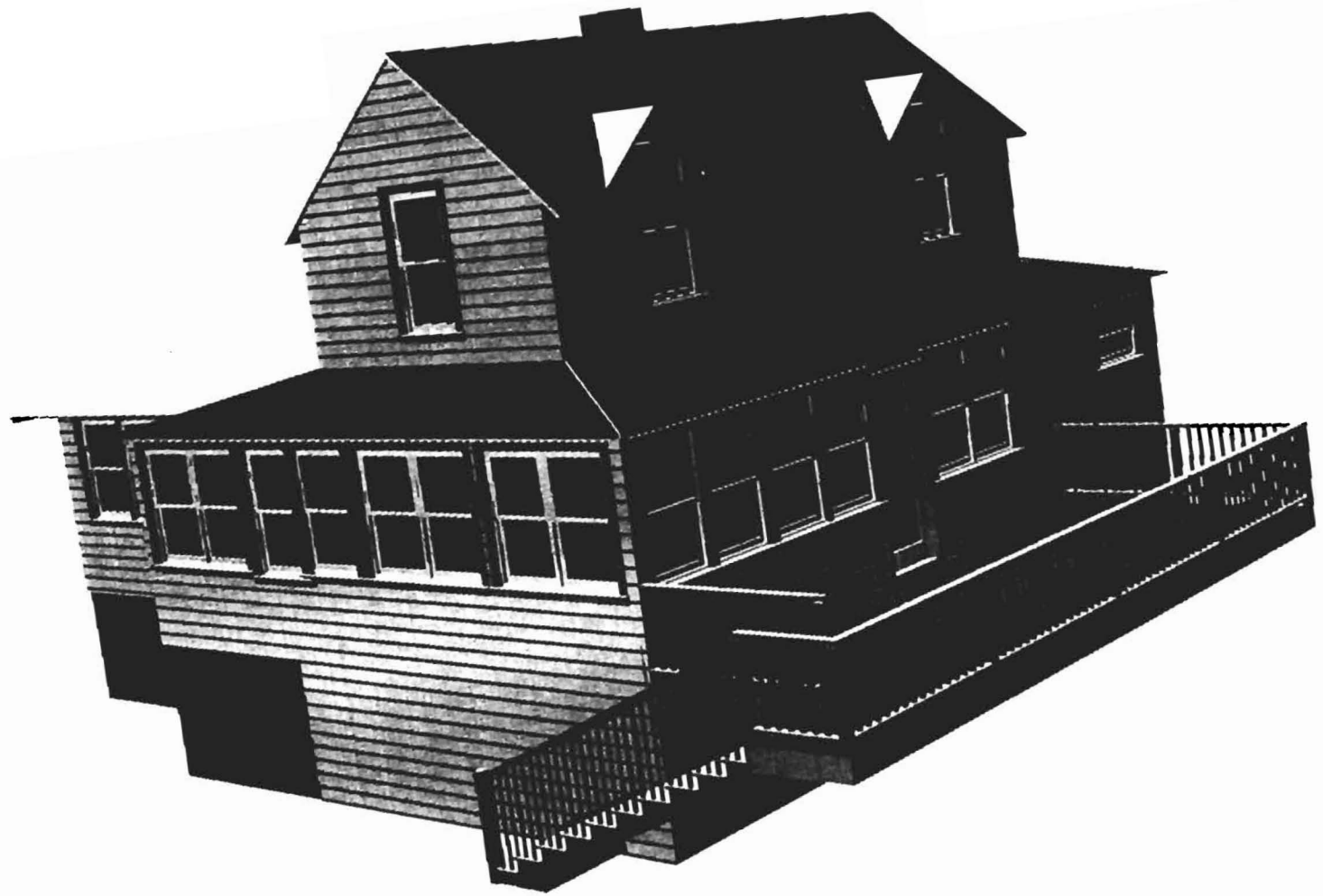
College 1/2 3/FR DC 4/15 F 3200 500 1600



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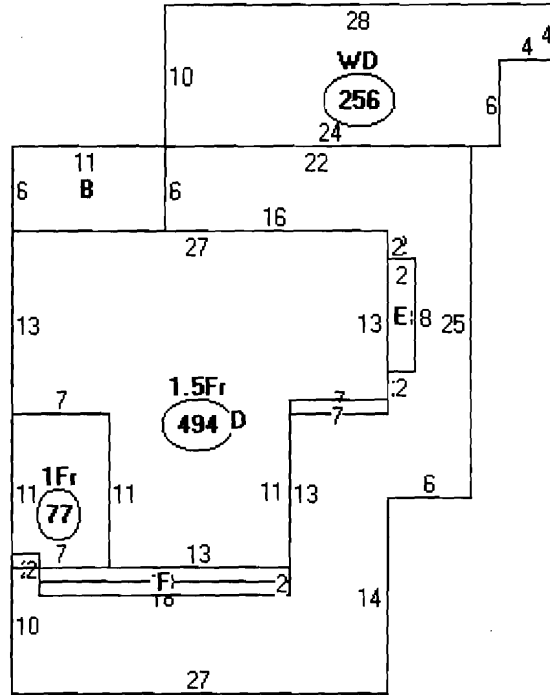


Existing



Existing

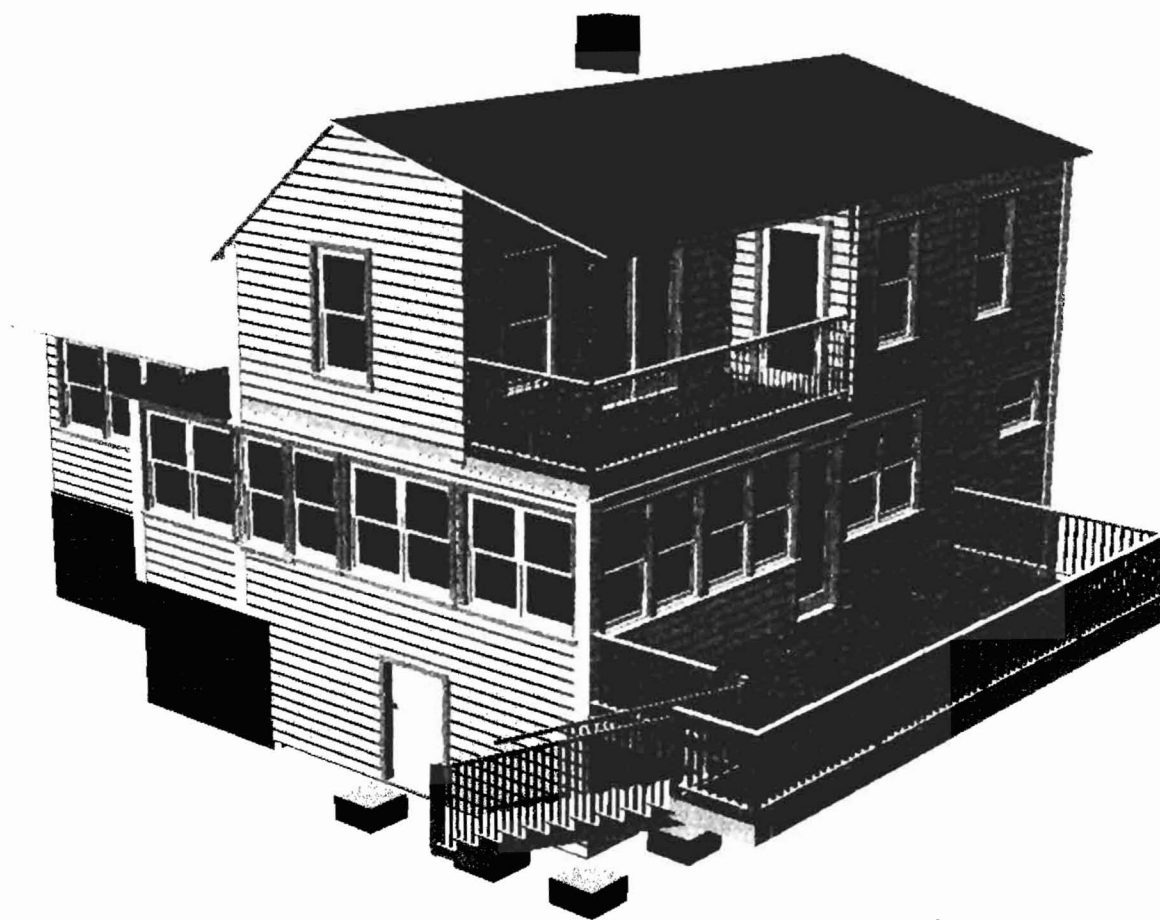




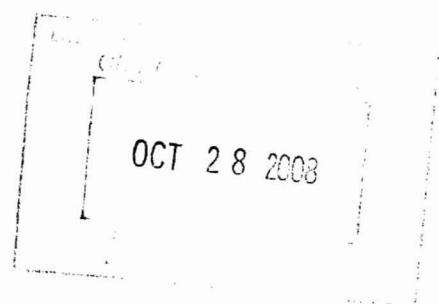
Descriptor/Area

- A: 1.5Fr
494 sqft
- B: 1Fr
66 sqft
- C: WD
256 sqft
- D: EP
541 sqft
- E: FBAY
16 sqft
- F: FBAY
36 sqft
- G: 1Fr
77 sqft

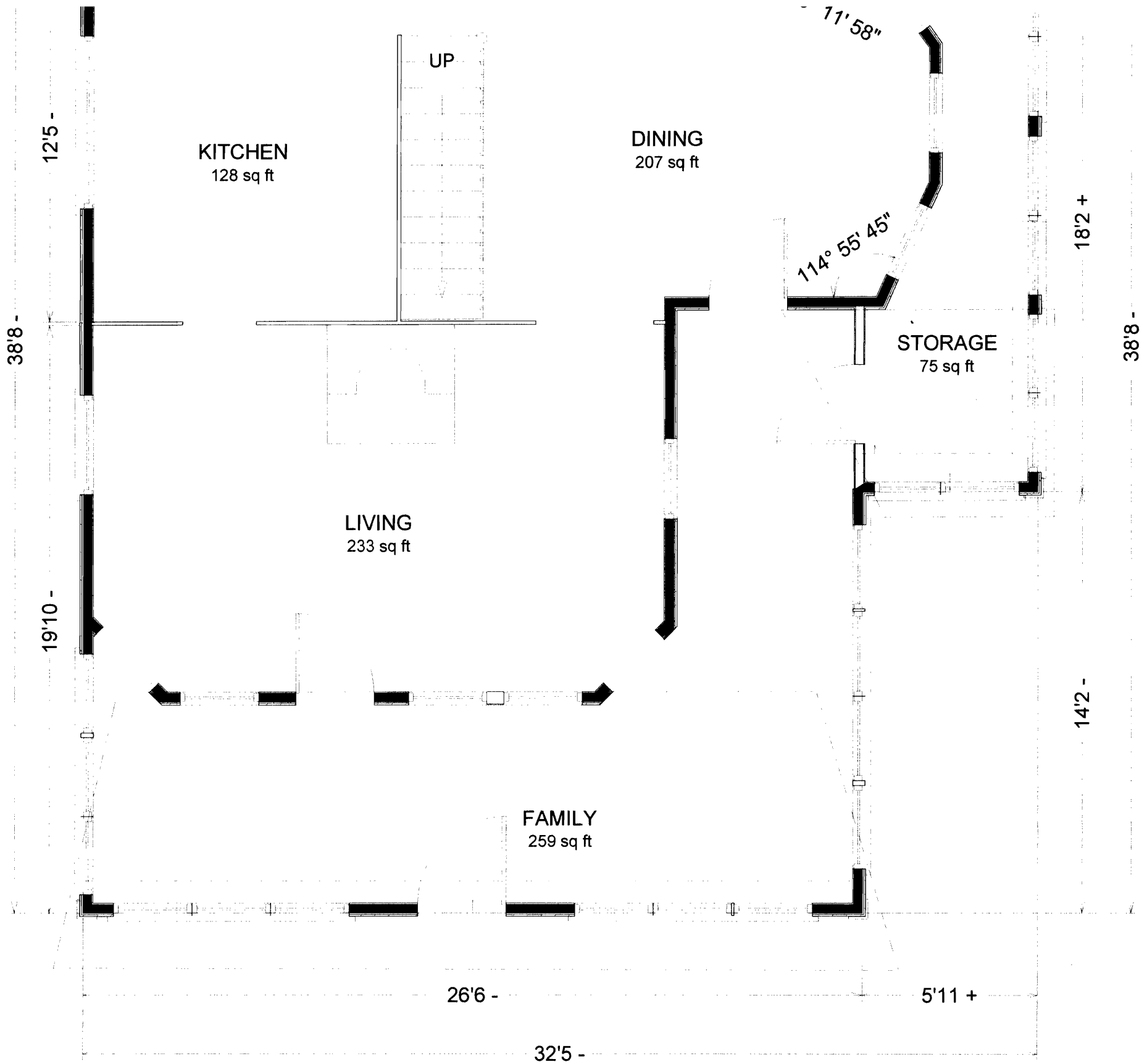
21486



proposed.



346 ISLAND AVE.
Proposed - Revised 10/28/08



$$26.5 \times 14.17 = 375.51$$

$$32.5 \times 24.5 = 796.25$$

$$24 \times 9.92 = 238.08$$

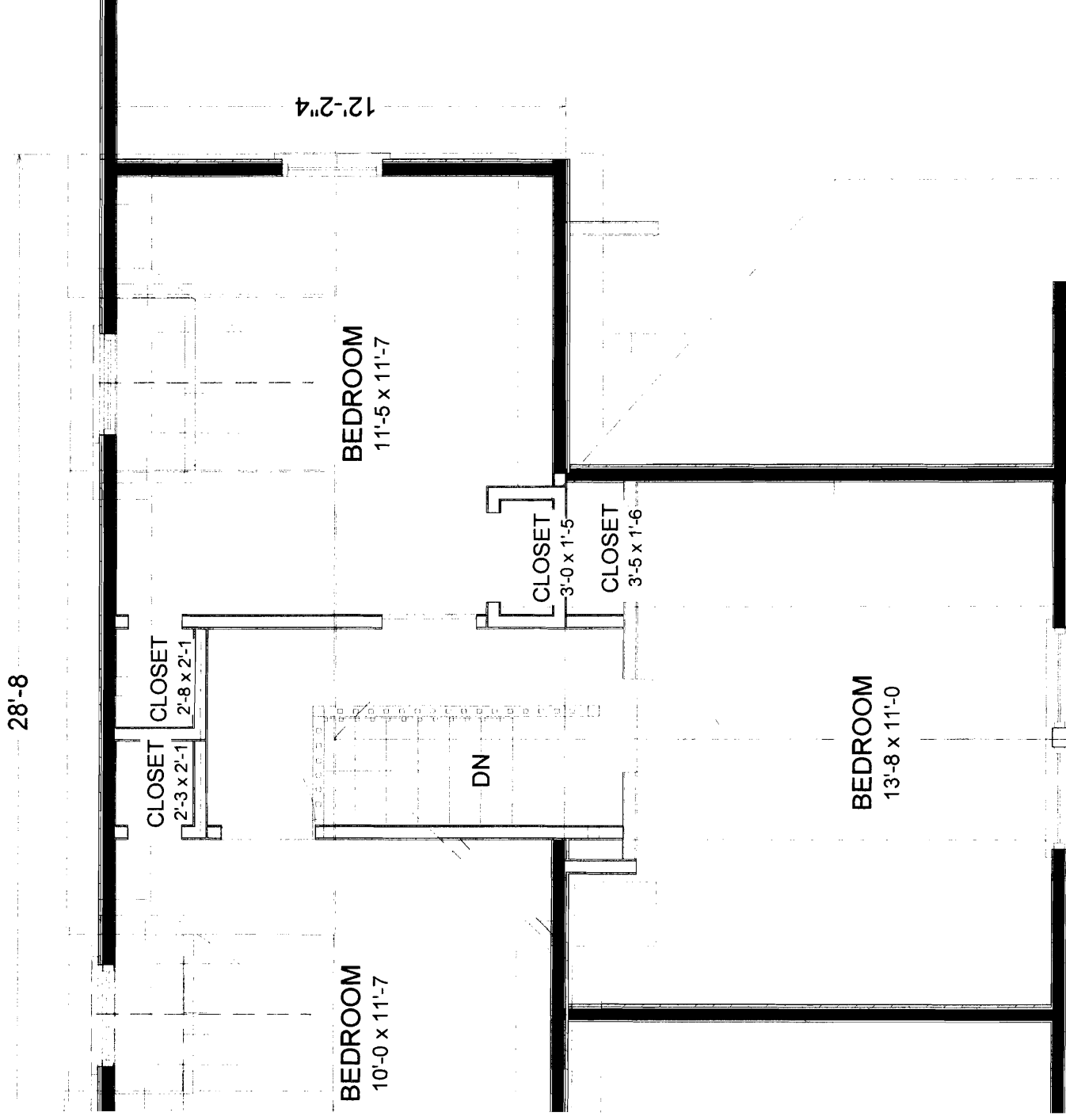
$$3.92 \times 3.72 = 13.41$$

1st floor
footprint.
1423.25

346 Island Ave, Peaks Island
Existing First Floor Plan
(To Remain The Same)

OCT 23 2003

28'-8"



BEDROOM
10'-0" x 11'-7"

BEDROOM
11'-5" x 11'-7"

BEDROOM
13'-8" x 11'-0"

CLOSET
3'-0" x 1'-5"

CLOSET
3'-5" x 1'-6"

CLOSET
2'-3" x 2'-1"

CLOSET
2'-8" x 2'-1"

DN

12'-2"4"

346 Island Avenue, Peaks Island
Second Floor Plan
Existing Conditions

~~13.67~~ x 13.25 = 181.13

~~28.67 x 11.5 = 329.77~~

27.5 x 11.5 = 316.25

497.38 sq

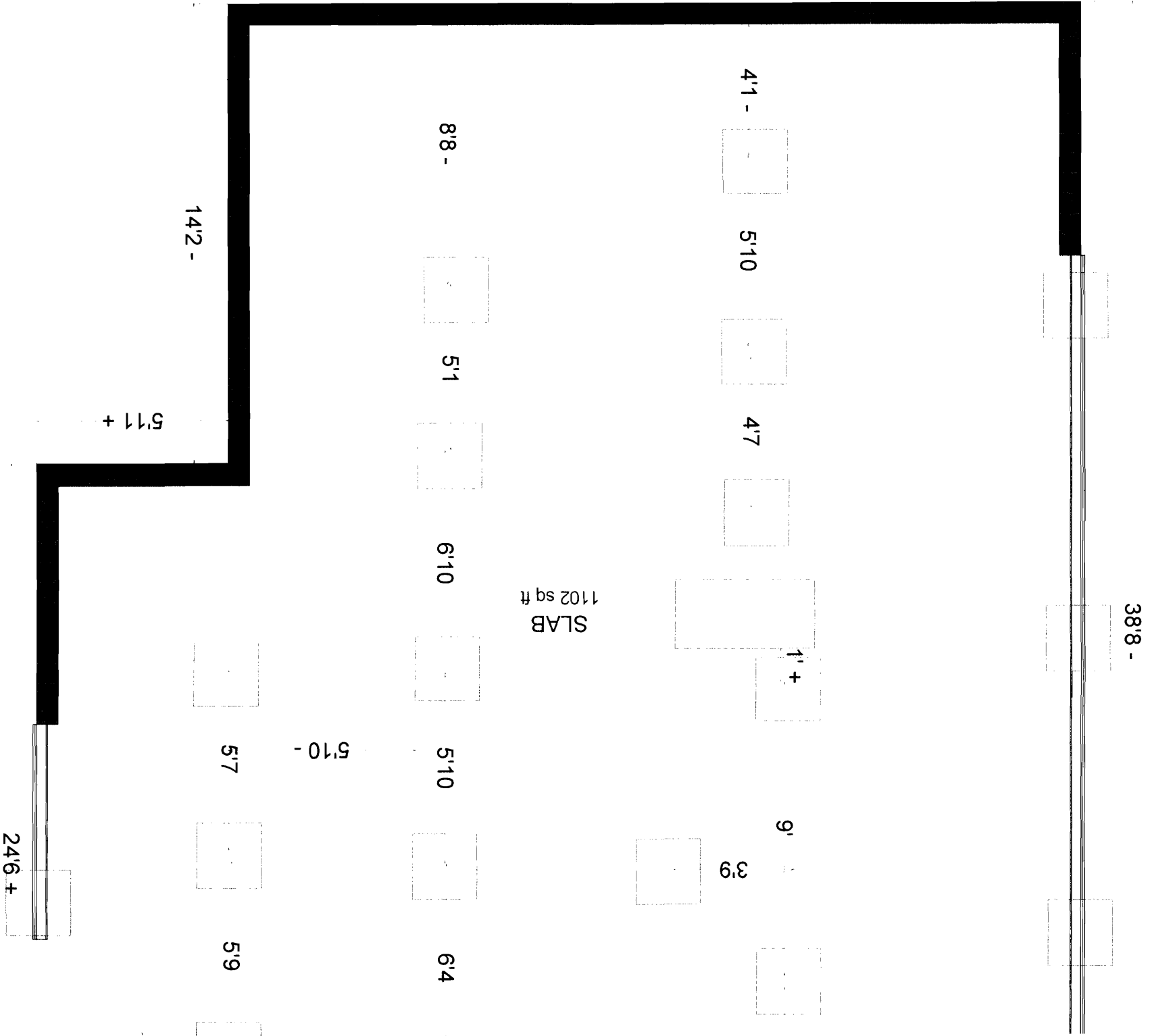
existing

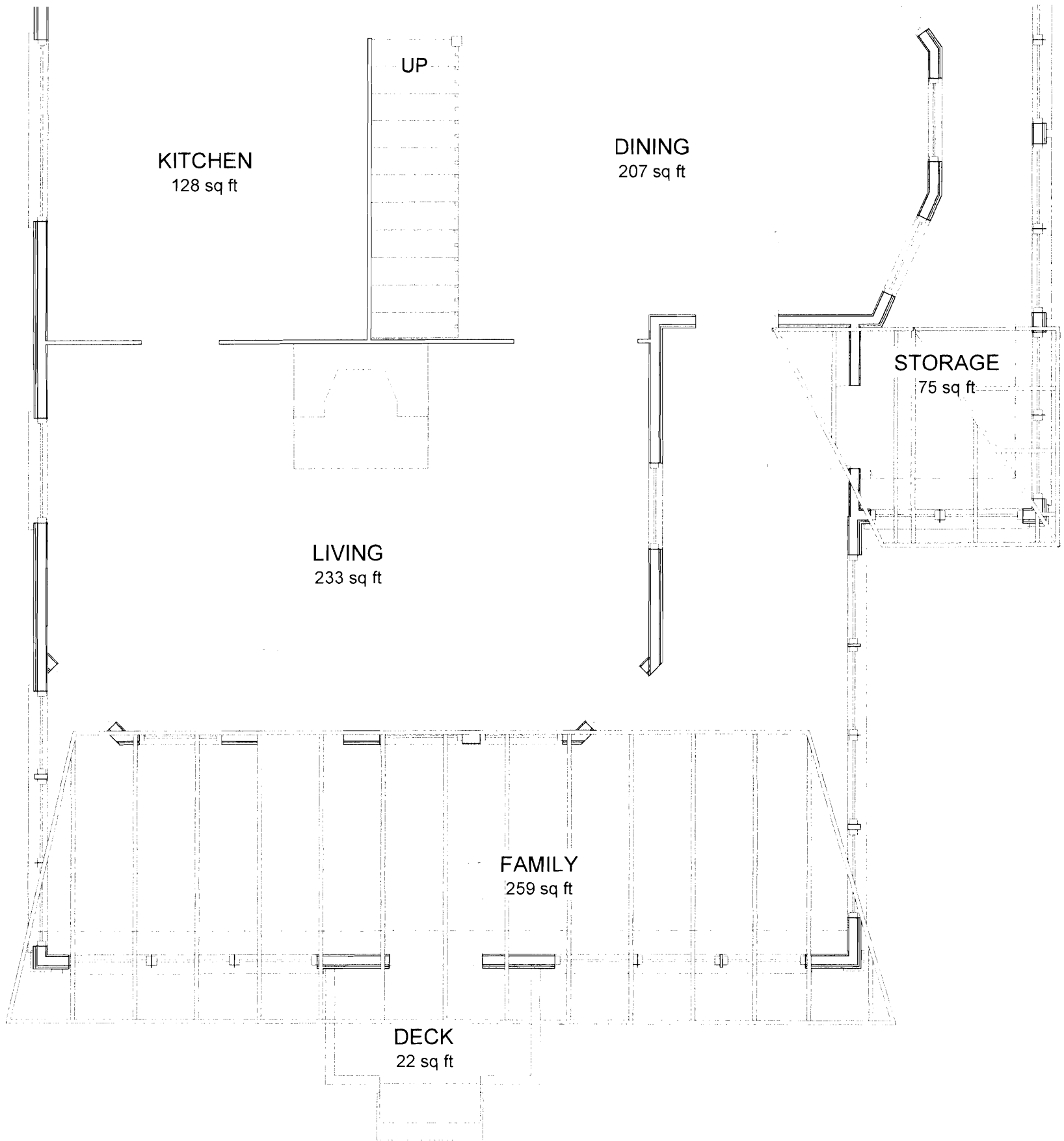
Scale: 1/4" = 1'

346 Island Ave, Peaks Island
Existing Foundation Plan
(To Remain The Same)

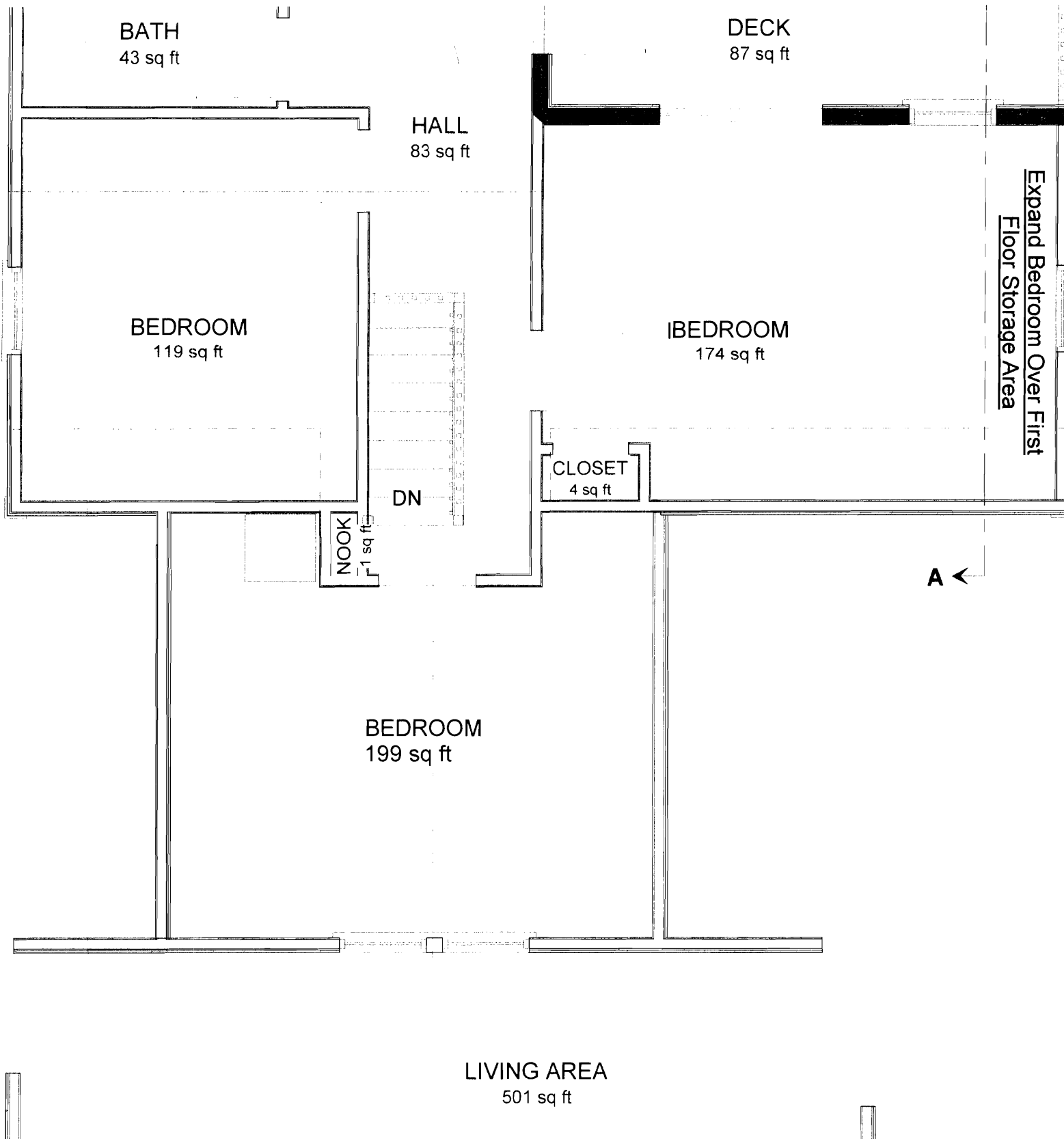
OCT 28 2008

266 -





346 Island Ave, Peaks Island
Existing First Floor Plan
(To Remain The Same)



346 Island Avenue, Peaks
Island
Second Floor Plan
Proposed - REVISED 10/28/08

Scale: 1/4" = 1'