

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

PERMIT ISSUED

Permit No: 02-1034
 02-30-2002
 City of Portland

Location of Construction: 3 City Point Rd	Owner Name: Elsmore Walter J	Owner Address: 77 Glenridge Dr	Phone: 71-2846
Business Name:	Contractor Name: Laing, David	Contract Address: 2 City Point Road Peaks Island	Phone: 2077663076
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

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 checked="" type="checkbox"/> Denied Signature: <i>NA</i>		INSPECTION: Use Group: R-3 Type: SB BOCA 99 Signature: <i>JA</i>		

Proposed Project Description:
 Rebuild Roof ONLY!

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Albion Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 09/12/2002	Zoning Approval	
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- 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 Review: <input checked="" type="checkbox"/> Shoreland <i>use within 300 ft of the 2010 rule 14-449</i> <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>Panel 15 A2-ee9 minor application use flood damage resistant materials</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>to be adequately anchored</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/23/02</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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

* No expansion above shed permitted at this time -
Permit is only for replacing the roof. (RM)

11/7/02 Checked Bracing of Roof, OK. to proceed on site w/
contractor JR

2-1034

Zoning

Approved with Conditions

Marge Schmutz

3 City Point Road, Peaks Island

09/23/2002

09/17/2002

Marge Schmutz

09/23/2002

09/17/2002

red

09/23/2002

mes

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT
PERMIT

Permit Number: 021034

This is to certify that Elsmore Walter J/Laing, David
 has permission to Rebuild Roof
 AT 3 City Point Rd City of Portland 087 S011001

provided that the person or persons, firm or corporation accepting 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 occupied or closed-in.
 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

[Signature] 9/27/02

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Walter J. Elsmor Address: 77 Glenridge Dr.
Portland, ME 04102
Ph. No: 871-2046
Applicant: DAVID Laing Address: 2 City Point Rd, P.I.
04108
Ph. No: 766-3076
Contractor: DAVID Laing Address: _____
Ph. No: _____

LEGAL DESCRIPTION

Is this lot a part of a subdivision? Yes No If yes, give the name of the subdivision and lot number:

Subdivision: _____ Lot #: _____

Tax Map: _____ Lot #: 0075 Lot #: 011

Address: 3 City Point Road
Street/Road Name

Zip Code: Peaks Island, ME 04108
Town/Zip Code

General explanation of proposed development: Rebuild roof - expand 10.5' x 11.5' upward
1 floor on existing structure

Estimated value of proposed development: \$20,000.00

Proposed lowest floor elevation [for new or substantially improved structure]: existing no change except
for additional supports

OTHER PERMITS

Are other permits required from State or Federal Jurisdictions? Yes No
If yes, are copies of these permits attached? Yes No Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

Sewage Disposal: Public Private
 Existing proposed not applicable Type _____
Water Supply: Public Private



(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): OCEAN

- V1-30 Zone
- VE Zone
- AE Zone
- A1-30 Zone
- AO Zone
- A Zone
- FRINCE
- FLOODWAY (1/2 width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site: 9 NGVD (Required for New Construction or Substantial Improvements)

Lowest floor elevation of existing structure _____ NGVD (Required for New Construction or Substantial Improvements)

If proposed development is in an "AE" or "A1-A30" Zone and cross-section data is available in the Flood Insurance Study, please note the Nearest Cross Section Reference Letter and Elevation of Base Flood at Nearest Cross Section above and below the site.

Cross Section Letter	Base Flood Elevation
Above Site: _____	Above Site: _____
Below Site: _____	Below Site: _____

Basis of (unnumbered) A Zone bfe determination:

- From a Federal Agency: USGS USDA/NRCS USACE Other _____
- From a State Agency: MDOT Other _____
- Established by Professional Land Surveyor
- Established by Professional Engineer: EHEC II NY Quick-1 Other _____
- Highest Known Water Level
- Other (Explain): _____

VALUE

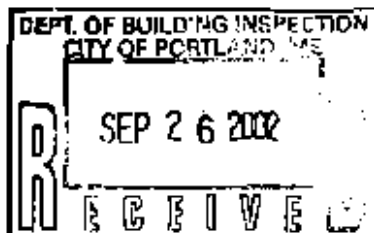
If the development involves work on an existing structure, enter the Market Value of existing structure before improvements: 150,000+

- New Construction or Substantial Improvement
- Minor improvement or minor addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left of the type(s) of development requested, and complete information for each applicable line:

- | | | | |
|--|--------------------------------------|---|-------------|
| <input checked="" type="checkbox"/> 1. Residential Structure | Dimensions | | Cubic Yards |
| <input type="checkbox"/> 1a. New Structure | | | |
| <input checked="" type="checkbox"/> 1b. Addn. to Structure | <u>2nd floor above 10.5' x 11.5'</u> | <input type="checkbox"/> 5. Filling ¹ | _____ |
| <input type="checkbox"/> 1c. Renovations/repairs/maintenance | | <input type="checkbox"/> 6. Dredging | _____ |
| <input type="checkbox"/> 2. Non-Residential Structure | | <input type="checkbox"/> 7. Excavation | _____ |
| <input type="checkbox"/> 2a. New structure | _____ | <input type="checkbox"/> 8. Levee | _____ |
| <input type="checkbox"/> 2b. Addn. to Structure | _____ | <input type="checkbox"/> 9. Drilling | _____ |
| <input type="checkbox"/> 2c. Renovations/repairs/maintenance | _____ | <input type="checkbox"/> 10. Mining | _____ |
| <input type="checkbox"/> 2d. Floodproofing | _____ | <input type="checkbox"/> 11. Dam: Water surface to be created | _____ |
| <input type="checkbox"/> 3. Water Dependent use: | | <input type="checkbox"/> 12. Water Course Alteration | _____ |
| <input type="checkbox"/> 3a. Dock | _____ | Detailed description must be attached with copies of all applicable notifications, state and federal permits. | |
| <input type="checkbox"/> 3b. Pier | _____ | <input type="checkbox"/> 13. Storage of equipment or materials | _____ |
| <input type="checkbox"/> 3c. Boat Ramp | _____ | <input type="checkbox"/> 14. Sewage disposal system | _____ |
| <input type="checkbox"/> 3d. Other | _____ | <input type="checkbox"/> 15. Water supply system | _____ |
| <input type="checkbox"/> 4. Paving | _____ | <input type="checkbox"/> 16. Other: Explain _____ | _____ |



¹ Certain prohibitions apply in Velocity Zones

Attach a Site Plan - Drawn to scale with north arrow.

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement - describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvements also show:

- Include existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect or Engineer.
- Location and elevation of temporary elevation reference mark on the site.

Special Note:

Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VI.L.3. of the floodplain management ordinance.

read & Agree by signature

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

gsm

Owner _____ Date _____

signature

or

Authorized Agent _____ Date 9/26/02

signature

(This Section to be completed by Municipal Official)

Date Submitted _____ Fee Paid _____ Reviewed by CEO _____ Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ORE.

R SEP 26 2002 **E C E I V E L**

FLOOD HAZARD DEVELOPMENT PERMIT

For Minor Development

Portland, Maine

(For Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of Portland, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with material resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 087-S lot # 011

Project Description: Rebuild roof - Expand upward above 10.5' x 11.5' on existing structure

please read

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is renewed or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view; and,
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this permit are a true description of the existing property and the proposed development project.

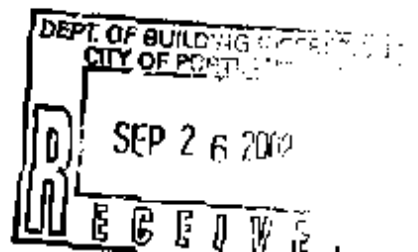
sgm

Owner: _____ Date: _____

or
Authorized Agent: *Pring* Signature Date: 9/26/07

Issued by: _____ Date: _____

Permit #: _____



02-1034

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: 2 City Point Rd, Peaks Island ME			
Total Square Footage of Proposed Structure expansion 1170 ft ²		Square Footage of Lot 5500' #	
Tax Assessor's Chart, Block & Lot Chart# 087 Block# S Lot# 011	Owner: Walter Elsmore	Telephone: 766-2846	
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: 17 Glenridge St, Portland, ME 04102	Cost Of Work: \$ 20,000 Fee: \$ 163.00	
Current use: Vacation Home Single Family			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: Single Family (Rebuild Roof of Existing house)			
Project description: Not part of 10.5% Expansion of 1st floor 1000 sq ft existing footprint			
Manufacturer's name, address & telephone: D Laine, 2 City Point Rd, Peaks Island.			
Who should we contact when the permit is ready: Owner: Wally Elsmore			
Mailing address: 2 City Point Rd, Peaks Island, ME 02138			
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: 766-5071			

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 the permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Wally Elsmore</i>	Date: _____	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME RECEIVED
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 with the Planning Department on the 4th floor of City Hall		

Print

13640

New

21034

02-1034

3

City Point Rd

09/12/2002

Pending

Alterations - Dwellings

097 5011001

3

\$20,000.00

good

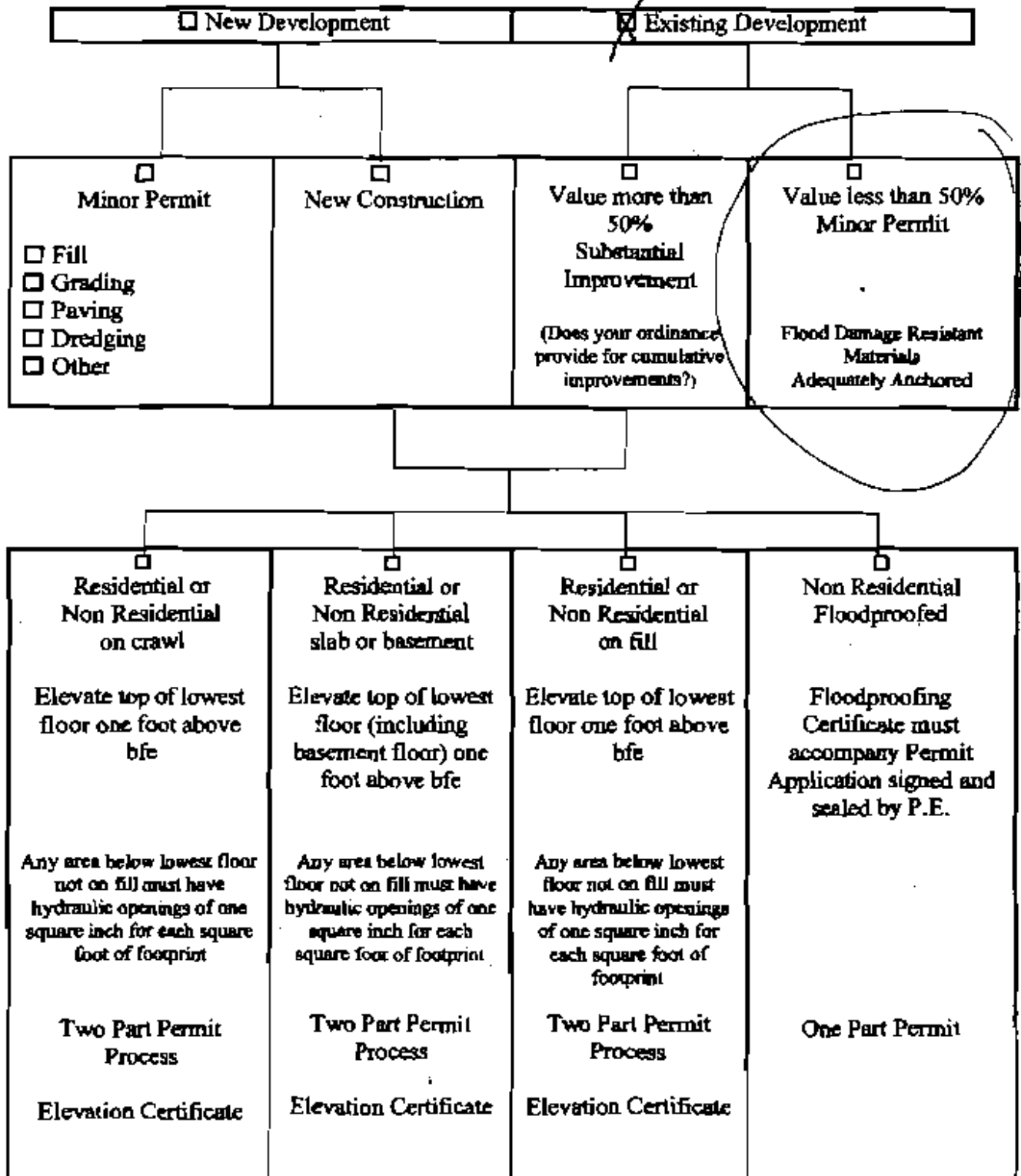
09/17/2002

firm

09/26/2002

A, A1-30, AE and AH Zones [Not in Floodway]

Decision Tree - Page 3



FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)

[60.1(e)]

original sent to
Contractor
1/23/02

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Walter J. Elsmor
Ph. No: 877-2846
Applicant: DAVID Laing
Ph. No: 766-3076
Contractor: DAVID Laing
Ph. No: _____

Address: 77 Glenridge Dr.
Portland, ME 04102
Address: 2 City Point Rd, P.I.
04108
Address: _____

LEGAL DESCRIPTION

Is this lot a part of a subdivision? Yes No If yes, give the name of the subdivision and lot number:

Subdivision: _____ Lot #: _____

Tax Map: _____ Lot #: 0075-011

Address: 3 City Point Road
Street/Road Name

Zip Code: Peaks Island, ME 04108
Town/Zip Code

General explanation of proposed development: rebuilt roof - EXPAND 10.5' X 11.5' upward
1 floor on existing structure

Estimated value of proposed development: \$20,000.00

Proposed lowest floor elevation [for new or substantially improved structure]: existing no change except
for additional supports

OTHER PERMITS

Are other permits required from State or Federal Jurisdictions? Yes No
If yes, are copies of these permits attached? Yes No Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

Sewage Disposal: Public Private
 Existing proposed not applicable Type _____

Water Supply: Public Private

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): OCEAN

- VI-30 Zone VE Zone AE Zone A1-30 Zone AO Zone A Zone
- FRINGE FLOODWAY (1/2 width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site 9 NGVD [Required for New Construction or Substantial Improvements]

Lowest floor elevation of existing structure _____ NGVD [Required for New Construction or Substantial Improvements]

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study, please note the Nearest Cross Section Reference Letter and Elevation of Base Flood at Nearest Cross Section above and below the site.

Cross Section Letter Above Site _____	Base Flood Elevation Above Site _____
Below Site _____	Below Site _____

Basis of unnumbered A Zone bfe determination:

- From a Federal Agency: USGS USDA/NRCS USACE Other _____
- From a State Agency: MDOT Other _____
- Established by Professional Land Surveyor
- Established by Professional Engineer HEC 1 HY 7 Quick-2 Other _____
- Highest Known Water Level
- Other (Explain) _____

VALUE

If the development involves work on an existing structure, enter the Market Value of existing structure before improvements: 150,000 +

- New Construction or Substantial Improvement
- Minor improvement or minor addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left of the type(s) of development requested, and complete information for each applicable line:

- | | | | |
|--|--------------------------------------|---|--|
| <input checked="" type="checkbox"/> 1. Residential Structure | Dimensions | | |
| <input type="checkbox"/> 1a. New Structure | _____ | <input type="checkbox"/> 5. Filling ¹ _____ | |
| <input checked="" type="checkbox"/> 1b. Addn. to Structure | <u>2nd floor above 10.5' x 11.5'</u> | <input type="checkbox"/> 6. Dredging _____ | |
| <input type="checkbox"/> 1c. Renovations/repairs/maintenance | _____ | <input type="checkbox"/> 7. Excavation _____ | |
| <input type="checkbox"/> 2. Non-Residential Structure | | <input type="checkbox"/> 8. Levee _____ | |
| <input type="checkbox"/> 2a. New structure | _____ | <input type="checkbox"/> 9. Drilling _____ | |
| <input type="checkbox"/> 2b. Addn. to Structure | _____ | | |
| <input type="checkbox"/> 2c. Renovations/repairs/maintenance | _____ | <input type="checkbox"/> 10. Mining: _____ | |
| <input type="checkbox"/> 2d. Floodproofing | _____ | <input type="checkbox"/> 11. Dam: Water surface to be created _____ | |
| <input type="checkbox"/> 3. Water Dependent use: | | <input type="checkbox"/> 12. Water Course Alteration _____ | |
| <input type="checkbox"/> 3a. Dock | _____ | Detailed description must be attached with copies of all applicable notifications, state and federal permits. | |
| <input type="checkbox"/> 3b. Pier | _____ | <input type="checkbox"/> 13. Storage of equipment or materials | |
| <input type="checkbox"/> 3c. Boat Ramp | _____ | <input type="checkbox"/> 14. Sewage disposal system | |
| <input type="checkbox"/> 3d. Other | _____ | <input type="checkbox"/> 15. Water supply system | |
| <input type="checkbox"/> 4. Paving | _____ | <input type="checkbox"/> 16. Other: Explain _____ | |

¹Certain prohibitions apply in Velocity Zones

Attach a Site Plan - Drawn to scale with north arrow.

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement - describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvements also show:

- Include existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect or Engineer.
- Location and elevation of temporary elevation reference mark on the site.

Special Note:

Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VII.3. of the floodplain management ordinance.

read & Agree by signature

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

sign

Owner _____ signature _____ Date _____

or
Authorized Agent _____ signature _____ Date _____

(This Section to be completed by Municipal Official)

Date Submitted _____ Fee Paid _____ Reviewed by CEO _____ Released by Planning Board _____

Permit # _____ Issued by _____ Date _____

original sent to contractor 1/23/02

FLOOD HAZARD DEVELOPMENT PERMIT

For Minor Development

Portland, Maine

(For Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3 of the Floodplain Management Ordinance of Portland, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or later movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 007-S Lot #: 011

Project Description: Rebuild roof - Expand upward above 10.5' x 11.5' existing structure

please FAAA

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view; and,
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this permit are a true description of the existing property and the proposed development project.

Sign

Owner: _____ Date: _____
Signature

or

Authorized Agent: _____ Date: _____
Signature

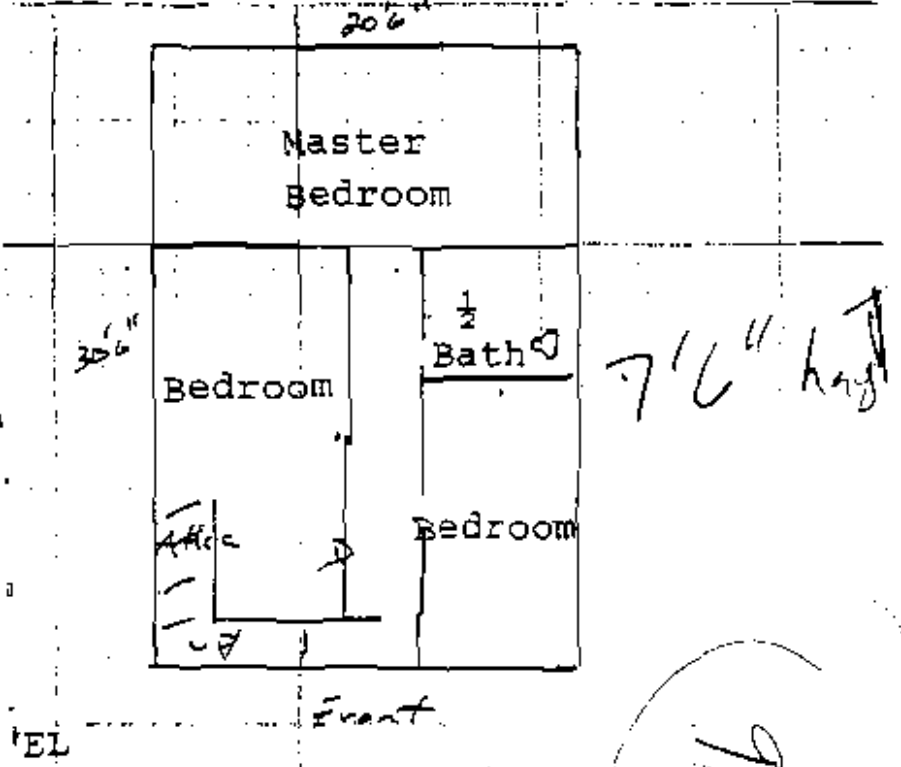
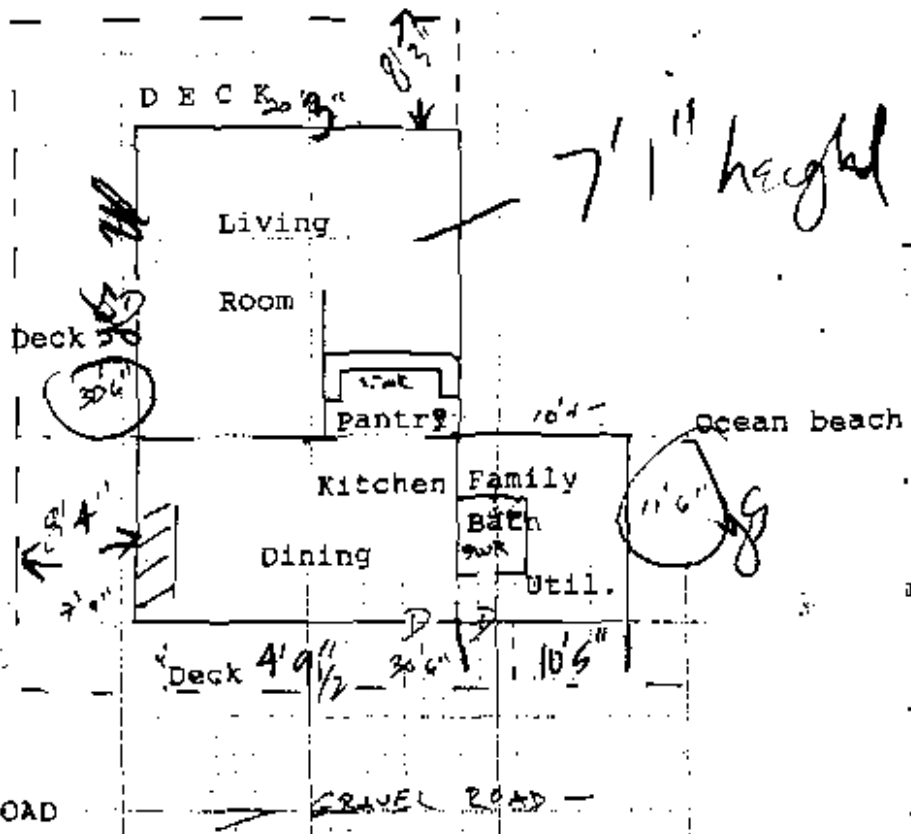
Issued by: _____ Date: _____

Permit #: _____

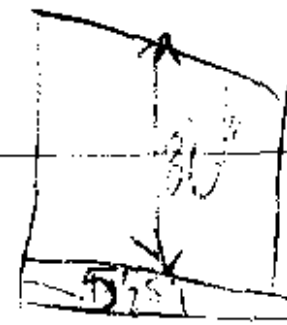
Existing

SKETCH ADDENDUM

Borrower/Client	Walter J. Eismore		
Property Address	2 City Point Road at Peaks Island		
City	Portland	County	Cumberland
		State	Maine
Zip Code	04108		
Lender	Approved Home Mortgage		

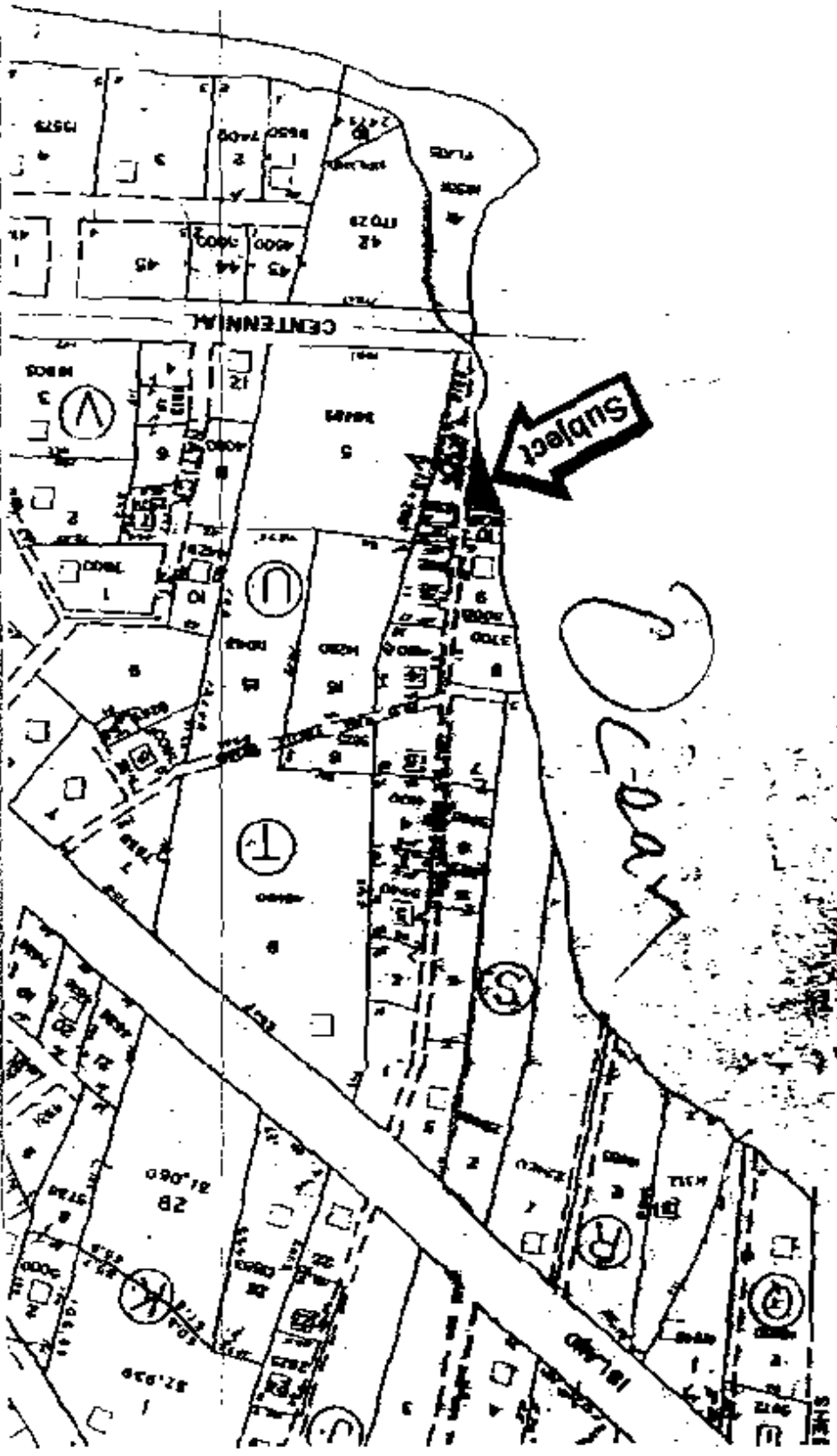


RESIDENCE Floor Plan



9/6/02

TAX MAP #87



Borrower Walter J. Elsmore

Property Address 2 City Point Road

City Portland County Cumberland State Me. Zip Code 04103

Lender/Client Approved Home Mortgage Address U.S. Route One, Falmouth, Maine 04105



FRONT OF SUBJECT PROPERTY

Address
2 City Point Road
Portland, Maine
Appr. Date June 6, 1997
Appr. Value 99,500

Site .06 Acre
View Ocean
Dsgn/Ap'l Cottage/Avg.
Const/Qty Average
Age 60a/10e
Sq Ft 1,365
Total Rms 5
Bedrooms 3
Baths 1.50
Basement Posts
Garage None
Fireplace None



REAR OF SUBJECT PROPERTY



STREET SCENE

No 2 City Point Rd
Peaks Island, ME

The submitted plans show a two part work schedule. Firstly the main roof and attic floor will be rebuilt using 2x10 O.C. Secondly an addition of a 1st floor to the existing $11\frac{1}{2} \times 10\frac{1}{2}$ shed finished with a gable running into the main roof. All new work will be insulated and vented.

Two new 13 ϕ treated marine piles will be added to the shed foundation to a minimum 4ft depth.

There will be no new electrical work done.

The addition adds 10.5% to the existing volume. This does not exceed the 30% limit without expanding the existing footprint

Only rebuilding
roof is permitted

No. 2 City Point Rd,
Peaks Island, ME.

Dimensions

Footprint:

1380 ft^2

Volume:

Ground Floor

4395 ft^3

1st. Floor

4655 ft^3

Attic

900 ft^3

Shed

1020 ft^3

= 10970 ft^3

New addition

= 1170 ft^3

= 10.5%

1st floor
width Deck
to Shed

28x44 = 1232 ft^2
10x11.6 = 116
44x5 = 220
(4.75x5) = 23.75
1372 ft^2

7'1" high
7.083

9717.88 ft^3

2nd floor

20'3" x 30'6" = 617.625 ft^2
(20.25 x 30.50)
7'6" high = 4632.19 ft^3

3rd floor

3rd floor

30'6" x 65" x 67" high
length width (5.58)

30.5 x 5.42 = 165.31 ft^2
volume
922.43 ft^3

Totals	
Sq. ft	Volume
1372 ft^2	9717.88 ft^3
617.625 ft^2	4632.19 ft^3
165.31 ft^2	922.43 ft^3
<u>2154.935 ft^2</u>	<u>15272.5 ft^3</u>

Not Permitted

646,480.5 MAX increase
4581.75 ft^3 MAX increase
X30% =
X30% =
OK
OK

New 2nd floor sq. ft 10.6' x 11.6' = 122.96 ft^2 NEW

New 2nd floor Volume 1170 ft^3 given



CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept. 12 2007

Received from David Lane

Location of Work 9 City Point Rd

Cost of Construction \$ _____

Permit Fee \$ 162.00

Building (1L) Plumbing (15) Electrical (12) Site Plan (U2)

Other _____

CBL: 025 Fal

Check #: CWS 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.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

Handwritten signature

11'-6"

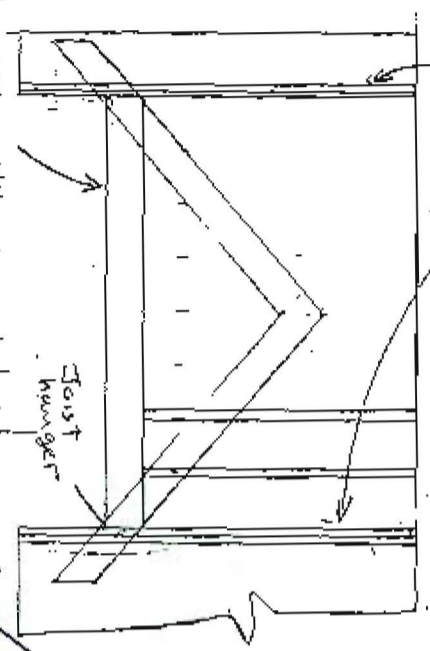
11'-6"

30'-0"

2 ply 2x10 rafter

3 ply 1 3/4 x 11 3/8 laminated beam
C-P LAM LVL specs included

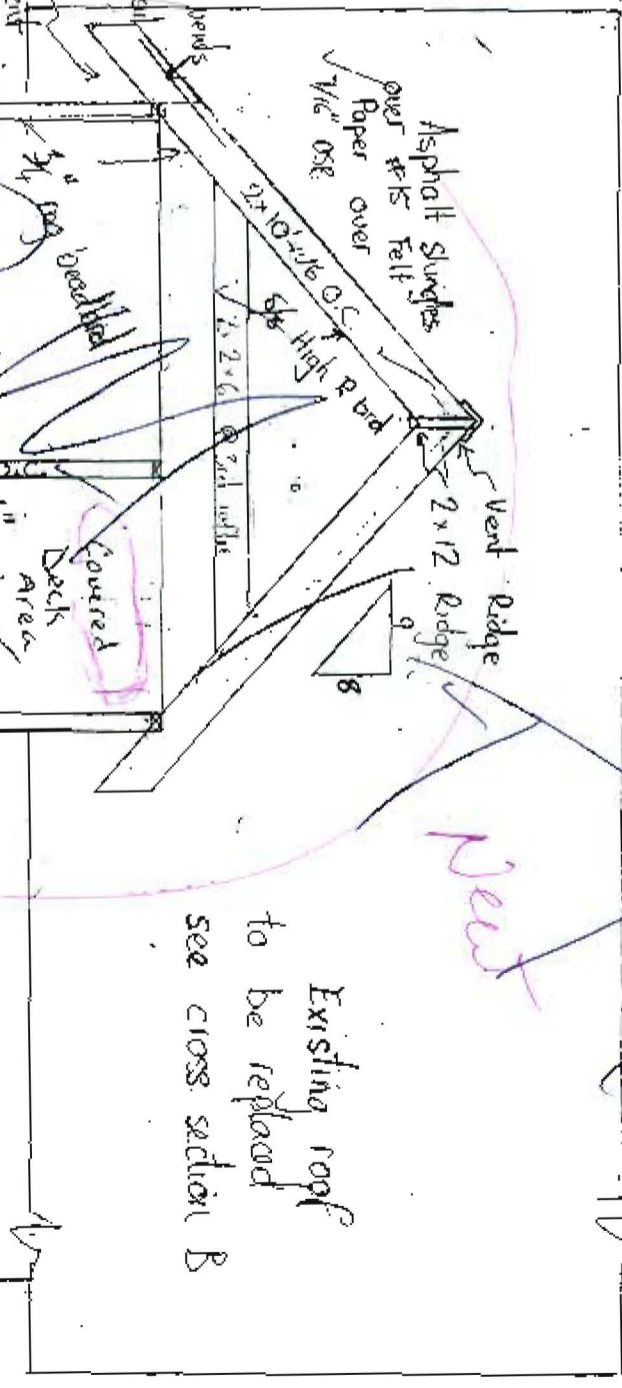
BEAM DETAIL
Scale: 1/2" = 1'-0"



20

Horizontal cedar sheathing over air infiltration barrier over 7/16 OSB
R15 High insul.

13" φ treated wood piles



Existing roof to be replaced see cross section B

Nest

Removable decking over TDM single membrane spanning 12" up wall

13" φ treated wood piles

CROSS SECTION A

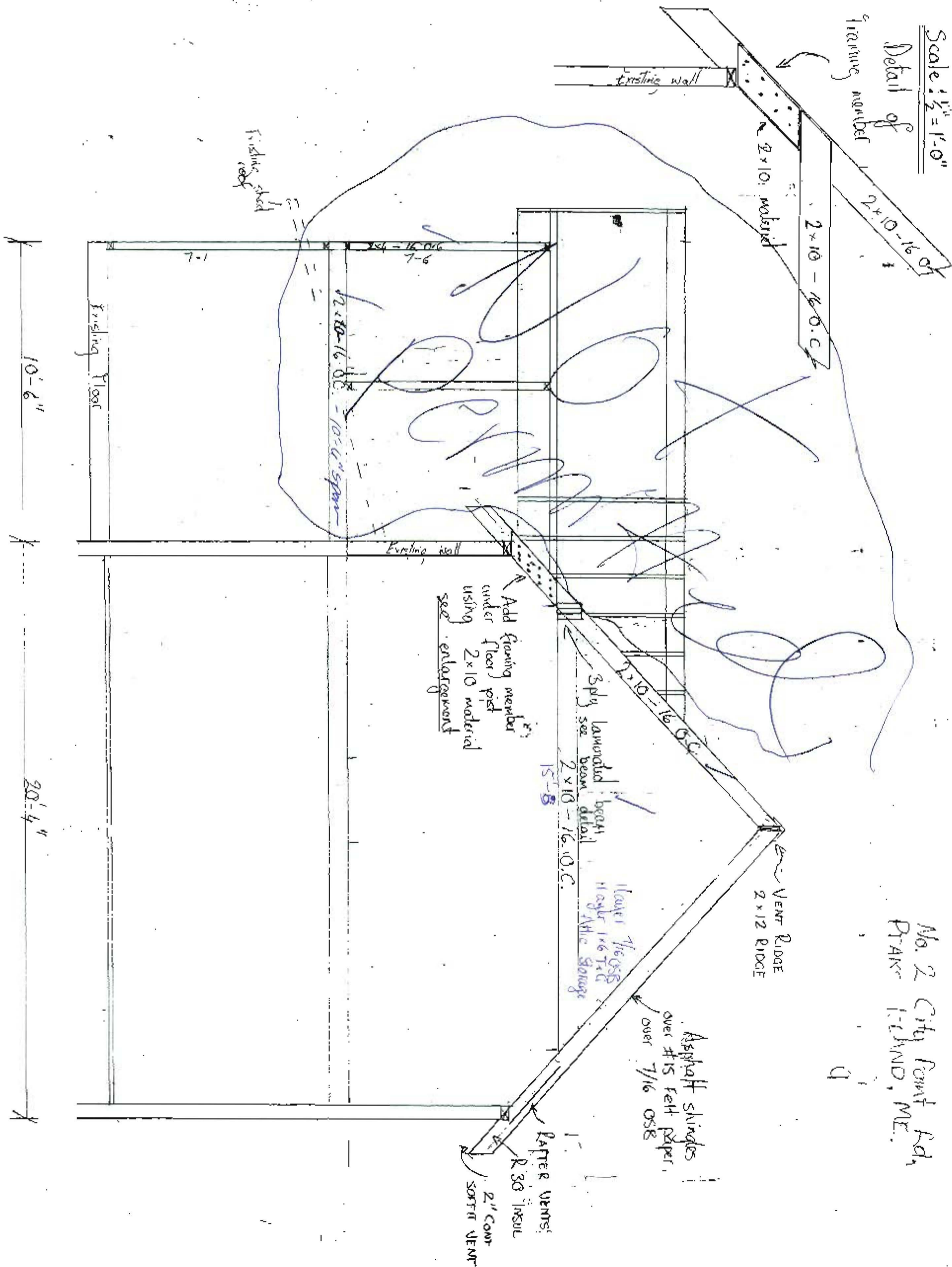
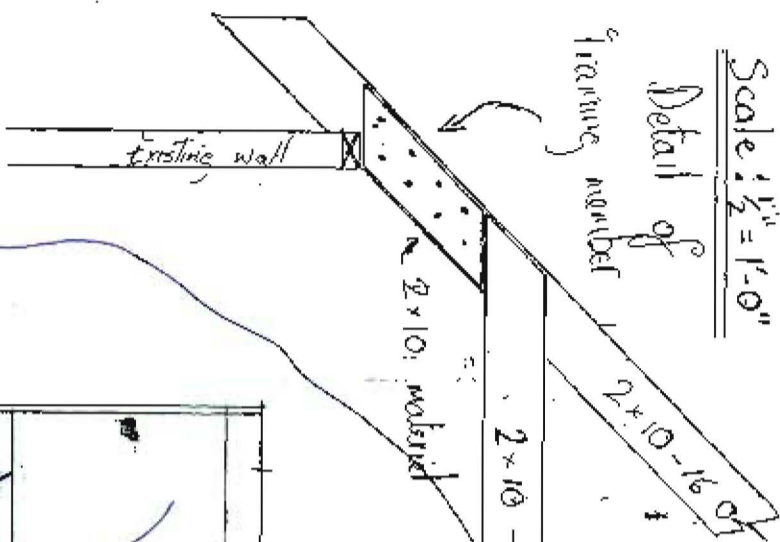
Scale: 5/8" = 1'-0"

No. 2 City Point Re Peaks Island, ME.

Scale: $1\frac{1}{2}'' = 1'-0''$

Detail of

Finning member



No. 2 City Point Rd,
PRAIRIE HILLAND, ME.

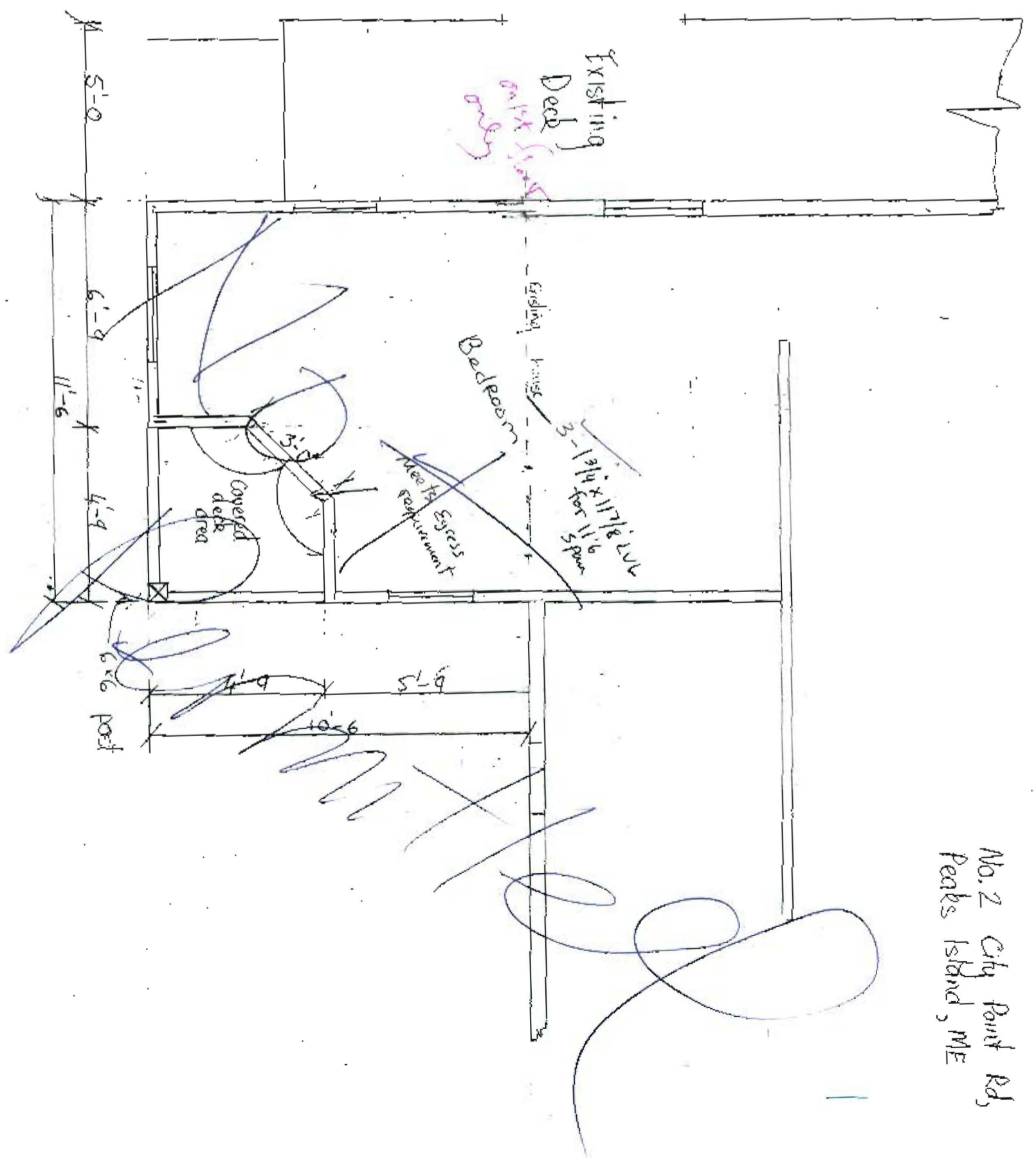
Q

CROSS SECTION B

Scale: $3/8'' = 1'-0''$

No. 2 City Point Rd,
Peaks Island, ME

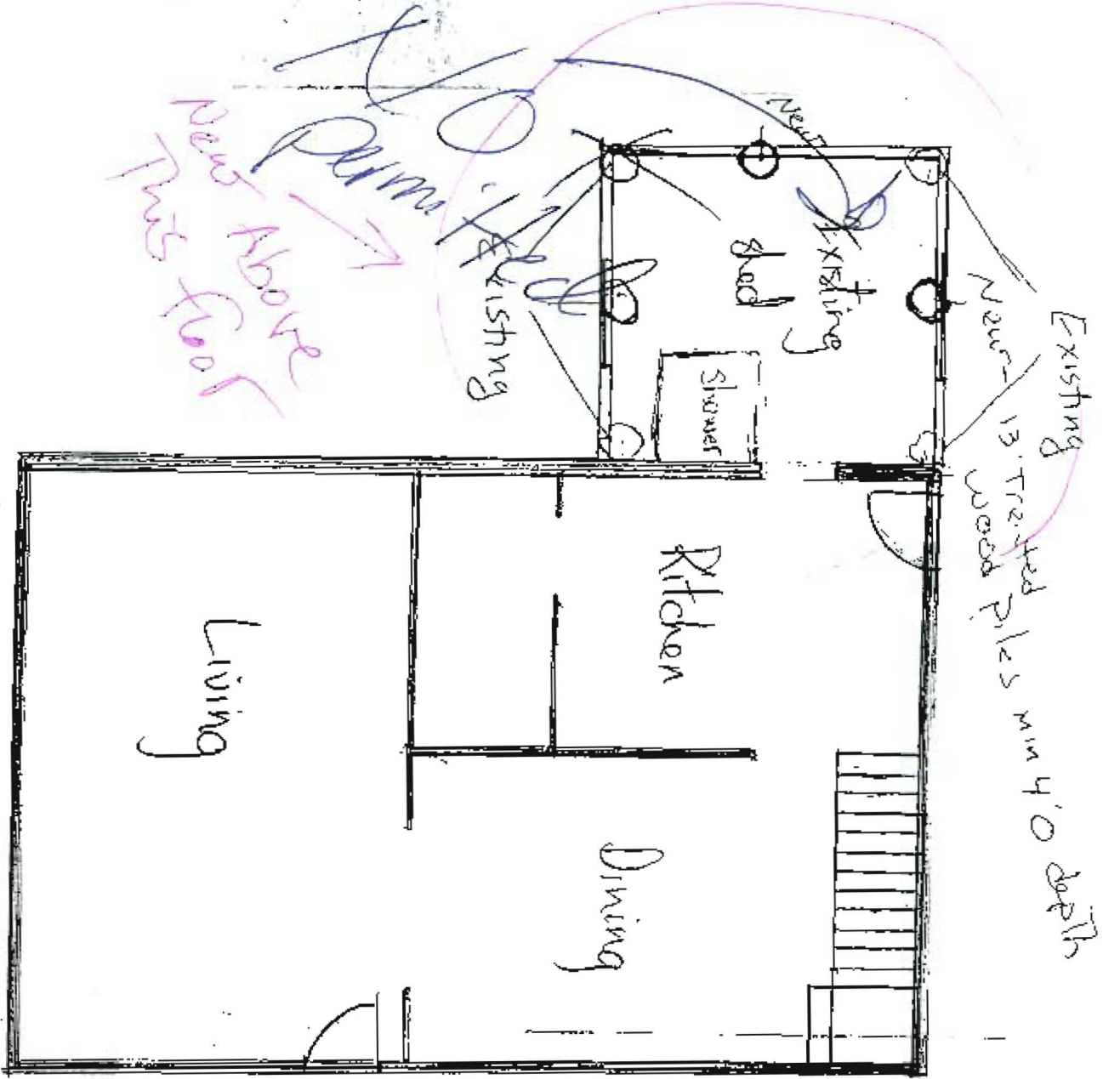
City Point Rd



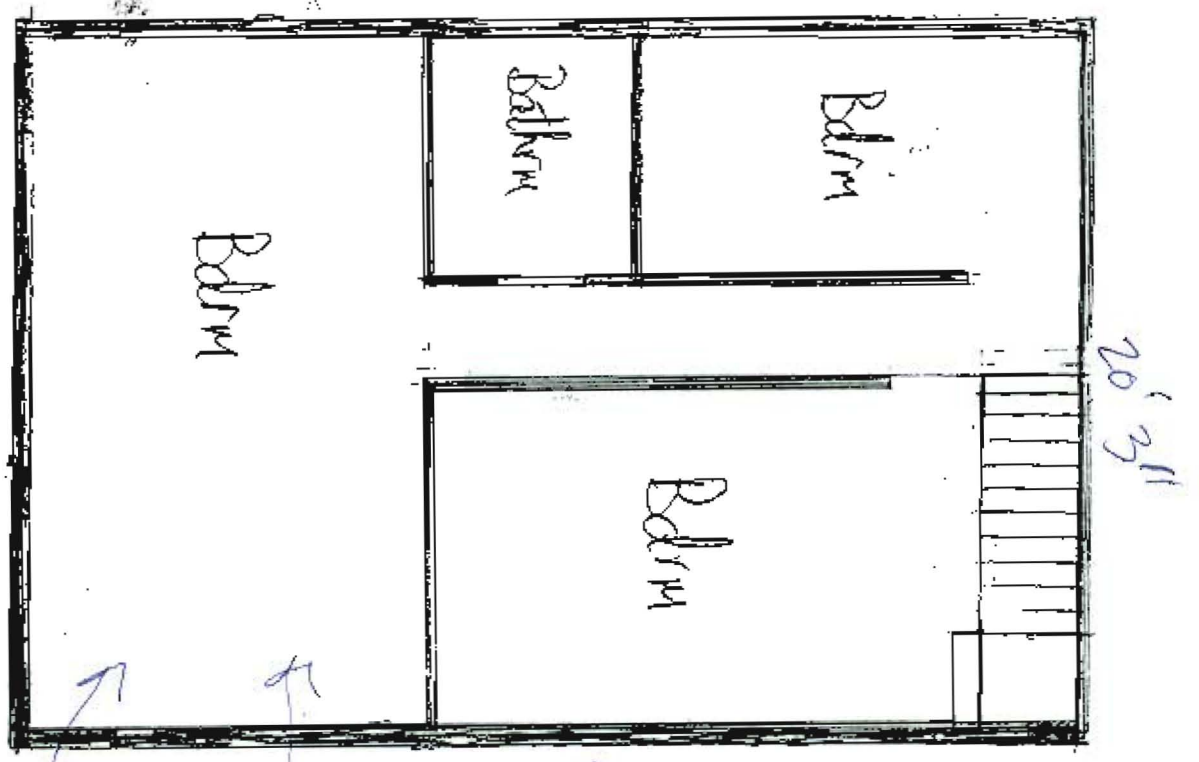
Partial Floor Plan

SCALE: 3/8" = 1'-0"





Ground Floor
1st



2nd Floor

There is a 3rd floor
 attic walk up area
 30'6" x 65" x 67" high
 5.58'
 SFF 165.31
 305 x 5.42 =
 Volume
 ↓
 922.43

20.25 x 30.50 = 617.625 ft²

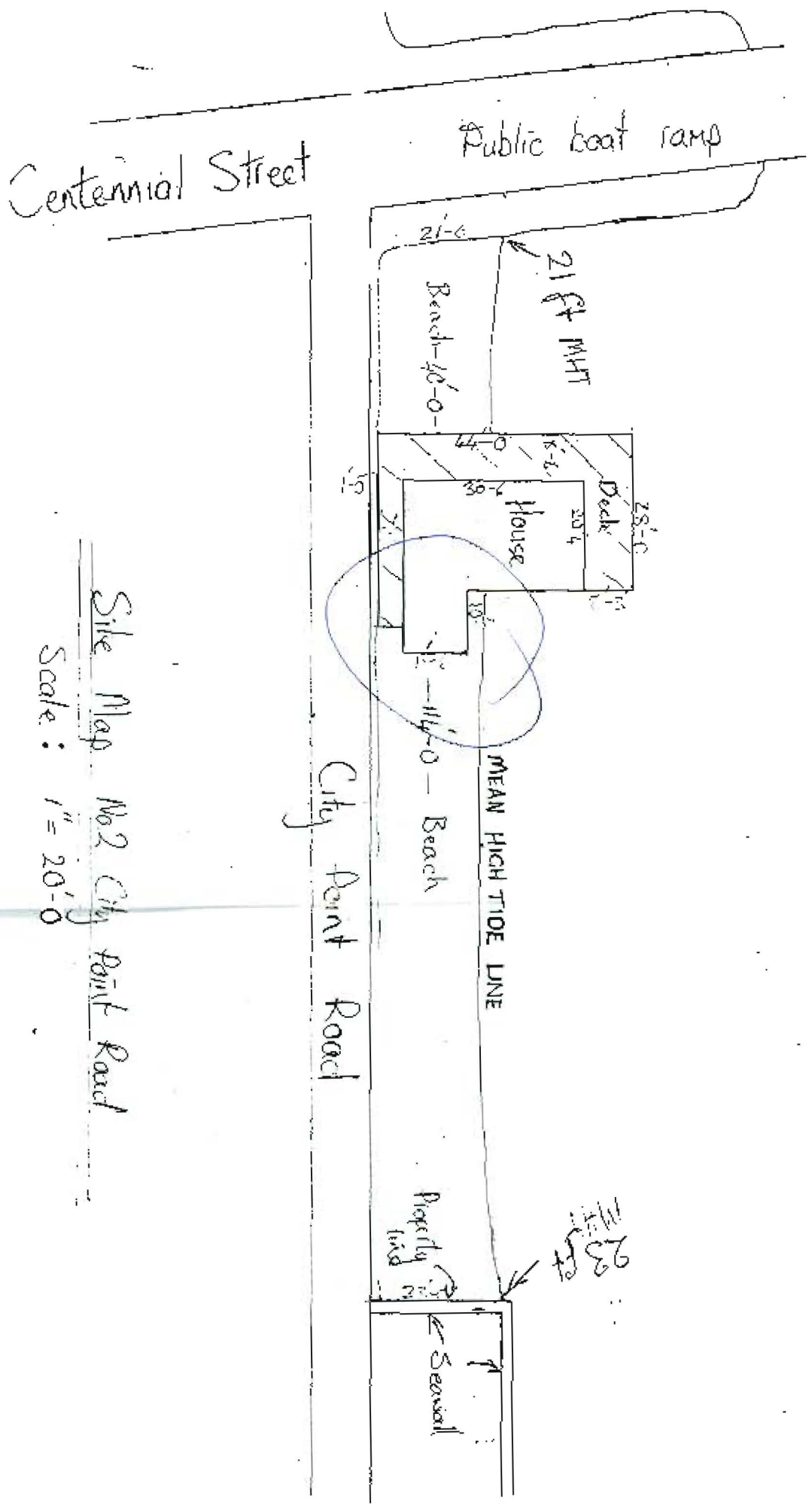
7'6" high =
 Volume
 4632.19³

2 City Point Rd
 Peaks Island, ME

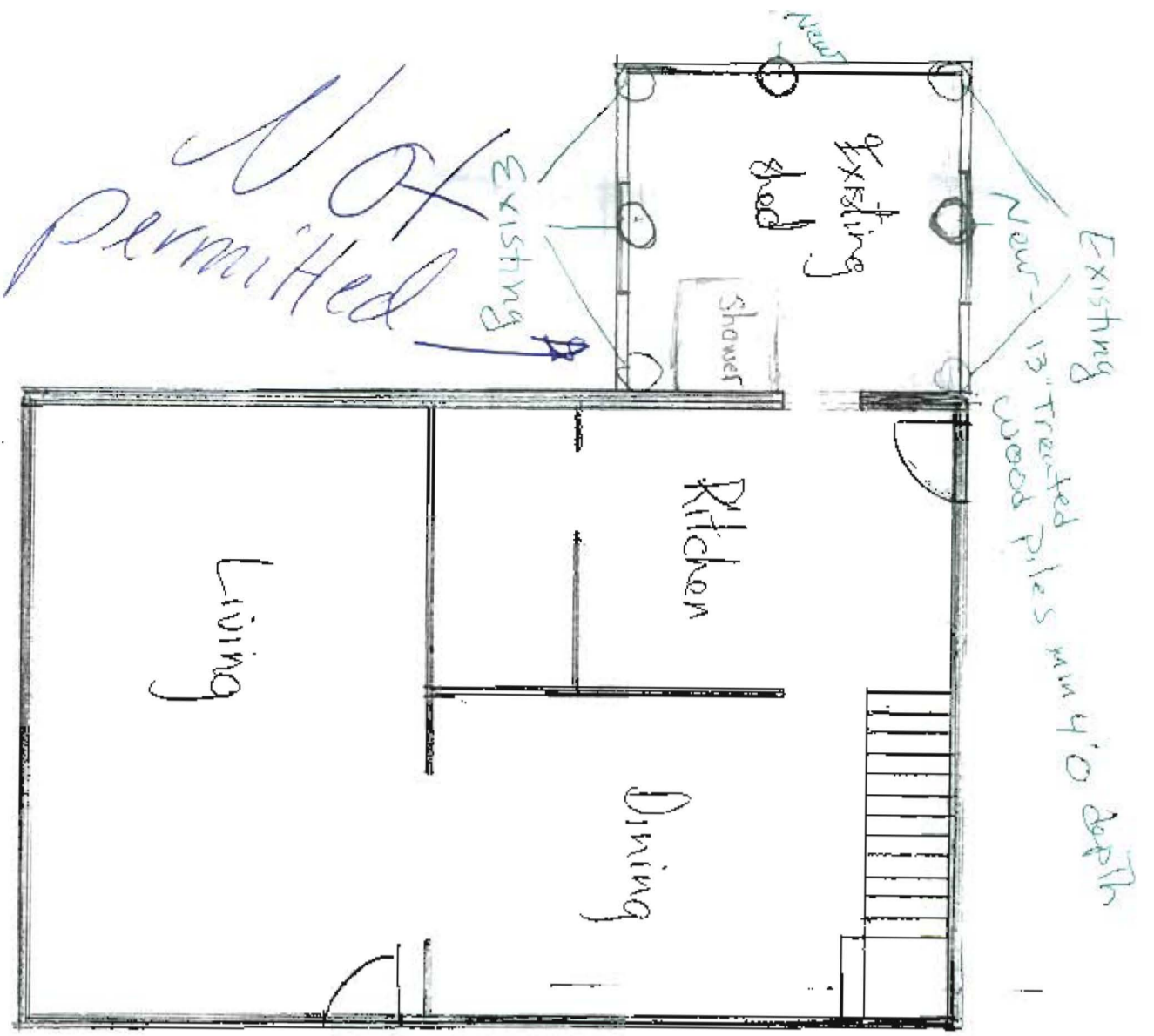
No. 2 City Point
Peaks Island, W



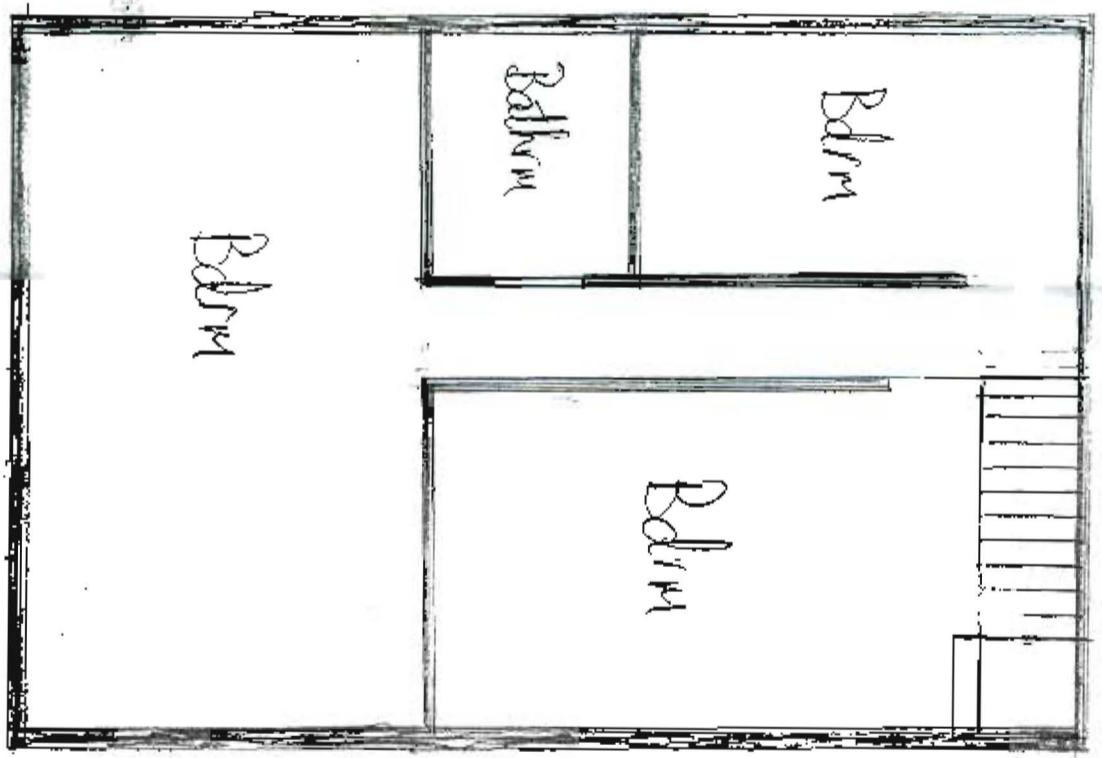
Water



Site Map No. 2 City Point Road
Scale: 1" = 20'-0"



Ground Floor
1st



2nd Floor

2 Gly Point Rd
Peaks Island, ME.