

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080170

PERMIT ISSUED
FEB 28 2008

This is to certify that Robert de Sousa/Cottage Renovations/ Robert de Sousa

has permission to remove 8' shed style dormer, replace w/ gable dormer, window interior renovations

AT 18 Mechanic St, Peaks Island

087 V001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 procured before this building or part thereof is laid or otherwise closed-in. HOUR NOTIFICATION 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

[Signature]
2/28/08
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0170	Issue Date:	CBL: 087 V001001
-----------------------	-------------	---------------------

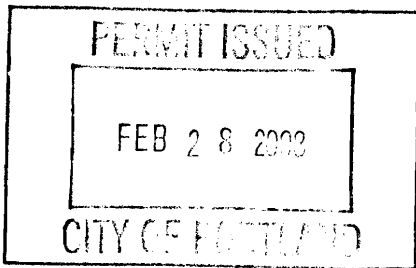
Location of Construction: 18 Mechanic St, Peaks Island	Owner Name: Robert de Sousa	Owner Address: 18 MECHANIC ST	Phone:
Business Name:	Contractor Name: Cottage Renovations/ Robert de Sou	Contractor Address: 272 Seashore Ave Peaks Island	Phone 2077662920
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR2

Past Use: Single Family	Proposed Use: Single Family Home - remove 8' shed style dormer- replace w/ 22' dormer, 4 windows, interior renovations	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 1
Proposed Project Description: remove 8' shed style dormer- replace w/ 22' dormer, 4 windows, interior renovations		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i> Signature:	
		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: 02/27/2008	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>using section 14-432(a)</i> <input type="checkbox"/> Flood Zone <i>using 117b of allowable increase</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>2/28/08</i>	<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:	<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 <i>AM</i> Date:



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

Kathleen Beecher
Signature of Applicant/Designee

3/14/08
Date

James Rank
Signature of Inspections Official

3/14/08
Date

CBL: 87-V-1

Building Permit #: 08-0170

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0170	Date Applied For: 02/27/2008	CBL: 087 V001001
------------------------------	--	----------------------------

Location of Construction: 18 Mechanic St, Peaks Island	Owner Name: Robert de Sousa	Owner Address: 18 MECHANIC ST	Phone:
Business Name:	Contractor Name: Cottage Renovations/ Robert de Sou	Contractor Address: 272 Seashore Ave Peaks Island	Phone (207) 766-2920
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - remove 8' shed style dormer- replace w/ 22' dormer, 4 windows, interior renovations	Proposed Project Description: remove 8' shed style dormer- replace w/ 22' dormer, 4 windows, interior renovations
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/28/2008**Note:** Using section 14-436(a), 50% of the first floor footprint is 525 sf. The new dormer is adding 56 sf of living space which is 11% of the allowable 50% 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:** Tammy Munson **Approval Date:** 02/28/2008**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) 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.



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.

18

Location/Address of Construction: <u>20 Mechanics St Peaks Island Me 04108</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>36</u> Block# <u>H</u> Lot# <u>K5</u> <u>87</u> <u>V</u> <u>001</u>		Applicant * must be owner, Lessee or Buyer * Name <u>Robert de Sousa</u> Address <u>20 Mechanics St</u> City, State & Zip <u>Peaks Island Me</u>
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip
		Telephone: <u>207 766 2920</u> Cost Of Work: \$ <u>25,000</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? _____ Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Remove 8' of shed style dormer - Replace with 28' dormer 4 windows - Thus gaining head Rm in existing Bed Rooms - Add insulation to ceilings & walls - upstairs ^{Same size}</u>		
Contractor's name: <u>Robert de Sousa DBA AS Cottage Renovations</u> Address: <u>272 Seashore Ave Peaks</u> City, State & Zip <u>Peaks Island Me 04108</u> Telephone: <u>207 766 2920</u> Who should we contact when the permit is ready: <u>Robt de Sousa</u> Telephone: <u>802 237 7035</u> Mailing address: <u>272 Seashore Ave Peaks is 04108</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: Robert de Sousa Date: 2/19/08

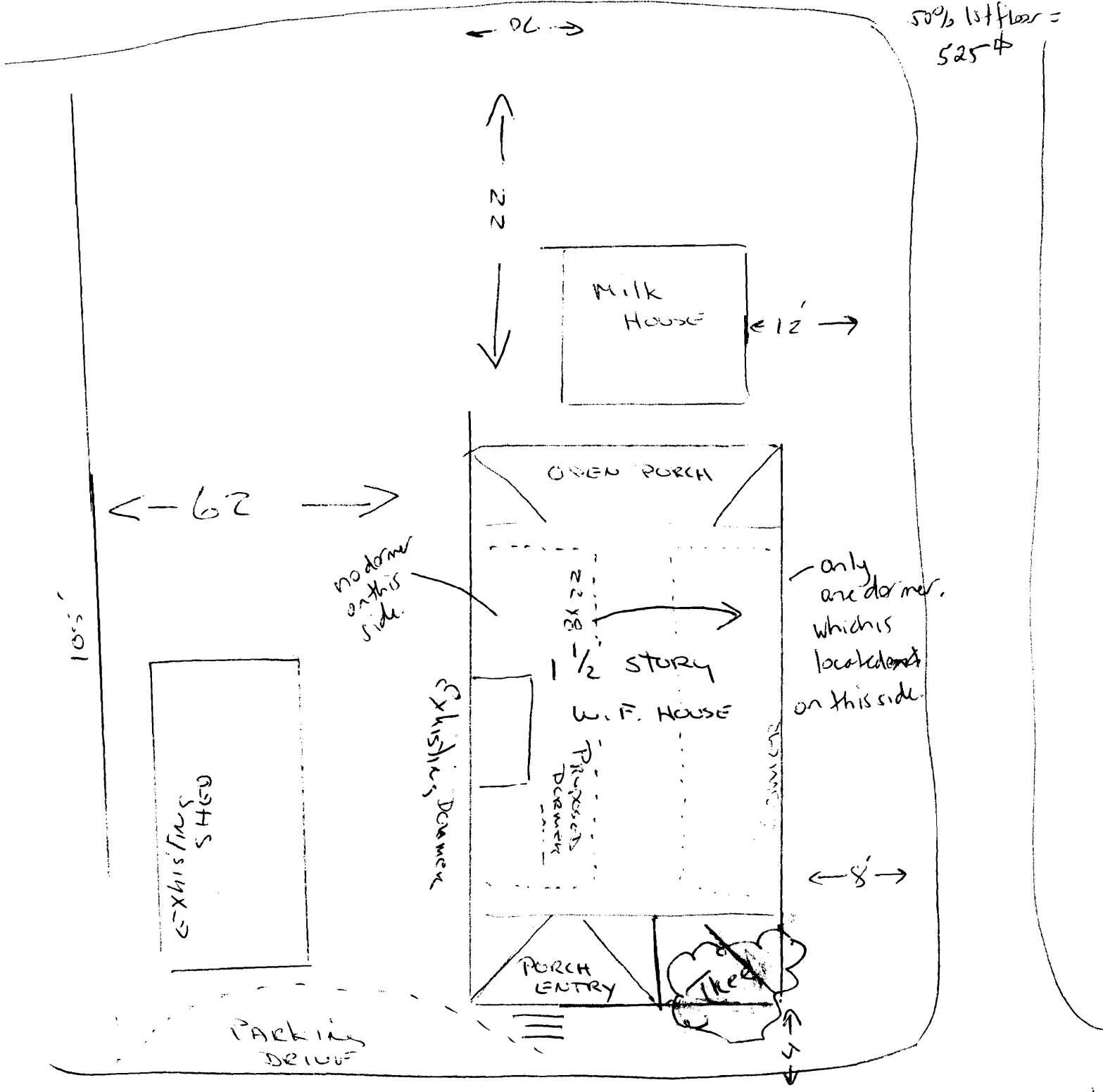
This is not a permit; you may not commence ANY work until the permit is issued.

NATICK ST

IR-2
lot size 20,000 sq ft
front 25 - 4'
rear 25 - 22'
side 20' - 8'
lot coverage

use section 14-436(a)

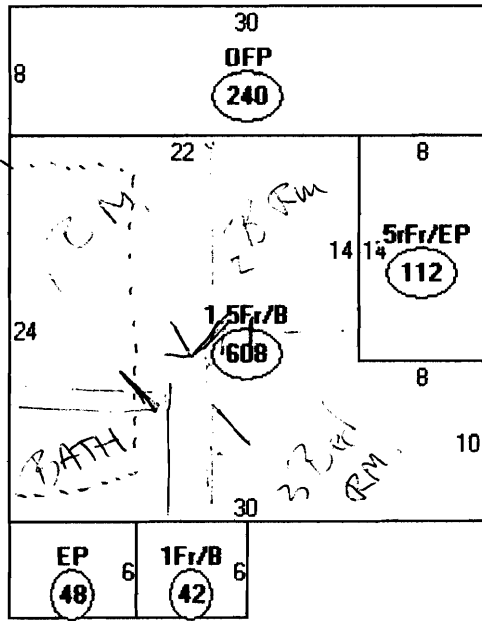
50% 1st floor = 525 sq ft



Paper Rd

Mechanics St

26D fl



Descriptor/Area

- A: 1.5Fr/B
608 sqft
- B: OFF
240 sqft
- C: 5Fr/EP
112 sqft
- D: 1Fr/B
42 sqft
- E: EP
48 sqft

1050 footprint

55%

525# can be added
under section 14-436(a)

Side View

30 yr ASPHALT SHINGLE

COVERED w/ ICW & GRAF WATER SHIELD

5/8 CDX Ply sheath

12/12 Ridge Vent

8" ALUM DRIPLINE

1/2" Ply SANDWICH

5/4 X 16 X 22 PARALLEL LAM

Trim to MATCH EXIST.

SOFFIT VENT

2x8 RAFTER @ 16" OC

2x4 FRAME w/ 3/4 Ply SHEATHING

Fiber glass INSULATION

BETWEEN all FRAMING

COVERED in 1/2" CELLOTEX

Tyvek House WRAP - CLAP BOARDS OVER ALL New CONST.

EXISTING FLOOR

FRONT VIEW

DOUBLE 2x8 RAFTER ON ENDS

Parallel Lam

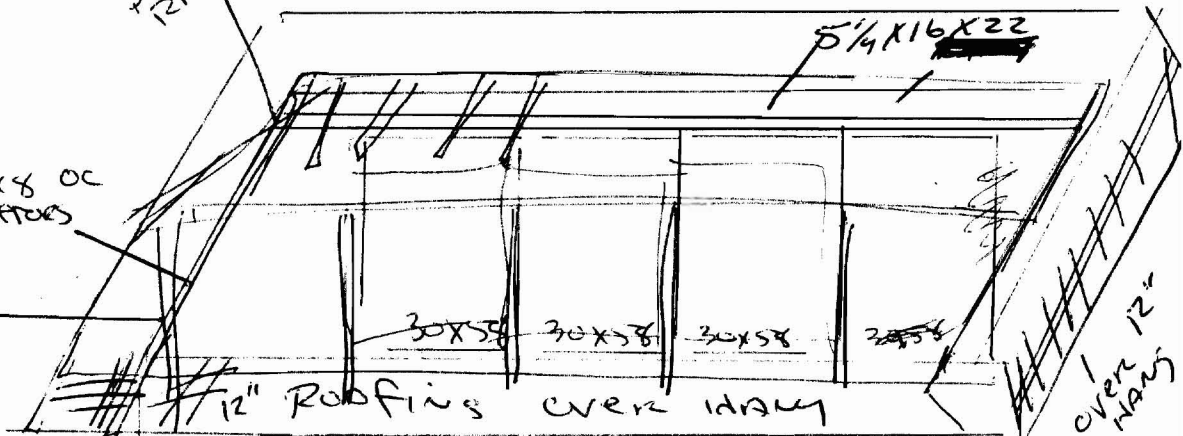
5/4 X 16 X 22

2x8 OC RAFTERS

2x4 @ 16 OC.

DOUBLE 2x4 ON ALL WINDOW FRAMING

2x6 HEADERS WHERE NEEDED



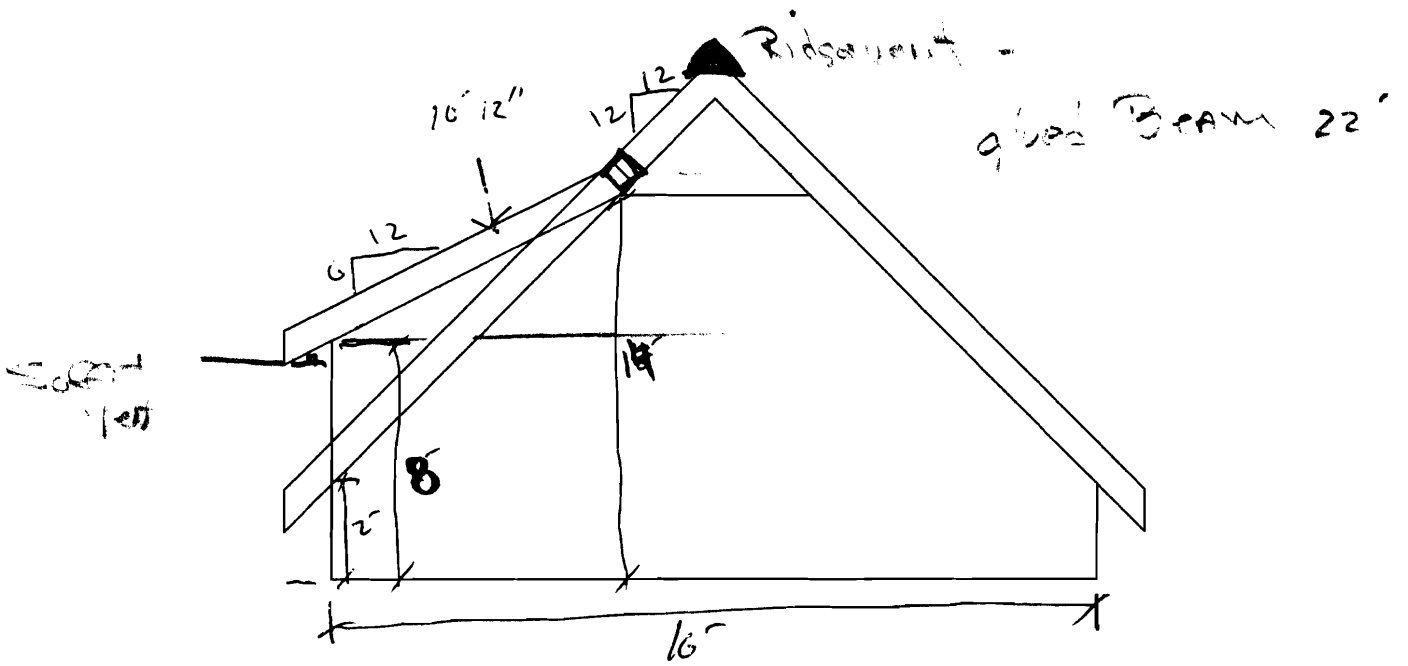
WINDOW SECTION

3 new cont. double hung

low E U-value 0.35

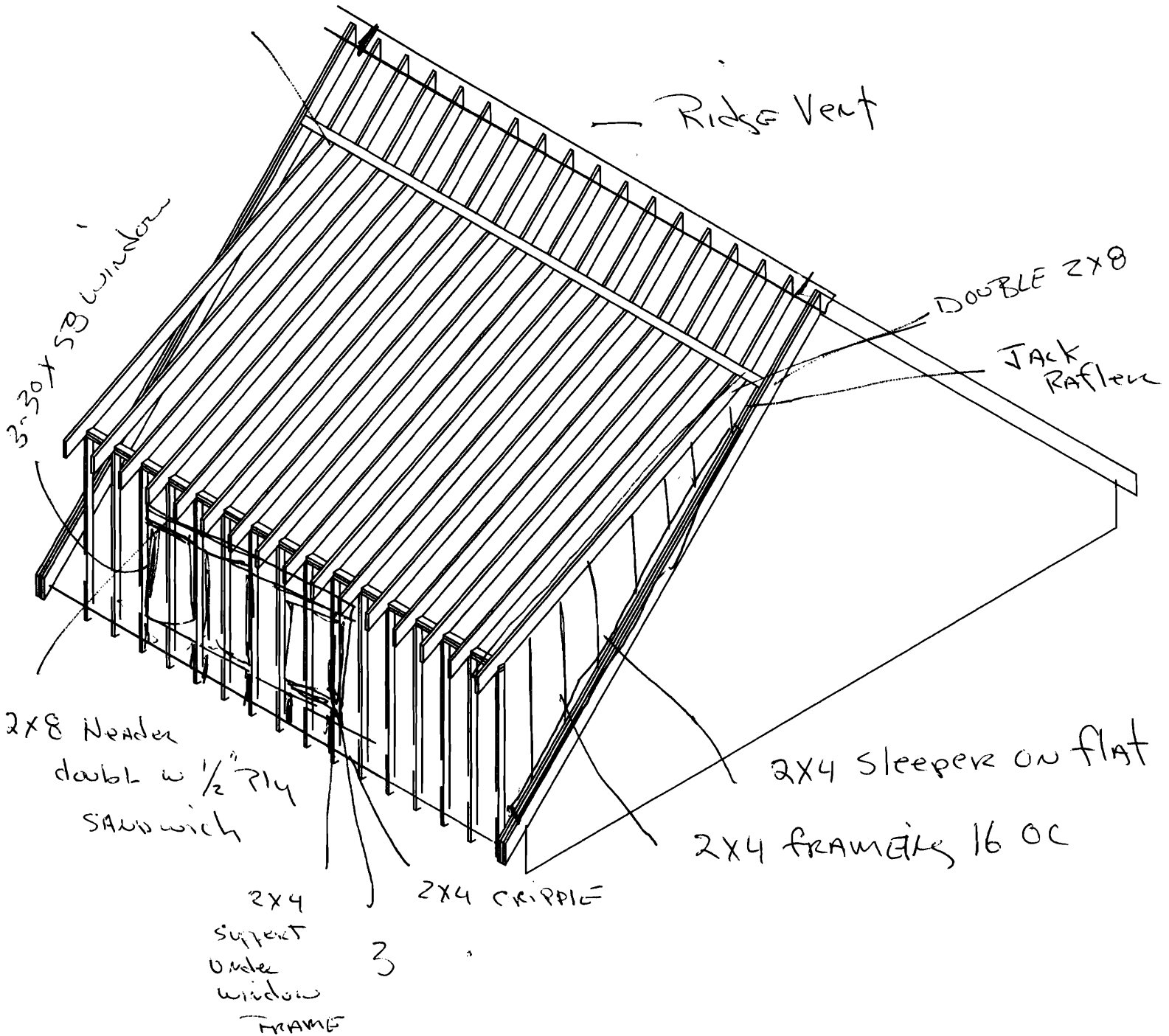
24' ACROSS

ceiling insulation - R-35 w/ 1/2" celotex sheathing WALLS/R-19+



$$22 - 8 = 14 \times 4 = 56 \Phi \text{ added.}$$

22 ft of 5 1/4 x 16 Parallel Lam





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Check assessors

Card Number 1 of 1
Parcel ID 087 V001001
Location 18 MECHANIC ST
Land Use SINGLE FAMILY

Owner Address DESOUSA ROBERT A
 18 MECHANIC ST
 PEAKS ISLAND ME 04108

Book/Page 24553/262
Legal 87-V-1
 MECHANIC ST
 NATICK ST
 PEAKS ISLAND 7600 SF

Current Assessed Valuation

Land	Building	Total
\$180,500	\$73,700	\$254,200

Property Information

Year Built 1900	Style Old Style	Story Height 1.5	Sq. Ft. 1190	Total Acres 0.174
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic None
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1900	12X16	D	P
SHED-FRAME	1	1900	12X12	D	P

Sales Information

Date 11/08/2006	Type LAND + BLDING	Price \$244,000	Book/Page 24553-262
---------------------------	------------------------------	---------------------------	-------------------------------

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

NR 87
PEAKS ISLAND

CITY OF PORTLAND
ASSESSOR'S PLAN
SCALE 1" = 100'

