

Form # P-04

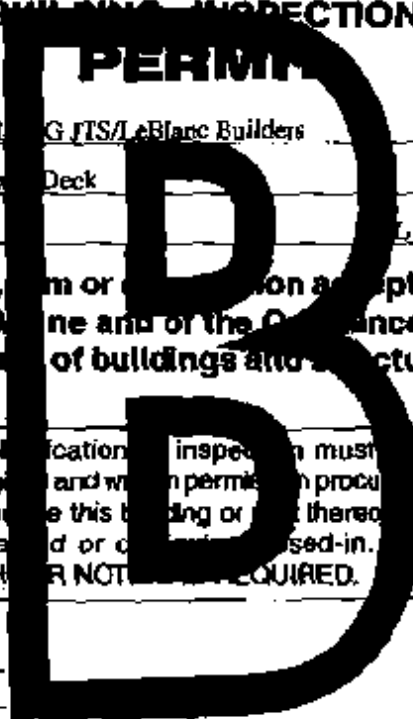
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 051451
NOV 14 2005
CITY OF PORTLAND



This is to certify that SINICKI RONALD E & LINDA G JTS/LeBlanc Builders

has permission to add a 10 x 14 sun room, 6' x Deck

AT 10 ELIZABETH ST

City of Portland, Oregon 97208

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 work on permit must be completed before this building or part thereof is occupied or used-in. **NO OTHER NOTICES 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

Thomas W. Markley
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: 05-1451	Issue Date: NOV 7 4 2005	Scale: 1/8" = 1'-0"
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Location of Construction: 10 ELIZABETH ST	Owner Name: SIMICKI RONALD E & LISA G JT	Owner Address: 165 ISLAND AVE	Phone: 2005
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Business Name:	Contractor Name: LeBlanc Builders	Contractor Address: 96 Brackett Street West	Phone: 307-833-1170
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License/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: IR2
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Fast Use: 2 unit residential	Proposed Use: 2 unit residential/ add a 10 x 14 sun room, 6' x 7' Deck	Permit Fee: \$93.00	Cost of Work: \$8,000.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type SB IRC 2003
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Proposed Project Description: add a 10 x 14 sun room, 6' x 7' Deck	Signature: <i>Jm 11/9/05</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____
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Permit Taken By: Idobson	Date Applied For: 10/05/2005	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoredland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>11/10/05 Jm</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Minor Variance</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>11/10/05 Jm</i></p>
	<p><i>Well post 75 ft high white MARK OK</i></p>		

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1451	Date Applied For: 11/15/2005	CBL: 087 Y018001
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Location of Construction: 10 ELIZABETH ST	Owner Name: SINICKI RONALD E & LISA G JT	Owner Address: 165 ISLAND AVE	Phone:
Business Name:	Contractor Name: LeBlanc Builders	Contractor Address: 96 Brackett Street Westbrook	Phone: (207) 854-4170
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: 2 unit residential/ add a 10 x 14 sun room, 6 x 7' Deck	Proposed Project Description: add a 10 x 14 sun room, 6 x 7' Deck
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Dept: Zoning	Status: Approved	Reviewer: Tom Markley	Approval Date: 11/10/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Dept: Building	Status: Approved	Reviewer: Tom Markley	Approval Date: 11/10/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

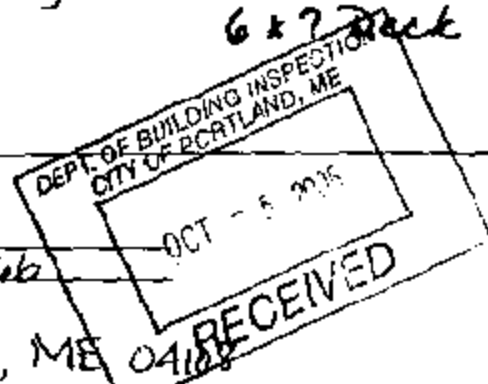
Comments: 11/9/2005-tmr called owner and left a message that additional information was required and to call me as soon as possible(ASAP). 11/10/2005-tmr: owner returned call and we have received the requested information



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>165 Island Ave, Peaks Island (10 Ebeneser St)</u>		
Total Square Footage of Proposed Structure <u>140 sq. ft</u>		Square Footage of Lot <u>+ 10,400 (approx)</u>
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>AY</u> Lot# <u>19+18</u>	Owner: <u>Lisa Sinicki</u>	Telephone:
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Lisa Sinicki</u> <u>165 Island Ave</u> <u>207-766-5566</u>	Cost Of Work: <u>\$8,000</u> Fee: <u>\$3</u> C of O Fee: \$
Current Specific use: <u>Family Property</u>	Proposed Specific use: <u>Sun Room</u>	
Project description: <u>Sun Room addition to extg house</u> <u>10x14 Sunroom</u> <u>6x7 Deck</u>		
Contractor's name, address & telephone: <u>Ron Le Blanc</u>		
Who should we contact when the permit is ready: <u>Lisa Sinicki</u>		
Mailing address: <u>Phone: 766-5566</u> <u>165 Island Ave</u> <u>Peaks Island, ME 04108</u>		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8103.

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

Signature of applicant: <u>Lisa Sinicki</u>	Date: <u>10/5/05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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

Card Number 1 of 2
 Parcel ID 087 Y018001
 Location 10 ELIZABETH ST
 Land Use 100 FAMILY
 Owner Address SINICKI RONALD E & LISA G JTS
 165 ISLAND AVE
 PEAKS ISLAND ME 04408
 Book/Page 15244/314
 Legal 87-Y-18-19
 ELIZABETH ST
 PEAKS ISLAND
 10842 SF

20% lot coverage

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$132,150	\$129,750	\$261,900

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$210,900	\$149,900	\$380,800

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Cottage	1	500	0.248	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1	1		3	Full Finish	Full/step

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/28/2000	LAND + BLDING	\$200,000	15240-314
01/01/1996	LAND + BLDING	\$740,000	12341-053

Picture and Sketch

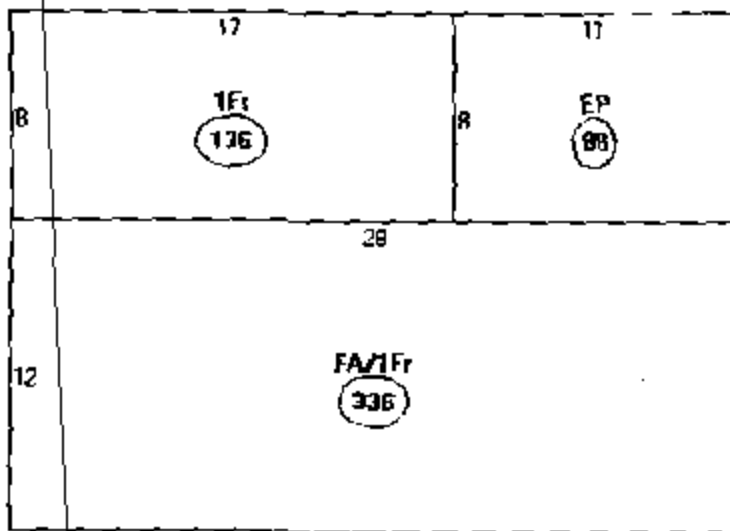
[Picture](#) [Sketch](#) [Tax Map](#)

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



No 87
PEAKS ISLAND

OFF OF PEAKS ISLAND
STATE OF MAINE
PLANNING DEPT.



Descriptions

A: FA/1Fr
336 sqft

B: 1Fr
136 sqft

C: EP
88 sqft

560 BRISTONS
140 Sun Room
42 Deck

742 ~~total~~

OK

10,842 sq ft

20% max lot coverage



Applicants: Ronald + Lisa Sinek;

Date: 31 OCT 05

Address: 10 ELIZABETH ST

C-B-L: 087-4-018001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 31 OCT 05

Zone Location - IR 2

Interior or corner lot - CORNER LOT

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25 Required (need not exceed ANY FRONT on either side) 36 shown

Rear Yard - 25 FT Required - 25+ shown

Side Yard - 20 FT Required - 27 FT Shown + 68 shown

Projections -

Width of Lot -

Height - 1 STORY

Lot Area - 10,842 SQ FT

Lot Coverage/Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -



Staff Review Checklist

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Structural Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	4 FT ± depth (6" dia) 3 diam 8" dia Concrete Pier on 30x30x2 Concrete FTG	OK
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	NA	—
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	—
Anchor Bolts/Straps, Spacing (Section R403.1.6)	NO Simpson 426-3 Simpson 42105	OK
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	(2) 2x10 HEADERS (2) 2x12's	OK
Built-Up Wood Center Girder Dimension/Type	(2) 2x12's OK	OK
Sill/Band Joist Type & Dimensions	3(2x10's)	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	NA	—
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	NA	—

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter, Framing & Connections (Section R802.3 & R802.3.1)	2x12 Rafters 16" oc Z (2x12) Ridge	
Sheathing: Floor, Wall and roof (Table R503.2.1.1(1))		
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309)		
Living Space? (Above or beside)	NA	
Fire Separation (Section R309.2)	NA	
Opening Protection (Section R309.1)	NA	
Emergency Escape and Rescue Openings (Section R310)	NA	
Roof Covering (Chapter 9)		
Safety Glazing (Section R308)	NA	
Attic Access (Section R807)	NA	
Chimney Clearances/Fire Blocking (Chap. 10)	NA	
Header Schedule (Section 502.5(1) & (2))	Z (2x10)	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Penetration		
Type of Heating System		

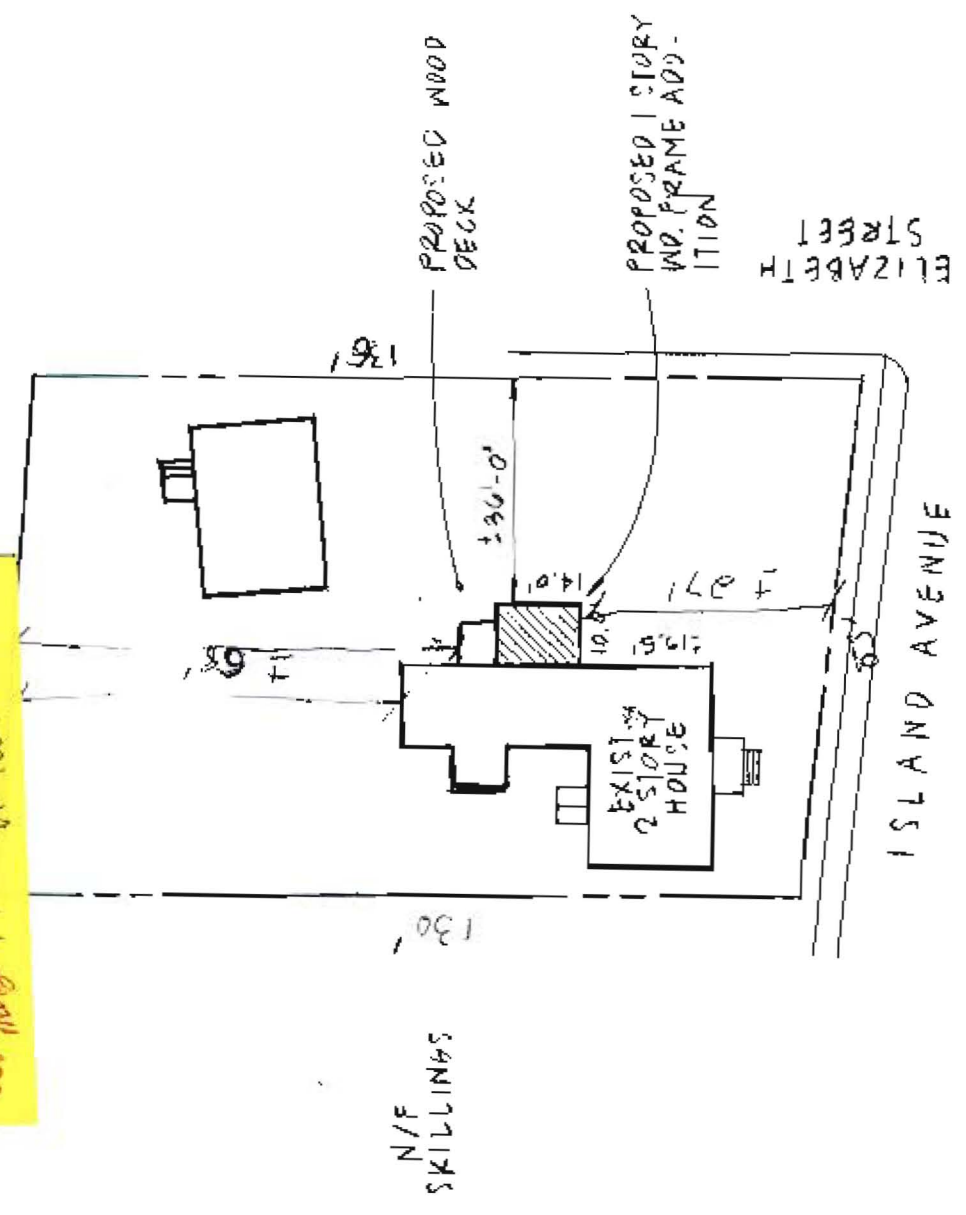
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)		
Width (Section R311.5.1)		
Headroom (Section R311.5.2)	??	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and Type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)		

10 ELIZABETH ST (Peaks)

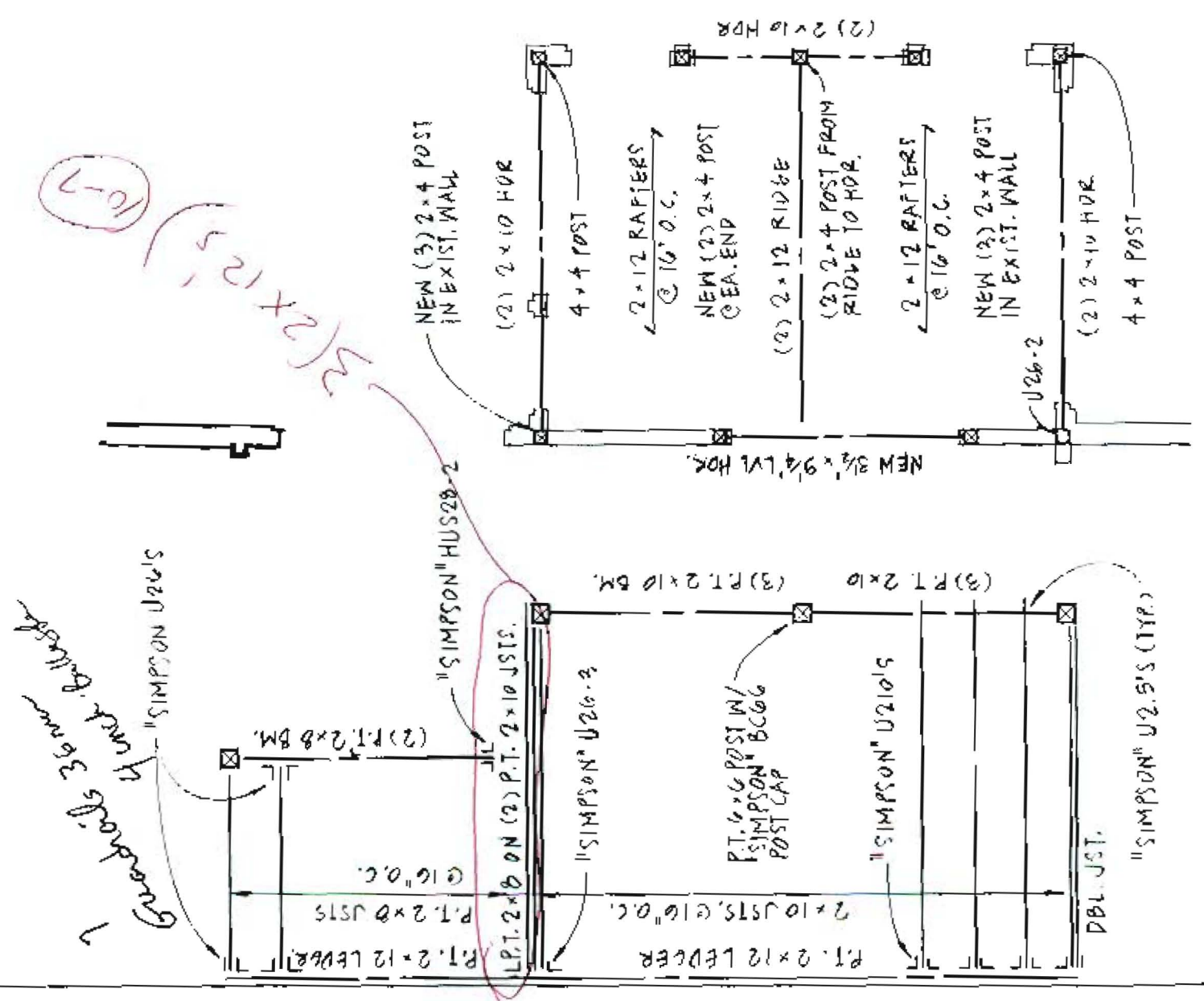
1 Guard Rails / STAIRS
of Deck - NO DETAILS
(Sonn tubes?)

2 NOT enough info on deck
Sun room looks OK.

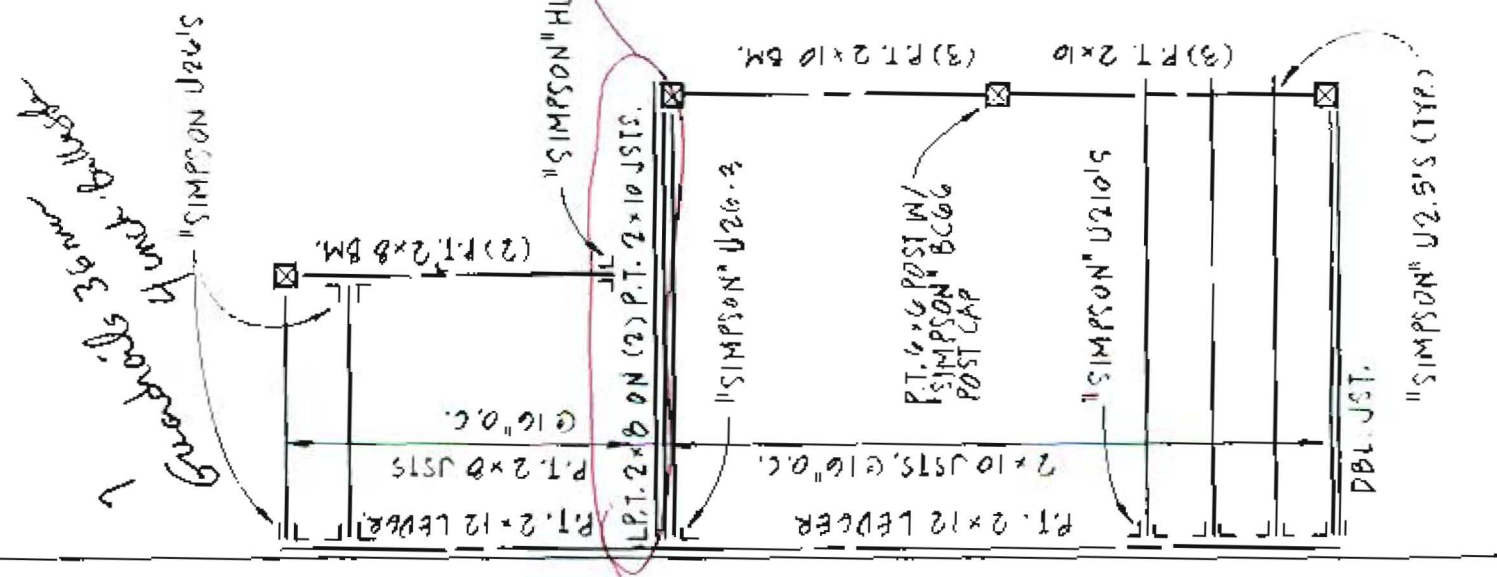
3 In Shorland Zone But
well past 75 ft from HWM
MAY BE SUBJECT TO
COTM ~~NOT~~ TYPIC ~~or~~ ~~ADJ~~



1 SITE PLAN
1/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"



3 FLOOR FRAMING PLAN
1/4" = 1'-0"

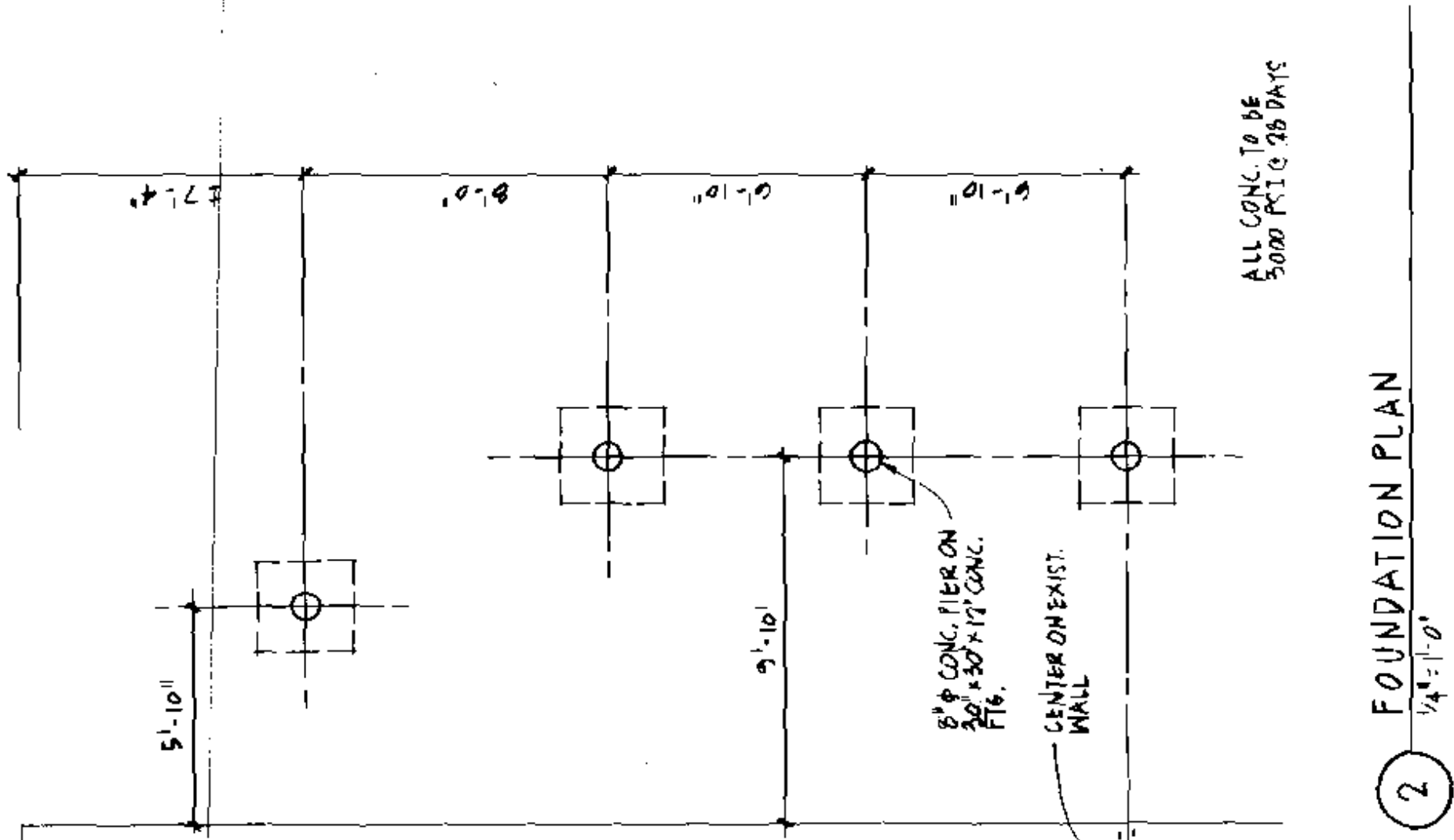
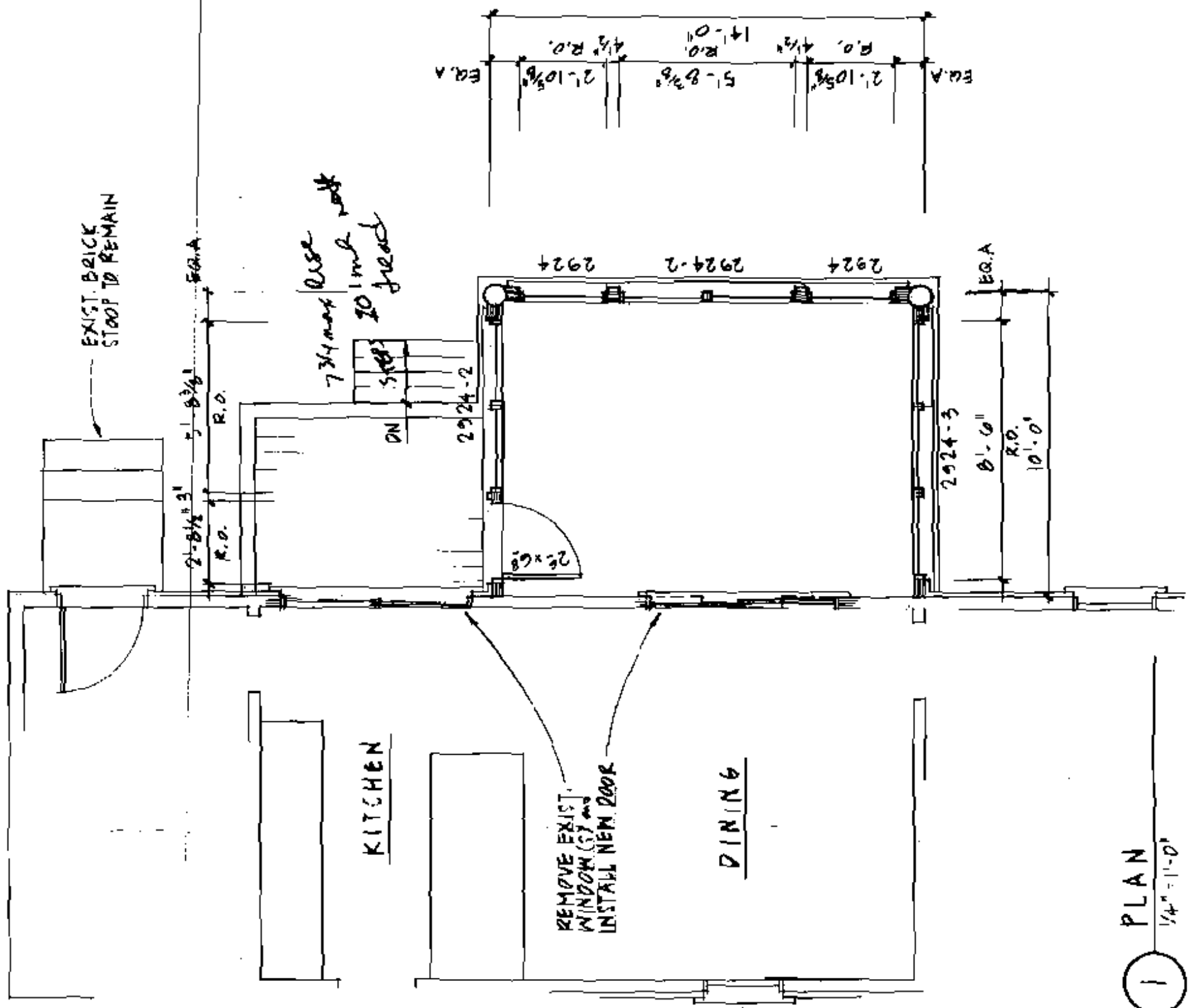
FLOOR PLAN FOUNDATION PLAN

ADDITION TO THE SINICKI HOUSE

BERALD WEINAND ARCHITECTURAL DESIGN
20 GROVE STREET, ROCKLAND, ME
594.8925

DATE: 6 SEP 2006

165 ISLAND AVENUE
PEAKS ISLAND, ME



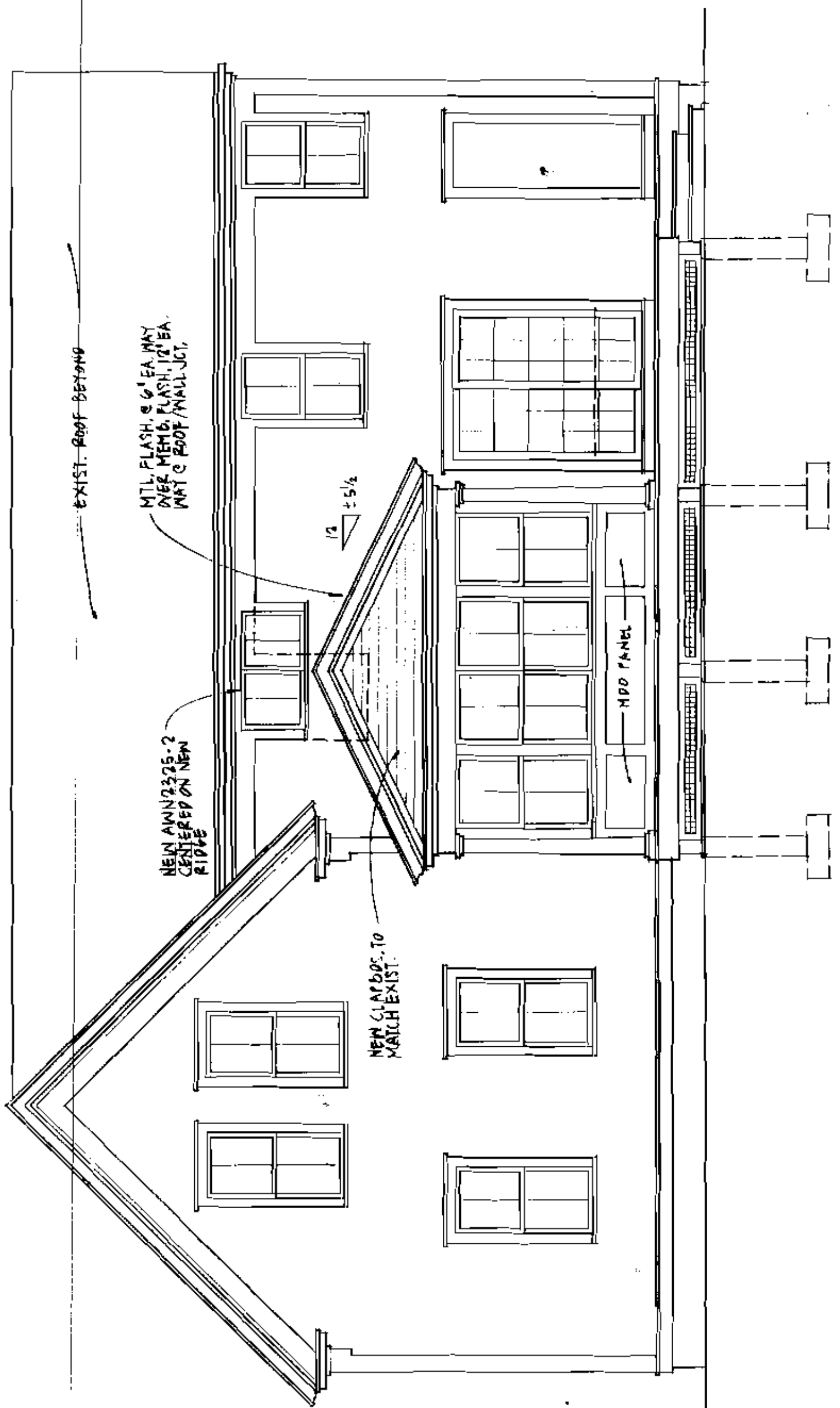
1 PLAN 1/4\" = 1'-0"

2 FOUNDATION PLAN 1/4\" = 1'-0"

ADDITION TO THE
SINICKI HOUSE
165 ISLAND AVENUE
PEAKS ISLAND, ME

GERALD WEINAND
ARCHITECTURAL DESIGN
26 GROVE STREET, ROCKLAND, ME
594.8925

ELEVATION



EXIST. ROOF BEYOND

MTL. FLASH. @ 6' EA. WAY
OVER MEMB. FLASH. 12' EA.
W/AT @ ROOF/WALL JCT.

1/2 ± 5/4

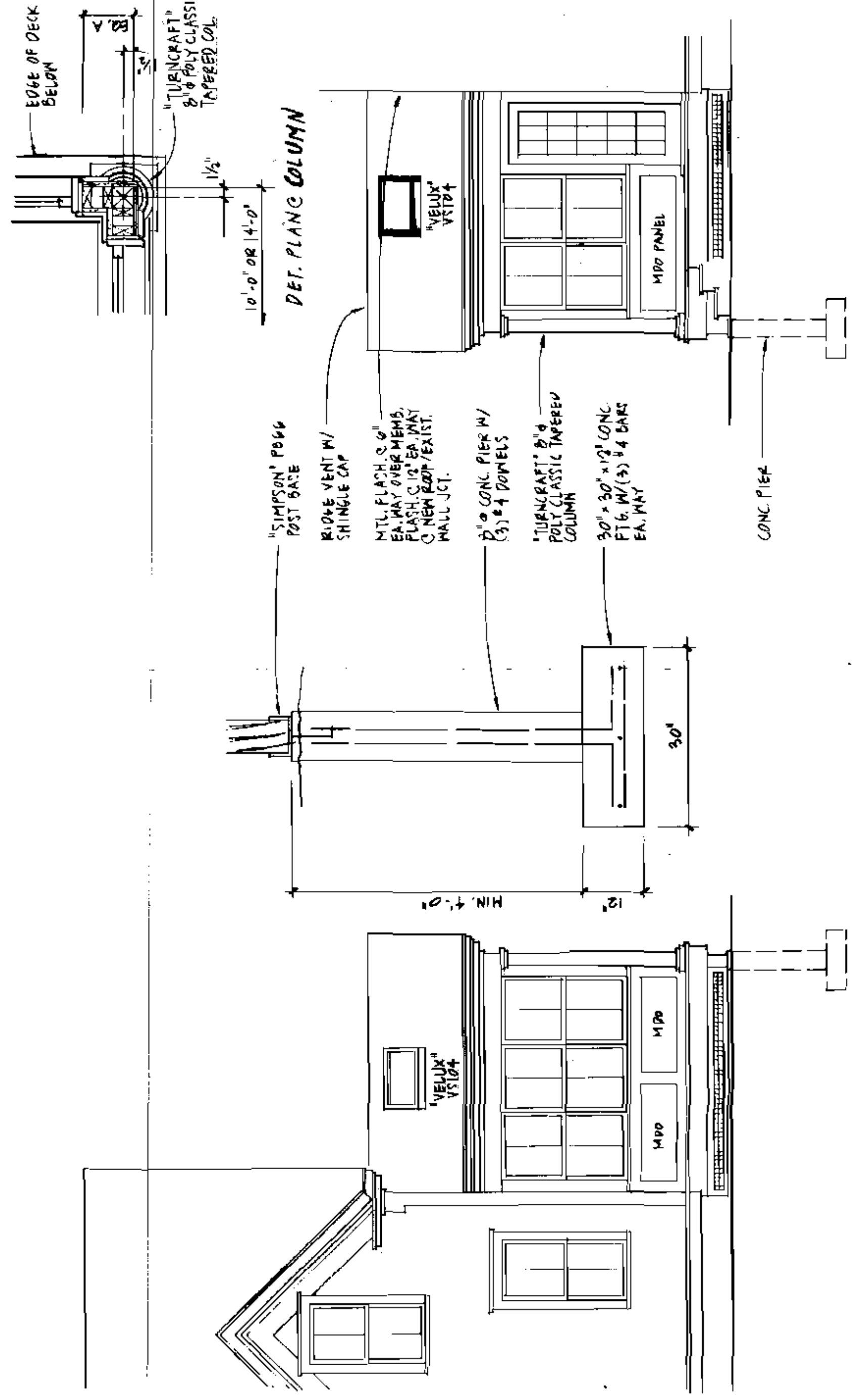
NEW AWN 2325-2
CENTERED ON NEW
RIDGE

MDO PANEL

NEW CLARBS. TO
MATCH EXIST.

1 SIDE ELEVATION
1/4" = 1'-0"

ELEVATIONS



1 REAR ELEVATION
1/4" = 1'-0"

2 STREET ELEVATION
1/4" = 1'-0"

DET. PLANC COLUMN

10'-0" OR 4'-0"

"TURNCRIFT"
8" POLY CLASSIC
TAPERED COL.

EDGE OF DECK
BELOW

"SIMPSON" POST
POST BASE

RIDGE VENT W/
SHINGLE CAP

MTL. FLASH, 2" EA.
EA. WAY OVER MEMB.
FLASH, 1/2" EA. WAY
C NEW ROOF/EXIST.
WALL JCT.

2" CONCRETE PIER W/
3) #4 DOMELS

"TURNCRIFT" 8" POLY
CLASSIC TAPERED
COLUMN

30" x 30" x 12" CONCRETE
PIER W/ (3) #4 BARS
EA. WAY

CONCRETE PIER

MIN. 4'-0"

12"

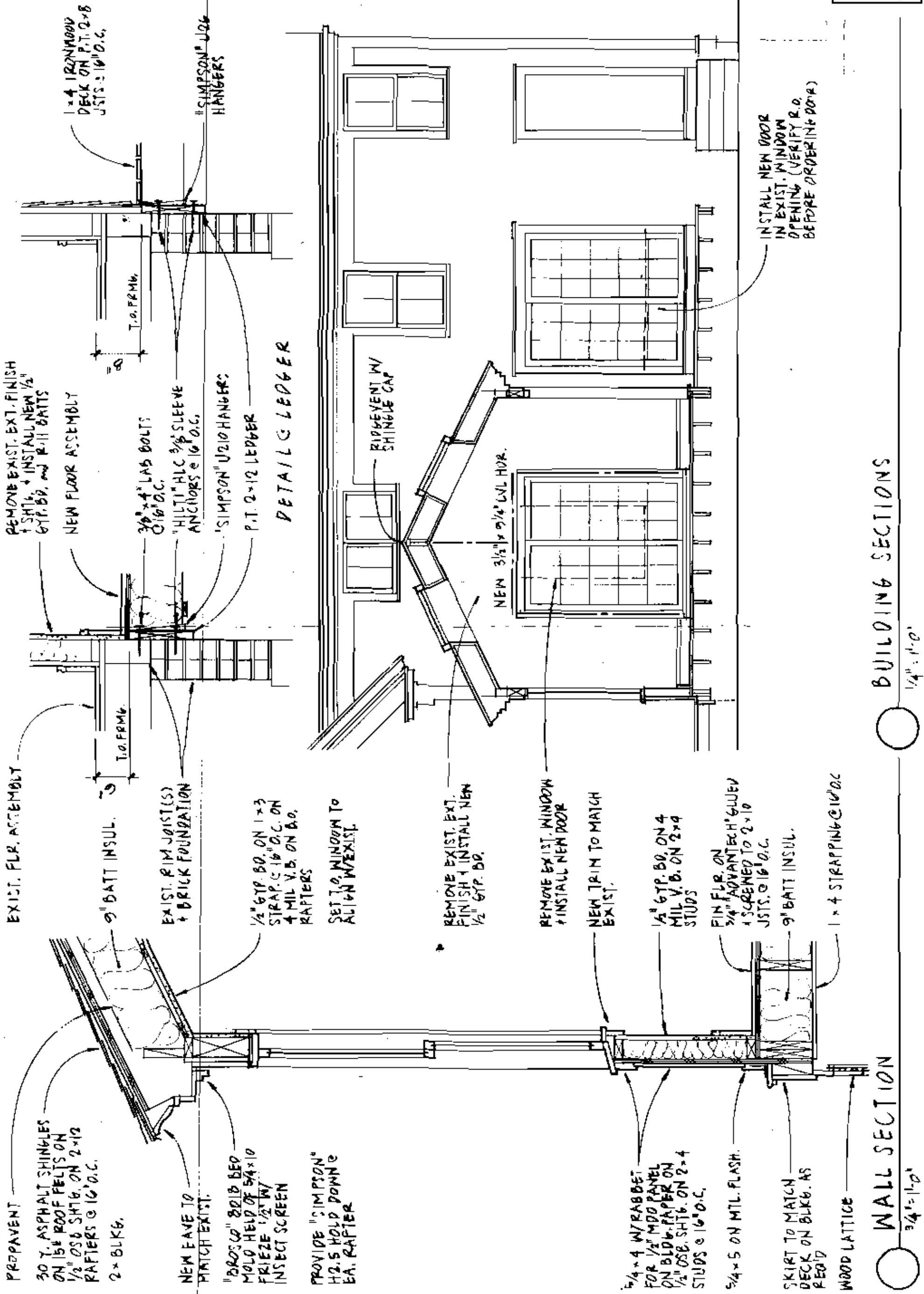
30"

"VELUX" V5104

M100

M100

M100





CITY OF PORTLAND, MAINE
Department of Building Inspections

11-5-2002

Received from _____

Location of Work _____

165 STANLEY PI

Cost of Construction \$ _____

Permit Fee \$ 72

Building (B) _____ Plumbing (P) _____ Electrical (E) _____ Site Plan (SP) _____

Other _____

City of Portland 118

Total Collected

\$ 72

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

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.

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

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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.

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

Lisa Surles
Signature of Applicant/Designee

11/22/05
Date

John White
Signature of Inspections Official

11/22/05
Date

CEL: 0877018

Building Permit #: 051451

Peaks on Tuesday