

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

Location of Construction: <i>***165 Island Ave Peaks Island</i>		Owner: <i>*** Lisa Sinicki</i>		Phone: <i>847-726-1012</i>		Permit No: <b>000997</b>
Owner Address: <i>1180 Oxford Ct Lake Zurich Illinois</i>		Lessee/Buyer's Name:		Phone:		
Contractor Name: <i>Mitch Bucciarelli</i>		Address: <i>165 Island Ave Peaks Island</i>		Phone: <i>766-3039</i>		CITY OF PORTLAND Zone: <b>CBL</b> Zoning Approval: <i>OK with 9/14/00</i> <b>Special Zone or Reviews:</b> <input checked="" type="checkbox"/> Shoreland <i>- 20 ex...</i> <input type="checkbox"/> Wetland <i>South...</i> <input type="checkbox"/> Flood Zone <i>...</i> <input type="checkbox"/> Subdivision <i>4/11/00</i> <input type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Past Use: <i>aux single family</i>		Proposed Use: <i>same</i>		COST OF WORK: \$ <i>6,000</i> PERMIT FEE: \$ <i>60.00</i>		
Proposed Project Description: <i>Inter. renovations</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>R-3 Type 5B</i> <i>BOC 099</i>		Signature: <i>[Signature]</i> Date:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: <i>[Signature]</i> Date:		
Permit Taken By: <i>EXE ??</i>		Date Applied For: <i>Aug 30 2000 K</i>				

- 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..

PERMIT ISSUED WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: <i>Aug 31 2000</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: *9-1-00*

PERMIT ISSUED WITH REQUIREMENTS

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BUILDING PERMIT REPORT

DATE: 31 August 2000 ADDRESS: 165 Island Ave. Pat. CBL: 087-Y-019

REASON FOR PERMIT: Interior renovation

BUILDING OWNER: Lisa Sinicki

PERMIT APPLICANT: CONTRACTOR Mitch Bucciarelli

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 6,000 PERMIT FEES: 60.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

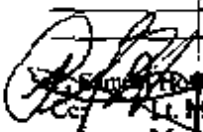
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*11, \*12, \*13, \*14, \*15
\*18, \*27, \*29, \*31, #31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'0".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

8/31

- \*19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA (NF Chapter 18 & 19). (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler Systems shall installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1999). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *to remove a single family - This is not an approval to add another unit.*
32. Boring, chiseling and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.3.1 of the City's Building Code. *The new kitchen shown is only for Novatek and was not indicated to be a new kitchen unit.*
- \*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2403.0)
35. All signage, shall be done in accordance with Section 3192.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

  
 Lt. McDougall, PFD  
 Maria Schmuckel, Zoning Administrator

PSN 11/25/99

\*\*This Permit is herewith issued on the basis of plans submitted and conditions placed the plans, any deviations shall require a separate approval.

**...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

\*\*\*\* Certificate of Occupancy Fees: \$50.00 each

\*\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR EQUIVALENT.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owns 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: **165 Island Ave, Peaks Island**

Tax Assessor's Chart, Block & Lot Number Chart: <b>OST</b> Block: <b>Y</b> Lot: <b>165A</b>	Owner: <b>Lisa Sinicki*</b>	Telephone: <b>947-726-1012</b>
Owner's Address: <b>1180 Oxford Ct Illinois</b>	Owner's Name (if Applicable): <b>Lake Zurich</b>	Cost Of Work: <b>\$6,000.00</b> Fee: <b>\$60.00</b>
Proposed Project Description (Please be as specific as possible): <b>Renovate kitchen, add new bath, 4 new windows, Requires removal of 3 non-bearing walls, and chimney - build 1 new wall</b>		
Contractor Name, Address & Telephone: <b>Mitch Buccarelli 165 Island Ave 207-766-3039</b>		Read By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

\*All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

\*All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

\*All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.

\*HVAC (Heating, Ventilation and Air Conditioning) Installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks, porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and waterproofing
- Electrical and plumbing layout, Mechanical drawings for any specialized equipment such as furnaces, chillers, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included

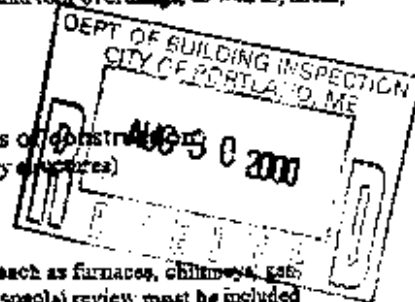
**Certification**

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/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: **Lisa Sinicki** Date: **8/29/00**

Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

CONTRACTOR CORRESPONDENT/APPRAISER/FPD



**WARRANTY DEED****Nancy L. English**

Of Portland, Cumberland County, for consideration paid, grants to

**Ronald E. Sinicki and Lisa G. Sinicki**

Of Lake Zurich, Illinois, with Warranty Covenants as joint tenants with rights of survivorship, the land in Peaks Island, Portland, Cumberland County, Maine.

Two certain lots or parcels of land, together with any buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and more particularly bounded and described as follows:

Beginning at the corner formed by the intersection of the easterly line of the said Island Avenue and the northerly line of Elizabeth Street, which said corner is marked by a stone monument set in the ground; thence northerly by the said easterly line of said Island Avenue, 83.3 feet to land formerly of Simson Skillings; and later of the late Nancy E. Skillings; thence easterly by said Skillings land 129.5 feet to the northwesterly corner of the lot numbered 87 as shown on Plan E of the homestead lot of the late Luther Sterling, made by Charles H. Howe, C. E. and recorded in Cumberland County Registry of Deeds, Book 516, Page 210, said last named lot being the same formerly owned by the late Sarah Speed and now or formerly owned by the late Sarah Speed and now, or formerly, by Alfonso Speed; thence southerly by line of said last named lot, 81.3 feet more or less to the northerly line of said Elizabeth Street; thence westerly by said northerly line of said Elizabeth Street, 134.5 feet to the point of beginning.

The premises above described is composed of two adjoining lots of land which is shown on said Plan E of the homestead lot of the late Luther Sterling and recorded in said Registry of Deeds, Book 516, Page 210 as aforesaid; the one said adjoining lot which is next to said Island Avenue being the original Homestead Lot of the late Luther Sterling, and the other lot being numbered 89 on the aforesaid plan.

Meaning and intending to convey and hereby conveying the same premises conveyed to Robert T. Foley by Warranty Deed dated January 30, 1996 and recorded in said Registry of Deeds in Book 12331, Page 93.

Witness her hand and seal this 25<sup>th</sup> day of February, 2000.

Witness

Nancy L. English

**State of Maine,  
County of Cumberland****ss: February 25, 2000**

Then personally appeared the above named Nancy L. English and acknowledged the foregoing instrument to be her free act and deed.

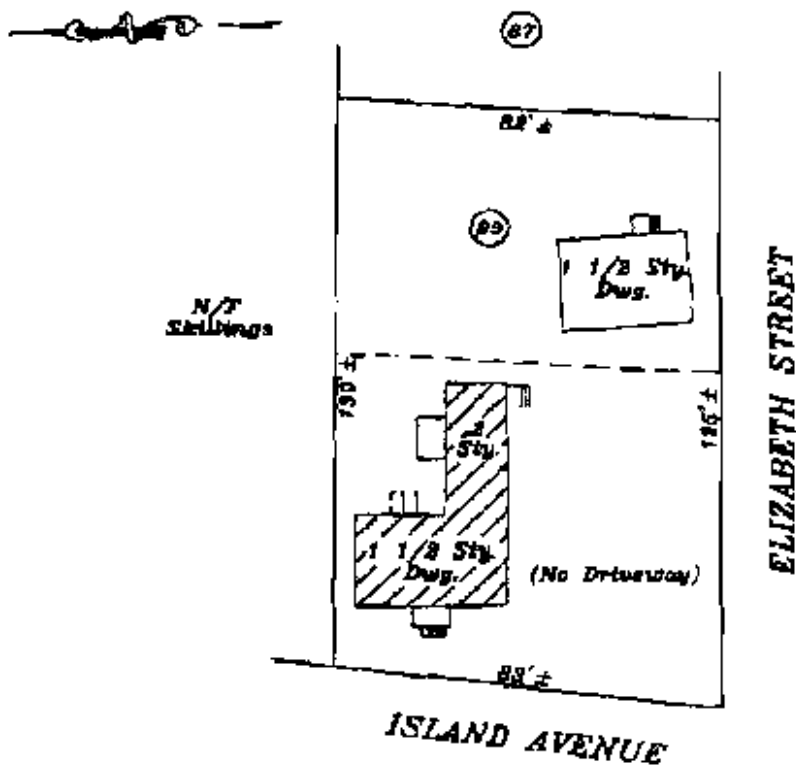
Before me,

Notary Public/Attorney at Law

# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTE: PLANS AND SPECIFICATIONS ARE TAKEN FROM PERMITS. THESE REFERENCES SHOULD BE MADE TO THE PERMITTING AGENCIES. THE PERMITTING AGENCIES SHOULD BE CONTACTED TO OBTAIN THE ORIGINAL PERMITS. THE PERMITTING AGENCIES SHOULD BE CONTACTED TO OBTAIN THE ORIGINAL PERMITS. THE PERMITTING AGENCIES SHOULD BE CONTACTED TO OBTAIN THE ORIGINAL PERMITS.

ADDRESS: 165 ISLAND AVENUE INSPECTION DATE: FEBRUARY 18, 2000  
PEAKS ISLAND, MAINE SCALE: 1"=30'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPOINTMENTS, IF ANY.

APPLICANT: RONALD & LISA SINICKI REQUESTING PARTY: NEW ENGLAND TITLE  
OWNER: NANCY ENGLISH ATTORNEY: \_\_\_\_\_  
LENDER: FIRST FINANCIAL MORTGAGE CO. FILE NO: 2007243

TITLE REFERENCES:  
DEED BOOK 12881 PAGE 93  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ LOT \_\_\_\_\_  
COUNTY: CUMBERLAND

YOUR FILE # ND0-010  
**NADEAU & LODGE, INC.**  
PROFESSIONAL LAND SURVEYORS  
ONE STURGEON AVENUE  
PORTLAND, ME 04106  
(207) 799-7979  
ONE CLARK FERRY ROAD  
SPRING BROOK, ME 04981  
(207) 796-2200

MUNICIPAL REFERENCE:  
DMA 82 BLOCK 7 LOT 15+19

THE BUILDING DOES NOT FALL WITHIN A SPECIAL ZONING DISTRICT. THE ZONING DISTRICT IS C-1. THE ZONING DISTRICT IS C-1. THE ZONING DISTRICT IS C-1.

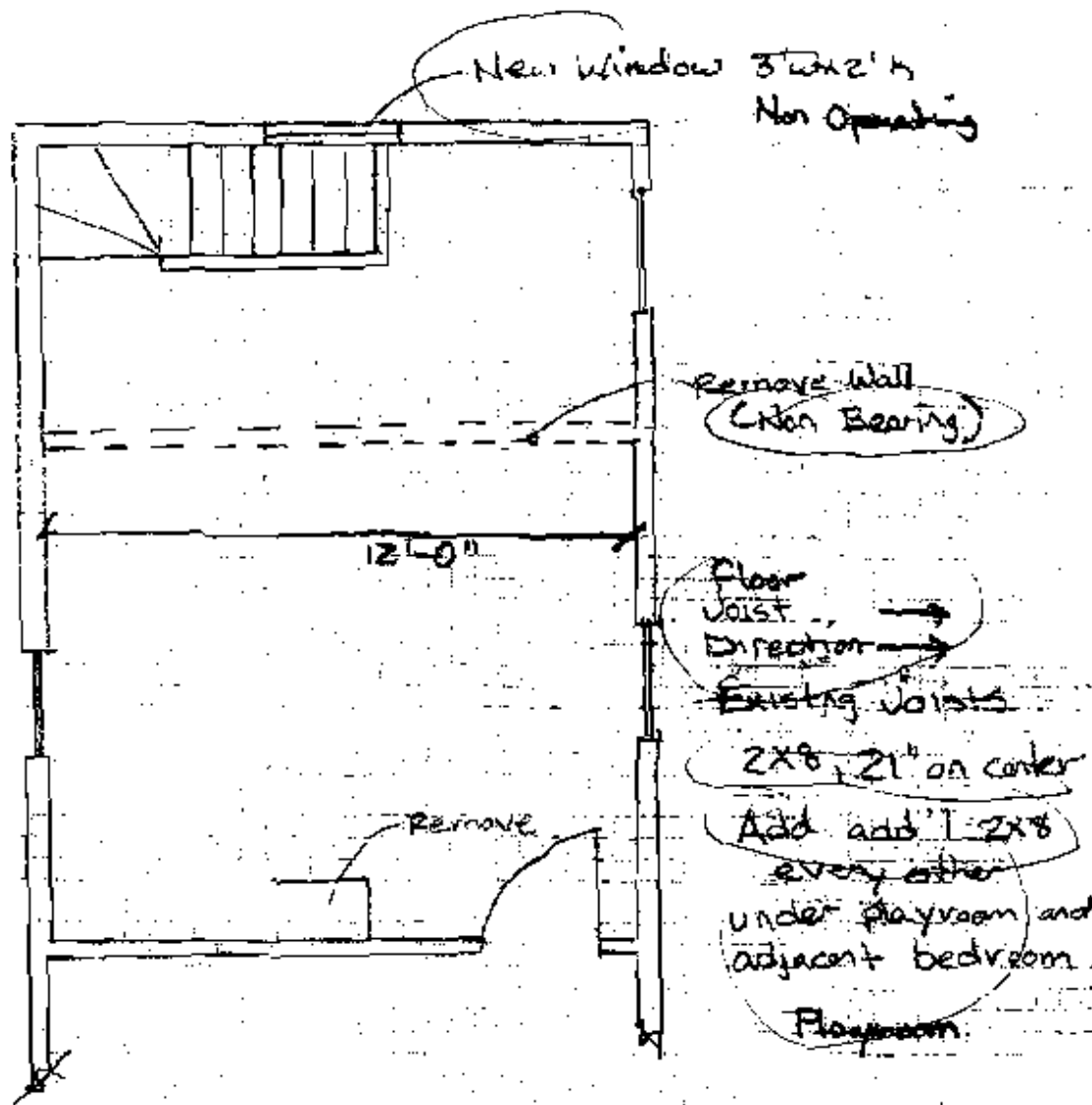
THE BUILDING WAS BUILT IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENT:

A4

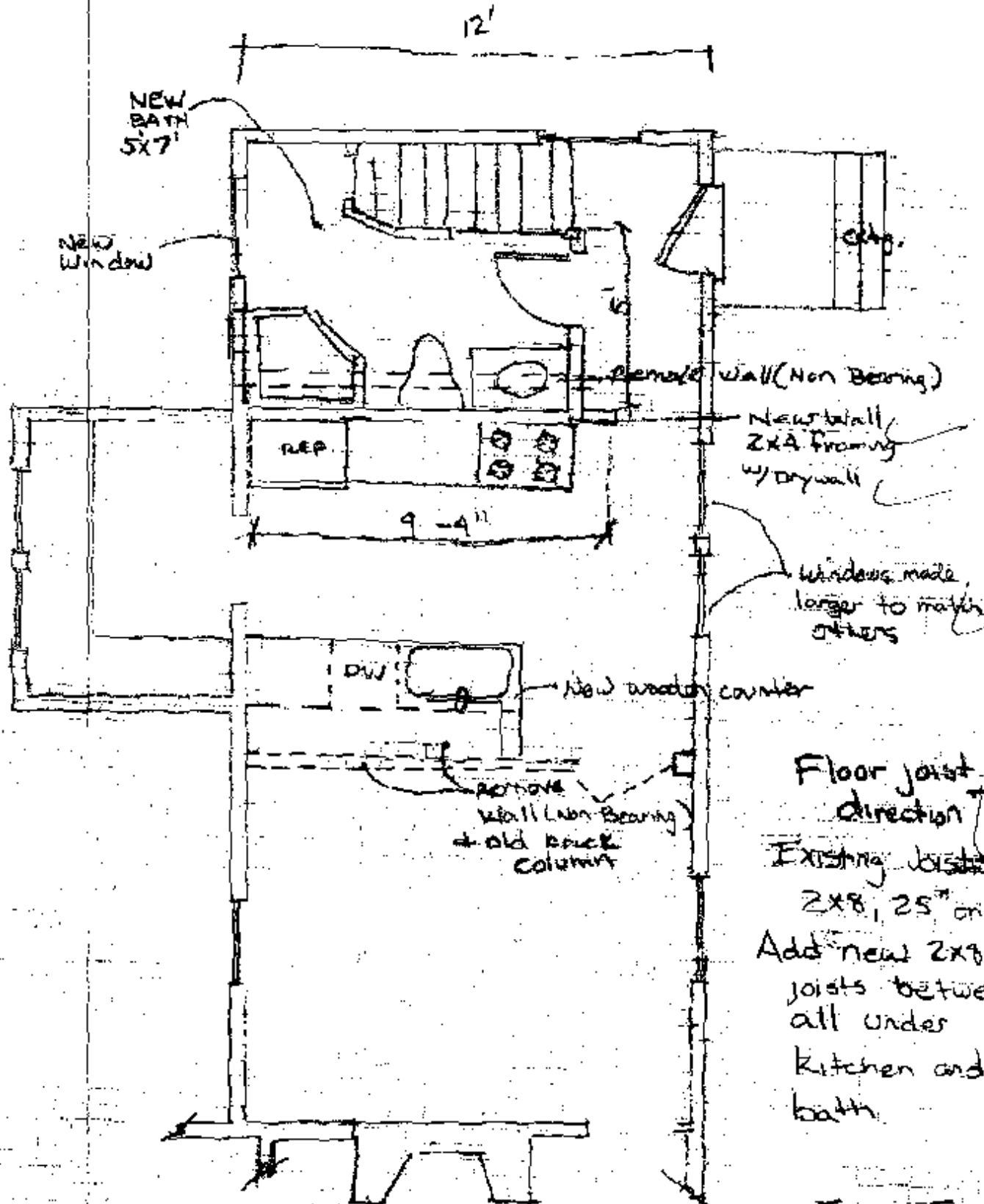
THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING





AS  
 SECOND FLOOR  
 1/4" = 1'-0"





Floor joist direction →  
 Existing joists  
 2x8, 25" on center  
 Add new 2x8  
 joists between  
 all under  
 kitchen and  
 bath.

FIRST FLOOR  
 1/4" = 1'-0"