

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No:	05-710	Permit Issued:	DEC - 1 2005
Phone:		Phone:	877-25001

Location of Construction: 17 ELIZABETH ST <i>P.I.</i>	Owner Name: LYNCH LISA K	Owner Address: 17 ELIZABETH ST	Phone: 877-25001
Business Name:	Contractor Name: Frank Otoole	Contractor Address: Portland	Phone: 877-25001
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family add second floor for bedroom and bath	Permit Fee: \$273.00	Cost of Work: \$28,000.00	CEO District: 2
Proposed Project Description: Add second floor for bedroom and bath		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type: SB IRL-2003 Signature: <i>JMB 12/1/05</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: dmartin	Date Applied For: 11/23/2005	<b>Zoning Approval</b>		
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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 type="checkbox"/> Shoreland</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>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Lot</p> <p>Date: <i>JMB 12/1/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</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>JMB</i></p>
	<p><i>OK w/conditions</i></p> <p><i>Sec. 14-436</i></p> <p><i>50% expansion</i></p> <p><i>max allowed</i></p> <p><i>max taken</i></p> <p><i>Lot cov. 20% using maximum</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 PERM \_\_\_\_\_

12/6/05

Checked ~~some~~ tubes  
front porch ded

3/1/05 - Plumbing only - Test failed -  
looked @ some framing - windows incorrect,  
need hangers in various locations

3/8/06 Close in - plumbing test ok.

- windows not fixed
- Egress window too small  $32 \times 21 \frac{3}{4}$ "
- plumbing wall needs metal strap connector at plate cut out
- need flashing @ chimney
- electrical not ready
- several joist hangers needed
- Need Amendment for Cathedral design JMB

3/13/06 met in office w/ Frank O. & ? to review issues. They will submit Amendment for Cathedral design w/ specs JMB

3/21/06 Frank O. called - said they were just going to do the approved plan which does not include a Cathedral. JMB

3/21/06 Close in - above issues corrected -  
one egress window needs to be adjusted - Went over w/owner. JMB

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

PERMIT ISSUED

Permit Number: 051710  
DEC - 1 2005

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that LYNCH LISA K / Frank Otto  
has permission to Add second floor for bedroom and bath

AT 17 ELIZABETH ST City of Portland, Oregon 087 2025001

provided that the person or persons in charge of the work 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 procedure is complete before this building or part thereof is occupied or used-in. YOUR 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

*Jamie Banks* 12/1/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Permit #

Permit Date



# Generated by REScheck Package Generator Compliance Certificate

Project Title: Lisa Lynch

Report Date: 03/09/06

Energy Code: 2001 IECC  
Location: Portland, Maine  
Construction Type: Single Family  
Glazing Area Percentage: 15%  
Heating Degree Days: 7378

Construction Site:

17 Elizabeth St  
Peaks Island, ME

Owner/Agent:

Designer/Contractor:

Compliance: Passes

Assembly	Cavity R-Value	Cont. F-Value	Glazing or Door U-Factor
Ceiling:	38.0		
Wall:	19.0	0.0	
Window:			0.370
Door:			0.350
Floor:	21.0		
Furnace: 85 AFUE			

*Compliance Statement:* The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2000 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Builder/Designer

Company Name

Date



# CITY OF PORTLAND, MAINE

Department of Building Inspections

June 23 2005

THANK YOU

17 Sigabell St

Amount \$

\$ 273.00

Plumbing (15) Electrical (22) Gas Pans (12)

272.25

4469

Total Collected \$ 273

## THIS IS NOT A PERMIT

Work is to be started until PERMIT CARD has been posted.  
Acceptance of work is guaranteed. If permit will  
RESERVE THIS PERMIT. In case permit cannot be  
amount of the fee will be refunded upon return of the  
\$10.00 or 10% whichever is greater.

NOTE - Applicant's Copy  
OWNER - Office Copy  
CITY - Permit Copy

# 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.

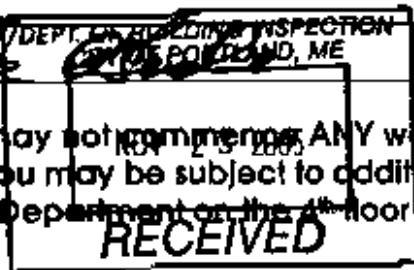
Location/Address of Construction: <u>17 ELIZABETH ST PEAKS IS</u>		
Total Square Footage of Proposed Structure <u>250 sq ft</u>	Square Footage of Lot <u>4730 sq ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>2</u> Lot# <u>25</u>	Owner: <u>LIZA LYNCH</u>	Telephone: <u>766-5145</u> <sup>766-2600 before 2PM</sup>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>28,000.00</u> Fee: \$
Current use: <u>SINGLE FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>BEDROOMS/BATH</u>		
Project description: _____		
Contractor's name, address & telephone: <u>FRANK O'TOOLE 772-8636</u>		
Who should we contact when the permit is ready: <u>OWNER - LIZA LYNCH</u>		
Mailing address: <u>17 ELIZABETH ST PEAKS ISLAND, ME 04108</u>		
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: <u>766-5145</u>		

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

Signature of applicant: <u>[Signature]</u>	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	Date: <u>07 NOV 05</u>
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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 and fees with the Planning Department on the 4th floor of City Hall



✓ # 4469

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 05-1710	Date Applied For: 11/23/2005	CBL: 087 Z025001
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Location of Construction: 17 ELIZABETH ST	Owner Name: LYNCH LISA K	Owner Address: 17 ELIZABETH ST	Phone:
Business Name:	Contractor Name: Frank Otoole	Contractor Address: Portland	Phone: (207) 772-8636
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family add second floor for bedroom and bath	Proposed Project Description: Add second floor for bedroom and bath
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 12/01/2005

Note:      Ok to Issue:

- 1) Approved using Sec. 14-436 for a 50% expansion of the first floor footprint. The footprint will be increased to the maximum 20% with a front entry and a rear deck extension. This work will cause this property to have the maximum lot coverage allowed and the maximum expansion.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 12/01/2005

Note:      Ok to Issue:

- 1) There must be a 2" clearance maintained between the chimney and any combustible material, and fire blocking per code at each level
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.

**Comments:**

11/23/2005-dmartin: Waiting for plot plan, left voicemail on 11/23/2005 / dm

11/28/2005-jmb: Left msg w/Lisa L. To call about the expansion limitations. Spoke to Frank O., explained the expansion rule, he would like me to get Marge's ruling.

11/29/2005-jmb: Lisa L. Came in to discuss expansion, she can increase the footprint per code to increase expansion. Also need sq. ft. In attic and more details on construction plans.

11/30/2005-jmb: Frank O. Came in with details of existing framing and attic dimensions. Still need details on front entry and rear deck. He will submit on 12/01

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 1  
 Parcel ID 067 2025001  
 Location 17 ELIZABETH ST  
 Land Use SINGLE FAMILY  
 Owner Address LYNCH LISA K  
 17 ELIZABETH ST  
 PEAKS ISLAND ME 04108  
 Book/Page 15741/068  
 Legal 67-2-25  
 ELIZABETH ST  
 PEAKS ISLAND  
 5697 SF

IR-2

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$74,740	\$36,840	\$111,580

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
\$140,600	\$50,900	\$191,500

\* 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 1920	Style Cottage	Story Height 1	Sq. Ft. 725	Total Acres 0.133		
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Pier/slab	

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date 04/23/2000	Type LAND + BLDING	Price \$20,000	Book/Page 15741-068
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**Picture and Sketch**

Picture      Sketch      Tax Map

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

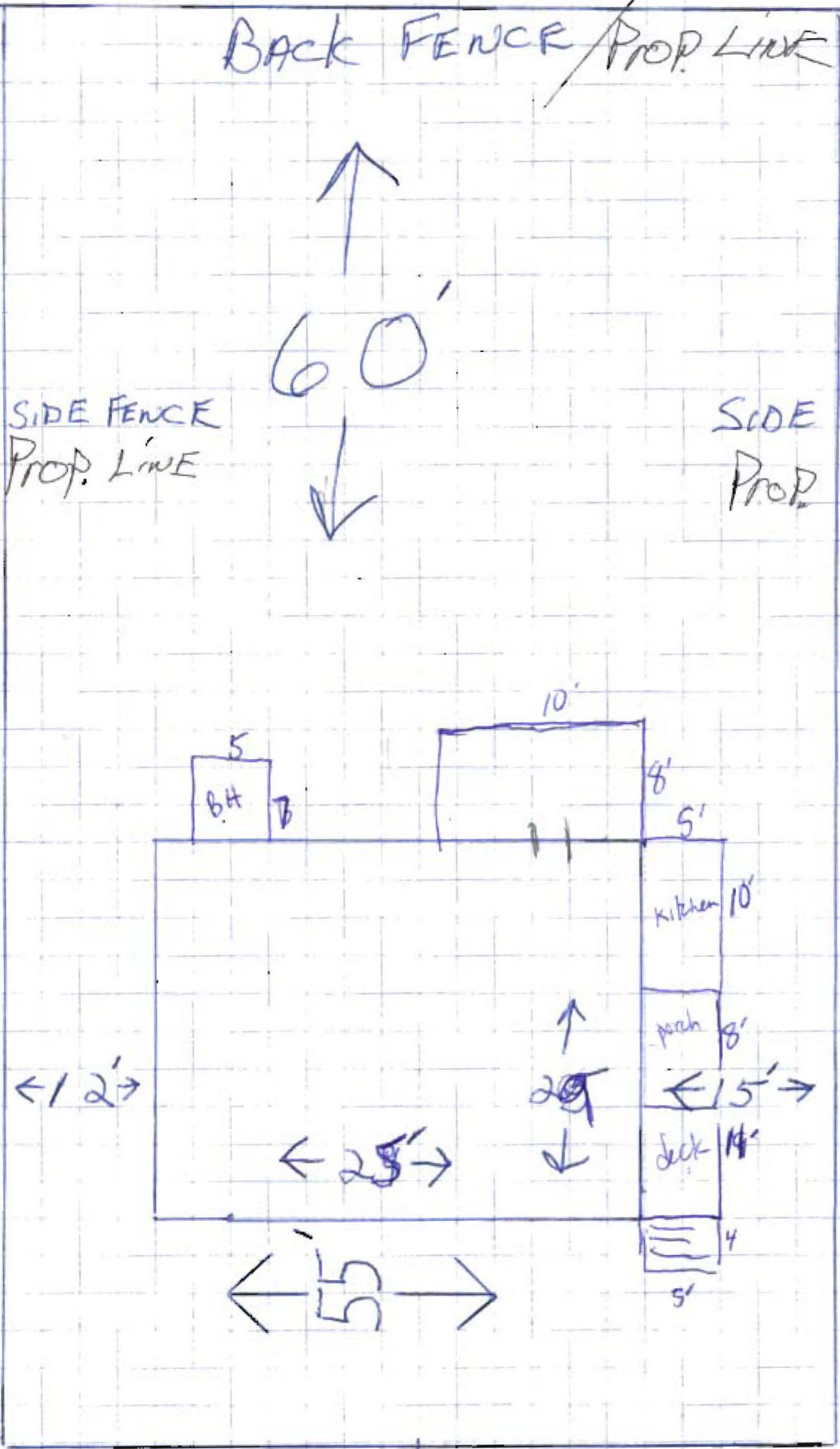
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-







FRONT TO BACK  
86'



17 ELIZABETH ST. PEAKS

# FRAMING SCHEDULE

- 1.) EXISTING FIRST FLOOR IS 2X4 FRAMING
- 2.) AFTER REMOVAL OF HOUSE ROOF, 1ST FLOOR TOP PLATES WILL BE ADJUSTED TO ACCOMMODATE 2"X10" CEILING JOISTS / 2ND FLOOR JOISTS 16" O.C.
- 3.) AFTER A FLOOR OF 5/8" PLYWOOD WALLS WILL BE CONSTRUCTED w/ 2X4 STUDS, 16" O.C., ALL WINDOWS AND DOOR OPENINGS (HEADERS) WILL BE 2"X6"
- 4.) EXTERIOR SHEATHING - 5/8" PLYWOOD - TYPED HOUSE WRAP
- 5.) ALL INTERIOR 2ND FLOOR FLOORS RECEIVE 2ND LAYER OF 5/8" PLYWOOD
- 6.) ROOF FRAMING 2X8" 16" O.C. w/ 5/8" PLYWOOD 2X10 RIDGE POLE
- 7.) WINDOWS - ALL WINDOWS 32" WIDE X 49" HIGH TO INCLUDE 2X6 HEADERS, U-FACTOR MAX. 0.35

87-2-25 →  
17 ELIZABETH ST.  
PEAKS ISLAND

ELIZABETH ST			
		30	
		76	
		29	12
		78	
	60	28	13
		80	
	579	27	14
		82	
	55.8	26	15
		84	
		25	16
		86	
		24	17
		88	
	49.9	23	18
		90	
			19
	22	21	
			20

LUTHER ST

ISLAND

AUF



(A) APARTMENT HOUSE ZONE  
**APPLICATION FOR PERMIT**

PERMIT ISSUED  
 00463  
 APR 20 1956  
 CITY OF PORTLAND

Class of Building or Type of Structure Third Class  
 Portland, Maine, April 9, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~the following building~~ the following building in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Elizabeth St., Peaks Island 87-7-25 Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Mrs. Marian L. Stephenson, Elizabeth St., Peaks Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Fred Stephenson, Elizabeth St., Peaks Island Telephone FO 6-2835  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 6  
 Proposed use of building cottage dwelling house No. families 1  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 1,100. Fee \$ 5.00

**General Description of New Work**

To construct 1-story frame cottage dwelling house 25' x 29'

INSPECTION NOT COMPLETED  
 5/19/56

Permit Issued with Letter

Appeal 4/13/56

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO Fred Stephenson**

**Details of New Work**

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Is connection to be made to public sewer? yes If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent?   
 Height average grade to top of plate 12' Height average grade to highest point of roof 18'  
 Size, front 25' depth 29' No. stories 1 solid or filled land? solid earth or rock? earth  
 Material of foundation concrete piers at least 4' below grade Thickness, top 10" bottom 10" cellar no  
 Material of underpinning cedar posts Height 3' Thickness \_\_\_\_\_  
 Kind of roof pitch-gable Rise per foot 6" Roof covering Asphalt Glass G Und Lab  
 No. of chimneys none 1 Material of chimneys brick of lining \_\_\_\_\_ Kind of heat none fuel \_\_\_\_\_  
 Framing lumber—Kind second hand Dressed or full size? full size  
 Corner posts 1x6 Sills 6x6 <sup>spruce</sup> Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders yes Size 1x6 Columns under girders concrete piers Size 10x10 Max. on centers 7'  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor 2x6, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
 On centers: 1st floor 18", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 24"  
 Maximum span: 1st floor 9' 6", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

**If a Garage**

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED:  
with letter by [signature]

**Miscellaneous**

Will work require disturbing of any tree on a public street? no  
 Will there be in charge of the above work a person competent to \_\_\_\_\_

April 20, 1956

AP - Elizabeth Street, Peaks Island (Assessors' Lot No. 87-Z-25)

Contractor—<sup>o</sup>Fred Stephenson  
Elizabeth Street  
Peaks Island

Owner—<sup>c</sup>Mrs. Marian L. Stephenson  
Elizabeth Street  
Peaks Island

The appeal under the Zoning Ordinance having been sustained, building permit for construction of a single family dwelling 25 feet by 29 feet at the above location is issued herewith based on plans filed with application for permit, but subject to the following conditions:—

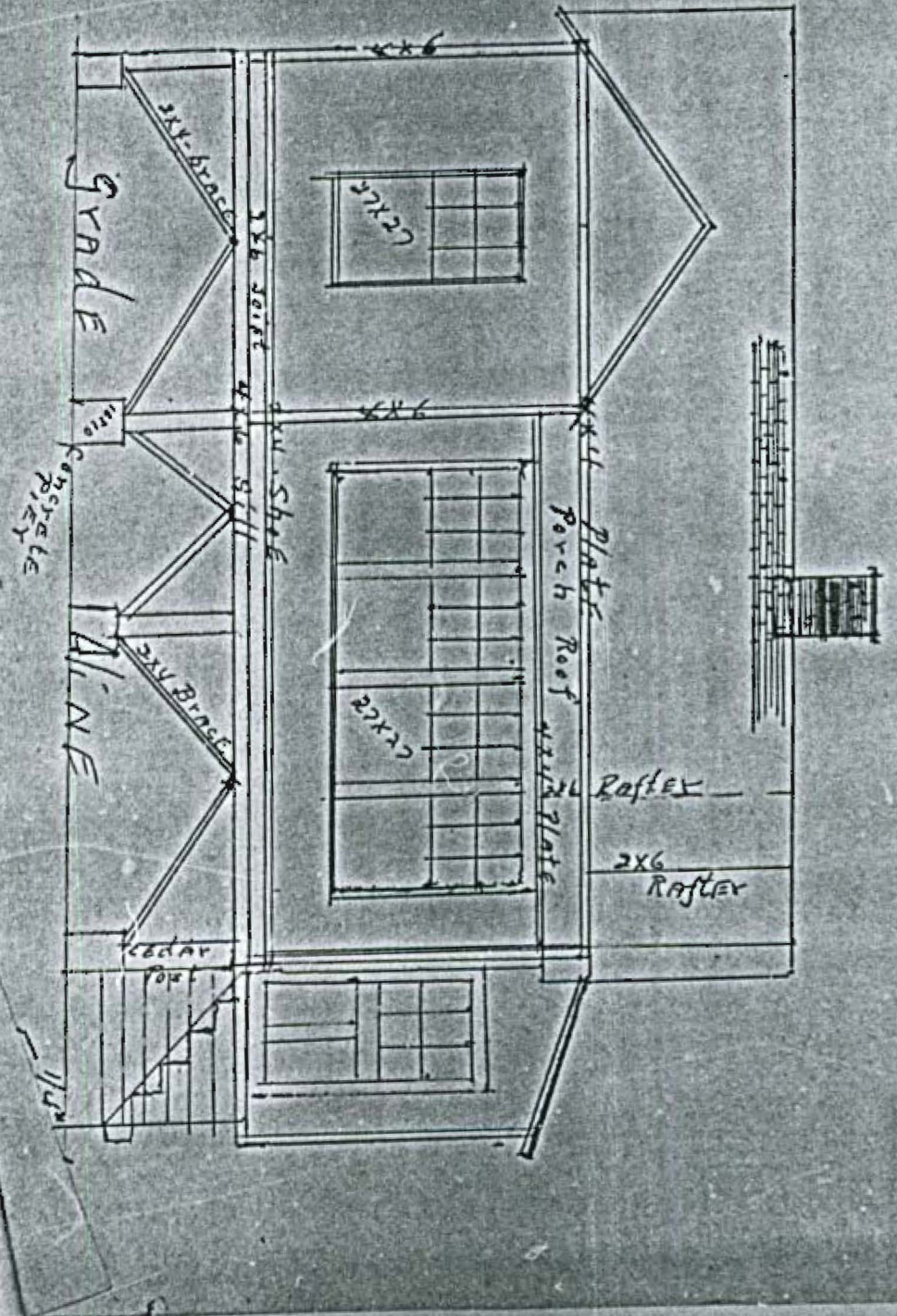
- as discussed with you, distance from enclosed porch on side of building and side lot line is to be not less than 10 feet instead of the 7 feet originally shown on plot plan.
- knee bracing between posts supporting sills beneath front and rear walls is to consist of 4x4 instead of 2x4 shown.
- the 4x6 girders supporting floor do not figure out on spans indicated. Either 6x6 or 4x6 with 2x6 on one side is to be used for this purpose.
- partitions between bedrooms and between kitchen and living room are to be framed with 2x4's spaced 16 inches on centers and floor timbers beneath these partitions are to be doubled. This is because they will form support for ceiling timbers.
- concrete piers are to extend at least 4 feet below and 6 inches above the grade of the ground around them. Provision is to be made to anchor cedar posts to tops of piers.
- unless there are to be supports between each window of front porch, plate will need to be 4x4 or double 2x4 on edge side by side rather than flatwise with one on top of the other.
- if valley rafters are to be used in framing roof over front bedroom, they will need to be no less than double 2x8.
- permit is issued on understanding that all of lumber to be used is to be full size, not dressed, and that studs are to be spaced 16 inches on centers.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

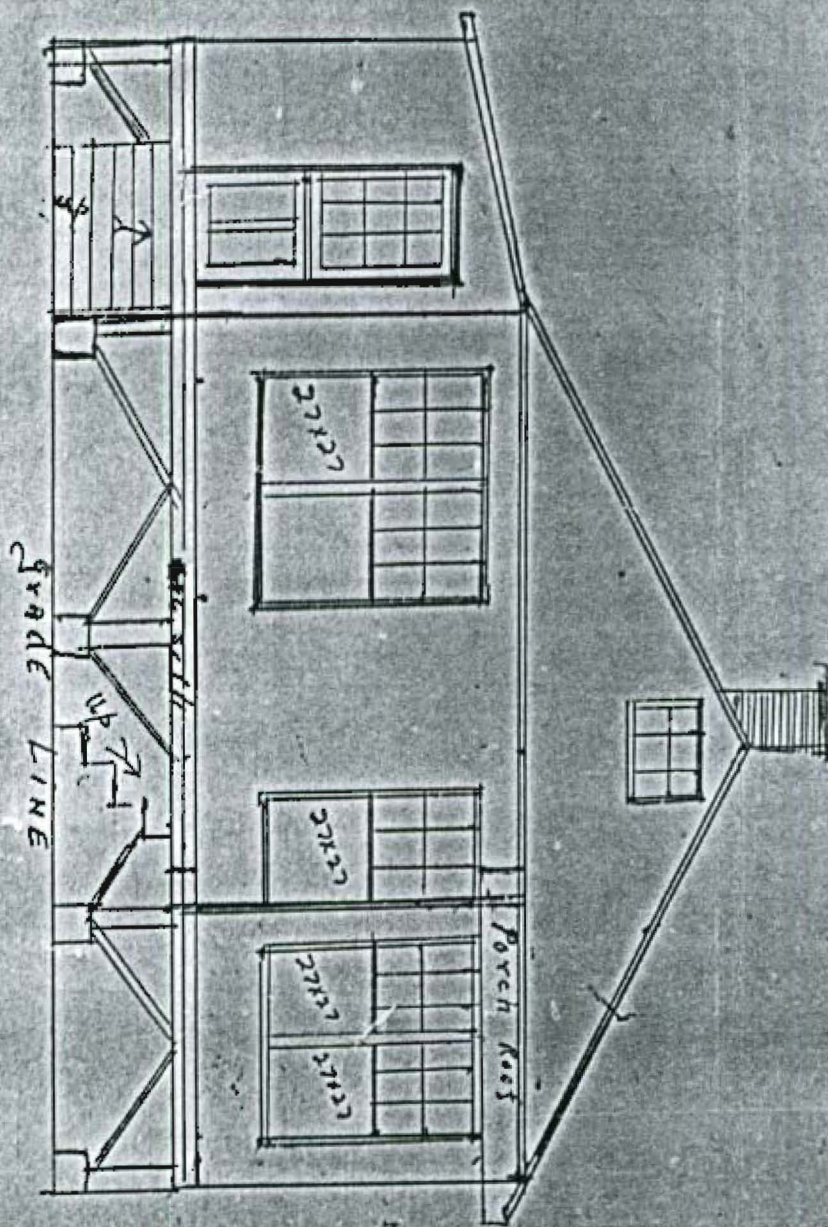
AJS/G

Elizabeth Street, Lot 86

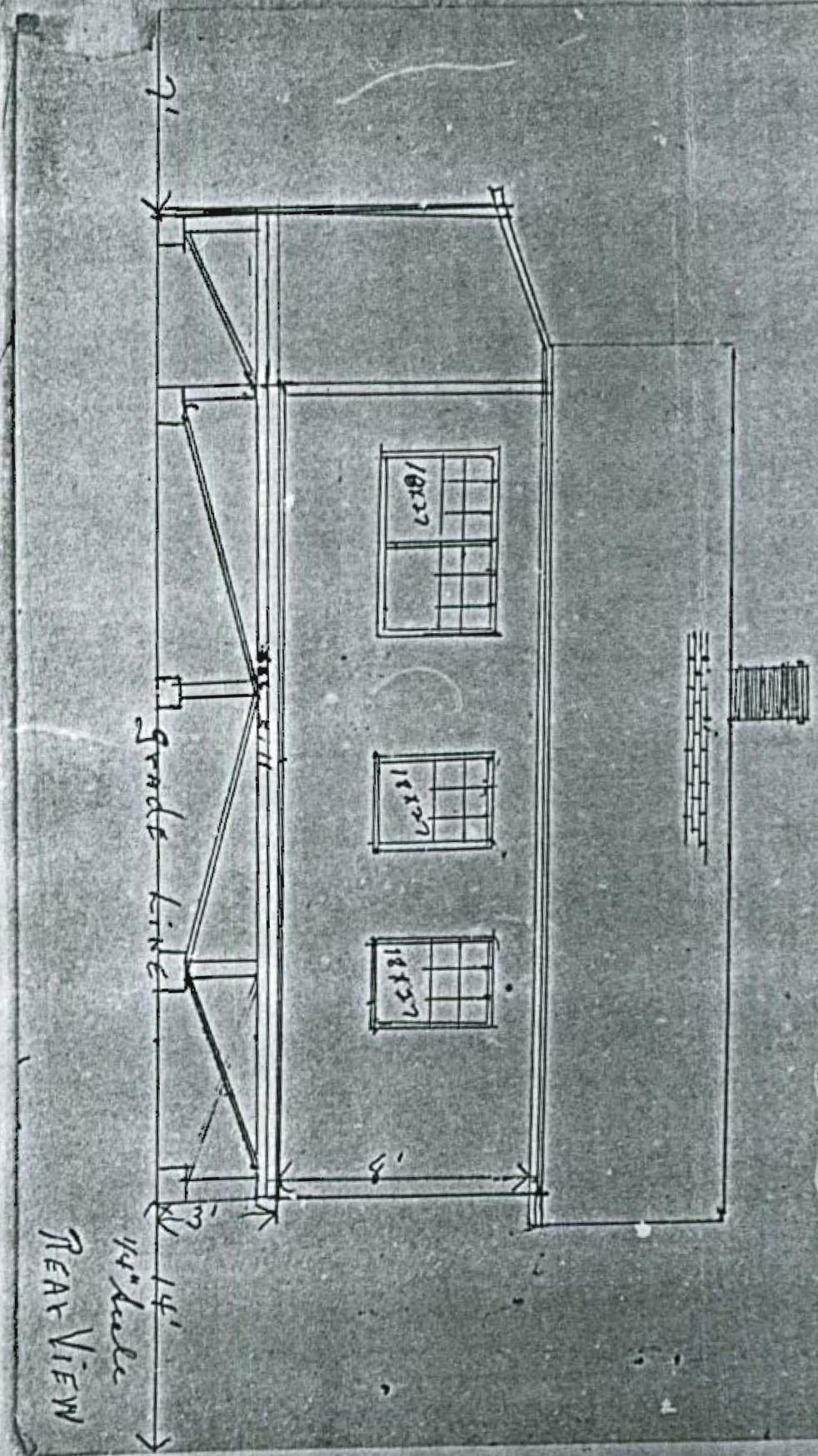




STREET



1/4" Scale  
WEST VIEW



REAR VIEW

14' h  
14' h

Grade Line

21'

6x8

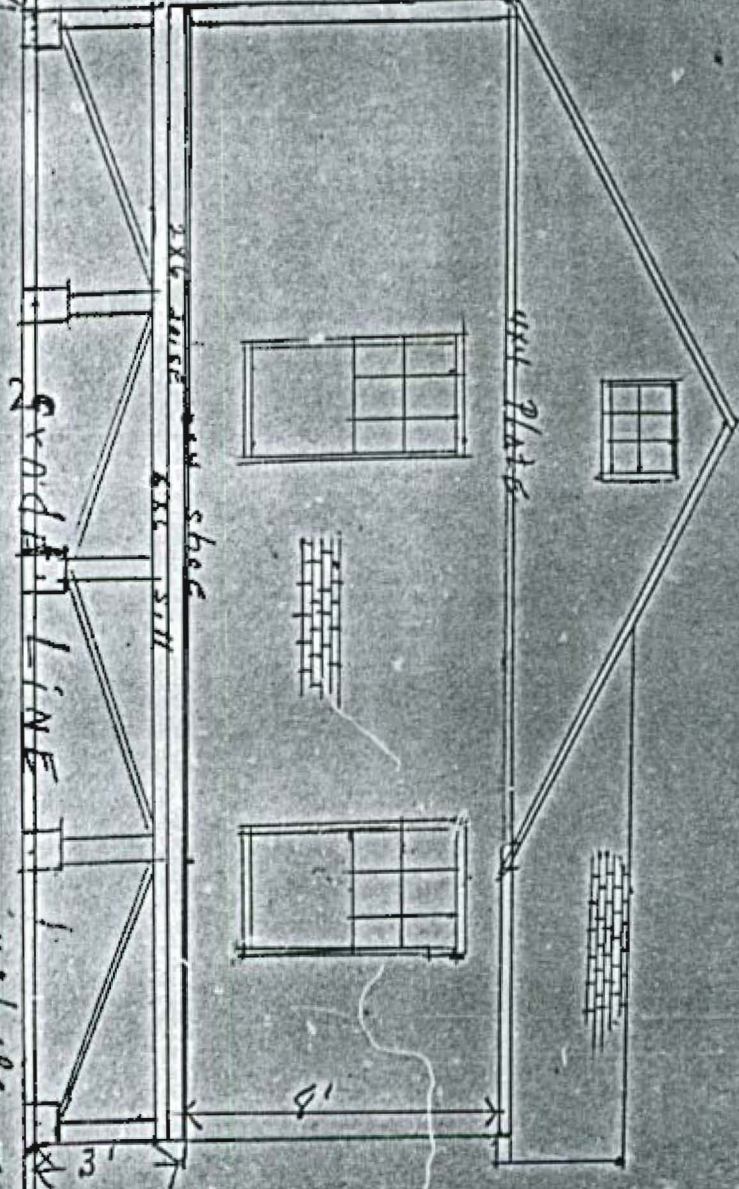
6x8

6x8

8'

REAR LINE

52'



SQUAD LINE

1 1/2\" diameter

STREET

6'

DATE: April 13, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Marism L. Stephenson  
AT Elizabeth Road - Pease Island

Public hearing on the above appeal was held before the Board of Appeals

BOARD OF APPEALS

VOTE

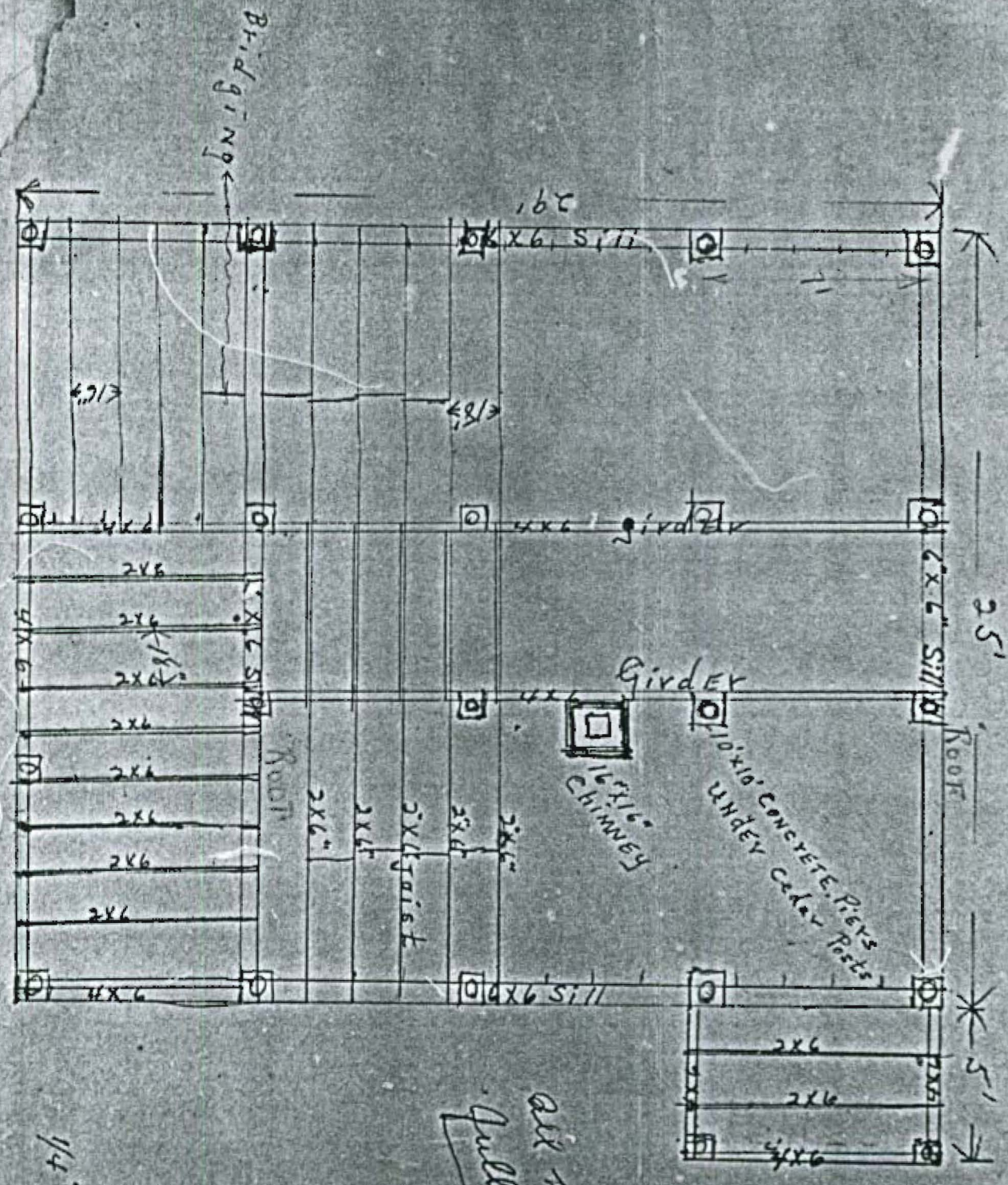
MUNICIPAL OFFICERS

Edward T. Colley  
William H. O'Brien  
Ruth D. Walsh  
John W. Lake  
Perley J. Lessard

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Record of Hearing:

NO OPPOSITION



1/4" Scale

All number  
full size

# BUILDING PERMIT INSPECTION PROCEDURES

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 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.

- 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.

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

[Signature]  
Signature of Applicant/Designee

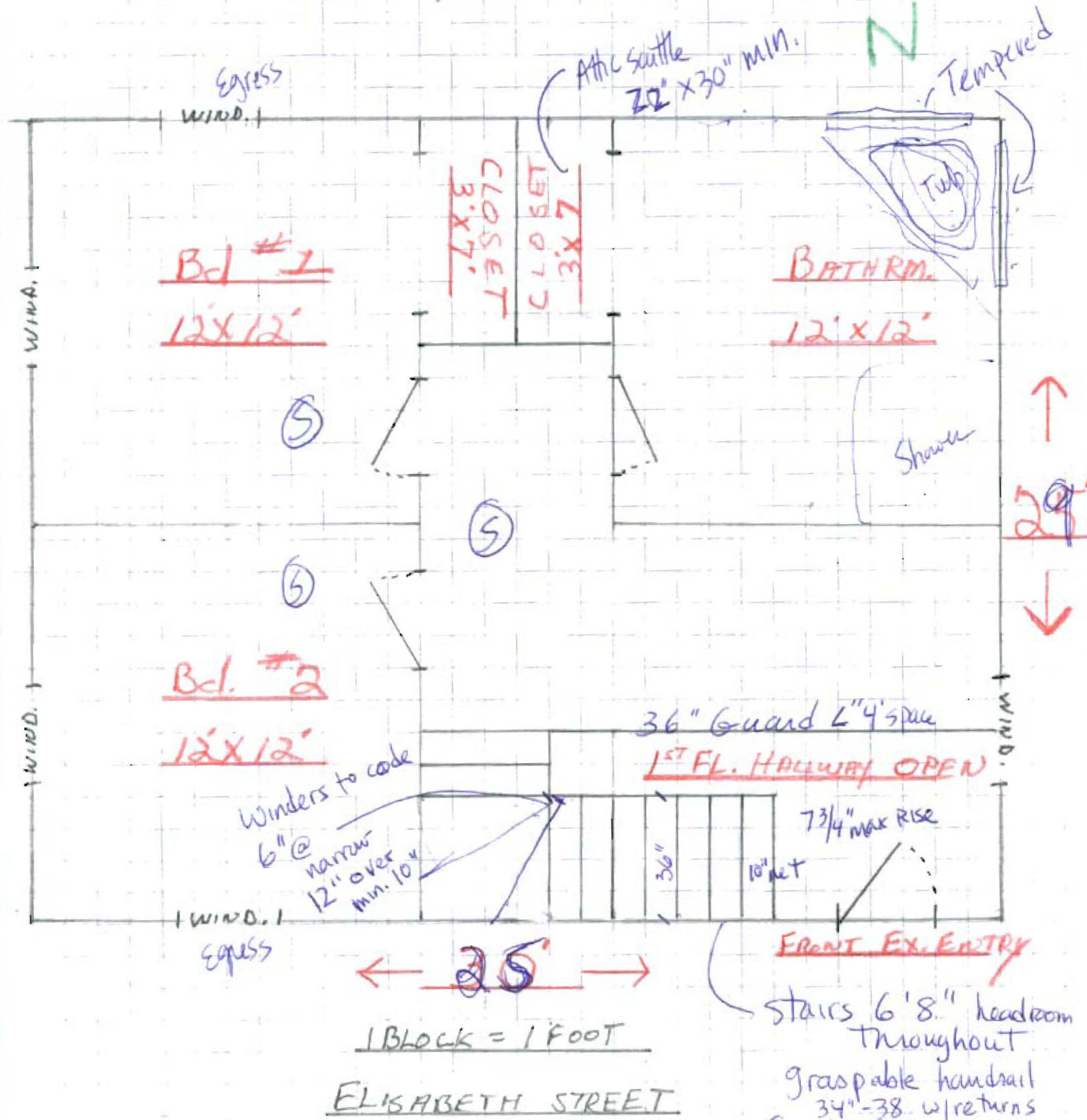
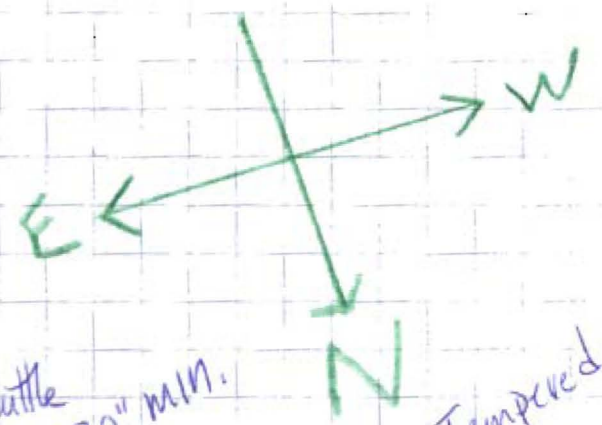
11  
Date

[Signature]  
Signature of Inspections Official

12/1/05  
Date

CBL: 87-2-25 Building Permit #: 05-1710

2<sup>ND</sup> FL. ADDITION AT  
ELIZABETH ST  
PEAKS ISLAND, ME



ENTRY  
TO  
CELLAR  
7'x5'  
355ft

Add  
90 SF  
Deck

BACK DECK  
10' x 8'



EXISTING HOUSE 29'x25'  
w/ 5' x 10' addition

ATTIC SPACE OVER  
4' = 6' x 25' = 150 sqft

SqFT TOTAL = 1290 sqft

EXISTING  
INTERIOR

Rebuild  
EXISTING DECK  
5' x 19'

EXTERIOR ENTRY  
5' x 10'



# Foot Print

$$29' \times 25' = 725 \checkmark$$

$$5' \times 10' = 50 \checkmark$$

$$7' \times 5' = 35 \checkmark$$

$$10' \times 8' = 80 \checkmark$$

$$5' \times 19' = 95 \checkmark$$

+ STEPS

New  $5' \times 10' =$  Front Porch  $50 \checkmark$

New  $9' \times 10' =$  deck rear  $90 \checkmark$

$$1140 \text{ sq FT}$$

X 50%

$$\textcircled{570 \text{ sq FT}} \text{ Expansion}$$

Attic =  $6 \times 25 = 150 \text{ SF}$   
AT 4' HT

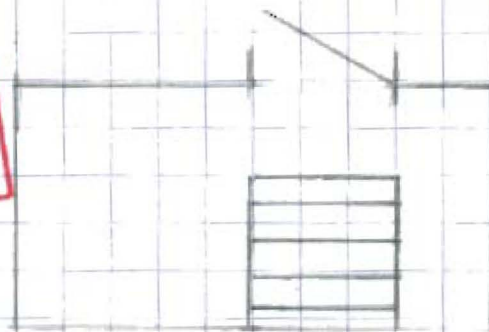
$$\begin{array}{r} 725 \\ - 150 \\ \hline \textcircled{575 \text{ SF}} \end{array}$$

OK



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
DEC - 1 2005  
RECEIVED

5' x 10' ENTRY DECK  
OVERVIEW



RAILINGS  
38" HIGH w/ 3/4" BALUSTER SPACING

5/4" DECKING (P.T.)

double  
rims

2x8 JOISTS  
16" OC

4x6 P.T.  
POSTS

6" SONOMA  
TUBES

GROUND

↑ 3'  
↓  
↑ 4'  
↓

graspable handrail  
w/ returns

STAIRS →

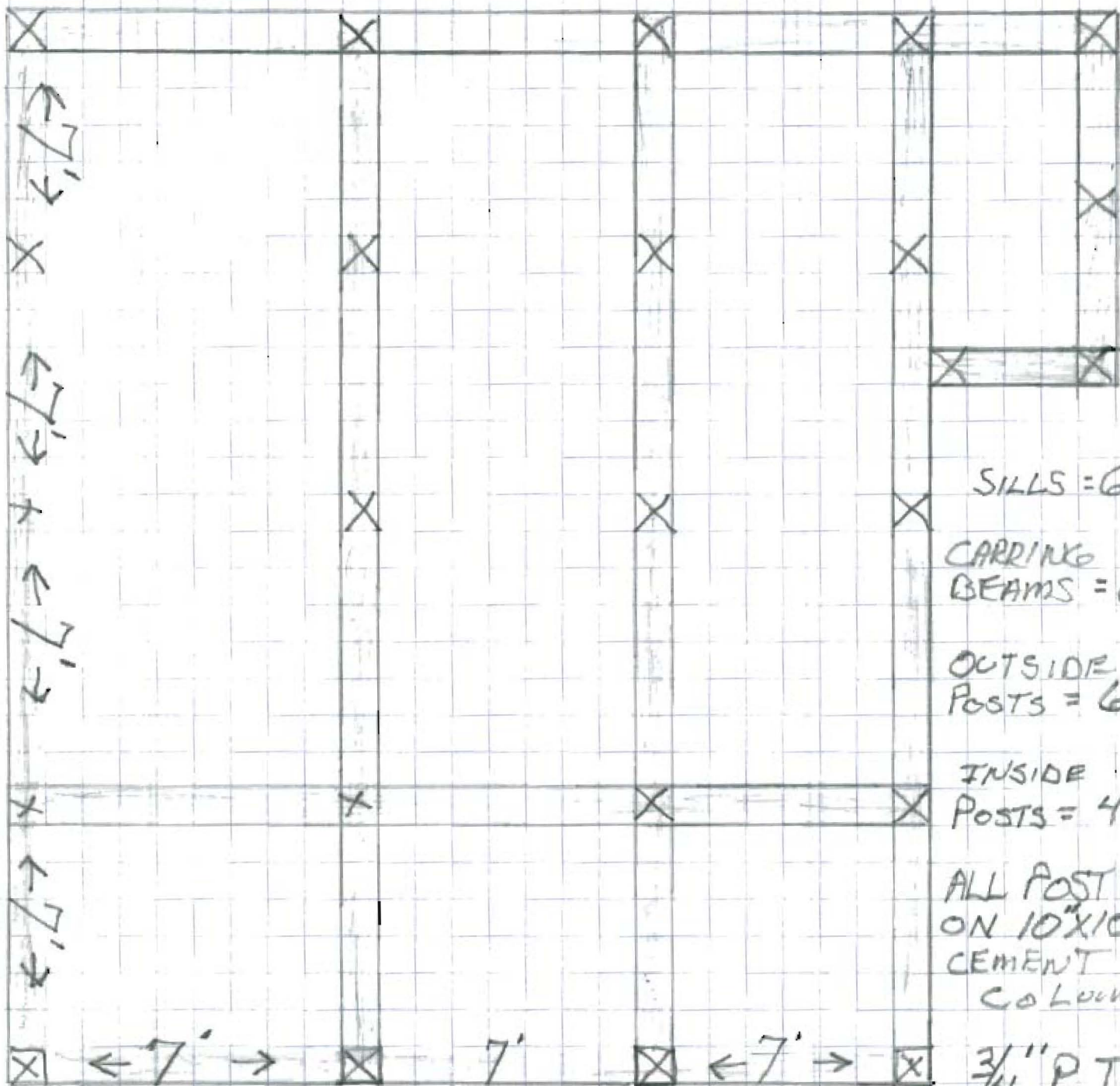
MAX. 7 3/4" RIZER

MIN. 10" TREAD

LIZA LYNCH

17 ELIZABETH ST  
PEAKS 04108

BACK



SILLS = 6"X6"

CARRIAGE BEAMS = 6"X6"

OUTSIDE POSTS = 6"X10"

INSIDE POSTS = 4"X6"

ALL POST SIT ON 10"X10" CEMENT COLUMNS

3/4" P.T.

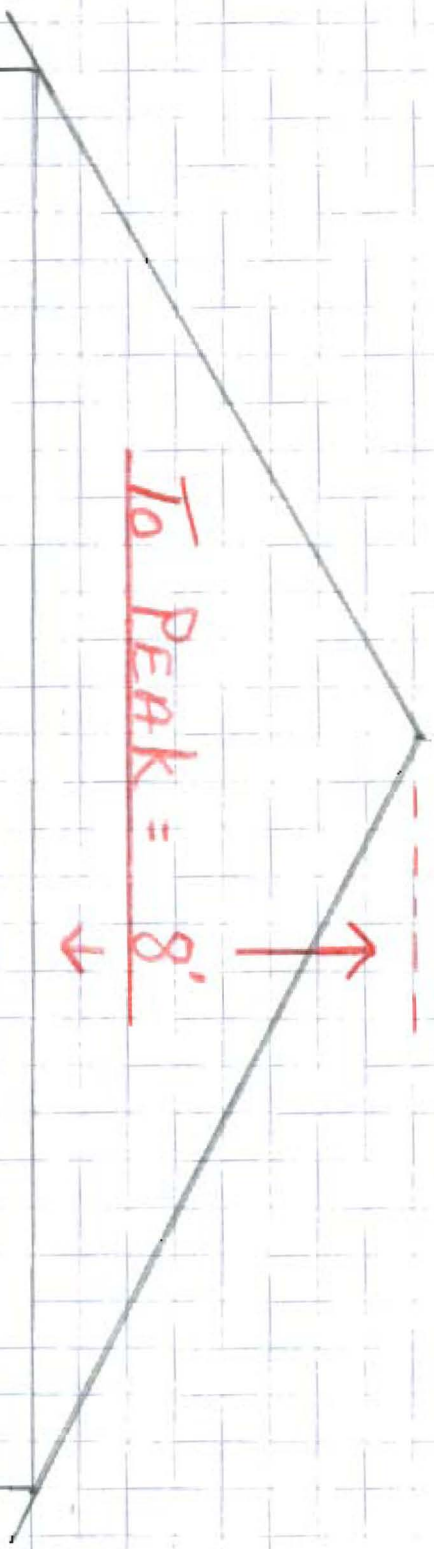
PLYWOOD ENCLOSURE

FRONT

17 ELIZABETH ST  
FOUNDATION



ELEVATION 27'



TO PEAK = 8'

2<sup>ND</sup> FLOOR = 8'

1<sup>ST</sup> FLOOR = 8'

FOUNDATION = 3'

25' Front

30yr ASPHALT  
SHINGLES  
ICE/WATER  
5/8" CDX

2"X10"  
RIDGE  
2"X6 collars

2"X8"  
RAFTER  
16" O.C.

R-38

2"X10" JOIST 16" O.C.

DOUBLE 2"X6"  
TOP PLATE

WINDOW HEADER  
2"X6"

2"X6" STUDS

2"X6" SOLE PLATE

2ND FLOOR

- R-19 ALL INTERIOR WALLS  
2"X6", w/ 2"X6" HEADERS  
FOR DOORWAYS AND WINDOWS

DOUBLE 5/8" FLOORING

2"X10" JOISTS 16" O.C.