

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ANGELA FAETH

Located At 51 ELIZABETH ST

Job ID: 2012-08-4843-ALTR

CBL: 087-Z-031-001


has permission to Remove and rebuild deck/porch

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-08-4843-ALTR

Located At: 51 ELIZABETH ST

CBL: 087- Z-031-001

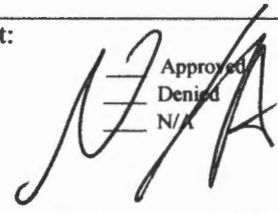
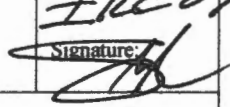
## **Conditions of Approval:**

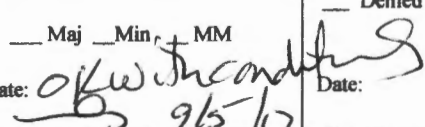
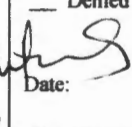

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The proposed work is based upon the removal of portions of other decking to allow the construction of the new deck. All such removals are a condition of this approval to keep the property in compliance with zoning.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

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

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

Job No: 2012-08-4843-ALTR	Date Applied: 8/30/2012 21	CBL: 087- Z-031-001	
Location of Construction: 51 ELIZABETH ST, P.I.	Owner Name: ANGELA FAETH & STEVE BUSHEY	Owner Address: 51 ELIZABETH ST PEAKS ISLAND, ME 04108	Phone: 766-5605
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 BOOTHBY AVE SOUTH PORTLAND MAINE 04106	Phone: (207) 939-6572
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: IR-2
Past Use: Single family dwelling	Proposed Use: Same: Single Family dwelling- To remove portions of existing deck to build new 12' x12' deck and stairs	Cost of Work: \$6,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: 12.5 Type: SB IRC 09
		Signature: 	Signature: 
Proposed Project Description: Remove and rebuild deck/porch		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	<b>Zoning Approval</b>		
<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date:  9/5/12	<b>Zoning Appeal</b> <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: 	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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: 
	<b>CERTIFICATION</b>		

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



# General Building Permit Application

Entered 8/30/12  
135

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.

# 2012-08-4843-ALTR

IR-2

Location/Address of Construction: <u>51 Elizabeth Street Peaks Island</u>		
Total Square Footage of Proposed Structure/Area <u>145</u>	Square Footage of Lot <u>9159</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>087</u> Block# <u>2031</u> Lot# <u>832</u>	Applicant: (must be owner, lessee or buyer) Name <u>Travis Berube</u> Address <u>67 Boothby Ave</u> City, State & Zip <u>S. Portland, ME 04106</u>	Telephone: <u>207-939-6572</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>Steve Bushey and Angela Faeth</u> Address <u>51 Elizabeth St</u> City, State & Zip <u>Portland, ME 04108</u>	Cost of Work: <u>\$6,000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>80</u>
<p>RECEIVED AUG 29 2012</p> <p>Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u>          If vacant, what was the previous use?          Proposed specific use:          Is property part of a subdivision? <u>No</u> If yes, please name          Project description: <u>Remove portions of existing deck and build new 12'x12' Porch</u></p>		
Contractor's name: <u>Travis Berube</u>		Email: <u>tberube@maine.rr.com</u>
Address: <u>67 Boothby Ave</u>		Telephone: <u>939-6572</u>
City, State & Zip: <u>South Portland, ME 04106</u>		Telephone: <u>766-5605</u>
Who should we contact when the permit is ready: <u>Angela Faeth</u>		Telephone: <u>766-5605</u>
Mailing address: <u>51 Elizabeth St Peaks Island, ME 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.

9/11  
do not send

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: [Signature] Date: 8/19/12

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

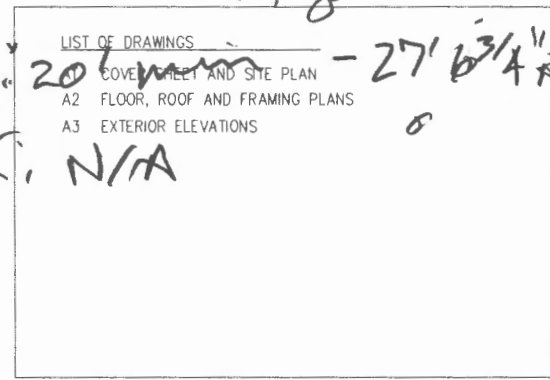
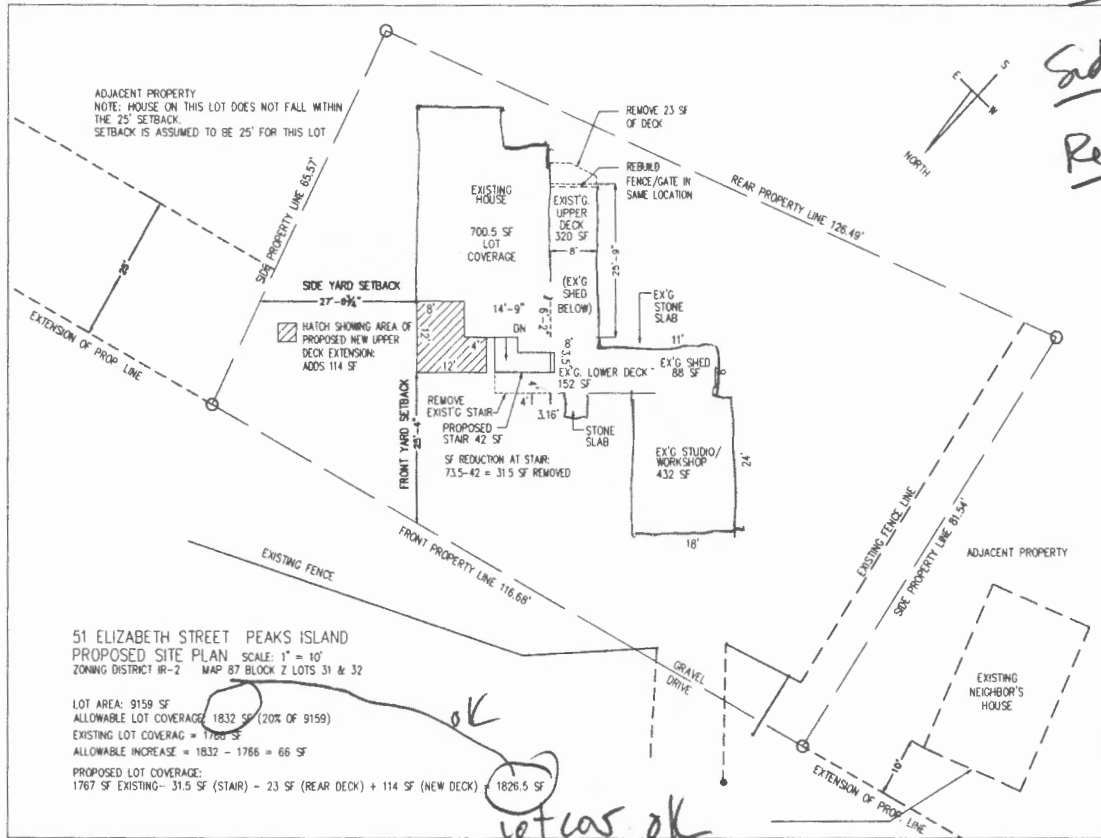
Plans are on-line under C-B-2 -  
 The house come out real late  
 But can see better on-line

NOT in Shoreland.  
 NOT in Floodplain

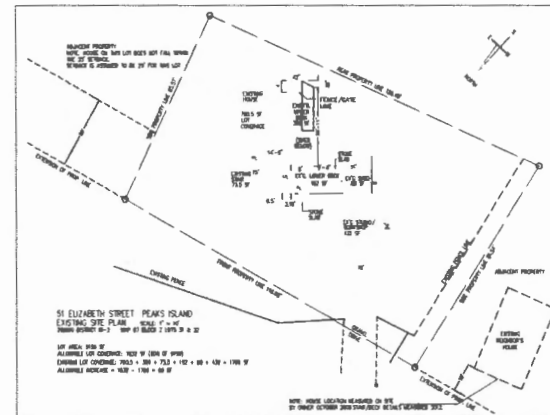
I R-2 Zone  
 Front: 25' min - showing 25' 4"  
 on average at closest

Side: 20' min - 27' 6 3/4" at closest  
 Rear: N/A

Issued/Revised		
No	Date	Description
1	8.7.2012	Issued Per Permit
2		
3		
4		
5		



August 7, 2012  
 Issued  
 for Permit



Key Plan  
 See to scale

Faeth-Bushey House

Angela Faeth & Steve Bushey  
 51 Elizabeth Street  
 Peaks Island, Maine 04108

Drawing Title  
**Cover Sheet  
 and Site Plan**

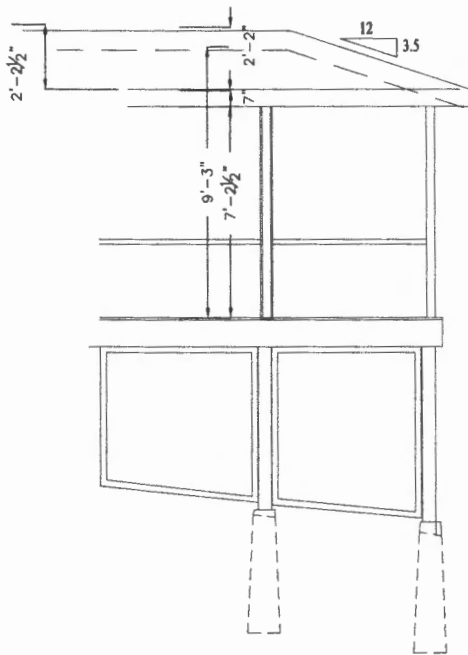
Scale: \_\_\_\_\_ As noted  
 Date: 7 AUGUST 2012  
 Project No: 0412  
 Drawing No. \_\_\_\_\_

Faeth-Bushey House 51 Elizabeth Street Peaks Island, Maine 04108  
 Issued for Permit August 7, 2012

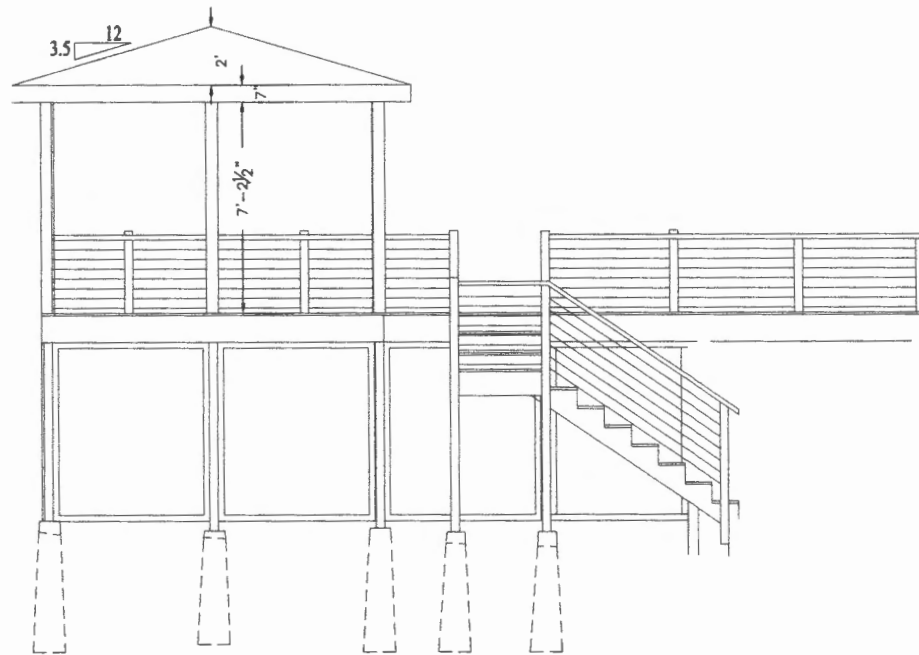
A1

Issued/Revised		
No.	Date	Description
1	8.7.2012	Issued for Permit
2		
3		
4		
5		

August 7, 2012  
 Issued  
 for Permit



1 EAST ELEVATION  
 1/8"=1'-0"



2 NORTH ELEVATION  
 1/8"=1'-0"

Key Plan  
 No arrow



Faeth-Bushey House

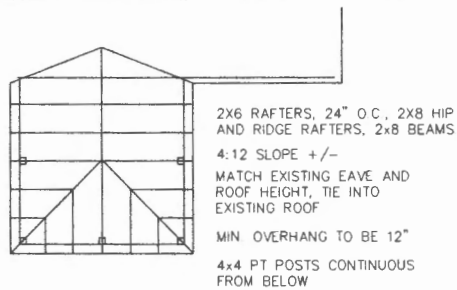
Angela Faeth & Steve Bushey  
 51 Elizabeth Street  
 Peaks Island, Maine 04108

Drawing Title

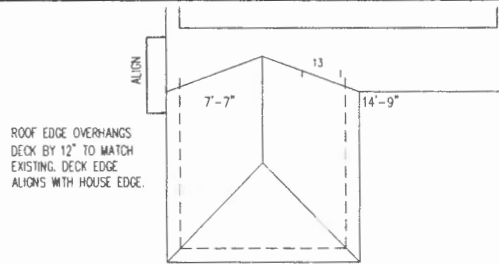
Exterior  
 Elevations

Scale: As noted  
 Date: 7 AUGUST 2012  
 Project No.: 04.12  
 Drawing No.:

A3



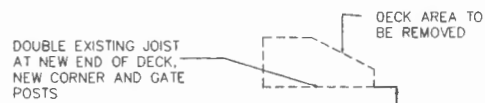
1 ROOF FRAMING PLAN  
 1/4"=1'-0"



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

Issued/Revised		
No.	Date	Description
1	8.7.2012	Issued for Permit
2		
3		
4		
5		

August 7, 2012  
 Issued  
 for Permit



REMOVE AND REBUILD ENTIRE EXISTING DECK INCLUDING FRAMING AT THIS SIDE OF SHED. AS PART OF NEW DECK.

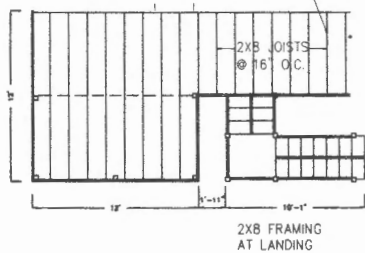
LEDGER AT HOUSE AND GIRDERS AT PORCH AREA 2X10 OR 2X12 (TO ACCOMMODATE FUTURE SCREEN FRAMES)

2X10 JOISTS @ 16" O.C. AT 12' X 12' PORCH WITH CONTINUOUS 2X10 BLOCKING ALONG CENTER LINE

JOIST HANGERS AT ALL JOISTS

6X6X4 PT POSTS ON CONCRETE FOOTINGS, CONTINUOUS TO ROOF

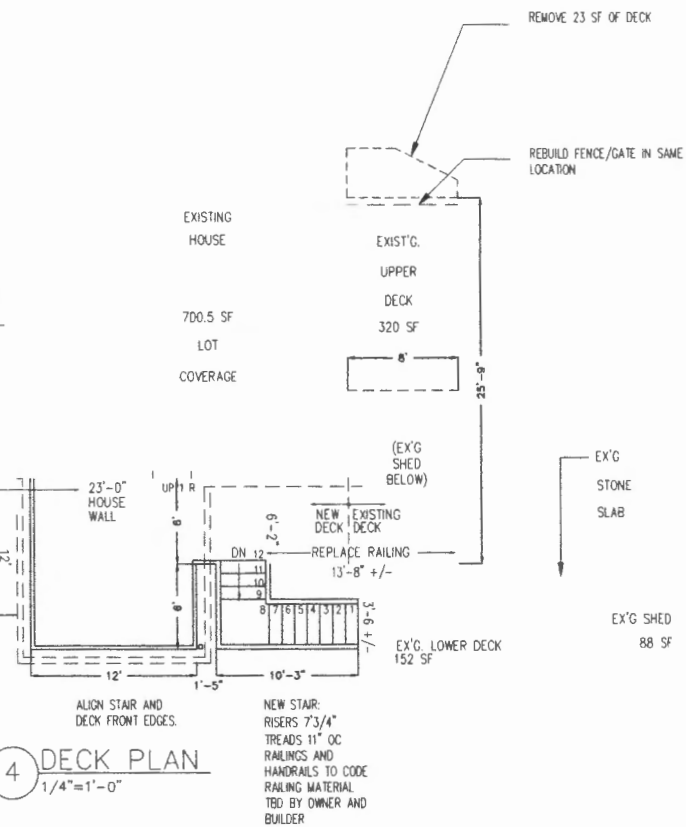
2X STAIR STRINGERS



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

NOTE: NEW DECKING WILL MEET EXIST'G DECKING WHICH IS NOT LEVEL. BUILDER TO MAKE CODE-COMPLIANT CONNECTION.

5/4X6 DECKING OVER 2X8 JOISTS/2X12 GIRDERS  
 ROOF EDGE OVERHANGS DECK BY 12" TO MEET EXISTING. DECK EDGE ALIGNS WITH HOUSE EDGE.  
 46" NEW CONTINUOUS GUTTER WITH ONE DOWNSPOUT.



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

NEW STAIR: RISERS 7 3/4" TREADS 11" OC RAILINGS AND HANDRAILS TO CODE RAILING MATERIAL TO BE DETERMINED BY OWNER AND BUILDER

Key Plan  
 See to scale

Faeth-Bushey House

Angela Faeth & Steve Bushey  
 51 Elizabeth Street  
 Peaks Island, Maine 04108

Drawing Title  
**Framing, Deck, and Roof Plans**

Scale	As notated
Date	7 AUGUST 2012
Project No.	04.12
Drawing No.	

A2





# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 3327  
**Tender Amount:** 80.00

## Receipt Header:

**Cashier Id:** bsaucier  
**Receipt Date:** 8/30/2012  
**Receipt Number:** 47686

## Receipt Details:

Referance ID:	7840	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-08-4843-ALTR - Remove and rebuild deck/porch			
Additional Comments: 51 Elizabeth St. PI			

**Thank You for your Payment!**

Issued/Revised		
No	Date	Description
1	8.7.2012	Issued for Permit
2		
3		
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5		

August 7, 2012  
Issued  
for Permit

Key Plan  
NOT TO SCALE

**Faeth-Bushey House**

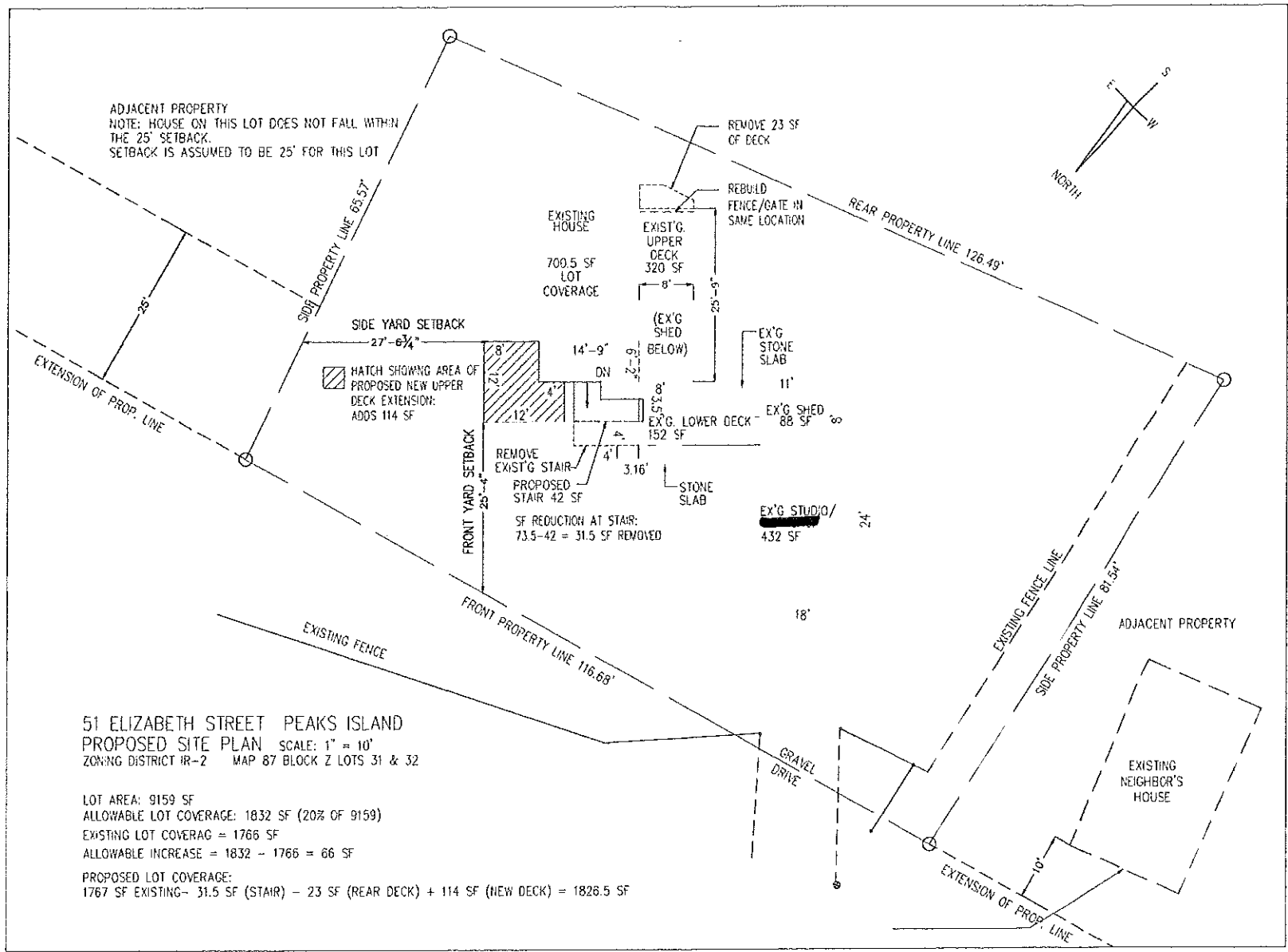
Angela Faeth & Steve Bushey  
51 Elizabeth Street  
Peaks Island, Maine 04108

Design Title  
**Cover Sheet  
and Site Plan**

Scale: As noted  
Date: 7 AUGUST 2012  
Project No: 04.12  
Drawing No:

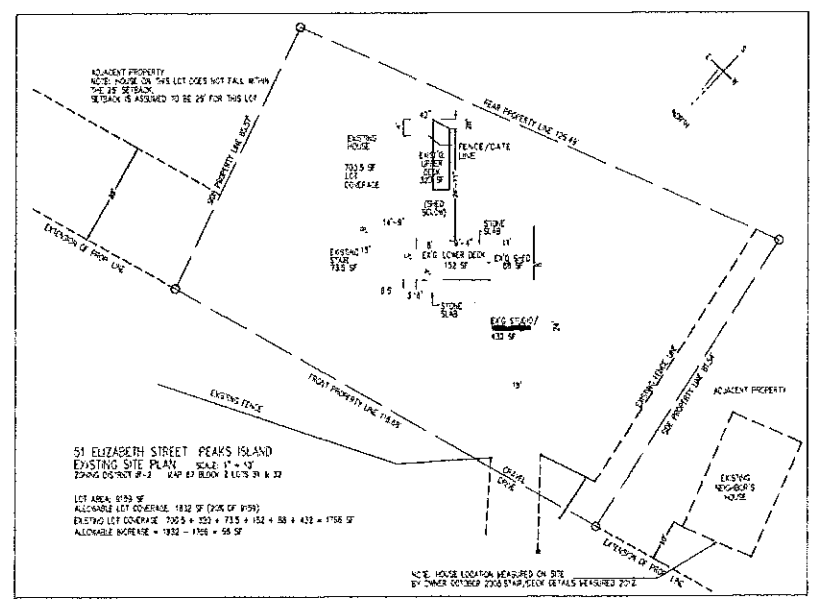
**A1**

- LIST OF DRAWINGS**
- A1 COVER SHEET AND SITE PLAN
  - A2 FLOOR, ROOF AND FRAMING PLANS
  - A3 EXTERIOR ELEVATIONS



51 ELIZABETH STREET PEAKS ISLAND  
PROPOSED SITE PLAN SCALE: 1" = 10'  
ZONING DISTRICT IR-2 MAP 87 BLOCK Z LOTS 31 & 32

LOT AREA: 9159 SF  
ALLOWABLE LOT COVERAGE: 1832 SF (20% OF 9159)  
EXISTING LOT COVERAGE = 1766 SF  
ALLOWABLE INCREASE = 1832 - 1766 = 66 SF  
PROPOSED LOT COVERAGE:  
1767 SF EXISTING - 31.5 SF (STAIR) - 23 SF (REAR DECK) + 114 SF (NEW DECK) = 1826.5 SF

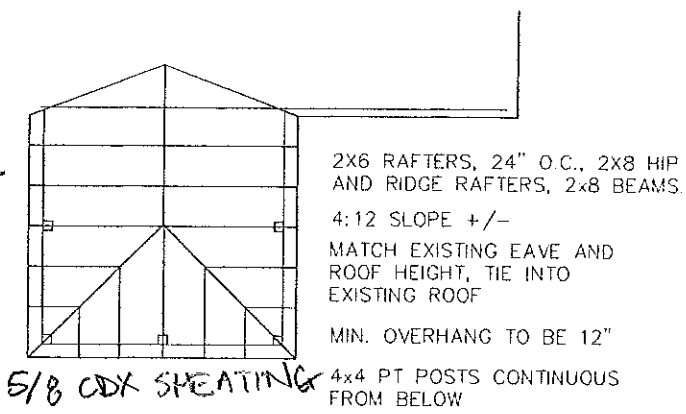


51 ELIZABETH STREET PEAKS ISLAND  
EXISTING SITE PLAN SCALE: 1" = 10'  
ZONING DISTRICT IR-2 MAP 87 BLOCK Z LOTS 31 & 32

**Faeth-Bushey House 51 Elizabeth Street Peaks Island, Maine 04108**  
Issued for Permit August 7, 2012

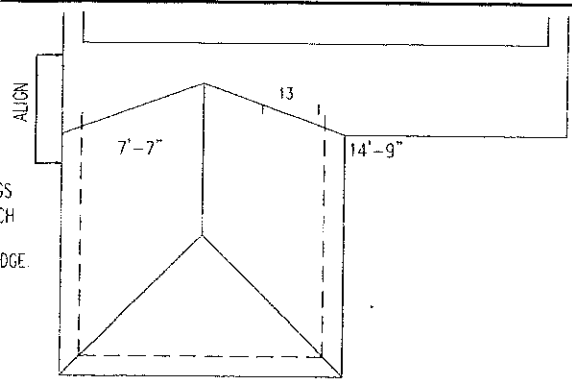
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No	Date	Description
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2x8  
CEILING  
JOISTS ABOVE  
GIRDERS



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

ROOF EDGE OVERHANGS DECK BY 12" TO MATCH EXISTING. DECK EDGE ALIGNS WITH HOUSE EDGE.

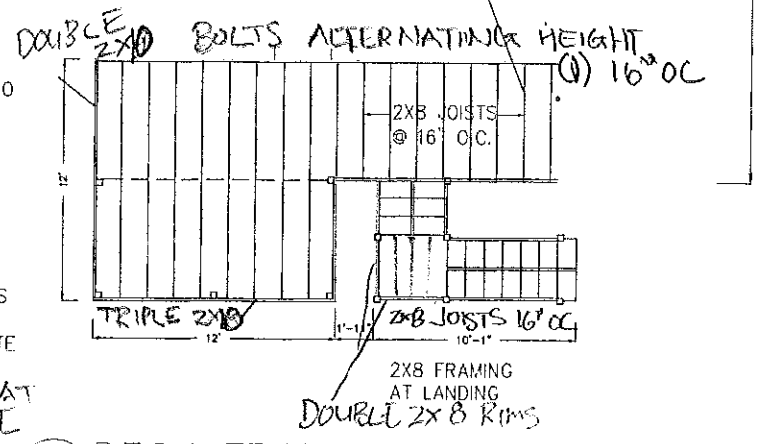


2 ROOF PLAN  
1/4"=1'-0"

August 7, 2012  
Issued  
for Permit

DOUBLE EXISTING JOIST AT NEW END OF DECK. NEW CORNER AND GATE POSTS  
DECK AREA TO BE REMOVED

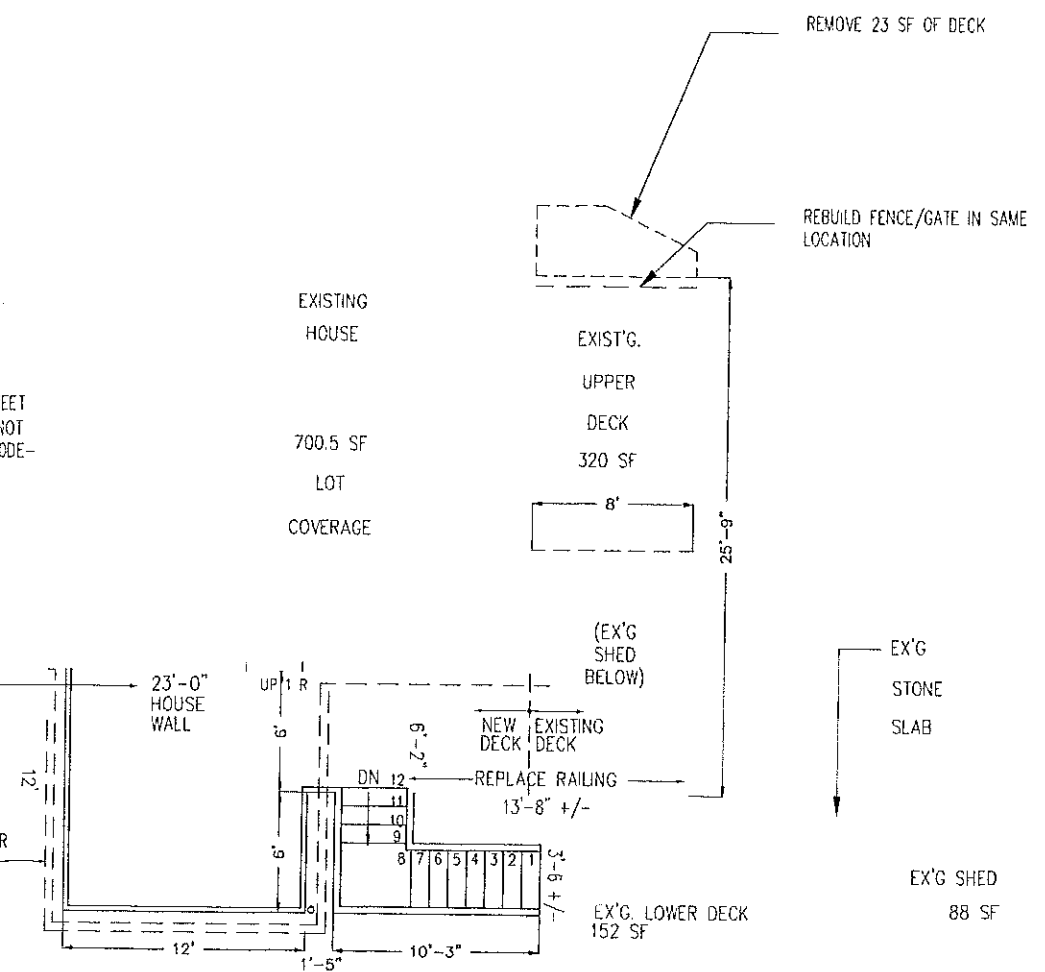
REMOVE AND REBUILD ENTIRE EXISTING DECK INCLUDING FRAMING AT THIS SIDE OF SHED. AS PART OF NEW DECK.



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

NOTE: NEW DECKING WILL MEET EXIST'G DECKING WHICH IS NOT LEVEL. BUILDER TO MAKE CODE-COMPLIANT CONNECTION.

5/4x6 DECKING OVER 2x8 JOISTS/2x12 ORDERS  
ROOF EDGE OVERHANGS DECK BY 12" TO MEET EXISTING. DECK EDGE ALIGNS WITH HOUSE EDGE. 48' NEW CONTINUOUS GUTTER WITH ONE DOWNSPOUT.



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

Key Plan  
North

Faeth-Bushey House

Angela Faeth & Steve Bushey  
51 Elizabeth Street  
Peaks Island, Maine 04108

Drawing Title  
Framing, Deck, and Roof Plans

Sak	As noted
Date	7 AUGUST 2012
Project No.	0412
Drawing No.	

A2

Issued/Revised		
No	Date	Description
1	8.7.2012	Issued for Permit
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August 7, 2012  
Issued  
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Key Plan  
N.A. 10000



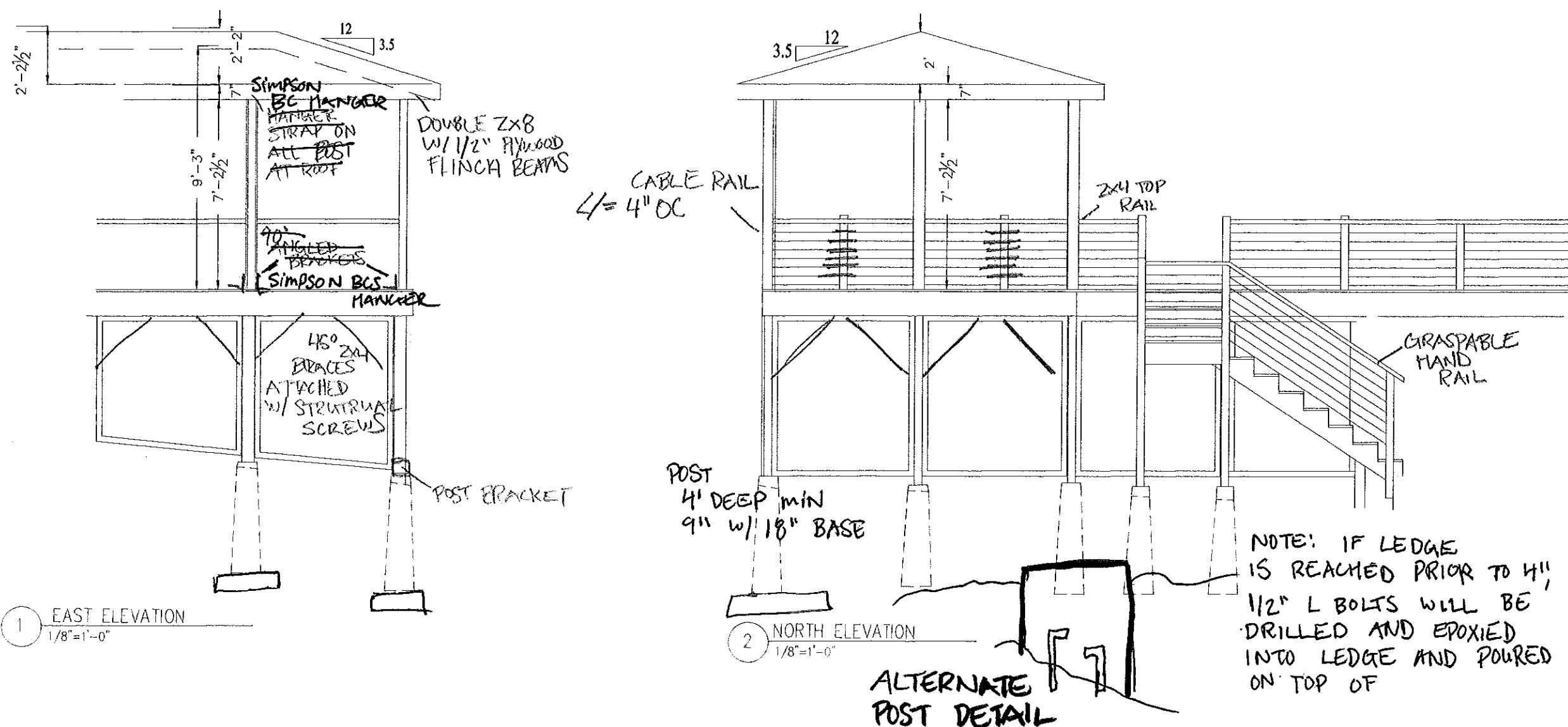
Faeth-Bushey House

Angela Faeth & Steve Bushey  
51 Elizabeth Street  
Peaks Island, Maine 04108

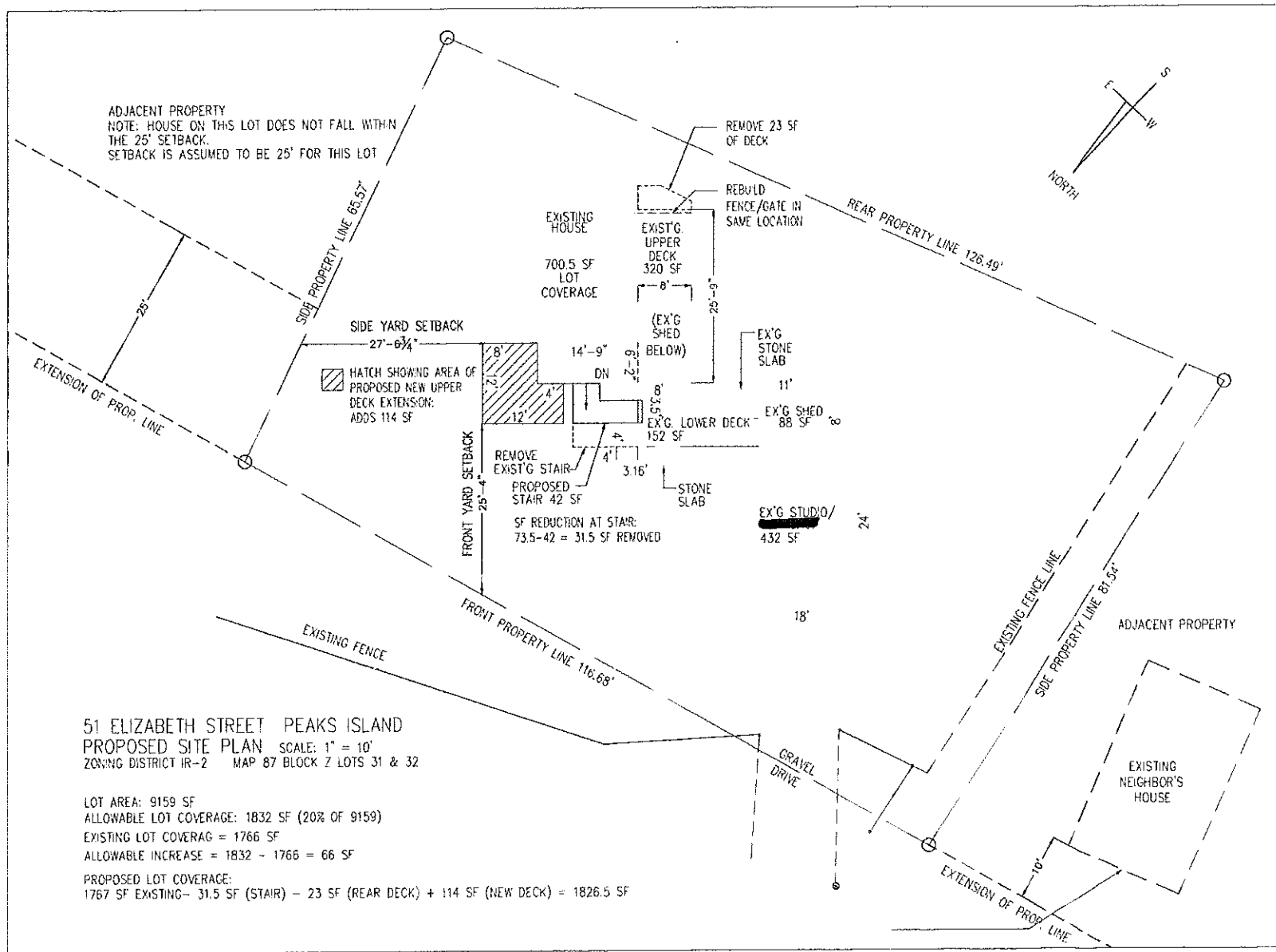
Drawing Title  
Exterior  
Elevations

Scale As noted  
Date 7 AUGUST 2012  
Project No. 04.12  
Drawing No.

A3



Issued/Revised		
No	Date	Description
1	6/7/2012	Issued for Permit
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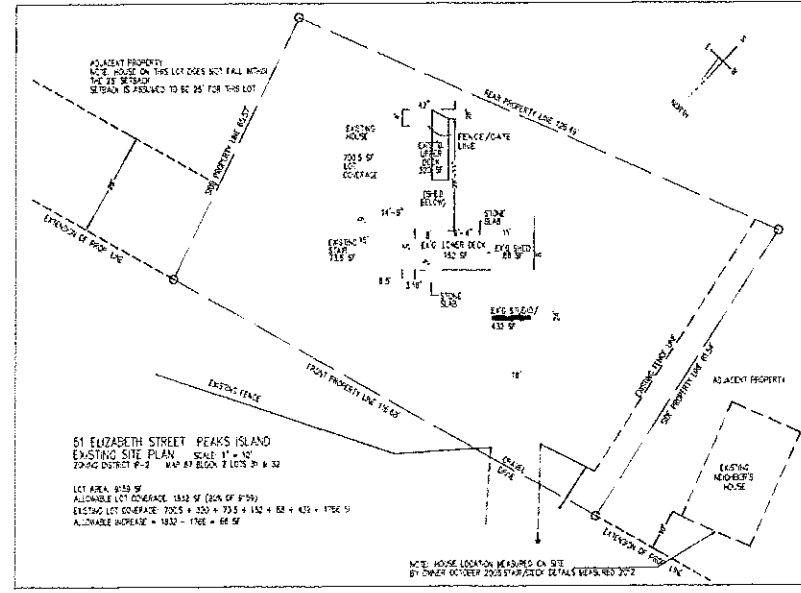


51 ELIZABETH STREET PEAKS ISLAND  
 PROPOSED SITE PLAN SCALE: 1" = 10'  
 ZONING DISTRICT IR-2 MAP 87 BLOCK 7 LOTS 31 & 32

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- LIST OF DRAWINGS
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August 7, 2012  
 Issued  
 for Permit

Key Plan  
 Not to scale

**Faeth-Bushey House**

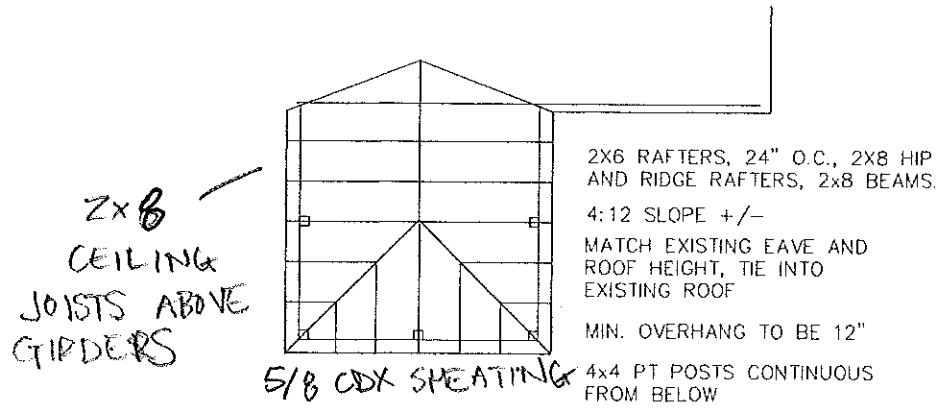
Angela Faeth & Steve Bushey  
 51 Elizabeth Street  
 Peaks Island, Maine 04108

Drawing Title  
**Cover Sheet  
 and Site Plan**

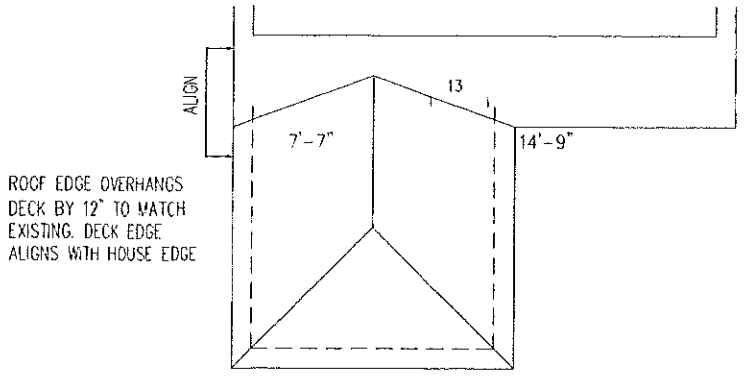
Scale: As noted  
 Date: 7 AUGUST 2012  
 Project No: 0412  
 Drawing No:

**Faeth-Bushey House 51 Elizabeth Street Peaks Island, Maine 04108**  
**Issued for Permit August 7, 2012**

**A1**



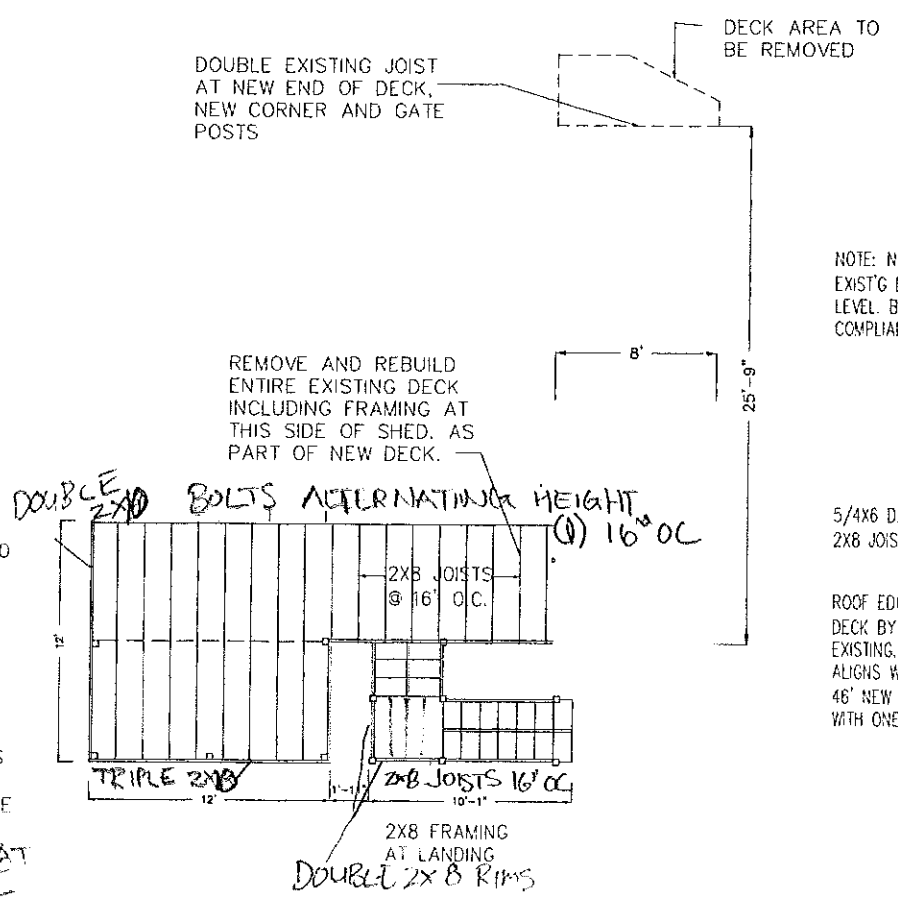
1 ROOF FRAMING PLAN  
1/4"=1'-0"



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

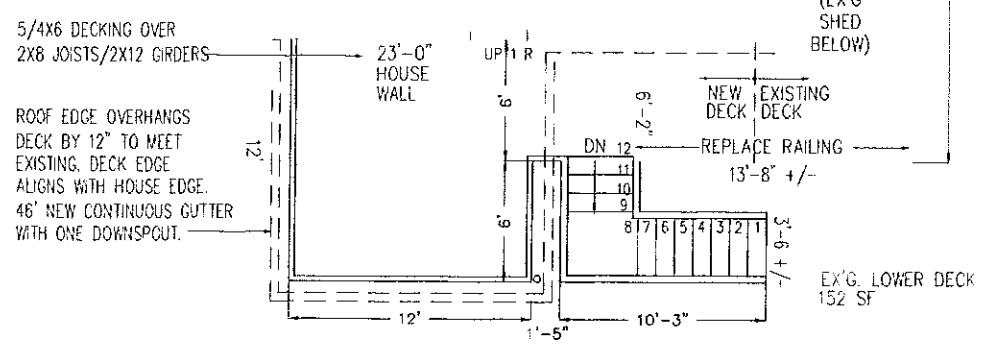
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for Permit



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

NOTE: NEW DECKING WILL MEET EXIST'G DECKING WHICH IS NOT LEVEL. BUILDER TO MAKE CODE-COMPLIANT CONNECTION.



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

Key Plan  
Not to scale

Faeth-Bushey House

Angela Faeth & Steve Bushey  
51 Elizabeth Street  
Peaks Island, Maine 04108

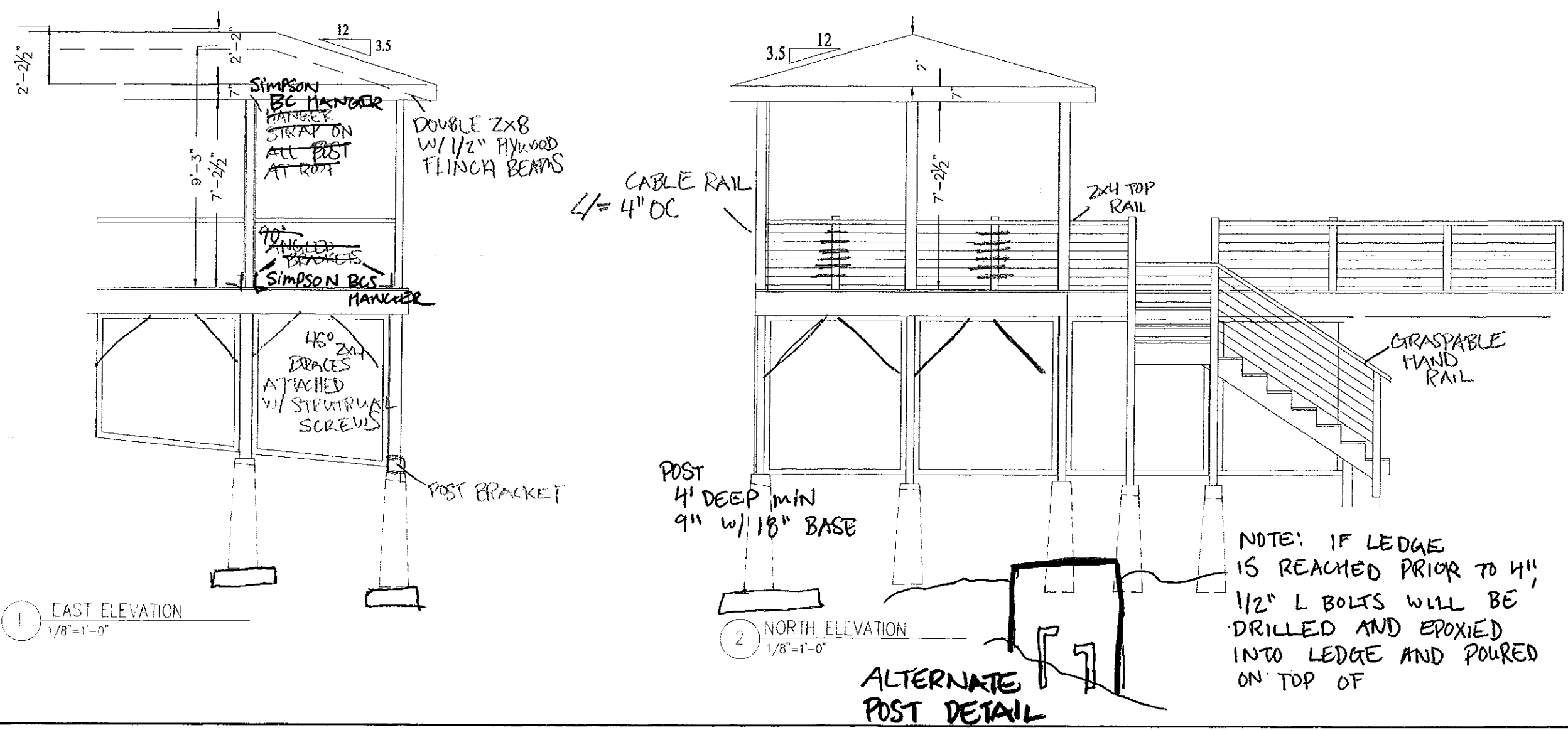
Framing,  
Deck, and  
Roof Plans

Scale	As noted
Date	7 AUGUST 2012
Project No	0412
Drawing No	

A2

Issued/Revised		
No	Date	Description
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August 7, 2012  
 Issued  
 for Permit



Key Plan  
 Not to scale

Faeth-Bushey House

Angela Faeth & Steve Bushey  
 51 Elizabeth Street  
 Peaks Island, Maine 04108

Exterior Elevations

Scale: As noted  
 Date: 7 AUGUST 2012  
 Project No: 0412  
 Drawing No:

A3