

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Lawrence Mott

Located At 79 ELIZABETH ST. (PEAKS ISLAND)

Job ID: 2011-05-987-ALTR

CBL: 087 - - Z - 037 - 001 - - - -

has permission for interior renovations/ close-in porch

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

05/17/2011

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

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.**
1. Footings/ Setbacks
 2. Close-In: (Framing, Electrical, Plumbing)
 3. 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

Director of Planning and Urban Development
Penny St Louis

Job ID: 2011-05-987-ALTR

Located At: 79 ELIZABETH

CBL: 087 - - Z - 037 - 001 - - - -

Conditions of Approval:

Zoning

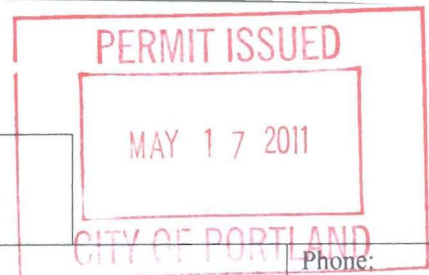
1. This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.
5. As per our several discussions, the currently open front porch shall meet section 14-427 of the Ordinance which requires the proposed enclosure to be 50% glass. Your current plans show that you will be meeting that requirement.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.
4. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
5. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
6. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
7. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
8. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.

City of Portland, Maine - Building or Use Permit Application

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



Job No: 2011-05-987-ALTR	Date Applied: 4/26/2011	CBL: 087 - - Z - 037 - 001 - - - - -	
Location of Construction: 75 ELIZABETH ST, P.I.	Owner Name: Lawrence Mott	Owner Address: 75 Elizabeth Street, Peaks Island 05108	Phone: 802-279-3768
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to close in front open porch, relocate stairs, move kitchen	Cost of Work: \$25,000.00	CEO District:
Proposed Project Description: 75 Elizabeth monies are on Void permit - alterations		Pedestrian Activities District (P.A.D.)	Inspection: Use Group: R3 Type: SB IRC, 2009 Signature: [Signature]
Permit Taken By: Lannie	Zoning Approval		

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>decreased</i> <input type="checkbox"/> Wetlands <i>14-427</i> <input type="checkbox"/> Flood Zone <i>50% glass</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>ok with condition</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 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:

CERTIFICATION *5/12/11*

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 _____



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>75 ELIZABETH ST PEAKS ISLAND 04108</u>		
Total Square Footage of Proposed Structure/Area <u>966</u>	Square Footage of Lot <u>4606</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>87Z</u> Block# <u>37</u> Lot# <u>41</u> <u>87-2-41</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>LAWRENCE MOTT / PETERSON</u> Address <u>75 ELIZABETH</u> City, State & Zip <u>PEAKS ISLAND 04108</u>	Telephone: <u>802 279 3768</u> <u>207 999 2095</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>~25,000</u> C of O Fee: \$ <u>270</u> Total Fee: \$ <u>270</u>
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: <u>SINGLE FAMILY - YEAR ROUND</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>RENOVATIONS/CHANGES: REMOVE WALLS/REPLACE SHEETROCK (CLOSE IN PORCH/MOVE KITCHEN</u> <u>→ NEW OWNERS AS OF APRIL 8 2011</u>		
Contractor's name: <u>TBO (HAVE THREE BIDDING WORK)</u> Address: City, State & Zip Telephone: Who should we contact when the permit is ready: <u>LAWRENCE MOTT</u> Telephone: <u>802 279 3768</u> Mailing address: <u>75 ELIZABETH ST PEAKS ISLAND 04108</u>		

#1001

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.

RECEIVED
26 JUN 2011
Dept. of Planning & Inspections
City of Portland, Maine

Signature: [Signature] Date: 4/20/11

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

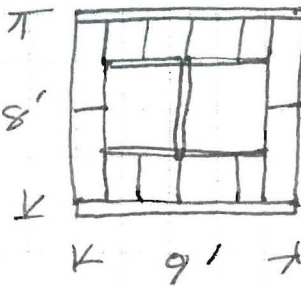
(70)

75 ELIZABETH

- FRAMING SKETCH -

(FRAMING/CONSTRUCTION DONE TO TYPICAL CODE PRACTICE FOR MODERN 2X6 WALLS AND STIFF FLOORS.)

A) PORCH:
NORTH WALL 8'



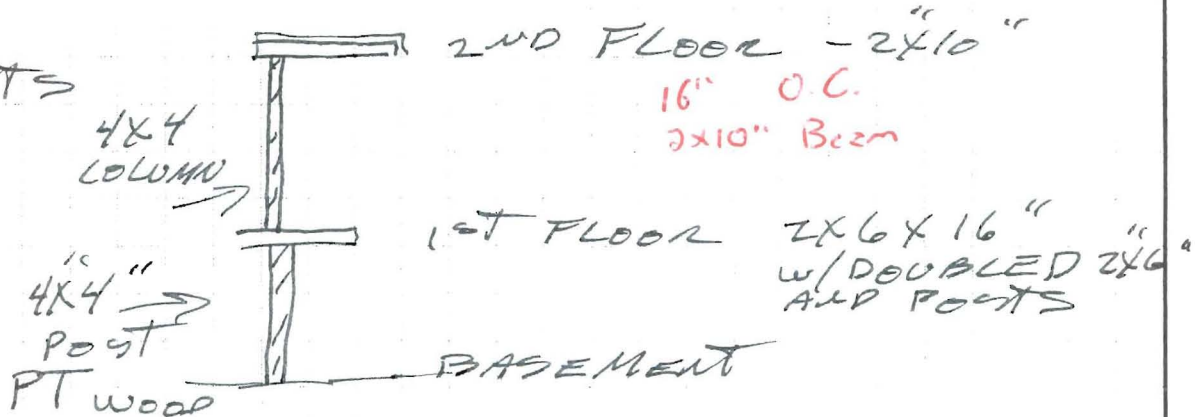
- 2 WINDOWS SIDE BY SIDE
- 16" CENTERS
- DOUBLE HEADERS
- BRACED

B) WINDOWS:
SAME WIDTH AS EXISTING

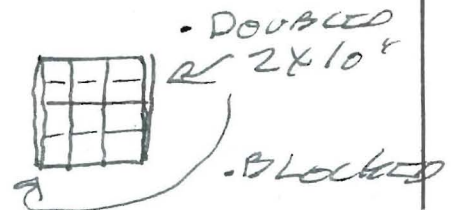


- ← REMOVE EXISTING HEADER
- ← NEW DOUBLE HEADER

C) POSTS



D) 2ND DECK AT STAIRWELL





A Distributed Energy Systems Company

JOB 75 ELIZABETH - GARAGE

SHEET NO. _____ OF _____

CALCULATED BY MOT DATE 3-22-11

CHECKED BY _____ DATE 4-20-11

SCALE ONE BLOCK = 1'

6

STREET



75 ELIZABETH

PHASE A

NEW CARRIAGE DOORS 8'x9'w

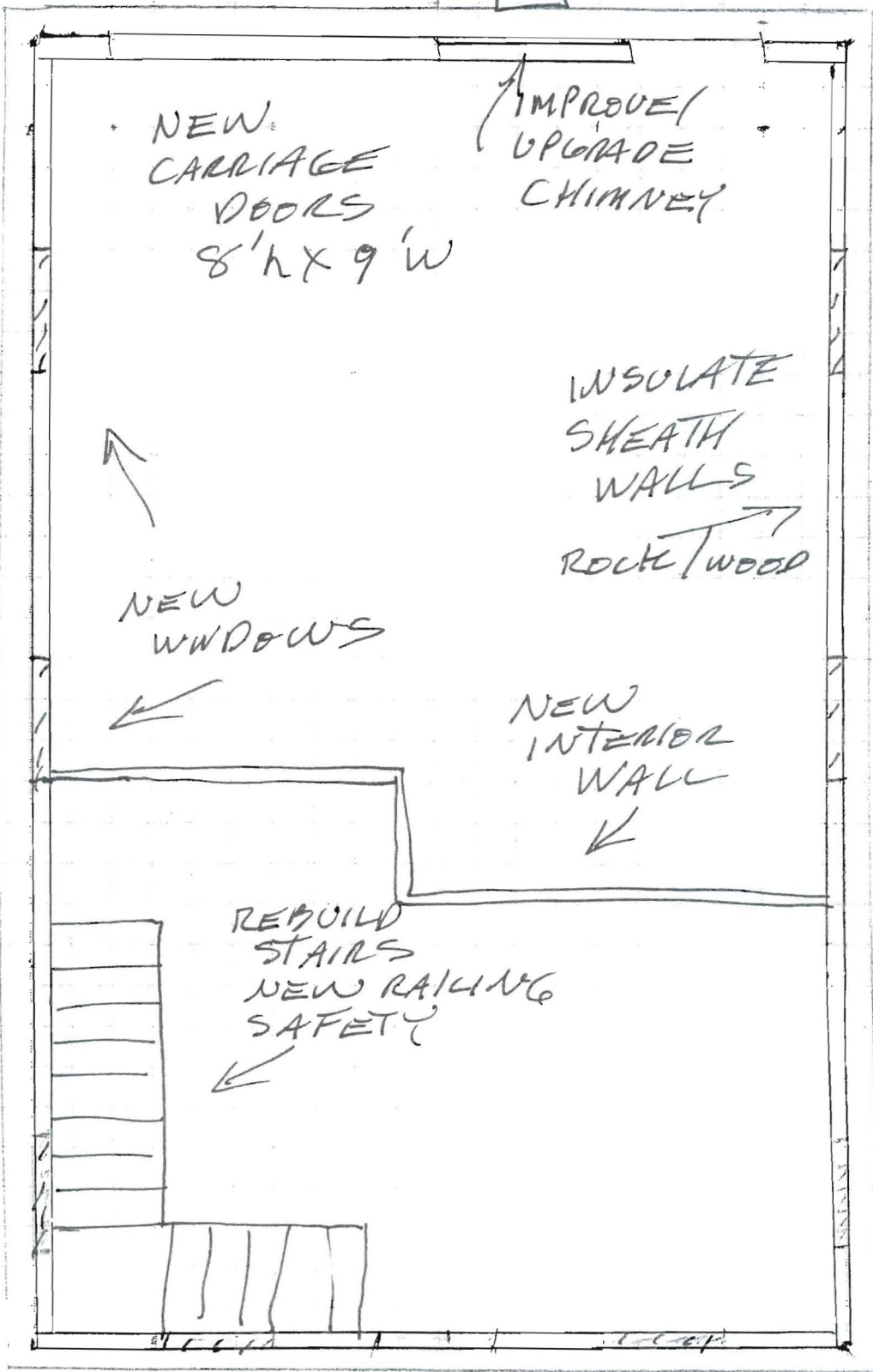
IMPROVE/UPGRADE CHIMNEY

INSULATE SHEATH WALLS ROCKWOOD

NEW WINDOWS

NEW INTERIOR WALL

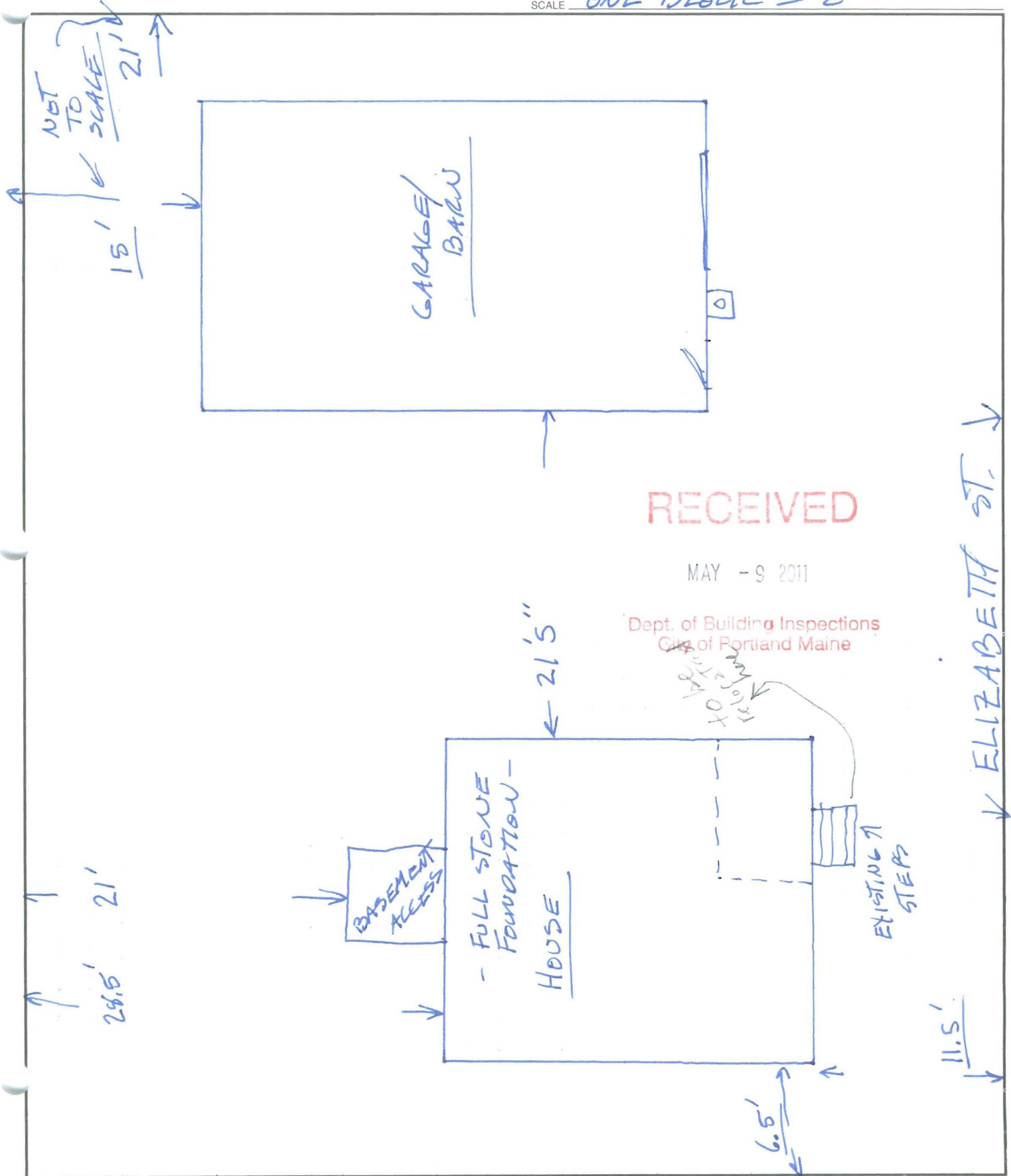
REBUILD STAIRS NEW RAILING SAFETY





A Distributed Energy Systems Company

JOB 75 ELIZABETH
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE 5/9/11
SCALE ONE BLOCK = 2'

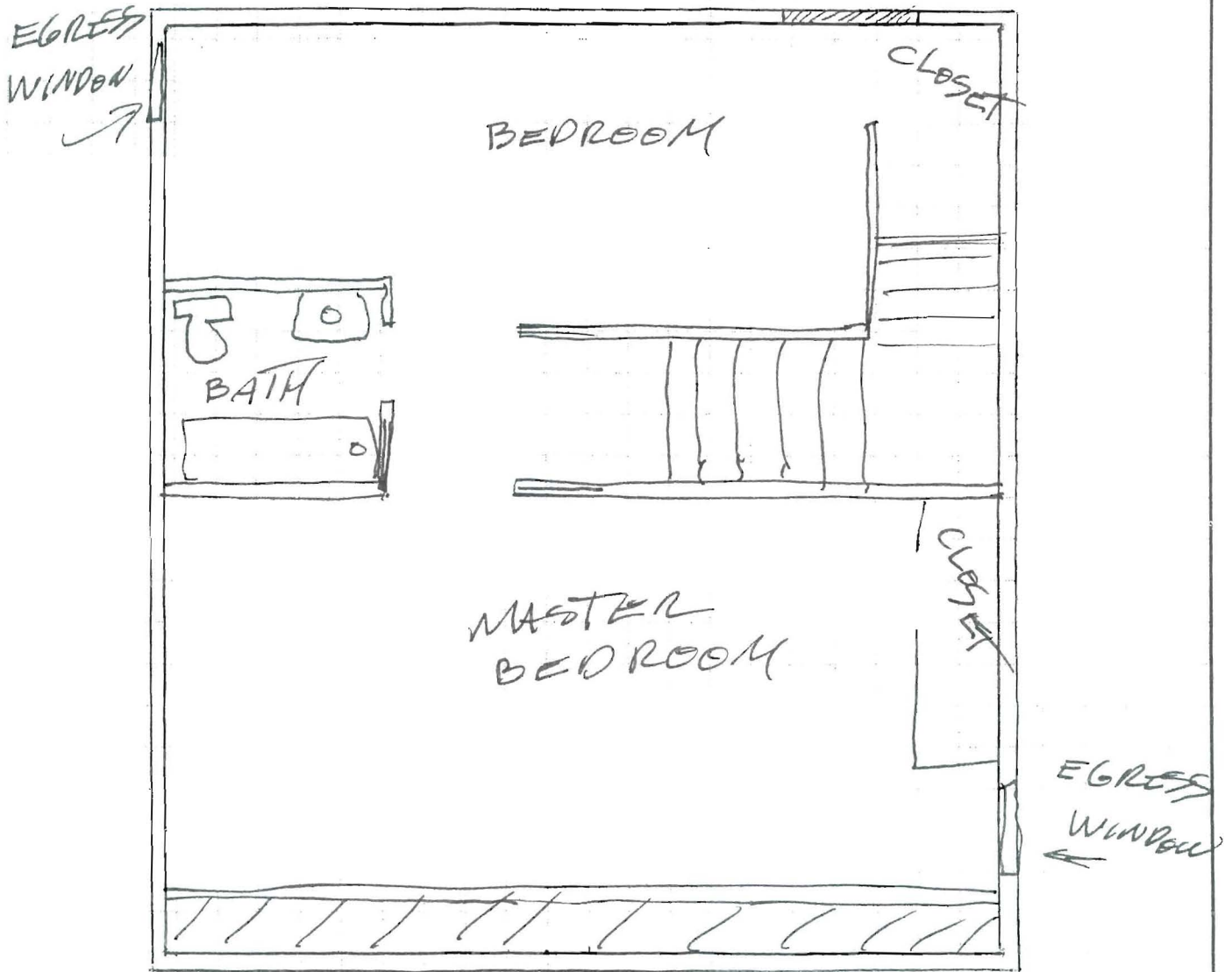


3

75 ELIZABETH

HOUSE EXISTING

• SECOND FL.



REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
		Peaks Island Elizabeth		OF		2276	14		87	Z	37	

TAXPAYER ADDRESS AND DESCRIPTION

ROBERTS BERYL B
ISLAND AVENUE
PEAKS ISLAND MAINE

REAL ESTATE-PORTLAND ME ASSESSORS
PLANS ON FILE IN ASSESSORS OFFICE
CITY HALL PLAN 87-Z-37 ELIZABETH
ST AREA 2276 SQ FT PART LOT 62
PEAKS ISLAND

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
<i>Roberts, Floyd M. & Barbara</i>	1951		
<i>John Roberts</i>			
<i>Roberts, Barbara J.</i>			

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER <input checked="" type="checkbox"/>
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY <input checked="" type="checkbox"/>
SWAMPY	ALL UTILITIES
TREND OF DISTRICT	
PAVED	IMPROVING
SEMI-IMPROVED	STATIC <input checked="" type="checkbox"/>
DIRT	DECLINING
SIDEWALK <i>No</i>	
TILLABLE	PASTURE
	WOODED
	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1914
36	62 <i>17</i>	200	80	160	60	
TOTAL VALUE LAND					60	60
TOTAL VALUE BUILDINGS					-	190
TOTAL VALUE LAND AND BUILDINGS					60	850

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND		50		
	BLDGS.				
	TOTAL		50		
1951	LAND	<input checked="" type="checkbox"/>	35		
	BLDGS.				
	TOTAL	<input checked="" type="checkbox"/>	35		
1952	LAND	<input checked="" type="checkbox"/>	25		
	BLDGS.	<input checked="" type="checkbox"/>	475	475	
	TOTAL	<input checked="" type="checkbox"/>	500	475	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

19	LAND				
19	BLDGS.				
19	TOTAL				
19	LAND				
19	BLDGS.				
19	TOTAL				
19	LAND				
19	BLDGS.				
19	TOTAL				
19	LAND				
19	BLDGS.				
19	TOTAL				

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

APPENDUM

(11)

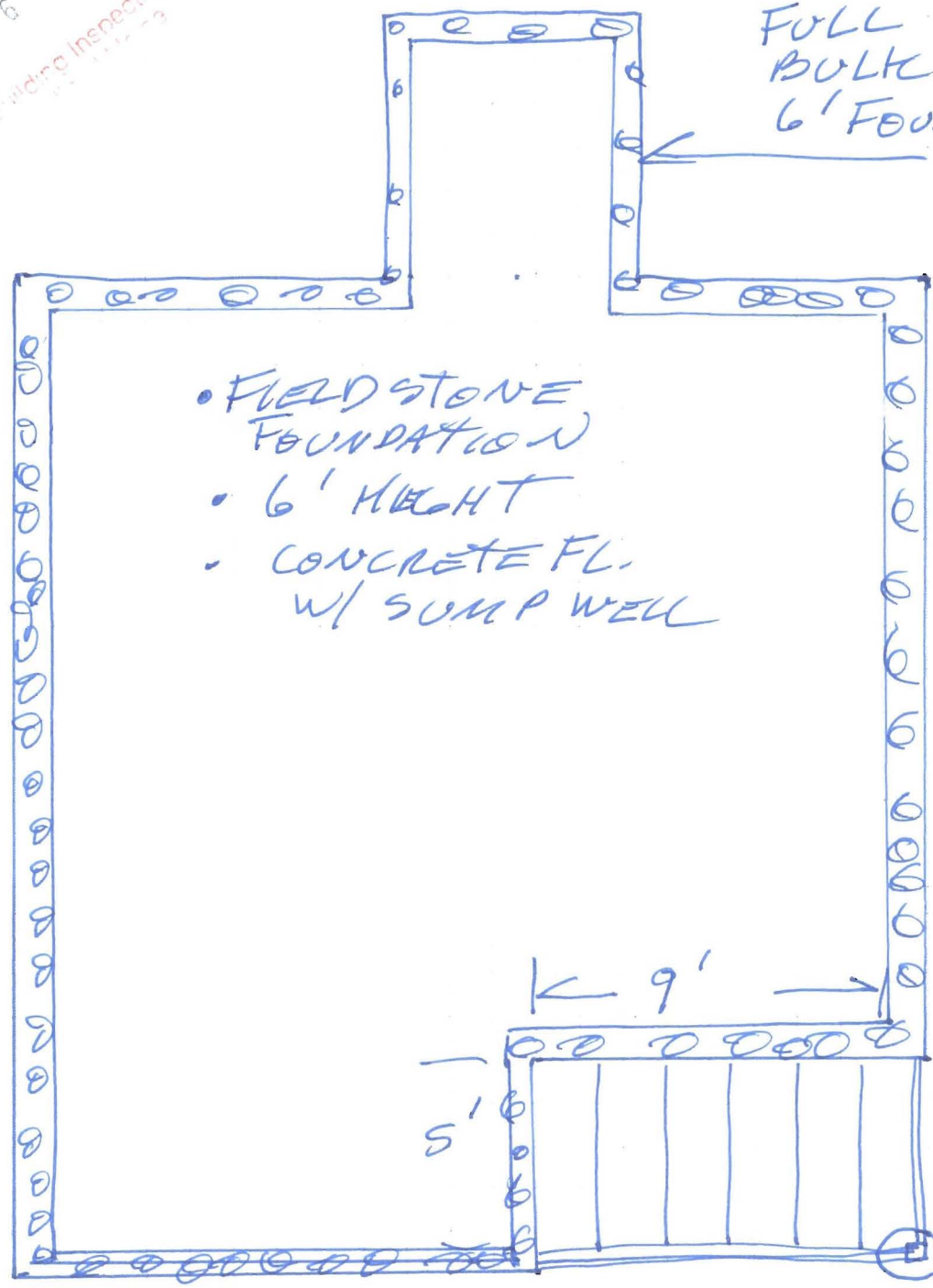
Northern

A Distributed Energy Systems Company

JOB 75 ELIZABETH
 SHEET NO. 802 279 3766 OF _____
 CALCULATED BY Mott DATE 5/24/14
 CHECKED BY _____ DATE _____
 SCALE ONE BLOCK = 1'

RECEIVED

MAY 16 2014
Dept. of Building Inspections

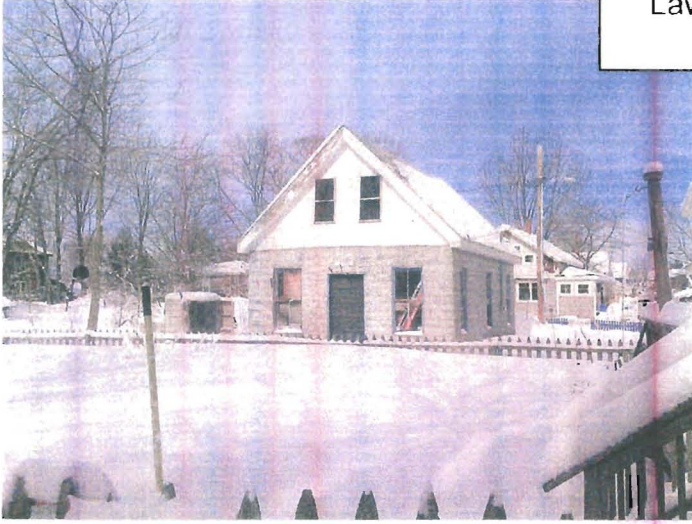


- FIELDSTONE FOUNDATION
- 6' HEIGHT
- CONCRETE FL. w/ SUMP WELL

* NOTE: EXISTING PORCH
 HEADER: 2x 2x8 + 1x 1x8
 CLOSER CAN INCLUDE
 ADDITIONAL SONNA TUBE
 AT 4.5' OR BEAM

* DOUBLE
 2x12" HEADER 12"
 FULL DEPTH
 SONNA TUBE
 SINGLE 2x8"
 5' JOISTS
 w/HANGARS

Lawrence Mott & Janii Peterson



Back of 75 Elizabeth Street
taken from Luther Street.

SOUTH



Front of
79 & 75 Elizabeth Street



NORTH

More distant view



West side of 75 Elizabeth Street,
residence of Tom and June
Bergh, 70 Luther Street



East Side of 79 Elizabeth
Street, residence of Tanya
Seredin, 76 Elizabeth Street.

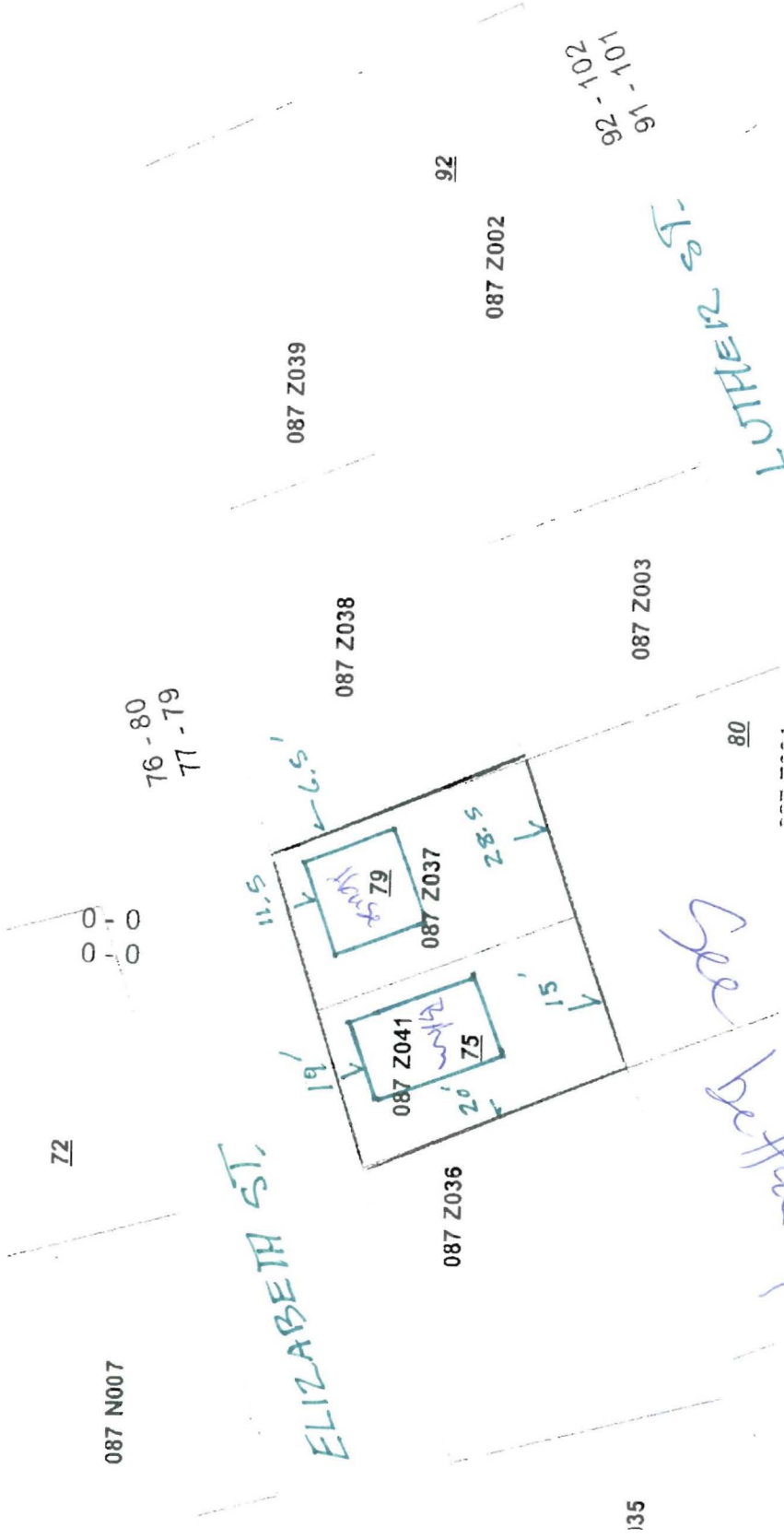


Across the street from 75&79
Luther Street, residence of Eric
and Antonia Winter, 72
Elizabeth Street

PLOT PLAN 75 ELIZABETH

087 Z 041

1" = 40'



* Lots now COMBINED INTO
 "75" FOR BOTH 087 Z 037 + 087 Z 041
 - HOUSE WAS "79"
 - GARAGE WAS "75"

See before
 7/16/11

April 25, 2011

Inspections Division
City of Portland
315 City Hall, Portland, Maine 04101
Via email/PDF

Need better 700 Plan

Re: Building Permit Application: Alterations: 75 Elizabeth St, Peaks Island.

To whom it may concern,

This narrative/description accompanies and clarifies the General Permit Application. The narrative describes a master plan and A, B phases for pulling permits/conducting work.

Note: 75 Elizabeth St property was created from two lots (79 & 75) on April 1, 2011. The house #79 (087 Z037001) and garage #75 (087 Z41001) are now #75 and listed as 087 Z037-041. In addition; the property was purchased by the Applicant on April 8th (see proof of ownership documents in package)

Please find included:

- City of Portland General Application: for Phase A
- Scaled sketch dwgs. and photos
- Copy of deed and previous owner letter

1. Master plan

House: 1957 structure had major rebuild in 2006-7, is in excellent structural condition and work was done to high level of framing quality. 1st fl deck beefed up, new 2nd fl. deck, new porch frame and deck, new roof, new wiring, plumbing.

50% GLASS 1490

The goal of these renovations is to; open up the space, reconfigure as house is small and current layout restrictive;

- Move and reduce size of kitchen
- Remove several interior, non-supporting walls
- Update master bath with new partition, remove half bath
- Install new staircase in existing 1957 stairwell
- Install larger windows, and, two new windows and two skylights
- Close in the front porch (although maintain large windows)
- Install proper heating/hotwater systems (in place of window units)
- Make the house more of a cottage/match surrounding houses
- Improve the garage; with interior sheathing, new windows, interior partition and small/partial dormers on second fl.

Overall scope (please refer to labeled dwgs):

Remove: 1st f. half bath and its walls, 1st fl. walls around stair well, and between 2nd Fl. Bedrooms and stairwell. Remove existing kitchen from SE corner, remove

current 9' exterior wall section at front porch and close porch in as mud room using existing deck.

Remove existing staircase and replace with spiral staircase in existing stairwell space (Note: Spiral stair specs. have been discussed in meeting with Portland inspector staff to insure they met code).

A new galley kitchen on NW side will replace existing, the 1st fl. half bath will cease to exist, 2nd fl. will be one large room and full bath/dressing room area. All double hung Windows in house will be replaced with taller casement windows Western casements will be replaced with larger sliding windows, 2nd fl northern face will have two casement windows added.

New closed in porch will have matching casement windows.

Electric heater/AC in window units will be replaced with a kerosene or propane direct vent heaters and/or pellet stove. Potentially may install solar thermal and associated storage tank in basement and on demand heater.

Full bath will be upgraded with shower unit and a bath tub located adjacent in master bedroom. 1st fl. ceiling will have sheet rock pulled down and replaced with VGroove pine 1x4. Flooring will remain on both fls. New kitchen area will have vinyl flooring.

Wiring will remain intact (circuits the same), no major changes except reroute existing circuits to new kitchen and remove extra circuits in removed walls.

Plumbing is direct scope as kitchen will move to existing half bath area, tub will be adjacent existing tub.

Current wiring is all new in 2007, plumbing also and Pex tubing.

Exterior will remain similar, no changes to siding except clean up where windows lengthened, porch door will remain in same aspect i.e. moved west ~9' trim and details remain same.

House will have various stone steps, exterior landscape with bluestone (no deck(s)). Basement will have improved ventilation, and upgrades for efficiency and safety.

Garage: is original circa 1940 cinder block pump house currently set up as a garage, home owner workshop and vacant loft. Scope will include: replacing worn double hung windows, interior sheathing of foam and ply or sheetrock, general upgrading of light fixtures, proper electric outlets/circuits, all three doors replaced, chimney lined with correct modern SS and exterior surface cleaned, pointed, painted.

Plan includes an interior wall on 1st fl to create a "cleaner" workspace separate from dirtier work (i.e. sewing vs. boat/auto), installing a seasonal half bath (garage currently has water and sewer), upgrading stairs to proper spec., and renovation of loft into a finished space for storage, guest bed (NOT a separate living space). This may include a request for variance for fitment of dormers, and a new roof, new gable end walls, windows and insulation.

2. Phase A: April – December 2011

->**No exterior footprint or volume changes will be made.**

- a. Remove interior 2x 4 walls (two) and sheetrock around stairwell
->these walls are non-load bearing. New 2nd fl. deck is braced 2 x 10, A post is planned at location of existing bath wall to stiffen 2nd fl. deck.
- b. Remove toilet, sink, tile from half bath on 1st Fl.
- c. Remove NW corner wall section that is currently exterior.
- d. Install ~9' x 5' wall sections to close in front porch on NW corner
->this porch has existing 1957 roof over it and is framed with 3 x 4 around perimeter with corner post on 12" sonna tube (full 7' field stone foundation does not go out under porch). Deck, post, sonna tube, frame has ample capacity to bear corner. Porch will have foam insulation under and deck built up ~4" to meet current 1st.fl level, walls will be typical 2x6 construction, windows and door will match current exterior design. Entrance will move west ~9', retaining same aspect but steps will be moved from north to west side
- e. Regulation steps fitted to west side.
- f. Existing eaves, overhang will work with new porch walls.
- g. Existing kitchen removed (cabinets, cupboards, sink, appliances)
- h. Floors fixed where needed from removal using same wood flooring
- i. Fit galley kitchen on west side, cabinets, appliances, sink.
- j. Replace windows with taller units ~30" x 54" vs. 30 x 42". Windows will be modern casement, 2nd. Fl will have egress rated units.
- k. Remove existing staircase and install cast iron spiral staircase (meets tread area (radially), rise, and width specs. As outlined in national code. Stairs have iron railing and top of stairs will have compliant railing, secured to structural element.
- l. Remove sheetrock from 1st fl ceiling and replace with pine 1 x4 v groove T & G edge nailed with pickled finish. Existing electric fixture boxes, lowered to proper height will remain.
- m. Install new compliant automatic heating system
->heating equipment permit form will be completed and filed before any work started (existing three window units will be removed).
- n. Wiring will be cleaned up, several new light fixtures, and ventilation.
->wiring contractor/permit will be filed ahead of any work that is beyond simple removal of house A/C side per owner work exemption.
- o. Bathtub installed on east wall of 2nd.fl. master bedroom. Will be located along wall. Drain and feed will run in chase 46" to existing tub drain/feed.
- p. Existing shower/tub unit to be replaced with shower stall.
- q. 2nd fl. Bath will have new partition wall running north-south 7' long to create larger bath/dressing area. Will have an egress rated window (currently one exists). Sink pedestal will be rotated. Existing pocket door will remain.
- r. Two skylights 24" x 46" fixed (velux or similar) fitted in east and west side 48" from peak in master bedroom area, typical framed well of 2 x12 (same as rafters).

Garage:

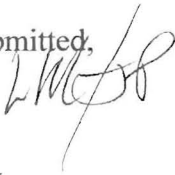
- I. Front man and main overhead door to be removed, one row of cinder block removed over overhead door and new structural steel 2" x 10" x 3/8" channel frame header installed to improve existing worn door rough opening. New wood with upper lights hinged swing doors to be fitted.
- II. Existing overhead door hardware removed.
- III. Electrical circuits will be added to existing 100 amp panel:
 - a. 2 on east and west wall
 - b. 2 in east/west wall in loft
 - c. One outdoorPanel work and review will have permit and done by required contractor
- IV. Existing 36" x 72" double hung windows removed and replaced with same size, same type. Current windows are worn, rotten, broken.

Grounds:

- A. Patio work between both structures consisting of flat stone, no concrete, nothing permanent. Drainage upgrade made to ensure proper water flow in spring melt.
3. Phase B: Spring 2012 (permit application to be made in future. NOT considered in Phase A.
Scope tbd but based on master plan to improve garage and in line with general efficiency and value improvements. This will include dormers in garage loft, a building connector and door/egress on south wall of house.
4. Notes for for Phase A:
- a. Three Contractors have reviewed scope; three are currently ready to complete work. In various stages throughout next six months.
 - b. Applicant has consulted with Inspectors office on code during a meeting and follow-up emails to review stair code, process, and details.
 - c. Applicants are year round residents with employ in Portland and will be active with contractors in work.
 - d. Applicant (Mott) is an engineer, constructed his own house in 1990's and has conducted preliminary calcs. In consultation with an architect on floor loading, code review and professional practice. Contractors who are familiar with local practice will have clear and responsible scope.

Respectfully submitted,

Lawrence Mott
Janii Peterson
802 279 3768 M
207 999 2095 W



City of Portland Maine
Inspection Office
Room 315
Portland City Hall
Congress St.
Portland, Me. 04101

PROOF
OWNERSHIP
→ NOW: MOTT/PETERSON

March 23, 2011

Re: Building Permit Application: 79 Elizabeth St: 087 Z 037.

We, the owners are hereby submitting for a building permit for various renovation tasks to be completed by the buyers and their contractor(s).

The buyers (Mott/Peterson) wish to submit ahead of closing, so they may get to work as soon as possible.


Please consider and take action on review of the application with our approval. We are providing this letter, to be included with City Building Permit Application and are submitting as owners with buyers listed as contractor per recommendation of your office.

The closing/transfer is scheduled for April 8th. Proof of transfer shall be confirmed before actual issuance of building permit.

✓ HOUSE
CLOSED

All associated fees, drawings, plans are the responsibility of the buyers/contractor.

Sincerely, 

Sincerely, 

Robert F. Schneller

Madeline A. Bauer

WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. §§ 761 et seq.

OUR NAMES →

KNOW ALL BY THESE PRESENTS, that We, Robert F. Schneller and Madeline A. Bauer, of Stoughton, Ulster County, State of New York, for valuable consideration received, hereby GRANT to Lawrence H. Mott and Janii L. Peterson of Peaks Island, Cumberland County, State of Maine, as **JOINT TENANTS with WARRANTY COVENANTS**, that certain lot or parcel of land, with any improvements thereon, located at 75 Elizabeth Street, Peaks Island, Portland, Cumberland County, State of Maine as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on _____, 2011.

MAINE REAL ESTATE TAX PAID

John Pabo
Witness

Robert F. Schneller
Robert F. Schneller

John Pabo
Witness

Madeline A. Bauer
Madeline A. Bauer

STATE OF NEW YORK
Ulster, ss.

On March 31, 2011, personally appeared the above-named Robert F. Schneller and Madeline A. Bauer and acknowledged the foregoing deed to be his/her/their free act and deed
Before me, Rhonda A. Pilek

Rhonda A. Pilek
Notary Public/ Attorney At Law

Rhonda A. Pilek
Type or Print Name

RHONDA A. PILEK
Notary Public, State of New York
Reg. D19108283
Qualified in Ulster County
Commission Expires May 07, 2011



A Distributed Energy Systems Company

JOB 79 ELIZABETH
SHEET NO _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE 4/29/11
SCALE ONE BLOCK = 1'

(4) (8)

79 ELIZABETH - PHASE A

WINDOW / DOOR SCHEDULE

1ST FLOOR:

NORTH WALL: 30" X 52" CASEMENT
6" JAMBS QTY = 4

EAST WALL: 30" X 52" CASEMENT
6" JAMBS QTY = 3

WEST WALL: 36" X 46" SLIDING
6" JAMBS QTY = 2

SOUTH WALL: 30" X 52" CASEMENT
6" JAMBS QTY = 2

2ND FLOOR

NORTH WALL: 30" X 52" CASEMENT
6" JAMBS QTY = 2

EAST WALL: 30" X 52" CASEMENT
6" JAMBS QTY = 3
* SE = EGRESS RATED

WEST WALL: 30" X 52" CASEMENT
6" JAMBS QTY = 2

SOUTH WALL: 30" X 52" CASEMENT
6" JAMBS QTY = 2

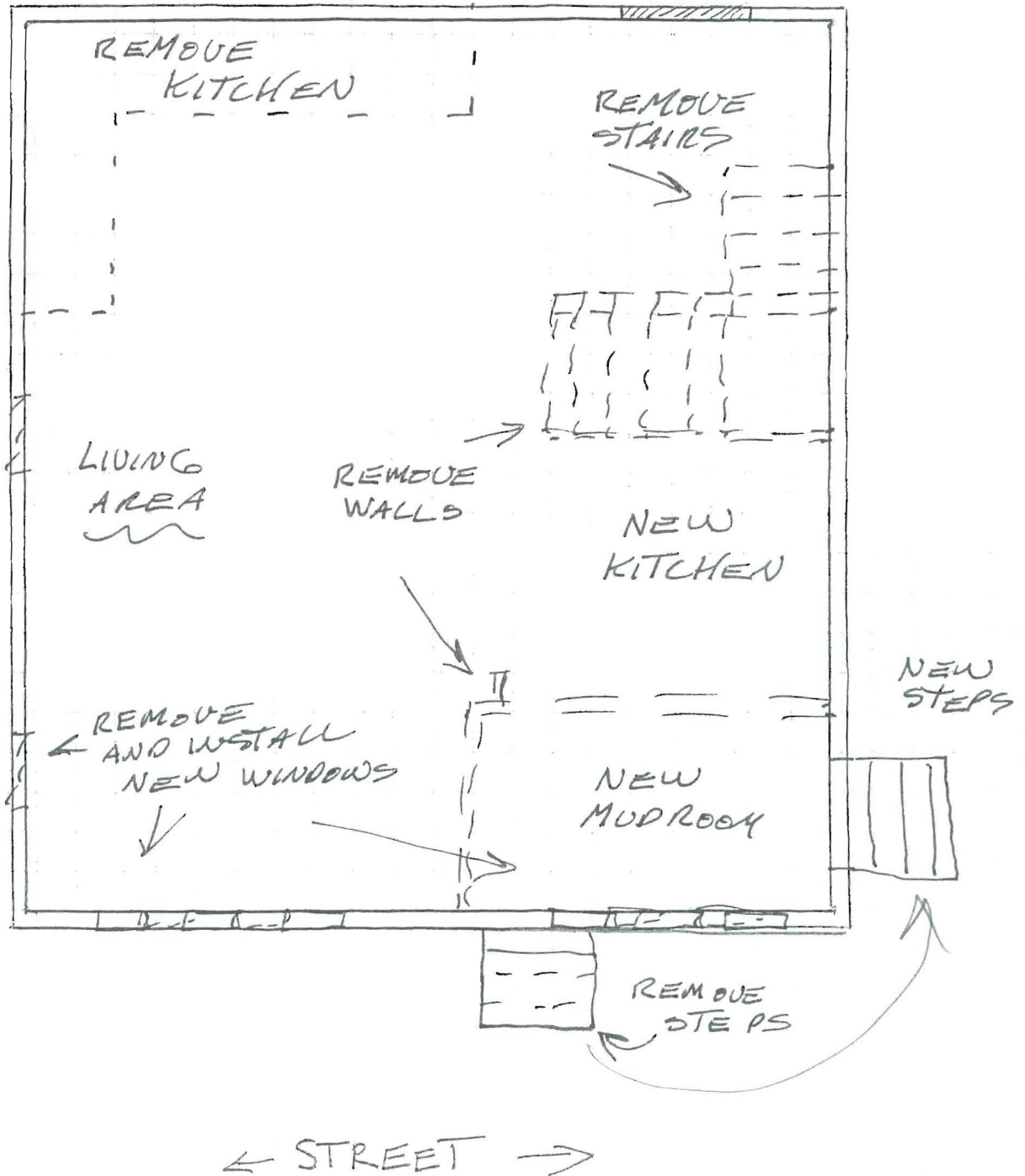
1ST FL:

WEST WALL: 36" X 80" FRONT DOOR
HALF LIGHT 6" JAMBS

2

75 ELIZABETH

PHASE A: HOUSE
- FIRST FL.



(9)

75 ELIZABETH ST.

PHASE A
- FRAMING DETAIL -

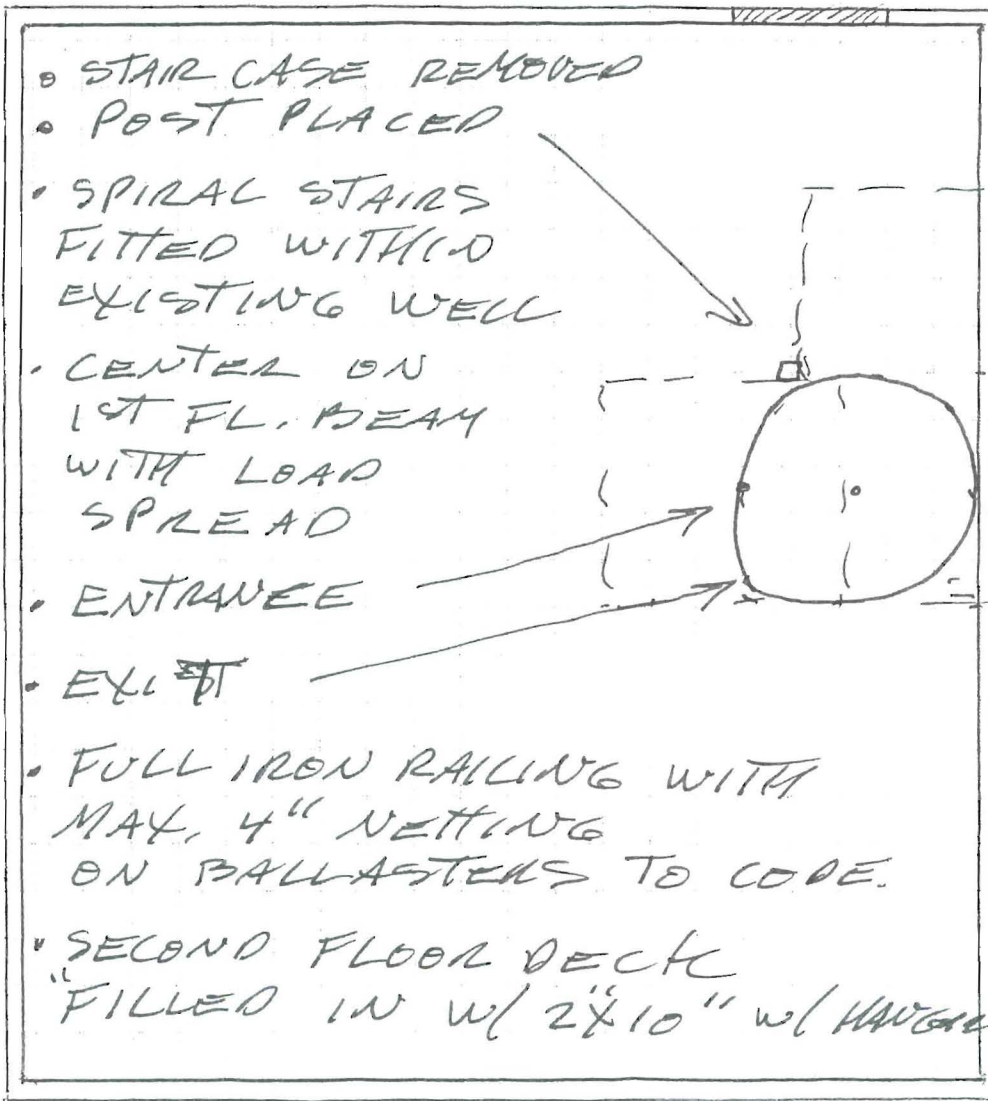
- A) FRONT PORCH: 5' x 9'
- 2 WALLS: 2x6" x 16" CENTER
 - DOUBLE HEADERS FOR WINDOWS
 - PLYWOOD - 1/2" EDG SHEATHING
 - FOAM w/ VAPOR BARRIER AND WRAP
 - SHAKE SIDING
- B) WINDOWS:
- WINDOWS = EXISTING WIDTH
 - NEW HEADERS = DOUBLE 2x6"
 - FOAMED - TRIMMED
- C) 2ND FL. DECK AT CORNER OF STAIRWELL
- 4x4 POST - 7 1/2' TO CARRY CORNER
- D) 2ND FL. DECK AT END OF KITCHEN
- 4x4 POST - 7 1/2' TO CARRY FLOOR
- * NEITHER "CON'D" REQUIRED PER FL. LOADING - BUT ADDED FOR STIFFNESS
- E) SECOND FL. DECK AT STAIRWELL
- 2x10" x 48" WITH DOUBLED JOISTS TO FILL; 48" x 32" GAP OF REMOVED STAIRS. BRACED/BLOCKED.

4A

79 ELIZABETH

PHASE A: HOUSE

• STAIR REPLACEMENT



- STAIR CASE REMOVED
- POST PLACED
- SPIRAL STAIRS FITTED WITH/O EXISTING WELL
- CENTER ON 1ST FL. BEAM WITH LOAD SPREAD
- ENTRANCE
- EXIST
- FULL IRON RAILING WITH MAX. 4" NETTING ON BALLASTERS TO CODE.
- SECOND FLOOR DECK FILLED IN W/ 2x10" w/ HAUGHS

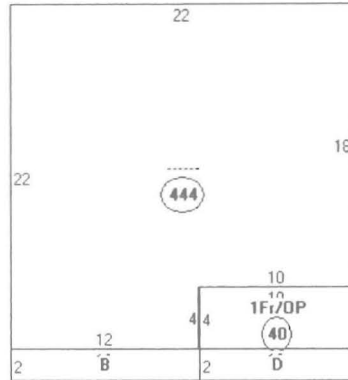
- 26" STAIR WIDTH
 - 10.8" RISE
 - 7 1/2" TREAD
 12" FROM C/L.
 PER 1009.9



← STREET →

Descriptor/Area

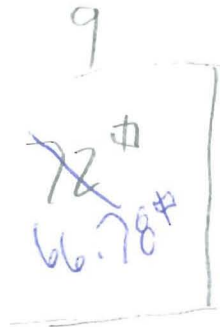
- A: -----
- 444 sqft
- B: FA/1Fr/B
- 24 sqft
- C: 1Fr/DP
- 40 sqft
- D: FA/DP
- 20 sqft



10
12
1Fr/DP
40
2
D
B
} 10.5
10.9

owner SAYS 5' x 9' not 5' 6' x 10'

7.42
7'5" high
per owner
5/12/11



3 x 8 = 24 # glass

7'5" high
7.42
owner
5/12/11



28.5 #

~~72~~
~~40~~
~~17.2 #~~ → ~~2.56~~
66.78 #
+ 37.10
103.88 # → 51.94 #
per info received 5/9/11
OK NOW

= 52.5 # glass

5/11/11 - Spoke to owner again
he needs more glass



5

— STREET —

0

OVERHEAD
DOOR

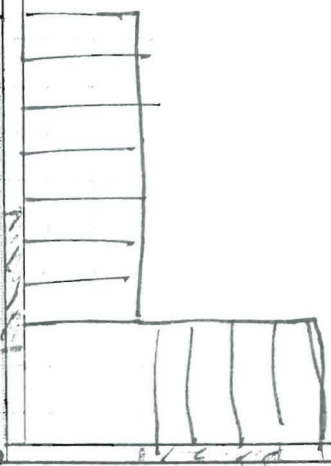
PERSON
DOOR

75
ELIZABETH
GARAGE

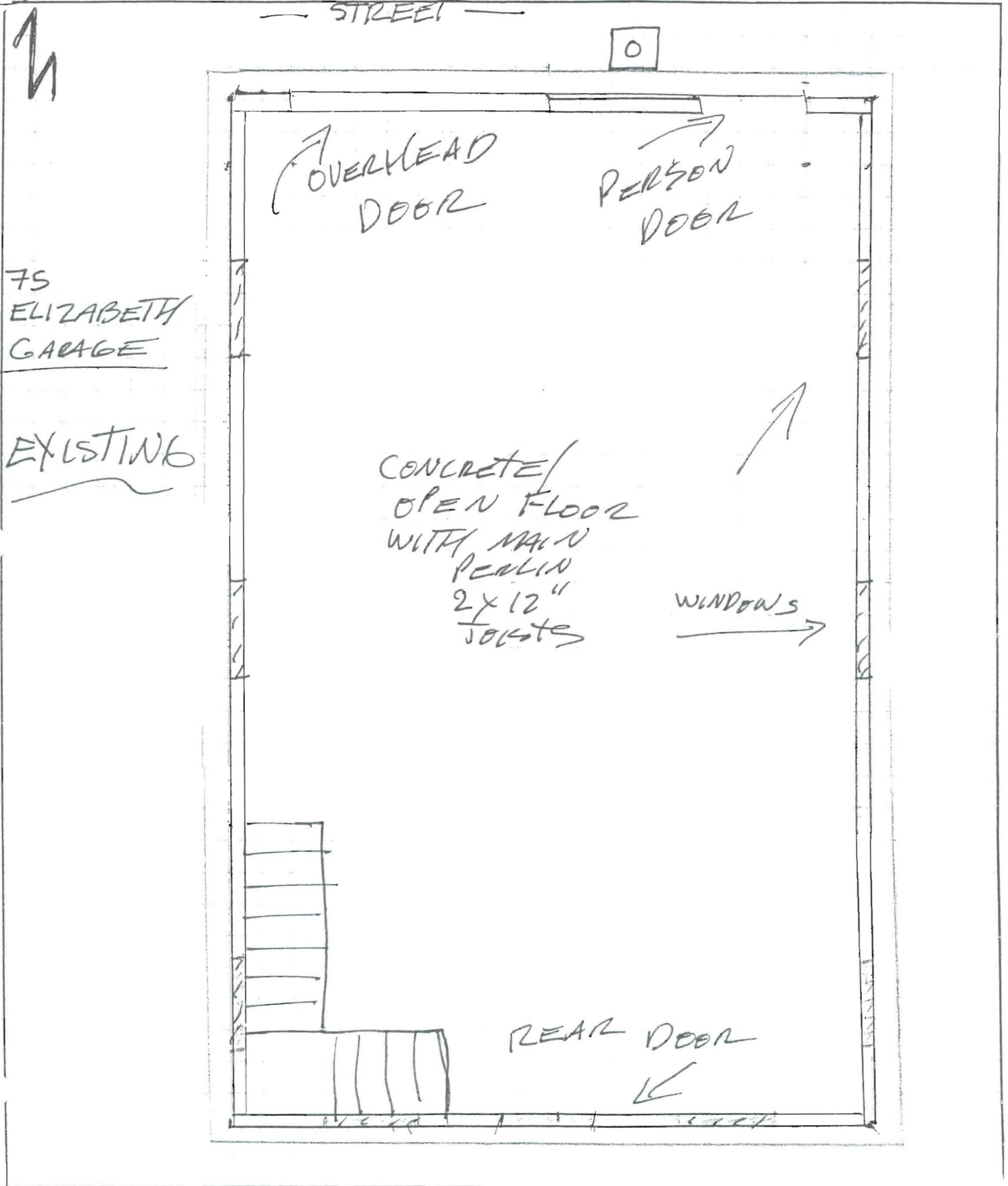
EXISTING

CONCRETE/
OPEN FLOOR
WITH MAIN
PERLIN
2x12"
JOISTS

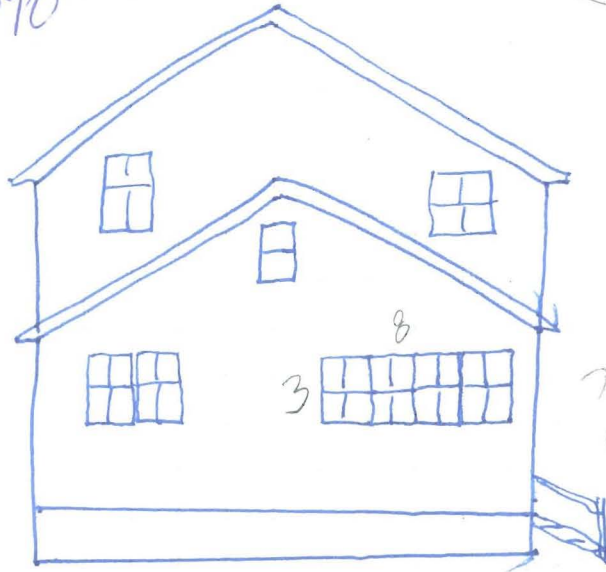
WINDOWS



REAR DOOR



2011-04-898



⇒ NORTH
ELEVATION

PORCH
WINDOW
DETAIL

What is the 8' per owner
5/10/11
height?
How much is
window?

- 4; 2' x 4' WINDOWS

ORIGINAL PORCH = ~ 107' OPEN SOFT
 PROPOSED WINDOW/DOOR/LIGHTS = 55' SOFT
 + 50%



⇒ WEST ELEVATION

ENCLOSED
PORCH
DOOR DETAIL

RECEIVED

MAY - 9 2011

Dept. of Building Inspections
City of Portland Maine

- 3' HALF LIGHT DOOR = 2.5 x 3 = 7.5 #
 - 1' x 2 SIDE LIGHTS = 8 + 8 (each side) = 16 #
 - 8" x 1 TOP LIGHT = 5 #



T
22'



- EXISTING -
NORTH
"STREET"
ELEVATION

← PORCH

← FIELDSTONE
FOUNDATION

← 21' →

TWO
WINDOWS
UPSTAIRS
↗



- PHASE A -
NORTH
ELEVATION

← CLOSED IN
PORCH

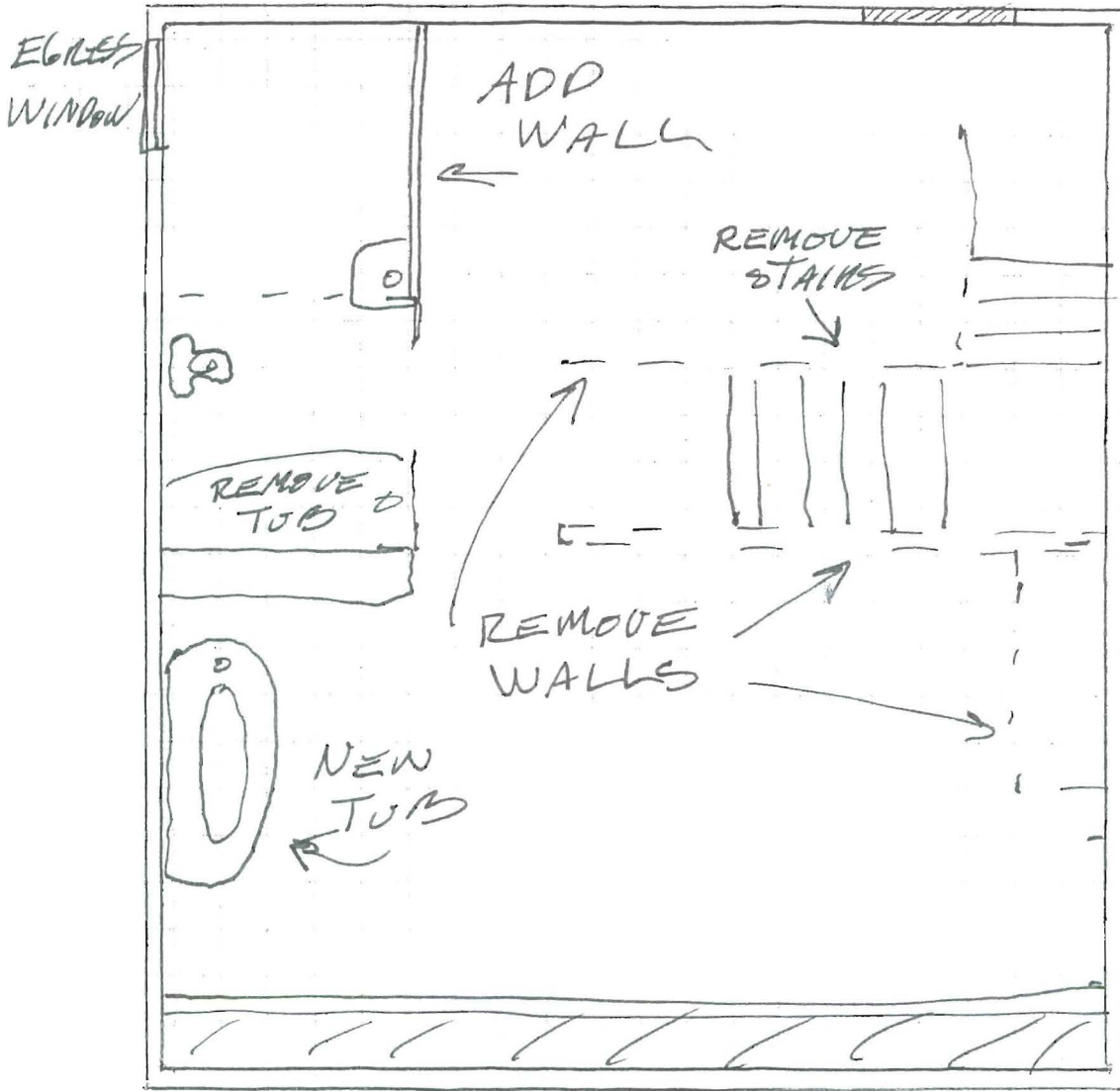
← MATCHING
"LONGER"
WINDOWS

4

75 ELIZABETH

HOUSE PHASE A

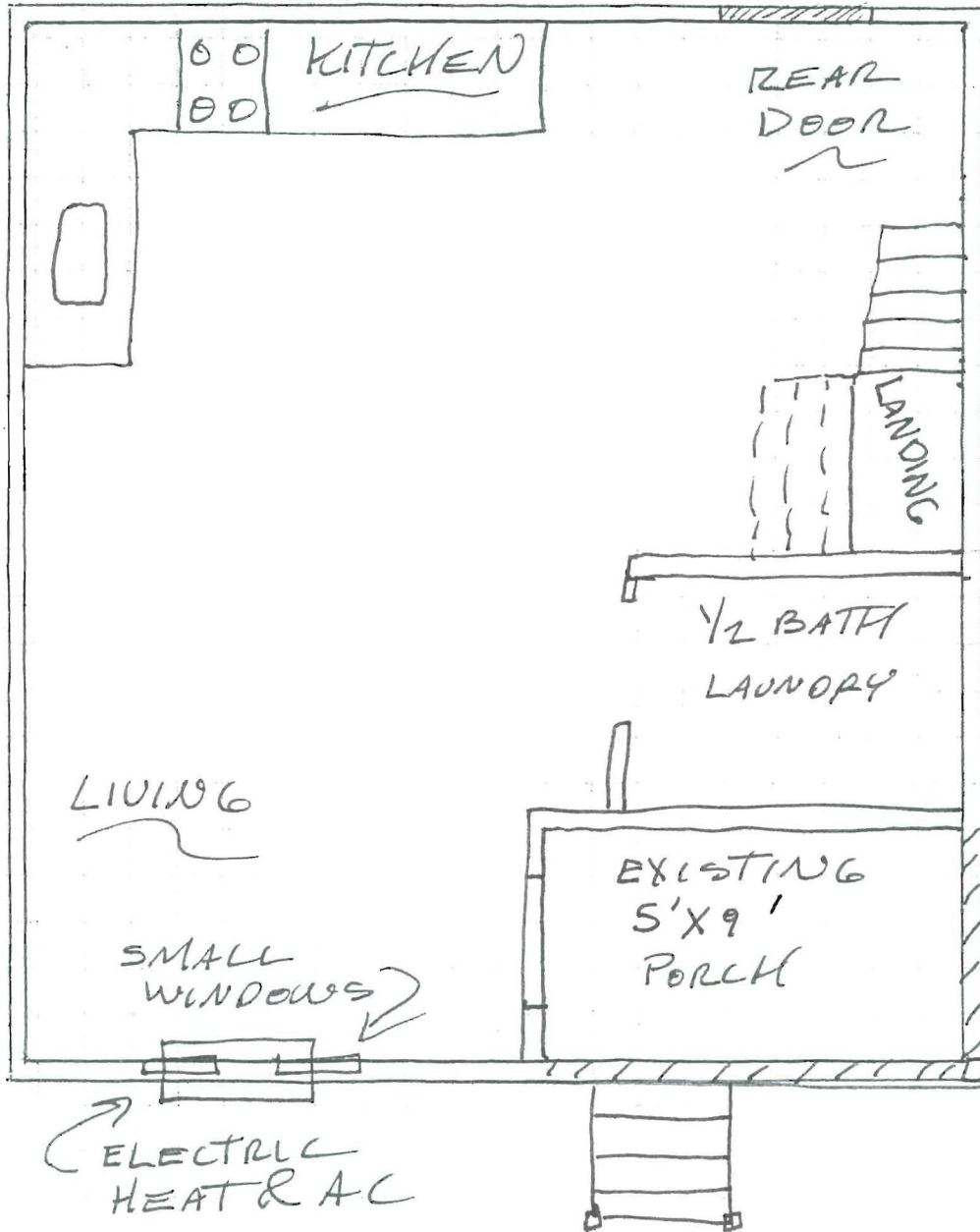
• SECOND FL.



1

75 ELIZABETH - HOUSE EXISTING
CIRCA 2006 REMODEL
(PREVIOUSLY 79 ELIZABETH)

o FIRST FL.



← STREET →

RECEIVED

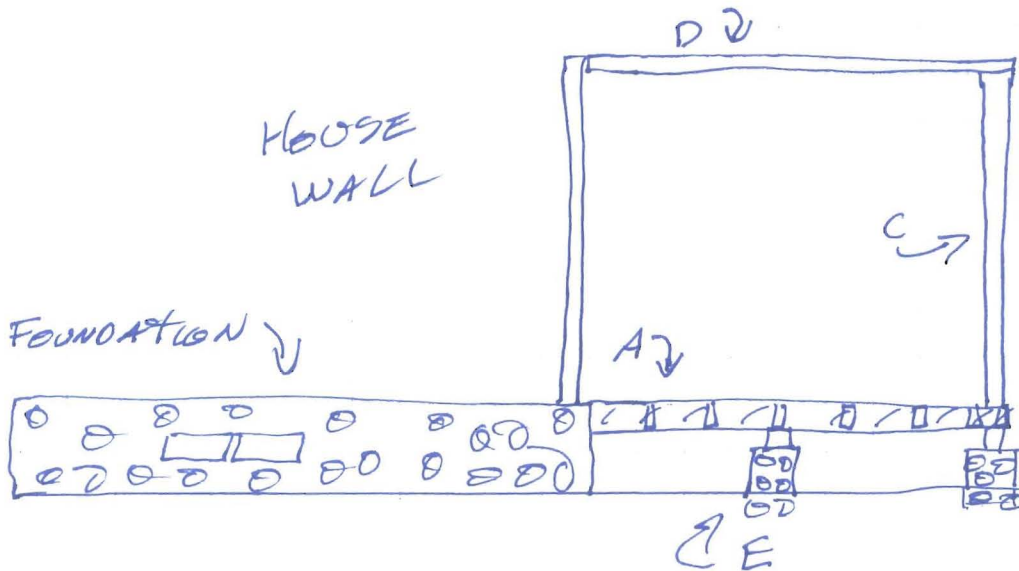
MAY 16 2011

Dept. of Building Inspections
100 State St. Room 200
Montpelier, VT 05602

PORCH DETAILS

EXISTING

- A) • HEADER;
2x2x8
1x1x8
- B) • JOISTS;
2x8
w/HANGERS



- C) • 6" x 6" POST
- D) • 3" x 5" HEADER BEAM

NOTES:

- 1) HOUSE LOAD CARRIED BY CORNER POST AND FOUNDATION 5' AWAY.
 - 2) NO PARTICULAR MAJOR LOADS ON NEW CLOSED IN PORCH FLOORS OR WALL
- ⇒ OWNER/CONTRACTOR WILL ADD SONOMA TUBE IF REQUIRED TO MEET CODE.
- THIS WOULD BE "E") ~~NEW~~ NEW SUPPORT