

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PEAKS ISLAND VOLUNTEERS OF AMERICA
ELDERLY HOUSING

PERMIT ID: 2012-50060

Located at

89 CENTRAL AVE

CBL: 087 P008001

has permission to **Construct/rebuild 3 sided "shed"**

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 procured prior to occupancy.

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

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.

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City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-11-5363-DRG	Date Applied: 11/7/2012	CBL: 087- P-008-001	
Location of Construction: 89 CENTRAL AVE, PEAKS ISLAND	Owner Name: PEAKS ISLAND VOLUNTEERS OF AMERICA ELDERLY HOUSING INC.	Owner Address: 14 MAINE ST STE 225 BRUNSWICK, ME 04011	Phone: 207-838-3791
Business Name:	Contractor Name: Above and Beyond	Contractor Address: 55 Holland St Lewiston ME 04240	Phone: 207-786-9966
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: C43
Past Use: 12 Senior Housing Units & Health Center	Proposed Use: Same – 12 senior housing units & Health Center – rebuild attached 8'x10' lean-to with new roof & enclosed sides	Cost of Work: \$3,000.00	CEO District:
		Fire Dept: 11/30/12 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied NA	Inspection: Use Group: U Type: 5B MUBEC '09
		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i> 11/19/12
Proposed Project Description: rebuild lean-to with new roof & 3 enclosed sides		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 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.	Zoning Approval		
	Special Zone or Reviews <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: <i>Ok w/ conditions</i> <i>11/8/12 AGU</i>	Zoning Appeal <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:	Historic Preservation <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: <i>AGU</i>

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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C43

Entered 11/7/12

183



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.

2012-11-5363-DRB

Location/Address of Construction: <u>89 Central Ave, Peaks Island, Maine</u>		
Total Square Footage of Proposed Structure/Area <u>80 sq ft</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>087</u> Block# <u>P008</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>Volunteers of America</u> Address <u>89 Central Ave Peaks Island</u> City, State & Zip <u>Peaks Island Maine</u>	Telephone: <u>Contact Jenne Senon 208-6427</u> <u>Julie Stevens 838-3791</u>
Lessee/DBA RECEIVED NOV 07 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from applicant) Name <u>Peaks Island Volunteers of America Elderly Housing In</u> Address <u>14 Main St, Sk 225</u> City, State & Zip <u>Brunswick ME 04004</u>	Cost of Work: <u>\$2000.00</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>50.00</u>
Current legal use (i.e. single family) _____ Number of Residential Units <u>12</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>8'x10' lean to off an existing shed. It has a make shift roof system now that is unsafe and they want it rebuilt with 3 exterior walls and a new roof system. See attached scope of work</u>		
Contractor's name: <u>Above and Beyond LLC</u> Email: _____ Address: <u>55 Holland St.</u> City, State & Zip <u>Lewiston Maine</u> Telephone: <u>207-786-4966</u> Who should we contact when the permit is ready: <u>Kevin Chase</u> Telephone: <u>207-754-7782</u> Mailing address: <u>55 Holland St. Lewiston Maine 04240</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.

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.

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Signature: [Signature] Date: 11/6/2012

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 493\$50.00

Tender Amount: 50.00

Receipt Header:

Cashier Id: bsaucier

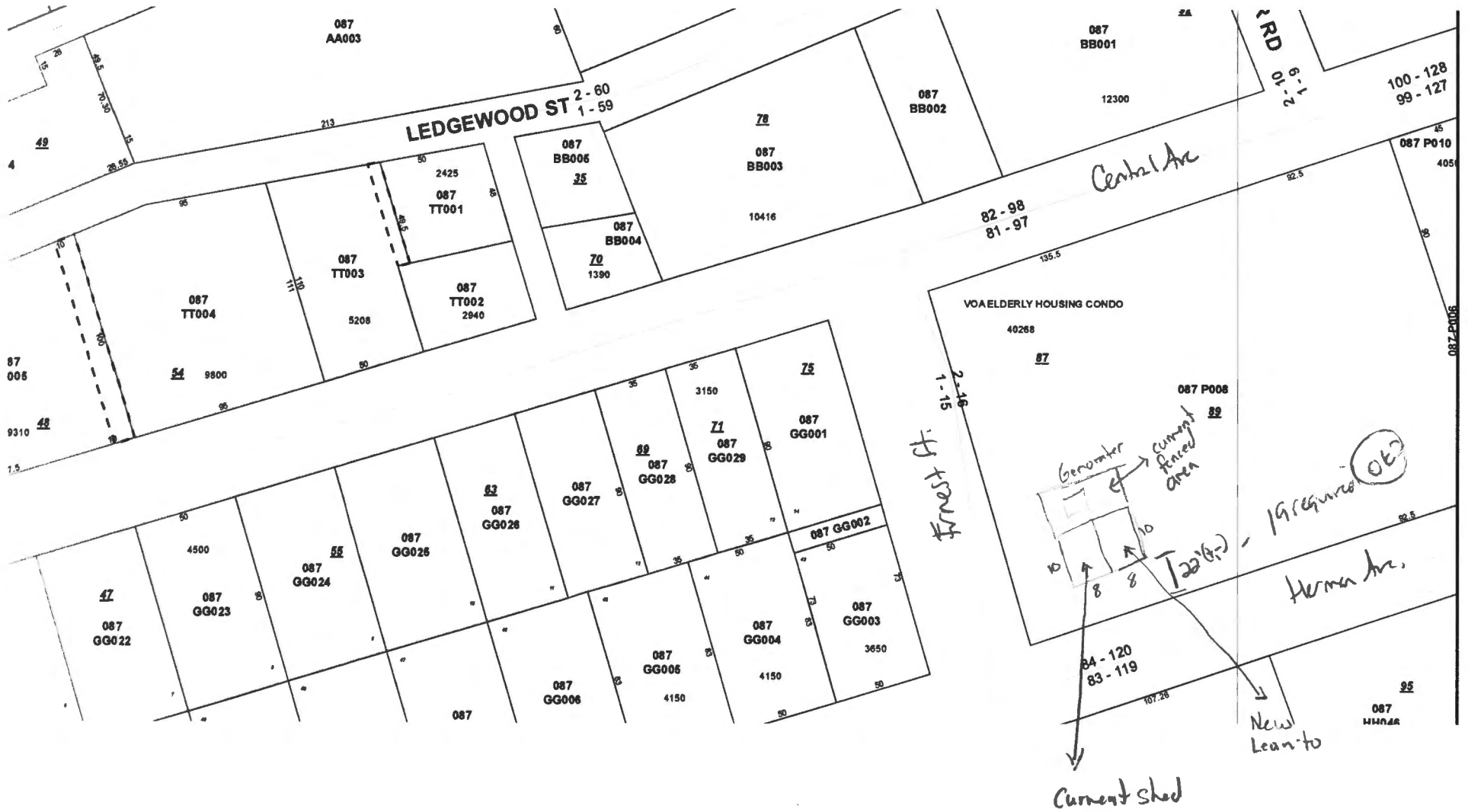
Receipt Date: 11/7/2012

Receipt Number: 50061

Receipt Details:

Referance ID:	8684	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-11-5363-DRG - Construct/rebuild 3 sided "shed"			
Additional Comments: 89 Central Ave PI			

Thank You for your Payment!



087
AA003

LEDGEWOOD ST
2 - 60
1 - 59

087
BB001

RD
101-2

100 - 128
99 - 127

087
BB002

12300

213

78

087
BB003

10416

Central Ave

82 - 98
81 - 97

087 P010

087
BB006

35

087
TT001

2425

087
BB004

70

1390

087
TT003

087
TT002

5208

087
TT004

2940

VOA ELDERLY HOUSING CONDO

40268

87

087 P008

32

Ernest St.

2-16

1-15



Current fenced area

1994 required (062)

Herman Ave.

84 - 120
83 - 119

107.28

New Lean-to

Current shed

087
MM002

95

4

49

87

005

9310

49

7.5

47

087
GG022

4500

087
GG023

087
GG024

087
GG025

087
GG026

087
GG027

087
GG028

087
GG029

087
GG002

087
GG003

3650

087
GG005

4150

087
GG006

087
GG004

4150

087

24

32.5

087 P005

405

92.5

92

89 Central Ave., Peaks Island



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Fenced Area



ABOVE AND BEYOND, LLC
COMMERCIAL - INSTITUTIONAL - RESIDENTIAL
ROOFING - SIDING - SHEET METAL SYSTEMS

55 Holland Street • Lewiston, ME 04240 • Phone: (207) 786-9966 • Fax: (207) 783-9320
www.aboveandbeyondonline.com

Volunteers Of America
89 Central Ave.
Peaks Island, Maine
Contractor : Above and Beyond LLC
Care of Kevin Chase P.M. 207-754-7782

Scope of Work: 8'x10 Lean to Shed

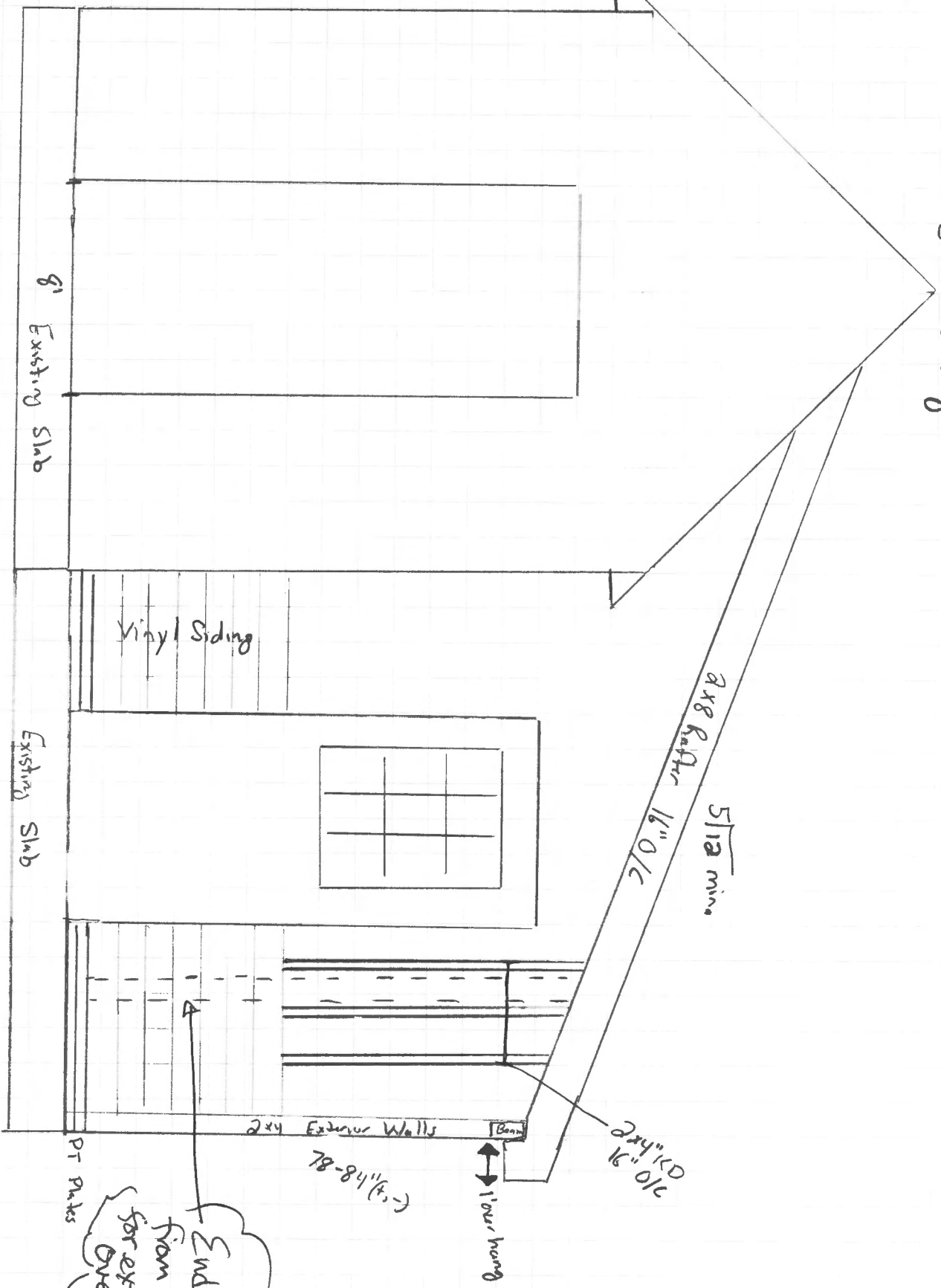
- Remove all of the current fencing, post and gates around the current shed.
- Remove the shingles off the right side of the roof on the current shed.
- Remove the siding off the right side of the shed.
- Establish an area of approximately 8'x10' off the existing shed on the current slab
- Install a Pressure Treated 2x4 plates on the slab, fasten it with Concrete Nails to the slab
- Build 3 exterior walls 2x4", 16" O/C, with double PT bottom plates and double KD top plates
- The two end walls will be built approximately 8' long, and the other wall will be built 2' in to give the residents a place to put the bins under the roof.
- Build a Triple 2x8 Header 10' to support the weight of the rafters tails
- Install 2x8 Rafters 16" O/C with a over hang past the outer wall of approximately 1'. The roof system will have a min. 5/12 pitch These rafters will be mounted to the roof of the existing shed.
- Build two end walls with openings for an 36" nine light Jeld-Wen entry doors. It has been asked to try to make the doors as out swinging door.
- Sheath all of the walls with 7/16" OSB
- Wrap the walls with TyPar Vapor barrier
- Sheath the roof with 5/8 CDX Plywood
- Install 2x6 fascia and rake trim boards
- Install 3' of ice and water at the eaves and 3' at the roof transition
- Install 15# felt paper as the remainder of the roofs underlayment.
- Install architectural shingles to the new roof to match the existing
- Install vinyl siding accessories such as the J-Channel, corners, and starters
- Install vinyl siding to match the existing shed
- Above and Beyond will be responsible for removing and disposing of all the debris for this project
- Above and Beyond will be responsible for getting material to the job location
- Please allow 4 days to complete this project

See plan 

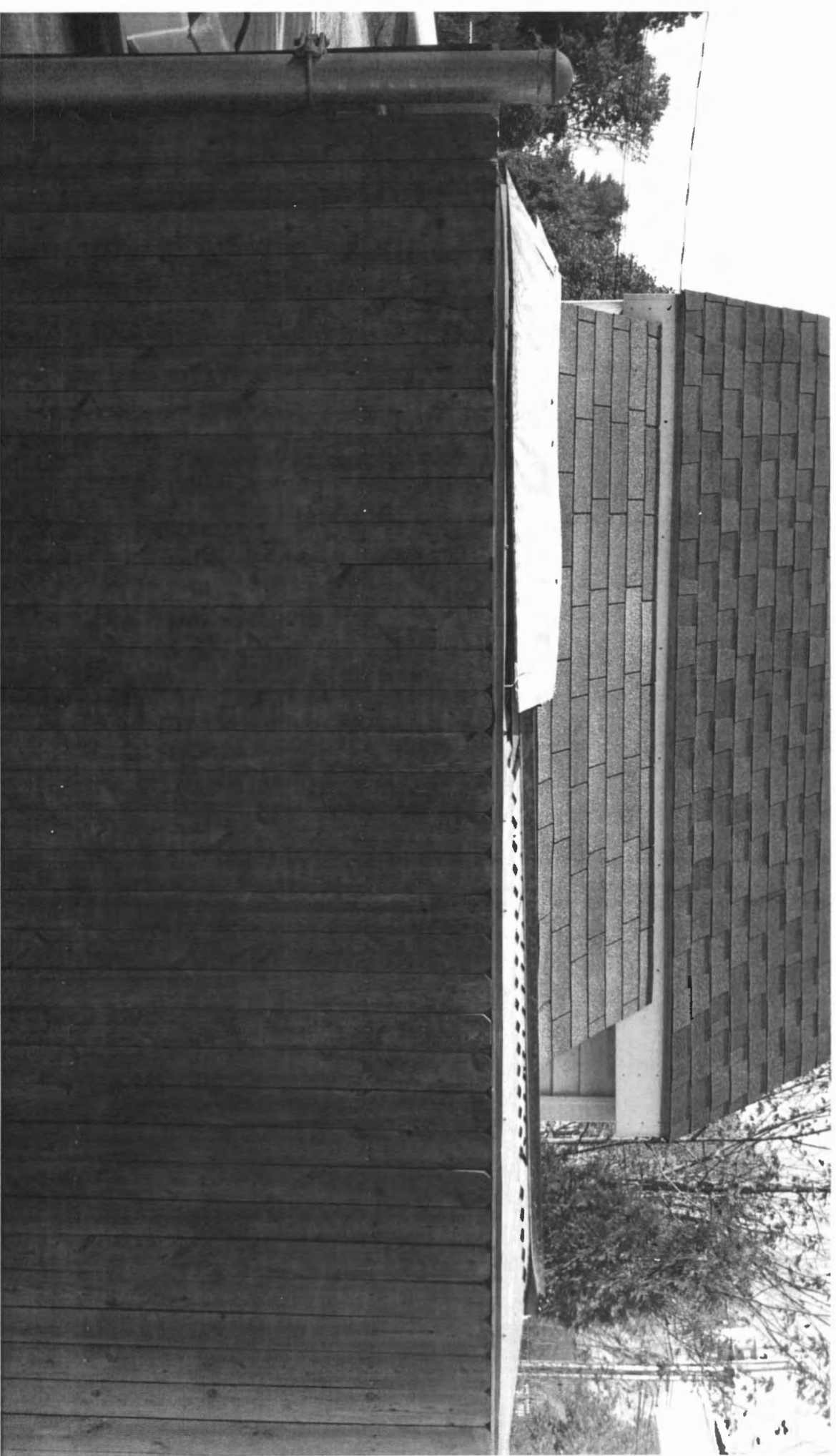
18' 0" x 8' 0"

8'

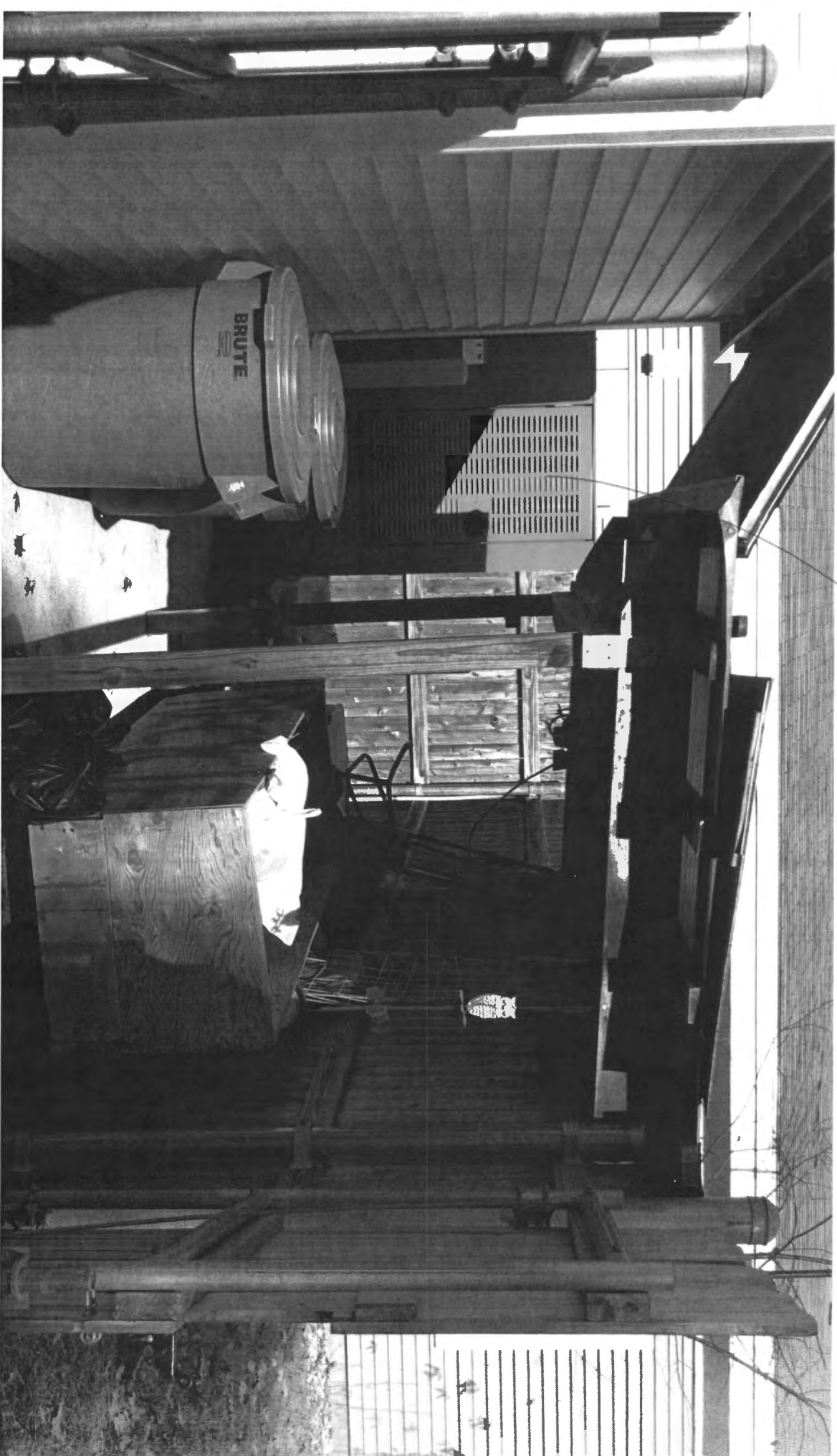
Current building



New lean to section



Existing Building



Generator



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 087 P008001
Land Use Type BENEVOLENT & CHARITABLE
Property Location 89 CENTRAL AVE
Owner Information PEAKS ISLAND VOLUNTEERS OF AMERICA ELDERLY HOUSING INC
 14 MAINE ST STE 225
 BRUNSWICK ME 04011
Book and Page 21704/074
Legal Description 87-P-8
 CENTRAL AVE 87-89
 PEAKS ISLAND
 VOA ELDERLY HOUSING CONDO # 1
Acres 0.9244

Current Assessed Valuation:

TAX ACCT NO.	13610	OWNER OF RECORD AS OF APRIL 2012
LAND VALUE	\$248,060.00	PEAKS ISLAND VOLUNTEERS OF AMERICA ELDERLY HOUSING INC
BUILDING VALUE	\$925,200.00	14 MAINE ST STE 225
BENEVOLENT AND CHARITABLE (\$1,173,260.00)		BRUNSWICK ME 04011
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1
Year Built 2005
Style/Structure Type APARTMENT - GARDEN
Units 12
Square Feet 10646
[View Sketch](#) [View Map](#) [View Picture](#)



Best viewed at 800x600, with Internet Explorer

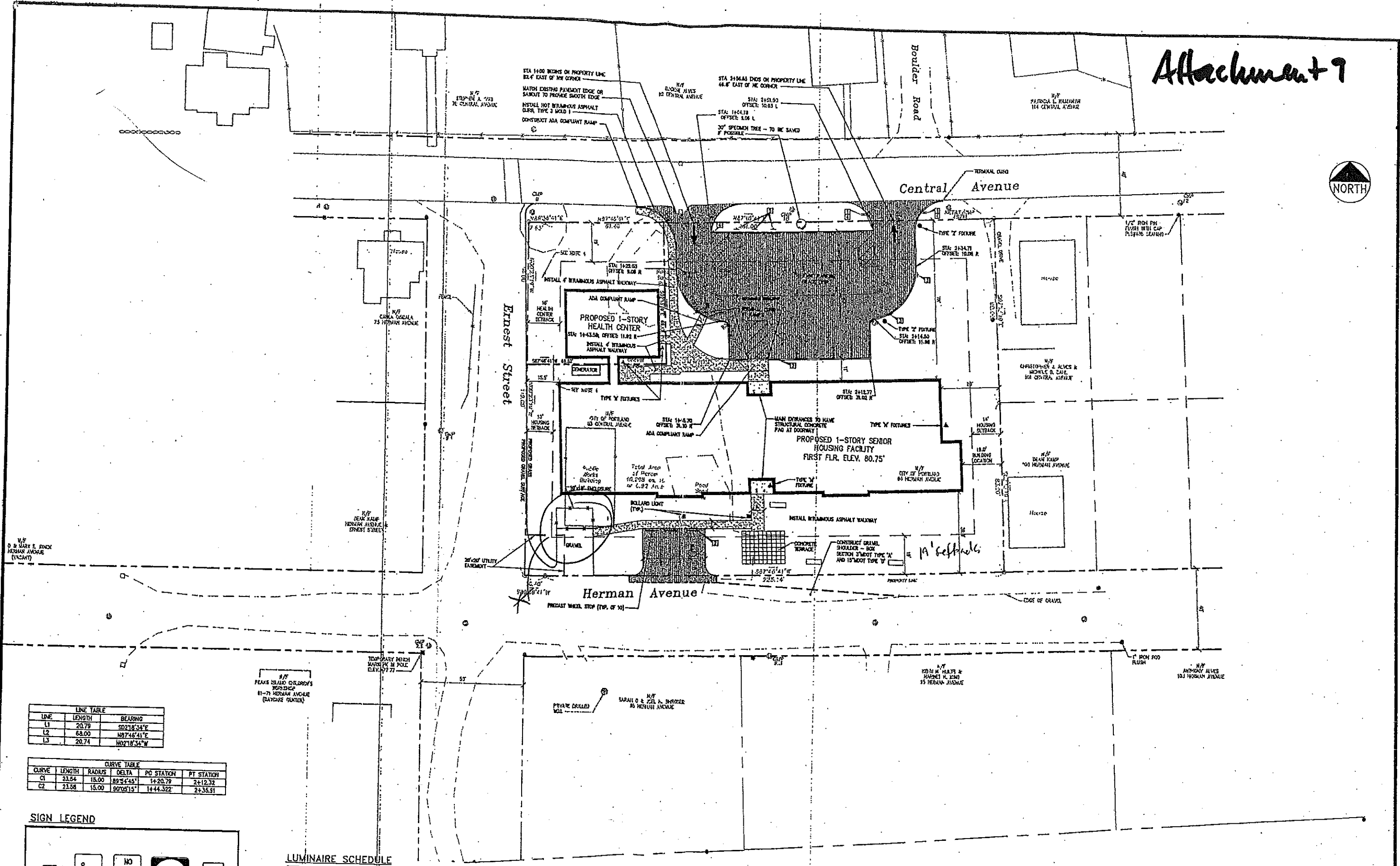
Exterior/Interior Information:

Building 1
Levels 01/01
Size 10646
Use APARTMENT
Height 9
Walls FRAME
Heating HW/STEAM
A/C CENTRAL

Sales Information:

Sale Date	Type	Price	Book/Page
8/24/2004	LAND + BUILDING	\$0.00	21704/074

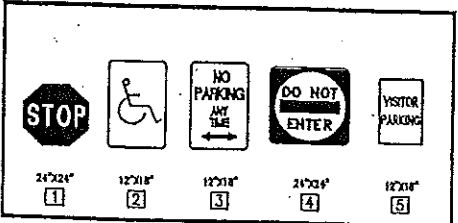
[New Search](#)



LINE	LENGTH	BEARING
L1	20.79	S021°34'E
L2	68.00	N87°45'41"E
L3	20.74	N021°34'W

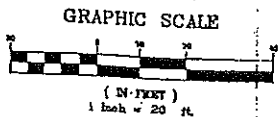
CURVE	LENGTH	RADIUS	DELTA	PC STATION	PT STATION
C1	23.64	15.00	89°54'45"	14+20.79	2+12.32
C2	23.68	15.00	90°05'15"	14+44.322	2+35.91

SIGN LEGEND



LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	DESCRIPTION	MANUFACTURER/TYPE
1	4	N	ONE-LIGHT WALL LANTERN (BLACK - 60 WATTS)	PROGRESS LIGHTING / PS665-31
2	3	Z	TENERIFE POST MOUNT (CLASSIC FAMILY)	BARBICAN PRODUCTS / NORAL
3	3		LOUVER BOLLARD	GARDCO / BRN 820



REV	DATE	DESCRIPTION
1	10.22.02	REVISION BUILDING LAYOUT - ISSUED FOR OWNERS REVIEW
2	01.21.03	RELEASED FOR CONSTRUCTION
3	11.28.02	REVISED LIGHTING SPECIFICATION
4	11.18.02	RESUBMITTED FOR SITE PLAN REVIEW
5	11.02.02	REVISED FOR FILING
6	10.22.02	SITE PLAN REVIEW SUBMISSION

PROJECT SENIOR HOUSING FACILITY & HEALTH CENTER PORTLAND, MAINE	DeLUCA-HOFFMAN ASSOCIATES, INC. 171 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 (603) 751-1141 WWW.DELUCAHOFFMAN.COM
SHEET TITLE SITE LAYOUT PLAN	
CLIENT TSONIDES ASSOCIATES	DRAWN: CMW DATE: NOV. 2002 DESIGNED: JM SCALE: 1"=20' CHECKED: SPS JOB NO.: 2301 BY FIELD: P.E. STEPHEN BUSHEY