

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-10	Issue Date: SEP 21 2001	EBL: 088 F001001
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Location of Construction: 28 Highland Ave	Owner Name: Macisaac Steven J &	Owner Address: Po Box 93	Phone: 766-5514
Business Name: n/a	Contractor Name: Kiely, John	Contractor Address: 521 Island Ave. Peaks Island	Phone: 2077662026
Lessee/Buyer's Name: n/a	Phone:	Permit Type: Single Family	Zone: IR1

Past Use: Vacant Land	Proposed Use: Single Family Cottage (26' X 38')	Permit Fee: \$384.00	Cost of Work: \$60,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>A3</i> Type: <i>513</i> <i>Boea 99</i>	

Proposed Project Description:
Build Single Family Cottage (26' X 38')

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: *N/A* Date:

Permit Taken By: dgc	Date Applied For: 08/29/2001	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>9/18 DC</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: <i>N/A</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District 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>9/18 DC</i>
	<p align="center"><i>#2001-0223</i></p> <p align="center"><i>OK</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 PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

01 1089

IR,

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: 28 HIGHLAND AVE, PEAKS ISLAND

Total Square Footage of Proposed Structure 950 Square Footage of Lot 39,065 sq ft

Tax Assessor's Chart, Block & Lot
Chart# 88 Block# F Lot# 1-9 Owner: STEVEN J. MRL ISAAC Telephone: 766-5514

Lessee/Buyer's Name (If Applicable) N.A Applicant name, address & telephone: 766-5514 Cost Of Work: \$ 60,000
STEVEN MRL ISAAC
Box 93
PEAKS ISLAND, ME 04108 Fee: \$

Current use: VACANT LAND Bldg. Fee 384.00
If the location is currently vacant, what was prior use: NONE Site 300.00
Approximately how long has it been vacant: FOREVER
Proposed use: Single family home TOTAL \$ 684.00
Project description:
ONE floor, two bedroom, SINGLE family, ONE BATH HOME

Contractor's name, address & telephone: JOHN KILLY
Who should we contact when the permit is ready: STEVEN MAC ISAAC
Mailing address: Box 93
PEAKS ISLAND, ME 04108 766-5514 Phone:

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: Steven Mac Isaac Date: Aug 29, 2001

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

Applicant: Steve Mac Isaac

Date:

Address:

C-B-L: 88-F-1-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IR-1

Interior or corner lot - C. Midsummer & Snowflakes Suno

Proposed Use/Work - Single Family

Sewage Disposal - Private On-Site w/ HHO 200 Al Frick 8/6/2001

Lot Street Frontage - min 100' - along Highland Ave 248.75' shown

Front Yard - 30' min / 35' scaled

Rear Yard - 30' min / 105'+ scaled

Side Yard - 20' min / 75'+ scaled right & left

Projections - 10x22' Deck left side / no garage

Width of Lot - ~~7813'~~ 100' min / 204'+ scaled

Height - 35' max /

Lot Area - lot of record ^{39,065'} shown lot surrounded by streets Sec 14-433 / min

Lot Coverage/ Impervious Surface - 7813' max (2070) /
 220' Deck
 988' House
 1208'

Area per Family -

Off-street Parking - 2 spaces req / 2+ shown

Loading Bays - N/A

Site Plan - M. 200 / M. 200

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Unmarked C Panel 15

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

Insp Copy

2001-0223

Application I. D. Number

08/29/2001

Application Date

28 Highland Ave PI

Project Name/Description

28 - 28 Highland Ave, PI Portland, ME 04108

Address of Proposed Site

088 F001001

Assessor's Reference: Chart-Block-Lot

MacIsaac Steven J &

Applicant

Po Box 93, Peaks Island, ME 04108

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 766-5514 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 26' X 38' Cottage

950 sq.ft.

39065 sq. Ft.

IR1

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date: 08/29/2001

Insp Approval Status:

Reviewer Dave Caddell

Approved Approved w/Conditions See Attached Denied

Approval Date 09/21/2001 Approval Expiration 09/21/2002 Extension to Additional Sheets Attached

Condition Compliance Dave Caddell 09/21/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0223

Application I. D. Number

08/29/2001

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Applicant

Po Box 93, Peaks Island, ME 04108

Applicant's Mailing Address

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Applicant or Agent Daytime Telephone, Fax

28 - 28 Highland Ave, PI Portland, ME 04108

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088 F001001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.

Approval Conditions of DRC

- 1 NO CHANGE IN GROUND ELEVATION IS PROPOSED. ANY NEW PROPOSED CHANGES IN GROUND ELEVATIONS MUST BE RE-SUBMITTED FOR REVIEW.
- 2 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 3 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now 28 Highland Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 6 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Insp Copy

2001-0223

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08/29/2001

Application Date

28 Highland Ave PI

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Macisaac Steven J &

Applicant

Po Box 93, Peaks Island, ME 04108

Applicant's Mailing Address

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Applicant Ph: (207) 766-5514

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **26' X 38' Cottage**

950 sq.ft.

Proposed Building square Feet or # of Units

39065 sq. Ft.

Acreage of Site

IR1

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **08/29/2001**

Insp Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions**
See Attached **Denied**

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
signature _____ date _____

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

061518

Discharge
Book 11615
Page 225

QUITCLAIM DEED - JOINT TENANCY

Maine Statutory Short Form

JACKSON & CASEY INC., a Maine Corporation with a place of business at Portland, County of Cumberland, and State of Maine, for consideration paid, grants to Steven J. MacIsaac and Kimberly A. MacIsaac of 13 Francine Street, Framingham, Massachusetts, with Quitclaim Covenants as Joint Tenants, and not as Tenants in Common, the land described as follows:

A parcel of land located at Peaks Island, Portland, Maine, consisting of several Lots identified on the City of Portland Tax Maps as follows:

- | | |
|-------------------|-------------------|
| 88 H 1,4,5; | 88 G 1,2; |
| 88 F 1 through 9; | 88 D 1 through 6; |
| 88 C 10,11; | 88 B 6. |

IN WITNESS WHEREOF, Edward L. Casey, as Grantor for Jackson and Casey Inc, does release all rights by descent and all other rights in the above described premises, have hereto set our hands and seals this 30th of September, 1986.

Robert F. Dorais
Witness

Edward L. Casey
Edward L. Casey 

Pres.
Capacity of Signor

State of Maine,
Cumberland, SS

Personally appeared before me, the above named Edward L. Casey, acknowledged the foregoing instrument to be his free act and deed, and subscribed same.

Before me,

9-30-86
Date

Robert F. Dorais
Notary Public / Attorney at Law
ROLAND F. DORAIS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 14, 1990

SEAL

RECEIVED
RECORDED RECORDS OF DEEDS
1986 NOV 10 AM 9:56
CUMBERLAND COUNTY
James J. Walsh

SEAL

Notary Public
Law

28 Peaks Island

**PROPERTY DESCRIPTION FOR STEVEN J. MACISAAC
LOT ON NORTHWEST SIDE OF HIGHLAND AVENUE, PEAKS ISLAND**

A certain lot or parcel of land situated on the northwesterly side of Highland Avenue on Peaks Island in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

BEGINNING at an iron rod set at the intersection of the northwesterly line of Highland Avenue with the northerly line of Juno Avenue as depicted on a plan entitled "Copy of a Plan in the Possession of C. O. Blackman, Peaks Island," and on file in the Office of the City Engineer, Portland, Maine, File No. 546. Plan No. 6;

thence South $44^{\circ} 33' 30''$ West, crossing Juno Avenue, twenty five and thirty four hundredths (25.34) feet, to the intersection of the northwesterly line of Highland Avenue with the southerly line of Juno Avenue;

thence continuing South $44^{\circ} 33' 30''$ West, along the northwesterly line of Highland Avenue, eighty nine and two hundredths (89.02) feet, to the easterly corner of land now or formerly of the Heirs of Joseph H. Busby;

thence North $72^{\circ} 52' 02''$ West, along the northeasterly line of said Busby, forty seven and seventy seven hundredths (47.77) feet, to the northerly corner of said Busby property;

thence continuing North $72^{\circ} 52' 02''$ West, along other land of the grantor, ninety seven and sixty seven hundredths (97.67) feet;

thence North $41^{\circ} 45' 00''$ East, along other land of the grantor, fifty three and fifty five hundredths (53.55) feet, to the southerly line of Juno Avenue;

thence continuing North $41^{\circ} 45' 00''$ East, crossing Juno Avenue, twenty four and forty four hundredths (24.44) feet, to the northerly line of Juno Avenue;

thence North $83^{\circ} 20' 12''$ West, along the northerly line of Juno Avenue, sixteen and ninety two hundredths (16.92) feet, to an iron rod set at an angle in the northerly line of Juno Avenue;

thence North $56^{\circ} 08' 00''$ West, along the northerly line of Juno Avenue, ten (10) feet, to an iron rod set at the intersection with the southeasterly line of Snowflake Avenue as depicted on said Blackman Plan;

MacIsaac desc.
page 2

thence North 37° 27' 29" East, along the southeasterly line of Snowflake Avenue, one hundred ninety two and thirty hundredths (192.30) feet, to an iron rod set at the intersection with the southerly line of Midsummer Avenue as depicted on said Blackman Plan;

thence South 89° 25' 44" East, along the southerly line of Midsummer Avenue, two hundred fifty (250) feet, to an iron rod set at the intersection with the northwesterly line of Highland Avenue;

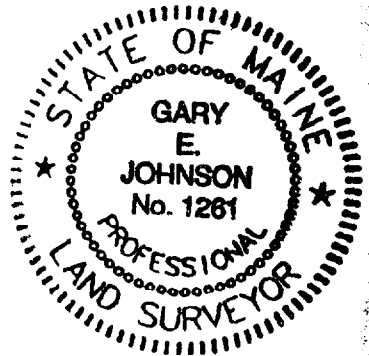
thence South 44° 33' 30" West, along the northwesterly line of Highland Avenue, two hundred forty eight and seventy five hundredths (248.75) feet to the point of beginning.

Said lot contains 51,820 Square Feet

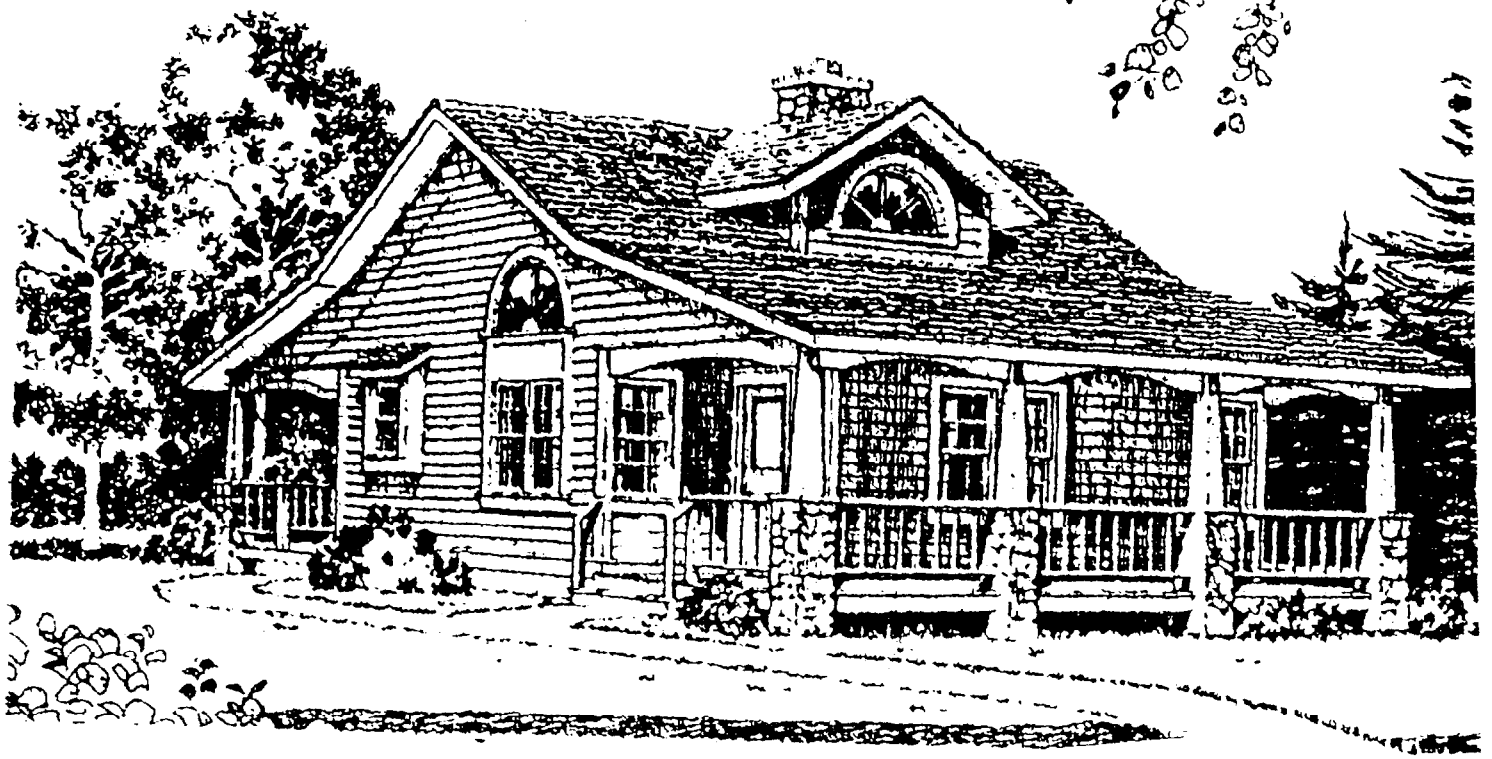
BEARINGS REFER TO MAGNETIC NORTH 1987

Meaning and intending to convey those parcels of land as shown on the City of Portland Tax Assessors Map 88, Block F, Lots 1 through 9 and Block H, Lots 1 and 4, as well as all right, title and interest the grantor may have to that portion of Juno Avenue as is encompassed by the above described lot;

Being a portion of the premises conveyed to Steven J. MacIsaac and Kimberly A. MacIsaac by deed of Jackson and Casey Inc., dated September 30, 1986 and recorded at the Cumberland County Registry of Deeds in Book 7472, Page 133;

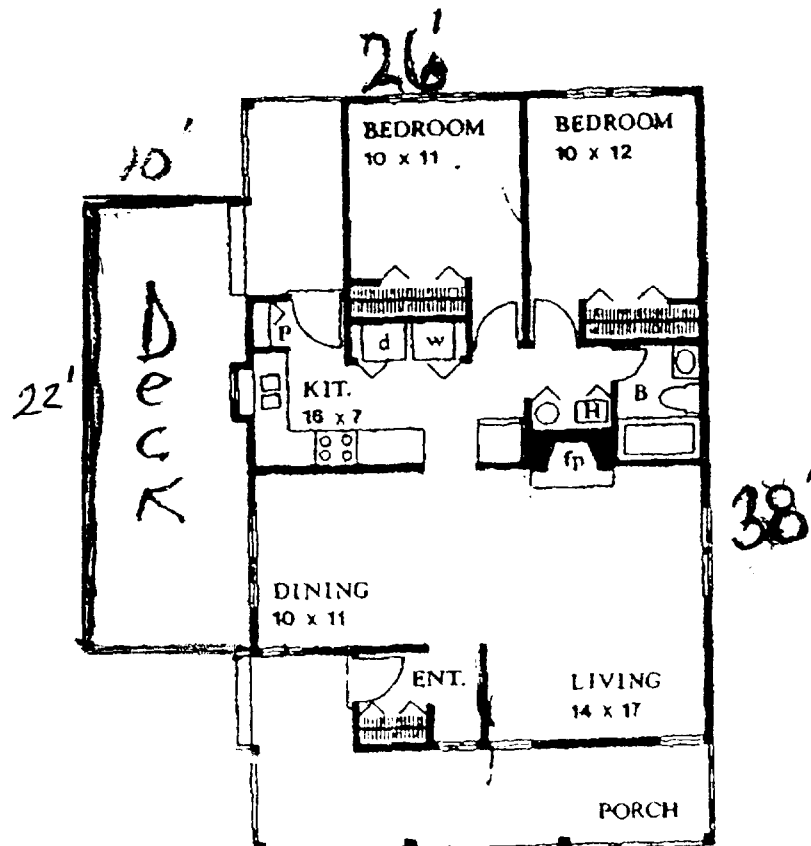


Gary E. Johnson
Sept 24, 1994



THE ABILENE

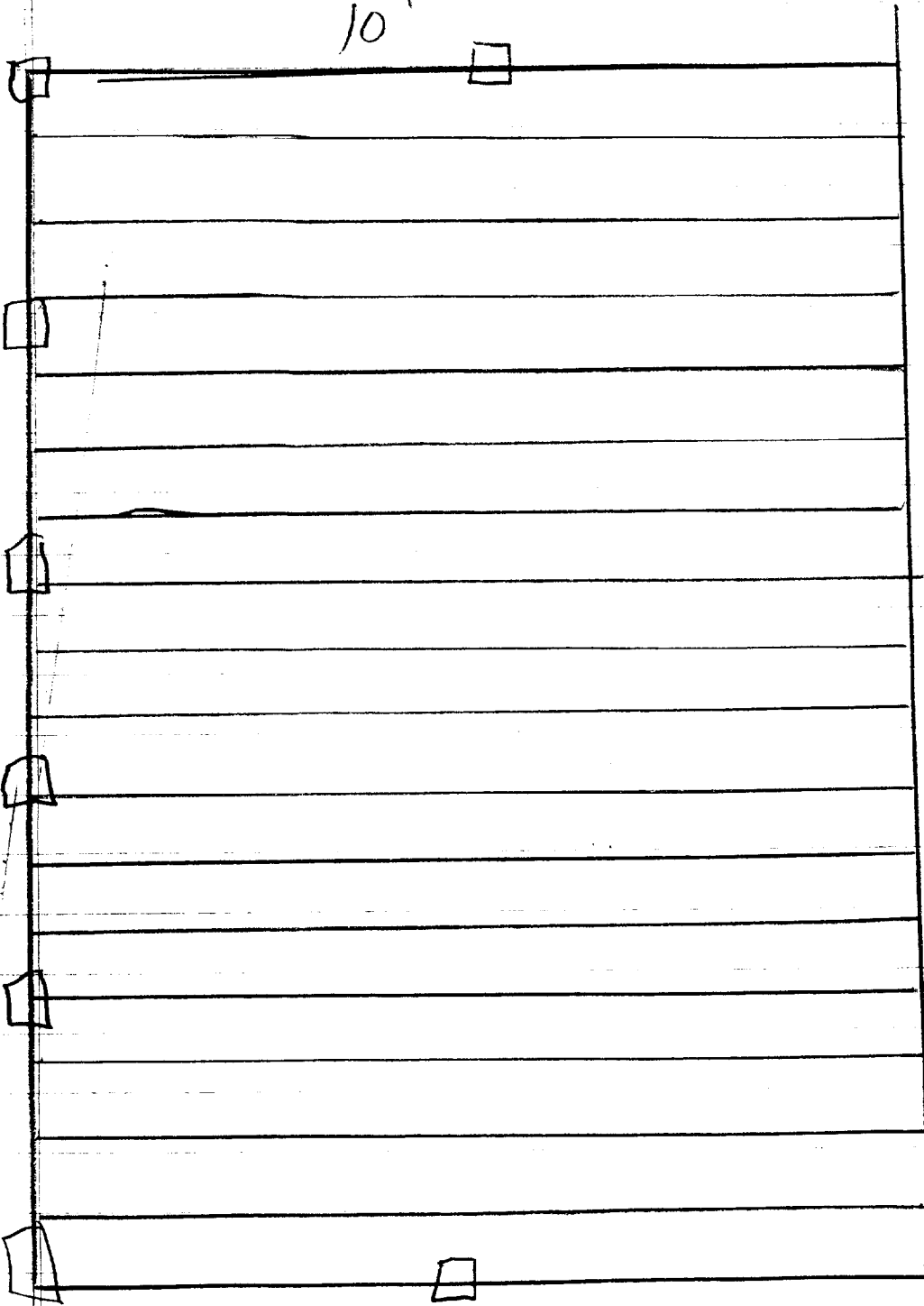
Craftsman-style features cottage.



FLOOR PLAN 950 sq. ft.

Side Deck

10'



28'

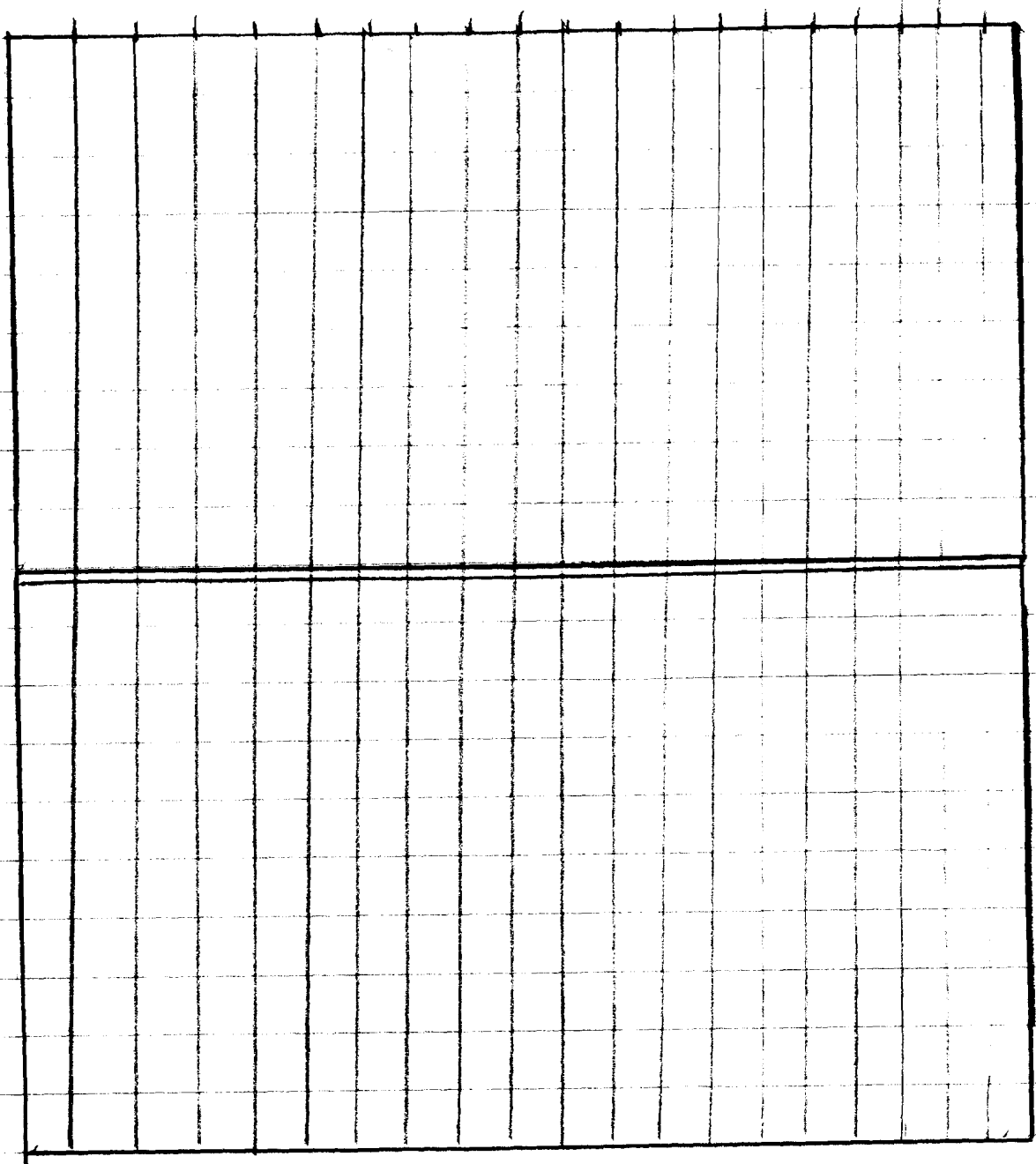
House

EXTERIOR WALLS

ALL WALLS WILL BE FRAMED WITH 2x6 16" O.C.
WINDOW & DOOR HEADERS WILL BE 2x6 LAMINATED
WITH $\frac{1}{2}$ " PLYWOOD

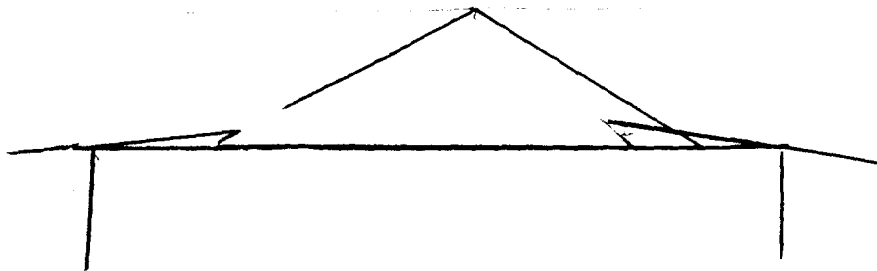
THE LOFT AREA WILL BE FRAMED WITH 4x6 R.C.
HEMLOCK POSTS & BEAMS 24" O.C.
FLOORING WILL BE 2x6 T&G SPRUCE

ROOF FRAMING



RAFTERS 2x10 16" O.C

ROOF LINE IS 6" / 12 TO 3" / 12 OVER PORCHES



MACISAAC MATERIAL LIST

KD 2x4x8 - 52

2x4x10 - 10

2x6x8 - 142

2x6x10 - 12

2x6x16 - 10

2x8x8 - 20

2x10x12 - 40

2x10x16 - 42

2x6 T & G - 2624 LIN. FT.

Hemlock 4x6x10 - 6

4x6x14 - 10

CDX 1/2x4x8 - 37

3/4x4x8 - 29

PT 2x6x8 - 32

2x6x16 - 6

2x10x10 - 19

2x10x12 - 4

4x4x8 - 6

4x4x10 - 4

4x6x14 - 2

6x6x10 - 6

6x6x16 - 8

2x10x14 - 28

INSULATION 6x15 UNFACED - 12 ROLL

3 1/2x15 UNFACED - 4 ROLL

2" FOAM - 14

ATTIC BLANKET - 6 ROLLS

SHEETROCK

1/2x4x8 - 10.4

#2 PINE

1x6 - - 380'

1x5 - 140'

1x4 - 500'

MAPLE

1x6 - 128'

1x5 - 100'

1x4 - 180'

CAMBARA 1x4 - 1664 LN FT

36" CEDAR BALUSTERS - 172

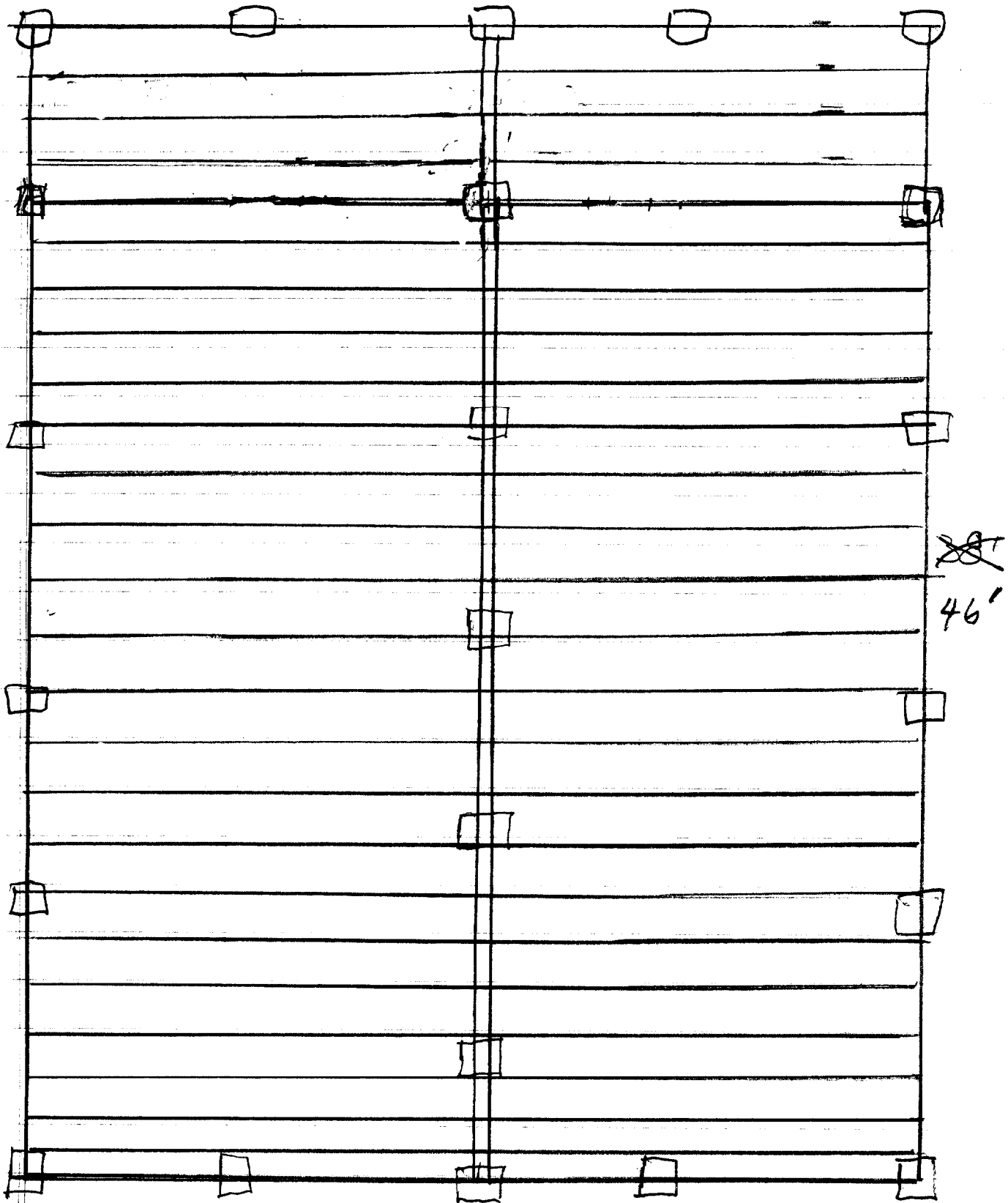
25 YR ASPHALT SHINGLES - 11 S9S

30LB TAR PAPER - 3 ROLLS

ICE & WATER SHIELD - 2 ROLLS

6" CEDAR CLAPBOARDS - 2584 LN FT

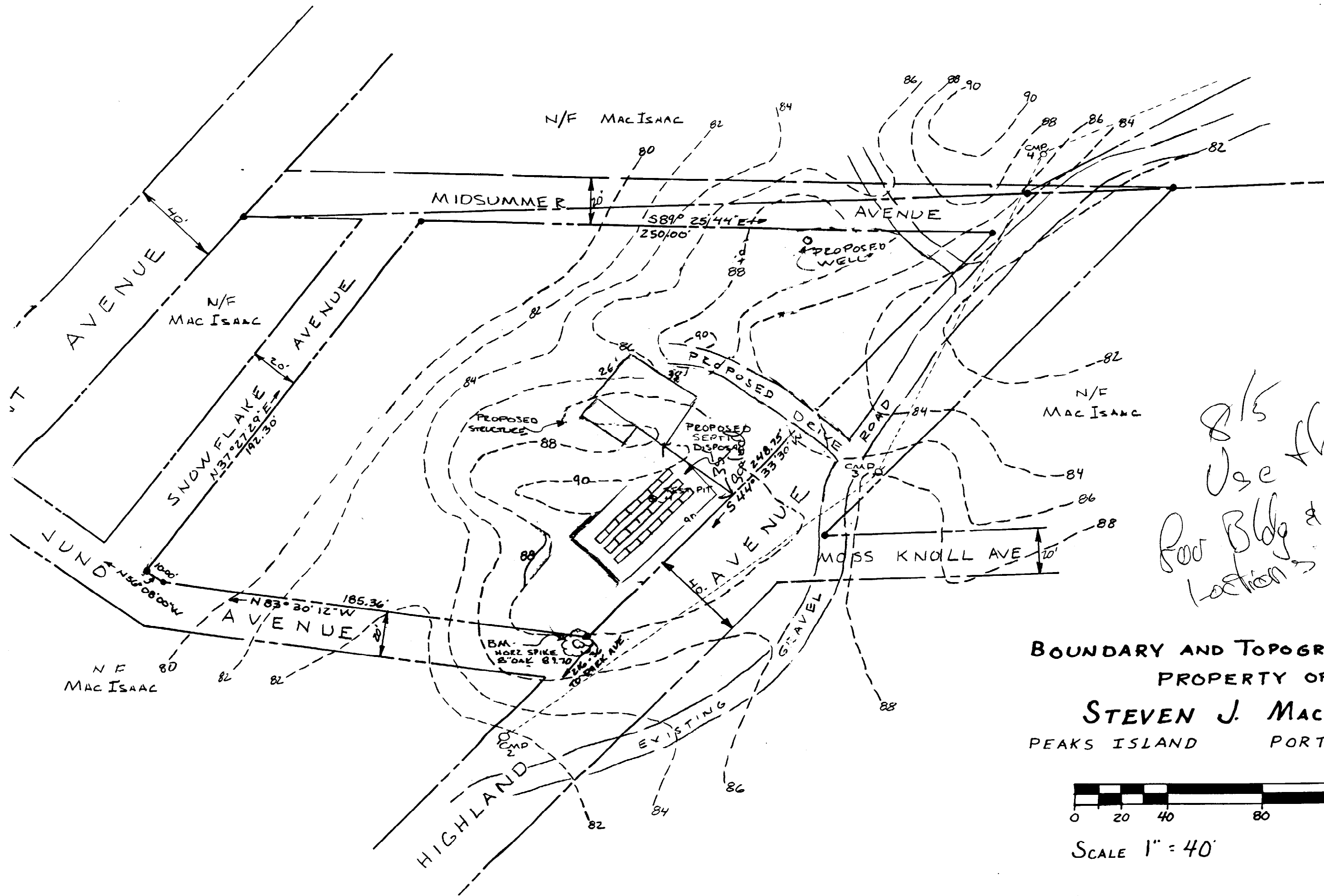
FIRST FLOOR FRAMING PLAN
26'



FLOOR JOISTS - 2X10 X14 16" o.c.

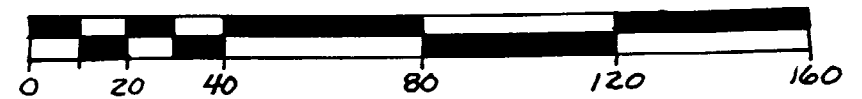
6X6 CENTER BEAM ON 6X6 POSTS

ALL SILLS 6X6 ON 6X6 POSTS PINNED TO LEDGE OR 10" SONOTUBES



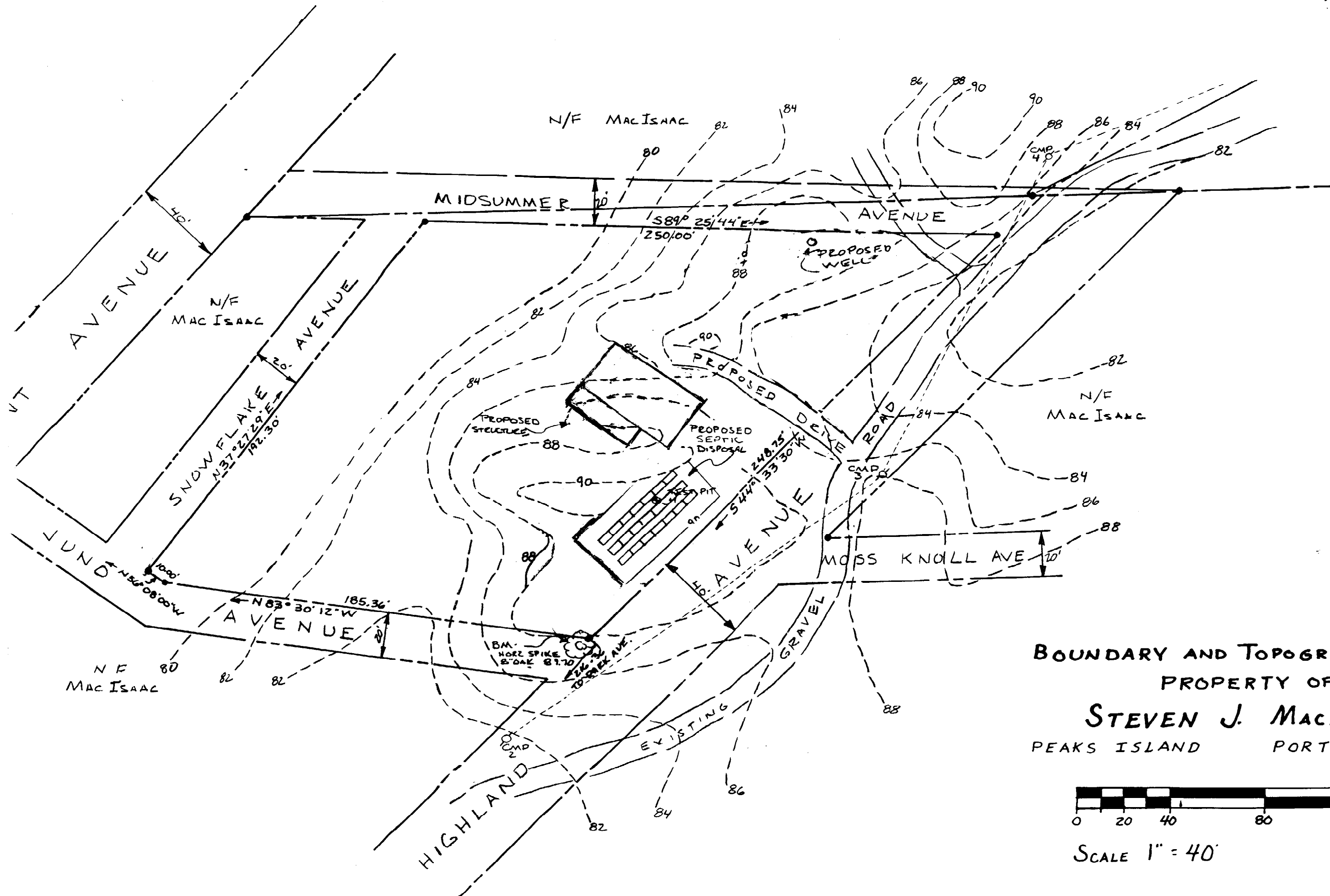
*8/5
Use this
for Bldg & Septic
Location*

**BOUNDARY AND TOPOGRAPHIC SURVEY
PROPERTY OF
STEVEN J. MacISAAC
PEAKS ISLAND PORTLAND, MAINE**

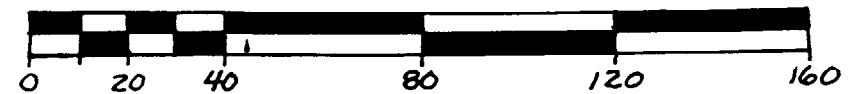


SCALE 1" = 40'

LEGEND
○ IRON PIPE FOUND



BOUNDARY AND TOPOGRAPHIC SURVEY
 PROPERTY OF
STEVEN J. MacISAAC
 PEAKS ISLAND PORTLAND, MAINE



SCALE 1" = 40'

LEGEND

○ IRON PIPE FOUND