

New
 Enclosed
 Deck
 AREA

Deck Footing Set 4" Down Past Footing

Have 4x6 PT Post

2x8 PT JOIST

3x4 FIR Decking 2-2x8 Beam

STAIRS

6 Steps

Stringers 11 inches

And Risers no more than 7 1/2 inches

Railing and Balusters on outside of stairs

Ledger-Rim bolted
 to structure

w/ joist hangers

ALL connections @ same

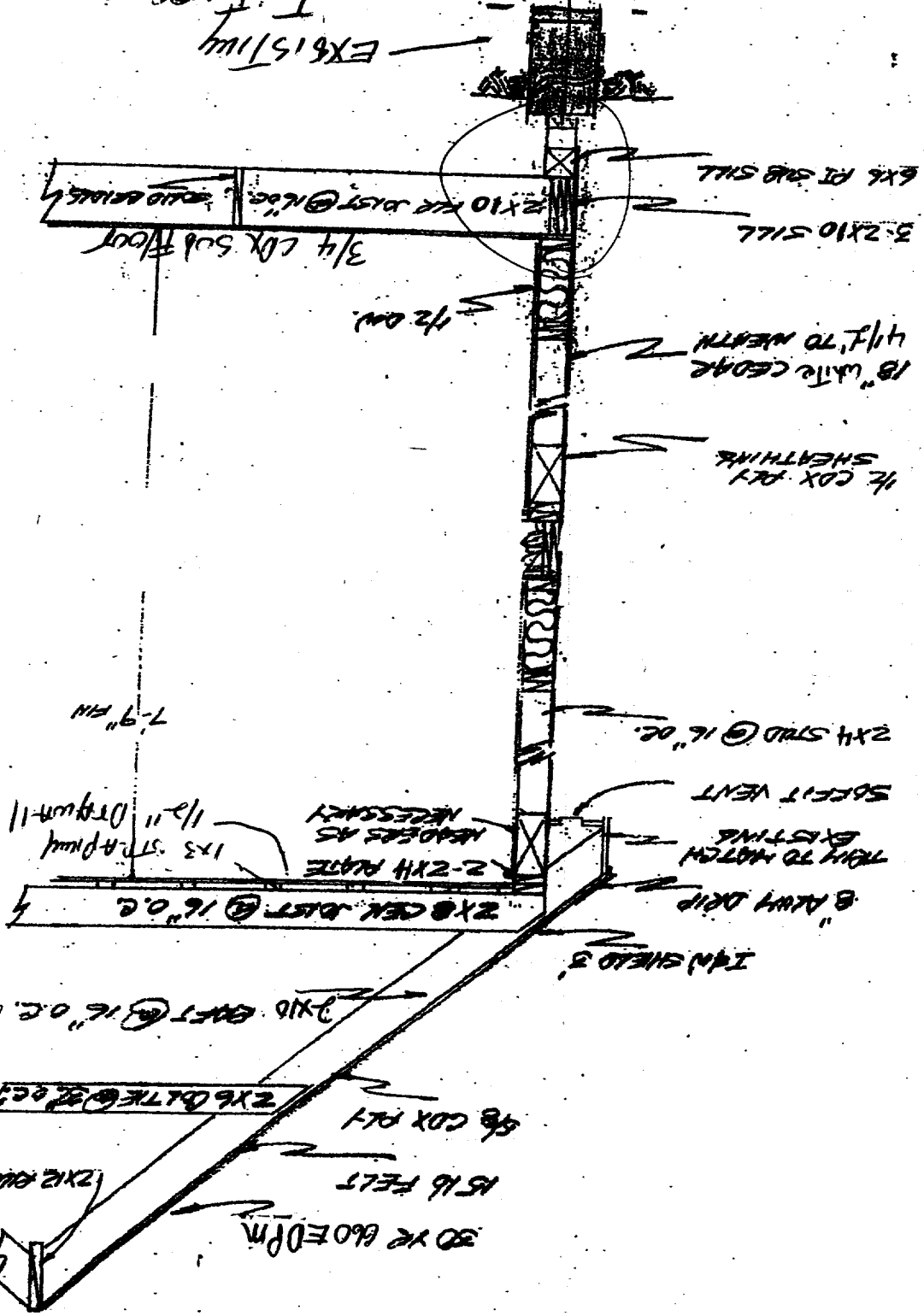
w/ brackets or pi

Stair Railings 36" High Balusters will have

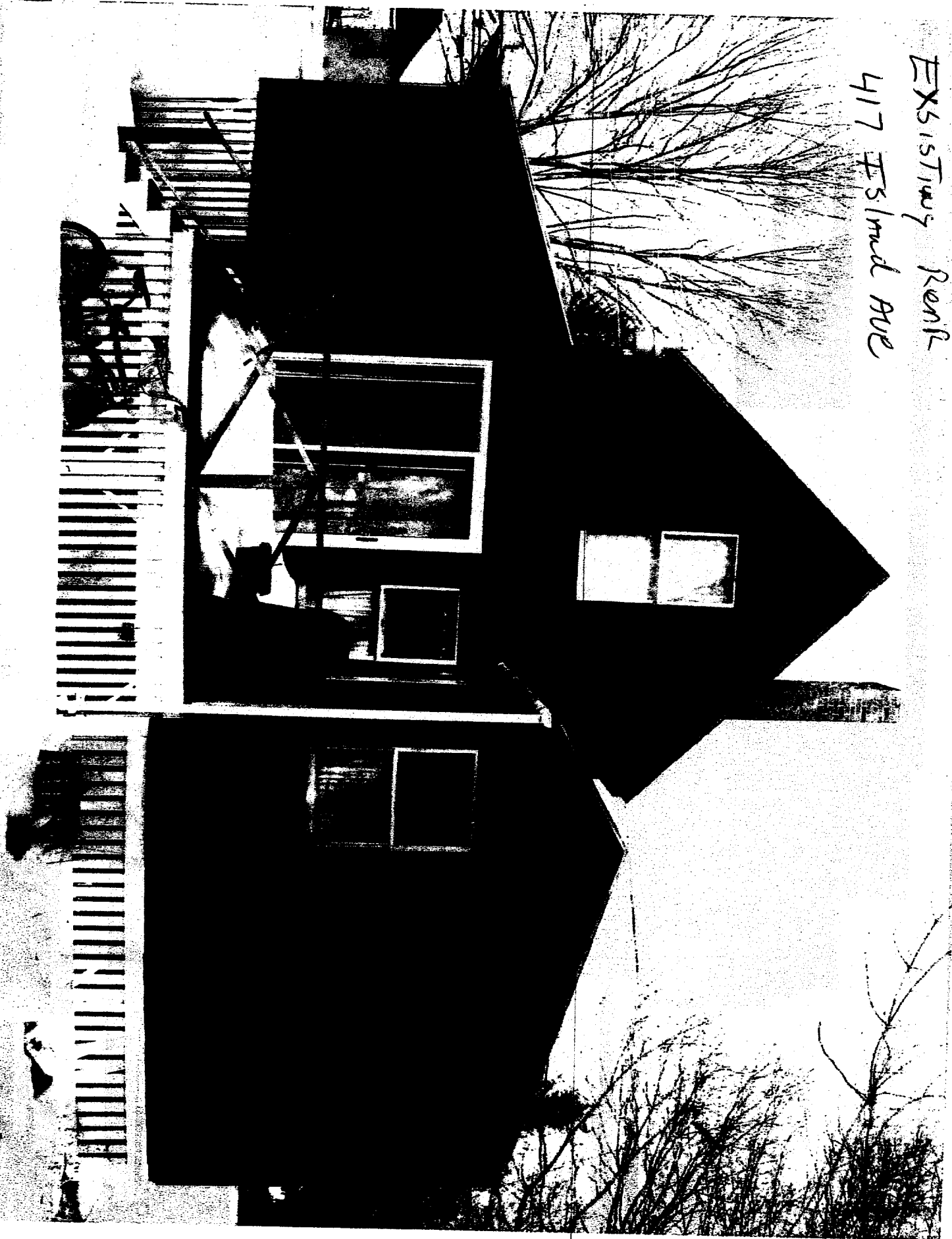
w/ grasp rail no more than 4" space between rail

Deck railing 36" to

TYPICAL WALL SECTION 4
 SCALE 3/8" = 1'-0"
 Below Footing
 Existing



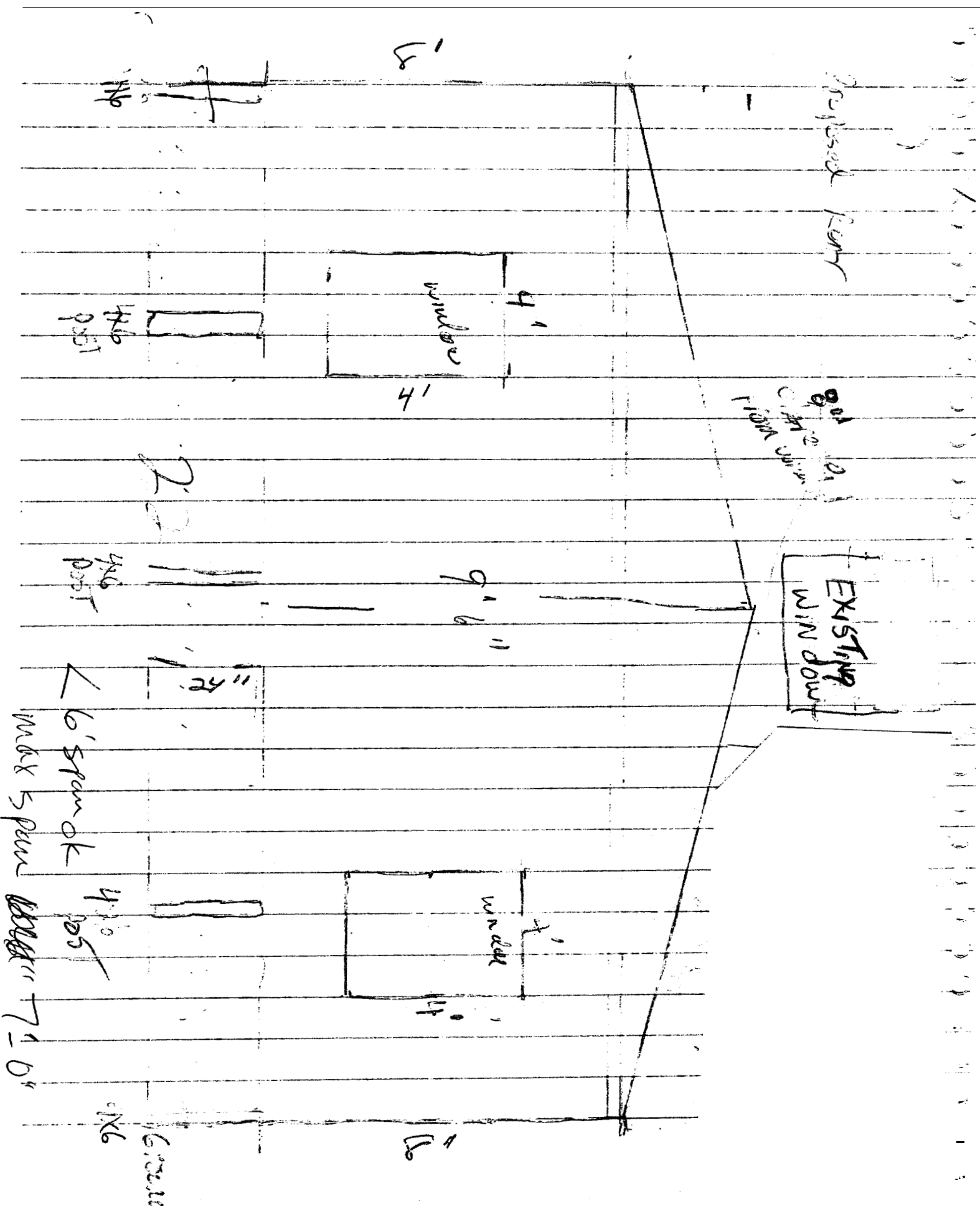
EXISTING RENT
417 FISHMUD AVE

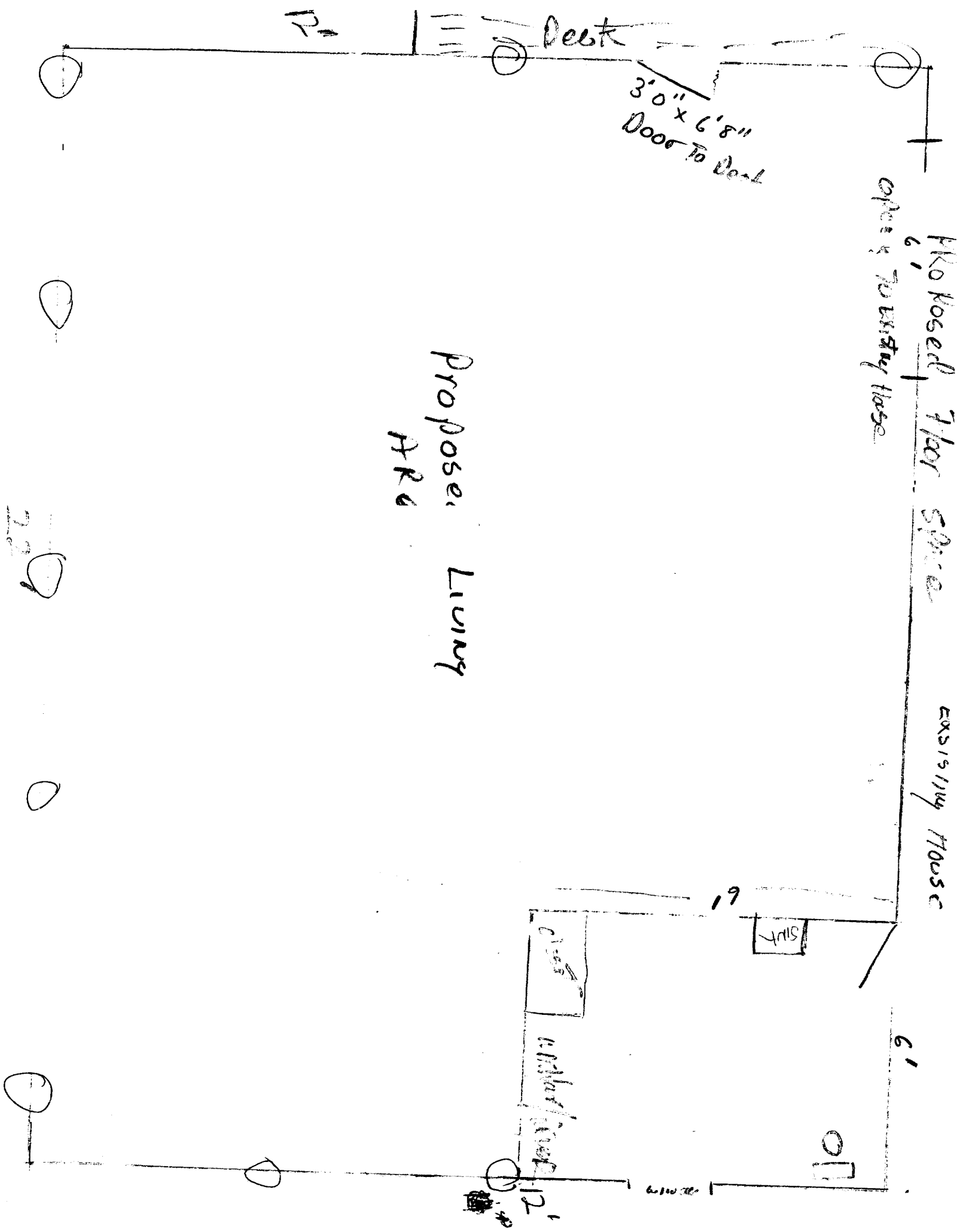


417 Island Ave

LEFT side of House







PROPOSED 1 floor space
 OPEN TO EXISTING HOUSE

EXISTING HOUSE

Deck

3'0" x 6'8"
 Door To Deck

Proposed Living Area

SINK

CLOSET

11'0" x 12'0"

6'1"

12'0"

12'

22'9"

EXISTING HOUSE

STAIRS

EXISTING 5' Door

11'

EXISTING SHED

12'

12'

Shed

11'

5'

6'

22' wide

EXISTING Floor Plan 417 sq. ft. area

WALK

WALK

WALK

417 Island Ave

RIGHT side of House



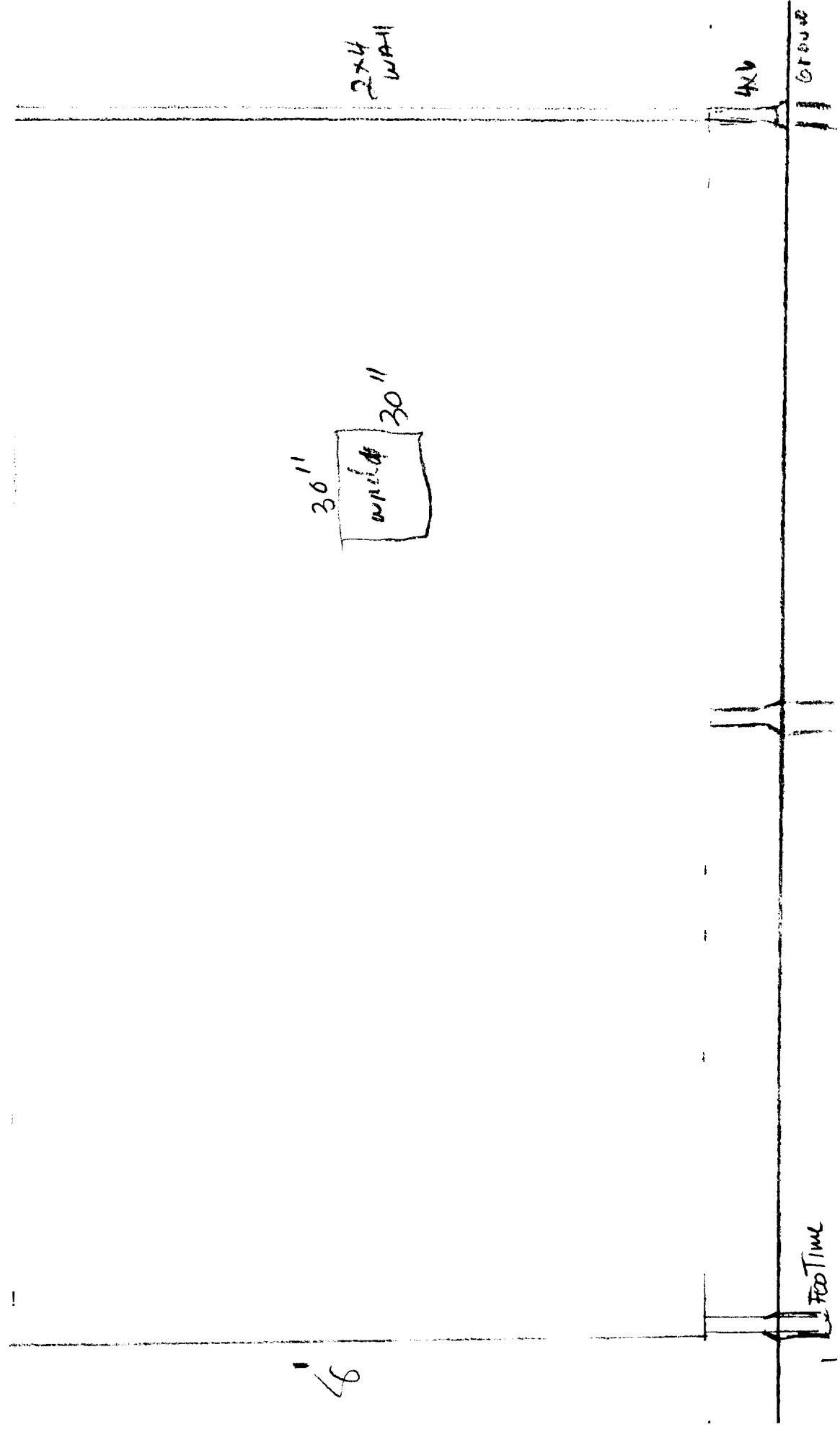
New Rear 12' of House

New Left Side of House

2x4 walls with R11 insulation

2x8 Floor Joist 16" on center

3/4 Ply wood Floor



DEED OF SALE BY PERSONAL REPRESENTATIVE
(TESTATE)
Maine Statutory Short Form

JOHN D. HAMILTON of Windham, County of Cumberland, State of Maine, duly appointed and acting personal representative of the Estate of Mary Elizabeth, deceased (testate), as shown by the probate records of the county of Cumberland, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to Thomas P. Dromgoole, of Savin Hill, Massachusetts, the real property in Peaks Island, County of Cumberland, State of Maine, described as follows:

Reference is made to EXHIBIT A attached hereto and made a part hereof.

WITNESS my hand and seal this 1st day of February 20⁰⁵.

Signed, Sealed and Delivered
in presence of

Estate of Mary Elizabeth Hamilton

Jane L. Barriault

John D. Hamilton

By: John D. Hamilton
Personal Representative

State of Maine
Cumberland, ss.

Then personally appeared the above named John D. Hamilton and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

2/17/05
Date

Before me,
Jane L. Barriault
Attorney at Law
Jane L. Barriault, Esq.

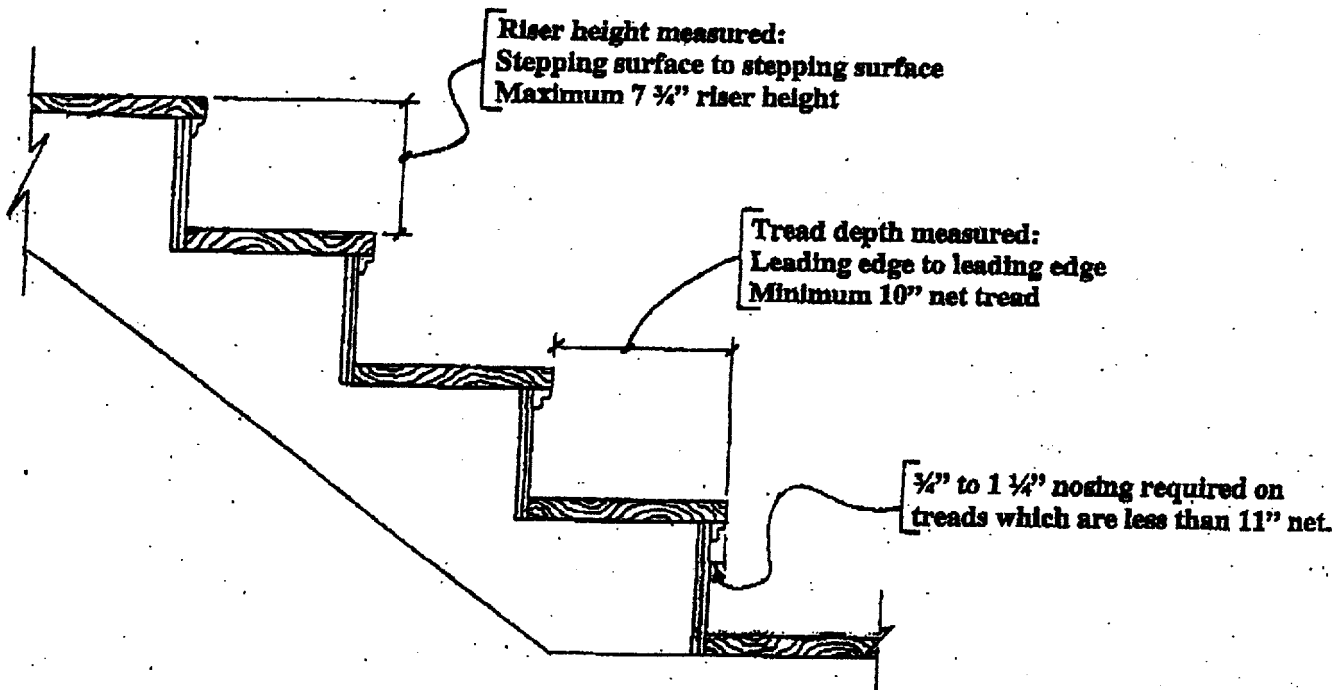
MAINE REAL ESTATE TAX PAID

**TREAD & RISER DIMENSIONS
ONE & TWO FAMILY
1999 BOCA NATIONAL BUILDING CODE
SECTION 1014.6 TREADS & RISERS**

In occupancies in 1 and 2 family dwellings (Use Group R-3) and in accessory occupancies (shed, garages, etc.) to 1 and 2 family dwellings the following are the tread and riser requirements:

The **MAXIMUM riser height shall be 7 1/4"** and the **minimum riser height shall be 4"**. The **MINIMUM tread depth shall be 10"** (measured from leading edge of tread to leading edge of tread). A nosing not less than **3/4"** but not more than **1 1/4"** SHALL be required on treads where the depth is less than 11". Openings in risers shall not exceed 4".

Correct method of measuring treads and risers:



Please note: To achieve a minimum 10" net tread the stringer must be cut to 10".

DEED OF SALE BY PERSONAL REPRESENTATIVE
(TESTATE)

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Reference is made to EXHIBIT A attached hereto and made a part hereof.

WITNESS my hand and seal this 17 day of February 2005

Signed, Sealed and Delivered
in presence of

Estate of Mary Elizabeth Hamilton

Jane L. Barriault

John D. Hamilton
By: John D. Hamilton
Personal Representative

State of Maine
Cumberland, ss.

Then personally appeared the above named John D. Hamilton and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

2/17/05
Date

Before me,
Jane L. Barriault
Attorney at Law
Jane L. Barriault, Esq.

MAINE REAL ESTATE TAX PAID

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE
CITY OF PORTLAND

PERMIT ISSUED
MAR 24 2005
Permit Number: 050297
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT

This is to certify that Thomas Dromgoole/Thomas Dromgoole
has permission to Enclose Deck and repair rena e rooms
AT 417 ISLAND AVE 090 0010001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Janice Bonke
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A **Pre-construction** Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of Applicant/Designee

3-24-05
Date

[Signature]
Signature of Inspections Official

3/24/05
Date

CBL: 90-0-10

Building Permit #: 05-0297