

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that ISAAC JOANNE M& MAC

Located At 499 ISLAND AVE. (PEAKS ISLAND)

Job ID: 2011-02-428-SF

CBL: 090 - - - Q - 001 - 001 - - - -

has permission to build a 20' x 50' Single Family Residence, 1 bedroom 2.5 bathroom  
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

05/04/2011

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

PERMIT ISSUED

MAY - 4 2011

City of Portland

*Closed*



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division

Location: 499 ISLAND AVE

CBL: 090- Q-001-001

Issued to: JOANNE M MAC ISAAC & RONALD F DELUCIA JTS

Date Issued: 7/19/2012

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-02-428-SF, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3  
TYPE 5-B  
IRC 2009

CONDITIONS OF APPROVAL: The sprinkler system shall be on line and functioning whenever the building is occupied.

Approved:

July 19, 2012

(Date)

Inspector

*Inspector's Division Director*

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

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

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

**PERMIT ISSUED**

MAY - 4 2011

Job No: 2011-02-428-SF	Date Applied: 2/16/2011	CBL: 090 - - Q - 001 - 001 - - - - -	
Location of Construction: 499 ISLAND AVE, P.I.	Owner Name: JOANNE M MacISAAC	Owner Address: 22 COOLIDGE RD MEDFORD, MA 02155	Phone: 617-504-0303 City of Portland
Business Name:	Contractor Name: Weidemann, Adam D	Contractor Address: 74 Welch ST PEAKS ISLAND ME04108	Phone: 766-3030
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-2
Past Use: Single family home	Proposed Use: Single family home - demo existing house (#2011-02-432) & build new single family (foundation 19'9" x 49'9")	Cost of Work: 280000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IR, new Signature: <i>[Signature]</i>
Proposed Project Description: 499 Island Ave, P.I. - New Single Family Home		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>per 15-2011C</i> <input checked="" type="checkbox"/> Site Plan <i>Level I Minor Residential</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 3/16/11 <i>check conditions ASB</i>	<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 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**

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 PHON

DWM Mike 212-7250, Not per plan:

1/A-02 Revise footing from 2' 0" x 1' 0" to 18" x 8" (Footing depth less than 8" in several locations.

Confirmed conformance at 2<sup>nd</sup> inspection same day)

3/A-02 Delete #5 longitudinal;

5 & 6/A-02 Delete #5 Vertical with ties;

All details/A-02 Delete double mat #5 @ 18" vertical and horizontal: add 1 row #5 at 24"

1, 2, & 4/A-02 Delete step in wall

A-01 Revise foundation plan to reflect returns at NW to 15" "north" side and 56.5" at "south" side

Note: Detail 3/A-02 is not formed and will be located at a different elevation from the "perimeter" footings,

1:01

10-13-11 close-in DWM OK.

6-14-12 Final DWM John 709-7026 Final Fail.

DR approval, Handrail at exterior, Handrail return interior, SD in

Hall + Mstr Bdrm to be within 2' of ceiling, Seal Attic access

Provide guards at decks, In use cover plates at exterior decks,

Island vent NTC, Sprinkler system empty, Sprinkler cert.

300 gal not charged  
OK w/ FD

7-5-12 SEE NOTES TO 6-14

7-10-12 DWM See E-mail from Lt Wallace re CO conditions.

7-12-12 DWM/BKL/John Martell Ron Final Fire fail

Sprinkler system not in service, Bldg Fail Provide guards at decks to code.

**Donald McPherson - Re: Sprinkler System**

---

**From:** Benjamin Wallace  
**To:** Chris Pirone; Desiree Kelly; Donald McPherson; Tammy Munson  
**Date:** 7/9/2012 4:15 PM  
**Subject:** Re: Sprinkler System  
**CC:** Danielle West-Chuhta; Gary Wood  
**Attachments:** Fwd: FW: Letter of Compliance and Test Certificate - 499 Island Ave. Peaks Island; Benjamin Wallace.vcf

---

Hi Desiree,

The Captain is out on Mondays. He should be back in tomorrow morning.

I understand from Harry King of Dean & Allyn (sprinkler contractor) the system has not been charged as required and he now believes that the owner has no intention of charging it or keeping it charged. There has been some discussion with this office that he might drain the system down when he drains the domestic water at the end of the season because he would not be occupying it and the building is unheated or insulated; however he did have to recharge it each spring before he could reoccupy it. Bottom line is no occupancy unless the system is charged and signed off by the sprinkler contractor. The only other possibility is for him to convert it to a dry sprinkler system which I'm not sure can be done and if it could be would be expensive.

I suggest that with the issues right now a fire inspector needs to be there for the final and it needs to be clear on his C of O when he gets one that the building can not be occupied without the sprinkler system charged in service and maintained.

I've asked John Martell to put it into his schedule for Thursday morning.

Don- Will you let him know if Thursday morning is going to happen or not for the final? The letter the sprinkler contractor sent simply states that it was installed and tested; not that it is charged and maintained.

Thanks,  
Ben

Lt. Benjamin Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101  
(207)874-8400  
wallaceb@portlandmaine.gov

>>> Desiree Kelly 7/9/2012 11:42 AM >>>  
Chris and Tammy,

I was sent a call from the City Managers office from a Ron Delucia, 499 Island Ave, Peaks Island. He is very angry and mentioned the word law suit which is why I've included Gary and Danielle on this email.

He took out a building permit in February of this year to build a cottage out on Peaks Island. He was angry he had to put in a sprinkler system but did it anyway. Now he doesn't want to charge the system with water because he has to drain the water every winter when he closes up the cottage. He wants his certificate of occupancy but from what I gather can't get it because of this. Don McPherson has been out to property many times and has the information needed to provide you with more background. Is there some sort of waiver for sprinkler systems? If not could someone give him a call back? His number is 617-283-6622. Please let me know when this has been resolved since he has my name.

Thanks,

Desiree

Desiree Kelly  
Executive Assistant  
Planning and Urban Development Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
(207) 874-8720 (T)  
(207) 756-8258 (F)

Memorandum  
Department of Planning and Development  
Planning Division

---



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: July 10, 2012

RE: C. of O. for # 499 Island Avenue, Macissac Single Family House  
(Id#2011-02-428-SF) (CBL 090 Q 001001)

---

After visiting the site, I have the following comments:

Site work complete:

**At this time, I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager  
Barbara Barhydt, Development Review Services Manager  
File: One Solution

# DEAN & ALLYN, INC.

FIRE PROTECTION • SPECIAL HAZARD

657-5646  
OFFICE

233-9105  
HARRY CELL

July 5, 2012

Ron Delucia  
499 Island Ave.  
Peaks Island, ME

Re: 499 Island Ave.

To Whom It May Concern,

This letter is to conform that the fire protection system at the above referenced location has been installed and tested in accordance with NFPA #13D, City of Portland and Maine State Fire Marshall's requirements.

Very truly yours,

*Harry King*

Harry King  
Dean & Allyn, Inc.

116 LEWISTON ROAD  
P.O. BOX 109 • GRAY, ME 039  
TEL. 207/657-6646 FAX 207/657-6647

RECEIVED  
JUL 06 2012  
Dept of Building Inspections  
City of Portland Maine



C1032

### Contractors Material and Test Certificate for Aboveground Piping



A. Procedure Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job. A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners and contractor. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances. All "No" answers shall be explained in the Comments portion of this form.

Property Name: MACISAAC - Res Address: 499 Island Ave Peaks Island Date: 9-22-11

RECEIVED  
2011  
Dept. of Building Inspections  
City of Portland Maine

#### B. Plans

- 1. Accepted by Approving Authorities (Names): Fire Marshall
- 2. Address: Augusta ME
- 3. Installation conforms to accepted plans  Yes  No
- 4. Equipment used is approved  Yes  No

#### C. Instructions

- 1. Has person in charge of fire equipment been instructed as to location of control valves and care and maintenance of this new equipment  Yes  No
- 2. Have copies of the following been left on the premises:
  - a. System components instructions  Yes  No
  - b. Care and maintenance instructions  Yes  No
  - c. NFPA 25  Yes  No

#### D. Location of system - Supplies building(s): 300 Gallon tank

#### E. Sprinklers

Make	Model	Year Made	Orifice	Quantity	Temperature
Viking	VR457	2011	1/2"	6	155°
Viking	VR300	2011	1/2"	6	155°
Viking	VR453	2011	1/2"	7	155°
Viking	VR400	2011	1/2"	1	155°

#### F. Pipe and Fittings

- 1. Type of Pipe: Black SCH 40
- 2. Type of Fittings: cast iron

#### G. Alarm Valve or Flow Indicator

Type	Make	Model	Max. Time to Operate Through Insp. Test

#### H. Dry-Pipe Valve

Make, Model and Serial Number: \_\_\_\_\_

#### I. Quick Opening Device (Q.O.D.)

Make, Model and Serial Number: \_\_\_\_\_

#### J. Dry-Pipe System Operating Test Without Q.O.D.

- 1. Time to trip through test connection\*: \_\_\_\_\_
- 2. Water pressure \_\_\_\_\_ psi. Air pressure \_\_\_\_\_ psi.
- 3. Trip point air pressure \_\_\_\_\_ psi.
- 4. Time water reached test outlet\*: \_\_\_\_\_
- 5. Alarm operated properly  Yes  No

#### K. Dry-Pipe System Operating Test With Q.O.D.

- 1. Time to trip through test connection\*: \_\_\_\_\_
- 2. Water pressure \_\_\_\_\_ psi. Air pressure \_\_\_\_\_ psi.
- 3. Trip point air pressure \_\_\_\_\_ psi.
- 4. Time water reached test outlet\*: \_\_\_\_\_
- 5. Alarm operated properly  Yes  No

#### L. Deluge and Preaction Valves

- 1. Make & Model: \_\_\_\_\_
- 2. Operation:  Pneumatic  Electric  Hydraulic
- 3. Piping and detecting media supervised  Yes  No
- 4. Does valve operate from manual trip and/or remote control stations  Yes  No
- 5. Is there an accessible facility in each circuit for testing  Yes  No
- 6. Does each circuit operate supervision loss alarm  Yes  No
- 7. Does each circuit operate valve release  Yes  No
- 8. Maximum time to operate release: \_\_\_\_\_

#### M. Pressure Reducing Valve

- 1. Location and Floor: \_\_\_\_\_
- 2. Make and Model: \_\_\_\_\_
- 3. Setting: \_\_\_\_\_ Static Pressure: Inlet \_\_\_\_\_ psi, Outlet \_\_\_\_\_ psi
- 4. Residual Pressure (Flowing): Inlet \_\_\_\_\_ psi, Outlet \_\_\_\_\_ psi
- 5. Flow Rate: \_\_\_\_\_ gpm

#### N. Test Description

**Hydrostatic:** Hydrostatic tests shall be made at not less than 200 psi for two hours or 50 psi above static pressure in excess of 150 psi for two hours. Differential dry-pipe valve clappers shall be left open during test to prevent damage. All aboveground piping leakage shall be stopped.

**Pneumatic:** Establish 40 psi air pressure and measure drop. Test pressure tanks at normal water level and air pressure and measure air pressure drop. In both cases, the pressure drop shall not exceed 1 1/2 psi in 24 hrs.

#### O. Tests

- 1. All piping hydrostatically tested at 200 psi for 2 hours
- 2. Dry piping pneumatically tested  Yes  No
- 3. Equipment operates properly  Yes  No
- 4. Do you certify as the sprinkler contractor that additives and corrosive chemicals, sodium silicate or derivatives of sodium silicate, brine, or other corrosive chemicals were not used for testing systems or stopping leaks?  Yes  No
- 5. Drain Test:
  - a. Static pressure reading of gage located near water supply connection \_\_\_\_\_ psi.
  - b. Residual pressure with valve in test connection open wide \_\_\_\_\_ psi.
- 6. Underground mains and lead in connections to risers flushed before connection made to sprinkler piping and verified by copy of form No. 13-U  Yes  No
- 7. Flushed by installer of underground piping  Yes  No
- 8. If powder driven fasteners are used in concrete, has representative sample testing been satisfactorily completed?  Yes  No

#### P. Blank Testing Gaskets

- 1. Number used: \_\_\_\_\_
- 2. Locations: \_\_\_\_\_
- 3. Number removed: \_\_\_\_\_

#### Q. Welded Piping - If welded piping was used in the system, complete the following:

- 1. As the sprinkler contractor, were welding procedures in compliance with the requirements of at least AWS B2.1, ASME Section IX or other required standards  Yes  No
- 2. Was welding performed by welders qualified in compliance with the requirements of at least AWS B2.1, ASME Section IX or other required standards  Yes  No
- 3. Do you certify that welding was carried out in compliance with a documented quality control procedure to insure that all discs are retrieved, openings in pipe are smooth, slag and other welding residue are removed, the internal diameters of piping are not penetrated, completed welds are free from cracks, incomplete fusion, surface porosity greater than 1/16 inch in diameter, undercut deeper than the lesser of 25% of the wall thickness or 1/32 inch, and the completed circumferential butt weld reinforcement does not exceed 3/32 inch?  Yes  No

#### R. Cutouts (Disks)

Do you certify that you have a control feature to ensure that all cutouts (disks) are retrieved?  Yes  No

#### S. Hydraulic Data Nameplate Provided Yes No

#### T. Date left in service (with all control valves open):

#### U. Signatures

- 1. Name of sprinkler contractor: Dean + ALLYN INC.
- 2. Tests witnessed by:
  - For property owner (Signed): \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_
  - For sprinkler contractor (Signed): Gale Fowler Title: Foreman Date: 9-22-11

#### V. Comments (This section is for additional explanation and notes. All "No" answers must be explained here.)

There was not anyone on site to witness test.

\*Measured from the time the inspector's test connection is opened

Check here if comments continue on the reverse side of this form

## 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.**
1. Footings/ Setbacks (Note: Review Subsurface Inspection Requirements)
  2. Backfill Inspection
  3. Close-In: (Electrical, Plumbing, Framing)
  4. Final Inspection

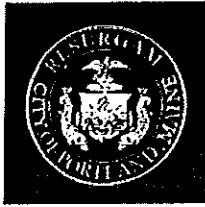
The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

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.

PERMIT ISSUED

MAY - 4 2011

City of Portland



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-428-SF

Located At: 499 ISLAND AVE.

CBL: 090 - - Q - 001 - 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.
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 structure, 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.

### **Fire**

1. New single family home requires a sprinkler system installed according to NFPA 13D.
2. Sprinkler permit requires approval from State Fire Marshal's Office. Capt. Gautreau

### **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. 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.
3. 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.
4. Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.
5. 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 in the building and battery.
6. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
7. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
8. Glass glazing required adjacent to stairways when exposed surface of the glass is less than 60 inches above the nose of the tread.
9. Attic access (22 by 30 inch) is required in compliance with Sec. R807.
10. Engineered beams specifications shall be submitted to this office.

11. 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. **Note: a code compliant egress window (or emergency escape) is required in each bedroom.**

## **DRC**

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. 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.
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. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.



# 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: <b>499 ISLAND AVE, PEAKS ISLAND, ME</b>		
Total Square Footage of Proposed Structure/Area <b>2000 FINISHED</b>	Square Footage of Lot <b>6240</b>	Number of Stories <b>2 + BASEMENT</b>
Tax Assessor's Chart, Block & Lot Chart# <b>090</b> Block# <b>0001</b> Lot# <b>001</b>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <b>JOANNE MACISAAC/RON DELUCIA</b> Address <b>22 COOLIDGE RD</b> City, State & Zip <b>MEDFORD, MA 02155</b>	Telephone: <b>617-5040303 (JOANNE)</b> <b>617-283-6622 (RON)</b>
<div style="text-align: center;">   <b>FEB 11 2011</b>            Dept. of Building Inspections            City of Portland Maine         </div>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>280,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>300</u> <i>Demo</i>
	Lessee/DBA (If Applicable)	
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? <u>-</u>		
Proposed Specific use: <u>SINGLE FAMILY</u> <u>1 bed</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name <u>2.5 Bath</u>		
Project description: <b>NEW HOUSE TO REPLACE EXISTING COTTAGE, BASEMENT, FIRST + SECOND FLOORS. 20' X 50' FOOTPRINT (foundation 19'9" X 49'9" - see plan A-11)</b>		
Contractor's name: <u>WIEDEMANN CARPENTRY LLC</u>		
Address: <u>74 WELCH ST</u>		
City, State & Zip <u>PEAKS ISLAND ME 04108</u>		Telephone: <u>207-766-3030</u>
Who should we contact when the permit is ready: <u>RON DELUCIA + Joanne MacIsaac</u>		Telephone: <u>617-283-6622</u>
Mailing address: <u>22 COOLIDGE RD MEDFORD MA 02155</u>		<u>617-504-0303</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](http://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.

Signature: <u>[Signature]</u>	Date: <u>11 Feb. 2011</u>
-------------------------------	---------------------------

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

# ELECTRICAL PERMIT

## City of Portland, Me.



*insp Dms. B*  
*William 653 6320*

*2011-02-428*

To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 9/27/11

Permit # \_\_\_\_\_

CBL# 90-Q-1

LOCATION: 499 ISLAND AVE (PT) METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER JUANNE MAC PBAAC  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

**TOTAL EACH FEE**

OUTLETS	38	Receptacles	40	Switches	6	Smoke Detector	.20	16.80
FIXTURES	30	Incandescent		Fluorescent	4	Strips	.20	6.00
SERVICES		Overhead	X	Underground		TTL AMPS <800	15.00	15.00
		Overhead		Underground		TTL AMPS >800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS	1	(number of)					1.00	1.00
MOTORS	1	(number of)					2.00	2.00
RESID/COM	5	Electric units					1.00	5.00
HEATING APPLIANCES		oil/gas units		Interior		Exterior	5.00	
		Ranges		Cook Tops		Wall Ovens	2.00	
MISC. (number of)		Insta-Hot		Water heaters	2	Fans	2.00	4.00
		Dryers		Disposals	1	Dishwasher	2.00	2.00
		Compactors		Spa	1	Washing Machine	2.00	2.00
		Others (denote)					2.00	
		Air Cond/win				Pools	10.00	
	Air Cond/cent				Thermostat	5.00		
	HVAC		EMS			10.00		
	Signs					5.00		
	Alarms/res					15.00		
	Alarms/com					2.00		
	Heavy Duty(CRKT)					25.00		
	Circus/Carnv					5.00		
	Alterations					15.00		
	Fire Repairs					1.00		
	E Lights					20.00		
	E Generators							
PANELS		Service	1	Remote		Main	4.00	4.00
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		
						MINIMUM FEE/COMMERCIAL	55.00	
						MINIMUM FEE	45.00	58.60

*90 Q 1*

**RECEIVED**

SEP 28 2011

Dept. of Building Inspections  
 City of Portland Maine

CONTRACTORS NAME William Flynn MASTER LIC. # 4548  
 ADDRESS 24 CENTENNIAL ST PORTLAND ME LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 766 2780 6536320

SIGNATURE OF CONTRACTOR \_\_\_\_\_

03/22/2011

9:21 AM

BLONDIN LAWRENCE G &  
MONICA A BLONDIN JTS  
154 HIGH ST  
NEWBURYPORT , MA 01950

CONLEY MARIA GRACE &  
PAUL V CONLEY III JTS  
2679 SACRAMENTO ST  
SAN FRANCISCO , CA 94115

MAC ISAAC JOANNE M &  
DELUCIA RONALD F JTS  
22 COOLIDGE RD  
MEDFORD , MA 02155

WILLIAMS ELIZABETH F  
200 S MAYA PALM DR  
BOCA RATON , FL 33432

WILLIAMS TIMOTHY & ELIZABETH  
200 S MAYA PALM DR  
BOCA RATON, FL 33432

WILLIAMS TIMOTHY A &  
ELIZABETH JTS  
200 S MAYA PALM DR  
BOCA RATON, FL 33432

WRIGHT JOSEPH D & NANCY L JTS  
498 ISLAND AVE  
PEAKS ISLAND, ME 04108

WRIGHT JOSEPH D & NANCY L JTS  
146 POND RD  
BRIDGTON , ME 04009

**Labels Requested For CBL:**

---

- 090 J003
- 090 J004
- 090 J009
- 090 P009
- 090 P014
- 090 Q001
- 090 Q002
- 090 Q015



090 K002  
090 K004

090 AA002

090 Q007 090 Q009

090 AA001

090 Q006

090 Q010

090 J006

090 Q011

090 J005

090 Q005

090 J004

090 Q004

496 - 526  
495 - 525

090 Q003

090 Q002

090 Q013

090 J007

090 Q014

090 Q001

090 J009

090 Q015

ISLAND AVE

2-20  
1-19 BELVEDERE RD

250-256  
249-255  
21-37

090 J007

474-494  
473-493

090 P013

246-248  
245-247

090 P009

090 P014

090 P008

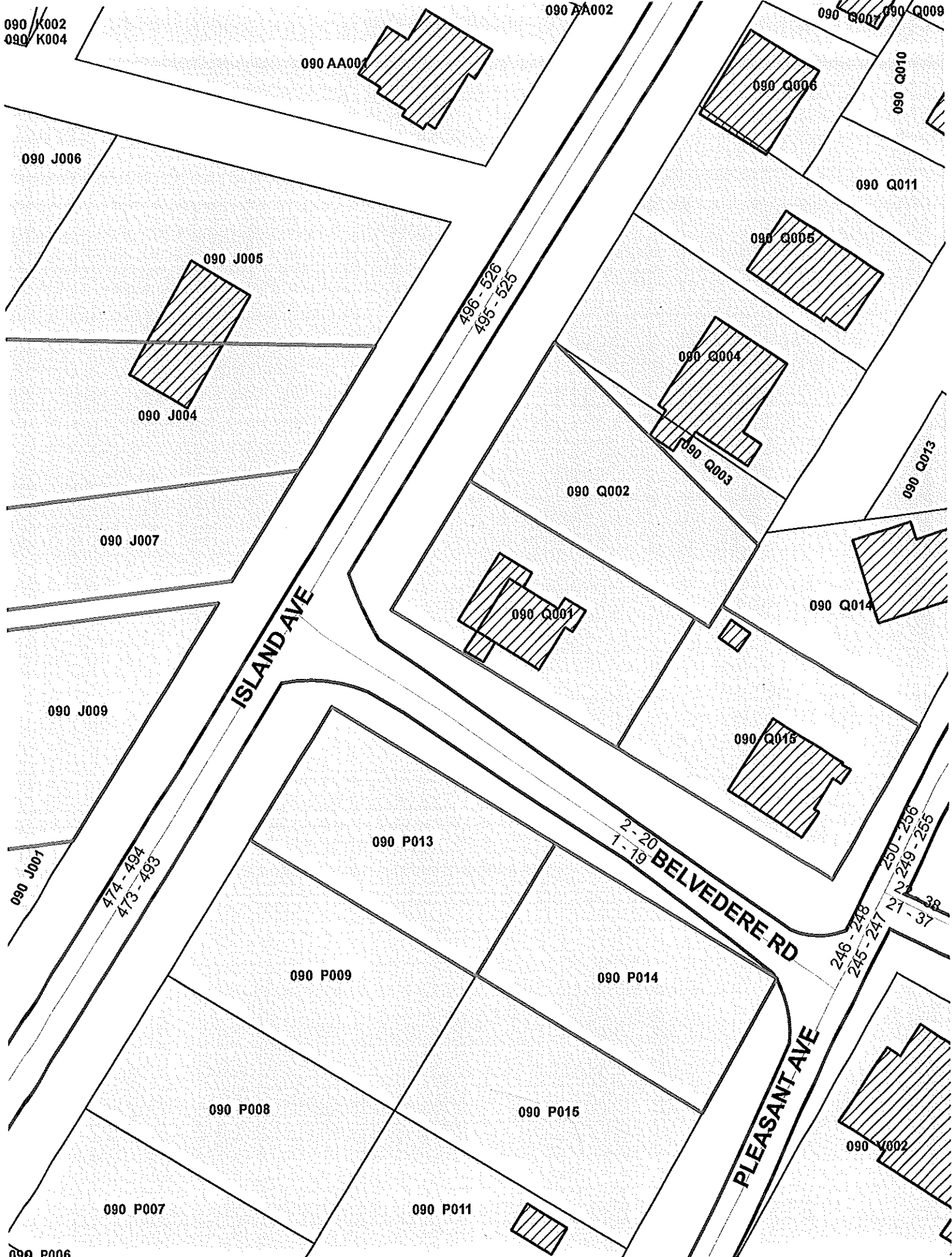
090 P015

090 P007

090 P011

090 Q002

090 P006





City of Portland  
389 Congress St.  
Portland ME 04101

BLONDIN LAWRENCE G & MONICA A  
BLONDIN JTS  
154 HIGH ST  
NEWBURYPORT, MA 01950



City of Portland  
389 Congress St.  
Portland ME 04101

CONLEY MARIA GRACE & PAUL V CONLEY  
III JTS  
2679 SACRAMENTO ST  
SAN FRANCISCO, CA 94115



City of Portland  
389 Congress St.  
Portland ME 04101

MAC ISAAC JOANNE M & DELUCIA RONALD  
F JTS  
22 COOLIDGE RD  
MEDFORD, MA 02155



City of Portland  
389 Congress St.  
Portland ME 04101

WILLIAMS ELIZABETH F  
200 S MAYA PALM DR  
BOCA RATON, FL 33432

Fire Conditions:

New single family home requires a sprinkler system installed according to NFPA 13D.

Sprinkler permit requires approval from State Fire Marshal's Office.

Capt. Gautreau

0024038

BK 17452PG333

90-Q-1

3-22-02

FILE

# QUITCLAIM DEED WITH COVENANT

## MAINE STATUTORY SHORT FORM

KNOW ALL PERSONS BY THESE PRESENTS THAT **BRIAN J. MURPHY** of Springfield, Vermont for consideration paid,

**GRANTS** with QUITCLAIM COVENANTS, to **JOANNE M. MAC ISAAC** and **RONALD F. DELUCIA**, as joint tenants with right of survivorship, a certain lot or parcel of real estate located on Peaks Island, City of Portland, County of Cumberland, State of Maine, described more particularly in Schedule A, attached hereto and made a part hereof by reference.

WITNESS my hand and seal this 22<sup>ND</sup> day of March, in the year 2002

Signed, Sealed & Delivered  
In the presence of:

Susan S. McDonald  
Witness

Brian J. Murphy  
Brian J. Murphy

State of Maine  
County of Cumberland, ss.

March 22<sup>nd</sup>, 2002

Then personally appeared the above-named Brian J. Murphy and acknowledged the foregoing instrument to be his free act and deed.

Before me,  
William A. McCue  
William A. McCue, Attorney-at-law

✓  
✓

90-Q-1

MAINE REAL ESTATE TAX PAID

90 - 9 - 1  
1 - 17 - 01

*Ch...*

**PERSONAL REPRESENTATIVE'S DEED**

Brian Murphy and Abigail Baird, duly appointed and acting Co-Personal Representatives of the Estate of Dorothea R. Murphy, deceased testate, as shown by the probate records of Cumberland County, Maine, Docket # 2000-1230, by the power conferred by law, and every other power, in distribution of the estate, grant to Brian Murphy, whose mailing address is 110 Mountain View Drive, Springfield, VT, 05156, the land in Portland, Cumberland County, Maine, described as follows: *(PW)*

A certain lot of land with the buildings thereon near Trefethan's Landing, on Peaks Island, in Portland in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron marker at the intersection of the easterly sideline of Belvidere Road and the southerly sideline of Island Avenue;

Thence northeasterly by the sideline of Island Avenue, sixty (60) feet, more or less, to an iron marker in the westerly sideline of land, now or formerly owned by Anna Mitchell and Adele Rouyon;

Thence southeasterly by said sideline of said Mitchell land and Rouyon land one hundred three (103) feet, more or less, to a stake on the sideline of land now or formerly owned by Susie M. Merrill;

Thence southwesterly by said Merrill land sixty (60) feet, more or less, to an iron marker in the easterly sideline of Belvidere Road;

Thence northwesterly by the sideline of Belvidere Road, one hundred five (105) feet, more or less, to the point of beginning.

Being the same premises conveyed to Dorothea R. Murphy by deed of Daniel Murphy, Jr. dated August 6, 1996, and recorded in the Cumberland County Registry of Deeds in Book 12704, Page 131.

Witness my said hand in my said capacity this 26 day of DECEMBER, 2000.

Witness:  
*Quise & Chamberlin*

Estate of Dorothea R. Murphy  
by: *Brian Murphy*  
Brian Murphy, Co-Personal Representative

Witness my said hand in my said capacity this 4 day of JANUARY, 2000.

Witness:  
*Abigail Baird*

Estate of Dorothea R. Murphy  
by: *Abigail Baird*  
Abigail Baird, Co-Personal Representative

90 - 9 - 1

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**

**CBL** 090 Q001001  
**Land Use Type** SEASONAL  
**Property Location** 499 ISLAND AVE  
**Owner Information** MAC ISAAC JOANNE M & DELUCIA RONALD F JTS  
 22 COOLIDGE RD  
 MEDFORD MA 02155  
**Book and Page** 17452/333  
**Legal Description** 90-Q-1  
 ISLAND AVE 499  
 BELVIDERE RD  
 PEAKS ISLAND 6240 SF  
**Acres** 0.143

**Current Assessed Valuation:**

**browse city services a-z**

**browse facts and links a-z**

**TAX ACCT NO.** 14600 **OWNER OF RECORD AS OF APRIL 2010**  
 MAC ISAAC JOANNE M &  
 DELUCIA RONALD F JTS  
 22 COOLIDGE RD  
 MEDFORD MA 02155  
**LAND VALUE** \$202,100.00  
**BUILDING VALUE** \$60,700.00  
**NET TAXABLE - REAL ESTATE** \$262,800.00  
**TAX AMOUNT** \$4,709.38

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



**Building Information:**

Card 1 of 1

**Year Built** 1900  
**Style/Structure Type** COTTAGE  
**# Stories** 1.5  
**Bedrooms** 2  
**Full Baths** 1  
**Total Rooms** 4  
**Attic** NONE  
**Basement** PIER/SLAB  
**Square Feet** 992

[View Sketch](#) [View Map](#) [View Picture](#)



Best viewed at 800x600, with Internet Explorer

**Sales Information:**

Sale Date	Type	Price	Book/Page
3/22/2002	LAND + BUILDING	\$189,000.00	17452/333
1/17/2001	LAND + BUILDING	\$0.00	15966/323
9/1/1996	LAND + BUILDING	\$0.00	12704/131

[New Search!](#)

**Ann Machado - Re: Fwd: FW: 499 Island Avenue-Site Plan**

---

**From:** Philip DiPierro  
**To:** Clark, William  
**Date:** 3/10/2011 12:19 PM  
**Subject:** Re: Fwd: FW: 499 Island Avenue-Site Plan  
**CC:** Machado, Ann

---

Great, thanks Bill. I'll pass this on to Ann in Zoning so she can assess the setbacks.

Phil

>>> William Clark 3/10/2011 11:18 AM >>>  
Hi Phil,

Sorry to take a week to get back to you.

The plan looks good. It ties into City monuments so we can insert it into GIS.

One thing I noticed was setbacks. The fact that the 102.90' and 104.80' long lines converge as they bear away from Island Avenue shortens the building setback of 20.00' by 0.06' and 0.19'. Doesn't bother me, but I just thought you may want to know. I have attached the calculation worksheet showing the setbacks of the 20' by 50' house.

Thanks,

Bill

>>> Philip DiPierro March 3, 2011 8:48 AM >>>  
Hi Bill, when you get a chance, can you please take a look at this survey and let me know if you feel as though it meets our current standards.

It's a single family home on Peaks Island that is proposed to be built after the existing house is demolished.  
Thanks.

Phil

>>> "MacIsaac, Joanne" <JMacIsaac@trojb.com> 3/2/2011 6:04 PM >>>

Ann and Phillip

Please see survey ( 2 drawings) from Owen Haskell, this is in addition to the site plan prepared by the architect for 499 Island Ave Peaks Island

One drawing shows just the existing conditions and the other shows the existing and proposed new.

Please let me know if there is anything else you need.

Thank you

Joanne

Joanne MacIsaac LEED AP, NCIDQ, IIDA  
Principal  
Interior Design

TRO Jung|Brannen  
Celebrating a Century of Inspired Design

**Ann Machado - 499 Island Ave**

---

**From:** "MacIsaac, Joanne" <JMacIsaac@trojb.com>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
**Date:** 3/9/2011 3:58 PM  
**Subject:** 499 Island Ave  
**CC:** <rondelucia@gmail.com>

---

Hi Ann

How are you. Good I hope. I am checking in as I don't know what if anything I should be doing? I have been in contact with Phil and he has given me his comments regarding the site plan – I know I need to answer those but he suggested that I check in with you before I do that -wondering what is next?

Are you reviewing the house for compliance with building codes or is that someone else?

We are hoping to start demo by the end of the month but don't want to do that until we have a building permit....

Regards

Joanne.

Joanne MacIsaac LEED AP, NCIDQ, IIDA  
Principal  
Interior Design

**TRO Jung|Brannen**  
Celebrating a Century of Inspired Design

22 Boston Wharf Road  
Boston, Massachusetts 02210

t 617.502.3514  
f 617.502.3401

[www.trojungbrannen.com](http://www.trojungbrannen.com)



## **Ann Machado - Re: FW: 499 Island Avenue-Site Plan**

---

**From:** Philip DiPierro  
**To:** Dobson, Lannie; MacIsaac, Joanne; Machado, Ann  
**Date:** 3/4/2011 12:58 PM  
**Subject:** Re: FW: 499 Island Avenue-Site Plan

---

Hi Joanne, following are my comments for your recent single family site plan submission.

### Survey:

- I have not had any comments from our engineering department, so for the time being I have to assume that the survey meets the minimum standards.

### Site Plan:

There are still some items missing from the checklist. Please revise the site plan to include the following information.

- The zoning district, setbacks, and dimensional requirements need to be shown on the site plan.
- Please show the driveway dimensions on the site plan. Please be advised that the minimum separation between existing and proposed driveways is 20 feet measured at the property line. In addition the driveway width measured at the property line must be between 10 feet and 20 feet.
- Please relocate the water line so that it does not run through your leach field. The water line must be located at least 10 feet from the edge of the leach field, septic tank, and sanitary piping. Have you submitted a septic design to the Inspections office yet?
- Please extend your erosion control measures along both sides of the site, outside all proposed disturbed areas, to the rear property line.
- Please include the locations of the 2 street trees, meeting the City's minimum arboricultural standards.
- Please include the soil type of the property.
- If you propose to grade the site outside the boundaries of your ownership, you will need to obtain permission and a construction easement/license from the City. Otherwise you should revise your site plan so that no disturbance or grading occurs in the City's right-of-way.

### Zoning:

- You should contact Ann Machado directly for comments on Zoning. Ann is currently out of the office until next Thursday or Friday. You may want to talk to Ann before you submit a revised site plan.

Feel free to contact me with any questions. Thanks.

Phil

Philip DiPierro  
Development Review Coordinator  
City of Portland Planning Division

389 Congress Street  
Portland, Maine 04101

Phone 207 874-8632  
Fax 207 756-8258

>>> "MacIsaac, Joanne" <JMacIsaac@trojb.com> 3/2/2011 6:04 PM >>>

Ann and Philip

Please see survey ( 2 drawings) from Owen Haskell, this is in addition to the site plan prepared by the architect for 499 Island Ave Peaks Island

One drawing shows just the existing conditions and the other shows the existing and proposed new.  
Please let me know if there is anything else you need.

Thank you  
Joanne

Joanne MacIsaac LEED AP, NCIDQ, IIDA  
Principal  
Interior Design

**TRO Jung|Brannen**  
Celebrating a Century of Inspired Design

22 Boston Wharf Road  
Boston, Massachusetts 02210

t 617.502.3514  
f 617.502.3401

[www.trojungbrannen.com](http://www.trojungbrannen.com)

---



22 Feb 2010

Septic application for:  
499 Island Ave  
Peaks Island

Questions please contact:

Joanne MacIsaac  
jmacisaac@trojb.com  
617.504.0303  
22 Coolidge Rd  
Medford MA 02155

Thank you!

499 Island Ave

## Summary of Changes

### Foundation

- incorporated step down foundation wall at the front and sides of the house under porch
- replace concrete beam at front with wood beam on wood post
- returned front foundation wall in front
- eliminated on set of windows
- reduced basement clear height to 7'6" so that standard forms (7'11) could be used
- reduced size of footing to 18"x 8" ( 8" is the minimum in some cases 11")
- reduced thickness of foundation wall to 10"
- reduced rebar
- increase floor joist on first floor to 14" from 12" (owner request not structural)
- eliminated shelf detail for floor joist on first floor
- reduced top of wall to 39' to minimize grading

### Other

- revised some of the awning windows to double hung windows on the second floor (they are 2' above the finished floor)
- adjusted the key heights floor to floor to maintain the same overall building height as approved.
- provided an alternate roof material (shingles) for pricing consideration

RECEIVED

JUN 14 2011

Dept. of Building Inspections  
City of Portland Maine

Applicant: Joanne MacIssac & Ron Delucia

Date: 2/15/14

Address: 499 Island Ave

C-B-L: 90-Q-001

perm. # 2002011-02-428

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - demolition existing house (built 1900) & build new house.

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - ~~dem~~ new single family home - foundation 19'9" x 49'9" (20' x 50')  
Islands - partial day list.

Sevage Disposal - private

Lot Street Frontage - 70' min. - 60.02' on Island Ave. & 104.80 on Belvidere. - lot of record.

Front Yard - 25' min - 25' 5" min / scaled (ok)

\*Rear Yard - 25' min - 28.5' scaled (ok)

Side Yard - 20' min. - 20' on left. (ok)

- ~~20~~ 20.06' on right. (ok)

Projections -

Width of Lot - 80' min - lot of record (ok)

\*Height - 35' max. - ~~30~~ <sup>32.5'</sup> @ average grade. (ok)  
lot size 6240 sq ft

Lot Area - 20,000 sq ft min - (or lot of record) - had single family home - lot been same size since before 1955.

Lot Coverage / Impervious Surface - 20% = 1248

$20 \times 50 = 1000$

$slps. 7 \times 3.5 = 24.5$

$OH 2 \times 10 = 20$  1044.5 (ok)

Area per Family - N/A for island

Off-street Parking - 2 off street spaces - no share - 18' x ~~35~~ <sup>20</sup> beyond 20' setback on side streets

Loading Bays - N/A

Site Plan - local minor residential.

Shoreland Zoning / Stream Protection - N/A

Flood Plains - parcel 15, Zone C

Ann Machado - 499 island ave

---

**From:** "MacIsaac, Joanne" <JMacIsaac@trojb.com>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
**Date:** 3/24/2011 5:35 PM  
**Subject:** 499 island ave

---

Hi Ann

You had asked for the average height and I left you a voice mail but to confirm in writing – it is 34.5

Joanne MacIsaac LEED AP, NCIDQ, IIDA  
Principal  
Interior Design

TRO Jung|Brannen  
Celebrating a Century of Inspired Design

22 Boston Wharf Road  
Boston, Massachusetts 02210

t 617.502.3514  
f 617.502.3401

[www.trojungbrannen.com](http://www.trojungbrannen.com)

Basement is 30' elevation  
average grade is 34.5'

37.1'  
~~30~~ from basement, to midway  
point  
- 4.5'  

---

32.5' height from average grade

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	1'-0" x 2'-0" & 1'-0" x 2'-0" 12" Wall / 4'-6" Foot Prob.	OKAY
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	10 Mill Barrier 3" Rigid & Damp proofing	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	7/8" $\phi$ All down Sec (A-02)	OKAY
Lally Column Type (Section R407)	(3) 2x10" - 2 <sup>nd</sup> Flr Basement N/A	
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	3 1/2" x 11 1/4" LAM 1st	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	SPF #2 SLOPE / VERSO LAM 11 1/8" BCI I Joist 16" O.C. w/ Bridging 2x12 @ 16" O.C. 11' Max	1 OKAY
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	BCI 11 7/8" @ 16" O.C. w/ Bridging - 14' Max 3x12" 16" O.C.	OKAY
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A	2



	<p>Pitch, Span, Spacing &amp; Dimension (Table R802.5.1(1) - R 802.5.1(8))                  Roof Rafter; Framing &amp; Connections (Section R802.3 &amp; R802.3.1)                  Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p>	<p>12/12                  2x10's @ 16" o.c.                  2x8's @ 16" o.c. -                  collar ties                  Roof: 5/8; Floor: 3/4; 4x4; 3/4"</p>	
<p>Fastener Schedule (Table R602.3(1) &amp; (2))  <b>Private Garage</b>                  (Section R309)                  Living Space ?                  (Above or beside)</p>	<p>N/A</p>		
<p>Fire separation (Section R309.2)                  Opening Protection (Section R309.1)</p>	<p>N/A</p>		
<p>Emergency Escape and Rescue Openings (Section R310)                  Roof Covering (Chapter 9)</p>	<p>Not Shown</p>	<p>3</p>	
<p>Safety Glazing (Section R308)</p>	<p>Gal. Metal</p>	<p>4</p>	
<p>Attic Access (Section R807)</p>	<p>Not Shown</p>	<p>5</p>	
<p>Chimney Clearances/Fire Blocking (Chap. 10)</p>	<p>N/A</p>		
<p>Header Schedule (Section 502.5(1) &amp; (2))</p>	<p>(7) Jacks on 5/4 x 9 1/4"</p>		
<p>Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration</p>	<p>Not Shown</p>	<p>(3) 2x10"</p>	<p>6</p>

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	11" x 7" w/ 1/2" nosing	
Width (Section R311.5.1)	3'-0"	9
Headroom (Section R311.5.2)	6'-8"	Okay
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36"	
Smoke Detectors (Section R313) Location and type/Interconnected	Not shown	8
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	Patio Slabs on Grade	9

## **Jonathan Rioux - 499 Island Ave, Peaks Island - Building Permit Issuance**

---

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 5/2/2011 12:34 PM  
**Subject:** 499 Island Ave, Peaks Island - Building Permit Issuance

---

Hi all, this project, site plan #2011-02-428-SF, the Macisacc single family home at 499 Island Ave. on Peaks Island, meets minimum DRC site plan requirements for the issuance of the building permit. Please see 1 solution for sign off and conditions of approval.

Thanks.

Phil

MT5405

51842

Bk 12704 Pg 131  
90-9-1  
9-4-96

WARRANTY DEED

I, Daniel Murphy, Jr. of 186 Belvidere Street, Springfield, Massachusetts 01108 for valid consideration, the receipt of which is acknowledged, grant to Dorothea R. Murphy of 186 Belvidere Street, Springfield, Massachusetts 01108

with warranty covenants

A certain lot of land with the buildings thereon near Trefethen's Landing, on Peaks Island, in Portland in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron marker at the intersection of the easterly sideline of Belvidere Road and the southerly sideline of Island Avenue; thence northeasterly by the sideline of Island Avenue, sixty (60) feet, more or less, to an iron marker in the westerly sideline of land, now or formerly owned by Anna Mitchell and Adele Rouyon; thence southeasterly by said sideline of said Mitchell land and Rouyon land one hundred three (103) feet, more or less, to a stake on the sideline of land now or formerly owned by Susie M. Merrill; thence southwesterly by said Merrill land sixty (60) feet, more or less, to an iron marker in the easterly sideline of Belvidere Road; thence northwesterly by the sideline of Belvidere Road, one hundred five (105) feet, more or less, to the point of beginning.

Being the same premises conveyed to the grantor and grantee by deed of Fred M. Kroschel, Jr. dated February 23, 1962 and recorded at the Cumberland County Registry of Deeds at Book 3103, Page 408.

Signed and sealed this 6th day of August, 1996.

*Daniel Murphy, Jr.*

*Daniel Murphy, Jr.*  
Daniel Murphy, Jr.

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

August 6, 1996

Then personally appeared the above named Daniel Murphy, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me.

*[Signature]*

*[Signature]*  
Tirachy J. Schifoni  
Notary Public

My Commission Expires: 5/4/01

RECEIVED  
RECORDED REGISTRY OF DEEDS

96 SEP -4 AM 9:49

CUMBERLAND COUNTY

*John B O'Brien*

90-9-1