

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

### BUILDING PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

Permit Number: 090121

This is to certify that John D. Ferris & Caren S. Ferris Travis B  
has permission to interior & exterior renovations include new window siding, painting, add two 16' shed dormers, rebuild sunro  
om & remove front deck & walkway stairs  
AT 613 ISLAND AVE CP 092 E01500

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 lathed or otherwise finished-in. 24 HOURS 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

*Zhefor City & Ill*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

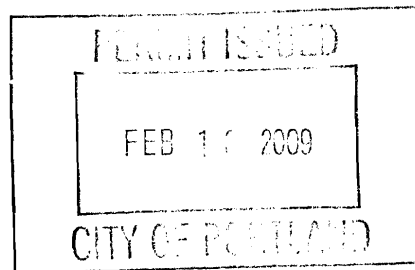
Permit No: 09-0121	Issue Date: <i>02/18/09</i>	CBL: 092 E015001
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Location of Construction: 613 ISLAND AVE, <i>Peaks Island</i>	Owner Name: John D. Ferris & Caren S. Ferris	Owner Address: 221 Lincoln Avenue	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone: 2079396572
Lessee/Buyer's Name	Phone:	Permit Type: <i>Additions</i> Alterations - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - interior & exterior renovations to include new windows, siding, framing, add two 16' shed dormers, rebuild sunroom & remove front deck & relocate stairs	Permit Fee: \$370.00	Cost of Work: \$35,000.00	CEO District: 1
Proposed Project Description: interior & exterior renovations to include new windows, siding, framing, add two 16' shed dormers, rebuild sunroom & remove front deck & relocate stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC-2003</i>	
		Signature:	Signature: <i>CE 2/18</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 02/18/2009	<b>Zoning Approval</b>		
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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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>lot is @ least 125' from water house is 12' back</i> <input type="checkbox"/> Wetland <i>from prop line.</i> <input type="checkbox"/> Flood Zone <i>parcel 9 - zone C.</i> <input type="checkbox"/> Subdivision <i>using section 14-43.6(h)</i> <input type="checkbox"/> Site Plan <i>vif 5 14-43.6(h) of allowable increase</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/18/09</i> <i>ABM</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 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>ABM</i>
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**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

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

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

<b>Permit No:</b> 09-0121	<b>Date Applied For:</b> 02/18/2009	<b>CBL:</b> 092 E015001
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<b>Location of Construction:</b> 613 ISLAND AVE, Peaks Island	<b>Owner Name:</b> John D. Ferris & Caren S. Ferris	<b>Owner Address:</b> 221 Lincoln Avenue	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Travis Berube	<b>Contractor Address:</b> 67 Bootby Ave So Portland	<b>Phone</b> (207) 939-6572
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - interior & exterior renovations to include new windows, siding, framing, add two 16' shed dormers, rebuild sunroom & remove front deck & relocate stairs	<b>Proposed Project Description:</b> interior & exterior renovations to include new windows, siding, framing, add two 16' shed dormers, rebuild sunroom & remove front deck & relocate stairs
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/18/2009

**Note:** Using section 14-436(b) for the two shed dormers. 80% of the first floor footprint is 592 sf. Dormers are adding 84 sf of floor area which is 14% of allowable 80% increase.      **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 02/18/2009

**Note:**      **Ok to Issue:**

- 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 2) Fastener schedule per the IRC 2003
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 5) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 6) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.



## Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

**This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.**

### Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

Date: 2/17/09

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



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>613 Island Ave Peaks Island</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>092      E      015</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>John Ferris / Caren Ferris</u> Address <u>221 Lincoln Ave</u> City, State & Zip <u>Amherst, MA 01002</u>	Telephone: <u>413-230-8377</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>35,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>370.00</u>
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Gut interior and exterior. Install new windows, siding, roofing. Add new framing where needed. Add shed dormer (16' across) to both sides of second floor. Rebuild existing NE sun sunroof. Remove front deck to original location.</u>		
Contractor's name: <u>Travis Berube</u>		
Address: <u>67 Boothby Ave</u>		
City, State & Zip: <u>South Portland, ME 04106</u>		Telephone: <u>207-939-6572</u>
Who should we contact when the permit is ready: <u>Travis Berube</u>		Telephone: <u>207-939-6572</u>
Mailing address: <u>67 Boothby Ave S. Portland, ME 04106</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: [Signature]

Date: 2/17/2009

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

FEB 17 2009



## WINDOW AND DOOR SCHEDULE

- A) 4' 6" X 5' Slider #5046 (2 units)
- B) 4'x 5' Slider #5040 (3 units)
- C) 3'x 6' Slider #6030 (2 units) *EGRESS UNITS*
- D) 4' x 6 Slider #6040 (1 unit)
- E) 3'6" x 2' Double Hung #2036 (1 unit)
- F) 2'6" x 5' Slider #5026 (1 unit)
- G) 3' x 3' Slider #3030 (2 units)
- H) 6' 6" X 3' 0" RH Exterior door (1 unit)
- I) 6'6" x 3' 0" RH Exterior door (1 unit)

### HEADER SIZES FOR WINDOWS AND DOORS

- A) Triple 2" x 12" w/ (2) ½" plywood strips
- B) Triple 2" x 12" w/ (2) ½" plywood strips
- C) Triple 2" x 12" w/ (2) ½" plywood strips
- D) Triple 2" x 12" w/ (2) ½" plywood strips
- E) Triple 2" x 6" w/ (2) ½" plywood strips
- F) Triple 2" x 12" w/ (2) ½" plywood strips
- G) Triple 2" x 6" w/ (2) ½" plywood strips
- H) Triple 2" x 6" w/ (2) ½" plywood strips
- I) Triple 2" x 6" w/ (2) ½" plywood strips

**TRUSTEES DEED**  
**(Maine Statutory Short Form)**

Jeffrey R. Rose, Trustee of the Rose Nominee Trust, of Chelmsford, MA 01824 grant to Caren S. Ferris and John D. Ferris, whose mailing address is 221 Lincoln Avenue, Amherst, MA 01002, as joint tenants with right of survivorship, the land with any buildings thereon situated at 613 Island Avenue, Peaks Island, Portland, County of Cumberland and State of Maine, described as follows:

**See Attached Exhibit A**

Meaning and intending to convey the same premises conveyed to Jeffrey R. Rose, Trustee of the Rose Nominee Trust by virtue of a Deed from Robert H. Rose and Helen C. Rose dated November 6, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9805, Page 99.

The Trustee hereby certifies that the trust instrument referenced above is in full force and effect and the trustee is currently authorized to transfer the real property described above.

Witness my hand and seal this 29 day of January, 2009

*Lynne M. Hawke*  
Witness

Rose Nominee Trust

*Jeffrey R. Rose*  
Jeffrey R. Rose, Trustee

Commonwealth of Massachusetts  
County of ESSEX

JANUARY 29, 2009

Then personally appeared before me the above named Jeffrey R. Rose, Trustee of the Rose Nominee Trust, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said trust.

Before me,

*Maria M. Bjornholm*

Notary Public / Attorney at Law

Printed Name:

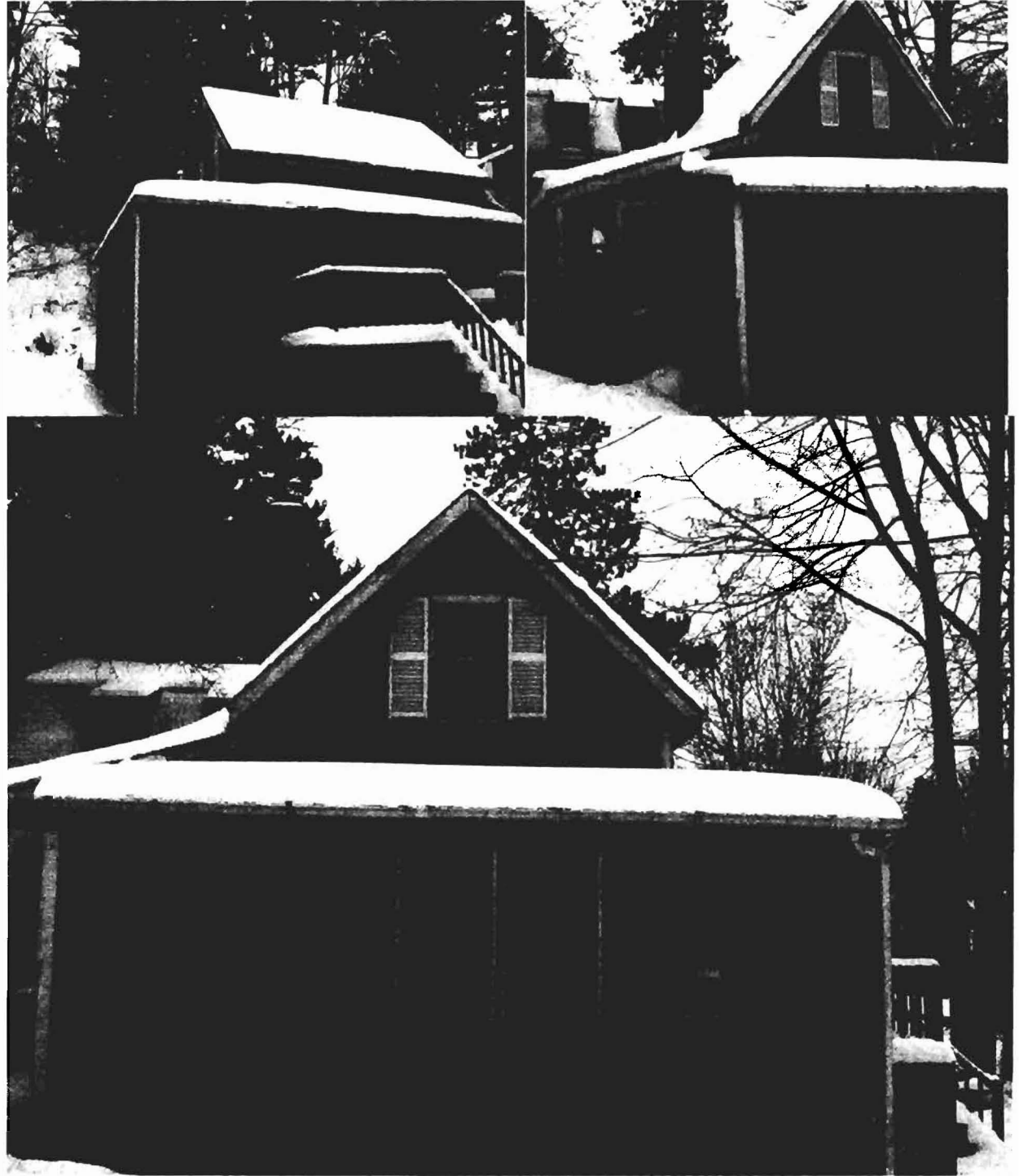
My Comm. Exp:

2009010366



MARIA M. BJORNHOLM  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
April 19, 2013



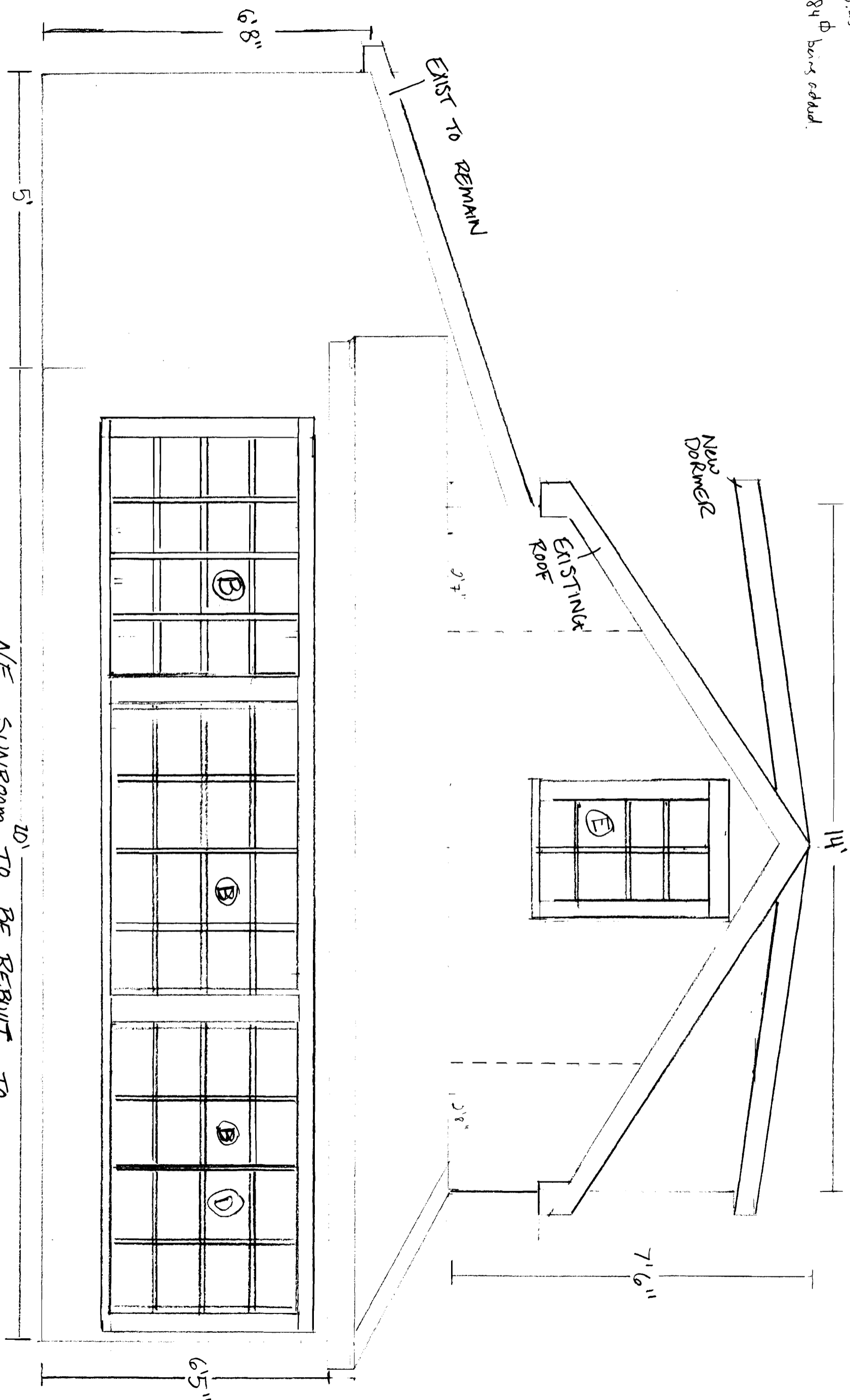


Existing



Chimney addition

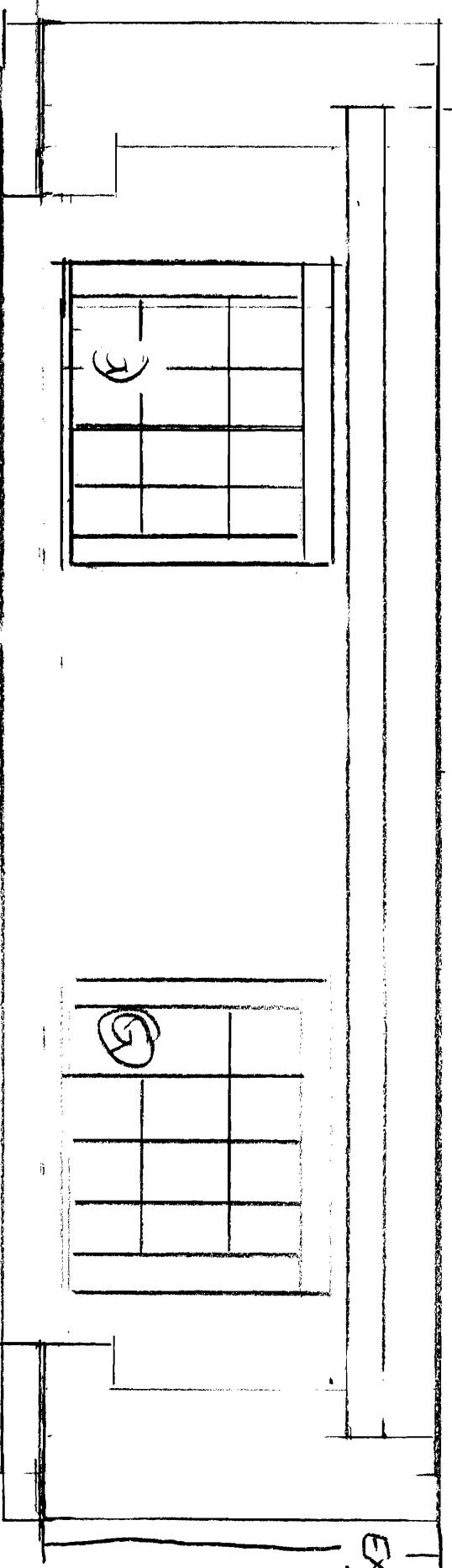
$2'3" + 2'8" = 5.25'$   
 $5.25' \times 16 = 84 \text{ } \Phi$  being added.



NE SUNROOM TO BE REBUILT TO  
SAME FOOTPRINT AND ROOF LINES

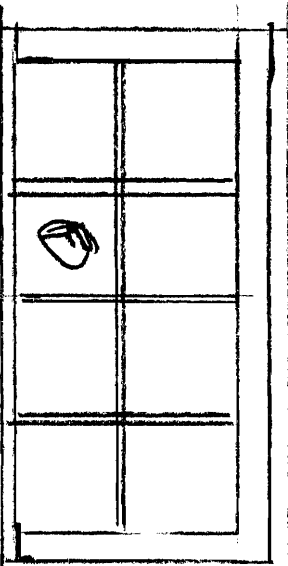
$\frac{1}{2}'' = 1'$

NEW DORMER



EXIST ROOF  
TO REMAIN

EXISTING TO REMAIN

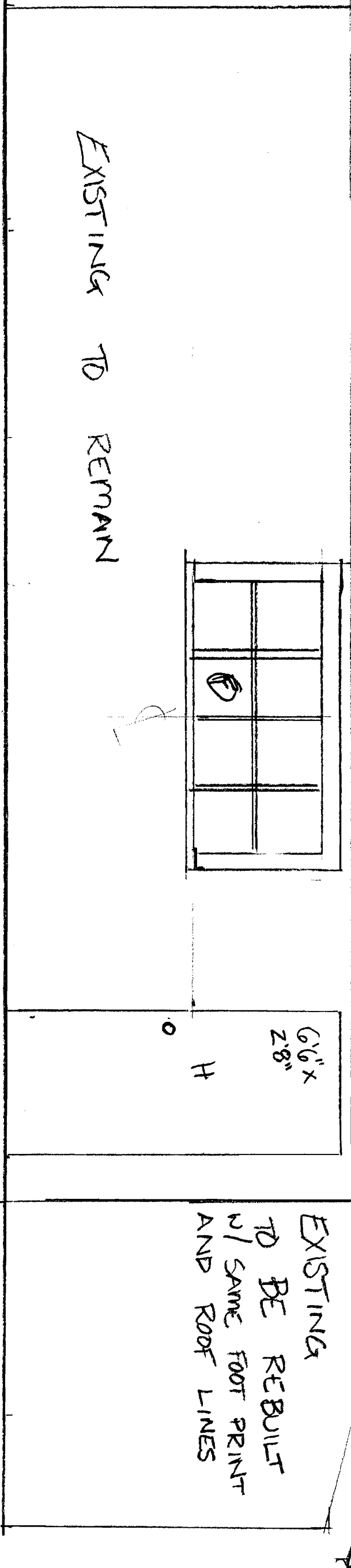


EXISTING  
TO BE REBUILT  
w/ SAME FOOT PRINT  
AND ROOF LINES

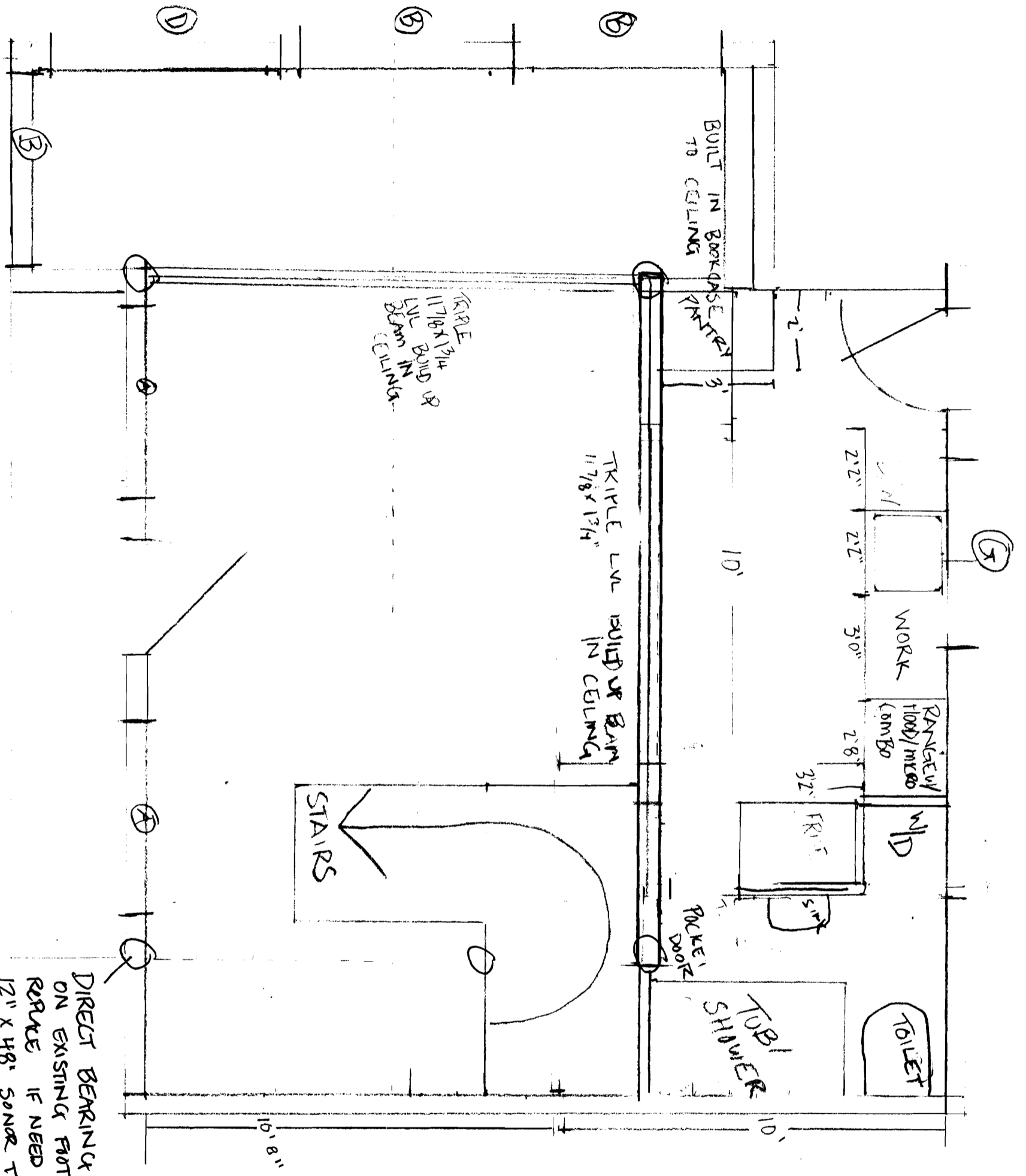
6'6" x  
2'8"

H

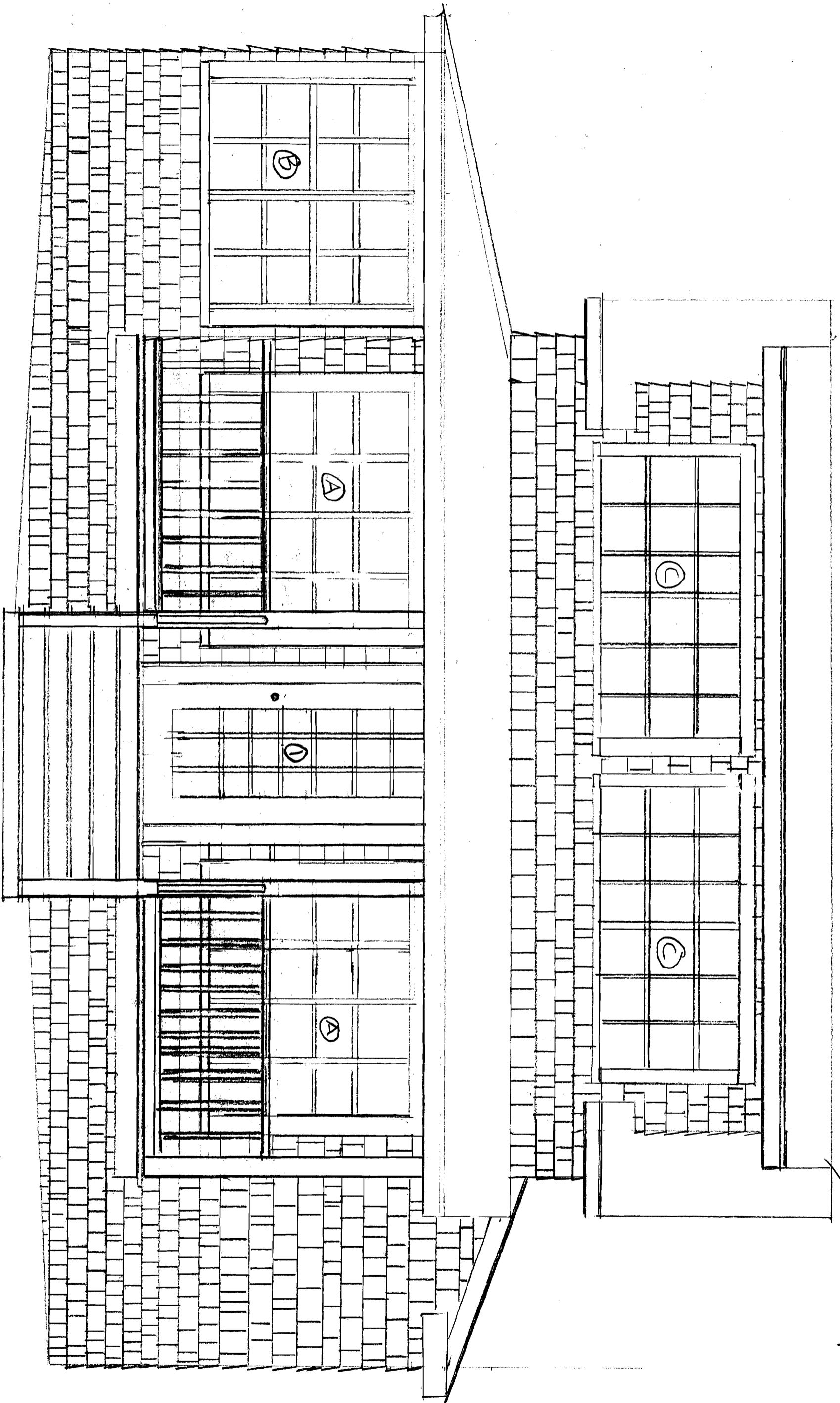
o







DIRECT BEARING ON EXISTING FOOTINGS, REPLACE IF NEEDED w/ 12" x 14" SONAR TUBS REPLACE EXIST POSTS w/ 6x6 PT

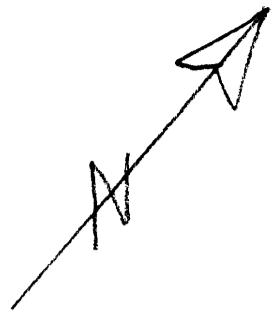
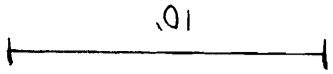


Adds 64 sq ft

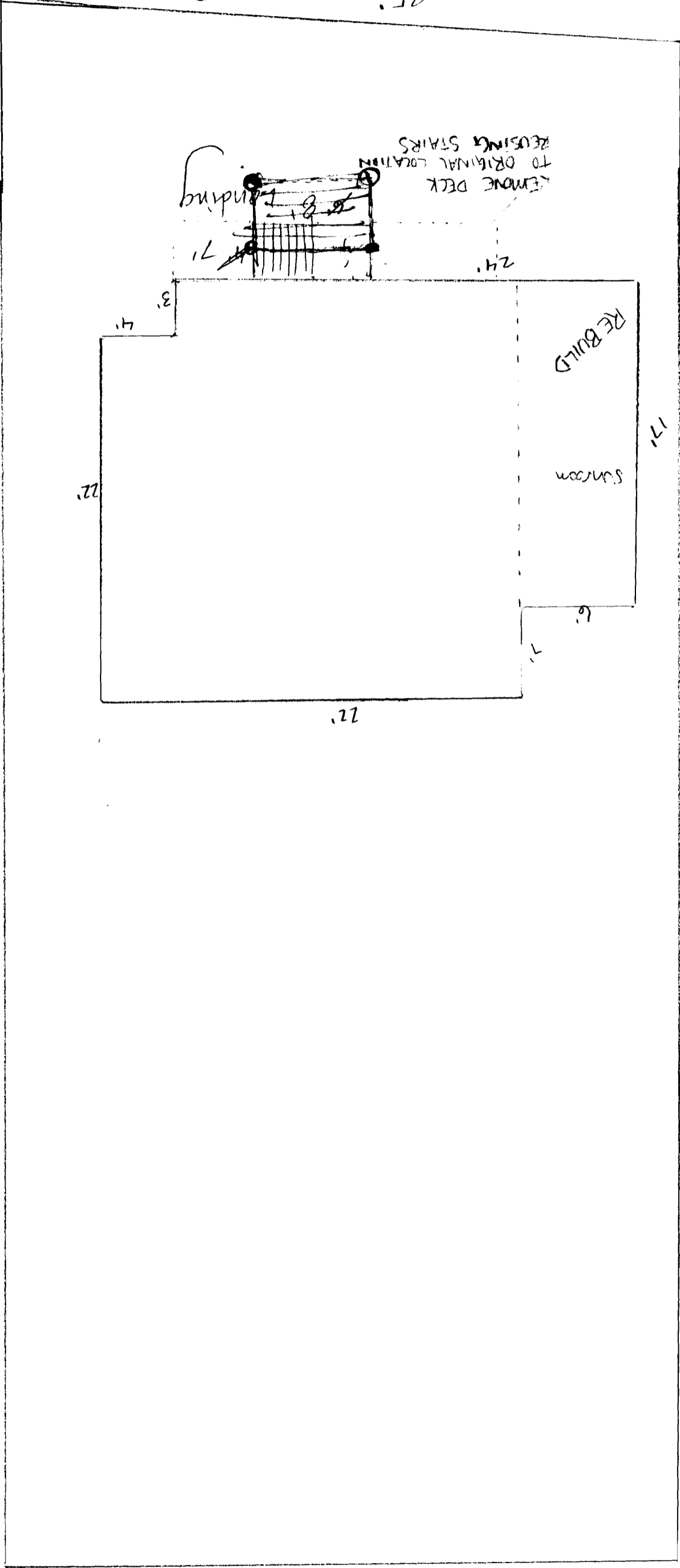
PLOT PLAN

613 ISLAND AVE  
PEAKS ISLAND, MAINE

35'



LOT 92-E-15  
ZONE IR-2



lot coverage = 20% = 543 sq ft  
 lot size = 2715 sq ft  
 front ≈ 12', - 14' 25' coverage  
 rear ≈ 40.6' - rear 25' of  
 side ≈ 12ft 2' - rear 20'  
 ≈ 11ft 10' deck  
 ≈ 20' deck  
 ≈ 20' deck

- Use section 14-436 (b) for dormers.  
 1st floor footprint 740 sq ft  
 80% = 592 sq ft  
 dormers are adding 84 sq ft  
 14% of allowable expansion

35'