

PERMIT # 002205 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Pat Moore - 766-5175

Address: Elizabeth Street, Peaks Island, ME

LOCATION OF CONSTRUCTION 87-Y-15, 16 Eliz. St., Peaks Island

CONTRACTOR: Deborah Paine SUBCONTRACTORS: 766-2438

ADDRESS: 10 Island Ave., Peaks Island, Maine 04108

Est. Construction Cost: \$4,000.00 Type of Use: Sin. Fam.

Past Use: same

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain To construct 16x20 deck and 8x7 storage shed. 7 sheets of

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE plans

Residential Buildings Only: _____ # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundations:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floors:

1. Sills Size: _____ Sills must be anchored.
2. Cirder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Material _____

For Official Use Only	
Date: <u>June 1, 1989</u>	Subdivision: Yes <input type="checkbox"/> No <input type="checkbox"/>
Inside Fire Limits: _____	Name: _____
Blq Code: _____	Lot: _____
Time Limit: _____	Block: _____
Estimated Cost: <u>\$4,000.00</u>	Permit Expiration: _____
Value: _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$40.00</u>	

Ceiling: **PERMIT ISSUED**

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____ JUN 9 1989
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof: **City Of Portland**

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys: _____ Number of Fire Places _____

Heating: _____ Type of Heat: _____

Electrical: _____ Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing: _____ 1. Approval of soil test if required Yes _____ No _____

2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools: _____

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning: _____ District _____ Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required: _____ Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved: _____

Permit Received By Joyce M. Rinaldi

Signature of Applicant Deborah Paine Date 6-1-89

Signature of CEO _____ Date _____

Inspection Dates 7/2/89

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

© Copyright GPCOG 1987



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 87-Y-15, 16
Elizabeth St., Peaks Island

June 1, 1989

Ms. Deborah Paine
10 Island Avenue
Peaks Island, Maine 04108

Dear Ms. Paine:

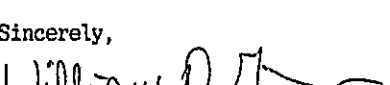
This is in reference to the application for a building permit for the residence of Pat Moore on Elizabeth Street, Peaks Island in the IR-2 Island Residence 2 Zone. It is understood that you have applied for a permit to construct a 16 foot by 20 foot open deck and an eight foot by 7 foot storage shed for Pat Moore.

Upon review of your plot plan for the proposed additions to the existing building, we wish to point out that the proposed addition does not meet the setbacks for yard requirements which are contained in the City Zoning Ordinance in Section 14-145.11 (3). The side yard for the proposed deck should be 20 feet and the rear yard for the deck should be twenty-five feet.

The proposed storage shed should be a minimum of five (5) feet from the main building and five feet from the deck. Accessory structures must have a 15 foot side yard setback, a minimum of 10 feet rear yard setback and must be located at least five feet from the principal structure.

Please revise your plot plan for this proposed project and furnish a revised copy of the plot plan which incorporates the above zoning setback requirements to this office.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Warren J. Turner, Administrative Assistant

PERMIT # 002205 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Pat Moore - 763-5175

Address: Elizabeth Street, Peaks Island, ME

LOCATION OF CONSTRUCTION 87-Y-15, 16 Eliz. St., Peaks Island

CONTRACTOR: Deborah Paie SUBCONTRACTORS: 766-2438

ADDRESS: 10 Island Ave., Peaks Island, Maine 04108

Est. Construction Cost: \$4,000.00 Type of Use: Sin. Fam.

Past Use: same

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain To construct ^{open} 16x20 deck and 188x7 storage shed. 2 sheets of plans.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sill: Size _____ Silts must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. window _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Weather Protection
PERMIT ISSUED WITH LETTER

For Official Use Only	
Date: <u>June 1, 1989</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost: <u>\$4,000.00</u>	Permit Expiration _____
Valog Structure _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$40.00</u>	

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____
2. Sheathing Type _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required _____ Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District: T-1 Street Frontage Req: _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved: 6-5-89

Permit Received By: Joyce M. Rinaldi

Signature of Applicant: [Signature] Date: 6-1-89

Signature of CEO: _____ Date: _____

Inspection Dates: _____

White-Tax Assessor

Yellow-GPCOG

White-Tag-CEO

© Copyright GPCOG 1987

171 NIA. Add 1

PLOT PLAN

N



FEES (Breakdown From Front)
Base Fee \$40.00 _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	/ /
_____	_____	/ /
_____	_____	/ /
_____	_____	/ /
_____	_____	/ /

COMMENTS

Signature of Applicant

D. S. P. T. a. e.

Date

6-1-87

BUILDING PERMIT REPORT

ADDRESS: 87-1-15 16 Elizabeth St DATE: 9/June/89

REASON FOR PERMIT: Deck & Storage shed

BUILDING OWNER: Deborah Paine

CONTRACTOR: 11

PERMIT APPLICANT: 11

APPROVED: *9 DENIED:

CONDITION OF APPROVAL OR DENIAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

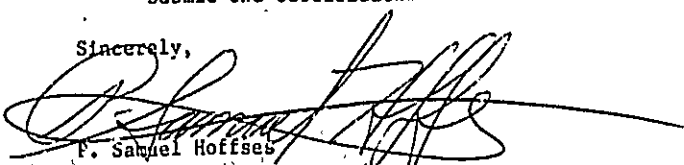
- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

- * 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

- 10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.

- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


F. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 87-Y-15, 16
Elizabeth St., Peaks Island

June 1, 1989

Ms. Deborah Paine
10 Island Avenue
Peaks Island, Maine 04108

Dear Ms. Paine:

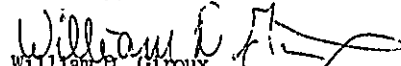
This is in reference to the application for a building permit for the residence of Pat Moore on Elizabeth Street, Peaks Island in the IR-2 Island Residence 2 Zone. It is understood that you have applied for a permit to construct a 16 foot by 20 foot open deck and an eight foot by 7 foot storage shed for Pat Moore.

Upon review of your plot plan for the proposed additions to the existing building, we wish to point out that the proposed addition does not meet the setbacks for yard requirements which are contained in the City Zoning Ordinance in Section 14-145.11 (3). The side yard for the proposed deck should be 20 feet and the rear yard for the deck should be twenty-five feet.

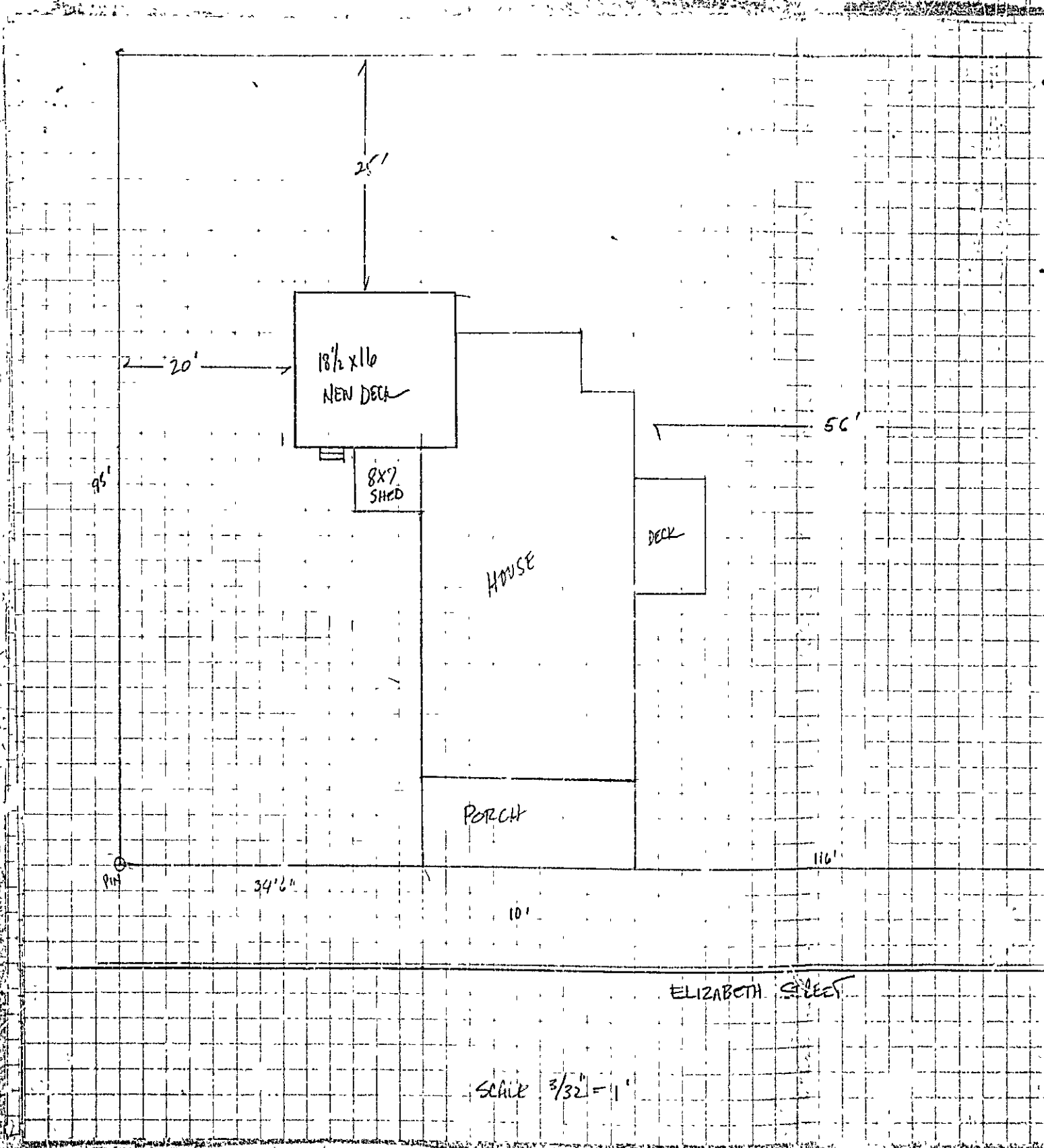
The proposed storage shed should be a minimum of five (5) feet from the main building and five feet from the deck. Accessory structures must have a 15 foot side yard setback, a minimum of 10 feet rear yard setback and must be located at least five feet from the principal structure.

Please revise your plot plan for this proposed project and furnish a revised copy of the plot plan which incorporates the above zoning setback requirements to this office.

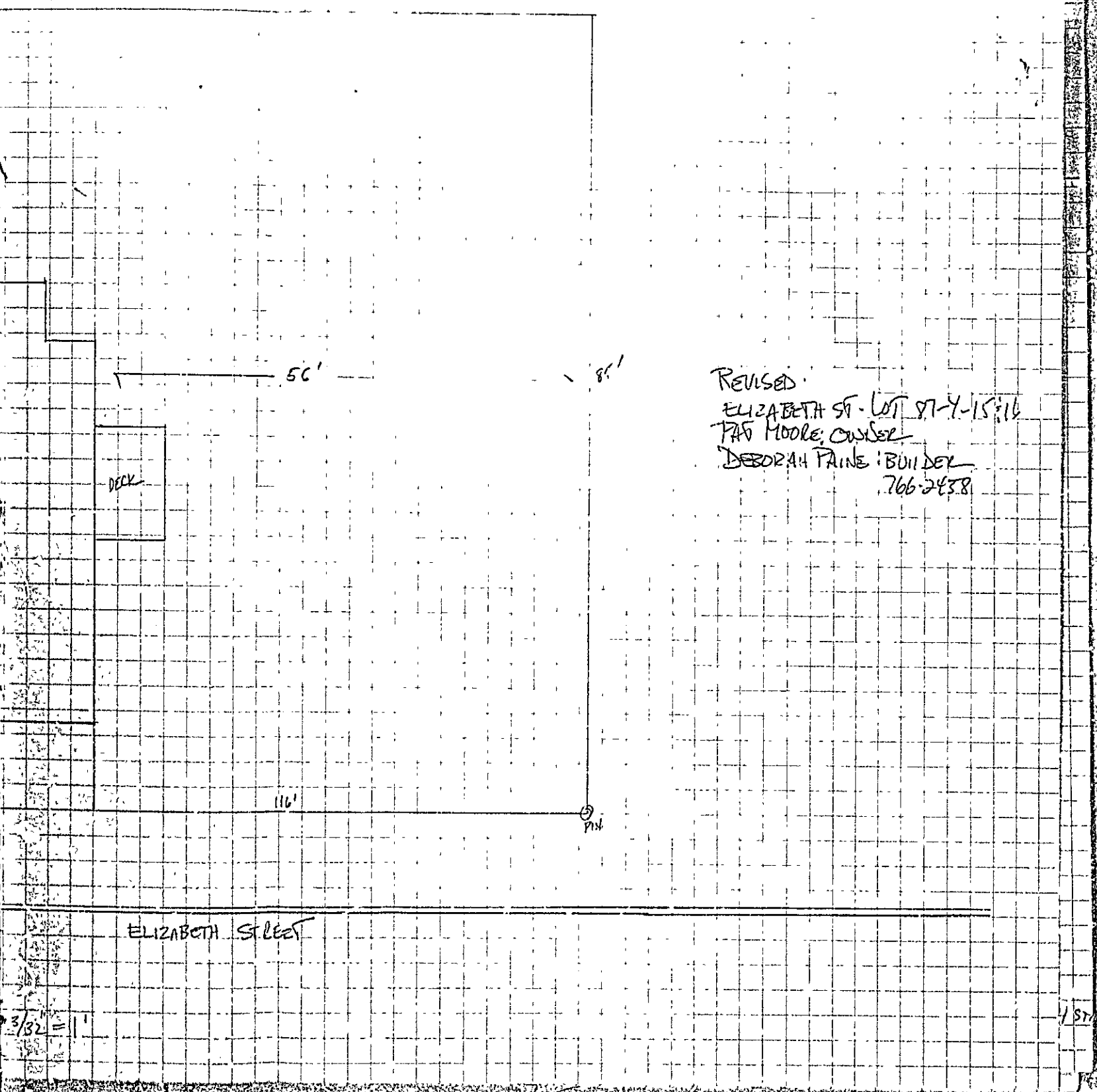
Sincerely,


William D. Giroux
Zoning Enforcement Officer

cc: Joseph E Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Warren J. Turner, Administrative Assistant



SCALE $\frac{3}{32}'' = 1'$

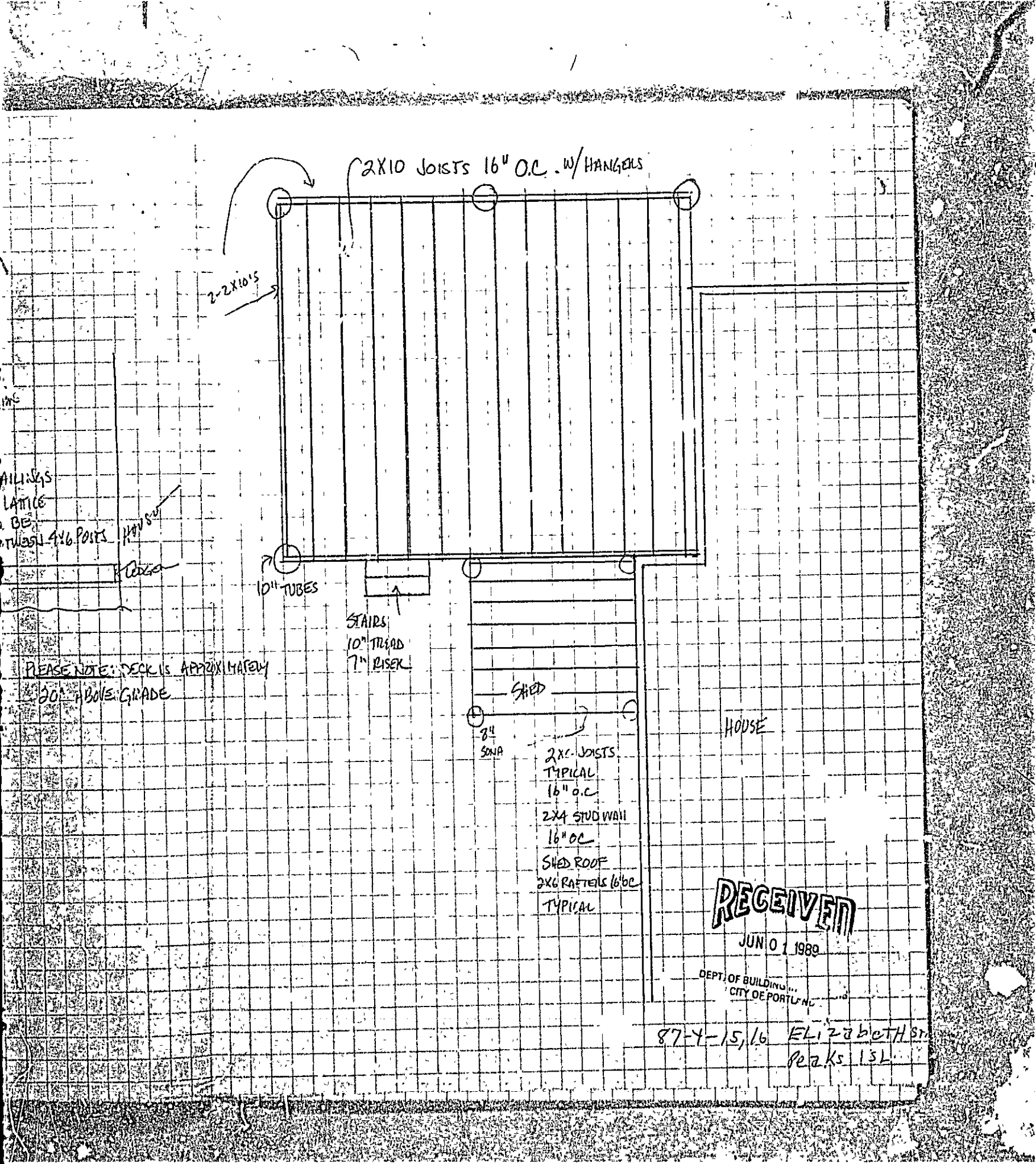


REVISED
 ELIZABETH ST. LOT 97-Y-15-16
 TAD MOORE, OWNER
 DEBORAH PAINE BUILDER
 766-2438

ELIZABETH STREET

3/32 = 1"

1/32"



2X10 Joists 16" O.C. w/HANGERS

2-2X10'S

10" TUBES

STAIRS
10" TREAD
7" RISE

SHED

8" SQA

2XC JOISTS
TYPICAL
16" O.C.
2X4 STUD WALL
16" O.C.
SHED ROOF
2X6 RAFTERS 16" O.C.
TYPICAL

HOUSE

PLEASE NOTE: DECK IS APPROXIMATELY
30" ABOVE GRADE

ALL SIDES
LATTICE
BE
TYPICAL 4x6 POSTS

RECEIVED

JUN 01 1989

DEPT. OF BUILDING
CITY OF PORTLAND

87-4-15, 16 ELIZABETH ST.
PEAKS 152

4x6 POSTS WILL BE
CARRIAGE BOLTED TO FRAME

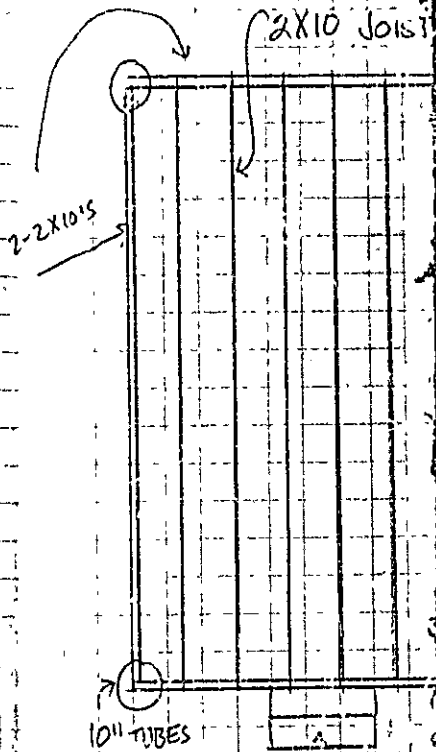
4x6 POST
4x8 LATTICE PANEL w/ LATHING

* IN LIEU OF RAILINGS
4x8 VERTICAL LATTICE
SCREENS WILL BE
INSTALLED BETWEEN 4x6 POSTS

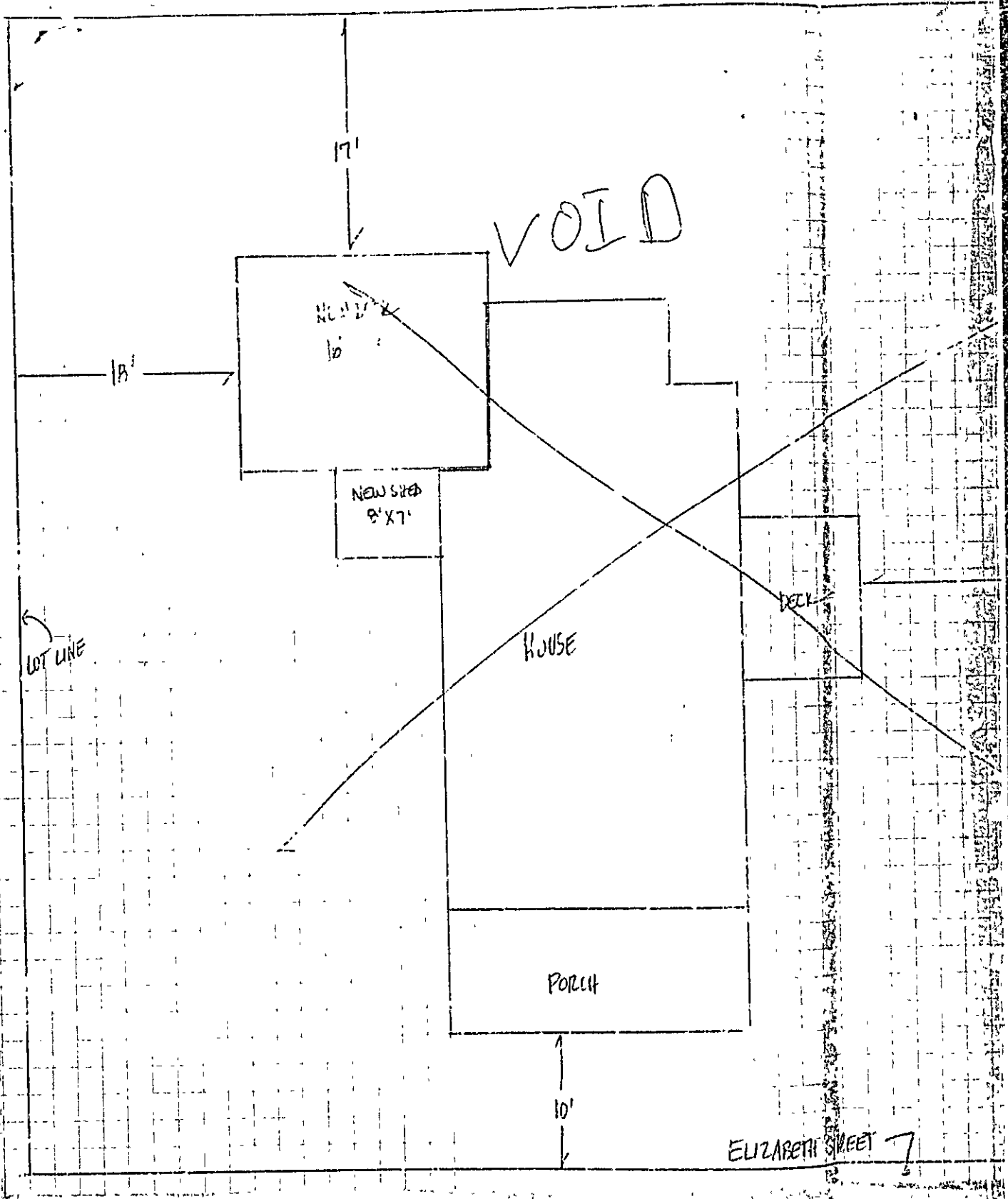
4x6 POST

10" SOLID
TUBES
TO 4'

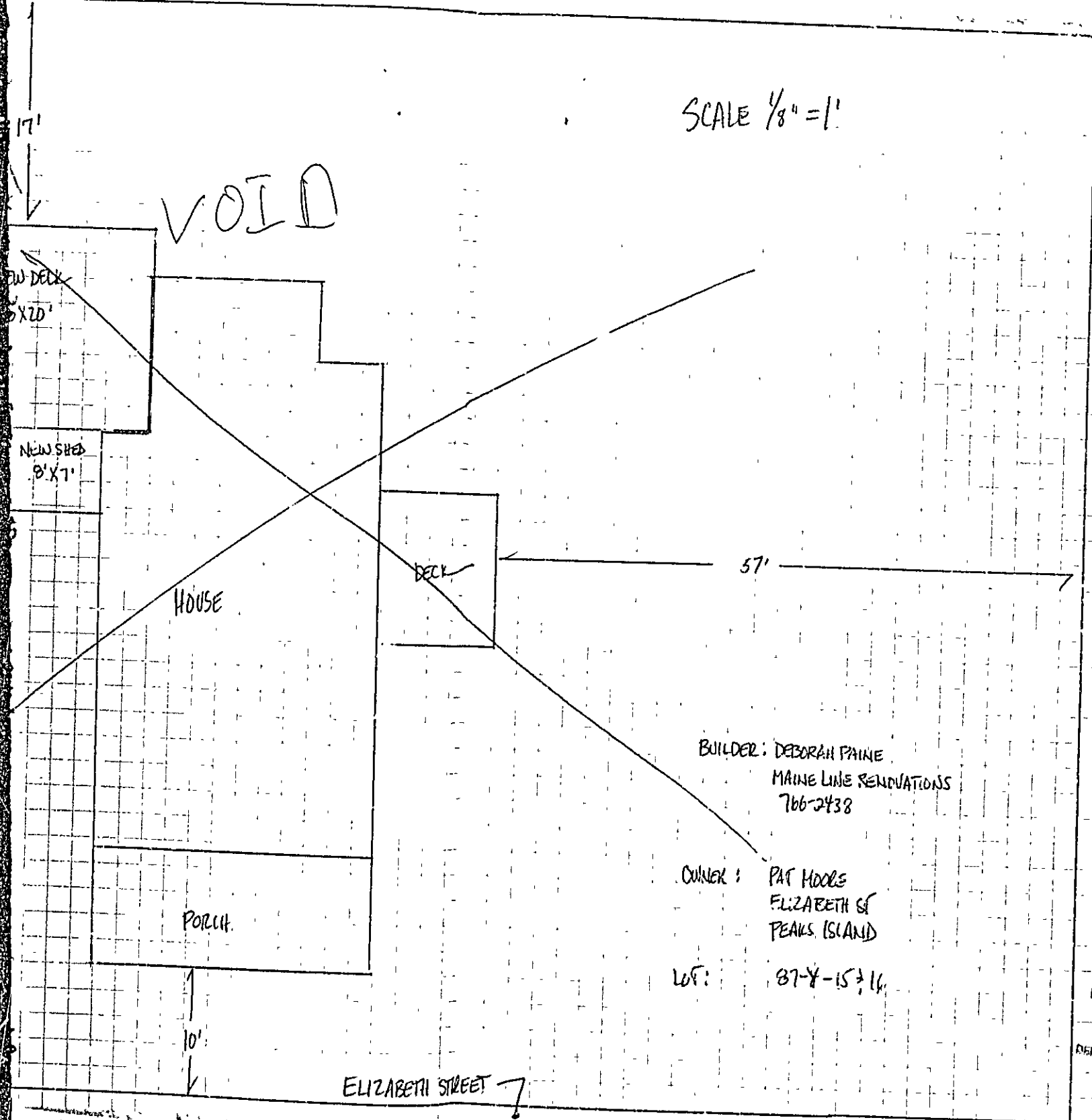
PLEASE NOTE: DECK IS APPROX 4" HIGH
20" ABOVE GRADE



STAIRS
10" TREAD
7" RISE



SCALE $\frac{1}{8}'' = 1'$



VOID

NEW DECK
5x10'

NEW SHED
8'x7'

HOUSE

DECK

PORCH.

10'

ELIZABETH STREET

57'

BUILDER: DEBORAH PAINE
MAINE LINE RENOVATIONS
766-2438

OWNER: PAT HOOLS
ELIZABETH ST
PEAKS ISLAND

LOT: 87-4-15 1/2

87-4-15
EL 27
P. L.

RECEIVED

JUN 01 1991

DEPT OF BUILDING IN CHARGE
CITY OF PORTLAND