

40636

Permit # 40636 City of Portland BUILDING PERMIT APPLICATION Fee \$25 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job Proper plans must accompany form.

Owner Arthur L. Ellis Phone # 773-2535
Address 8 Chester St- Portland, ME 04103
LOCATION OF CONSTRUCTION 8 Chester St.
Contractor OWNER Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: \$850 Proposed Use 1-fam w porch
Past Use: 1-fam w porch
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq Ft _____
Stories: _____ # Bedrooms _____ Lot Size _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion rebuild porch - larger size - 6'x20'

For Official Use Only PERMIT ISSUED
Date 9/24/93 Subdivision _____ Name _____
Inside Fire Limits _____ Lot _____
Bldg Code _____ Ownership: _____
Time Limit _____
Estimated Cost 850
CITY OF PORTLAND

Zoning: Street Frontage Provided _____
Provided Setbacks: Front _____ Back _____ Side _____
Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use _____ Variance _____ Site Plan _____ Subdivision _____
Sh. reband Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) 6-27-94

Foundation:
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. 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. 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 Size _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark
3. Type Ceilings: _____ Does not require review
4. Insulation Type _____ Size _____ Requires Review
5. Ceiling Height: _____

Roof:
1. Truss or Rafter Size _____ Span/Action _____ Approved
2. Sheathing Type _____ Size _____ Approved with conditions
3. Roof Covering Type _____

Chimneys:
Type: _____ Number of Fire Places _____ Date 9/24/93
Signature: _____

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 R-3-5E

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

Permit Received By Louise F. Chase

Signature of Applicant _____ Date _____

Signature of CEO Kathryn M. Ellis Date _____

Inspection Dates 6/24/93

White-Tax Assessor Yellow TAGCOG

White Tag - CEO [6] © Copyright GPCOG 1988

PERMIT ISSUED
NO REVIEW REQUIRED

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 25-

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

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

COMMENTS

_____ Done 7/26/99

Signature of Applicant _____

Date _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 27, 1993


RE: 8 Chester Street

Arthur T. Ellis
8 Chester St.
Portland, ME 04103

Dear Mr. and Mrs. Ellis,

This letter is in regards to your pending application to remove the existing porch on the Chester Street side of the house and rebuild with a larger 6' X 20' porch. As we discussed a few times over the last few weeks, the permit is not issuable at this time. It is necessary that you demonstrate compliance with section 14-382(f)(1) and 14-436 which I have attached. I have also included a copy of the setbacks in effect on June 5, 1957 for your convenience. Please contact me if I may be of further assistance.

Sincerely,


William D. Giroux
Zoning Administrator

/el

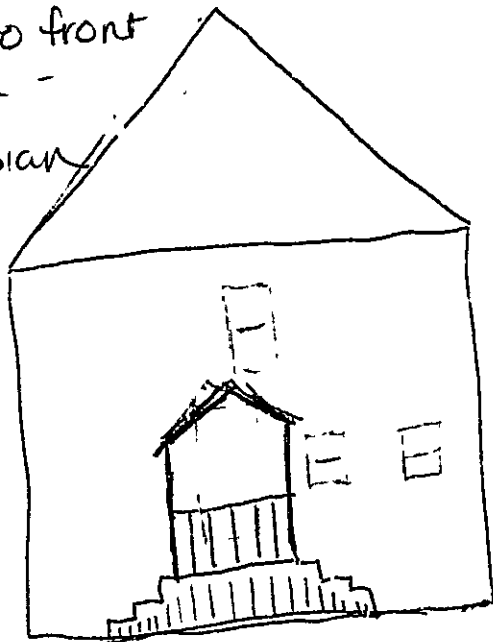
cc: Samuel Hoffses, Chief of Inspection Services
Arthur Rowe, Code Enforcement Officer

Add Porch to front
of house -

See sign plan

ARTHUR T. ELUS
8 Chester St.
Portland, Me

Now



Proposed



Stairs with railings
2x6 rafters in roof
All other framing to be 2x8
4x4 support posts on 10" const. tubes

Deck 6 ft wide
Ballistics 4" on
center
PT for deck
1/2 roof sheathing

MURRAY, PLUMB & MURRAY
ATTORNEYS AT LAW

E. Stephen Murray
Peter S. Plumb
John C. Lightbody
Thomas C. Newman
John C. Bannon
Susan D. Thomas
Drew A. Anderson
Richard L. O'Meara
Ann M. Courtney
Judith M. Peters
Barbara T. Schneider
Christopher B. Branson
Timothy F. Brooks

75 Pearl Street
Portland, Maine 04101-1114
(207) 773-5651

Telefax:
(207) 773-8023

Peter L. Murray
Charlton S. Smith
Counsel

June 15, 1994

Mr. William D. Giroux
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Application By Arthur and Kathryn Ellis for Permit to
Build Porch at 8 Chester Street

Dear Mr. Giroux:

We spoke about this matter at some length last fall. During the interim I have been studying the Portland Zoning Code, the Ellis's building plans, and, most importantly, have been involved in a very complicated case in South Bristol concerning how to measure the "expansion" of nonconforming structures in the Shoreland Zone. Hence, I have an unexpectedly complete understanding of how the State wants municipalities to measure such expansions.

Based upon my analysis of the Ellis's house, the Portland Zoning Code, and the State Shoreland Zoning Guidelines, I am confident that the City may issue a building permit for the proposed porch.

I. GENERAL SETBACK ISSUES

As you helpfully pointed out in the past, because the Ellis's house existed on June 5, 1957 and was then conforming, it is allowed, under Code § 14-436, to be extended horizontally so long as it meets the setbacks that were in effect on June 5, 1957.

Apparently you supplied the Ellises with the attached copy of the 1957 Ordinance. At that time, the required front and side setbacks (which are the only ones impacted by the porch) were 15 feet and 7 feet, respectively.

Mr. William D. Giroux
Page 2
June 15, 1994

According to the site plan enclosed with this letter, the existing front porch is set-back slightly more than 15 feet from the sideline of the Chester Street right-of-way. The proposed porch would be the same distance from the right of way. Therefore, the proposed porch would satisfy the front setback set forth in the 1957 ordinance.

In addition, the porch would have a side set-back vastly exceeding 7 feet on both sides. Accordingly, the proposed porch would also satisfy the 1957 side set-backs.

II. SHORELAND ZONING EXPANSION ISSUES

Of course, the porch must also satisfy the expansion limitations set forth under the City Code and State Shoreland Zoning Law.

Code § 14-382 contains the standard provision that those portions of "grandfathered" structures that violate the 75-foot setback may be expanded no more than 30% in floor area or volume during the life of the structure. The Code has no separate definition of "floor area" or "volume." However, the State's Minimum Shoreland Zoning Guidelines contain the following definitions of those terms:

Floor area - the sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls, plus the horizontal area of any unenclosed portions of a structure such as porches and decks.

Volume of a structure - the volume of all portions of a structure enclosed by roof and fixed exterior walls as measured from the exterior faces of these walls and roof.

I am unaware of any municipality that has attempted to deviate from those definitions. Hence, I have employed them in analyzing the extent of the Ellis's expansions.

A. Measurement Of The Expansions Of The Existing House.

All but one small corner of the Ellis residence violates the 75-foot shoreline setback. Hence, the entire, original house must be taken into account in measuring expansions.

When the Ellises originally measured their house when they applied for a permit to build the single-story addition, they measured their house incorrectly for the purposes of calculating shoreland zoning expansions. Those errors worked against them, and caused them to underestimate the extent to which they could expand the house. That underestimate, in turn, leaves ample room for the proposed porch.

Mr. William D. Giroux
Page 3
June 15, 1994

1. Floor area.

The outside dimensions of the house are 24' by 26'. Accordingly, each floor has a square footage of 624 feet. However, for the purpose of measuring expansion of nonconforming structures in the shoreland zone, there are three floors in the Ellis's house: the bottom floor, the second floor, and the attic floor.

Accordingly, the total floor area of the Ellis residence is not 624 square feet, as they originally reported, but 1,872 square feet. The Code and the Shoreland Zoning would allow an expansion by 30% of that figure, or 561.6 square feet. The prior addition consumed 420 square feet of the 30% expansion allowance. Accordingly, there remains an expansion "credit" of 141.60 feet -- which should be ample to cover the proposed porch.

2. Volume.

Each of the two stories in the old house has a floor area of 624 feet, and a height of 7.5 feet. Accordingly, the cubic volume of each story is 4,680 cubic feet. The attic area, on the other hand, has a peak of only 4.67 feet, and therefore has a cubic volume of only 1,249 cubic feet [4.67' x 26' x 24' x 1/2]. Hence, the total cubic volume of the two stories plus the attic is 10,609 cubic feet.

Thirty percent of the total volume would be 3,182 cubic feet. The prior addition consumed 1,260 cubic feet of that allowance, thus leaving an expansion "credit" of 1,922 cubic feet. Once again, that remaining credit should be ample to cover the proposed porch.

B. Minor Adjustments.

As was noted above, a small corner (measuring about 4' by 4') of the Ellis residence lies outside the 75-foot set-back, and therefore should not be taken into account in determining the expansion allowance. Hence, I would ordinarily deduct from the above calculations the square footage and volume of that corner. However, by the same token, an equally-large area of the proposed porch would be located outside the 75-foot set-back, and would not be subject to the 30% expansion limitation. Accordingly, since those two areas essentially "wash," I have not set forth in this letter separate calculations for these areas.

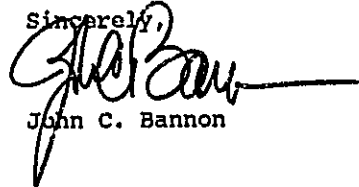
¹ Indeed, there are arguably four floors, given the fact the basement is finished and is fully exposed on the water side of the house. However, I have excluded the basement in calculating both floor area and cubic volume.

Mr. William D. Giroux
Page 4
June 15, 1994

If you would like me to perform those calculations, I will be happy to do them. However, even if one were to deduct the area of the corner of the house from the above calculations, there would still be an expansion "credit" large enough to allow construction of the proposed porch.

Thank you for your attention to this letter. Please call me if you have any questions.

Sincerely,



John C. Bannon

JCB:mb
Enclosure

cc: Arthur and Kathryn Ellis (w/Enclosure)

June 5-1957

20

- d. No open piazzas or porches, other than piazzas and porches one story in height and with the floor thereof not higher than the ground floor of the dwelling house, and no open outside stairs extending above the ground floor level of the dwelling house have been added.
- e. Not more than one dwelling shall be provided for each 2,000 square feet of lot area.
- f. No living quarters shall be provided below the first floor.
- g. Each apartment shall have a floor area of not less than 600 square feet, exclusive of partitions, public hallways and storage space in cellar, basement or attic.

B. REAR YARDS. There shall be behind every building a rear yard having a minimum depth of twenty feet or twenty per cent of the depth of the lot whichever is the less.

C. SIDE YARDS. There shall be on each side of each building a side yard having a minimum width of seven feet, provided that the width of one side yard may be reduced one foot or two feet if the other is correspondingly increased in width, and provided further that no lot held under separate and distinct ownership from adjacent lots and of record on December 5, 1938, shall the buildable width be reduced by this requirement to less than twenty-four feet. There shall be on each side of each pair of attached dwelling houses a side yard having a minimum width of ten feet.

D. FRONT YARDS. There shall be in front of every building a front yard having a minimum depth of fifteen feet, provided that no front yard need be deeper than the average of the depths of front yards on the lots next thereto on either side, a vacant lot or a lot occupied by a building with a front yard

more than fifteen feet deep being considered as having a front yard fifteen feet deep, and provided further that on a lot of record on December 5, 1938, and less than one hundred feet deep no front yard need be deeper than fifteen per cent of the depth of the lot.

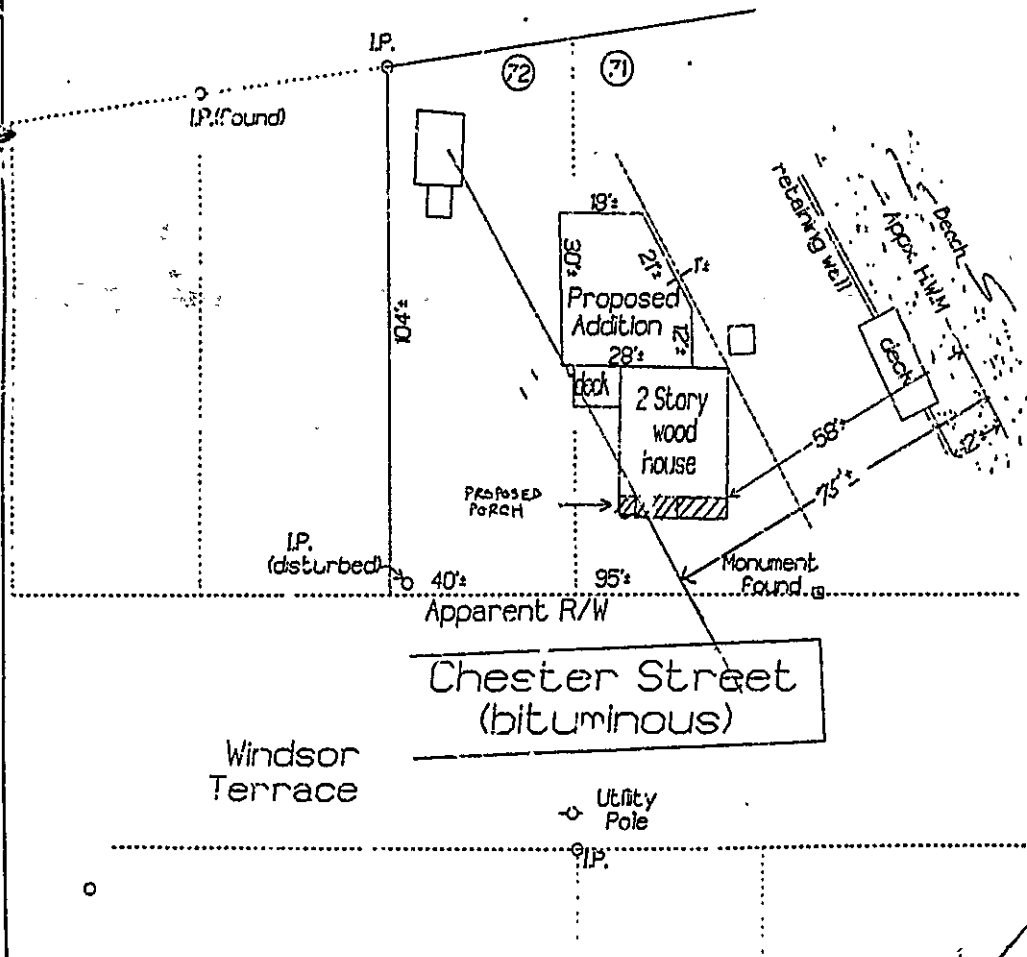
E. CORNER CLEARANCE. Between the lines of intersecting streets and a line joining points on such lines fifteen feet distant from their point of intersection, or, in the case of a rounded corner, the point of intersection of the tangents, no building structure or foliage may be erected or maintained between a height three and one-half feet and a height ten feet above the plane through their curb grades.

F. HEIGHT. No building shall exceed thirty-five feet or two and one-half stories in height unless it sets back from each street and lot line ten feet in addition to the above requirements plus one foot for each foot of excess height. No building shall exceed fifty-five feet or four stories in height. No building for more than one family shall exceed thirty-five feet or two and one-half stories in height, nor shall there be an independent apartment above the second story, provided that any dwelling house existing on December 5, 1938, and located on a lot held in separate and distinct ownership from adjacent lots and of record on December 5, 1938, and containing not less than four thousand five hundred square feet may be altered to accommodate not more than two families.

G. BUILDING AREA. No dwelling house shall occupy more than forty per cent of its lot and no building other than a

This is not a Boundary Survey.
 The proposed addition is to be
 no closer to H.W.M. than the existing structure.
 This plan does not attest to
 the cubic footage of the addition.

SKETCH PLAN of 8 Chester Street Portland, Maine For Arthur Ellis	
BRUCE R. BOWMAN, Inc. Professional Land Surveyor <small>48 Mill Road, Cumberland Head, ME 02935</small>	
Date: 8-9-93	Job: 213-20
Drawn By:	Scale: 1" = 30'



[Handwritten signature]

930718 930718
 Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$145 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Name: Arthur T. & Katherine Phone # 773-2595
 Address: 8 Chester St - Pld ME 04223
 LOCATION OF CONSTRUCTION 8 Chester St.
 Contractor: OWNER Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 25,000 Proposed Use: 1 am w addition
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories _____ # Bedrooms _____ Lot Size _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Existing Conversion construct addition - 20' x 30' 31' x 20'

PERMIT ISSUED
 For Official Use Only
 Date: 7/21/93 Subdivision _____
 Inside Fire Limits _____ Name: N/S 6 1993
 Bldg Code _____ Ownership _____
 Time Limit _____
 Estimated Cost: 25,000
CITY OF PORTLAND

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. 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. 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 _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

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

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

Chimneys:
 Type: _____
 Heating: _____

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: _____ Square Footage _____
 3. Must comply with _____ Code and State Law.

Permit Received By Louise E. Chase
 Signature of Applicant Arthur T. Ellis Date: 7-21-93
 Signature of CEO _____ Date _____
 Inspection Dates _____

White-Tax Assessor: Yellow-GPCOG White Tag-CEO © Copyright GPCOG 1988

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 145-
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Inspection Record

Type	Date
<u>Done</u>	<u>5/12/94</u>
<u>A. Brown</u>	

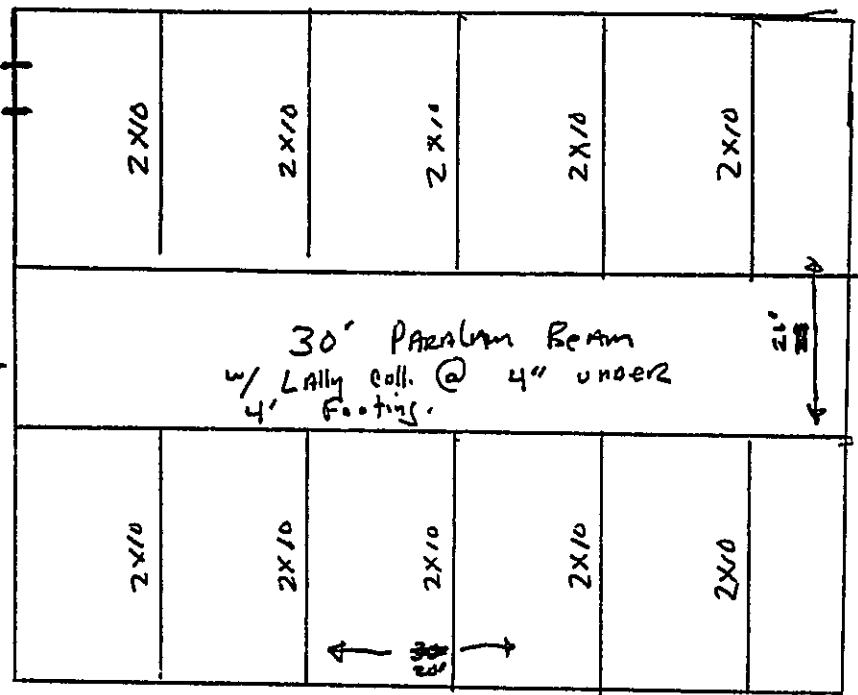
COMMENTS

Signature of Applicant

A. Brown

Date

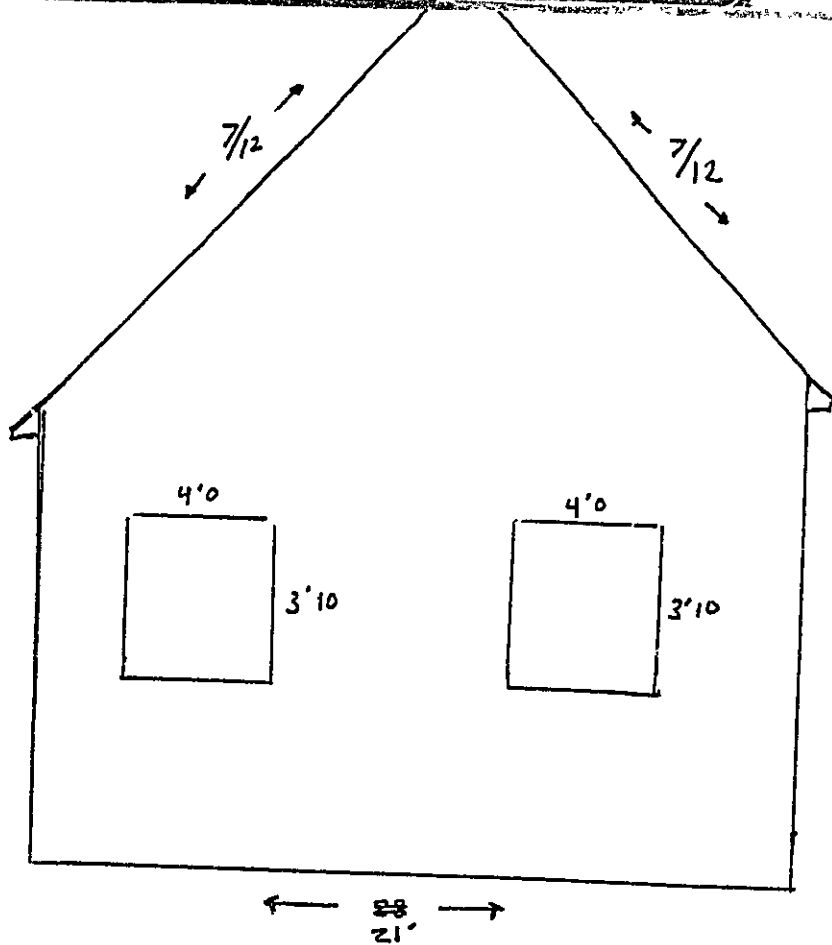
7-21-93



Existing

ELLIS REMODELING
A FLEXIBLE SERVICE

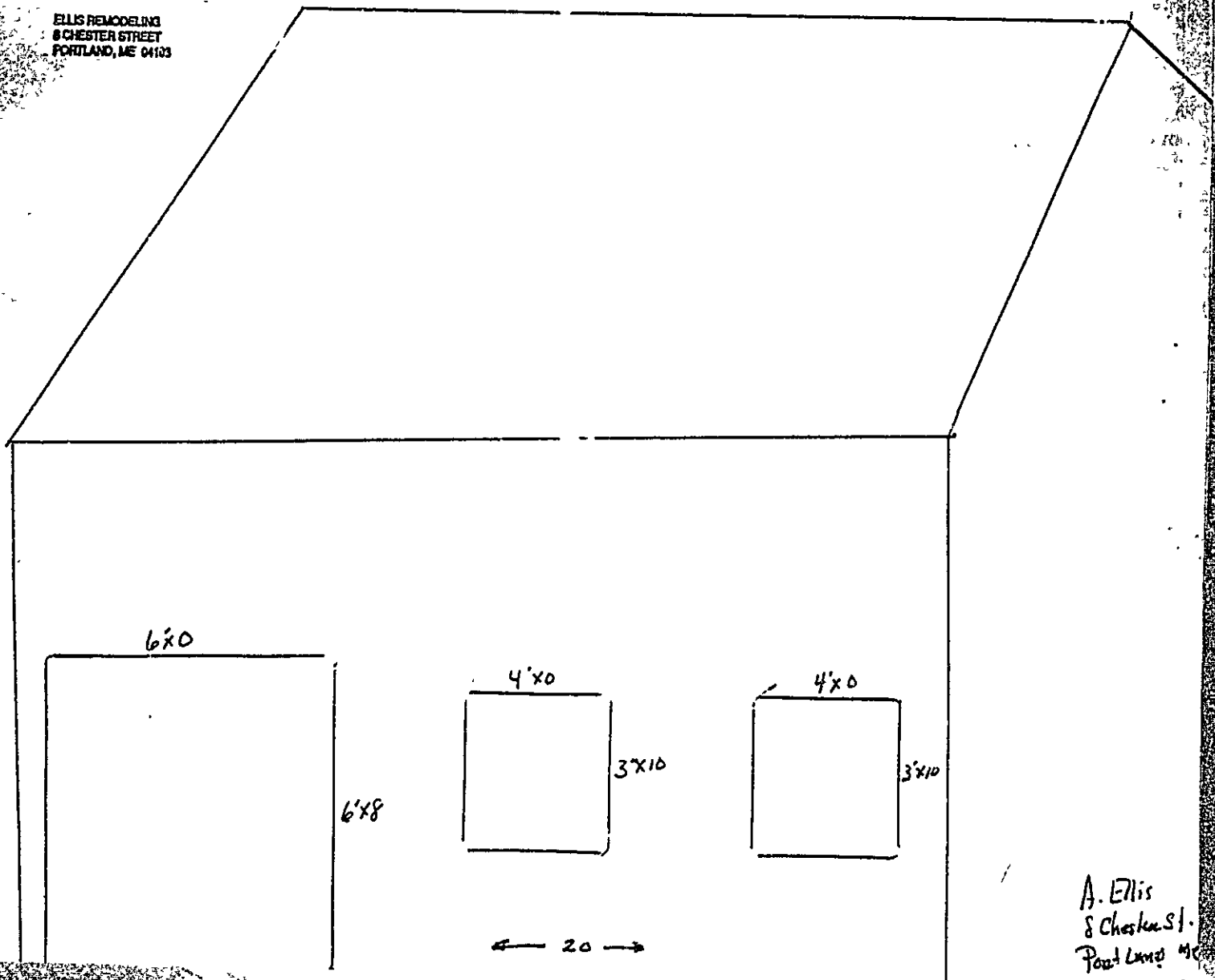
A. Ellis
8 Chelsea St.
Portland ME.



ELLIS REMODELING
8 CHESTER STREET
PORTLAND, ME 04103

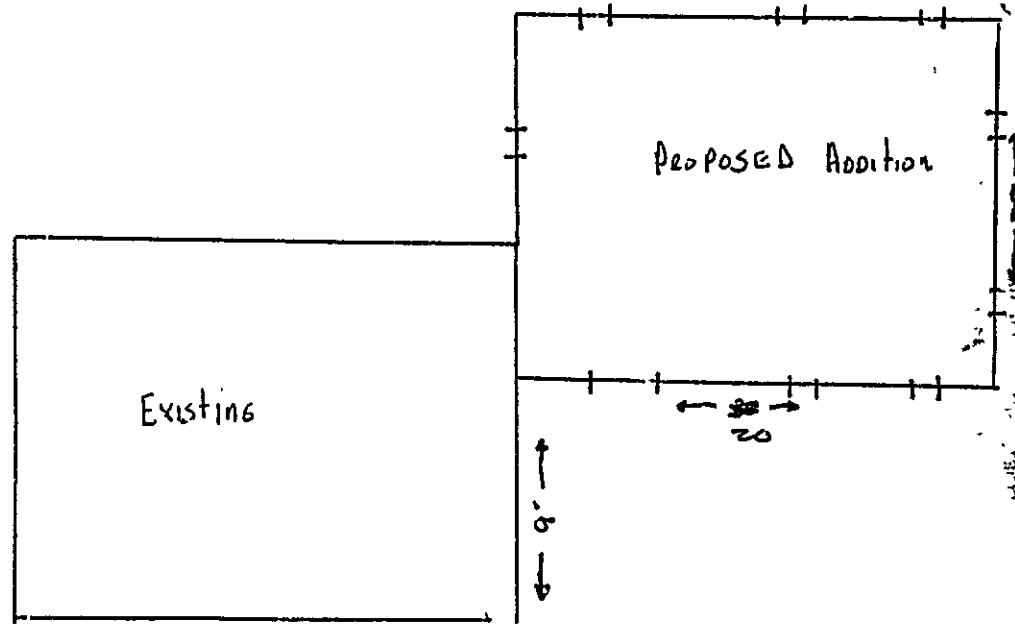
A. Ellis
8 Chester St
Portland ME
Rear View

ELLIS REMODELING
8 CHESTER STREET
PORTLAND, ME 04103



A. Ellis
8 Chester St.
Portland, Me
11.11.20

← Chester St. →

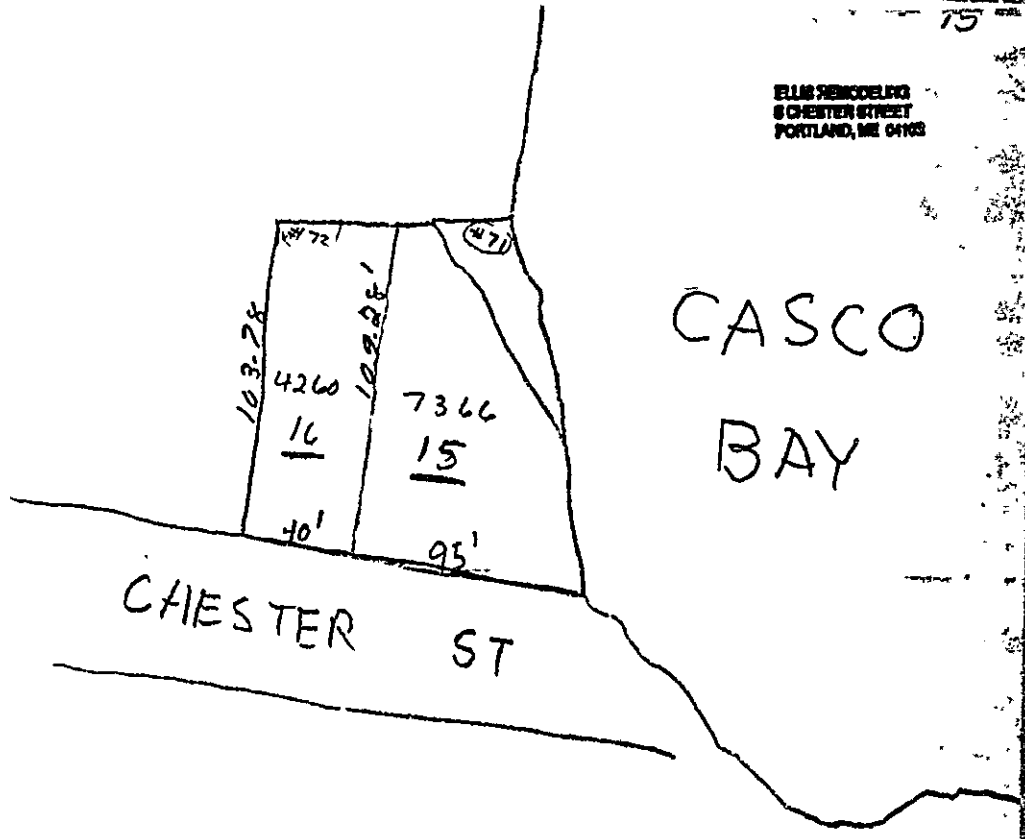


ELLIS REMODELING

ELLIS REMODELING
8 CHESTER STREET
PORTLAND, ME 04103

A. Ellis
8 Chester St.
Portland Me. 04103
Site Plan

ELLIS REMODELING
8 CHESTER STREET
PORTLAND, ME 04103

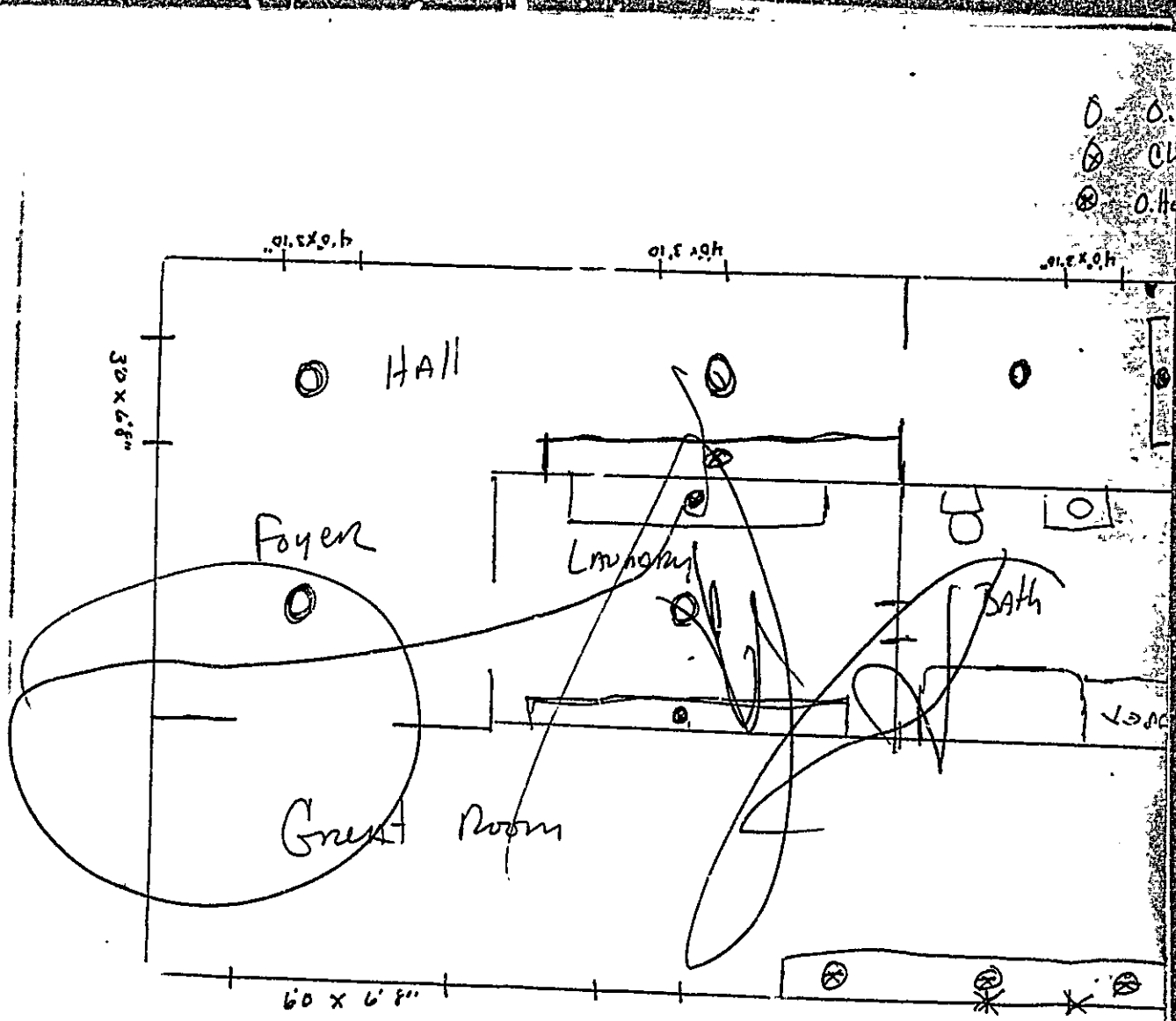


CHESTER ST

CASCO BAY

ASSESSOR'S PLOT PLAN

R-3



ELLIS REMOELING
 8 CHESTER STREET
 PORTLAND, ME 04103

ELLIS REMODELING

8 CHESTER STREET
PORTLAND, MAINE 04103
(207) 871-1362

Proposed 1 story Addition To Rear of 8 Chester
St. Portland Me.

Size - 21 x 20
Sq. Ft. 420
Cu. Vol. 1260

Existing House.

Size 24 x 26
Sq. Ft. 624
Cu. Vol. 14352

$$30\% = 4305.6$$

BUILDING PERMIT REPORT

ADDRESS: 8 Chester ST. DATE: 13/Jan/93

REASON FOR PERMIT: To Construct a 20x21' addition

BUILDING OWNER: Arthur & Katherine Ellis

CONTRACTOR: Owner

PERMIT APPLICANT: ' '

APPROVED: *1 *6 *7 *9 *12 *13 *14

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- 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 providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- *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.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1.90, and N.F.P.A. 101 Chapter 18 & 19.

over

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 walk 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 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.

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.

12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

13.) Headroom in habitable spaces is a minimum of 7'6".

14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

15.) All construction and demolition debris must be disposed ~~at the site~~ by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,


Samuel Haffes
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

ELLIS REMODELING

8 CHESTER STREET
PORTLAND, MAINE 04103
(207) 871-1362

Proposed 1 story Addition At 8 Chester St Portland Me.


Size ~~25x30~~ 20x21
Sq. Footage, ~~870~~ 420

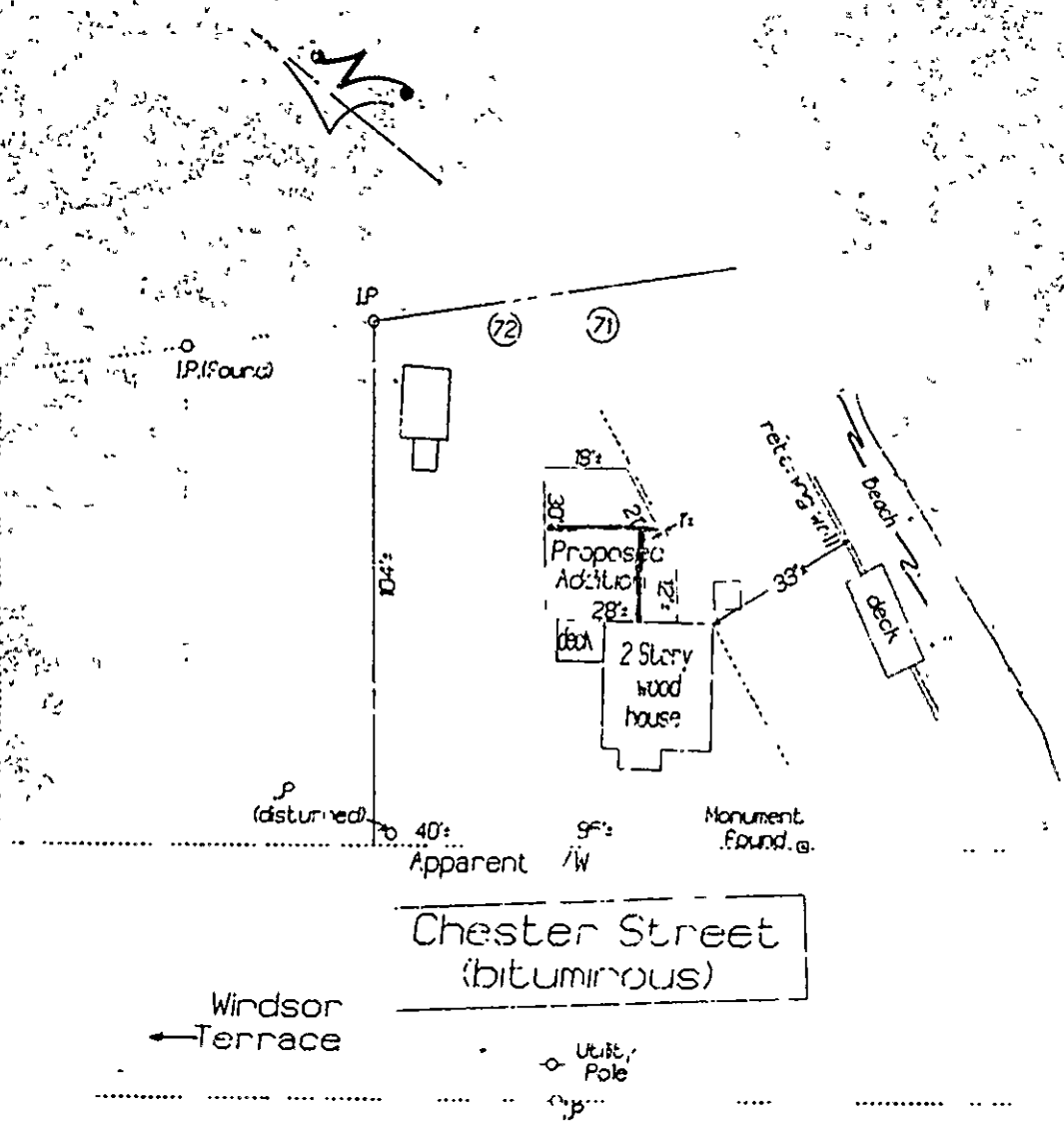
Specs.

- Poured Concrete Footing & Frost walls to code
- 2x6 P.T. Sills
- 2x10 Rim Joist
- 2x10 Laminated Carrying Beam.
- 2x10 Floor Joists w/ Hangers
- 3/4" Fir T & G Plywood Sub Floor
- 2x4 Extension wall Framing (16.00)
- 2x4 Partition walls (16.00)
- 1/2" Fir extension sheathing
- 2x8 Roof Rattens (16.00)
- 2x6 Collar TIES
- 1/2" Fir Ply wood Roof Sheathing
- 3 TAB 30 yr. shingles
- Vinyl Siding to match

All Window & Door Headers To Be
Triple 2x8" with 1/2" Cox Ply

This is not a Boundary Survey.
 The proposed addition is to be
 no closer to HWM that the existing structure.
 This plan does not attest to
 the cubic footage of the addition.

 SKETCH PLAN of 8 Chester Street Portland, Maine for Arthur Ellis	
BRUCE R. BOWMAN, Inc. Professional Land Surveyor <small>12 Hill Road, Gray, Maine 02033</small>	
Date: 8-9-93	Job: 213-20
Drawn By:	Scale: 1" = 30'



[Handwritten signature]