

COMMENTS

9-10-96 Shrub has stopped. Need to talk with  
Diana.  
9-16-97 Mulch cover has been working on phony.

Blank lined area for additional handwritten notes.

Inspection Record

	Type	Date
Foundation:	W/A	
Framing:	OK	10/19/96
Plumbing:	OK	10/19/96
Final:		
Other:		

BUILDING PERMIT REPORT

Address 25 Crescent St, Peaks Island Date 27 July 94

Reason for Permit To Construct a single family dwelling (Found-  
ation already existing) Bldg. Owner: Stephen Demos

Contractor: Phil Cincotta

Permit Applicant: owner

Approval: \*7 \*8 \*10 \*12 \*13 \*14 \*15

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. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (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.
6. 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 locations 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.
- \* 7. 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 special knowledge or 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 room must have 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), and a minimum net clear opening of 5.7 sq.ft.



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207)289-3826

**PROPERTY ADDRESS**

Town Or Plantation: PORTLAND (PEAKS ISLAND)

Street: MAP 84, SEC. H, LOTS 1, 18, 19, 20

Subdivision Lot #: CRESCENT AVENUE

**PROPERTY OWNERS NAME**

N/F WAGNER

Last: \_\_\_\_\_ First: \_\_\_\_\_

Applicant Name: STEPHEN DEMOS

Mailing Address of Owner/Applicant (If Different): 286 CONGRESS STREET BOSTON, MA. 02210

Revised

**Caution: Permit Required**

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

# 4669

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[Signature]  
Signature of Owner/Applicant

\_\_\_\_\_ Date

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

[Signature]  
Local Plumbing Inspector Signature

7/15  
Date Approved

## PERMIT INFORMATION

**THIS APPLICATION IS FOR:**

- NEW SYSTEM
- REPLACEMENT SYSTEM
- EXPANDED SYSTEM
- EXPERIMENTAL SYSTEM

**THIS APPLICATION REQUIRES:**

- NO RULE VARIANCE
- NEW SYSTEM VARIANCE  
Attach New System Variance Form
- REPLACEMENT SYSTEM VARIANCE  
Attach Replacement System Variance Form
  - Requiring Local Plumbing Inspector Approval
  - Requires State and Local Plumbing Inspector Approval
- MINIMUM LOT SIZE VARIANCE

**INSTALLATION IS:**

COMPLETE SYSTEM

- NON-ENGINEERED SYSTEM
- PRIMITIVE SYSTEM  
(Includes Alternative Toilet)
- ENGINEERED (+ 2000 gpd)

**SEASONAL CONVERSION**  
to be completed by the LPI

- SYSTEM COMPLIES WITH RULES
- CONNECTED TO SANITARY SEWER
- SYSTEM INSTALLED - P# \_\_\_\_\_
- SYSTEM DESIGN RECORDED AND ATTACHED

**DISPOSAL SYSTEM TO SERVE:**

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER \_\_\_\_\_

SPECIFY \_\_\_\_\_

**INDIVIDUALLY INSTALLED COMPONENTS:**

- TREATMENT TANK (ONLY)
- HOLDING TANK \_\_\_\_\_ GAL
- ALTERNATIVE TOILET (ONLY)
- NON-ENGINEERED DISPOSAL AREA (ONLY)
- ENGINEERED DISPOSAL AREA (ONLY)
- SEPARATED LAUNDRY SYSTEM

**IF REPLACEMENT SYSTEM:**

YEAR FAILING SYSTEM INSTALLED N/A

THE FAILING SYSTEM IS:

- BED
- CHAMBER
- TRENCH
- OTHER \_\_\_\_\_

SIZE OF PROPERTY: 30,000 ±

ZONING: \_\_\_\_\_

**TYPE OF WATER SUPPLY**

PUBLIC WATER

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

**TREATMENT TANK**

- SEPTIC:  Regular  Low Profile
- AEROBIC (IF NECESSARY)

SIZE: 4,000 GALS.

**WATER CONSERVATION**

- NONE
- LOW VOLUME TOILET
- SEPARATED LAUNDRY SYSTEM
- ALTERNATIVE TOILET

SPECIFY: \_\_\_\_\_

**PUMPING**

- NOT REQUIRED
- MAY BE REQUIRED  
(DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
- REQUIRED

DOSE: 150 GALS.

**CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)**

SINGLE FAMILY DWELLING  
(2 BEDROOM)

DESIGN FLOW: 180  
(GALLONS/DAY)

**SOIL CONDITIONS USED FOR DESIGN PURPOSES**

PROFILE	CONDITION
<u>2</u>	<u>A</u>

DEPTH TO LIMITING FACTOR: 15

**SIZE RATINGS USED FOR DESIGN PURPOSES**

- SMALL
- MEDIUM
- MEDIUM-LARGE
- LARGE
- EXTRA LARGE

**DISPOSAL AREA TYPE/SIZE**

- BED \_\_\_\_\_ Sq. Ft.
- CHAMBER \_\_\_\_\_ Sq. Ft.  
REGULAR  H-20
- TRENCH \_\_\_\_\_ Linear Ft.
- OTHER: 576 Sq. Ft.

12 ELJEN IN DRAIN UNITS

## SITE EVALUATOR STATEMENT

On SEPTEMBER 29, 1992 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

[Signature]  
Site Evaluator Signature

163  
SE# REVISED 11/2/92

10/8/92 9/15/95  
Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Town, City, Plantation MAP 84, SEC. H, LOTS 1, 18, 19, 20 Street, Road, Subdivision

Owners Name

PORTLAND (PEAKS ISLAND)

CRESCENT AVENUE

N/F

WAGNER

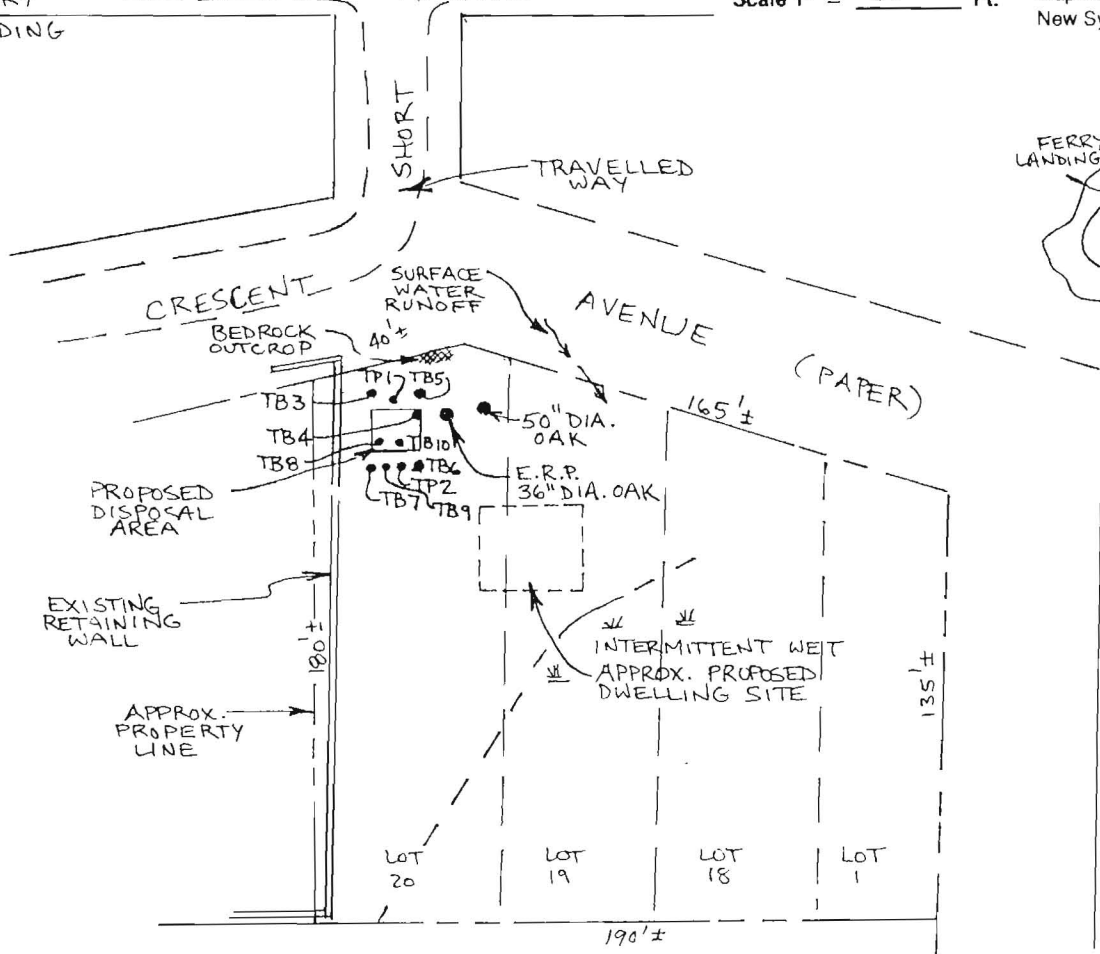
← TO FERRY LANDING

ISLAND

SHORT AVENUE

Scale 1" = 60 Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



**SOIL DESCRIPTION AND CLASSIFICATION**

(Location of Observation Holes Shown Above)

Observation Hole TP1  Test Pit  Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
6	SANDY	FRIABLE	DARK REDDISH BROWN	
10	LOAM			
15				
20	BEDROCK			
30				
40				
50				

Soil Profile <u>Z</u>	Classification Condition <u>A</u>	Slope %	Limiting Factor <u>Z1</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock
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Observation Hole TP2  Test Pit  Boring

" Depth of Organic Horizon Above Mineral Soil

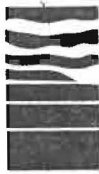
DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
6	SANDY	FRIABLE	YELLOWISH BROWN	
10	LOAM			
15				
20	BEDROCK			
30				
40				
50				

Soil Profile <u>Z</u>	Classification Condition <u>A</u>	Slope %	Limiting Factor <u>17</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock
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*Albert J. Jick*  
Site Evaluator Signature

163.  
SE# REVISED 11/2/92 Date 10/8/92 9/15/95





# Albert Frick Associates, Inc.

## Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038

(207) 839-5563

Town, City, Plantation <b>MAP 84, SEC. H, LOTS 1, 18, 19, 20</b> Street, Road, Subdivision	Owners Name
<b>PORTLAND (PEAKS ISLAND) CRESCENT AVENUE</b>	<b>N/F WAGNER</b>

### SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole TB3  Test Pit  Boring

Depth of Organic Horizon Above Mineral Soil \_\_\_\_\_

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20	BEDROCK			
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	____ %	<u>18</u>	<input type="checkbox"/> Restrictive Layer
			<input checked="" type="checkbox"/> Bedrock	

Observation Hole TB4  Test Pit  Boring

Depth of Organic Horizon Above Mineral Soil \_\_\_\_\_

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20	BEDROCK			
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	____ %	<u>20</u>	<input type="checkbox"/> Restrictive Layer
			<input checked="" type="checkbox"/> Bedrock	

### SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole TB5  Test Pit  Boring

Depth of Organic Horizon Above Mineral Soil \_\_\_\_\_

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20	BEDROCK			
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	____ %	<u>17</u>	<input type="checkbox"/> Restrictive Layer
			<input checked="" type="checkbox"/> Bedrock	

Observation Hole TB6  Test Pit  Boring

Depth of Organic Horizon Above Mineral Soil \_\_\_\_\_

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
30	BEDROCK			
40				
50				

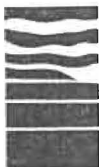
Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	____ %	<u>26</u>	<input type="checkbox"/> Restrictive Layer
			<input checked="" type="checkbox"/> Bedrock	

*Albert Frick*

Site Evaluator

163  
SE #

10/8/92  
Date



# Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Corham, Maine 04038

(207) 839-5563

Town, City, Plantation <b>MAP 8A, SEC. H, LOTS 1, 18, 19, 20</b> Street, Road, Subdivision	Owners Name
<b>PORTLAND (PEAKS ISLAND) CRESCENT AVENUE</b>	<b>N/F WAGNER</b>

### SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole TB7  Test Pit  Boring  
 \_\_\_\_\_" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
	0			
6				
10				
15	<b>BEDROCK</b>			
20				
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	%	12	<input type="checkbox"/> Restrictive Layer
				<input checked="" type="checkbox"/> Bedrock

Observation Hole TB8  Test Pit  Boring  
 \_\_\_\_\_" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
	0			
6				
10				
15				
20	<b>BEDROCK</b>			
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	%	16	<input type="checkbox"/> Restrictive Layer
				<input checked="" type="checkbox"/> Bedrock

### SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole TB9  Test Pit  Boring  
 \_\_\_\_\_" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
	0			
6				
10				
15	<b>BEDROCK</b>			
20				
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	%	12	<input type="checkbox"/> Restrictive Layer
				<input checked="" type="checkbox"/> Bedrock

Observation Hole TB10  Test Pit  Boring  
 \_\_\_\_\_" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
	0			
6				
10				
15				
20				
25	<b>BEDROCK</b>			
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	%	22	<input type="checkbox"/> Restrictive Layer
				<input checked="" type="checkbox"/> Bedrock

Albert Frick  
Site Evaluator

163  
SE #

10/8/92  
Date



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City or Plantation MAP 84, SEC. H, LOTS 1, 18, 19 & 20 Street, Road or Subdivision

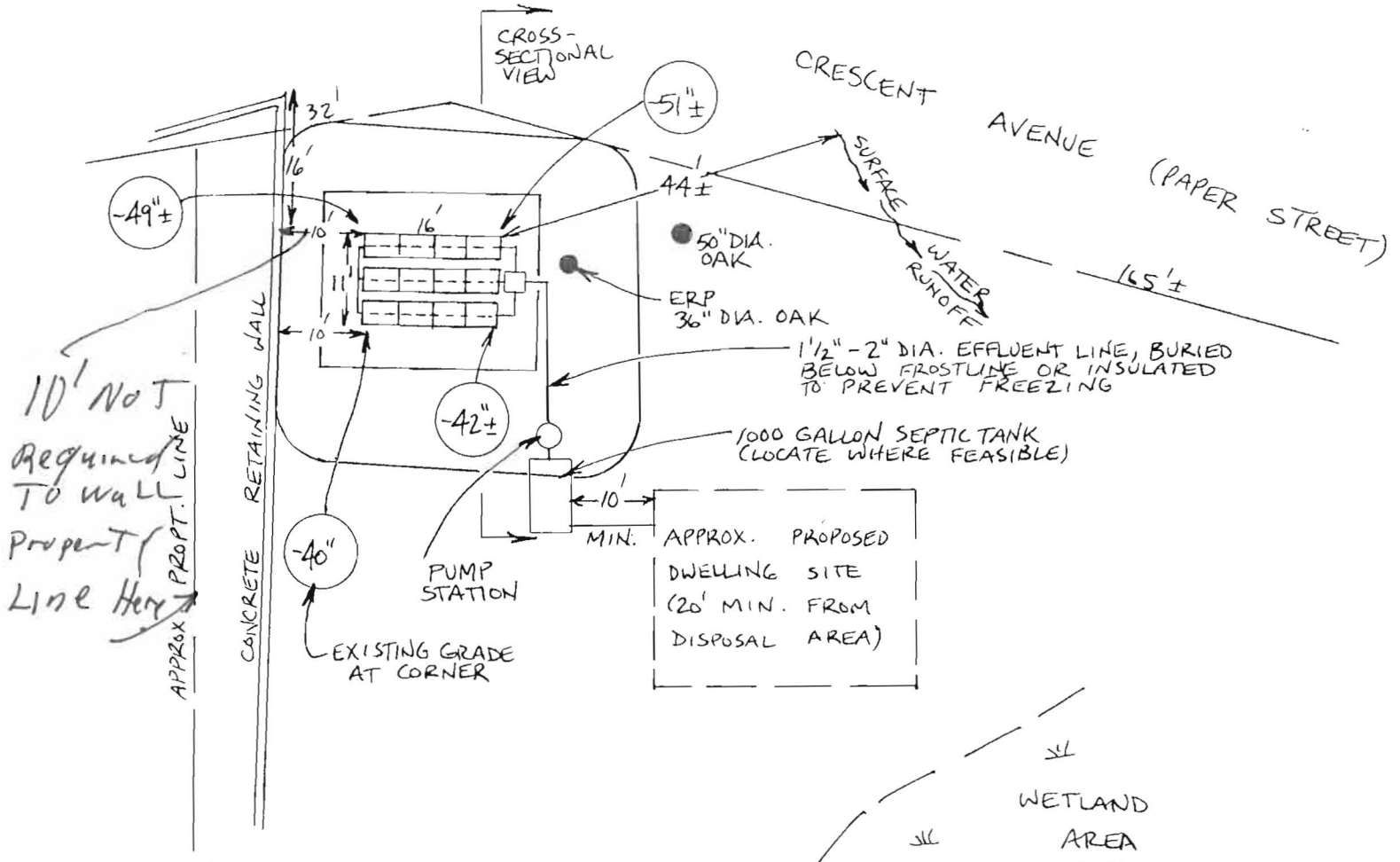
Name of Owner

PORTLAND (PEAKS ISLAND)

CRESCENT AVENUE N/F WAGNER

## SUBSURFACE WASTEWATER DISPOSAL PLAN

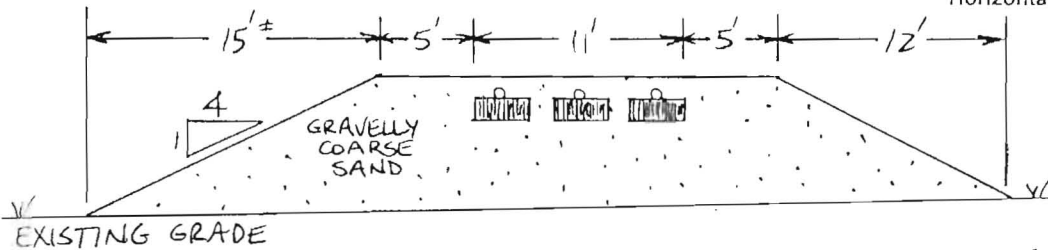
Scale: 1" = 20 Ft.



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) 33" - 35"	Finished Grade Elevation -07"	Location & Description NAIL 30" ABOVE
Depth of Fill (Downslope) 42" - 44"	Top of Distribution Pipe or [Proprietary Device] -19"	BASE OF 36" DIA. OAK
	Bottom of Disposal Area -32"	Reference Elevation 00

DISPOSAL AREA CROSS SECTION

Scale:  
Vertical: 1" = 5 Ft.  
Horizontal: 1" = 10 Ft.



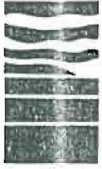
ELEV. BELOW ERP:

DETAIL (NO SCALE)

*Albert Feich*  
Site Evaluator Signature

163  
SE #

9/15/95  
Date



**Albert Frick Associates, Inc.**

**Soil Scientists & Site Evaluators**

95A County Road Gorham, Maine 04038  
(207) 839-5563 FAX (207) 839-5564

Albert Frick SS, SE  
James Logan SS, SE  
Matthew Logan SE

PORTLAND (PEAKS ISL.)  
TOWN

CRESCENT AVENUE  
LOCATION

STEPHEN DEMOS  
APPLICANT'S NAME

1) The most recent revision of the State of Maine, Subsurface Wastewater Disposal Rules, is hereby made a part of this application and shall be consulted by the owner/applicant and the system installer for further construction details and material specifications. The contractor or subcontractor should contact **Albert Frick Associates, 839-5563**, if there are any questions concerning materials, procedures or designs. The contractor installing the system is responsible for knowledge of the State of Maine, Subsurface Wastewater Disposal Rules as it pertains to permits, inspection requirements, building drains and sewers, treatment tanks, wastewater application details and construction details sections (3,4,8,9,10 and 11D).

2) This application is intended to represent facts pertinent to the State of Maine, Subsurface Disposal Rules only. **It shall be the responsibility of the owner or applicant to determine compliance with and obtain permits under all local, state and federal land-use regulations (i.e., DEP Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, etc.) before installing this system or considering this a buildable lot.** A wetland scientist may be consulted regarding wetland regulations or you may contact the Army Corp of Engineering at 623-8367 or DEP at 289-2111.

The LPI shall inform the owner and designer of any local ordinances exceeding the State of Maine, Subsurface Wastewater Disposal Rules in order that the design may be amended. All designs are subject to review by local, State or federal authority. Designer's liability shall be limited to revisions required by regulatory agencies.

3) All information shown on this form relating to property lines, well locations, and subsurface structures (utility lines, drains, septic systems, water lines, etc.) are shown or left off as not affecting the proposed system based on information provided by the owner or applicant. The owner shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage grinder is not recommended. If one is installed, an additional 1000 gallon septic tank shall be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and chlorine (i.e. from water treatment, and controlled or hazardous substances) shall not be disposed of in this system.

6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service but not to exceed one pump per three year period.



ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

PORTLAND (PEAKS ISL.) CRESCENT AVE STEPHEN DEMOS  
TOWN LOCATION APPLICANT'S NAME

7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft.(gallons per cu.ft.) ÷ # of days in period.

8) The general setback between a well and septic system serving a single family residence is 100 feet, unless the local community has a more stringent requirement. A well installed by an abutter within 100 feet of the proposed or within the required setback before the permit for the disposal system is issued may void this design.

9) When a gravity system is proposed: **BEFORE CONSTRUCTION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum Code slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 3 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.

11) Unless noted otherwise, fill shall be <sup>COARSE</sup> gravelly ~~loamy~~ sand which contains no more than 15% fines (silt and clay). Clay content shall be less than 5%.

12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.



Albert Frick Associates, Inc.  
Soil Scientists & Site Evaluators

84-H-001

84-H-201

Applicant: Stephen C. Demos

Date: 12-7-92

Address: 25 Crescent Ave - Peaks Island

Assessors No.: 84-H-1, 18-20

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - IR2
- Interior or corner lot
- Use - single fam
- Sewage Disposal - see HHE-200 by Frick dated 10-8-92
- Rear Yards - 25' opposite seashore
- Side Yards - Crescent 20' other ~~to~~ edge of wetland
- Front Yards - seashore Ave 25'
- Projections - none
- Height - unknown
- Lot Area - 29,800 sq ft
- Building Area - OK
- Area per Family - entire
- Width of Lot - OK
- Lot Frontage - OK
- Off-street Parking - 2 cars
- Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

Parking addition } see conditions in chief's letter



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 28, 1994

RE: 25 Crescent St., Peaks Island, ME

Mr. Stephen Demos  
166 Walnut St.  
Brookline, MA 02146

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal Laws.

**No Certificate of Occupancy can be issued until all requirements of this letter are met.**

Inspection Services Approved with condition This permit is being issued with the understanding that the plans as drawn exceed the height limit by more than 4'. An interpretation appeal is pending to attempt to resolve the issue. However, if the appeal fails, the building height must be scaled back to the satisfaction of this Department. The applicant is hereby forewarned that you should not proceed with any part of the building which may need to be removed should the appeal fail. We are allowing you to begin construction because of your time constraints and at your own risk.  
William Giroux, Zoning Administrator  
Public Works Approved Craig Carrigan, PE

Building Code Requirements

Please read and implement items 7, 8, 10, 12, 13, 14 and 15 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services

/el

cc: William Giroux, Zoning Administrator  
Craig Carrigan, PE, Development Review Coordinator

# Summer Cottage

25 Crescent Street, Peaks Island, Maine

17 July 1994

## 1. DESCRIPTION

Two story wood frame house with exposed basement south wall, observation deck, porch, and deck.  
Tool shed outbuilding .

Foundation work and Rough Grading: Under building permit # 924404

### Areas:

Basement:	870 Square feet
First floor:	1100 Square feet
Second floor:	117 Square feet
Observation deck:	117 Square feet
Deck:	210 Square feet
Out building:	64 Square feet

## 2. SITE

Rough site: Completed.

Site improvements: 10 -12 yards topsoil ; grass seed. No plantings.

Sidewalk: Pressure treated 2x6 on pressure treated 2x4 sleepers.

Tool shed: Prefab on concrete blocks.

### Site Utilities:

Septic Tank: Permit # 4669

Leaching Field: Permit # 4669

Well: Under study.

## 3. FOUNDATIONS

### Concrete:

8-inch foundation wall on footer on ledge with perimeter drain. Completed.

10-inch concrete filled sona tubes on pads on ledge. Completed.

Deck foundations, 8-inch concrete sona tubes on ledge. Completed.

Pressure treated 2x6 sill. Completed.

Pressure treated 2x8 ledger board bolted to foundation walls. Completed.

Posts: Pressure treated 4x4, 4x6, and 6x6.

## 5. STEEL

M8 x 6.5# basement beams.

W6 x 8.5# beam.

4 x 3 x 5.4# angle.

## 6A. ROUGH CARPENTRY

### Lumber

Joists: 2 x 6,  $f_c = 1100$  psi;  $E = 1,100,000$  psi.

Studs: Stud grade.

Window headers: 2, 2x4 or 2x6 with 1/2-inch extruded polystyrene between.

Beams: 2, 2x8 or 2, 2x10 #1 Douglas Fir.

Other beams: doubled joists or doubled rafters.

Columns: 2, 2x4 or 4x4.

Rafters: 12-inch wood truss, or 2x12.

Blocking: 1x, 5/4 x, and 2x.

Strapping: 1 x 2 ceiling in living/dining/kitchen. None elsewhere.



Panels:

Wall sheathing: Oriented strand board or exterior ply, 1/2-inch.  
Floor, Basement and 1st Floor: 3/4-inch T&G ply glued to joists  
Floor, 2nd floor and observation deck: 1/2-inch ply glued to joists.  
Roof: 5/8-inch ply with panel clips.  
Soffits and ceiling under basement floor: Generally open; selected spots, pressure treated 1/4 and 1/2-inch ply.

Exterior wood:

Pressure treated 2x4, 2x6, and 2x8 for porch, decks, stairs, and railings.  
Pressure treated 5/4 x 4 and 5/4 x 6 decking.  
Pressure treated 5/4 x blocking.

Air or moisture barriers:

6 mil high density polyethylene fabric.  
Tyvec in selected areas.

Hardware:

Galvanized joist and header hangers, post anchors.  
Galvanized (hot dipped) or aluminum fasteners for exterior; steel for interior,

6B. FINISH CARPENTRY

Exterior trim:

Cornice: 1/2-inch MDO ply w/ 1-3/8-inch half rounds; 2x2 CDM ornamental polyurethane trim.  
Casings: 1x4 #2 pine; 3-1/2x3-1/2 polyurethane bulls eyes; Andersen sill casings.  
Facias: 1x4 and 1x6; CDM polyurethane bulls eyes.  
Brackets: 16 x 13 x 2-inch CDM polyurethane.  
Water table: Shaped, pressure treated 2x8.  
Soffits: 1x6 #2 pine; Wolverine vinyl soffits; 3/4-inch quarter round.  
Corner Trim: 3-inch "Wolverine" vinyl.

Interior Trim: No interior work this contract.

Manufactured Stairs: "Archway" 4-1/2 foot diameter spiral staircase.

7. THERMAL AND MOISTURE PROTECTION

Insulation:

Wall: 1-inch extruded polystyrene.  
Roof: 1-inch extruded polystyrene.  
Miscellaneous at selected locations: 2-inch extruded polystyrene; R-13 glass batts (3-1/2-inch);  
Sill sealer: 1/4-inch "Ethafom".

Roof:

Shingles: Fiberglass asphalt, 3-cut, with tabs, 5 inches to weather, white granules.  
Eaves: 60# felt or bituthene. 3-foot wide strip at wide overhangs.  
Valleys: 60# felt or bituthane. 3 foot strip.

Flashing:

Roof penetrations or intersections: Aluminum step flashing.  
Skylights: Manufacturers flashing; aluminum step flashing if not provided by manufacturer.

Gutters and down spouts: 3-inch square vinyl, white.

Drip edge: 5-inch Aluminum at all edges of shingles, eaves and rakes.

Siding:

"Wolverine" colonial vinyl clapboards, with J trim and flat pieces at meters, hose bibs, outlets, lights, etc.,  
Wood shingles: Red cedar, 16-inch, 4-1/2 inches plus or minus to weather.

Wood Clapboards: Red cedar, interior of observation platform.  
 Wood boards: 1x6 and 1x8 vertical pine, tongue and groove, no "v".  
 Basement: 1/2-inch exterior ply, b/d.  
Sealants and caulking: Compatible with each other and with paint.

8. DOORS and WINDOWS:

Exterior doors: Perma-door insulated steel; Andersen Frenchwood; site made w/ vinyl clapboard exterior.  
Interior doors: pine, panel, pre-hung.  
Hardware: By allowance.  
Windows: Andersen permashield w/ screens. Special accessories by allowance.  
Skylights: Velux, with flashing and normal hardware. Special accessories by allowance

INTERIOR FINISHES None this contract.

9. PAINTING:

Trim, fascia, and casing: Back prime and 2 coats opaque stain.  
 Ornamental polyurethane, two coats opaque stain.  
 Wood shingles: Dipped in stain.  
 Wood clapboards: Back prime and 2 coats stain.

10. TOILET AND BATH ACCESSORIES: By Allowance.

11. KITCHEN APPLIANCES: By allowance.

12. CABINETS: By allowance.

15A. PLUMBING

Rough plumbing: Copper, PVC. By code  
 Fixtures: Toilet, lavatory, bidet, kitchen sink, all by allowance.  
 Hot Water: Bottled gas, instant.

15B. HEATING

Bottled gas, high efficiency (through wall flue), forced hot air.  
 Wood burning stove, one in living room, one in bed/hall. Metalbestos chimney.

16. ELECTRICAL

Service: 100 Amp.  
 Wiring and devices: By code.  
 Fixtures: By allowance.

MAINTENANCE  
 1/2 INCH



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

**PROPERTY ADDRESS**

Town Or Plantation: PORTLAND (PEAKS ISLAND)  
 Street: MAP 84, SEC. H, LOTS 1, 18, 19, 20  
 Subdivision Lot #: CRESCENT AVENUE

**PROPERTY OWNERS NAME**  
N/F WAGNER

Last: \_\_\_\_\_ First: \_\_\_\_\_

Applicant Name: STEPHEN DEMOS

Mailing Address of Owner/Applicant (If Different): 300 CONGRESS STREET BOSTON, MA. 02210

PORTLAND PERMIT # 4669 APPLICANTS COPY

Date Permit Issued: 11.30.92 FEE  Double Fee Charged

[Signature] L.P.I. # 011241

Local Plumbing Inspector Signature

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

**Owner/Applicant Statement**  
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant \_\_\_\_\_ Date \_\_\_\_\_

**Caution: Inspection Required**  
 I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature \_\_\_\_\_ Date Approved \_\_\_\_\_

## PERMIT INFORMATION

<p><b>THIS APPLICATION IS FOR:</b></p> <p>1. <input checked="" type="checkbox"/> NEW SYSTEM          2. <input type="checkbox"/> REPLACEMENT SYSTEM          3. <input type="checkbox"/> EXPANDED SYSTEM          4. <input type="checkbox"/> EXPERIMENTAL SYSTEM</p>	<p><b>THIS APPLICATION REQUIRES:</b></p> <p>1. <input checked="" type="checkbox"/> NO RULE VARIANCE          2. <input type="checkbox"/> NEW SYSTEM VARIANCE          Attach New System Variance Form          3. <input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE          Attach Replacement System Variance Form          a. <input type="checkbox"/> Requiring Local Plumbing Inspector Approval          b. <input type="checkbox"/> Requires State and Local Plumbing Inspector Approval          4. <input type="checkbox"/> MINIMUM LOT SIZE VARIANCE</p>	<p><b>INSTALLATION IS:</b></p> <p>COMPLETE SYSTEM</p> <p>1. <input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM          2. <input type="checkbox"/> PRIMITIVE SYSTEM          (Includes Alternative Toilet)          3. <input type="checkbox"/> ENGINEERED (+ 2000 gpd)</p> <p>INDIVIDUALLY INSTALLED COMPONENTS:</p> <p>4. <input type="checkbox"/> TREATMENT TANK (ONLY)          5. <input type="checkbox"/> HOLDING TANK _____ GAL          6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY)          7. <input type="checkbox"/> NON-ENGINEERED DISPOSAL AREA (ONLY)          8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY)          9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p>
<p><b>SEASONAL CONVERSION</b>          to be completed by the LPI</p> <p>5. <input type="checkbox"/> SYSTEM COMPLIES WITH RULES          6. <input type="checkbox"/> CONNECTED TO SANITARY SEWER          7. <input type="checkbox"/> SYSTEM INSTALLED - P# _____          8. <input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED</p>	<p><b>IF REPLACEMENT SYSTEM:</b>          YEAR FAILING SYSTEM INSTALLED <u>N/A</u></p> <p>THE FAILING SYSTEM IS:</p> <p>1. <input type="checkbox"/> BED      3. <input type="checkbox"/> TRENCH          2. <input type="checkbox"/> CHAMBER      4. <input type="checkbox"/> OTHER: _____</p>	<p><b>DISPOSAL SYSTEM TO SERVE:</b></p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING          2. <input type="checkbox"/> MODULAR OR MOBILE HOME          3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING          4. <input type="checkbox"/> OTHER _____          SPECIFY _____</p>
<p>SIZE OF PROPERTY <u>30,000</u> ±</p> <p>ZONING _____</p>	<p><b>TYPE OF WATER SUPPLY</b>  <u>PUBLIC WATER</u></p>	

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p><b>TREATMENT TANK</b></p> <p>1. <input checked="" type="checkbox"/> SEPTIC: <input checked="" type="checkbox"/> Regular  <input checked="" type="checkbox"/> Low Profile          2. <input type="checkbox"/> AEROBIC (IF NECESSARY)</p> <p>SIZE: <u>1,000</u> GALS.</p>	<p><b>WATER CONSERVATION</b></p> <p>1. <input type="checkbox"/> NONE          2. <input checked="" type="checkbox"/> LOW VOLUME TOILET          3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM          4. <input type="checkbox"/> ALTERNATIVE TOILET          SPECIFY: _____</p>	<p><b>PUMPING</b></p> <p>1. <input type="checkbox"/> NOT REQUIRED          2. <input type="checkbox"/> MAY BE REQUIRED          (DEPENDS ON TREATMENT TANK LOCATION AND ELEVATION)          3. <input checked="" type="checkbox"/> REQUIRED          DOSE: <u>150</u> GALS.</p>	<p>CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)</p> <p><u>SINGLE FAMILY DWELLING</u>  <u>(2 BEDROOM)</u>  <u>180-10% reduction</u>  <u>low volume toilets</u></p> <p>DESIGN FLOW: <u>162</u>          (GALLONS/DAY)</p>			
<p><b>SOIL CONDITIONS USED FOR DESIGN PURPOSES</b></p> <table border="1"> <tr> <th>PROFILE</th> <th>CONDITION</th> </tr> <tr> <td><u>2</u></td> <td><u>A</u></td> </tr> </table> <p>DEPTH TO LIMITING FACTOR: <u>15</u></p>	PROFILE	CONDITION		<u>2</u>	<u>A</u>	<p><b>SIZE RATINGS USED FOR DESIGN PURPOSES</b></p> <p>1. <input type="checkbox"/> SMALL          2. <input type="checkbox"/> MEDIUM          3. <input checked="" type="checkbox"/> MEDIUM-LARGE          4. <input type="checkbox"/> LARGE          5. <input type="checkbox"/> EXTRA LARGE</p>
PROFILE	CONDITION					
<u>2</u>	<u>A</u>					

## SITE EVALUATOR STATEMENT

On SEPTEMBER 29, 1992 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Albert Frick  
 Site Evaluator Signature

163 SE# REVISED 11/2/92 Date 10/8/92

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

738-0251

Location of Construction: <i>AM</i> 25 Crescent Peaks Islands ME		Owner: Demos, Stephen	Phone: <i>617-398-0251</i> 617-357-7044	Permit No: <i>84-H-001</i> <b>940763</b>
Owner Address: 180 Walnut St Brookline, MA 02146	Leasee/Buyer's Name:	Phone:	Business Name:	Mary Gresik
Contractor Name: Phil Circotta	Address:	Phone:	Permit Issued: <b>PERMIT ISSUED</b> JUL 28 1994	
Past Use: Vacant Lot (Foundation Only)	Proposed Use: 1-fam	COST OF WORK: \$ 54,000.00	PERMIT FEE: \$ 290.00	CITY OF PORTLAND Zone: CBL: <i>084-H-018/019</i>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>H</i> Type: <i>SB</i>	
Proposed Project Description: Construct 1-fam dwelling (foundation already existing)		Signature:	Signature: <i>Hoffen</i>	Zone: CBL: <i>084-H-018/019</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zoning Approval: <i>084-H-1</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: Date:	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

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

**PERMIT ISSUED WITH LETTER**

**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 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 provisions of the code(s) applicable to such permit

*Stephen Demos*  
SIGNATURE OF APPLICANT      ADDRESS:      DATE: *19 July 1994*      PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE      PHONE:

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: *7/20/94*

CEO DISTRICT **E**  
*MR. ROWE*



8. 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 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

9. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by Fire Partitions and floor/ceiling assembly ;lies which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993).

10. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023.& 1024.0 of the City's building code (The BOCA National Building Code/1993).

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

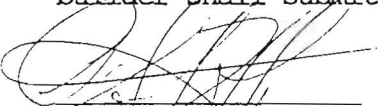
13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

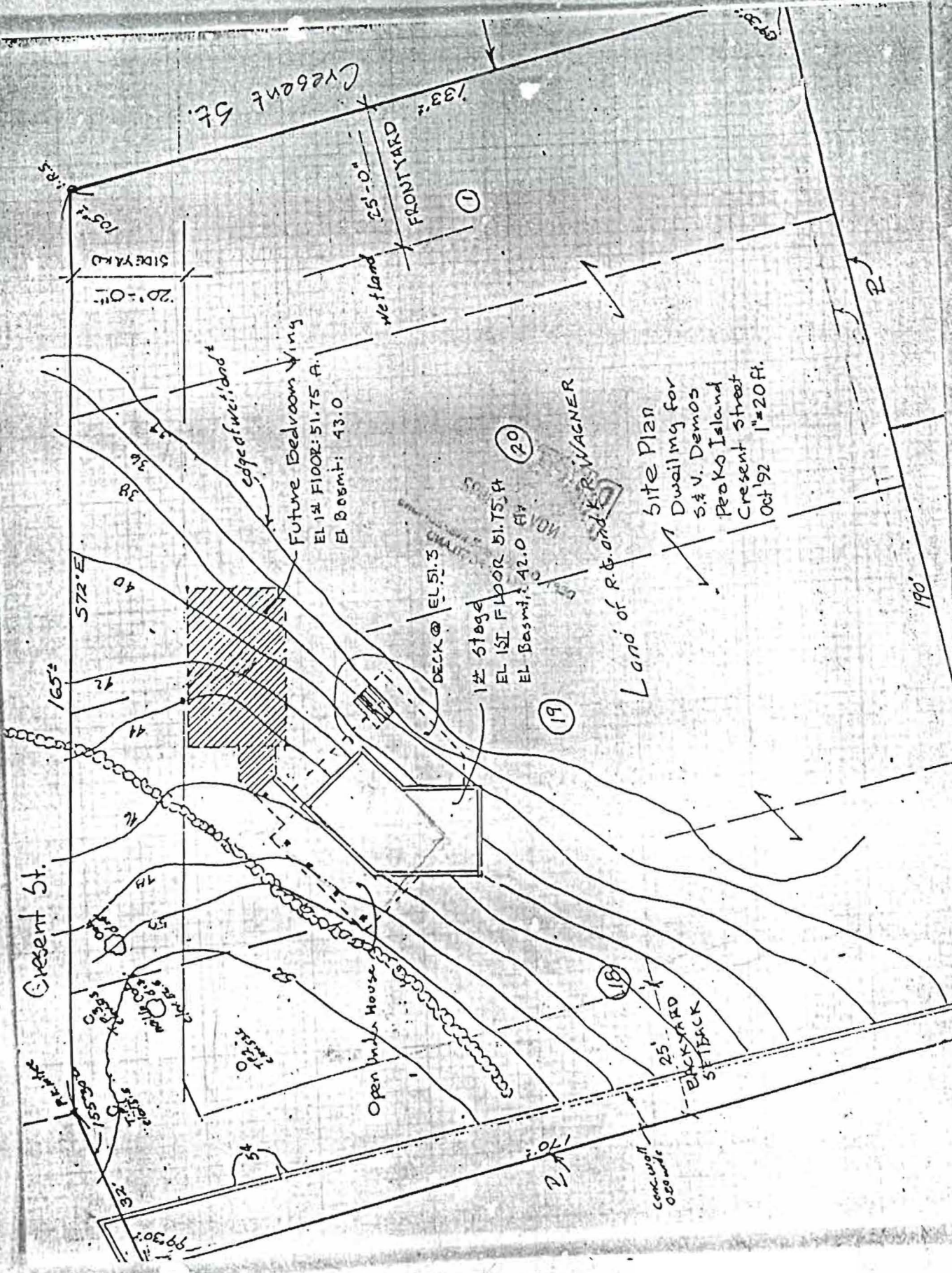
15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate or occupancy is issued or demolition permit is granted.

16. 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".

17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA 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.

  
P. Samuel Hoffses  
Chief of Inspections





Crescent St.

Crescent St.

FRONT YARD

SIDE YARD

Future Bedroom Wing

EL 1 1/2 FLOOR: 51.75 ft.  
EL Basmt.: 43.0

1 1/2 Stage  
EL 1 1/2 FLOOR 51.75 ft.  
EL Basmt.: 42.0 ft.

DECK @ EL 51.3

Open Ind. House

Land of R. G. and K. P. WAGNER

Site Plan  
Dwelling for  
S. & V. Demos  
Peako Island  
Crescent Street  
Oct '92 1"=20 ft.

135°

572° E

165°

133°

25'-0"

105° 1/2

20° 01'

190°

25' DECK YARD SETBACK

25' CONCRETE

2'-0"

99° 30'

135°

135°

135°

135°

135°

135°

135°

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