

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE  
CITY OF PORTLAND

PERMITTED

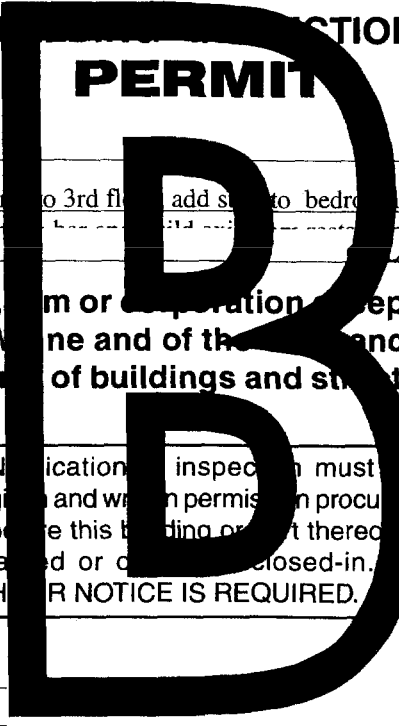
DEC 22 2004

Permit Number: 041601

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

CONSTRUCTION  
PERMIT



This is to certify that Island Acquisition Llc.  
has permission to expand studio from 2nd floor to 3rd floor add suite to bedrooms and bathrooms from studio. Change of use from  
headware store to restaurant has no old and has no at same with exterior  
AT 33 Island Ave P.F 084 L007001

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 when permission is procured before this building or part thereof is occupied or closed-in. **48 HOUR 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. A.H.M.S.  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 12/21/04  
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: 04-1601	Issue Date: <b>PERMIT ISSUED</b> DEC 22 2004	CDL: 084 LC07001
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Location of Construction: 33 Island Ave <i>P.L.</i>	Owner Name: Island Acquisition Llc	Owner Address: 50 Monument Sq	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <del>IR-3</del>

Past Use: Commercial / residential <i>restaurant &amp; B&amp;B owners unit</i>	Proposed Use: <i>Restaurant - Bar - B&amp;B owners unit</i> commercial / residential expand studio add stair Change use from hardware to restaurant/bar add new exit and exterior ramp.	Permit Fee: \$1,821.00	Cost of Work: \$200,000.00	CEO District: 2	<i>I-B</i>
Proposed Project Description: expand studio from 2nd floor into 3rd floor, add stair to bedrooms and bathrooms from studio. Change of use from hardware store to restaurant & bar and build exit from restaurant space with exterior ramp.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A3</i> Type: <i>5B</i> <i>R1+R3</i> <i>12/21/04</i>		
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>		
<b>'PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>					
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:	Date:		

Permit Taken By: dmartin	Date Applied For: 10/25/2004	<b>Zoning Approval</b>
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<p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2004-0201</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>11/10/04</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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> 04-1601	<b>Date Applied For:</b> 1012212004	<b>CBL:</b> 084 L007001
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<b>Location of Construction:</b> 33 Island Ave	<b>Owner Name:</b> Island Acquisition Llc	<b>Owner Address:</b> 50 Monument Sq	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	
<b>Proposed Use:</b> commercial / residential expand studio add stair Change use from hardware to restaurant/bar add new exit and exterior ramp.		<b>Proposed Project Description:</b> expand studio from 2nd floor into 3rd floor, add stair to bedrooms and bathrooms from studio. Change of use from hardware store to restaurant & bar and build exit from restaurant space with exterior ramp.	



1) Exterior stairs must not have nosings, One sky light in each sleeping room must comply with egress standards

Joe Chalot agreed to both of these conditions this date! MJN

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 11/10/2004

**Note:**      **Ok to Issue:**

1) the fire alarm system shall be maintained to NFPA 72 standards

2) the sprinkler system shall be maintained to NFPA 13 standards

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 10/11/2004

**Note:**      **Ok to Issue:**

<b>Location of Construction:</b> 33 Island Ave	<b>Owner Name;</b> Island Acquisition Llc	<b>Owner Address:</b> 50 Monument Sq	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

**Note:** Findings

**Ok to Issue:**

1. The proposed project is in conformance with the permitted uses of the IB zone.
2. The proposed project is in substantial conformance with site plan approved by the Planning Board on July 24, 2001.
3. The proposed project is in conformance with the Site Plan Ordinance.
4. The Peaks Island Inn project, originally approved on July 24, 2001, provided 6 on-site parking spaces despite the fact that no on-site parking was required in the IB zone under the zoning code of the day.
5. Under the current zoning code, restaurant/bar uses in the IB zone are required to provide 25% of one on-site parking space per 150 square feet. The proposed 1030 square foot area proposed for use change therefore requires that 2 on-site parking spaces be provided. This requirement is satisfied by existing parking spaces.

**Comments:**

12/17/2004-l Dobson: Dropped off additional plans ljd

12/02/2004-mjn: 1) Construction details for the new ramp, landing and guards. Header detail for the new door.

2) Framing details for the new stairs including the Guard demising wall.

3) Floor ceiling assembly penetration protection plan

4) The new Floor/Ceiling fire separation assembly must have a one hour rating if the fire suppression system is not a full NFPA 13 system (I think it was a 13R system). Please show that section w/ UL listing and STC rating.

5) Statement of Special Inspections for the Steel work as required in Section 1704.

6) What are we doing for Fire suppression in the new area?

OCT 22 2004


# All Purpose 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.

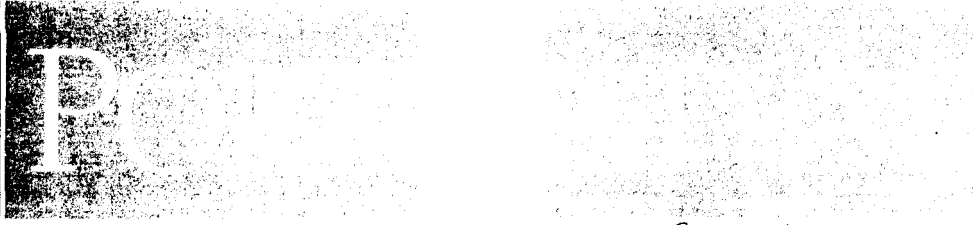
Total Square Footage of Proposed Structure Footprint 4,802 sq. ft. x 12,036 sq. ft.		Square Footage of Lot 20,288 sq. ft.	
Tax Assessor's Chart, Block & Lot Chart# 084 Block# L Lot#007-0011		Owner: Island Acquisition LLC 86 Newbury St. Portland, Me 04101	Telephone: 207-450-1104
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: Fred Forsely Island Acquisition LLC 86 Newbury St. Portland Me 04101		Cost Of Work: \$200,000 Fee: \$1,821.00
Current use: <u>Inn, Restaurant and Residence</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>This project expands the innkeepers studio on the 2nd floor into the 3rd floor level. A new stair will lead from the inn keepers studio to the bedrooms and bathrooms on the 3rd floor. The project also includes changing the occupancy of the hardware store to a restaurant and bar. This includes a new exit from the restaurant and bar space with a ramp on the exterior.</u>			
Contractor's name, address & telephone: To be determined.			
Who should we contact when the permit is ready: <u>Fred Forsley</u>			
Mailing address: <u>Island Acquisition LLC</u> <u>86 Newbury St.</u> <u>Portland, Me 04101</u>			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE 207-450-1104			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: 	Date: October 22, 2004
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This IS NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



*Strengthening a Remarkable City, Building a Community for Life*

[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**

Lee D. Urban, Director

**Planning Division**

Alexander Jaegerman, Director

October 29, 2004

Fred Forsley  
Island Acquisition, LLC  
86 Newbury Street  
Portland, ME 04101

RE: Minor Site Plan Review, 33 Island Avenue  
ID #2004-0201, CBL #84 L00700 1

Dear Mr. Forsley:

On November 1, 2004 the Portland Planning Authority approved the proposed change to an approved Site Plan for the Peaks Island Inn, 33 Island Avenue. The Portland Planning Board originally approved the project on July 24, 2001. The current proposal is to change a permitted hardware store use to a restaurant/bar use in a 1030 square foot portion of the Inn's first floor. This approval, based on revised plans submitted to the City of Portland and stamp dated on October 28, 2004, is based on the findings and subject to the provisions and requirements contained in this letter.

**Findings**

1. The proposed project is in conformance with the permitted uses of the IB zone.
2. The proposed project is in substantial conformance with site plan approved by the Planning Board on July 24, 2001.
3. The proposed project is in conformance with the Site Plan Ordinance.
4. The Peaks Island Inn project, originally approved on July 24, 2001, provided 6 on-site parking spaces despite the fact that no on-site parking was required in the IB zone under the zoning code of the day.
5. Under the current zoning code, restaurant/bar uses in the IB zone are required to provide 25% of one on-site parking space per 150 square feet. The proposed 1030 square foot

area proposed for use change therefore requires that 2 on-site parking spaces be provided. This requirement is satisfied by existing parking spaces.

### **Provisions and Requirements**

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
2. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

### **Appeal**

Where the Planning Authority has finally disapproved a site plan, any person aggrieved may appeal the decision to the Planning Board within ten (10) days of the decision being rendered. Upon the taking of such appeal, the application shall be reviewed as if referred by the Planning Authority, except that the Planning Board may not decline to accept the reference.

If you have any questions regarding this approval, please contact me at 756-8083 or [ebm@portlandmaine.gov](mailto:ebm@portlandmaine.gov).

Sincerely,



Alex Jaegerman, Planning Division Director

Cc: Ethan Boxer-Macomber, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator

NSV - 2

Mike Nugent,  
Inspections Division  
Eric Labelle, City Engineer  
Correspondence File



I-3

specified uses as provided in division 20 (off-street parking) of this article, except that residential uses shall meet the full parking requirement.

- (b) *Shoreland and flood plain management regulations:* Any lot or portion of lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.
- (c) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises and not for a period exceeding thirty (30) days.
- (d) *Noise:* The volume of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American Standards Association), generated shall not exceed sixty (60) decibels on the A scale between 7:00 a.m. and 9:00 p.m. and fifty-five (55) decibels on the A scale between 9:00 p.m. and 7:00 a.m., on impulse (less than one (1) second), at lot boundaries, excepting air raid sirens and similar warning devices.

Added

\*

(Ord. No. 30-85, § 1, 7-15-85; Ord. NO. 15-92, § 16, 6-15-92; Ord. No. 15-04/05, 8-2-04)

- Sec. 14-228. Reserved.
- Sec. 14-229.1. Reserved.
- Sec. 14-229.2. Reserved.
- Sec. 14-229.3. Reserved.
- Sec. 14-229.4. Reserved.
- Sec. 14-229.5. Reserved.
- Sec. 14-229.6. Reserved.
- Sec. 14-229.7. Reserved.
- Sec. 14-229-8. Reserved.
- Sec. 14-229-9. Reserved.

**DIVISION 12.5. B-4 COMMERCIAL CORRIDOR ZONE**

**Sec. 14-229.10. Purpose.**

The purpose of the B-4 commercial corridor zone is:

- (1) To provide appropriate locations in the City for the development and operation of businesses catering primarily to highway-oriented trade along major arterials. (Uses which have market areas which are primarily dependent on the regional highway network or serve a regional or larger market); or


(6) **Maximum structure height:**

Principal or accessory attached structure: Thirty-five (35) feet.

Accessory detached structure: Eighteen (18) feet.

(Ord. No. 30-85, § 1, 7-15-85; Ord. No. 163-89, § 2, 12-11-89; Ord. NO. 125-97, § 9, 3-3-97)

**Sec. 14-227. Other requirements.**

 [Other requirements include the following:]

- (1) **Off-street parking:** Off-street parking shall be required at twenty-five (25) percent of the required number of parking spaces for specified uses as provided in division 20 (off-street parking) of this article, except that residential uses shall meet the full parking requirement.
- (2) **Shoreland and flood plain management regulations:** Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.
- (3) **Storage of vehicles:** Only one (1) unregistered motor vehicle may be stored outside on the premises and not for a period exceeding thirty (30) days.

(Ord. No. 30-85, § 1, 7-15-85; Ord. No. 15-92, § 16, 6-15-92)

**Secs. 14-228--14-229.9. Reserved.**

DIVISION 12.5. **B-4 COMMERCIAL CORRIDOR ZONE**

**Sec. 14-229.10. Purpose.**

The purpose of the B-4 commercial corridor zone is:

- (1) To provide appropriate locations in the city for the development and operation of businesses catering

**From:** Marge Schmuckal  
**To:** Ethan Boxer-Macomber  
**Date:** ~~Mon, Nov 8, 2004~~ 13:44 PM  
**Subject:** 33 Island Avenue

Can I get a stamped approved site plan? They are waiting for a **permit**.  
Marge

— received  
11/9/04

**A R C H E T E C T Y P E**

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December 17, 2004

Michael J. Nugent  
Inspection Services Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101

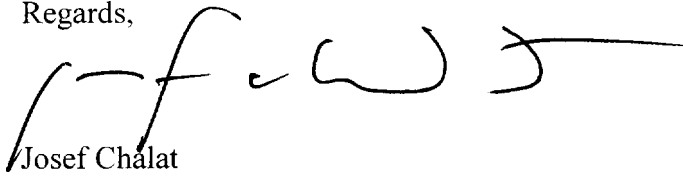
Dear Mike,

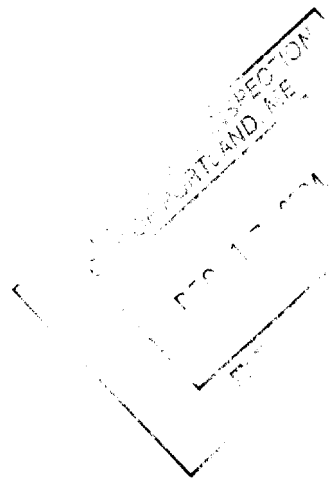
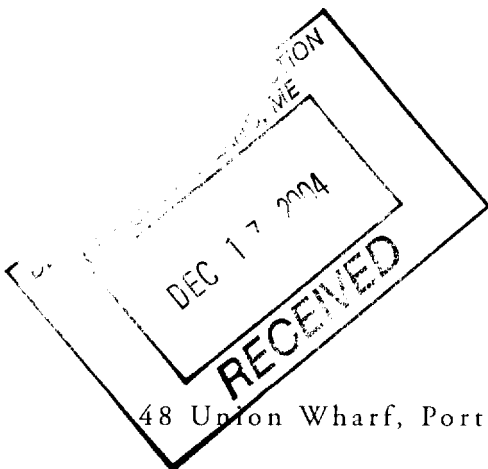
In accordance with the comments you made at our meeting last Monday I have amended the drawings for the Peaks Island Inn. Please note the following modifications:

1. The ramp on the side of the building has been changed to a stair and landing. Details are now shown on sheet AO. I have also provided an 11 x 17 Site Plan that shows the change.
2. The stair opening framing in the third floor is called on Tim Shelley's structural drawings. I've indicated framing for the stairs and landing on sheet A3.
3. I have added sheet A 1a which shows details for shaft and penetration protection.
4. The new floor/ceiling assembly now has a one hour rating. The details are on sheet A1a.
5. The statement of Special inspections is enclosed with this packet.
6. The third floor will be sprinklered in accordance with NFPA 13R. This is called out in a general note on sheet A1a.

Thanks for working through this one with us. We appreciate your efforts

Regards,

  
Josef Chalot  
Project Architect



# S E A M

Structural Engineering Association of Maine

## STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Peaks Island Inn

STRUCTURAL ENGINEER OF RECORD: TIM SHELLEY, SHELLEY ENGINEERING, INC  
NAME FIRM  
90 BRIDGE ST, WESTBROOK, ME 04092  
ADDRESS

ARCHITECT OF RECORD: William K. Hopkins Archetype P.A.  
NAME FIRM  
48 Union Wharf, Portland ME  
ADDRESS

Following is the List of Agents selected for performance of Special Inspections for this project.

1. Special Inspector: TIM SHELLEY, P.E., SHELLEY ENGINEERING INC.  
NAME FIRM

2. Testing Laboratory: N/A

3. Testing Laboratory: N/A

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

# SEAM

Structural Engineering Association of Maine

## STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Peaks Island Inn  
LOCATION: Peaks Island, ME  
PERMIT APPLICANT: Fred Forsley - Island Acquisitions, LLC  
APPLICANT'S ADDRESS: 86 Newbury St.  
Portland, ME 04101  
STRUCTURAL ENGINEER OF RECORD: TIM SHELLEY, SHELLEY ENGINEERING, INC.  
NAME FIRM  
ARCHITECT OF RECORD: William K Hopkins Archetype P.A.  
NAME FIRM

This Statement of special inspections is submitted in accordance with section 1705.0 of the 1999 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

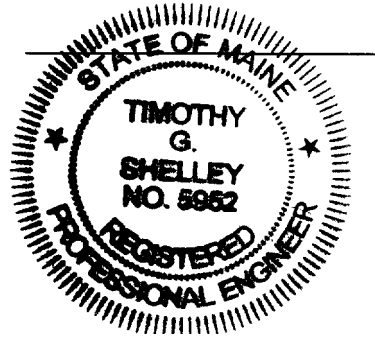
The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Code Official and the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and materials listed.

Prepared By:

TIMOTHY G. SHELLEY, P.E.  
NAME

Timothy G. Shelley 12.3.04  
SIGNATURE DATE



Preparer's P.E. Seal

Applicant's Authorization:

Building Code Official:

\_\_\_\_\_  
SIGNATURE DATE

\_\_\_\_\_  
SIGNATURE DATE

street parking shall be required at 25% of the required number of spaces by specified uses

retail hardware = 1527 # - 1st 2000# does not require park

Restaurant = 1424,25 #  
+ 714  
2138,25 ÷ 150

1 pkg spc for each 150# = 9.495 ÷ 4 = 2,38#

= 14,25 ÷ 4 = 3,5625 spaces

Office IT fuel = 200 #

B&B in the IB zone "No ~~off~~ street parking is required"

Apply spaces req:

Peaks Island LLC  
Wainshead

Applicant:

Date: 5/18/01

01 024

Address: 33 Island Ave

C-B-L: 084-L-007

CHECK-LIST AGAINST ZONING ORDINANCE

Date - EXISTING  
IN THE I-B Zone using the 30' EXPANSION Allowance 1A-51

Zone Location - 1260# to Ground floor  
4,465# 2nd floor Addition renovate ALSO

Interior of corner lot - ADDITION to EXISTING Bldg  
EXISTING  
7 service status Allow

Proposed Use/Work - for proposed use restaurant fuel oil  
repair & service

Sewage Disposal - City water & Sewer 6RM B? B → subject to side fl

Lot Street Frontage - 40' req - 160' shown

Front Yard - 20' req or AVERAGE what is on the side - existing canopy is 12' from front line  
New addition is 24'

Rear Yard - 10' req - 15' shown

Side Yard - 10' req - 21' & 48.5' shown

Side yard on a 10' req ALSO  
Side of st  
Projections -

Width of Lot - 40' min - 160' shown

Height - 35' MAX - 22.5' shown

Lot Area - 20,000# min 20,288# shown

WATER & Sewer  
Lot Coverage/Impervious Surface - 50% lot coverage (not impervious) = 10,144#  
footprint 6816 # shown

Area per Family - (MS) B & B (on water & sewer) 5,000# for 3 guest rms then 5,000# for each additional guest room

Off-street Parking - 5,000 + 15,000 = 20,000 req. & 20,288# shown  
20,000# req

Loading Bays - 6 spaces shown Automobile station - 20,000# req  
rest - 10,000# req

Site Plan - major (bumped up by planning from a minor)  
# 2001-0043

Shoreland Zoning/Stream Protection - outside of 250' feet

Flood Plains - Panel 15 - Zone C

OK →



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Zoning Copy**

**2004-0201**

Application I. D. Number

**913012004**

Application Date

**Apartment Expansion**

Project Name/Description

**Island Acquisition Llc**

Applicant

**86 Newbury Street, Portland, ME 04101**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 450-1104 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**33 - 33 Island Ave, Portland, Maine**

Address of Proposed Site

**084 L007001**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **Finish attic space**

**12,036 s.f.**

Proposed Building square Feet or # of Units

Acreage of Site

**IB** *abuse for*  
**Zoning** *retail to Bar*

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Pla **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **10/4/2004**

**Zoning Approval Status:**

Reviewer *marge s. - in p.*

- Approved**  **Approved w/Conditions** See Attached  **Denied**

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  **Required'**  **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
<input type="checkbox"/> Building Permit Issue	_____ date _____		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date _____
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

September 30, 2004

Sarah Hopkins  
Development Review Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: Minor Site Plan Review and Plan Amendment for the Peaks Island Inn**

Dear Sarah:

On behalf of the owners of the Peaks Island Inn I am submitting documents that describe the proposed **work** to be done to their building. The **Inn** consists of a restaurant and hardware store on the first floor, and six guestrooms and one apartment, called the Innkeeper's Studio, on the second floor.

The proposed work on the first floor consists of changing the occupancy of the 1030 square foot hardware store to a restaurant and bar. An additional exit door would be provided to meet egress requirements for the proposed space.

The proposed work on the second floor consists of providing the Innkeeper's Studio with a stair to the existing attic, and expanding the apartment to include bedrooms and bathrooms on the third floor.

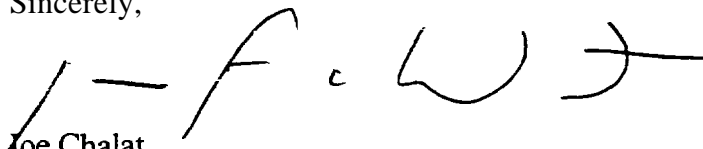
My review of the Island Business ordinance indicates that this proposal generally complies with the zoning requirements, including permitted uses, dimensional requirements, lot size, street front, setbacks, coverage, and height and area limitations. **My** calculations for off street parking show that **8** spaces are required **as** follows:

Guestrooms: 1 Space  
Restaurants: 5 Spaces  
Residence: 2 Spaces

There are currently seven striped spaces available in the front of the Inn, **An** eighth space, suitable for the inhabitant of the Innkeeper's Studio is at the rear of the Inn.

Please let me know if there is other information that I need to provide. I look forward to your response.

Sincerely,

  
Joe Chalot  
Architect



# City of Portland Site Plan Application

If you ~~are~~ 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.

Address of Proposed Development: 33 Island Ave, Peaks Island		Zone: IB
Total Square Footage of Proposed Structure: 12,036 sq. ft.		Square Footage of Lot: 20,288
<b>Tax</b> Assessor's Chart, Block & Lot:  Chart# 084    Block# L    Lot# 007-0011	Property owner's mailing address:  Island Aquisition, LLC 86 Newbury St. Portland, ME 04101	
Telephone #:  <b>(207) 450-1104</b>		Project name:  Apartment Expansion and Change of Occupancy
Consultant/Agent, mailing address, phone # & contact person:  Joe Chalot Archetype, P.A. 48 Union Wharf Portland, ME 04101 <b>(207) 772-6022</b>	Applicant's name, mailing address, telephone #/Fax#/Pager#:  Fred Forsley Island Aquisition LLC 86 Newbury St. Portland, ME 04101 <b>(207) 450-1104</b>	
Proposed Development (check <b>all</b> that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____ ) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater <b>Quality</b> (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input checked="" type="checkbox"/> Other <b>Finish Attic Space</b> _____		
Major Development (more <b>than</b> 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input checked="" type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fan Review (\$1,000.00 + applicable application fee)		
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
<b>Plan Amendments</b> <input checked="" type="checkbox"/> Planning <b>Staff</b> Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		
• Please see next page -		

Who billing will be sent to: (Company, Contact Person, Address, Phone #) Fred Forsley  
Island Aquisition LLC  
86 Newbury St.  
Portland, ME 04101 (207) 450-1104

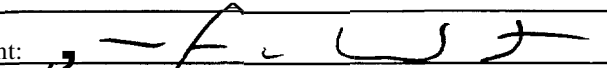
Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check List

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)  
**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

*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 of applicant:  Date: 9/30/04

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

## Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The Application Fee covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an Engineering Review Fee. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A Performance Guarantee will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An Inspection Fee must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a Defect Guarantee in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.

Location of Construction: 33 Island Ave	Owner Name: Island Acquisition Llc	Owner Address: 50 Monument Sq	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

**Dept:** Planning

**Status:** Approved

**Reviewer:** Ethan Macomber

**Approval Date:** 10/29/2004

**Note:** Findings

**Ok to Issue:**

1. The proposed project is in conformance with the permitted uses of the IB zone.
2. The proposed project is in substantial conformance with site plan approved by the Planning Board on July 24, 2001.
3. The proposed project is in conformance with the Site Plan Ordinance.
4. The Peaks Island Inn project, originally approved on July 24, 2001, provided 6 on-site parking spaces despite the fact that no on-site parking was required in the IB zone under the zoning code of the day.
5. Under the current zoning code, restaurant/bar uses in the IB zone are required to provide 25% of one on-site parking space per 150 square feet. The proposed 1030 square foot area proposed for use change therefore requires that 2 on-site parking spaces be provided. This requirement is satisfied by existing parking spaces.

**Comments:**

- 12/02/2004-mjn: 1) Construction details for the new ramp, landing and guards. Header detail for the new door.  
 2) Framing details for the new stairs including the Guard demising wall.  
 3) Floor ceiling assembly penetration protection plan  
 4) The new Floor/Ceiling fire separation assembly must have a one hour rating if the fire suppression system is not a full NFPA 13 system (I think it was a 13R system). Please show that section w/ UL listing and STC rating.  
 5) Statement of Special Inspections for the Steel work as required in Section 1704.  
 6) What are we doing for Fire suppression in the new area?

2 STORY  
TO 3 STORY



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: Archetype, P.A.

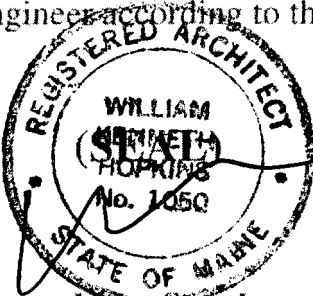
RE: Certificate of Design

DATE: 10/22/04

These plans and / or specifications covering construction work on:


The Peaks Island Inn, 33 Island Ave., Peaks Island, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf  
Portland, ME 04101

FROM DESIGNER: Archetype, P.A.  
 DATE: 10/22/04  
 Job Name: Peaks Island Inn  
 Address of Construction: 33 Island Ave. Peaks Island. ME

**2003 International Building Code**

Construction project was designed according to the building code criteria listed below:

Building Code and Year ICC 2003 Use Group Classification(s) R-1

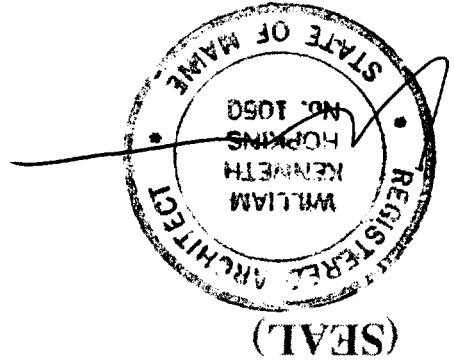
Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Y

Is the Structure mixed use? Y if yes, separated or non separated (see Section 302.3) Separated

Supervisory alarm system? \_\_\_\_\_ Geotechnical/Soils report required?( See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS		<u>N/A</u>	Live load reduction (7603.11, 1607.9, 1607.10)
Yes	Submitted for all structural members (106.1, 106.1.1)	<u>N/A</u>	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)			Roof snow loads (1603.1.3, 1608)
Uniformly distributed floor live loads (1603.1.1, 1607)		<u>60 psf</u>	Ground snow load, $P_g$ (1608.2)
Floor Area Use	Loads Shown	<u>42 psf</u>	If $P_g > 10$ psf, flat-roof snow load, $P_f$ (1608.3)
<u>Hotel - Private Rooms</u>	<u>40 psf</u>	<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, $C_e$ (Table 1608.3.1)
_____	_____	<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, $I_s$ (Table 1604.5)
_____	_____	<u>1.0</u>	Roof thermal factor, $C_t$ (Table 1608.3.2)
_____	_____	<u>1.0</u>	Sloped roof snowload, $P_e$ (1608.4)
		<u>N/A</u>	Seismic design category (1616.3)
Wind loads (1603.1.4, 1609)		<u>N/A</u>	Basic seismic-force-resisting system (Table 1617.6.2)
<u>N/A</u>	Design option utilized (1609.1.1, 1608.6)	<u>N/A</u>	Response modification coefficient, $R$ , and deflection amplification factor, $C_d$ (Table 1617.6.2)
<u>N/A</u>	Basic wind speed (1609.3)		
<u>N/A</u>	Building category and wind importance factor, $I_w$ (Table 1604.5, 1609.5)	<u>N/A</u>	Analysis procedure (1616.6, 1617.5)
<u>N/A</u>	Wind exposure category (1609.4)	<u>N/A</u>	Design base shear (1617.4, 1617.5.1)
<u>N/A</u>	Internal pressure coefficient (ASCE 7)		
<u>N/A</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)		Flood toads (1603.1.6, 1612)
<u>N/A</u>	Main force wind pressures (1609.1.1, 1609.6.2.1)	<u>N/A</u>	Flood hazard area (1612.3)
		<u>N/A</u>	Elevation of structure
Earthquake design data (1603.1.5, 1614 - 1623)			Other toads
<u>N/A</u>	Design option utilized (1614.1)	<u>N/A</u>	Concentrated toads (1607.4)
<u>N/A</u>	Seismic use group ("Category") (Table 1604.5, 1616.2)	<u>N/A</u>	Partition loads (1607.5)
<u>N/A</u>	Spectral response coefficients, $S_{DS}$ & $S_{D1}$ (1615.1)	<u>N/A</u>	Impact loads (1607.8)
<u>N/A</u>	Site class (1615.1.5)	<u>N/A</u>	Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



(SEAL)

Phone: \_\_\_\_\_ (207) 772-6022  
Address: \_\_\_\_\_ Portland, ME 04101  
Address: \_\_\_\_\_ 48 Union Wharf  
Firm: \_\_\_\_\_ Archetype, P.A.  
Title: \_\_\_\_\_ Architect

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Nature of Project: This project expands the innkeepers studio on the 2nd floor into the 3rd floor level. A new stair will lead from the innkeepers studio to the bedrooms and bathrooms on the 3rd floor. The project also includes changing the occupancy of the hardware store to a restaurant and bar. This includes a new exit from the restaurant and bar space with a ramp on the exterior.

Address of Project: \_\_\_\_\_ 33 Island Ave, Peaks Island  
Designer: \_\_\_\_\_ Archetype, P.A.

### ACCESSIBILITY CERTIFICATE

CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

