

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

INSPECTION PERMIT

Permit Number: 060535

CITY OF PORTLAND

This is to certify that ISLAND ACQUISITION LLC Dave Cleaves has permission to Storage enclosure for restara AT 33 ISLAND AVE, PI 084 L007001

provided that the person or persons firm or person 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 procured before this building or part thereof is loaded or closed-in. 24 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. Health Dept. Appeal Board Other Department Name

Handwritten signature and date 5/1/06

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: 06-0535	Issue Date: MAY 11 2006	City: 084 L007001
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Location of Construction: 33 ISLAND AVE, <i>PI</i>	Owner Name: ISLAND ACQUISITON LLC	Owner Address: 8 WESTERN AVE	Phone:
Business Name:	Contractor Name: Dave Cleeves	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <i>I-B</i>

Past Use: Commercial	Proposed Use: Commercial Storage enclosure for restaurant	Permit Fee: \$471.00	Cost of Work: \$50,000.00	CEO District: 2
Proposed Project Description: Storage enclosure for restaurant		FIRE DEPT: <input checked="" type="checkbox"/> A <input type="checkbox"/> Denied <i>Sprinkler to protect all enclosed</i>	INSPECTION: Use Group <i>5, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50</i> <i>5/11/06</i> Signature <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: dmartin	Date Applied For: 04/18/2006	Zoning Approval	
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1. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 15 zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2 006-0052</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with condit</i> Date: <i>5/1/06</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Signature]</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0535		Date Applied For: 04/18/2006	CBL: 084 L007001
Location of Construction: 33 ISLAND AVE	Owner Name: ISLAND ACQUISITON LLC	Owner Address: 8 WESTERN AVE	Phone:
Business Name:	Contractor Name: Dave Cleeves	Contractor Address: 265 Shaker Road Gray	Phone (207) 329-2440
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	
Proposed Use: Commercial Storage enclosure for restaurent		Proposed Project Description: Storage enclosure for restaurent	

**Dept:** Fire**Status:** Approved with Conditions**Reviewer:** Cptn Greg Cass**Approval Date:** 05/01/2006**Note:****Ok to Issue:**

1) Sprinkler shall protect all enclosed area's



General Building Permit Application

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

Total Square Footage of Proposed Structure 12,766 sq. ft.		Square Footage of Lot 20,288	
Tax Assessor's Chart, Block & Lot Chart# 084 Block# L Lot# 007-0011		Owner: Island Acquisition, LLC 86 Newbury Street Portland, ME 04101	Telephone: (207) 450-1104
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: William Hopkins Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022	cost Of Work \$ 50,000 Fee: \$ 471.00 C of O Fee: \$ N/A
Current Specific use: <u>Restaurant/Inn</u> Proposed Specific use: <u>Storage enclosure for restaurant</u> Project description: <u>See Cover Letter</u> Specifications N/A Geotech Report N/A			
Contractor's name, address & telephone: Dave Cleaves (207) 329-2440 Who should we contact when the permit is ready: <u>Dave Cleaves</u> Mailing address: _____ Phone: <u>(207) 329-2440</u>			

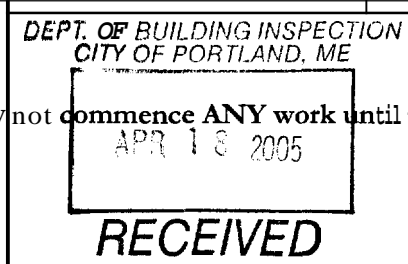
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: <u>4-18-05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



From: Marge Schmuckal
To: Jay Reynolds
Date: 4/21/2006 1:27:57 PM
Subject: 33 Island Ave - PI

Jay,

I have received a scalable version of the most current site plan. I have remeasured the dimensions of the building as shown. I have been able to verify the given lot coverage of 8942 sq. ft. given on the plans. That results in a proposed lot coveral of 44.1%. The I-B zone requires a maximum lot coverage of 50%.

This current plan meets the requirements of the I-B Zone. The plans have been redrawn to reflect the changes I requested. When a building permit comes in for this project, I will be ready to sign off on the zoning side of things.

Thanks,
Marge Schmuckal
Zoning Administrator

CC: internet: azimuth@maine.rr.com

From: "Josef Chalal" <azimuth@maine.rr.com>
To: <MES@portlandmaine.gov>
Date: 4/8/2006 5:49:59 AM
Subject: Peaks Island Inn

Marge Schmuckal
City of Portland

Marge:

Thank you for reviewing proposed site plan for the Inn at Peaks Island. You correctly pointed out several inaccuracies in the submission. These stem from my failure to thoroughly understand the previous submission for the tent that the planning staff approved (Permit #05-1018). I reviewed your comments on this application with the owner and would like to provide you with the following corrections. These will be noted on the revised site plan:

1. The tent platform was built exactly as shown on the previous submission (Permit #05-1018). The platform is **30' x 60'**. Furthermore, the tent which the owner has purchased is also **30 X 60**
2. The additional coverage created by the cooler enclosure is **930** square feet. This includes the portion of the roof deck overhanging the trash enclosure.
3. The required parking will be shown as **9** spaces. The owner has made arrangements for parking in the lot across the street and any letters that he sent to the City detailing these arrangements still pertain.
4. Finally, my tally on the existing building coverage was incorrect. The existing building coverage is **6212** square feet. The tent added **1800** square feet. This give a total existing coverage of **8012 s.f.**. The proposed cooler enclosure brings the total up to **8942 s.f.** This is less then the maximum coverage that you calculated as **10,144 s.f.** based on 50% of total lot size of **20, 288 s.f.**

I will revise the site plan to include these items as well as the items submitted by Jay Reynolds. Thank you

Josef Chalal,
Consulting Architect

Archetype PA
48 Union Wharf,
Portland, Maine 04101
lat. 43.65391 long -70.25372

ph: 207 772 6022
fx: 207 772 4056

Applicant: Joseph Chalot

Date: 4/5/06

Address: 33 Island Ave, PI

C-B-L: 084-L-7 to 11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Dev.

~~No permit appl. yet~~
06-0535

Zone Location - I-B

Interior or corner lot -

46.5' x 20'

SAY 730' \uparrow 1. ISCALD

Proposed Use/Work - to enclose cooler on REAR & trash enclosure
1 story

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard - 10' min req - 15' AT closest

Side Yard - 10' min req - 21' shown

Projections -

Width of Lot -

Height - 35' MAX - ok 1 story shown

Lot Area - 20,288' \uparrow -

Lot Coverage/ Impervious Surface - 50% - 10,144' \uparrow MAX

Area per Family -

computations show
~~10,262' \uparrow~~

Off-street Parking - 6 on site - 3 off site - 9 required
8938, 935' \uparrow calculated

Loading Bays -

Site Plan - # 2006-0052

Shoreland Zoning/ Stream Protection - N/A outside of 250'

Flood Plains - panel 15 - Zone C

see revised plans
4/21/06

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

2006-0052

Application I. D. Number

3/14/2006

Application Date

Additions

Project Name/Description

Island Acquisition, LLC

Applicant

86 Newbury Street, Portland, ME 04101

Applicant's Mailing Address

33 - 33 Island Ave, Portland, Maine

Address of Proposed Site

084 L007001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax--

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

13,772 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

IB

Zoning

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 3/17/2006

Zoning Approval Status:

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

Reviewer Marge S. - Juep **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 |
| ▲ Inspection Fee Paid | _____ date | | |
| ▲ Building Permit Issue | _____ date | | |
| ▲ 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 | |





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.

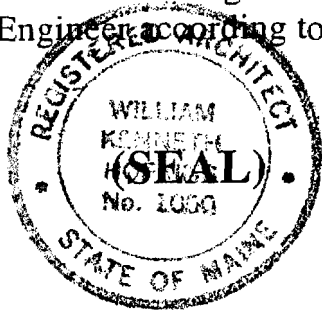
RE: Certificate of Design


DATE: 4/17/06

These plans and / or specifications covering construction work on:

The Inn at Peaks Island, 33 Island Avenue, Peaks Island, Portland, 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.



Signature: 
William Hopkins

Title: Architect

Firm: Archetype, P.A.

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.

Address: 48 Union Wharf
Portland, ME 04101



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

ACCESSIBILITY CERTIFICATE

Designer: William Hopkins, Archetype, P.A.

Address of Project: 33 Island Ave, Portland, ME

Nature of Project: Provide additional storage for restaurant

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**.

Signature: 

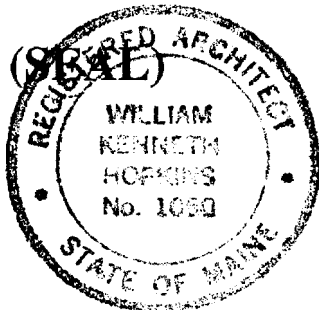
Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

FROM DESIGNER: Archetype, P.A.
 DATE: 4/17/06
 Job Name: The Inn at Peaks Island Cooler Enclosure
 Address of Construction: 33 Island Avc. Peaks Island. ME

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) A2, R3, R1

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes, see previous permits

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

Description provided by owner

STRUCTURAL DESIGN CALCULATIONS No Live load reduction (1603.1.1, 1607.9, 1607.10)
No Submitted for all structural members 100 psf Roof live loads (1603.1.2, 1607.11)
 (10a.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS Roof snow loads (1603.1.3, 1608)
 (1603) 60 Ground snow load, P_g (1608.2)
 Uniformly distributed floor live loads (1603.1.1, 1607) 42 If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
 Floor Area Use Loads Shown 1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
Storage 150 vsf 1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
_____ _____ 1.0 Roof thermal factor, C_t (Table 1608.3.2)
_____ _____ N/A Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 7608) Wood Shear Wall Basic seismic-force-resisting system (Table 1617.6.2)
 Building Simple Diaphragm Design option utilized (1609.1.1, 1609.6) 6.5 - 4 Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
90 Basic wind speed (1609.3) Simplified Analysis procedure (1616.8, 1677.5)
1.0 Building category and wind importance factor, I_w (Table 1604.5, 1609.5) 15 kips Design base shear (1677.4, 1617.5.1)
B Wind exposure category (7609.4)
.75 Internal pressure coefficient (ASCE 7)
33 Component and cladding pressures (1609.1.1, 1609.6.2.2)
12.8 Main force wind pressures (1609.1.1, 1609.6.2.1)

Flood loads (1603.1.6, 1612) N/A Flood hazard area (1612.3)
_____ Elevation of structure

Other loads
 Earthquake design data (1603.1.5, 1614 - 7623) N/A Concentrated loads (1607.4)
 Equivalent Static Force Design option utilized (1674.1) N/A Partition loads (1607.5)
3 Seismic use group ("Category") (Table 1604.5, 1616.2) N/A Impact loads (1607.8)
.10 Spectral response coefficients, S_{DS} & S_{D1} (1615.1) N/A Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 7607.13, 1670, 1611, 2404)
D Site class (1615.1.5)

A R C H E T Y P E

April 17,2006

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

RE: The Inn on Peaks Island
Application #2006-0052

Dear Mike,

We are submitting for your consideration a set of drawings for a storage room addition on the back of the Inn on Peaks Island. The site plan is under review by Jay Reynolds of the planning staff. The cooler is in place and in operation. The purpose of this project is to enclose the cooler and provide a small amount of additional storage for the restaurant kitchen. The project also will provide a screened area for trash. The structural drawings were prepared by Tim Shelley's office. The mechanical and electrical contractors will submit drawings for those portions of the work. The cooler will be vented through a grille in the rear wall. Please let me know if you have any comments or changes you would like me to make. I am best reached via e-mail.

Regards,

Josef Chalats
CSA 1

Josef Chalats
Project Architect

*Archetype, P.A.
48 **Union Wharf**
Portland, ME 04101
(207) 772-6022
(207) 772-4056 (Fax)*

TRANSMITTAL

DATE: April 28,2006
FROM Joe Chalat
TO: Mike Nugent
City of Portland
389 Congress Street
Portland, ME. 04101
RE: Peaks Island Inn

Enclosed:

S3 – To be included with the previously submitted building permit.