

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 080266

Please Read
Application And
Notes, If Any,
Attached

This is to certify that ISLAND ACQUISITION LLC David Cleaves
has permission to Additon of 5.6" x 10' office side lobby Int. house ast of and bankteller
AT 33 ISLAND AVE, P.I. 084 L007001

PERMIT ISSUED
APR 28 2008
CITY OF PORTLAND

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.

Classification of inspection must be
given and when permission proceed
before this building or part thereof is
occupied or service closed-in. 4
OUR NOTICE REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jeannine Boulté 4/17/08
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: 08-0266	Issue Date:	CBL: 084 L007001
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Location of Construction: 33 ISLAND AVE <i>P.I</i>	Owner Name: ISLAND ACQUISITON LLC	Owner Address: 8 WESTERN AVE	Phone:
Business Name:	Contractor Name: David Cleaves	Contractor Address: 265 Shaker Rd Portland	Phone: 2073292446
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: <i>E-B</i>

Past Use: Peaks Island Inn & Restaurant	Proposed Use: Peaks Island Inn & Restaurant - Additon of 5.6" x 10' office inside lobby of Inn for use as office and bankteller	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
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Proposed Project Description:
Additon of 5.6" x 10' office inside lobby of Inn for use as office and bankteller

FIRE DEPT: Approved Denied

INSPECTION:
Use Group: *R1/A2/M* Type: *SB*
IBC-2003

Signature: *Craig Cass* Signature: *JMB 4/17/08*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 03/25/2008	Zoning Approval
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- This permit application does not 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..

<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3 4/13/08</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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: _____
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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: 08-0266	Date Applied For: 03/25/2008	CBL: 084 L007001
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Location of Construction: 33 ISLAND AVE, P.I.	Owner Name: ISLAND ACQUISITION LLC	Owner Address: 8 WESTERN AVE	Phone:
Business Name:	Contractor Name: David Cleaves	Contractor Address: 265 Shaker Rd Portland	Phone (207) 329-2446
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Peaks Island Inn & Restaurant -Additon of 5.6" x 10' office inside lobby of Inn for use as an office and bankteller	Proposed Project Description: Additon of 5.6" x 10' office inside lobby of Inn for use as an office and bankteller
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 04/03/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) The building permit #06-0535 and site plan #2006-0052 determined that 9 parking spaces were required for the approved uses. At that time 6 parking spaces were shown on site and three parking spaces were shown off-site (within 100'). All such required and approved parking shall be maintained throughout the life of the approved uses. There shall be no changes in the parking without separate building permits to outline any changes.</p> <p>2) This property This property shall remain a restaurant and bar with a bed & breakfast (no more than 6 rooms) along with one owner's dwelling unit and a small retail-like banking service inside the lobby with the issuance of this permit. Please note that the bedrooms on the top floor are to be part of the B&B's manager/owner unit. These rooms SHALL NOT be leased or rented out separately.</p> <p>3) Separate permits shall be required for any new signage.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 04/17/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Separate permits are required for any electrical, plumbing, or HVAC systems.</p>			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 04/03/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.</p>			

Comments: 4/3/2008-mes: this retail-like use does not require any more parking than originally approved - which is (permit#06-0535 & site plan #2006-0052) 9 parking spaces required - 6 parking on site and 3 parking provided off-site within 100'.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Signature of Inspections Official

Date

Date



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.

Location/Address of Construction: <u>Inn on Peaks 33 Island Ave Peaks Island ME</u>		
Total Square Footage of Proposed Structure/Area <u>5000 56 sq-ft interior renovation</u>		Square Footage of Lot <u>0.467 acres</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>084 2007-001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Island operators LLC</u> Address <u>33 Island Ave</u> City, State & Zip <u>Peaks Island ME 04108</u>	Telephone: <u>207-450-1107</u>
Lessee/DBA (If Applicable) <u>Island operators LLC</u> <u>DBIA The Inn on Peaks</u> <u>Island</u>	Owner (if different from Applicant) Name <u>Island Acquisitions LLC</u> Address <u>8 Western Ave</u> City, State & Zip <u>Kennebunk ME 04043</u>	Cost Of Work: \$ <u>5000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>70</u>
Current legal use (i.e. single family) <u>Inn and restaurant</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>interior office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>addition of 5.6" x 10' office inside lobby of Inn for use as an office and bank teller</u>		
Contractor's name: <u>David Cleaves</u> Address: <u>Gray Maine</u> City, State & Zip <u>Gray Me 04039</u> Telephone: <u>329-2440</u> Who should we contact when the permit is ready: <u>Fred Folsom</u> Telephone: <u>450-1107</u> Mailing address: <u>86 Newbery Street Portland Maine</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Handwritten Signature] Date: 3/10/08

This is not a permit; you may not commence ANY work until the permit is issue

#04-160

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	Zone:

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/10/2004
Note: 11/9/04 received stamped approved site plan			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The bedrooms on the top floor are to be part of the the B& B's manager/owner unit. These rooms SHALL NOT be leased or rented out separately. 2) Please also note that there are noise regulations within this I-B Zone which will be rigorously enforced. Between 7:00 am and 9:00 pm the volume of sound SHALL NOT exceed sixty (60) decibels. Between 9:00 pm and 7:00 am the volume of sound SHALL NOT exceed fifty-five (55) decibels. All sound requirements are to be met at the lot boundaries. 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 4) This property shall remain a restaurant and bar and bed & breakfast (no more than 6 rooms) with one owners dwelling unit with the issuance of this permit.. Any change of use shall require a separate permit application for review and approval. 5) Separate permits shall be required for any new signage. 6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 12/21/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Exterior stairs must not have nosings, One sky light in each sleeping room must comply with egress standards <p>Joe Chalats agreed to both of these conditions this date! MJN</p>			

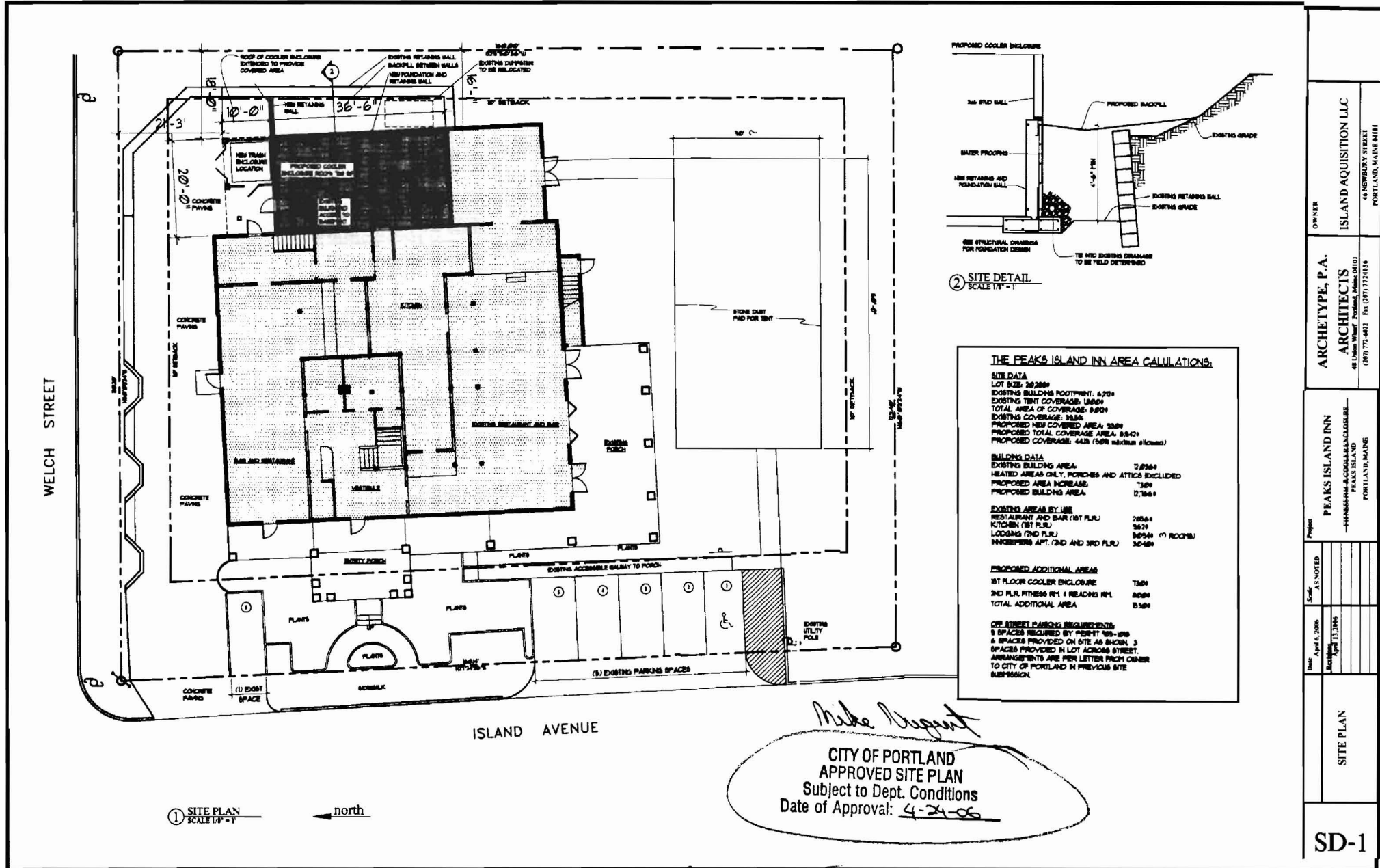
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 11/10/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) the fire alarm system shall be maintained to NFPA 72 standards 2) the sprinkler system shall be maintained to NFPA 13 standards 			

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

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SIGNATURE OF APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO



THE PEAKS ISLAND INN AREA CALCULATIONS:

SITE DATA	
LOT SIZE:	26,286 [±]
EXISTING BUILDING FOOTPRINT:	6,271 [±]
EXISTING TENT COVERAGE:	18,664 [±]
TOTAL AREA OF COVERAGE:	9,929 [±]
EXISTING COVERAGE:	38.5%
PROPOSED NEW COVERED AREA:	3364 [±]
PROPOSED TOTAL COVERAGE AREA:	9,943 [±]
PROPOSED COVERAGE:	44.1% (56% maximum allowed)

BUILDING DATA	
EXISTING BUILDING AREA:	7,226 [±]
HEATED AREAS ONLY, PORCHES AND ATTICS EXCLUDED	
PROPOSED AREA INCREASE:	736 [±]
PROPOSED BUILDING AREA:	7,962 [±]

EXISTING AREAS BY USE	
RESTAURANT AND BAR (1ST FLR.)	2856 [±]
KITCHEN (1ST FLR.)	367 [±]
LOBBY (2ND FLR.)	8654 [±] (7 ROOMS)
WORKING APT. (2ND AND 3RD FLR.)	3648 [±]

PROPOSED ADDITIONAL AREAS	
1ST FLOOR COOLER ENCLOSURE	736 [±]
2ND FLR. FITNESS RM. & READING RM.	868 [±]
TOTAL ADDITIONAL AREA	1,604 [±]

OFF STREET PARKING REQUIREMENTS:
 8 SPACES REQUIRED BY PERMIT 485-1098
 4 SPACES PROVIDED ON SITE AS SHOWN, 3 SPACES PROVIDED IN LOT ACROSS STREET. ARRANGEMENTS ARE PER LETTER FROM OWNER TO CITY OF PORTLAND IN PREVIOUS SITE SUBMISSION.

OWNER
ISLAND ACQUISITION LLC
 46 NEWBURY STREET
 PORTLAND, MAINE 04101

ARCHETYPE, P.A.
ARCHITECTS
 48 Union Street Portland, Maine 04101
 (207) 773-9812 Fax (207) 773-8556

Project
PEAKS ISLAND INN
 48 NEWBURY STREET
 PEAKS ISLAND
 PORTLAND, MAINE

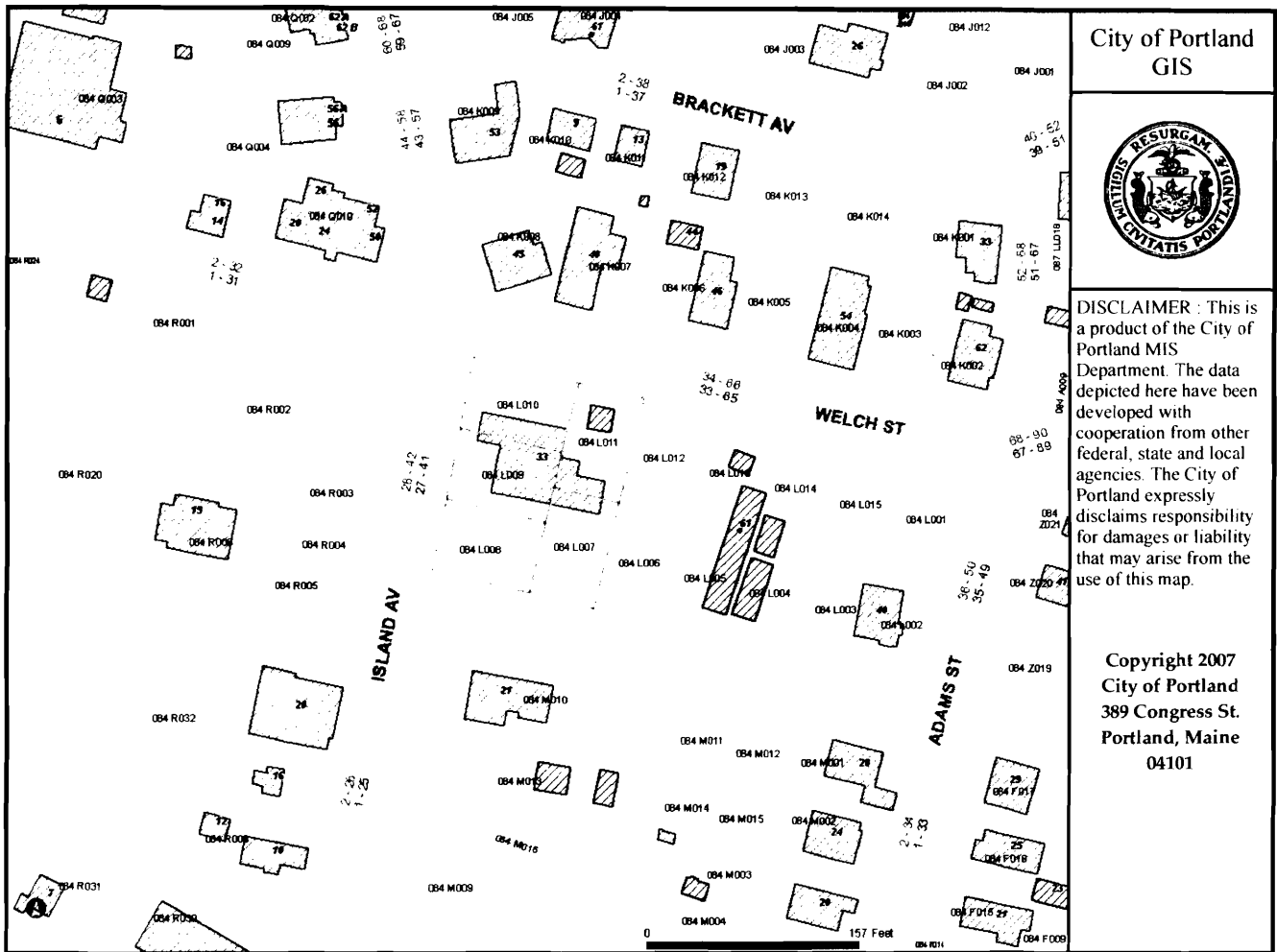
Date	Scale	AS NOTED
April 6, 2006	AS NOTED	
April 13, 2006	AS NOTED	

SITE PLAN

SD-1

Mike Nugent
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4-21-06

RE: permit # 06-0535 (site plan # 2006-0052
 → 6 pkgs on site - 3 off site (within 100') 9 pkg req'd

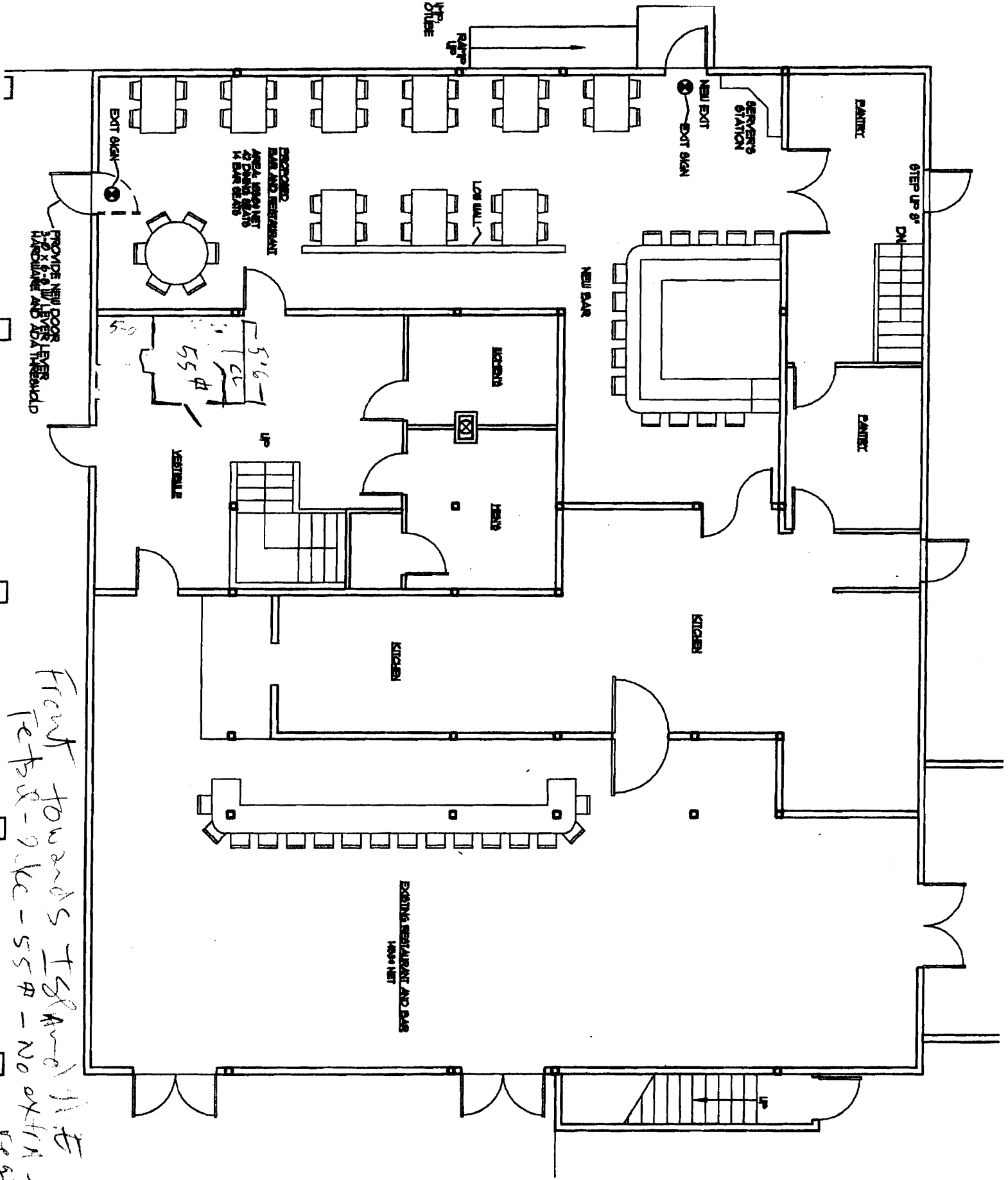


City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland
389 Congress St.
Portland, Maine
04101



Front towards T&A and 1st floor - 9th - 55 ft - NO EXTRA PLK

FLR. PLAN

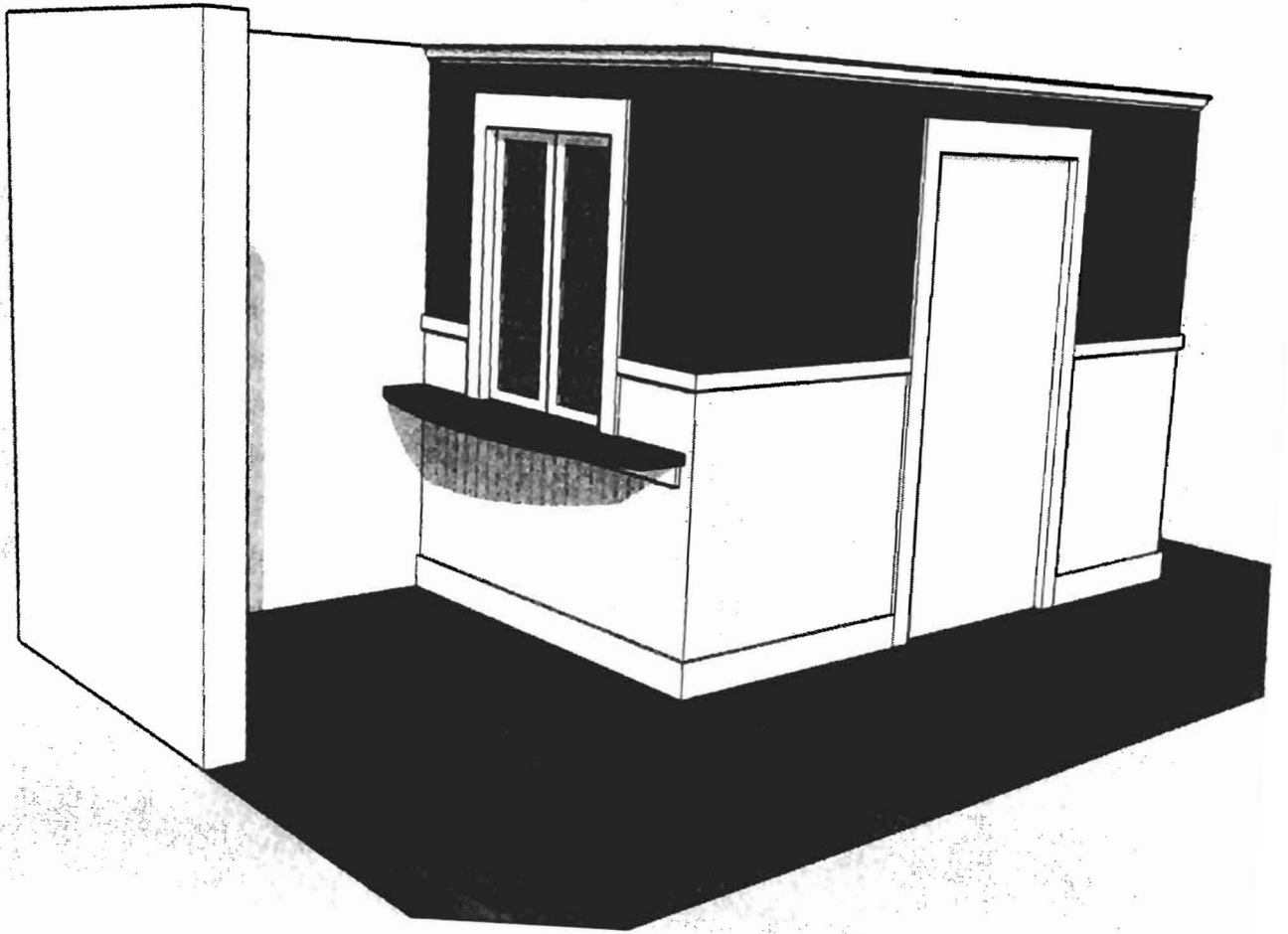
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Drawn By:		Checked By:	
Revisions:			
	10-22-04		

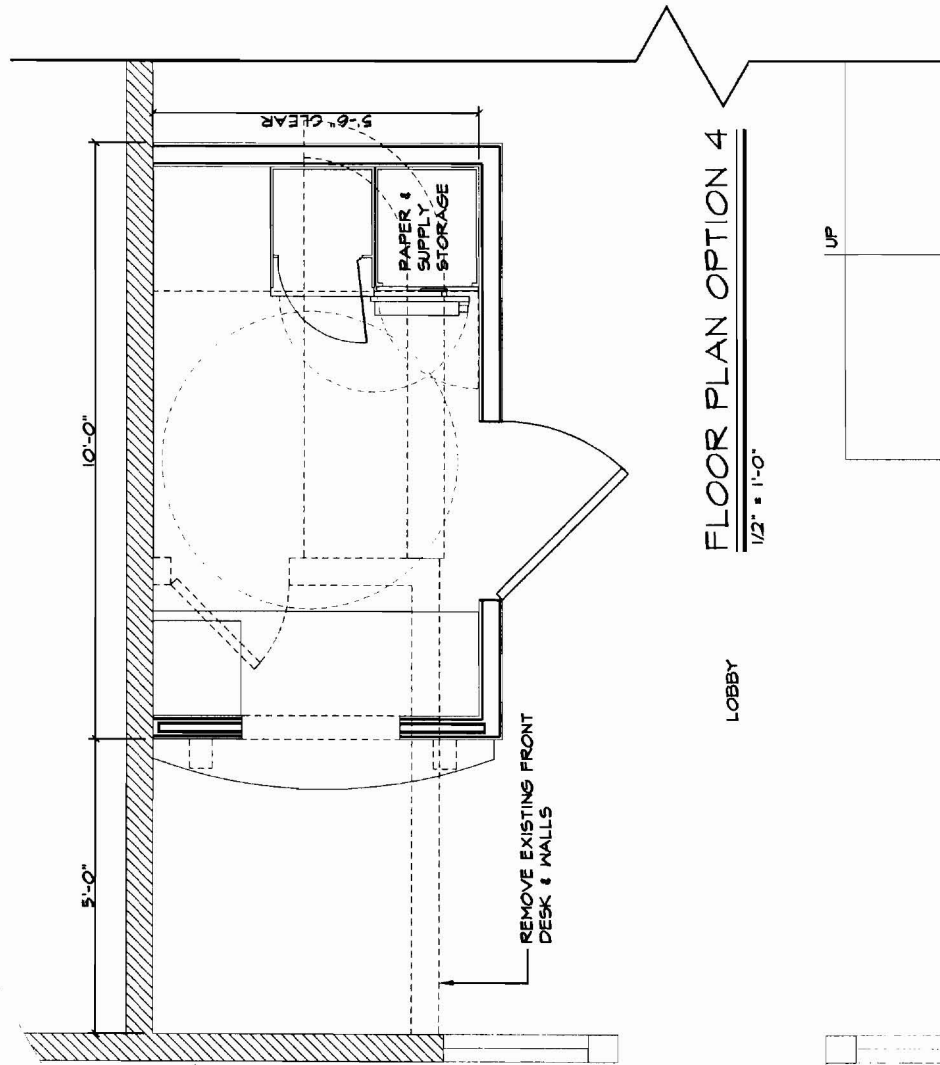
ARCHETYPE, P.A.
ARCHITECTS
 48 Union Wharf Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

Project
PEAKS ISLAND INN
 PEAKS ISLAND
 PORTLAND, MAINE

Owner
ISLAND AQUISITION
 46 NEWBURY STREET
 PORTLAND, MAINE 04101

STATE OF
 HOPKIN
 No. 10





FLOOR PLAN OPTION 4
1/2" = 1'-0"

LOBBY

FRONT PORCH

2x4 Construction wood Framing
10-0 Ceiling height
3-0 ADA Compliance door and window
glass in window will be bullet proof glass
Countertop will be @ 27" Clear underneath x 36"

Ownership of Instruments of Service
 All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all copyright, liability and other reserved rights, including the copyright, herein.