

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

Location of Construction: 78 Island Ave. Peaks Isl. 84-P-3		Owner: Will's Restaurant		Phone: 766-3322		Permit No: 950353	
Owner Address: same		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: XX Bricks and Sticks		Address: 19 Woods Rd. P.I. 04108		Phone: 766-8969		Permit Issued: APR 18 1995	
Past Use: Restaurant		Proposed Use: restaurant with deck		COST OF WORK: \$ 7,000.00		PERMIT FEE: \$ 55.00	
Proposed Project Description: to construct deck as per plans (2 sets submitted.)				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type: 5B 00CA 93	
				Signature:		Signature: [Signature]	
Permit Taken By: LATINI				Date Applied For: 4/13/95			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature:	
Zoning: 84-P-3		CBL: 84-P-3		Zoning Approval: 4/14/95			
				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 checked="" type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>			

PERMIT ISSUED WITH REQUIREMENTS

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

4/13/95

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: **4/13/95**

[Signature]

CEO DISTRICT **6**

BUILDING PERMIT REPORT

DATE: 14/APRIL ADDRESS: 78 Island Ave. Pt.
REASON FOR PERMIT: To Construct deck
BUILDING OWNER: WILL'S RESTAURANT
CONTRACTOR: BRICKS and STICKS APPROVED: *1*11*13
PERMIT APPLICANT: _____ DENIED: _____

CONDITION OF APPROVAL OR DENIAL

- X1. 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 registered 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) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
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 having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. 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 without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. 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 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)

* 11. Guardrail & 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 Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, 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.

12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

* 13. Stair construction in Use Group ~~A-3~~ ~~R-4~~ is a minimum of 11" tread and ~~8"~~ maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.

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

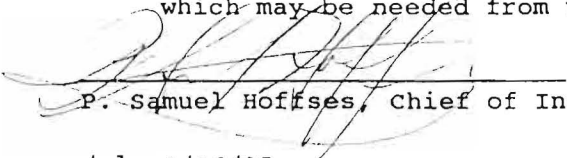
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

16. 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 of Occupancy is issued or demolition permit is granted.

17. 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".

18. 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.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Applicant: Steve Nilsen - Bricks & Sticks
Date: 4/11/95
Address: 78 Island Ave, Peaks Isl,
Assessors No.: 84-P-3

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - I-B

Interior or corner lot -

Use - New Deck

Sewage Disposal -

Rear Yards - 10' req. - over 10' shown

Side Yards - 10' req. - ~~over~~ 10' exactly on one side & over 10' on other

Front Yards - N/A

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - yes - more than 75' from mean tide -

Flood Plains - No - Zone C

SHEET 85-D

SHEET 87-B



RYEFIELD STREET

ORCHARD STREET

PROSPECT STREET

ADAMS AVENUE

WHITEHEAD STREET

ISLAND AVENUE

GREENWOOD AVENUE

WELCH AVENUE

WYLE STREET

UPLAND B

FLATS 9

BRACKETT AVENUE

PROSPECT STREET

ADAMS AVENUE

WHITEHEAD STREET

ISLAND AVENUE

GREENWOOD AVENUE

WELCH AVENUE

WYLE STREET

RYEFIELD STREET

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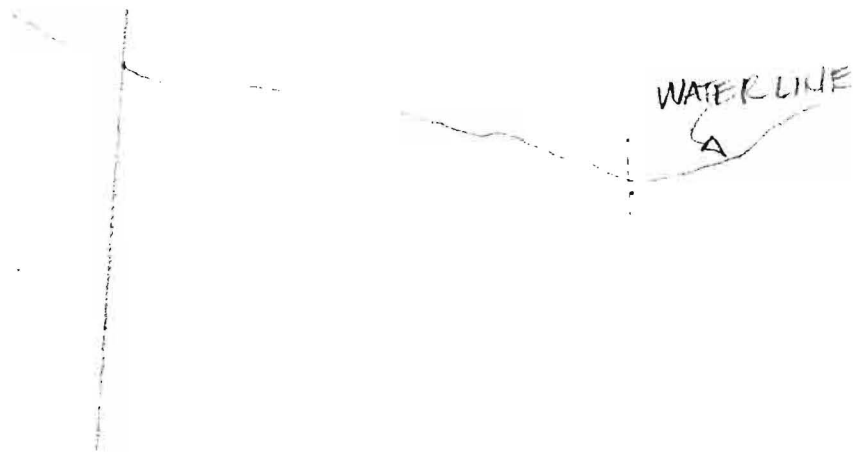
WYLE STREET

UPLAND B

FLATS 9

BRACKETT AVENUE

PROSPECT STREET



SPEARS PROP.
LOT #7

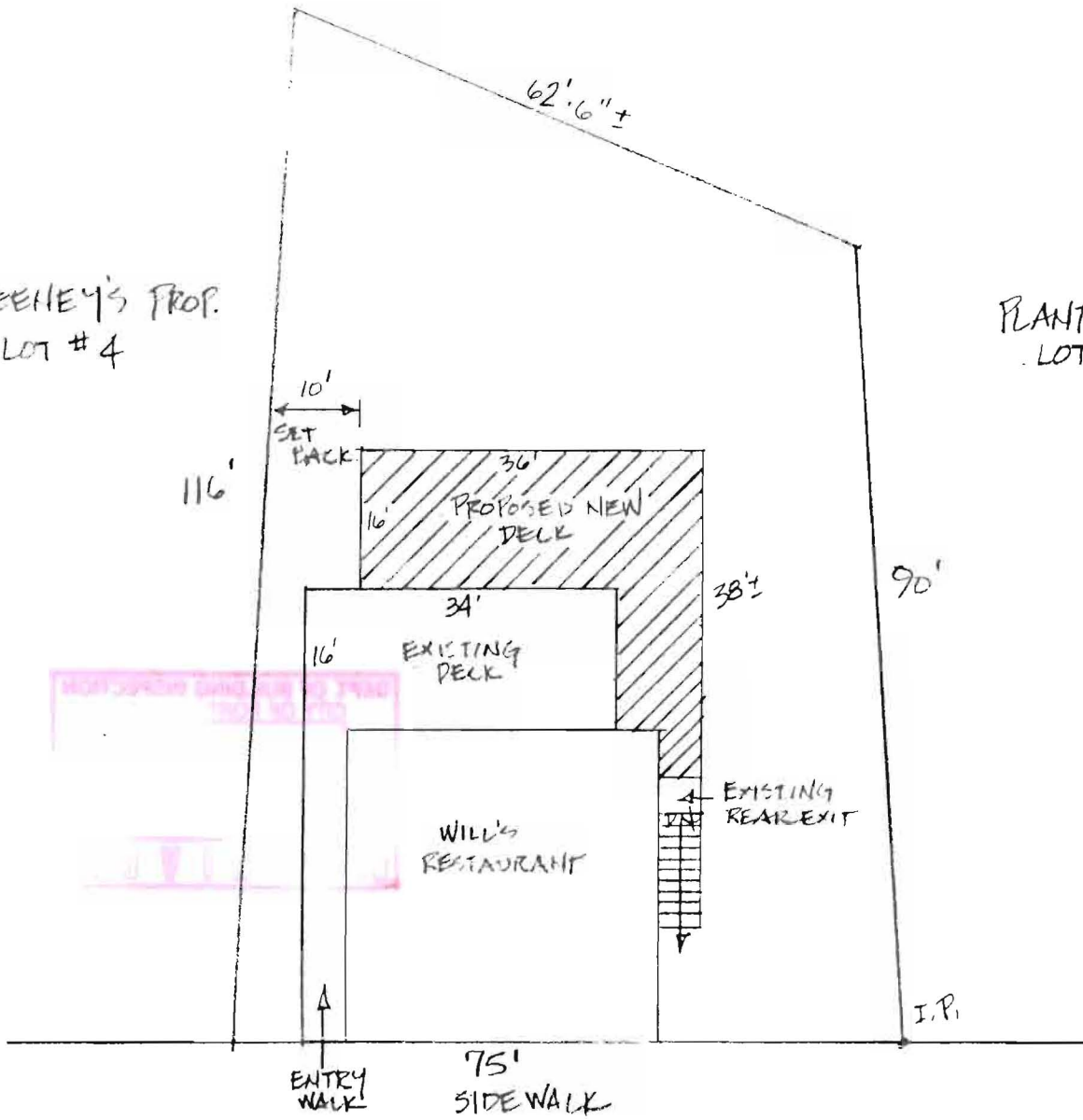
*

NOTE:

MORE THAN 75'
FROM MEAN TIDE LINE.

FEEHEY'S PROP.
LOT #4

PLANTE'S PROP.
LOT #2

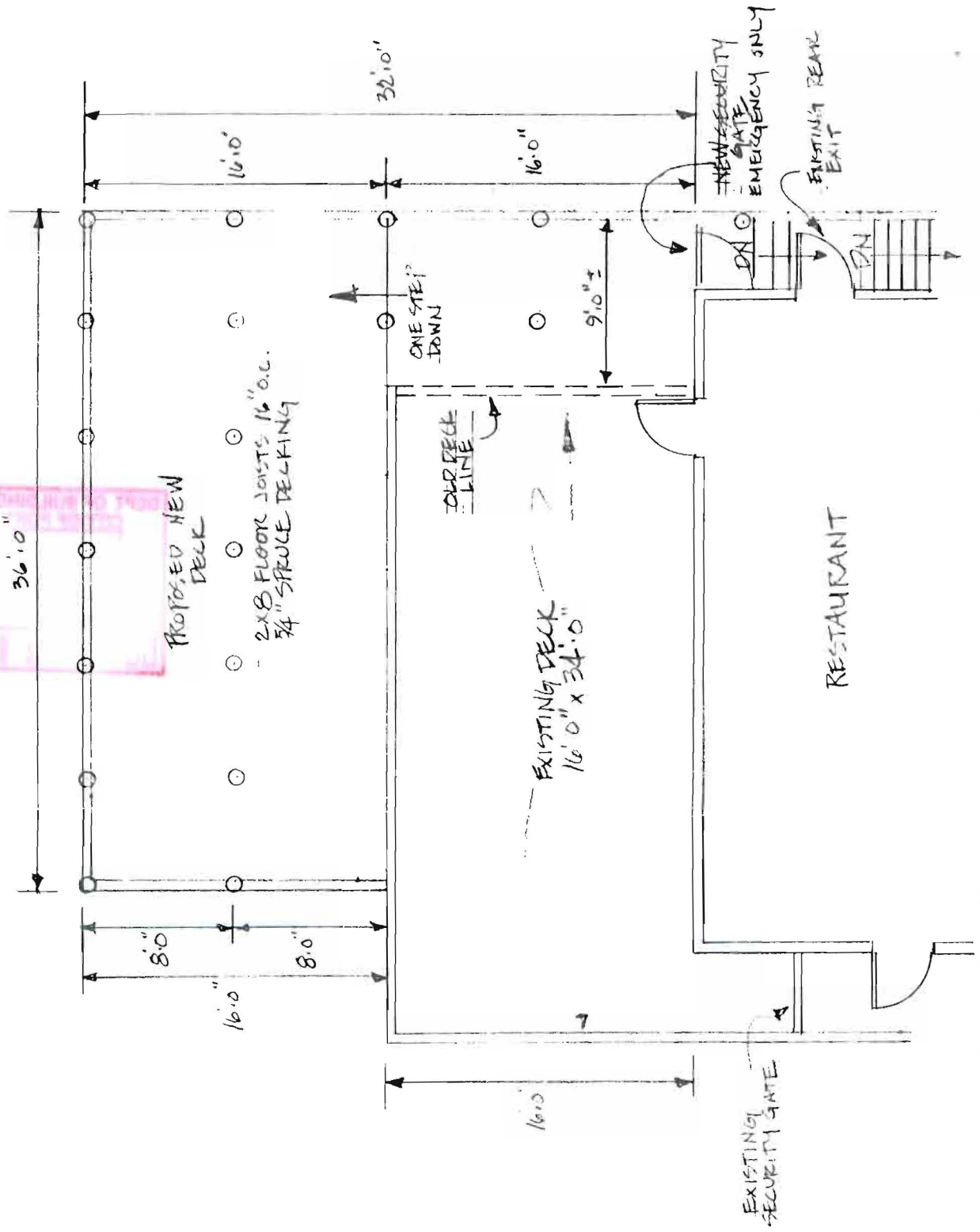
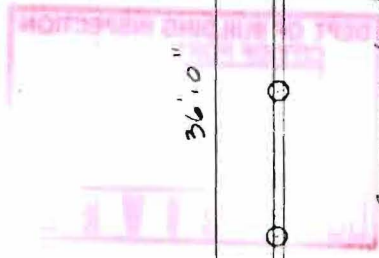


1"=20'
SITE PLAN

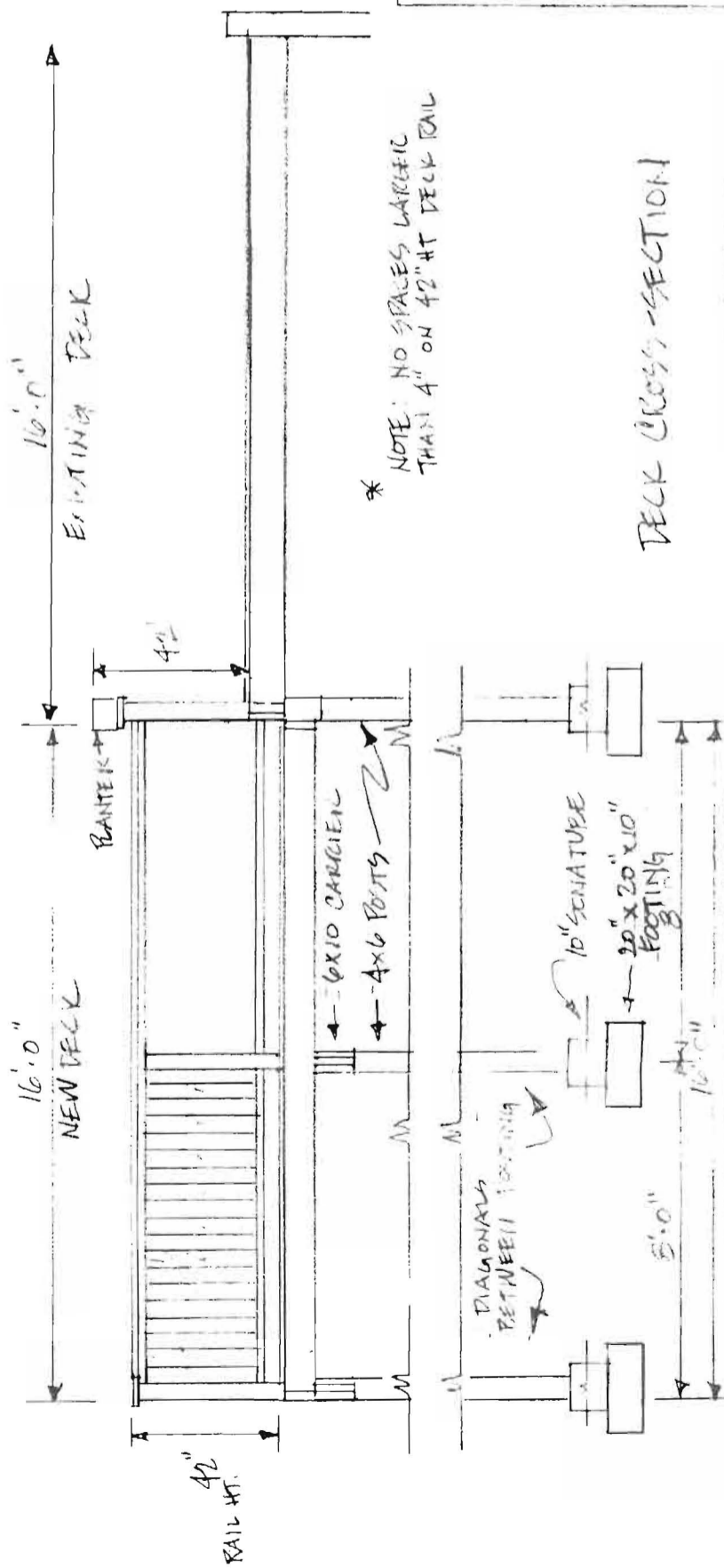
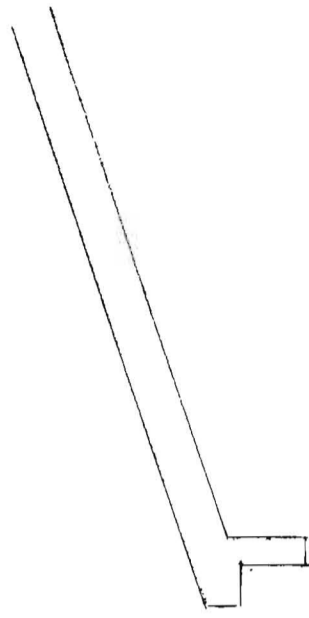
ISLAND AVE

TAX MAP:
NO. 84 - SECTION P - LOT 3

WILL'S RESTAURANT
NEW DECK ADDITION
ISLAND AVE
PEAKS ISLAND, ME
SCALE 1"=20'.0" DATE 4/12/95



WILL'S RESTAURANT
NEW DECK ADDITION
ISLAND AVE
TEAKS ISLAND, ME
SCALE 1/8" = 1'-0" DATE 4/19/15



WILL'S RESTAURANT
 NEW DECK ADDITION
 ISLAND AVE
 PEAKS ISLAND, ME
 SCALE 1/4" = 1' 0" DATE 4/12/15