

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

Location of Construction: 20 Island Ave, Peaks Island		Owner: W & W, Inc.	Phone: 766-2773	Permit No 980501
Owner Address: 498 Island Ave P.O. 04108	Lessee/Buyer's Name:	Phone:	Business Name:	PERMIT ISSUED Permit Issued: MAY 18 1998 CITY OF PORTLAND
Contractor Name: Joseph Wright	Address: 498 Island Ave Peaks Island, ME 04108	Phone:		
Past Use: Restaurant/Lodging	Proposed Use: Sense	COST OF WORK: \$ 400.00	PERMIT FEE: \$ 25.00	Zone: CBL: 084-3-032
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: 11 Use Group: Type:	
Proposed Project Description: Ramp Construction		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <input checked="" type="checkbox"/>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By:	Date Applied For: 13 May 1998			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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..

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 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 provisions of the code(s) applicable to such permit

1 13 May 1998
SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- 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: _____

CEO DISTRICT



BUILDING PERMIT REPORT

DATE: 13 May 98 ADDRESS: 20 Island Ave. P.I. (Ø84-R-Ø32)
REASON FOR PERMIT: To Construct ramp.
BUILDING OWNER: W & W Inc.
CONTRACTOR: Joseph Wright
PERMIT APPLICANT: Nancy Wright
USE GROUP A-3 / A-2 BOCA 1996 CONSTRUCTION TYPE 5B.

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *28, *29, *30

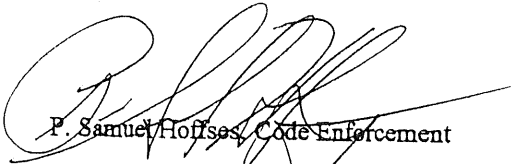
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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 (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. 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.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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, 920.3:2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- 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. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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/1996)
21. 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".
22. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. All ramps shall meet the requirements of section 1016.0 of the City's building code - (The BOCA National Building Code 1996)
- *30. The proposed ramp must have a foundation or piers that either are at a depth of 4' or on bedrock
31. _____
32. _____



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: <i>20 Peak Island Ave. Peaks Island</i>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number Chart# <i>084</i> Block# <i>R</i> Lot# <i>032</i>	Owner: <i>W+W INC. Joseph & Nancy Wright</i>	Telephone#: <i>786-2773</i>
Owner's Address: <i>498 Island Ave. Peaks Island</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 400.00 / per #25</i>
Proposed Project Description:(Please be as specific as possible) <i>Ramp Construction</i>		
Contractor's Name, Address & Telephone <i>Joseph Wright 498 Island Ave. Peaks Island</i>		
Current Use: <i>Restaurant / Lodging</i>	Proposed Use: <i>same</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

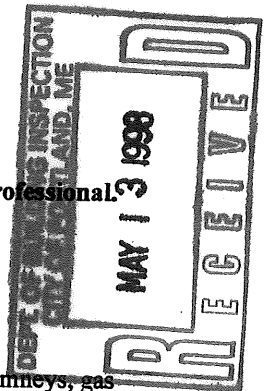
Certification

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/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: <i>Nancy Wright</i>	Date: <i>5-11-98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

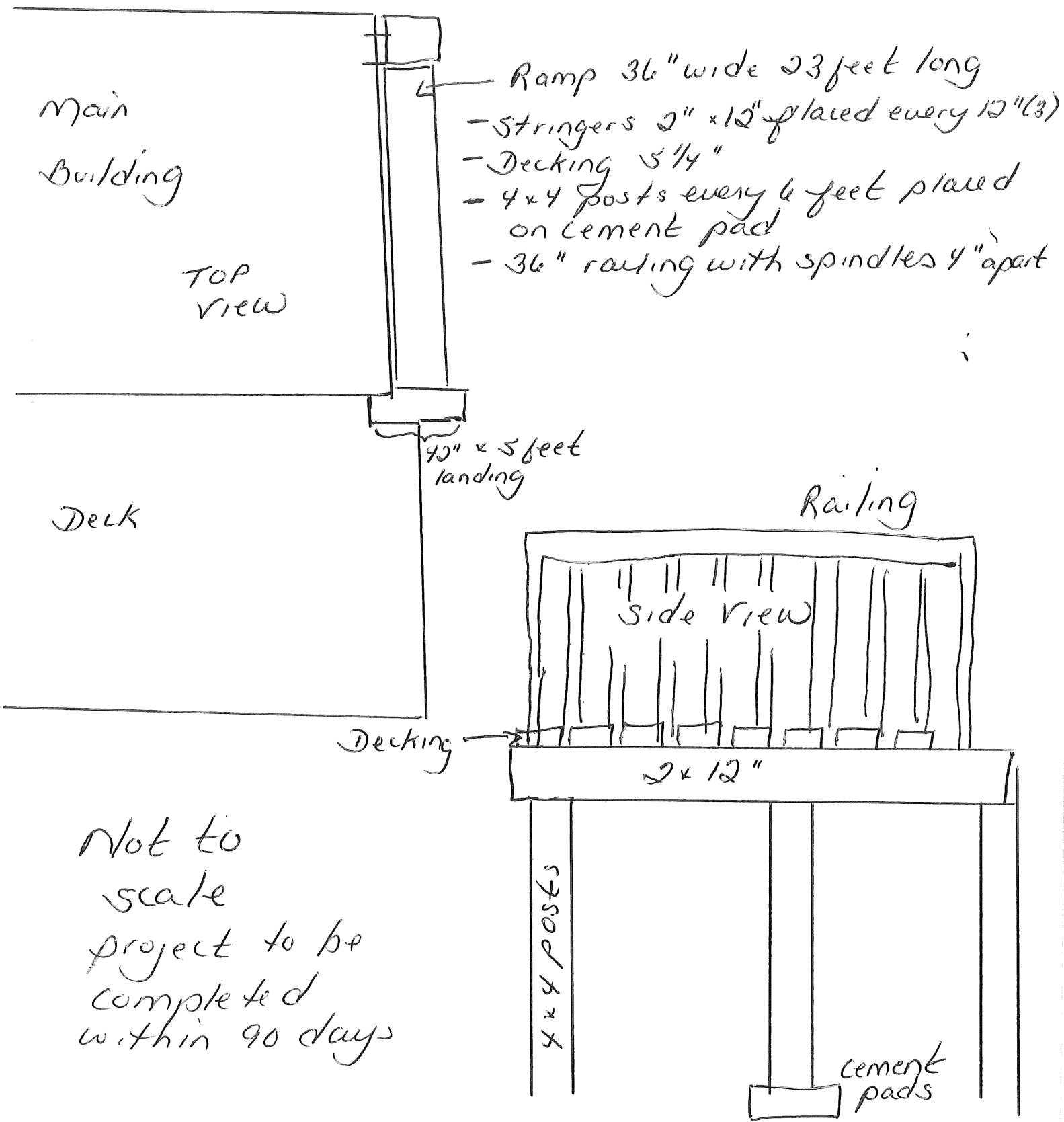
Additional Site review and related fees are attached on a separate addendum



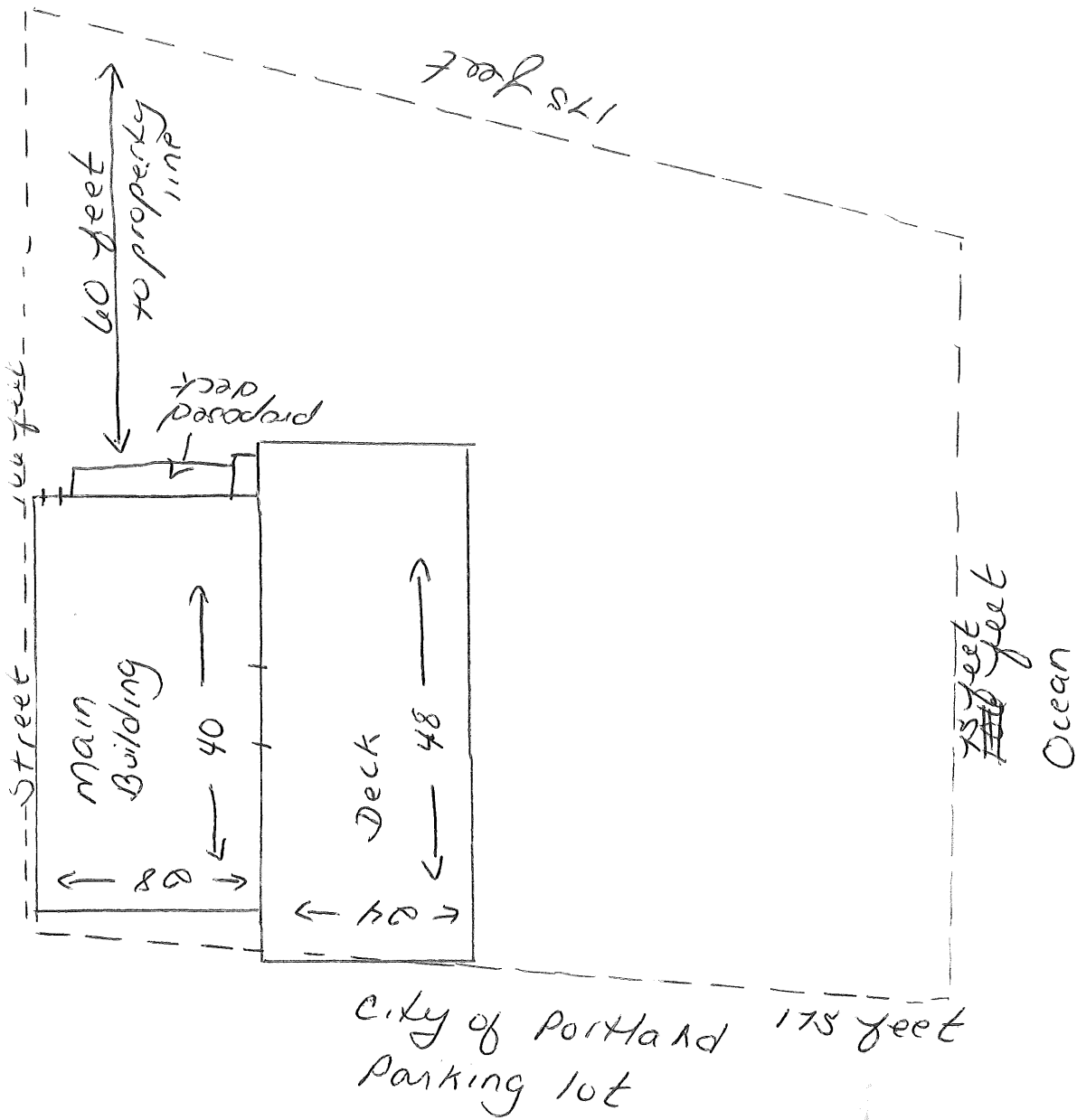
Mail to - 498 Island Ave

Taxes checked

proposed ramp construction
 for The Peaks Island House
 20 Island Ave Peaks Island
 Estimated cost \$ 400.00



Not to
 scale
 project to be
 completed
 within 90 days



project to
 be completed
 within 90 days

Plot plan
 20 Island Ave
 Peaks Island Maine

phone # 766-4400

Owners - Nancy Wright
 Joseph Wright

Applicant: Nancy Wright

Date: 13/may/98

Address: 20 Island Ave.

C-B-L: 084-R-032

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 13/may/98

Zone Location - IB

Interior or corner lot - No

Proposed Use/Work - Mesot. Locking (RAMP)

Sewage Disposal -

Lot Street Frontage -

Front Yard - 20req or average depth of abutting lots. OK

Rear Yard -

Side Yard - 10req. shows 60.

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Arthur H. Keller, surviving trustee of the Arthur H. Keller and E. Elizabeth Keller 1987 Trust, of 9285 S.W. 193rd Circle, Dunnellon, County of Marion and State of Florida, for consideration paid, grant to Arthur H. Keller, of 9285 S.W. 193rd Circle, Dunnellon, County of Marion and State of Florida, with WARRANTY COVENANTS,

That certain lot or parcel of land with the buildings thereon situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the westerly side of Island Avenue at the southeast corner of land of the City of Portland on Island Avenue; thence in a southerly direction along Island Avenue one hundred six and seventy-two hundredths (106.72) feet; thence westerly about one hundred seventy-five and seventy hundredths (175.70) feet to Casco Bay; thence northeasterly along Casco Bay about seventy-five and eighty-three hundredths (75.83) feet to land of the City of Portland; thence easterly one hundred seventy-five and seventy hundredths (175.70) feet along the line of the playgrounds of the City of Portland to the point of beginning.

Being the same premises conveyed to Arthur H. Keller and E. Elizabeth Keller as Joint Tenants by Warranty Deed of Robert A. Woodbury et al, dated December 1, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4890, Page 326. Further reference is hereby made to Warranty Deed of Arthur H. Keller and E. Elizabeth Keller, dated October 31, 1987 and recorded in said Registry in Book 8090, Page 3. E. Elizabeth Keller died March 14, 1990, leaving the said Arthur H. Keller as sole surviving trustee. See also Certificate of Discharge of Inheritance Tax duly recorded in said Registry in Book 10896, Page 60.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of June, 1996.

Jan M. Sutton
Witness

Arthur H. Keller
Arthur H. Keller, trustee of the Arthur H. Keller and E. Elizabeth Keller 1987 trust

STATE OF MAINE, County of Cumberland,

On this 13th day of June, 1996, personally appeared the above-named Arthur H. Keller, and acknowledged the foregoing to be his free act and deed, individually and in his said capacity.

RECEIVED
RECORDED REGISTRY OF DEEDS
96 JUN 27 PM 2:36
CUMBERLAND COUNTY
John B O'Brien

Susan H. Livingston
Notary Public/Attorney at Law
SUSAN H. LIVINGSTON

35421

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Arthur H. Keller, of 9285 S.W. 193rd Circle, Dunnellon, County of Marion and State of Florida, for consideration paid, grant to Carolyn T. Parker, of 20 Island Avenue, Peaks Island, County of Cumberland and State of Maine, with WARRANTY COVENANTS,

Two certain lots or parcels of land with the buildings thereon situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Parcel One: Beginning on the westerly side of Island Avenue at the southeast corner of land of the City of Portland on Island Avenue; thence in a southerly direction along Island Avenue one hundred six and seventy-two hundredths (106.72) feet; thence westerly about one hundred seventy-five and seventy hundredths (175.70) feet to Casco Bay; thence northeasterly along Casco Bay about seventy-five and eighty-three hundredths (75.83) feet to land of the City of Portland; thence easterly one hundred seventy-five and seventy hundredths (175.70) feet along the line of the playgrounds of the City of Portland to the point of beginning.

Being the same premises conveyed to Arthur H. Keller and E. Elizabeth Keller as Joint Tenants by Warranty Deed of Robert A. Woodbury et al, dated December 1, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4890, Page 326. Further reference is hereby made to Warranty Deed of Arthur H. Keller and E. Elizabeth Keller, dated October 31, 1987 and recorded in said Registry in Book 8090, Page 3. E. Elizabeth Keller died March 14, 1990. See also Certificate of Discharge of Inheritance Tax duly recorded in said Registry in Book 10896, Page 60. Further reference may be had to a deed from Arthur H. Keller, sole surviving trustee of said trust, to said Arthur H. Keller, of near or even date to be recorded in said Registry of Deeds.

Parcel Two: Beginning at a point in the northerly line of Parcel One above, said point lying S 58° 51' 00" E a distance of 3.01 feet from where said sideline is intersected by the easterly face of the building standing on said Parcel One; said point also lying 31 feet, more or less, westerly of Island Avenue; Thence from said point of beginning along land now or formerly of the City of Portland N 26° 32' 51" E a distance of 5.22 feet to a point; Thence continuing along land now or formerly of said City of Portland N 63° 27' 09" W a distance of 26.00 feet to a point; Thence still continuing along land now or formerly of said City of Portland S 26° 32' 51" W a distance of 3.13 feet to land described in Parcel One above; Thence along land of said Parcel One and passing through a portion of the building on said lot S 58° 51' 00" E a distance of 26.08 feet to the point of beginning.

Said Parcel Two above described being 108.57 square feet. The above described courses being magnetic and of the year 1907.

Being the same premises conveyed by the City of Portland by deed dated April 13, 1992 and recorded in said Registry in Book 10896, Page 72. Together with that certain easement conveyed to Arthur H. Keller by the City of Portland by deed dated April 13, 1992 and recorded in said Registry in Book 10896, Page 75, to which deed and the record thereof reference is hereby made for a more particular description of said Easement.

Meaning and intending to convey and hereby conveying the same premises conveyed by the above referenced deeds.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of June, 1996.

John M. Shotton
Witness

Arthur H. Keller
Arthur H. Keller

RECEIVED
REGISTERED REGISTRY BY DEEDS
95 JUN 27 PII 2:37

STATE OF MAINE, County of Cumberland,

CUMBERLAND COUNTY

On this 13th day of June, 1996, personally appeared the above-named Arthur H. Keller, and acknowledged the foregoing to be his free act and deed, before me,

Susan H. Livingston
Notary Public/Attorney at Law
SUSAN H. LIVINGSTON

MAINE REAL ESTATE TAX PAID

BK 12585PG327

35-122

MORTGAGE DEED

KNOW BY ALL MEN THESE PRESENTS, That I, Carolyn T. Parker, of 20 Island Avenue, Peaks Island, City of Portland, County of Cumberland, State of Maine, being unmarried, for consideration paid, grant to Arthur H. Keller, of 9285 S W 193 Circle, Dunnellon, County of Marion, and State of Florida, with mortgage covenants, to secure the payment of One Hundred Sixty Thousand Dollars (\$160,000.00), as provided in a promissory note of even date herewith, the land in Peaks Island, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

See Exhibit A attached hereto

This Mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the remedies provided by law.

Witness my hand and seal this 13 day of June, 1996.

Signed, Sealed and Delivered
in the presence of

[Signature]

Carolyn T. Parker
Carolyn T. Parker

STATE OF MAINE
COUNTY OF CUMBERLAND

Then personally appeared the above-named Carolyn T. Parker and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public

Diane Dusini
Notary Public, Maine
My Commission Expires May 4, 1997.

Print name

SEAL

BK12585PG328

EXHIBIT A

Two certain lots or parcels of land with the buildings thereon situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

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RECEIVED

RECORDED REGISTRY OF DEEDS

96 JUN 27 PM 2:33

CUMBERLAND COUNTY

John B. O'Brien