

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

**PERMIT ISSUED**

Permit No: 04-0525 Issue Date: MAY 04 2004 CBL: 087 K017001

Location of Construction: 273 Island Ave	Owner Name: Shenton Edward H &	Owner Address: 273 Island Ave	CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Laing, David	Contractor Address: 2 City Point Road Peaks Island	Phone: 2077663076	
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2	

Past Use: Single Family	Proposed Use: Single Family w/renovated storage/bath	Permit Fee: \$138.00	Cost of Work: \$13,000.00	CEO District: 1	3,475
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB BOLA 1499			

Proposed Project Description:  
Renovate existing storage/bath in rear to bath/sunroom

Signature: \_\_\_\_\_ Date: 5/4/04

Signature: *JMB* 5/4/04

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 05/04/2004	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>approved</i></p> <p><input type="checkbox"/> Flood Zone <i>to remain</i></p> <p><input type="checkbox"/> Subdivision <i>SF home</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>JMB 5/4/04</i></p>	<p>Zoning Appeal</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>Historic Preservation</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>JMB</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

11/15/04 two footings ~~found~~ to be poured on backside -

OK - go

10/14/04 plumbing for washing machine not to code - electrician  
needs more staples and neatened up - go



# CITY OF PORTLAND, MAINE

Department of Building Inspections

May 4 2004

Inspection

David Laing

Location of Work

273 Island Ave

Cost of Construction

\$ 13,000

Permit Fee

\$ 114.00

Building (1)  Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (12) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 81-K-17

Check # cash Total Collected: 114.00

## THIS IS NOT A PERMIT

Work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

PERMIT ISSUED  
MAY 04 2006  
PROJECT NO. 00000000000000000000

Please Read Application And Notes, If Any, Attached

**B**  
**PERMIT**

This is to certify that Shenton Edwards H & L Inc. is the permittee for Renovate existing storage building rear to 273 Island Ave at 273 Island Ave D87 KD12001

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 permit is procured before this building or part thereof is used or occupied. **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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*Jeanie Bourke* 5/4/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 04-0525	Date Applied For: 05/04/2004	CBL: 087 K017001
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Location of Construction: 273 Island Ave	Owner Name: Shenton Edward H &	Owner Address: 273 Island Ave	Phone:
Business Name:	Contractor Name: Laing, David	Contractor Address: 2 City Point Road Peaks Island	Phone: (207) 766-3076
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/renovated storage/bath	Proposed Project Description: Renovate existing storage/bath in rear to bath/sunroom
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 05/04/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			

Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 05/04/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Design load spec sheet on the engineered beam must be submitted to this office			
2) Separate permits are required for any electrical or plumbing work			

# 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.

Location/Address of Construction: <u>273 Island Ave, Peaks Island</u>		
Total Square Footage of Proposed Structure <u>N/A</u>	Square Footage of Lot <u>3475</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>K</u> Lot# <u>17</u>	Owner: <u>Edward Shenton</u>	Telephone: (201) <u>766 5090</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>D Laing</u> <u>450 9816</u>	Cost Of Work: \$ <u>13000</u> Fee: \$ <u>114.00</u>
Current use: <u>vacation cottage</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>cottage</u>		
Project description: <u>0 bathroom and sunroom work</u>		
Contractor's name, address & telephone: <u>David Laing</u> <u>450 9816</u>		
Who should we contact when the permit is ready: <u>450 9816</u>		
Mailing address: <u>273 Island Ave</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: <u>450 9816</u>		

**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 at areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: <u>Laing</u>	Date: <u>04/27/04</u>
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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 4<sup>th</sup> floor of City Hall

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

5/4/15  
David  
\$138  
04-0525  
IR-2

**Current Owner Information**

Card Number 1 of 3  
 Parcel ID 067 K017001  
 Location 273 ISLAND AVE  
 Land Use SEASONAL  
 Owner Address SHENTON EDWARD H & ELEANOR G PALAIS OIS  
 273 ISLAND AVE  
 PEAKS ISLAND RE 04108  
 Book/Page 2812/11  
 Legal #7-K-17  
 ISLAND AVE  
 PEAKS ISLAND  
 3475 SF

**Valuation Information**

Land \$43,790      Building \$32,860      Total \$76,650

**Property Information**

Year Built 1900	Style old Style	Story Height 3.5	Sq. Ft. 1067	Total Acres 0.06
Bedrooms 3	Full Baths 3	Half Baths	Total Rooms 6	Attic None
				Basement Pier/slab

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book / Page
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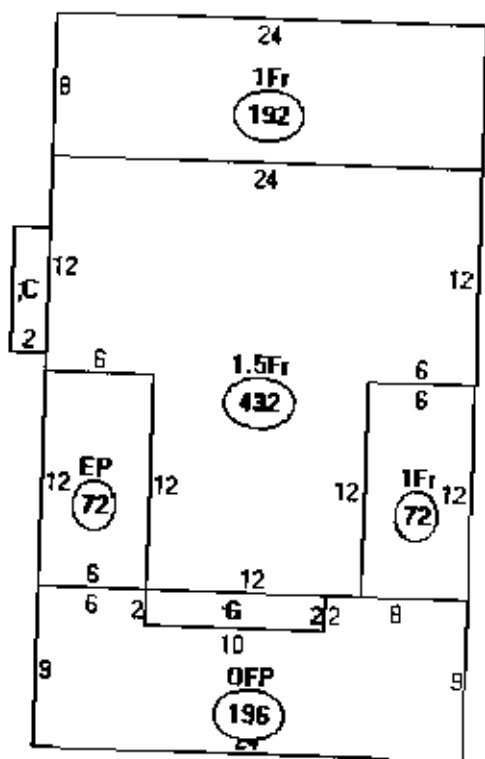
**Picture and Sketch**

[Picture](#)      [Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





Descriptor/Area

- A: 1.5Fr  
432 sqft
- B: EP  
72 sqft
- C: FBAY  
14 sqft
- D: 1Fr  
192 sqft
- E: 1Fr  
72 sqft
- F: OFF  
196 sqft
- G: 5Fr/FBAY  
20 sqft





# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Joe Reynolds, Development Review Coordinator at 874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- NA **Re-Bar Schedule Inspection:** Prior to pouring concrete
- NA **Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final Certificate of Occupancy:** Prior to any occupancy of the structure or use. ~~NOTE: There is a \$75.00 fee per inspection at this point.~~

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.

NA **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

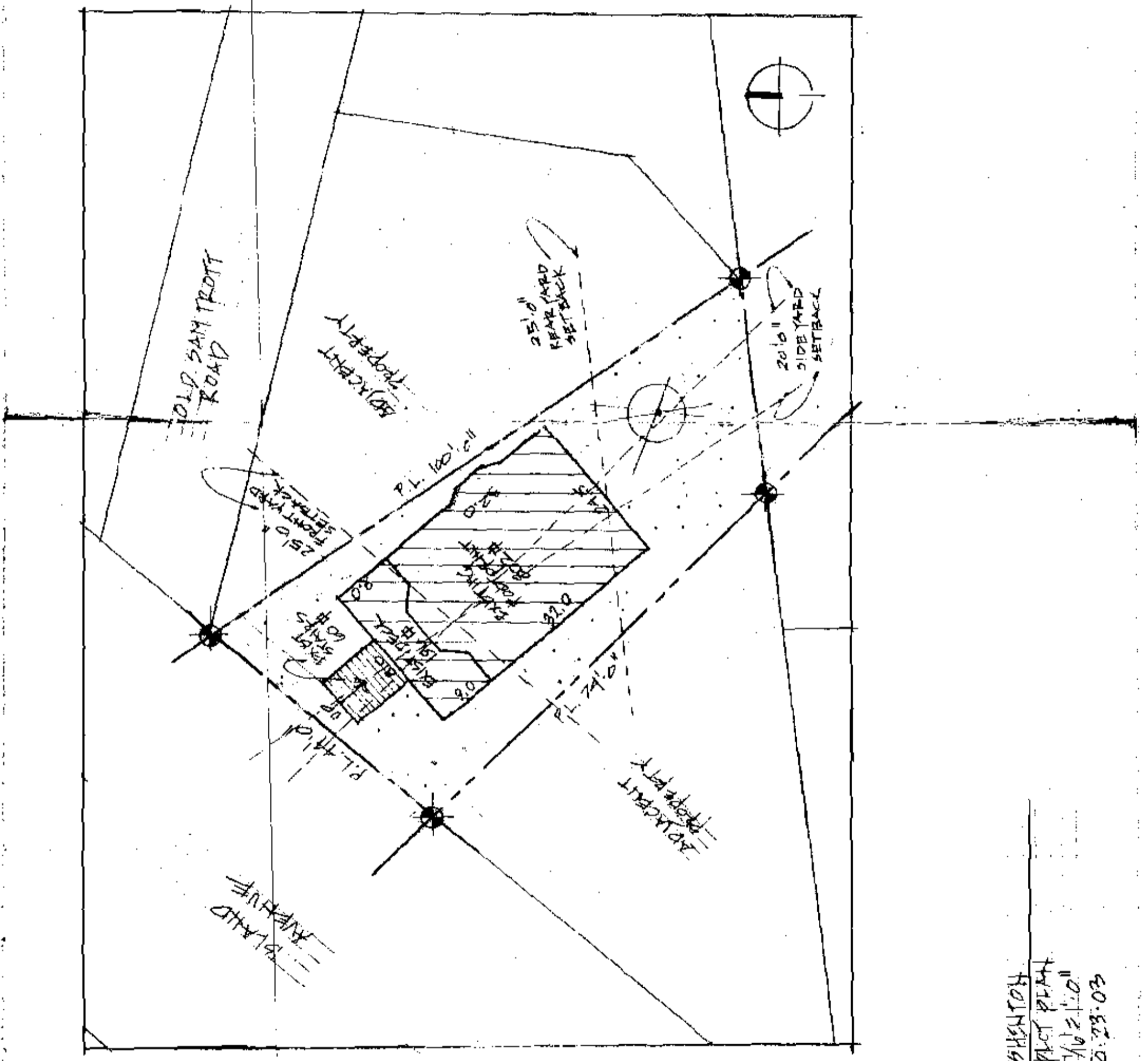
Dianne Boyle  
Signature of Inspections Official

5/4/04  
Date

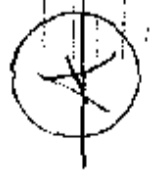
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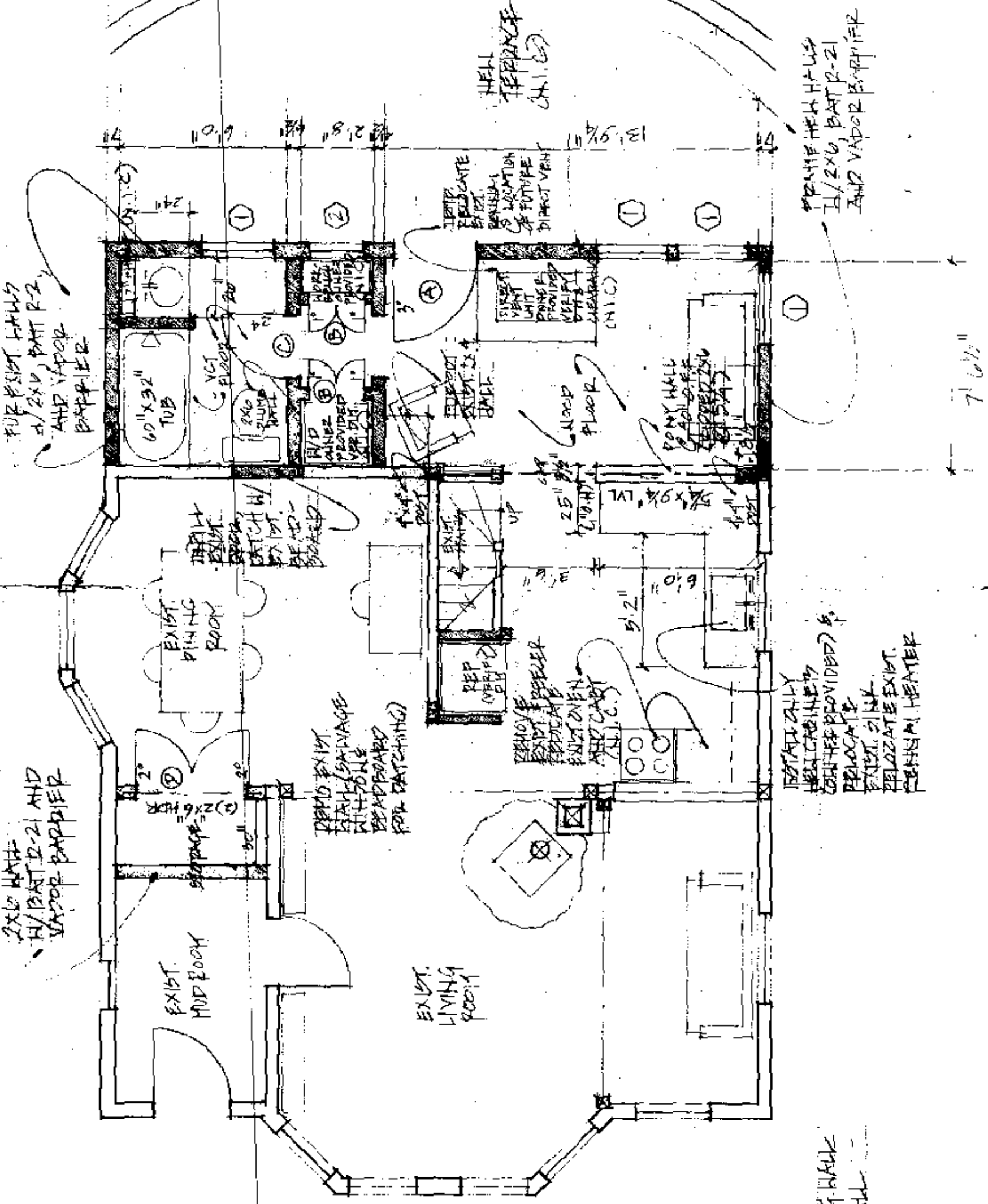
Building Permit #: 04-0525

NOTE: NO CHANGE  
TO EXISTING FOOTPRINT



60.52.01  
10.23.03  
1/12/04  
HILDEN  
HOLMES





- EXISTING WALL
- HEAVY WALL



(A)

SHEETS  
 KITCHEN/BATH REMODEL  
 10.23.03

RELOCATE  
 SINK  
 RELOCATE  
 STOVE  
 RELOCATE EXIST.  
 PELIZATE HEATER

FOR EXIST. HALL  
 4/2X6, BATT R-21  
 AND VAPOR  
 BARRIER

2X6 HALL  
 4/2X6, BATT R-21  
 AND VAPOR BARRIER

REMOVE EXIST. FIREPLACE  
 4/2X6, BATT R-21  
 AND VAPOR BARRIER

HELL  
 TERRACE  
 (A.I.C.)

RELOCATE  
 BATH TUB  
 RELOCATE  
 SINK  
 RELOCATE  
 STOVE  
 RELOCATE EXIST.  
 PELIZATE HEATER

13' 9/4"

7' 6 1/2"

24"

60" X 32" TUB

2X6 PLUMB BATT

WOOD FLOOR

RELOCATE EXIST. PELIZATE HEATER

RELOCATE EXIST. PELIZATE HEATER

RELOCATE EXIST. PELIZATE HEATER

RELOCATE EXIST. PELIZATE HEATER

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RELOCATE EXIST. PELIZATE HEATER

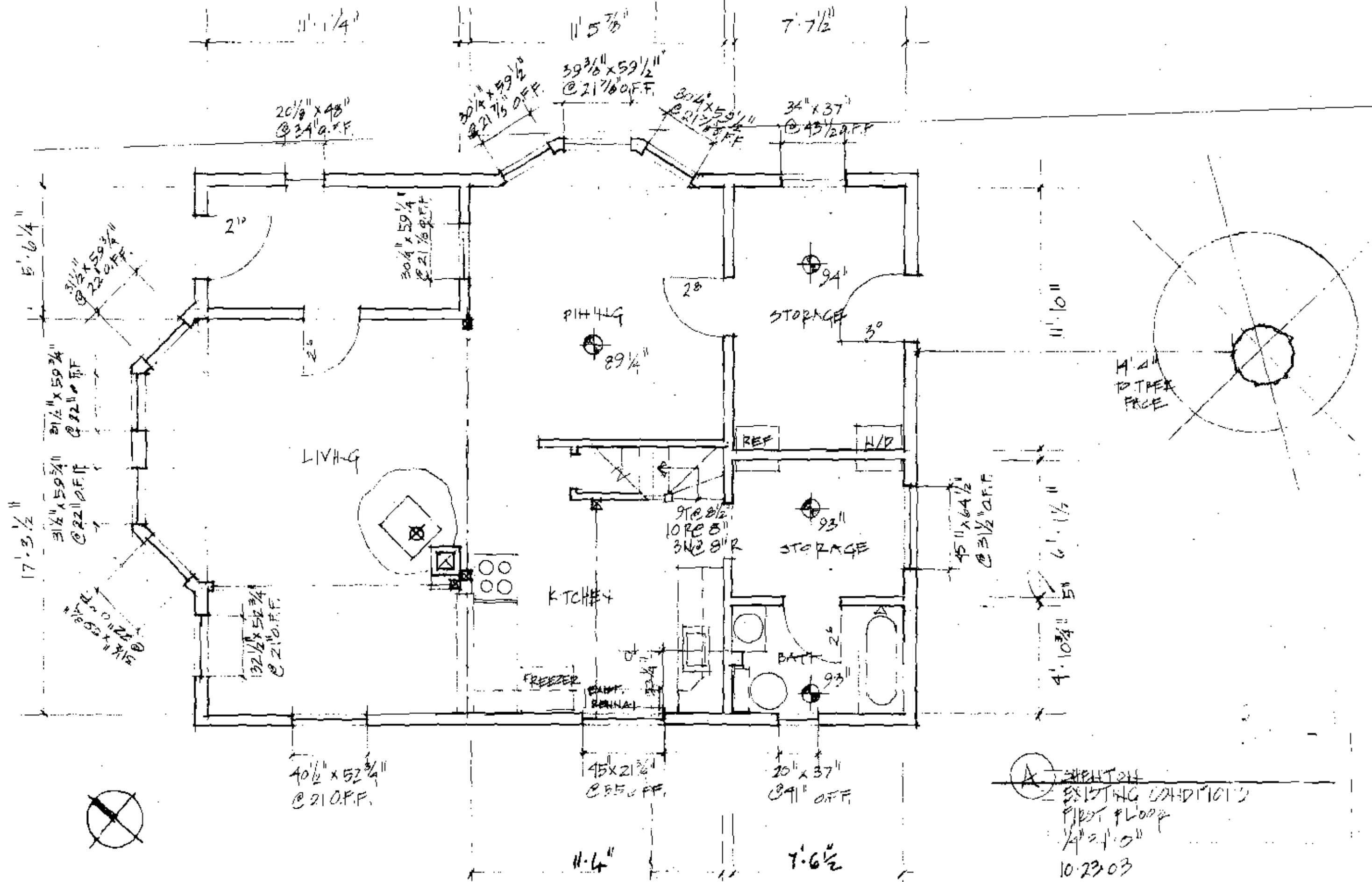
RELOCATE EXIST. PELIZATE HEATER

RELOCATE EXIST. PELIZATE HEATER

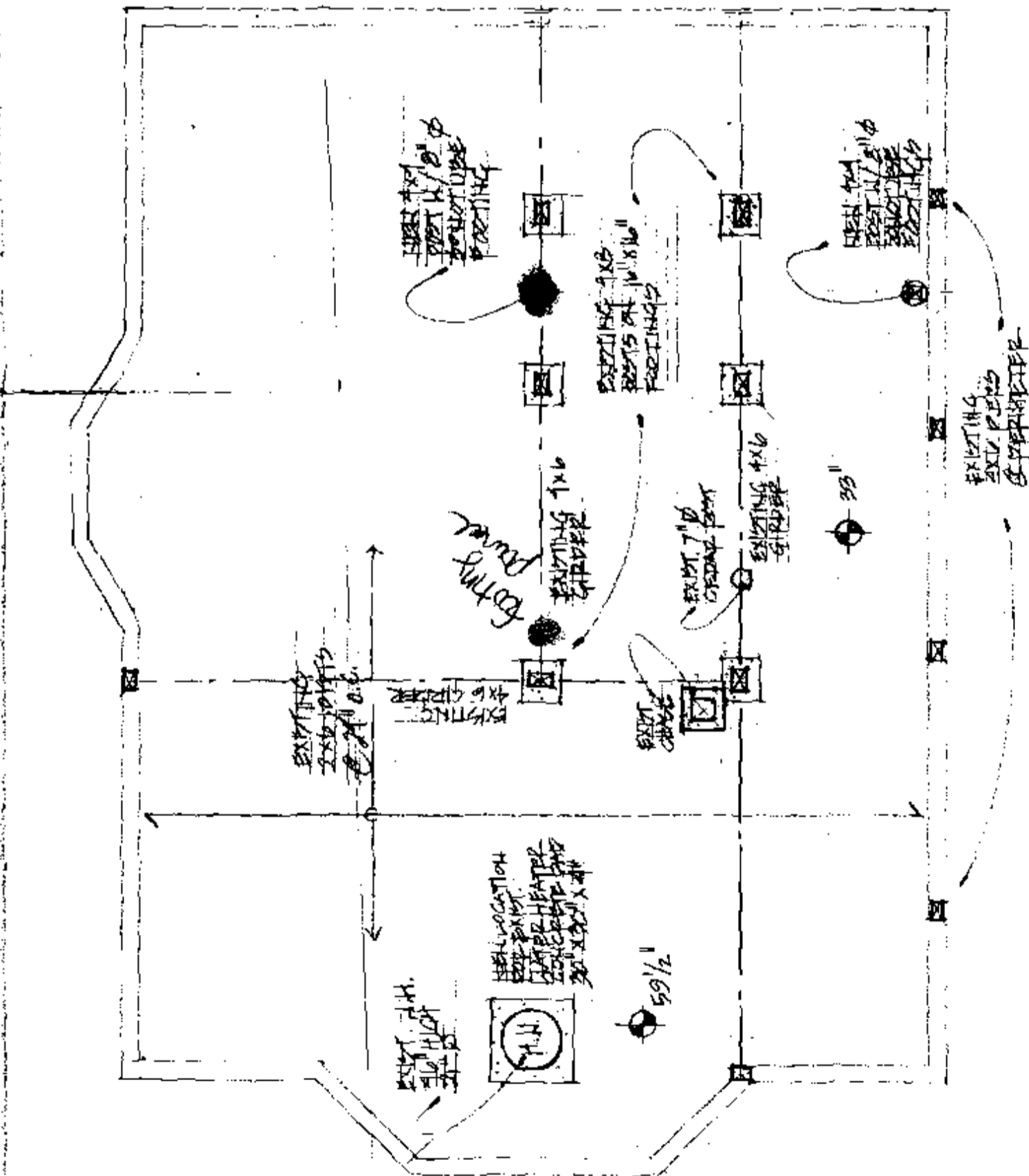
RELOCATE EXIST. PELIZATE HEATER

RELOCATE EXIST. PELIZATE HEATER

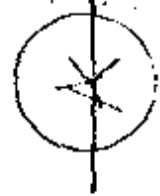
RELOCATE EXIST. PELIZATE HEATER



A - EXHIBIT 211  
 EXISTING CONDITIONS  
 FIRST FLOOR  
 1/4" = 1'-0"  
 10-23-03



SECTION  
 KITCHEN / BATH REMODEL  
 FOUNDATION PLAN  
 1/8" = 1'-0"  
 10.13.03



# PLUMBING APPLICATION

Department of Human Sciences  
Division of Health Engineering

## PROPERTY ADDRESS

Town or Plantation

PEAKS ISLAND

Street  
Subdivision Lot #

273 Island Ave

## PROPERTY OWNERS NAME

Last:

SHENTON

First:

EDWARD

Applicant Name:

Mailing Address of Owner/Applicant (If Different)

PORTLAND

Date Permit Issued:

6/1/04

8926

TOWN COPY

\$ 310.00

Double Fee Charged

Local Plumbing Inspector Signature

L.P.I. # 0989

087-K-017

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

*Edward Shenton*

Signature of Owner/Applicant

6/1/04

Date

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

- 1.  NEW PLUMBING
- 2.  RELOCATED PLUMBING

### Type of Structure To Be Served:

- 1.  SINGLE FAMILY DWELLING
- 2.  MODULAR OR MOBILE HOME
- 3.  MULTIPLE FAMILY DWELLING
- 4.  OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

- 1.  MASTER PLUMBER
- 2.  OIL BURNERMAN
- 3.  MFG'D. HOUSING DEALER/MECHANIC
- 4.  PUBLIC UTILITY EMPLOYEE
- 5.  PROPERTY OWNER

LICENSE # \_\_\_\_\_

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE  
[\$6.00]

### Column 2 Number Type of Fixture

- Hosebibb / Sillcock
- Floor Drain
- Urinal
- Drinking Fountain
- Indirect Waste
- Water Treatment Softener, Filter, etc.
- Grease / Oil Separator
- Dental Cuspidor
- Bidet
- Other: \_\_\_\_\_

Fixtures (Subtotal)  
Column 2

### Column 1 Number Type of Fixture

- Bathtub (and Shower)
- Shower (Separate)
- Sink
- Wash Basin
- Water Closet (Toilet)
- Clothes Washer
- Dish Washer
- Garbage Disposal
- Laundry Tub
- Water Heater

Fixtures (Subtotal)  
Column 1

Fixtures (Subtotal)  
Column 2

Total Fixtures

Fixture Fee

Transfer Fee

Hook-Up & Relocation Fee

Permit Fee  
(Total)

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

30/10

30

# PLUMBING APPLICATION

Department of Human Sciences  
Division of Health Engineering

## PROPERTY ADDRESS

Town or  
Plantation

PEAKS ISLAND

Street  
Subdivision Lot #

273 ISLAND AVE

## PROPERTY OWNERS NAME

Last:

SHEXTON

First:

NEID

Applicant  
Name:

SHELDON GOLDMAN

Mailing Address of  
Owner/Applicant  
(If Different)

31 PEAKS ISLAND  
SO. PORTLAND, ME 04106

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PORTLAND

8485

TOWN COPY

Date Permit Issued:

6/11/03

\$

24100

FEE

Double Fee Charged

L.P.I. #

360

Local Plumbing Inspector Signature

087 K 017

## PERMIT INFORMATION

### This Application is for

1.  NEW PLUMBING  
2.  RELOCATED PLUMBING

### Type of Structure To Be Served:

1.  SINGLE FAMILY DWELLING  
2.  MODULAR OR MOBILE HOME  
3.  MULTIPLE FAMILY DWELLING  
4.  OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

1.  MASTER PLUMBER  
2.  OIL BURNERMAN  
3.  MFG'D. HOUSING DEALER/MECHANIC  
4.  PUBLIC UTILITY EMPLOYEE  
5.  PROPERTY OWNER

LICENSE # 2362

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE  
[\$6.00]

Number

Column 2

Type of Fixture

Number

Column 1

Type of Fixture

Hosebibb / Sillcock

Floor Drain

Urinal

Drinking Fountain

Indirect Waste

Water Treatment Softener, Filter, etc.

Grease / Oil Separator

Dental Cuspidor

Bidet

Other: \_\_\_\_\_

Fixtures (Subtotal)  
Column 2

Bathtub (and Shower)

Shower (Separate)

Sink

Wash Basin

Water Closet (Toilet)

Clothes Washer

Dish Washer

Garbage Disposal

Laundry Tub

Water Heater

Fixtures (Subtotal)  
Column 1

Fixtures (Subtotal)  
Column 2

Total Fixtures

Fixture Fee

Transfer Fee

Hook-Up & Relocation Fee

Permit Fee  
(Total)

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

BY: [Signature] 24/10/34

24