

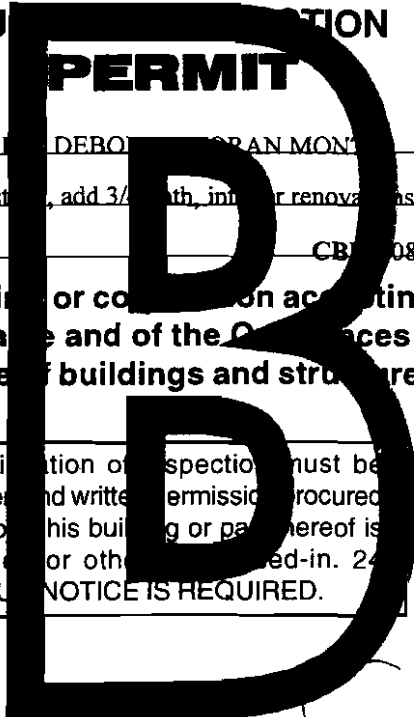
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**PERMIT ISSUED**  
**CITY OF PORTLAND**

Read  
Instruction And  
Notes, If Any,  
Attached

JAN - 6 2010

BUILDING PERMIT

Permit Number: 091423



This is to certify that City of Portland DEBORAH SPAN MONTGOMERY

has permission to add entry vestibule, move exit stairs, add 3/4" depth, interior renovations

AT 150 ISLAND AVE PEAKS ISLAND CB# 087 00020001

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 written permission procured before this building or part thereof is lathed or otherwise covered-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]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

*16SE 7/22/10  
Smkr*

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

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

|                       |             |                      |
|-----------------------|-------------|----------------------|
| Permit No:<br>09-1423 | Issue Date: | CBL:<br>087 00020001 |
|-----------------------|-------------|----------------------|

|   |   |   |                     |
|---|---|---|---------------------|
| Location of Construction:<br>150 ISLAND AVE PEAKS ISLAN | Owner Name:<br>MONTGOMERY GEORGE F II &   | Owner Address:<br>150 ISLAND AVE            | Phone:              |
| Business Name:  | Contractor Name:<br>Horizon Builders Inc. | Contractor Address:<br>P O Box 802 Portland | Phone<br>2072523551 |
| Lessee/Buyer's Name                                     | Phone:                                    | Permit Type:<br>Additions - Dwellings       | Zone:<br>I-B        |

|                                 |   |                           |                               |                    |
|---------------------------------|---|---------------------------|-------------------------------|--------------------|
| Past Use:<br>Single Family Home | Proposed Use:<br>Single Family Home - add entry vestibule, move exit stairs, add 3/4 bath, interior renovations | Permit Fee:<br>\$1,270.00 | Cost of Work:<br>\$125,000.00 | CEO District:<br>1 |
|---------------------------------|---|---------------------------|-------------------------------|--------------------|

|  |   |   |
|--|---|---|
| Proposed Project Description:<br>add entry vestibule, move exit stairs, add 3/4 bath, interior renovations | FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied<br><i>N/A</i> | INSPECTION:<br>Use Group: <i>R-3</i> Type: <i>SB</i><br><i>IRC 2003</i> |
|  | Signature:  | Signature:  |

|  |  |                              |
|--|--|------------------------------|
| Proposed Project Description:<br>add entry vestibule, move exit stairs, add 3/4 bath, interior renovations | 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:<br>Ldobson | Date Applied For:<br>12/18/2009 | <b>Zoning Approval</b> |
|-----------------------------|---------------------------------|------------------------|

|   |  |   |  |
|---|--|---|--|
| <ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol> | <b>Special Zone or Reviews</b><br><input checked="" type="checkbox"/> Shoreland <i>I-B zone so no setback - enclosing area that had road over it.</i><br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br><i>OK w/land. bair</i><br>Date: <i>12/18/09</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><i>ABM</i><br>Date: _____ |
|---|--|---|--|

**PERMIT ISSUED**

**JAN - 6 2010**

**City of Portland**

**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 \_\_\_\_\_

4-15-10

checked framings, elec, plumbing

told <sup>elec</sup> to put light in attic

told plumber to put plates on

studs

framing ok

7-10-10

Permit ok

- Sent letter re exterior steel  
to Becker

7-22-10 close permit work complete

SMW

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

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

|                              |  |                              |
|------------------------------|--|------------------------------|
| <b>Permit No:</b><br>09-1423 | <b>Date Applied For:</b><br>12/18/2009 | <b>CBL.:</b><br>087 00020001 |
|------------------------------|--|------------------------------|

|  |  |  |                                |
|--|--|--|--------------------------------|
| <b>Location of Construction:</b><br>150 ISLAND AVE PEAKS ISLAN | <b>Owner Name:</b><br>MONTGOMERY GEORGE F II &   | <b>Owner Address:</b><br>150 ISLAND AVE            | <b>Phone:</b>                  |
| <b>Business Name:</b>  | <b>Contractor Name:</b><br>Horizon Builders Inc. | <b>Contractor Address:</b><br>P O Box 802 Portland | <b>Phone</b><br>(207) 252-3551 |
| <b>Lessee/Buyer's Name</b>                                     | <b>Phone:</b>                                    | <b>Permit Type:</b><br>Additions - Dwellings       |                                |

|  |   |
|--|---|
| <b>Proposed Use:</b><br>Single Family Home - add entry vestibule, move exit stairs, add 3/4 bath, interior renovations | <b>Proposed Project Description:</b><br>add entry vestibule, move exit stairs, add 3/4 bath, interior renovations |
|--|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/21/2009

**Note:** I-B zone but residential follows the closest zone - IR-2.

**Ok to Issue:**

14-427 would allow enclosure of open porch with roof over it if it existed in 1957 and didn't meet setbacks. This open porch existed in 1957 but it does meet setbacks. Section 14-436(a) for a principal structure lawfully nonconforming as to land area per dwelling unit and setbacks, additional floor area shall be created in the uppermost floor and be limited to no more than 50% of the first floor area. Since it already has a roof, it is a story. 50% of the first floor footprint is 793.5 sf. The entry vestibule is adding 24.13 sf which is 3/5 of allowable 50% increase.

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tammy Munson      **Approval Date:** 01/06/2010

**Note:** **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**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

1/6/10   
Date

  
\_\_\_\_\_  
Signature of Inspections Official

1/6/10   
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>150 ISLAND AVE. PEAKS ISLAND, PTLD.</u>  |  |   |
| Total Square Footage of Proposed Structure/Area<br><u>25 S.F.</u>   | Square Footage of Lot<br><u>6991 SF</u>  |   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>087</u> Block# <u>80010</u> Lot# <u>001</u>  | Applicant * <u>must be owner, Lessee or Buyer*</u><br>Name <u>GEORGE &amp; DEBBIE MONTGOMERY</u><br>Address <u>328 CHAPIN LANE</u><br>City, State & Zip <u>BURLINGAME, CA. 94010</u> | Telephone:<br><u>650-218-4803</u>   |
| Lessee/DBA (If Applicable)<br><u>N/A</u>  | Owner (if different from Applicant)<br>Name <u>N/A</u><br>Address <u>N/A</u><br>City, State & Zip <u>N/A</u>   | Cost Of Work: \$ <u>125K +/-</u><br>C of O Fee: \$ _____<br>Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>SINGLE FAMILY</u><br>If vacant, what was the previous use? <u>N/A</u><br>Proposed Specific use: <u>SAME</u><br>Is property part of a subdivision? <u>NO</u> If yes, please name _____<br>Project description:<br><u>- ADD ENTRY VESTIBULE MOVE EXT. STAIRS</u><br><u>- ADD 3/4 BATH, RENOVATE EXISTING BATHS AND KITCHEN</u><br><u>- ALTER CLOSET LOCATIONS AS NOTED ON PLANS</u> |  |   |
| Contractor's name: <u>HORIZON BUILDERS, INC.</u><br>Address: <u>PO BOX 802 PORTLAND,</u><br>City, State & Zip <u>PORTLAND, ME. 04104</u> Telephone: <u>256-5060</u><br>Who should we contact when the permit is ready: <u>TOM CHILDS</u> Telephone: <u>252-3552</u><br>Mailing address: <u>SAME</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](http://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: Thomas W. Childs Date: 12-17-09

RECEIVED  
DEC 18 2009  
Dept. of Building Inspections  
City of Portland Maine

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

Submitted as plot plan

using section 14-436(a)  
adding floor area to first floor  
cannot add more

80% = 7935

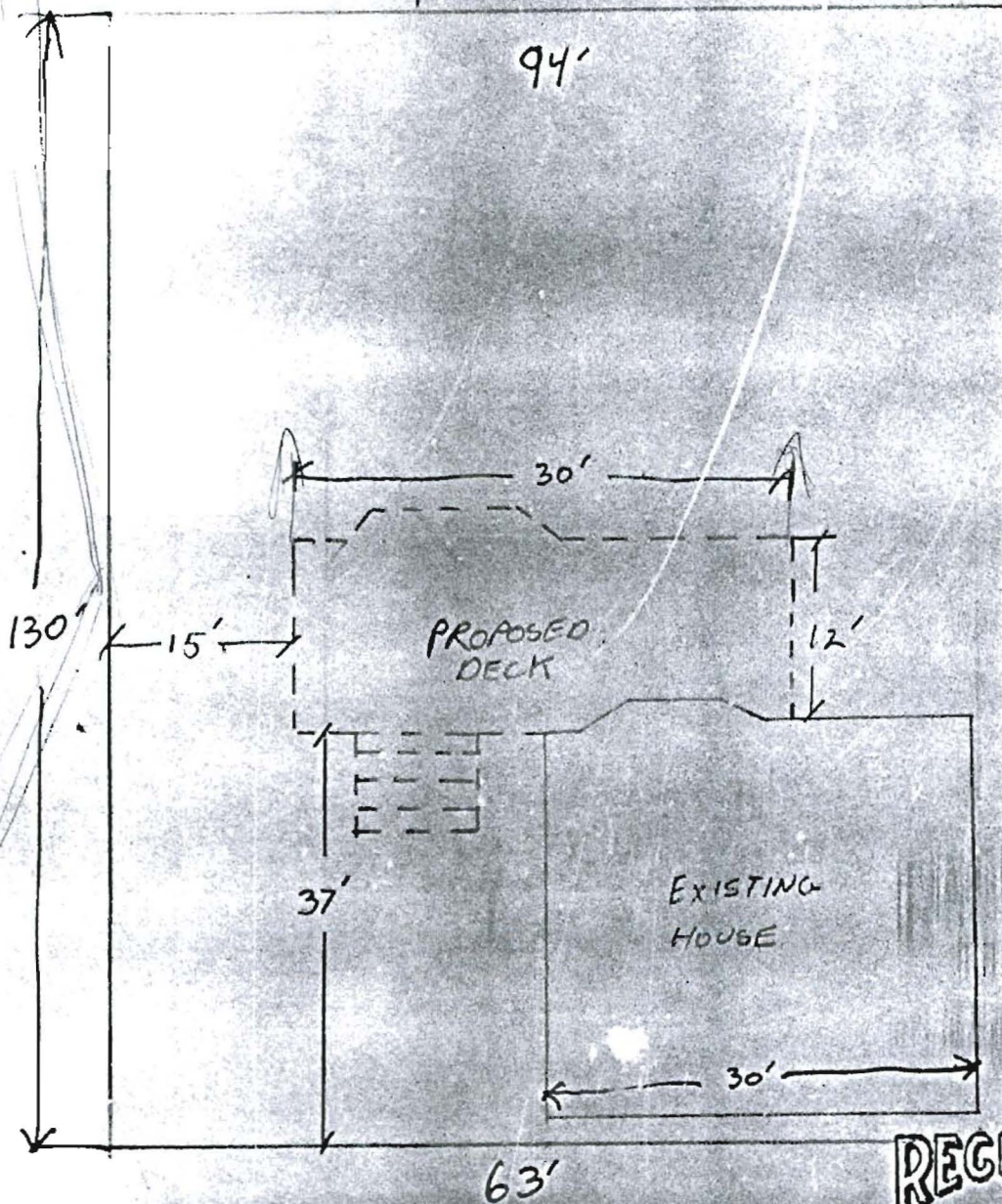
adding 5'1" x 4'5" = 24.134

OK

LOT # 87-00-20

ROBERT MILLER  
ISLAND QUE  
PEAKS ISLAND, ME

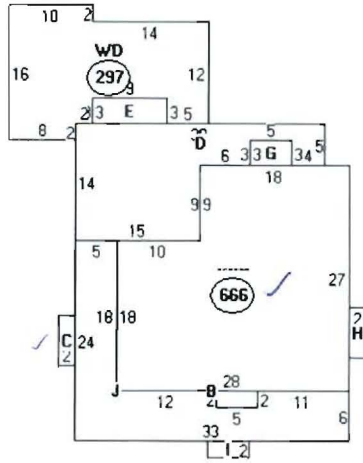
PLOT PLAN



RECEIVED

JUN - 3 1985

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND



Descriptor/Area

- A: 666 sqft
- B: SF/OP 278 sqft
- C: FBAY/OP 12 sqft
- D: 1F1 270 sqft
- E: FBAY 27 sqft
- F: WD 297 sqft
- G: FBAY 15 sqft
- H: FBAY 12 sqft
- I: FBAY 10 sqft
- J: ROL 54 sqft

*post*

= 1587



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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.

**Current Owner Information:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

[browse city services a-z](#)

[browse facts and links a-z](#)

|                          |   |
|--------------------------|---|
| <b>CBL</b>               | 087 00020001  |
| <b>Land Use Type</b>     | SINGLE FAMILY   |
| <b>Property Location</b> | 150 ISLAND AVE  |
| <b>Owner Information</b> | MONTGOMERY GEORGE F II & DEBORAH HORAN MONTGOMERY JIS |
|                          | 150 ISLAND AVE  |
|                          | PEAKS ISLAND ME 04108                                 |
| <b>Book and Page</b>     | 27325/211   |
| <b>Legal Description</b> | 87-00-20  |
|                          | ISLAND AVE  |
|                          | PEAKS ISLAND  |
|                          | 6991 SF   |
| <b>Acres</b>             | 0.16  |

**Current Assessed Valuation:**

|                                  |              |   |
|----------------------------------|--------------|---|
| <b>TAX ACCT NO.</b>              | 14080        | <b>OWNER OF RECORD AS OF APRIL 2009</b> |
|                                  |              | DAY SERENNA F TRUSTEE                   |
|                                  |              | DAY FAMILY TRUST                        |
|                                  |              | 15221 VIA DE LAS OLAS                   |
|                                  |              | PACIFIC PALISADES CA 90272              |
| <b>LAND VALUE</b>                | \$329,800.00 |   |
| <b>BUILDING VALUE</b>            | \$149,500.00 |   |
| <b>NET TAXABLE - REAL ESTATE</b> | \$479,300.00 |   |
| <b>TAX AMOUNT</b>                | \$8,502.78   |   |

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



Best viewed at 800x600, with Internet Explorer

**Building Information:**

Card 1 of 1

|                             |           |
|-----------------------------|-----------|
| <b>Year Built</b>           | 1900      |
| <b>Style/Structure Type</b> | OLD STYLE |
| <b># Stories</b>            | 1.5       |
| <b>Bedrooms</b>             | 3         |
| <b>Full Baths</b>           | 1         |
| <b>Half Baths</b>           | 1         |
| <b>Total Rooms</b>          | 6         |
| <b>Attic</b>                | NONE      |
| <b>Basement</b>             | FULL      |
| <b>Square Feet</b>          | 1721      |

[View Sketch](#)   [View Map](#)   [View Picture](#)



**Outbuildings/Yard Improvements:**

Card 1

|                   |                   |
|-------------------|-------------------|
| <b>Year Built</b> | 1900              |
| <b>Structure</b>  | BOAT DOCK - LIGHT |
| <b>Size</b>       | 1X54              |
| <b>Units</b>      | 1                 |
| <b>Grade</b>      | C                 |
| <b>Condition</b>  | A                 |

**Sales Information:**

| <b>Sale Date</b> | <b>Type</b>     | <b>Price</b> | <b>Book/Page</b> |
|------------------|-----------------|--------------|------------------|
| 10/15/2009       | LAND + BUILDING | \$0.00       | 27325/211        |
| 5/21/1995        | LAND + BUILDING | \$0.00       | /                |
| 5/20/1992        | LAND + BUILDING | \$0.00       | 10091/069        |
| 3/13/1992        | LAND + BUILDING | \$230,000.00 | 9952/129         |

[New Search!](#)

178 Middle



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 0.5.55

ZONING LOCATION ..... PORTLAND, MAINE June 2, 1985

JUN 4 1985

**CITY OF PORTLAND**

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 87-00-20 Island Island, Peaks Island, Me. Fire District #1 , #2

1. Owner's name and address ..... Robert Miller - same Telephone .....

2. Lessee's name and address ..... Telephone 04100 phone .....

3. Contractor's name and address ..... Jack Hutchins - A Street, Peaks Island Telephone 766-4499 .....

Proposed use of building ..... Constructing 12' x 30' deck No. of sheets ..... 1

Last use ..... No. families ..... 1

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 4,000.00

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$ .....

Base Fee .....

Late Fee .....

TOTAL \$ 30.00

To construct sun deck, 12' x 30', on rear of existing dwelling, as per plan. Attached.

Stamp of Special Conditions

ISSUE PERMIT TO #3

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? **NO**

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? **yes**

# RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

*5/25/56-700-OB Equip. N. Grav. N.A. local*

## CONSTRUCTION

| FOUNDATION  | FLOOR CONST.   | PLUMBING   |
|---|--|--|
| CONCRETE <input checked="" type="checkbox"/>  | WOOD JOIST <input checked="" type="checkbox"/>       | BATHROOM <input checked="" type="checkbox"/>       |
| CONCRETE BLOCK  | STEEL JOIST  | TOILET ROOM  |
| BRICK OR STONE  | MILL TYPE  | WATER CLOSET                                       |
| PIERS   | REIN. CONCRETE                                       | LAVATORY   |
| CELLAR AREA FULL  | <b>FLOOR FINISH</b>                                  | KITCHEN SINK <input checked="" type="checkbox"/>   |
| 1/4 <input checked="" type="checkbox"/> 1/2 <input checked="" type="checkbox"/> 3/4 | B 1 2 3  | STD. WAT. HEAT <input checked="" type="checkbox"/> |
| NO. CELLAR  | CEMENT <input checked="" type="checkbox"/>           | AUTO. WAT. HEAT                                    |
| <b>EXTERIOR WALLS</b>   | EARTH  | ELECT. WAT. SYST.                                  |
| CLAPBOARDS <input checked="" type="checkbox"/>                                      | PINE <input checked="" type="checkbox"/>             | LAUNDRY TUBS                                       |
| WIDE SIDING   | HARDWOOD <input checked="" type="checkbox"/>         | NO PLUMBING  |
| DROP SIDING   | TERRAZZO   | <b>TILING</b>                                      |
| NO SHEATHING  | TILE   | BATH FL. & WCOT.                                   |
| WOOD SHINGLES   |  | TOILET FL. & WCOT.                                 |
| ASBES. SHINGLES   |  | <b>LIGHTING</b>                                    |
| STUCCO ON FRAME   | <b>ATTIC FLR. &amp; STAIRS</b>                       | ELECTRIC <input checked="" type="checkbox"/>       |
| STUCCO ON TILE  | <b>INTERIOR FINISH</b>                               | NO LIGHTING  |
| BRICK VENEER  | B 1 2 3  | <b>NO. OF ROOMS</b>                                |
| BRICK ON TILE   | PINE <input checked="" type="checkbox"/>             | BSMT. 2ND 4  |
| SOLID BRICK   | HARDWOOD <input checked="" type="checkbox"/>         | 1ST 3 3RD  |
| STONE VENEER  | PLASTER  | <b>OCCUPANCY</b>                                   |
| CONC. OR CIND. BL.  | UNFINISHED   | SINGLE FAMILY <input checked="" type="checkbox"/>  |
|   | METAL CLG.   | TWO FAMILY   |
| TERRA COTTA   | wallboard <input checked="" type="checkbox"/>        | APARTMENT  |
| VITROLITE   | RECREAT. ROOM  | STORE  |
| PLATE GLASS   | FINISHED ATTIC                                       | THEATRE  |
| INSULATION  | FIREPLACE <input checked="" type="checkbox"/>        | HOTEL  |
| WEATHERSTRIP  | <b>HEATING</b>                                       | OFFICES  |
| <b>ROOFING</b>  | PIPELESS FURNACE <input checked="" type="checkbox"/> | WAREHOUSE  |
| ASPH. SHINGLES <input checked="" type="checkbox"/>                                  | HOT AIR FURNACE                                      | COMM. GARAGE                                       |
| WOOD SHINGLES   | FORCED AIR FURN.                                     | GAS STATION  |
| ASBES. SHINGLES   | STEAM  | <b>ECONOMIC CLASS</b>                              |
| SLATE TILE  | HOT WAT. OR VAPOR                                    | OVER BUILT   |
| METAL   | NO HEATING   | UNDER BUILT  |
| COMPOSITION   |  | DT. 8-9-50 AR-30                                   |
| ROLL ROOFING  | GAS BURNER   | LD. 12 PD. 30                                      |
|   | OIL BURNER <input checked="" type="checkbox"/>       | MS. 12 CK. 70                                      |
| INSULATION  | STOKER   |  |

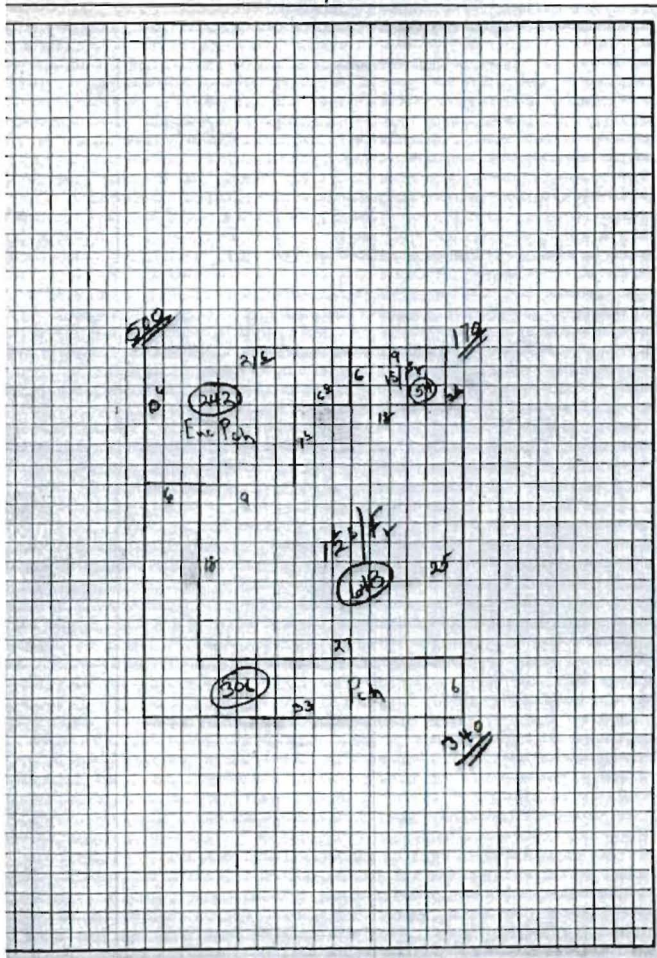
## COMPUTATIONS

| UNIT       | 1951  | 1957 |  |  |  |
|------------|-------|------|--|--|--|
| 678 S. F.  | 2590  |      |  |  |  |
| S. F.      |       |      |  |  |  |
| ADDITIONS  | +1010 |      |  |  |  |
| 5/1st bays | +190  |      |  |  |  |
| BASEMENT   | +60   |      |  |  |  |
| WALLS      |       |      |  |  |  |
| ROOF       |       |      |  |  |  |
| FLOORS     |       |      |  |  |  |
| ATTIC      |       |      |  |  |  |
| FINISH     |       |      |  |  |  |
| FIREPLACE  | +140  |      |  |  |  |
| HEATING    | -60   | 1200 |  |  |  |
| PLUMBING   |       |      |  |  |  |
| TILING     |       |      |  |  |  |
| TOTAL      | 3930  | 4130 |  |  |  |
| FACT. +10  | +260  | +240 |  |  |  |
| REP. VAL.  | 4190  | 4390 |  |  |  |

## SUMMARY OF BUILDINGS

| OCCY | TYPE         | GR. | AGE | REMOD. | COND. | REP. VAL. | P. D. | PHY. VAL. | F. D.  | SOUND VAL. | TAX VAL. | Y |
|------|--------------|-----|-----|--------|-------|-----------|-------|-----------|--------|------------|----------|---|
| Dwg  | A 1 1/2 / Fr | D   | 60? |        | F     | 4190      | 57%   | 2100      | 20 1/2 | 1680       | 1000     |   |
|      | B            |     |     |        |       | 4390      | 50    | 2200      | 20 1/2 | 1760       | 1050     | S |
|      | C            |     |     |        |       |           |       |           |        |            |          |   |
|      | D            |     |     |        |       |           |       |           |        |            |          |   |
|      | E            |     |     |        |       |           |       |           |        |            |          |   |
|      | F            |     |     |        |       |           |       |           |        |            |          |   |
|      | G            |     |     |        |       |           |       |           |        |            |          |   |

| YEAR     | 1951 | 1951 TOTAL BLDGS. |      |
|----------|------|-------------------|------|
| TAX VAL. |      | 1957              | 1050 |
| OLD VAL. |      | 19                | 19   |
| CHANGE   |      | 19                | 19   |



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

JAN 8 1963

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... **01609** .....

ZONING LOCATION ... **R-3** ..... PORTLAND, MAINE Jan. 3, 1963

**CITY OF PORTLAND**

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... **87-00-20 Island Avenue, Peaks Island** ..... Fire District #1  #2

1. Owner's name and address **Robert Miller, r. sama** ..... Telephone .....

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address **Jack Hutchins, A. Street, Peaks Is** Telephone **766-4498** .....

Proposed use of building ... **single fam** ..... No. of sheets **2** .....

Last use ..... **same** ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ **4,800.00** ..... Appeal Fees \$ .....

FIELD INSPECTOR—Mr. .... Base Fee .....

@ 775-5451

Late Fee .....

Remodel porch area (rear) for living room, as per plans. TOTAL \$ **35.00** .....

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? ... **yes** .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: ..... DATE .....

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER .....

Will work require disturbing of any tree on a public street? .. **no** .....

ZONING: **D. K. M. J. T.** .....

BUILDING CODE: .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ... **yes** .....

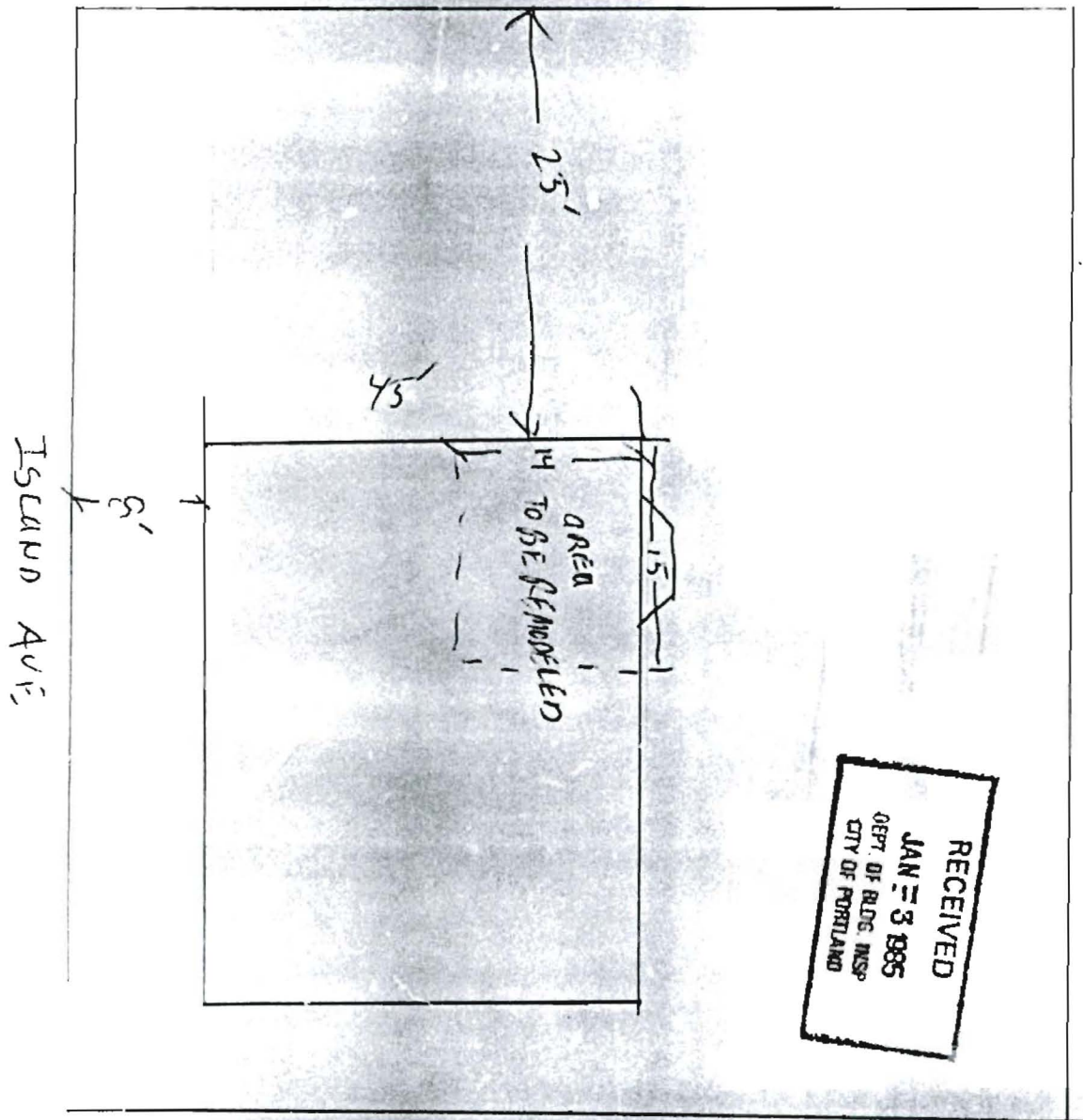
Fire Dept: .....

Health Dept: .....

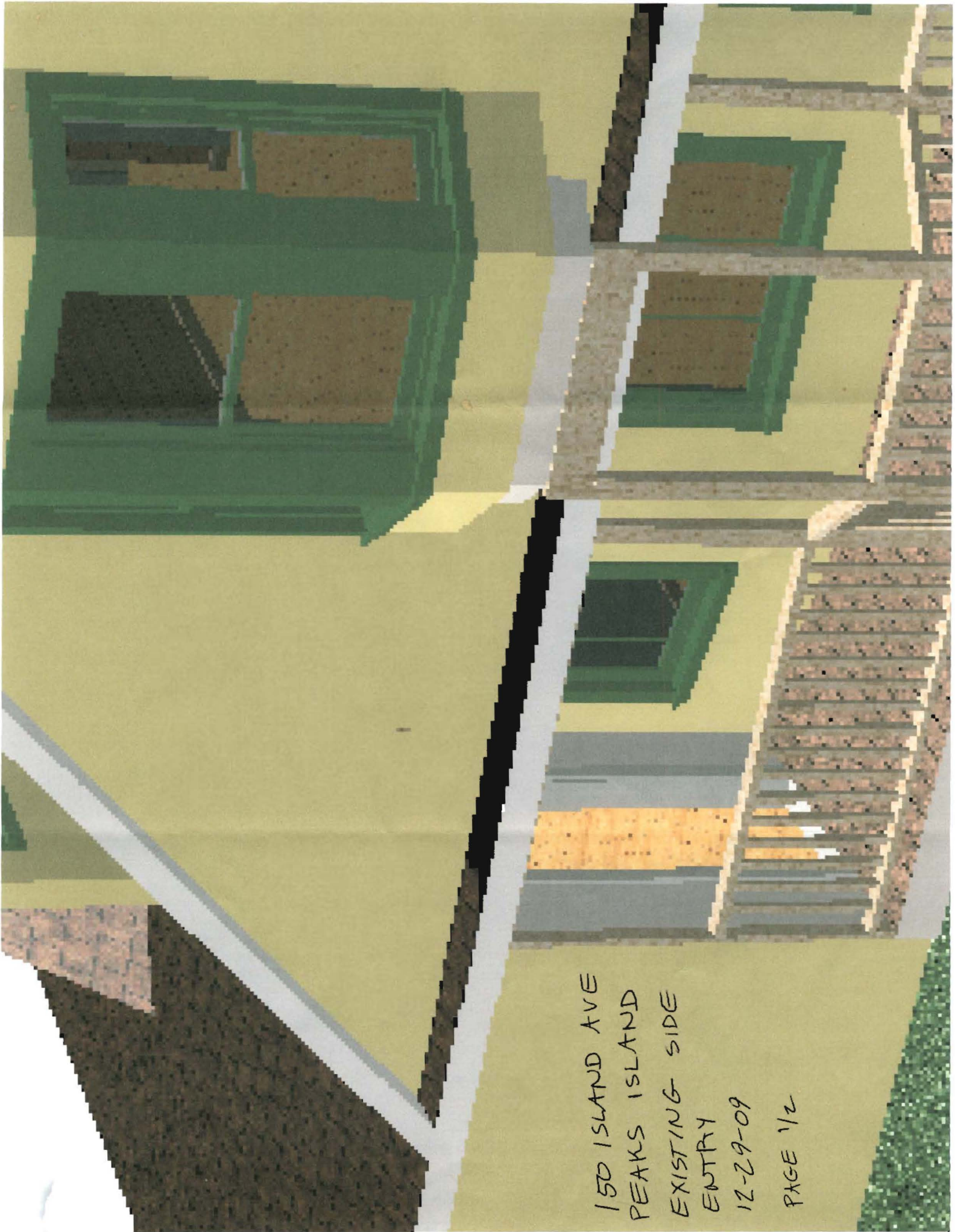
Others: .....

*Robert Miller*

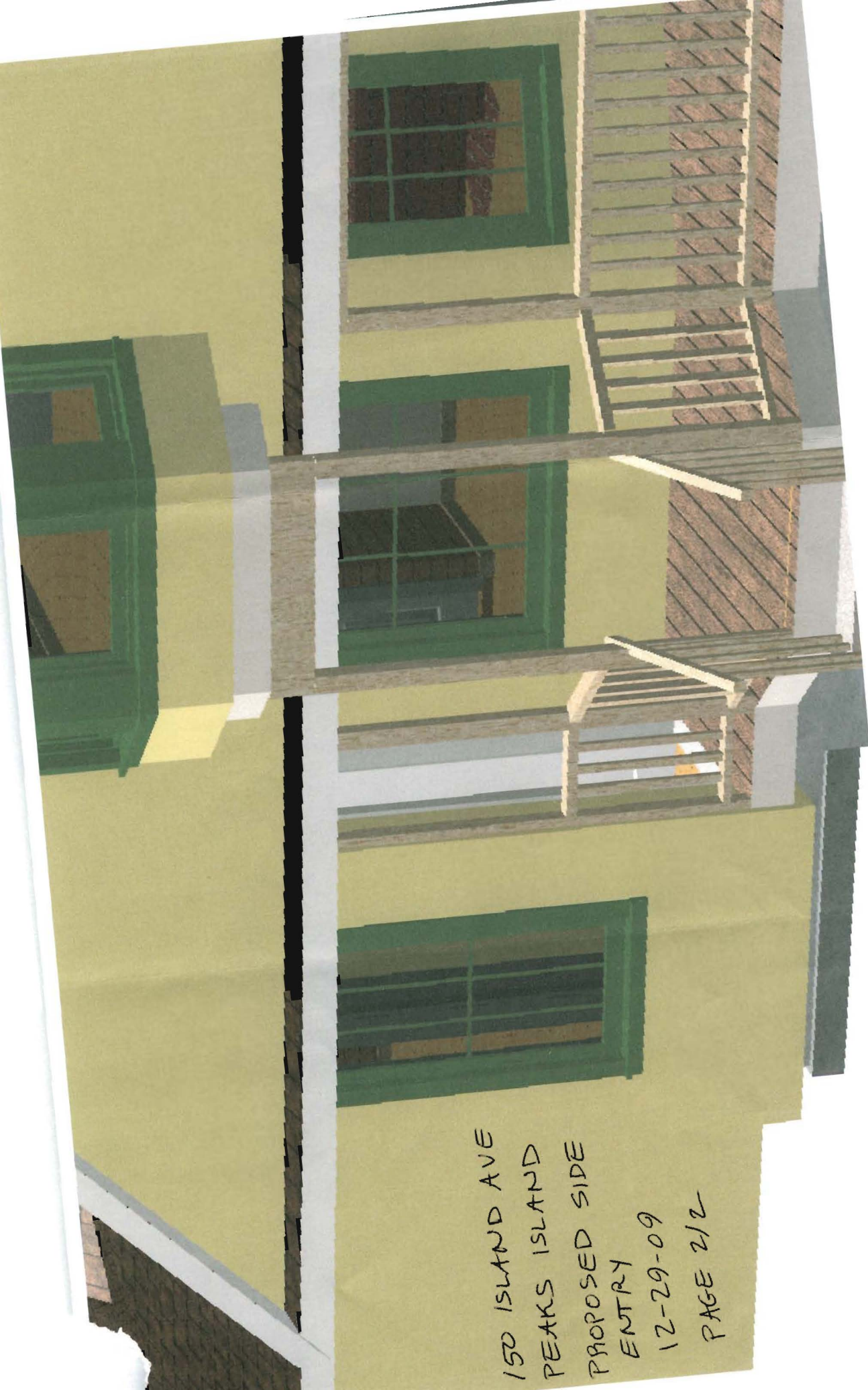
SMUCKER  
400 AVE  
AKS ISLAND



RECEIVED  
JAN 3 1985  
DEPT OF BLDG. INSP  
CITY OF PORTLAND



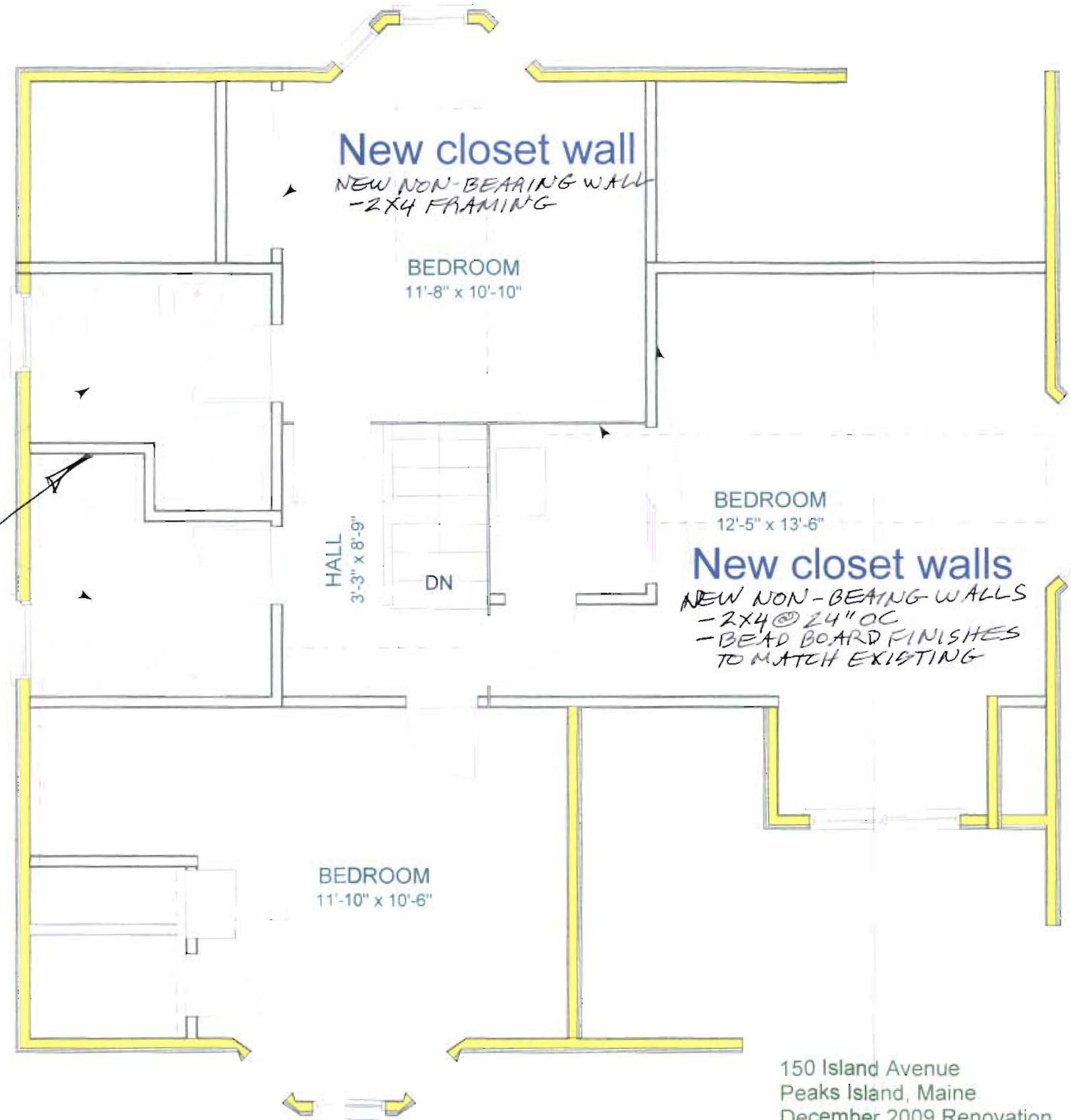
150 ISLAND AVE  
PEAKS ISLAND  
EXISTING SIDE  
ENTRY  
12-29-09  
PAGE 1/2



150 ISLAND AVE  
PEAKS ISLAND  
PROPOSED SIDE  
ENTRY  
12-29-09  
PAGE 2/2

**New "mirrored"  
bathroom layout**

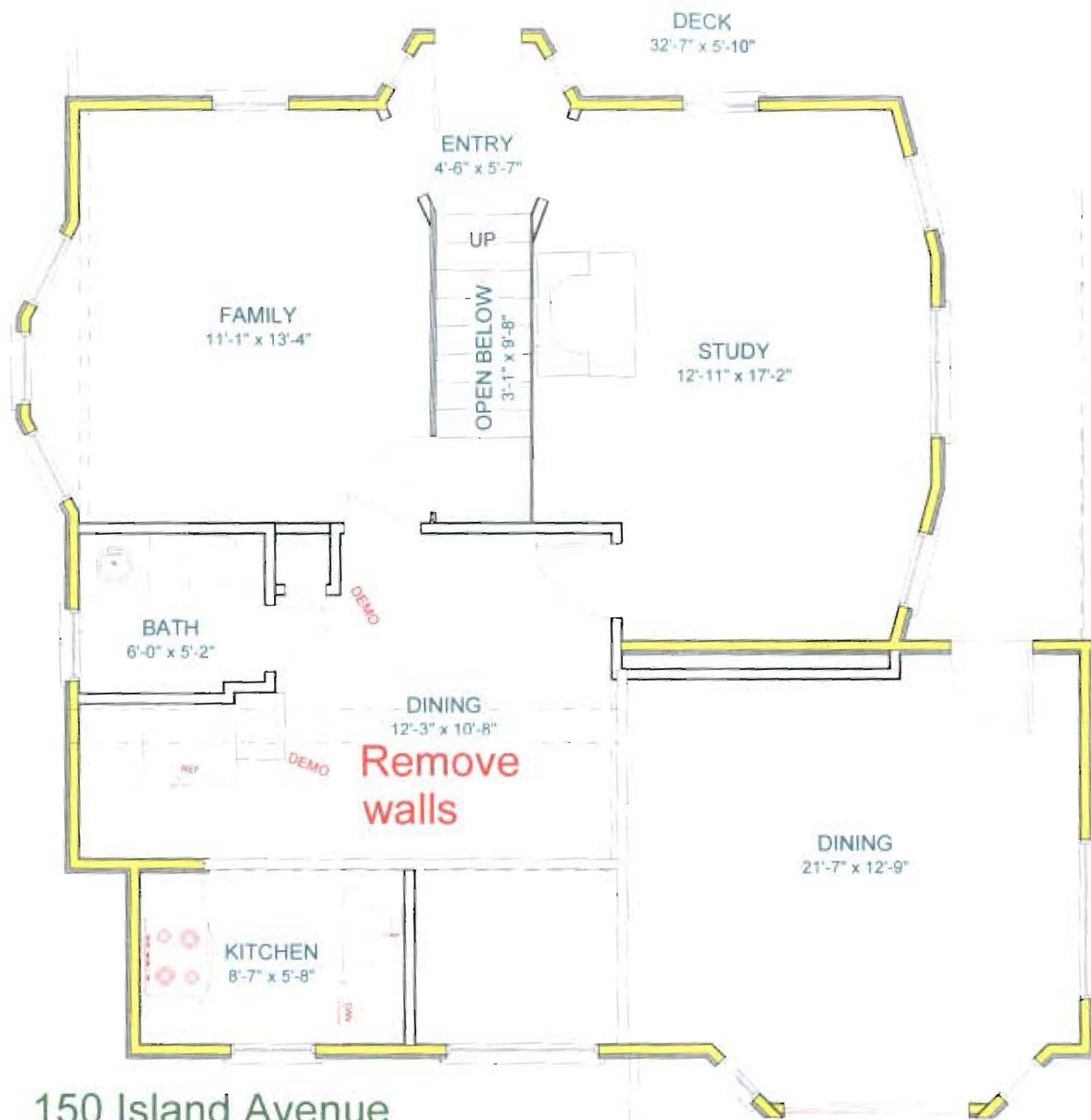
- NEW NON-BEARING WALLS
- 2X4 @ 16" O.C.
- TILE BOTH SIDES



**Proposed second floor plan**

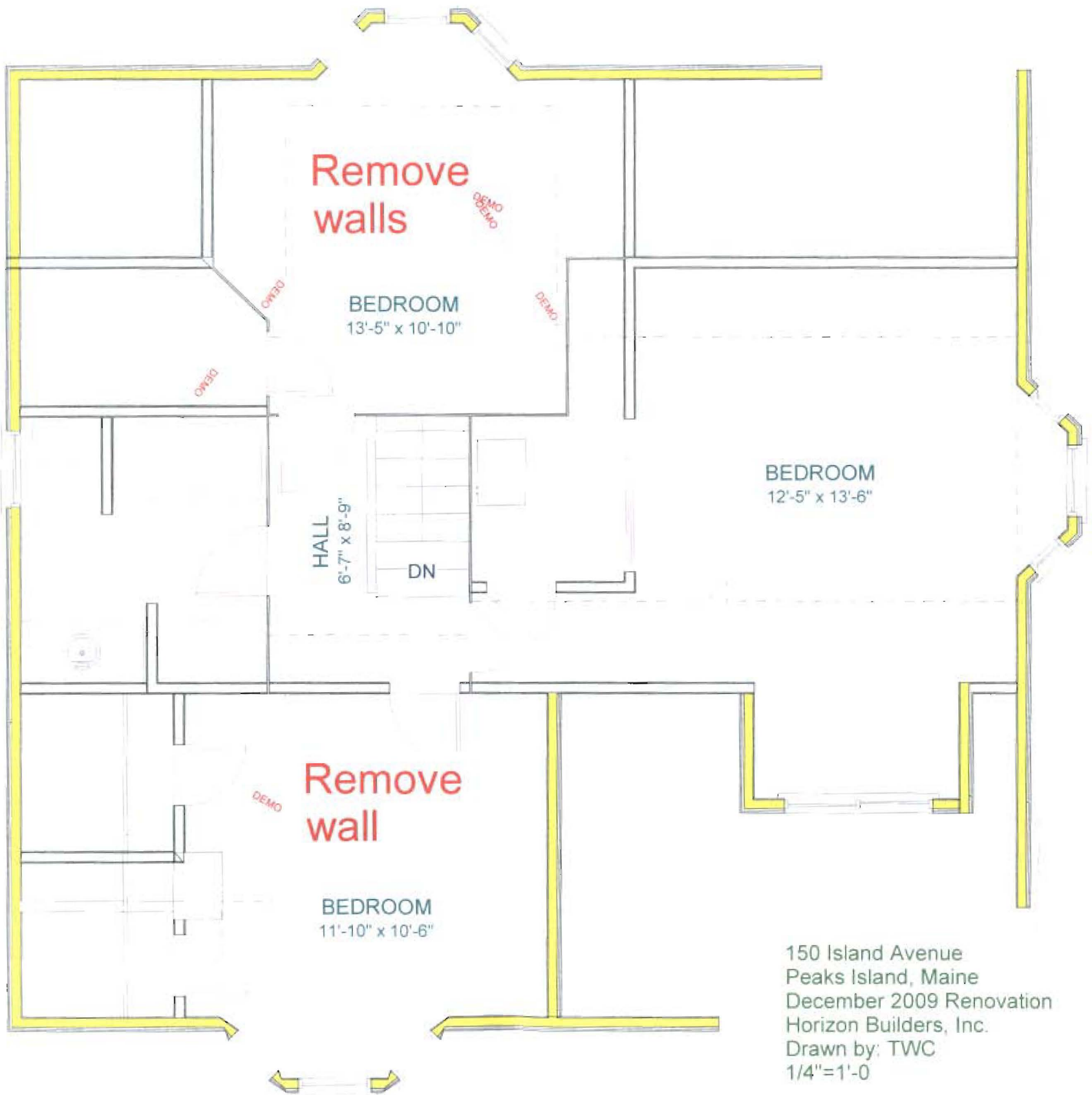
150 Island Avenue  
Peaks Island, Maine  
December 2009 Renovation  
Horizon Builders, Inc.  
Drawn by: TWC  
1/4"=1'-0"





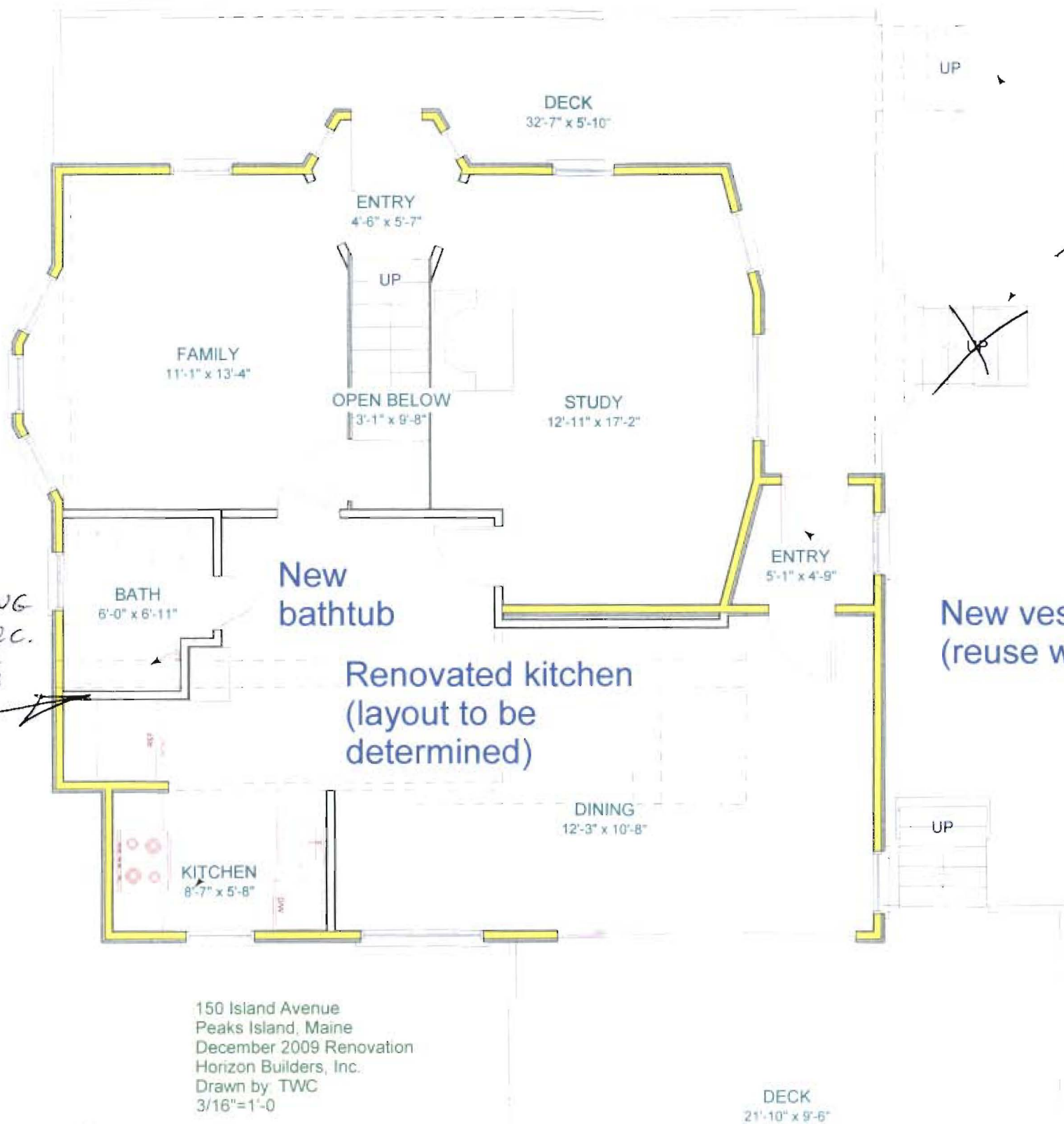
150 Island Avenue  
 Peaks Island, Maine  
 December 2009 Renovation  
 Horizon Builders, Inc.  
 Drawn by: TWC  
 3/16"=1'-0

**First floor existing conditions**



150 Island Avenue  
 Peaks Island, Maine  
 December 2009 Renovation  
 Horizon Builders, Inc.  
 Drawn by: TWC  
 1/4"=1'-0"

**Second floor existing conditions**



Relocate existing steps

STEPS TO REMAIN IN CURRENT LOCATION

NEW NON-BEARING WALLS - 2X4 @ 16" O.C.  
 - TILE ONE SIDE, GWB OPP. SIDE

New vestibule (reuse window)

NEW NON-BEARING EXTERIOR WALLS - 2X6 @ 24" O.C.  
 - R19  
 - (3) 2X6 HEADERS  
 - SIDING TO MATCH EXISTING  
 - BEAD BOARD INT. FINISH  
 - 1/2" OSB SHEATHING

150 Island Avenue  
 Peaks Island, Maine  
 December 2009 Renovation  
 Horizon Builders, Inc.  
 Drawn by: TWC  
 3/16" = 1'-0"

**Proposed first floor plan**

DECK  
 21-10" x 9-6"