

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

INSPECTION PERMIT

PERMIT ISSUED
Permit Number: 060833
JUL 14 2006
CITY OF PORTLAND

This is to certify that TWIN PEAKS LLC/JOHN
has permission to Interior renovation
AT 242 ISLAND AVE P.I

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 permission procured before this building or part thereof is lashed or closed-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]
7/10/06

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0833	Issue Date: PERMIT ISSUED JUL 14 2006	CBL: 087 W006001
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Location of Construction: 242 ISLAND AVE P.I.	Owner Name: TWIN PEAKS LLC	Owner Address: 30 MILK ST	Phone:
Business Name:	Contractor Name: John Larson	Contractor Address: 909 Seashore Ave Peaks Island	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IR-2

Past Use: Residential 4 unit	Proposed Use: Residential 4 unit. Interior renovations	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
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Proposed Project Description: legal use: four (4) Residential D.U.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO NFPA 101	INSPECTION: Use Group: R2 Type: SB 7/19/06
	Signature: Greg Carr	Signature: [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 06/06/2006	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	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"/> <input type="checkbox"/> Denied Date: 9/4/20/06	Zoning Appeal <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:	Historic Preservation <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:
	[Signature]		

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



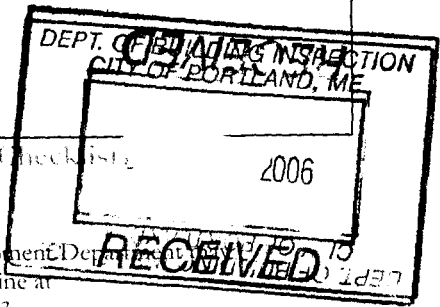
General Building Permit Application

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>242 Island Ave, Peaks Island, ME 04108</u>		
Total Square Footage of Proposed Structure <u>N/A - Existing Structure</u>	Square Footage of Lot <u>0.129 Acres (5619 Sq Ft)</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87-W-6</u> Block# Lot#	Owner: <u>TWIN PEAKS LLC</u>	Telephone: <u>615-289-0871</u> <u>Alan Siefker</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Twin Peaks LLC</u> <u>Alan Siefker - 615-289-</u> <u>909 Seashore Ave 0871</u> <u>Peaks Island, ME 04108</u>	Cost Of Work: \$ <u>30,000⁰⁰</u> Fee: \$ _____ C of O Fee: \$ <u>291⁰⁰</u>
Current Specific use: <u>Apartments 4 Unit Residential</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>No Change - Apartments</u>		
Project description: <u>General Updating + Remodeling of Apartments</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Jon Larson</u>		
Mailing address: <u>909 Seashore Ave</u> Phone: <u>207-766-4438</u>		
<u>Peaks Island, ME 04108</u>		

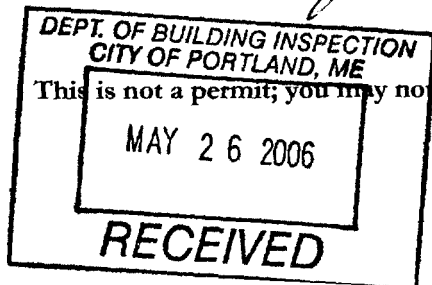
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department requests additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: [Signature] Date: 5-24-06



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

Alan Siefker
Twin Peaks LLC
909 Seashore Ave.
Peaks Island, ME 04108

May 24, 2006

Building Inspections Office
Room 315
389 Congress Street
Portland, ME **04101**

Dear Sir or Madam:

We are applying for a building permit to remodel and update the interior space of 4 existing apartments at 242 Island Avenue, Peaks Island, Maine. The remodeling project includes the following:

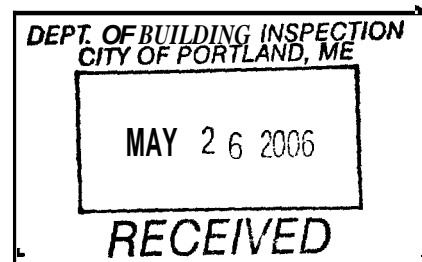
1. Removing non load bearing walls between existing kitchens and bedroom in all 4 units, as shown on plans.
2. Adding closet space as shown.
- 3, incorporating part of hall space into small bedrooms and bathrooms as shown.
4. Adding an additional bathroom in unit 1 only as shown.
5. Moving kitchen sinks in units 3 and 4 as shown
6. Where necessary replacing hand rails on existing stairs to comply with Portland code.

If you have any question or concerns, please do not hesitate to call me at 615-289-087.

Sincerely,



Alan J. Siefker
Twin Peaks LLC



(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #87-W-6 Island Avenue, Peaks Island

Date of Issue 8-22-75

Issued to Jackson & Casey Corp.

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 74/474, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

four family apartment

Limiting Conditions: none

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

00474 MAY 25 1974

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R3 PORTLAND, MAINE, ... ART 11, 22, 1974

CITY of PORTLAND

To the DIRECTOR 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 Plan 87 Lot W6 Island Ave, Peaks Island Fire District #1 #2

1. Owner's name and address Jackson & Casey Corp. - Peaks Island Telephone 766-2817

2. Lessee's name and address

3. Contractor's name and address Jackson & Casey ... Peaks Island Telephone

4. Architect

Specifications

Plans

No. of sheets

Proposed use of building apt. house No. families 4

Last use apt. store No. families

Material wood No. stories 3 Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$ 30,000 Fee \$ 90.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

..... application is for: @ 775-5451 Change of use from store and two apartments and hall to four apartments with alterations

Dwelling

Garage

Alterations

Demolitions

Change of Use

Other

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

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay

Appeal sustained 5-16-74

PERMIT IS TO BE ISSUED TO 1 2 3 4

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?

Size, front depth No. stories

Material of foundation Thickness, top

Kind of roof Rise per foot Roof covering

No. of chimneys Kind Material of chimney Dressed or full size?

Framing Lumber—Kind

Size Girder Columns under girders Size Max on centers

Studs (outside walls and carrying partitions) 2x- 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 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? ..

ZONING C.R. 57, 28174 - Allen

BUILDING CODE

Will there be in charge of the above work a person competent

Fire Dept

to see that the State and City requirements pertaining thereto

Health Dept

are observed?

..... yes

Jackson & Casey
Edward L. Casey Phone #

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

Card Number	1 of 1
Parcel ID	087 W006001
Location	242 ISLAND AVE
Land Use	FOUR FAMILY
Owner Address	TWIN PEAKS LLC 30 MILK ST PORTLAND ME 04112
Book/Page	23810/101
Legal	87-W-6 ISLAND AVE PEAKS ISLAND 5600 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$120,830	\$198,340	\$319,170

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$188,600	\$251,300	\$439,900

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1875	Style Colonial	story might 2	Sq. Ft. 4800	Total Acres 0.129	
Bedrooms 8	Full Baths 4	Half Baths	Total Rooms 16	Attic Full Finsh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	condition
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Sales Information

Date	Type	Price	Book/Page
03/31/2006	LAND + BLDING	\$540,900	23810-101
04/01/1997	LAND + BLDING		13055-032

Picture and Sketch

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

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

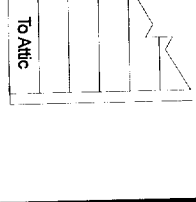
25' 0" 2nd Floor Proposed

25' 0"

Deck



Living Room
Unik 3
Kitchen 17' 11"



From 1st Floor

Kitchen

Unit 4

Living Room

Bedroom 2

2

Master Bedroom

Bathroom

Bathroom

Bedroom 2

Master Bedroom

Storage Room

Closet

Entrance Hall

18' 6"

6' 6"

17' 3"

12' 0"

9' 0"

18' 11"

11' 2"

6' 9"

8' 3"

7' 9"

16' 3"

13' 9"

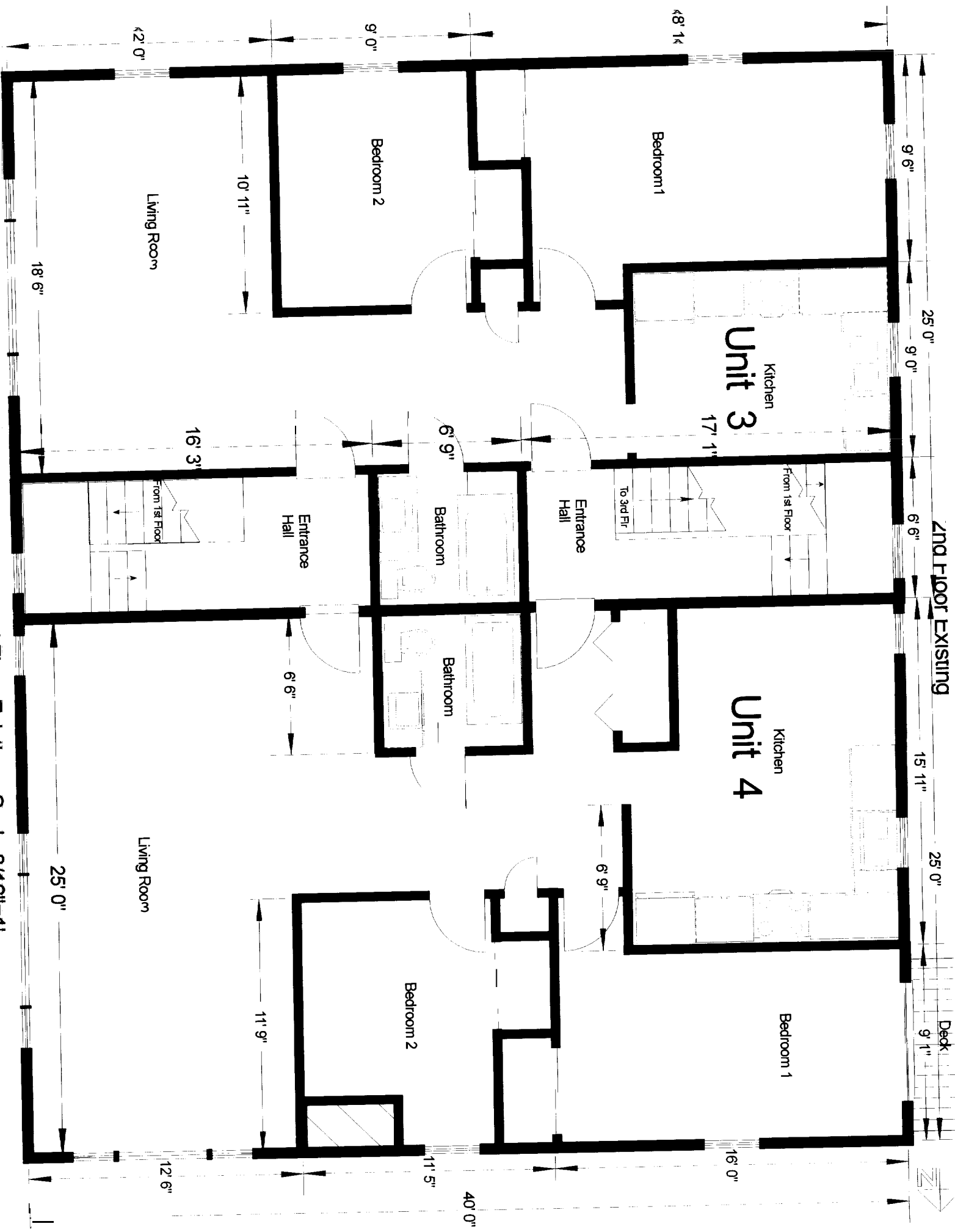
11' 5"

12' 6"

40' 0"

242 Island Ave. Peaks Island - 2nd Floor Proposed Scale 3/16"=1'

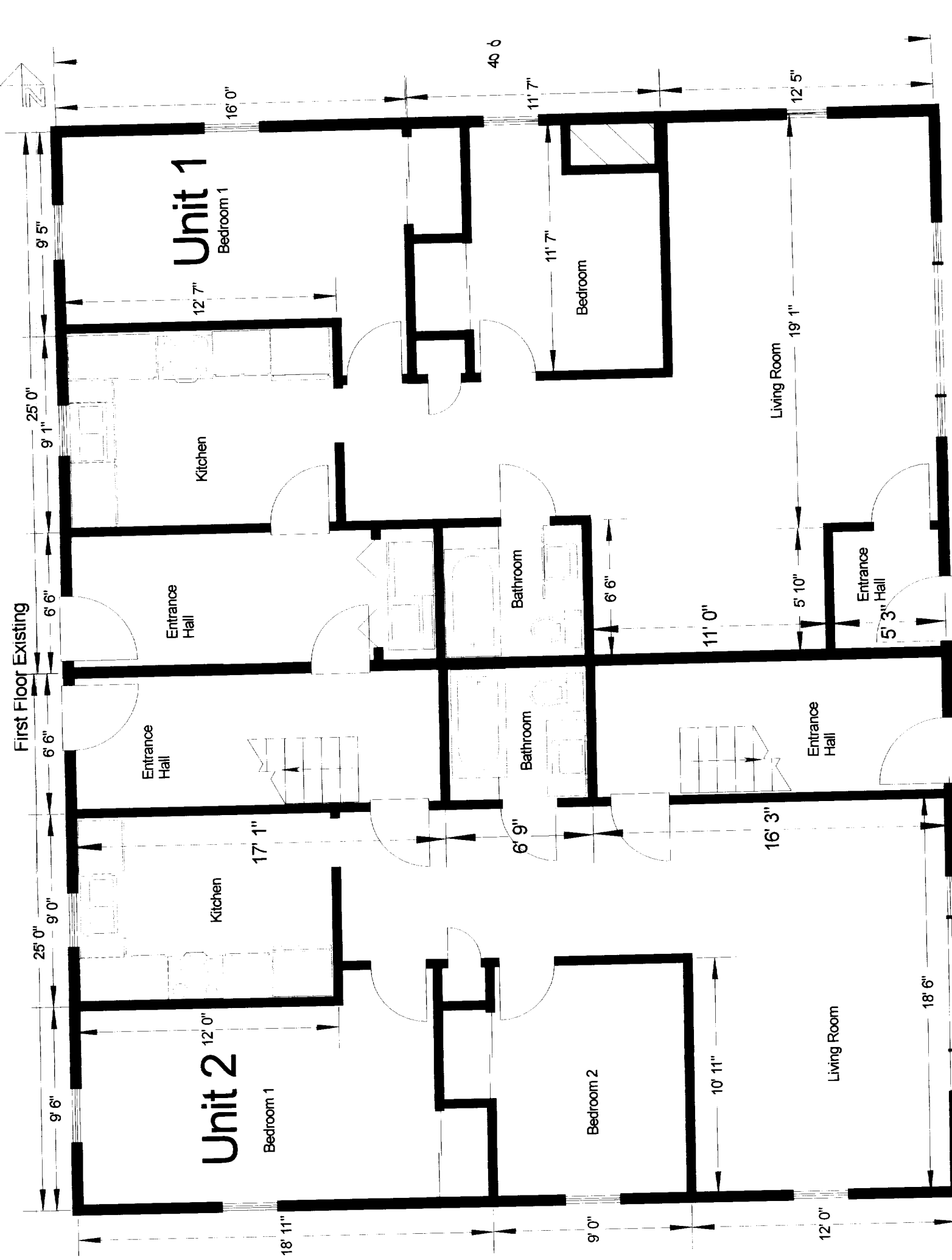
242 Island Ave, Peaks Island - 2nd Floor Existing - Scale 3/16"=1'



2nd Floor Existing

Deck
9' 1"



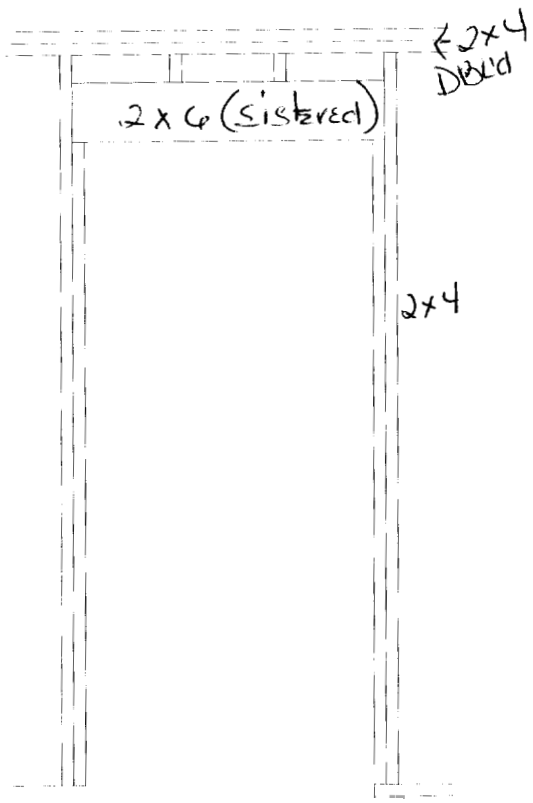


242 Island Ave, Peaks Island - First Floor Existing - Scale 3/16"=1'

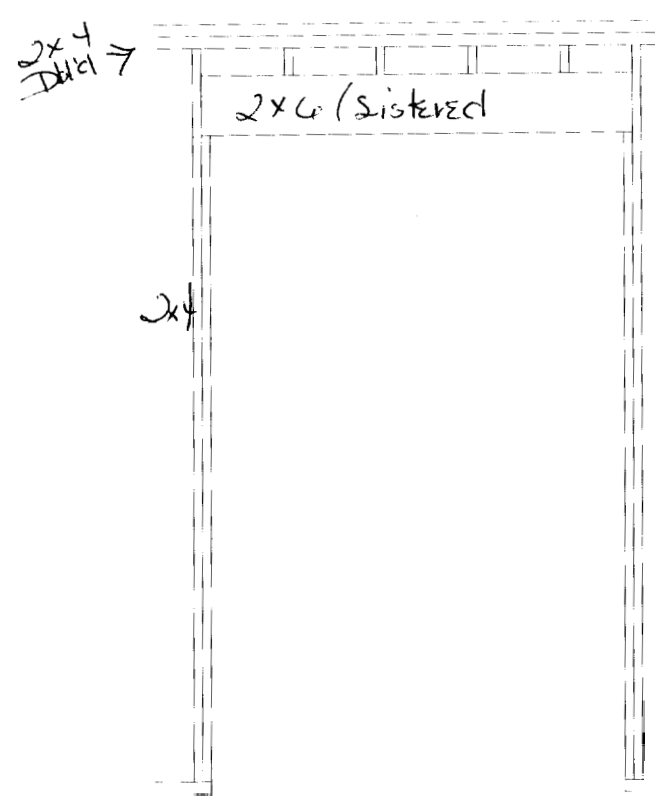
Door Schedule

- ① Masonite Model 108866 32"x108'
- ② Trusite Model VG2020 2-24"x108'

32" Framed Door Opening



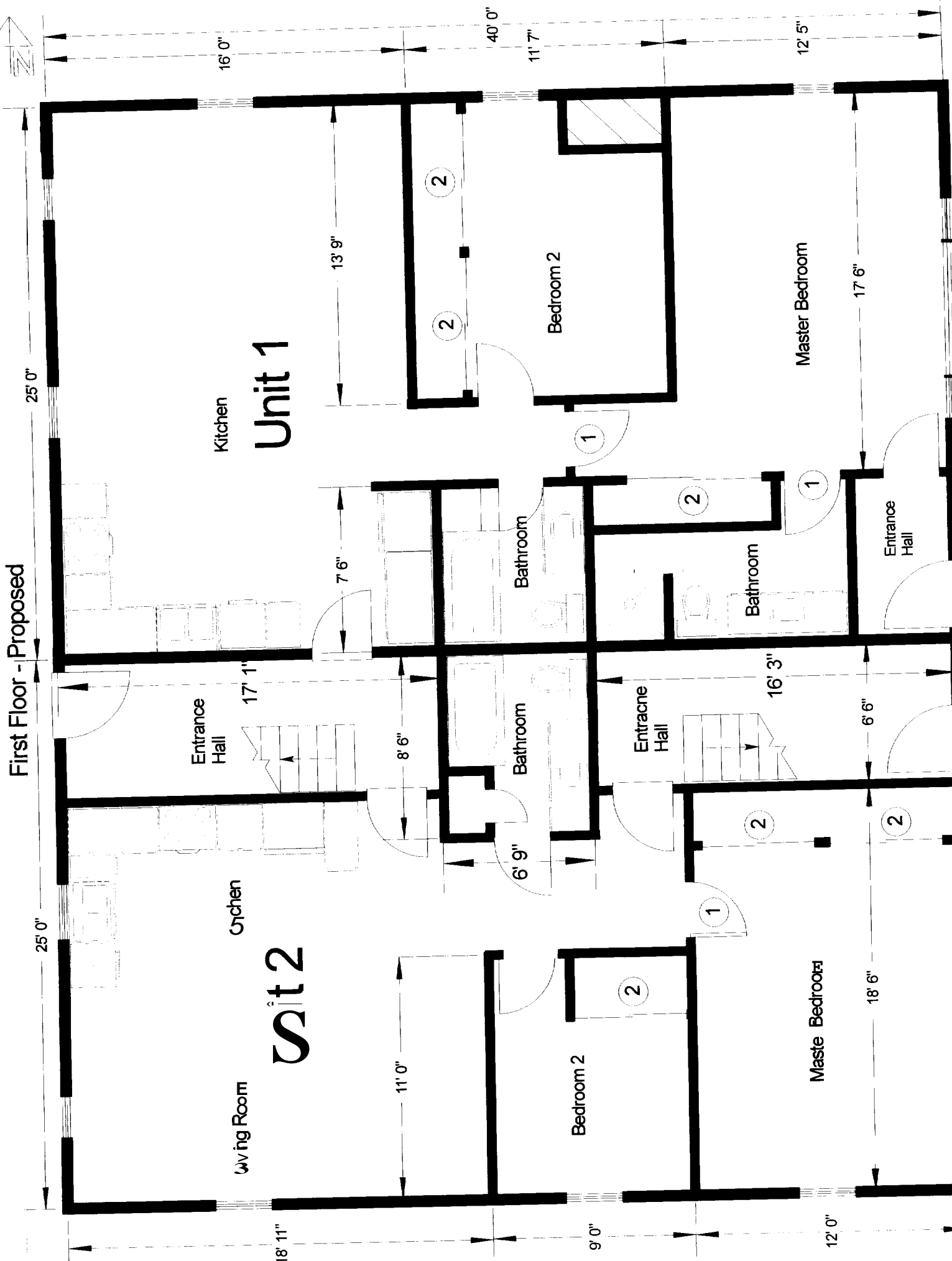
48" Framed Closet Door Opening



Scale 1/2"=1'

242 Island Ave, Peaks Island

First Floor - Proposed



Unit 1

Unit 2

Kitchen

Living Room

Kitchen

Bedroom 2

Bedroom 2

Master Bedroom

Master Bedroom

Bathroom

Bathroom

Bathroom

Entrance Hall

Entrance Hall

25' 0"

25' 0"

16' 0"

17' 1"

13' 9"

7' 6"

8' 6"

11' 0"

40' 0"

11' 7"

12' 5"

16' 3"

17' 6"

18' 6"

18' 11"

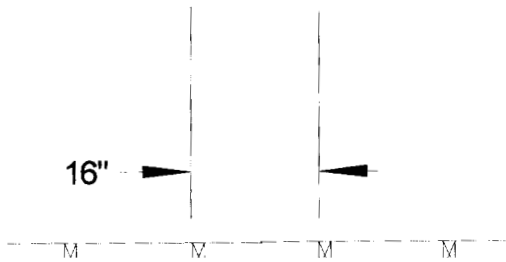
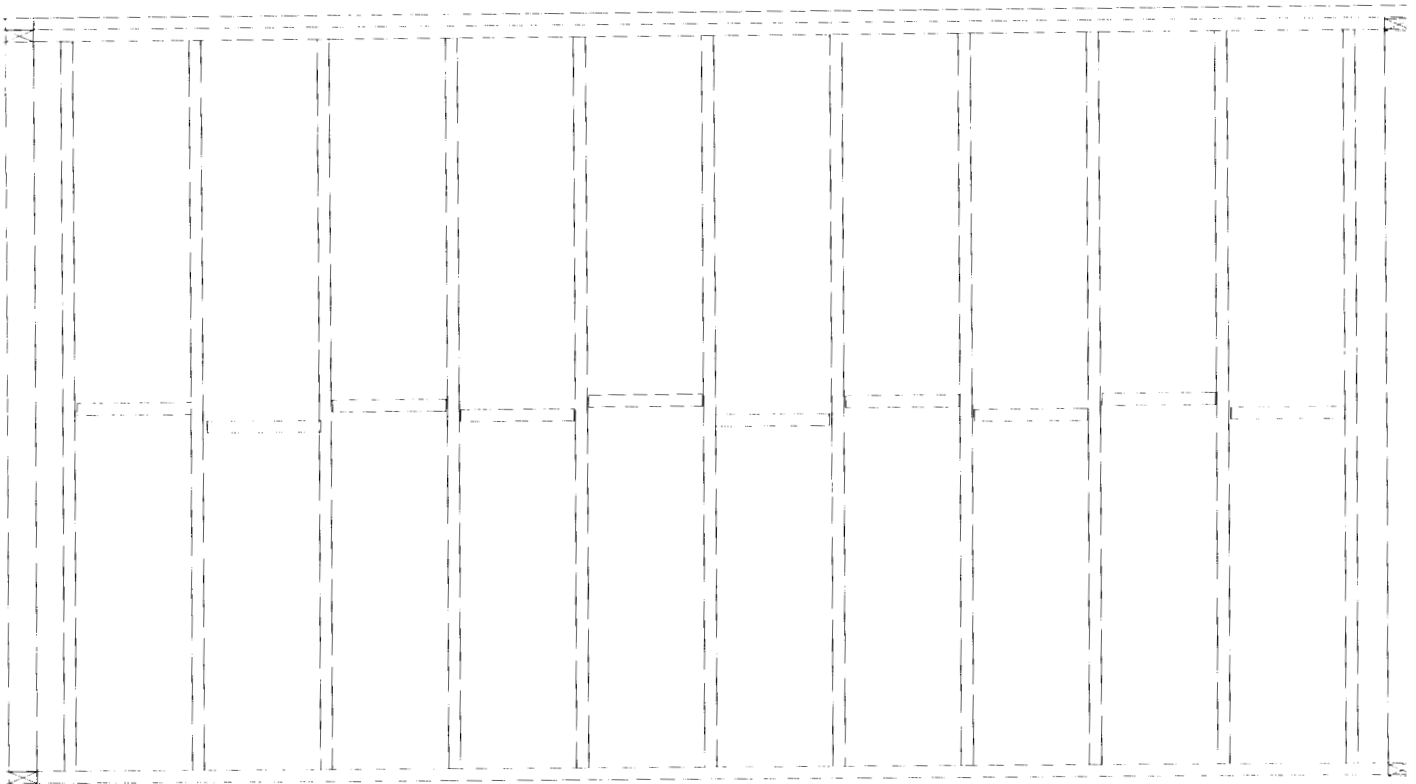
9' 0"

12' 0"

242 Island Ave, Peaks Island - First Floor Proposed - Scale 3/16"=1'

Wall Section

Double Plated 2x4



Scale 1/2"=1'

242 Island Ave, Peaks Island

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0833	Date Applied For: 06/06/2006	CBL: 087 W006001
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Location of Construction: 242 ISLAND AVE, P.I.	Owner Name: TWIN PEAKS LLC	Owner Address: 30 MILK ST	Phone:
Business Name:	Contractor Name: John Larson	Contractor Address: 909 Seashore Ave Peaks Island	Phone:
Lessee/Buyer's Name	Phone:	Alterations - Commercial	

	Proposed Project Description: Interior renovations.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/20/2006
Note: c of o on file for four dwelling units			Ok to Issue: <input type="checkbox"/>
<ol style="list-style-type: none"> 1) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval. 2) 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. 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. 4) 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: 07/10/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Each Sleeping room must have one egress sized window (5.7 sq. Ft. Net opening of one sash) with a sill height of less than 44 inches. 2) All partitions and floor ceiling assemblies that separate dwelling units from dwelling units or common areas must have a One hour fire resistance rating and a sound transmission class of 50. All penetration must be protected in accordance with chapter 7 of the 2003 IBC. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 06/21/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) All building construction shall comply with NFPA 101. 			

Comments:
7/10/2006-mjn: Left with owner, need much more information. Met w/ owner agreed to Egress windows And Fire ratings and STC's