

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

Location of Construction: 242 Island Ave, Peaks Isl		Owner: George Clark & James Lagoulis		Phone: 766-2295	
Owner Address: P.O. Box 69 Peaks Isl, ME		Lessee/Buyer's Name: 04108		Phone: BusinessName:	
Contractor Name:		Address:		Phone:	
Past Use: 7 Unit Dwelling		Proposed Use: 7 Condo Units		COST OF WORK: \$	
				PERMIT FEE: \$ 175.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group R-2 Type: BOC #96	
				Signature: <i>[Signature]</i>	
Proposed Project Description: Condoize Units		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>	
		Action: Approved <input type="checkbox"/>		Date:	
		Approved with Conditions: <input type="checkbox"/>			
		Denied <input type="checkbox"/>			
Permit Taken By: Mary gresik		Date Applied For: 06 May 1997			

Permit No: **970498**
PERMIT ISSUED
 Permit Issued:
MAY 27 1997
CITY OF PORTLAND

Zone: ~~CBL: 087-00-021~~
 87-Z-019/020
 Zoning Approval: **M84 APPROVED**
THIS FOR 7 CONDOS -
Special Zone or Reviews:
 Shoreland *OK*
 Wetland *OK*
 Flood Zone *5/27/97*
 Subdivision
 Site Plan maj minor mm

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: 8/6/97
[Signature]

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

SIGNATURE OF APPLICANT *[Signature]* George Clark ADDRESS: DATE: 06 May 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT *[Signature]*
m. leary

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				Signature: <i>[Signature]</i>		Signature:	
Proposed Project Description: Condoize Units				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	
Permit Taken By: Mary Gresik		Date Applied For: 06 May 1997					

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

SIGNATURE OF APPLICANT George Clark	ADDRESS:	DATE: 06 May 1997	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT

COMMENTS

6-9-97 Certificate of Occupancy was already issued by
Arthur Addatto

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

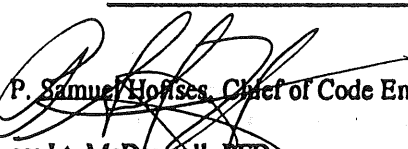
BUILDING PERMIT REPORT

DATE: 27 MAY 97 ADDRESS: 242 Island Ave, Peaks IS
REASON FOR PERMIT: 7 unit dwelling to 7 Condo unit
BUILDING OWNER: George Clark & James Zagoulis
CONTRACTOR: George Clark
PERMIT APPLICANT: ↑ APPROVAL: *1, *11, *15, *26

CONDITION(S) OF APPROVAL

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals 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) U.L. 103.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 15. 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 basementsIn 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)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. 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)
- 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26. A minimum of a (1) one hour Fire Separation assembly
must be maintained between dwelling units,
- 27. _____
- 28. _____


P. Samuel Hofses, Chief of Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal

April 22, 1997

Avenue House Unit # _____
Peaks Island, Maine 04106

Re: Unit # _____
Legal Notice re conversion of condominium ownership
Lease expires _____, 199__

Dear _____:

1. General Explanation:

We intend to establish a condominium to be known as The Avenue House, a Condominium. We are required by the State of Maine and the City of Portland to give you this notice. The contents of this notice are set by law, but it basically provides that you have a Sixty (60) day period beginning with the date of the delivery or mailing of this notice to you in which to decide if you would like to purchase your unit. If you do not wish to purchase your unit and your lease will expire, you may continue to live in your unit (even if your lease expires) for a period of one hundred twenty (120) days from the date you receive this notice on the same terms as your current lease, although you must continue to pay your rent and otherwise perform your obligations as a tenant,

If you do not wish to purchase your unit, we expect that some buyers may wish to continue to rent their units to tenants, We expect to make these situations available on a first come - first served basis although we do not guarantee that any specific tenants may be accommodated. Otherwise you will be required to vacate your unit at the end of the 120 day period, Although your lease may continue for many more months, under the Portland ordinance you also have the option to vacate your unit at any time without penalty upon 90 days notice, The sooner that you indicate your plans, the sooner we will be able to accommodate your situation.

The provisions of the notices to be given under the Portland ordinance and Maine statute are not consistent, and in addition the Portland ordinance is more comprehensive.

The enclosed Condominium Documents contain material required by law in order to help you make a decision as to whether you should purchase your unit. You should review it before you make your decision.

2. City of Portland Ordinance:

This notice is given to you as a tenant pursuant to the requirements of such Ordinance §14-565 of the City of Portland, Maine and pursuant to the Maine Condominium Act, 33 M.R.S.A, §1604-111, relating to the conversion of any rental unit to a condominium unit.

The City of Portland requires that we include the following notice:

"If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments, If you have questions about your rights und the law, or complaints about the way you have been treated by the developer you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone 775-5451)."

(A) Required Notice of Conversion and Lease Termination:

The undersigned, as owner, hereby gives notice of its intent to convert your apartment unit in the Avenue House, Portland, Maine to a condominium unit. A copy of the Portland Ordinance is included, As the tenant in possession of your unit you have the exclusive right to purchase your unit at a specified price for the first 60 days after you receive this notice. During this 60 day period, your unit may not be shown to other prospective purchasers unless you waive your right to purchase your unit,

As the undersigned is converting the Avenue House property to a condominium, notice is hereby given terminating your tenancy on the later to occur of: (a) 120 days from the date of the receipt of this notice or (b) the end of your Lease. our records indicate that your current lease terminates on the date set forth at the beginning of this letter. Notwithstanding the foregoing (i) if you buy your unit, you will not be required to vacate your unit, or (b) if you violate the terms of your tenancy prior to that date, your tenancy may be terminated prior to that date. This notice constitutes a notice to vacate at such time under 14 M.R.S.A, Section 6001.

(B) Delivery and Effect of Notice:

This notice must be either hand delivered to you, the tenant, or mailed by certified mail, return receipt requested, postage prepaid to you, the tenant, at the address of the unit or such other address as you, the tenant may provide. This notice shall be effective when actually received. No tenant will be required to vacate without having been given this notice as required under said Ordinance, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of your tenancy, including rent, will not be altered during the one year period applicable to your tenancy as set forth hereinabove, except as expressly provided in any pre-existing written lease.

(C) Option to Purchase and Possible Right of Refusal:

For the 60 days period following the giving of this notice, as Tenant you shall have an exclusive and irrevocable option to purchase, at the price set forth as the "exclusive selling price to Tenants," the unit you now occupy, which option may not be assigned, This right does not apply to other units. Such right may be exercised by signing and returning to us during the 60 day period the Unit Purchase and Sale Agreement being delivered to you together with your deposit. If you do not purchase or contract to purchase such unit following receipt of this notice, the undersigned may not convey or offer to convey the unit which you now possess to any other person or persons during the following 180 days at a price or on terms more favorable than the price or terms previously offered to you unless the more favorable price or terms are first offered to you.

3. Notice under the Maine Condominium Act, 33 M.R.S.A. Section 1604-111:

(A) Notice of Conversion:

Notice is hereby given to each of the residential tenants and any residential subtenant in possession of a portion of the Avenue House, Portland, Maine, of the conversion of your apartment or rental unit therein to a condominium unit. This notice under the Maine Condominium Act, 33 M.R.S.A, Section 1604-111, is being given no later than 120 days before any tenant or any subtenant in possession will be required to vacate. As set forth in 33 M.R.S.A. Section 1604-111, the specification of a date by which a unit must be vacated and compliance with 14 M.R.S.A. Section 6001, constitutes a notice to vacate under 14 M.R.S.A, Section 6001.

Under 33 M.R.S.A. Section 1604-111, this notice shall be hand delivered to the unit or mailed by prepaid United States, mail to the Tenant and any subtenant at the address of the unit or any other mailing address provided by a tenant. No tenant or subtenant will be required to vacate upon less than 120 days' notice, except by reason of non-payment of rent, waste or conduct that disturbs other tenants' peaceful enjoyment of the premises, and the terms of the tenancy may not be altered during that period, Failure to give this notice as required under 33 M,R,S,A, Section 1604-111 is a defense to an action for possession.

The undersigned as Declarant hereby offers to convey to you for a period of 60 days after delivery or mailing of this notice, the unit that you lease for residential use, on the terms and conditions set forth in the enclosed Unit Purchase and Sale Agreement, Such offer may be accepted by executing and returning the Unit Purchase and Sale Agreement to the undersigned with your deposit within said period. If you do not purchase said unit during said period, the Declarant may not offer to dispose of an interest in that unit during the following 180 days at a price or on terms more favorable than the price or terms offered to you under the enclosed agreement. If a unit is conveyed in violation of 33 M,R,S,A, Section 1604-111(b) to a purchaser for value who has no knowledge of the violation of the terms thereof, recordation of the deed conveying the unit will extinguish any right you may have to purchase the unit if the deed states that the Seller has complied with 33 M.R.S.A. Section 1604-111 but any such conveyance does

not affect your right as tenant to recover damages from the Declarant for a violation of 33 M.R.S.A, Section 1604-111.

Nothing in 33 M,R.S.A, Section 1604-111: (a) permits termination of a lease by us in violation of its terms or (b) prohibits a municipality from enacting ordinances imposing more stringent standards or otherwise providing for the protection of tenants or the conversion of rental housing stock, including ordinances controlling the number of housing units within a municipality that may be converted to a condominium form of ownership.

Please let us know if you have any questions, The requirements of the City of Portland and the State of Maine's Condominium Act are different, making this notice somewhat confusing. In the event of a conflict the more favorable provisions will apply to the benefit of tenants.

Very truly yours,

By: _____
duly authorized

APPLICATION FOR
 CONDOMINIUM CONVERSION PERMIT
 CITY OF PORTLAND, MAINE
 PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: _____ Assessor's chart: 087
 Block: _____
 Lot: _____

Name of Owner: George W Clark Jr + James Lagonis

Address: 242 Island Ave Peaks Island ME.

Telephone No.: 766-2285

Name of Project: Avenue House Condominium

No. of Units to be Converted: seven (7)

No. of Units applying for: SEVEN (7)

No. of Units in Structure: SEVEN (7)

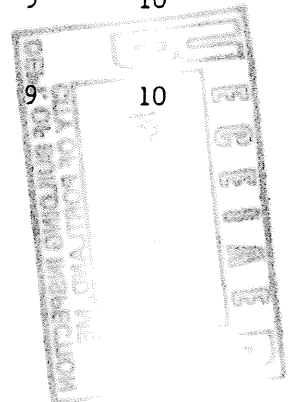
Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds: to be filed

INSPECTION SERVICES USE ONLY

Approved By _____ Date: _____
 Zoning _____

		No of units approved (circle) and date									
		2	3	4	5	6	7	8	9	10	
Fire Dept:	1										
	others										
Plumbing:	1										
	others										
Elec.:	1										
	others										
Bldg. & Housing:	1										
	others										
C. of O.	1										
	others										

Comments:

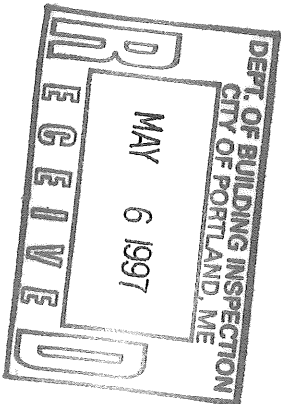


CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent. *(see below)*
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apartment number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
Yes No
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code?
Yes No
6. Have relocation referrals and assistance been provided to tenants on demand?
Yes No

- 1) Hugh + Virginia Patton
- 2) Elizabeth Dermalian
- 3) Carolyn Parker + Robert Love
- 4) Margaret Watson
- 5) Linda Lebrune



CONDOMINIUM CONVERSION APPLICATION
PART III

PROJECT DATA:

1. Name of Project: AVENUE HOUSE Condominium
2. Assessor's Reference, (Chart-Block-Lot): _____

3. Number of units and rental rates before conversion:
(Please specify whether or not monthly rent includes utilities.)

	<u>Number</u>	<u>Monthly Rent</u>
a) One bedroom units.....	<u>2</u>	<u>\$ 495 + 550</u>
b) Two bedroom units.....	<u>3</u>	<u>\$ 650</u>
c) Three or more bedroom units.....	<u>2</u>	<u>\$ 695</u>

4. Number of units and purchase price after conversion:

	<u>Number</u>	<u>Purchase Price</u>
a) One bedroom units.....	<u>2</u>	<u>79,000 + 82,000</u>
b) Two bedroom units.....	<u>3</u>	<u>86,000 - 89,800</u>
c) Three or more bedroom units.....	<u>2</u>	<u>87,500 + 82,000</u>

5. Length of time building owned by applicant: 12 years

6. Place a check in the spaces below if there has been or will be any building improvements, renovations, or modifications associated with this conversion which require any of the following permits:

Building Permit Plumbing Permit
 Electrical Permit Heating Permit None

7. Specify the type and approximate cost of any building improvements associated with this conversion that do not require permits:

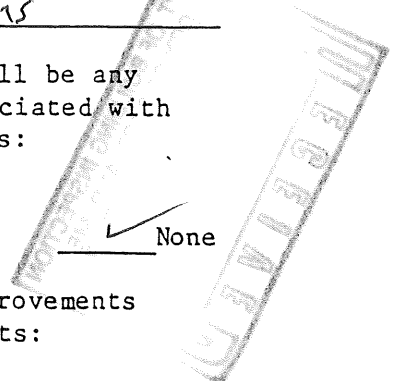
\$ _____ Exterior walls, windows, doors, roof;

\$ _____ Insulation;

\$ _____ Interior cosmetic (e.g. wall or floor refinishing, etc.);

\$ _____ Other (specify) _____;

_____ None.

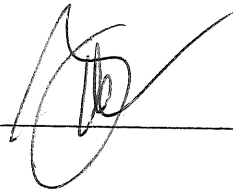


8. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy.....	5 YRS	2yr.	2yr	3 1/2	3 MOS					
b) Age of head of household.....	55	30+	50+	60+	30+					
c) Number of children.....	0	0	0	0	1					
d) Number of persons ages 60 or over....	1	0	0	1	0					
e) Will tenant purchase unit? (Yes/No)...	No	No	No	?	No					
f) If not, was (or will) relocation payment (be) made? (Yes/No).....	No	No	No	No						
g) If moving, check destination below:..										
i) Same Neighborhood.....	✓		✓		✓					
ii) Elsewhere in Portland										
iii) Out of Portland.....		✓								
iv) Unknown.....										

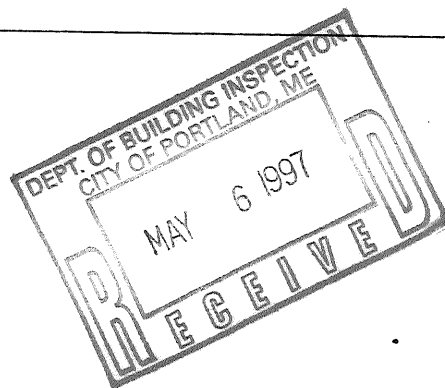
↓
Buying a house

APPLICANT SIGNATURE: _____



DATE: _____

5/5/97





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to George W Clark Jr. & James Lagoulis LOCATION 87-Z-19-20-21 Isl. Ave. Peaks Isl.
Date of Issue August 23, 1985

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. 85-1627 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

7 Units (Condominiums)

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8-23-85

(Date)

Arthur Adkate
Inspector

Walter Schmitt
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.

823671

Macon

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$45. Zone _____ Map # PERMIT ISSUED

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: George M. Cantalupo Phone # 202-501-7850

Address: 5003 Macon Rd - Rockville, MD 20852

LOCATION OF CONSTRUCTION 216 Island Ave - Peaks Island

Contractor: _____ Sub: 87-08-27

Address: _____ Phone # _____

Est. Construction Cost: 5000 Proposed Use: 1-fam w addition
 Past Use: 1-fam & deck

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion construct addition - appx 5'x10;

For Official Use Only

Date: 5/14/92 Subdivision: _____

Inside Fire Limits _____

Bldg Code: _____

Time Limit _____

Estimated Cost: 5000 Ownership: _____ Public _____ Private _____

City of Portland

PERMIT ISSUED

MAY 18 1992

CITY OF PORTLAND

Foundation: const deck - appx 12' x 10'

1. Type of Soil: _____

2. Set Backs - Front _____ Rear _____ Side(s) _____

3. Footings Size: _____

4. Foundation Size: _____

5. Other _____

Floors:

1. Sills Size: _____ Sills must be anchored.

2. Girder Size: _____

3. Lally Column Spacing: _____ Size: _____

4. Joists Size: _____ Spacing 16" O.C.

5. Bridging Type: _____ Size: _____

6. Floor Sheathing Type: _____ Size: _____

7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____

2. No. windows _____

3. No. Doors _____

4. Header Sizes _____ Span(s) _____

5. Bracing: Yes _____ No _____

6. Corner Posts Size _____

7. Insulation Type _____ Size _____

8. Sheathing Type _____ Size _____

9. Siding Type _____ Weather Exposure _____

10. Masonry Materials _____

11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____

2. Header Sizes _____ Span(s) _____

3. Wall Covering Type _____

4. Fire Wall if required _____

5. Other Materials _____

Zoning: TB

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____

Special Exception _____

Other (Explain) 5-18-92

Ceiling: HISTORIC PRESERVATION

1. Ceiling Joists Size: _____

2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark

3. Type Ceilings: _____ Does not require review

4. Insulation Type _____ Size _____ Requires Report

5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span Action: Approved

2. Sheathing Type _____ Size _____ Approved with Conditions

3. Roof Covering Type _____ Asph/Flt

Chimneys: _____ Date: _____

Type: _____ Number of Fire Places _____

Heating: _____

Type of Heat: _____

Electrical: _____

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____

2. No. of Tubs or Showers _____

3. No. of Flushes _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____

2. Pool Size: _____ x _____ Square Footage _____

3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant _____

CEO's District 11 George M. Cantalupo

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

White - Tax Assessor

16

Applicant: George Clark, Jr. Date: Dec. 21, 1984
 Address: 7100 St. Patrick Island
 Assessors No.: 87-2-11, 20, 21 and 22 Island Ave. Patrick Island

CHECK LIST AGAINST ZONING ORDINANCE

Date -
 Zone Location - B-2 Zone
 Interior or corner lot -
 Use - Change from lodging house to ^{Condo} 8 units w/ swimming ^{Improvement} pool
 Sewage Disposal - Public sewer approved 11/1/84 by Board of appeals (See attachments)
 Rear Yards -
 Side Yards -
 Front Yards - Existing Building (Front steps in street reservation area)
 Projections -
 Height - 2 story bldg
 Lot Area - 25,800 sq. ft. (Both lots)
 Building Area -
 Area per Family - 6,500 sq. ft. (based on R-3 density)
 Width of Lot -
 Lot Frontage -
 Off-street Parking -
 Loading Bays -
 Site Plan -
 Shoreland Zoning -
 Flood Plains -

Swimming pool must be fenced.
 NB. Rules recently amended 12/20/84 to only 7 condo units by applicant. This is as many as could physically be accommodated within structure.
 Board granted variance for S.D.V. on 13,000' lot with in ground pool at rear, (see attached) and screening plantings of trees & shrubs for both sides of parking lot and along pool toward residence.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

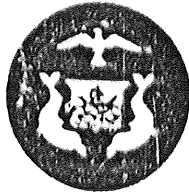
5. 809.4 Emergency escape: Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a 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 must have a minimum net clear opening of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm).

If you have any questions on these requirements, please call this office.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Samuel Hoffses".

P. Samuel Hoffses
Chief of Inspection Services



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 2, 1984

Robert McTigue
Brackett Ave.,
Peaks Island, Maine

RE: 87-Z-19-20-0021-22 Island Ave., Peaks Island

Dear Sir:

Your application to change the use from hotel to (7) seven dwelling units (Condominiums) has been reviewed and a permit is herewith issued subject to the following requirements.

1. A one hour fire separation shall be provided between each unit.
2. A single station smoke detector shall be provided for each apartment powered by the house current.
3. The boiler shall be enclosed with one hour construction, including fire door with self-closer and ceiling.
4. 1716.3.4 Sleeping areas and dwelling units: In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1). In buildings of Use Groups R-1 and R-2 which have basements an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit including basements. In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.