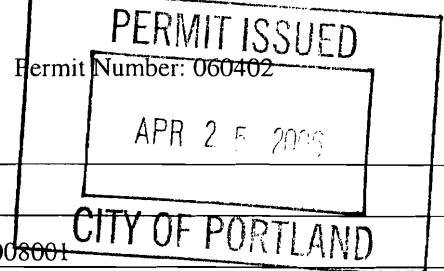


**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**  
**PERMIT**



This is to certify that BYRNE SMITH TUTTLE / Leslie Tuttle

has permission to Renovation of existing cottage within foot print

AT 85 PRINCE AVE

091 R008001

**provided that the person or persons who obtain or accept 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.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4  
 YOUR 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

*James M. Manley 4/24/09*  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 06-0402	Issue Date: APR 2006	CBL: 091 R008001
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Location of Construction: 85 PRINCE AVE	Owner Name: BYRNE SMITH TUTTLE LLC	Owner Address: 114 FEDERAL ST	Phone:
Business Name:	Contractor Name: Leslie Tuttle	Contractor Address: 114 Federal St Salem	Phone: 9783351825
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IRI

Past Use: <del>Single</del> Family Two	Proposed Use: <del>Single</del> Family Renovation of existing cottage within footprint	Permit Fee: \$669.00	Cost of Work: \$72,000.00	CEO District: 2
Proposed Project Description: Renovation of existing cottage within footprint		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature: _____		Signature: <i>Jm 4/26/06</i>
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: dmartin	Date Applied For: 03/29/2006	<b>Zoning Approval</b>		
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<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> <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"/> Date: <i>4/26/06 Jm</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <i>Jm 4/26/06</i>
	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">OK</div>		

**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

5/17/06 Close in Elec & plumbing - Some framing

- Electric ok - may have 2nd FL smokes too high in peak - Mike will check specs & more.

- Plumbing test on drain ok - H<sub>2</sub>O live lines.

\* No backvent on kitchen sink, basement lav, 2nd FL tub & Lav

OK for partial close - will need to see backventing mostly exposed Anyway - Camp style. JMB

5/25/06. Backventing complete on all of the above. MR

5/3/07 - Close-in - (not ready) for final

- ✓ Need Smoke
- ✓ add Deck Rads

Prior to final

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

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

<b>Permit No:</b> 06-0402	<b>Date Applied For:</b> 03/29/2006	<b>CBL:</b> 091 R008001
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<b>Location of Construction:</b> 85 PRINCE AVE	<b>Owner Name:</b> BYRNE SMITH TUTTLE LLC	<b>Owner Address:</b> 114 FEDERAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Leslie Tuttle	<b>Contractor Address:</b> 114 Federal St Salem	<b>Phone</b> (978) 335-1825
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Two Family Renovation of existing cottage within footprint	<b>Proposed Project Description:</b> Renovation of existing cottage within footprint
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Tom Markley      **Approval Date:** 04/24/2006

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

- 1) This property shall remain as two residential dwelling units. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved

**Reviewer:** Tom Markley**Approval Date:** 04/24/2006**Note:****Ok to Issue:** 

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.

**Comments:**

4/21/2006-tm: T. Munson e-mailed the architect and explained the need for more info. He will E-mail back with answers.



# 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>85 Prince Ave., Peaks Island, ME</u>		
Total Square Footage of Proposed Structure <u>Renovation of existing cottage</u>	Square Footage of Lot <u>10,585</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>91</u> Block# <u>R</u> Lot# <u>8</u>	Owner: <u>Byrne Smith Tuttle LLC</u>	Telephone: <u>978-335-1825</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Leslie Tuttle</u> <u>114 Federal St.</u> <u>Salem, MA 01970</u> <u>978-335-1825</u>	Cost Of Work: \$ <u>72,000</u> Fee: \$ <u>669<sup>00</sup></u> C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>Renovation of existing cottage, no change in foot print</u>		
Contractor's name, address & telephone: <u>Leslie Tuttle 114 Federal St., Salem, MA 01970</u> <u>978-335-1825</u>		
Who should we contact when the permit is ready: <u>Contractor above</u>		
Mailing address: _____ Phone: <u>978-335-1825</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 may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://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: Leslie Tuttle

Date: 3, 20, 06

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

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

<b>Card Number</b>	1 of 2
<b>Parcel ID</b>	091 R008001
<b>Location</b>	85 PRINCE AVE
<b>Land Use</b>	SEASONAL
<b>Owner Address</b>	BYRNE SMITH TUTTLE LLC 114 FEDERAL ST SALEM MA 01970
<b>Book/Page</b>	23042/236
<b>Legal</b>	91-R-8-9 PRINCE AVE PEAKS ISLAND 10585 SF

### Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$132,550	\$75,270	\$207,820

### Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$229,400	\$93,200	\$322,600

\* 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

<b>Year Built</b> 1900	<b>Style</b> Cottage	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1078	<b>Total Acres</b> 0.243		
<b>Bedrooms</b> 5	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 9	<b>Attic</b> None	<b>Basement</b> Part	

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

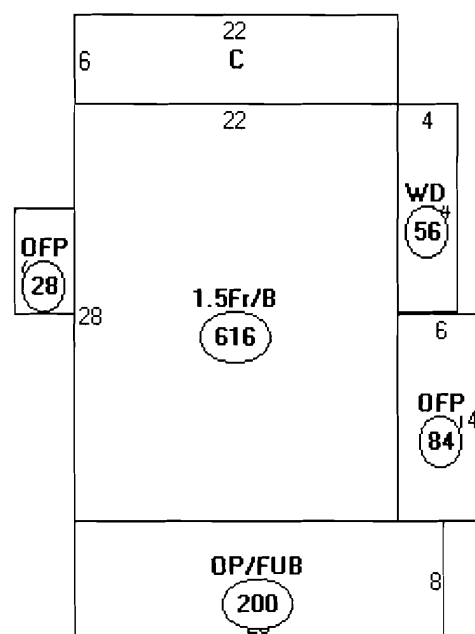
<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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### Picture and Sketch

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
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[Click here to view Tax Roll Information.](#)





Descriptor/Area

A: 1.5Fr/B  
616 sqft

B: OFF  
28 sqft

C: OFF  
132 sqft

D: WD  
56 sqft

E: OFF  
84 sqft

F: OP/FUB  
200 sqft

---

1116 sq FT



N 91  
PEAKS ISLAND



# PLUMBING APPLICATION

## PROPERTY ADDRESS

Town or Plantation	
Street Subdivision Lot #	

## PROPERTY OWNERS NAME

Last: Tull First: Carl

Applicant Name: \_\_\_\_\_  
Mailing Address of Owner/Applicant (If Different): \_\_\_\_\_

Date Permit Issued: 4/24/06 \$ 153.00  If Double Fee Charged  
 Local Plumbing Inspector Signature: Thomas M. Kelly L.P.I. # 0778

## 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: \_\_\_\_\_

## PERMIT INFORMATION

<b>This Application is for</b> 1. <input type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type of Structure To Be Served:</b> 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	<b>Plumbing To Be Installed By:</b> 1. <input type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>1331</u>
--	---	--

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b> <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
<b>OR</b> <input type="checkbox"/> TRANSFER FEE [\$6.00]		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				<b>Total Fixtures</b>
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				<b>Permit Fee (Total)</b>

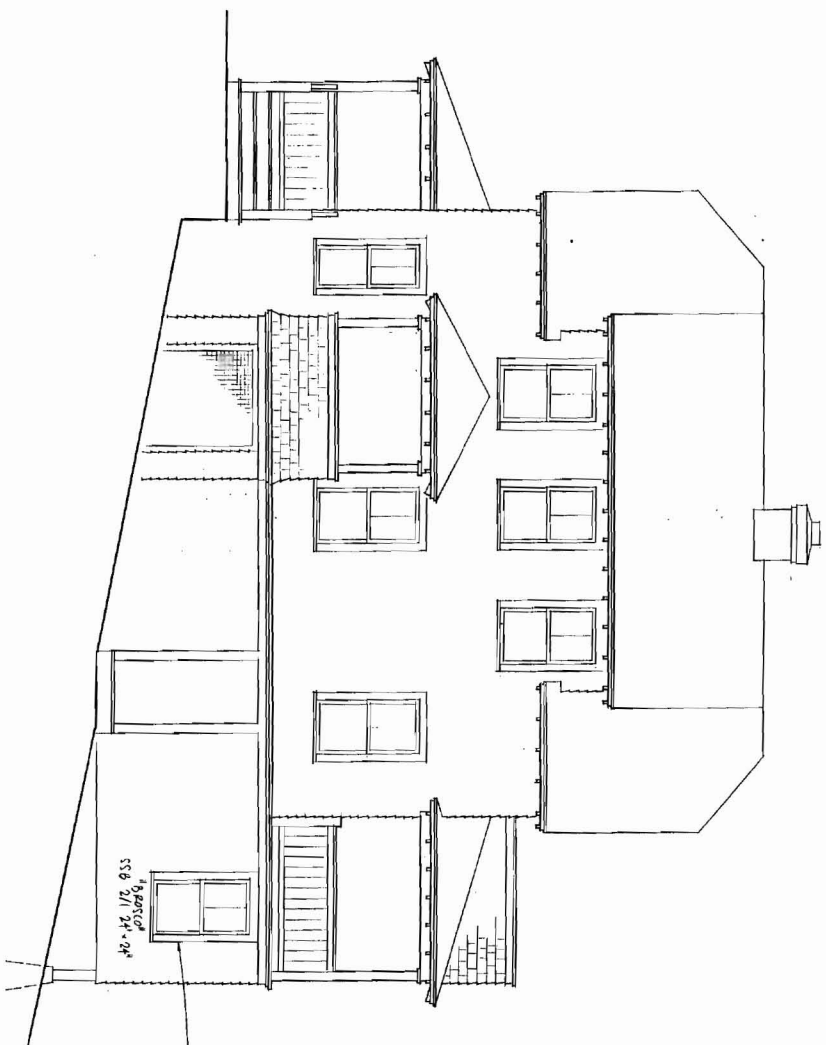
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



2

1/4" = 1'-0"

WEST ELEVATION

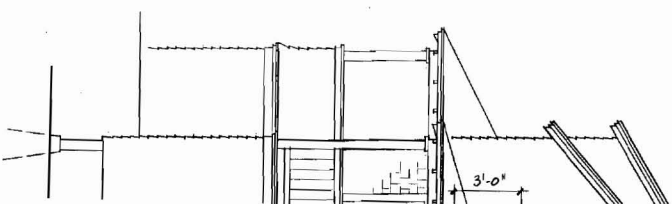


NEW WINDOW IN EXIST. WALL

1

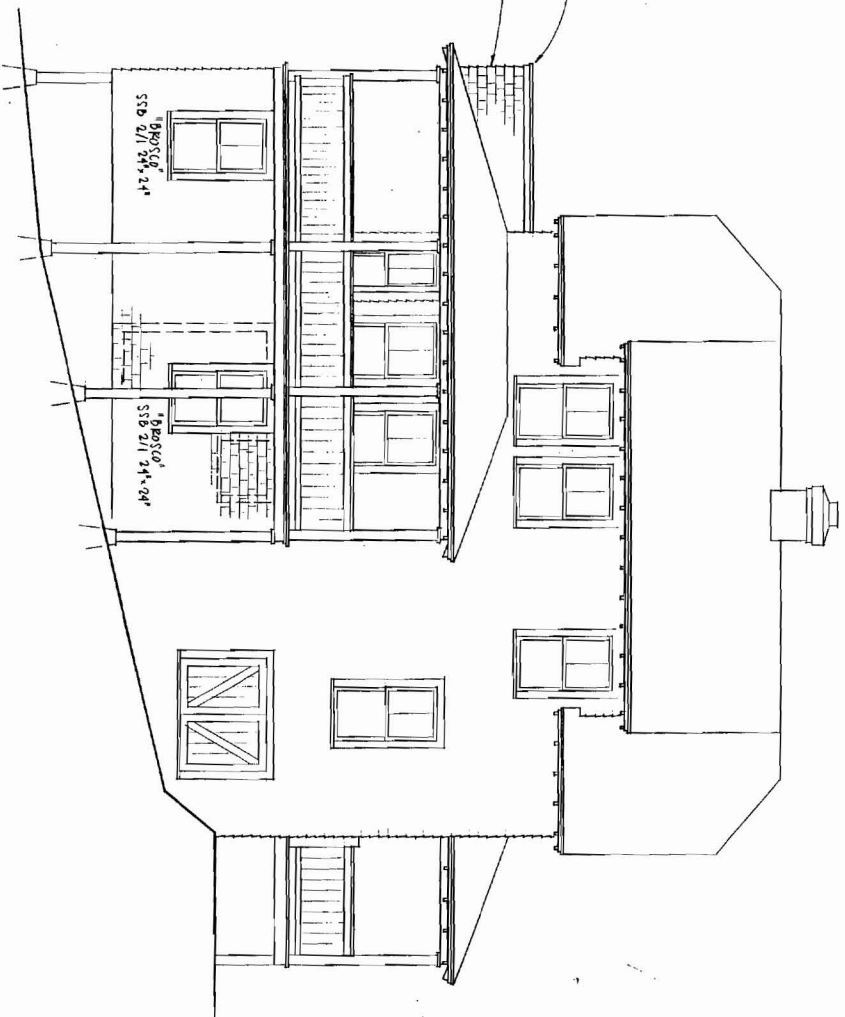
1/4" = 1'-0"

SOUTH ELEVATION



3'-0"

5/4" MANHATTAN C/N W/S/2" B  
TOP & FULL DOWNDRA  
5/4" x 5/4" RED LEAK SEAL M/  
RIDGE 1 FOR SHIMBELS  
5/4" RED LEAK SHIMBELS @  
EACH JOINT WITH 2" x 2" x 2"  
ALUM. W/STAIN. ON 1/2" x 2" x 2"  
STUDS



18\"/&gt;

18\"/&gt;

4

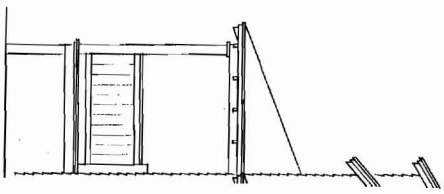
1/4" = 1'-0"

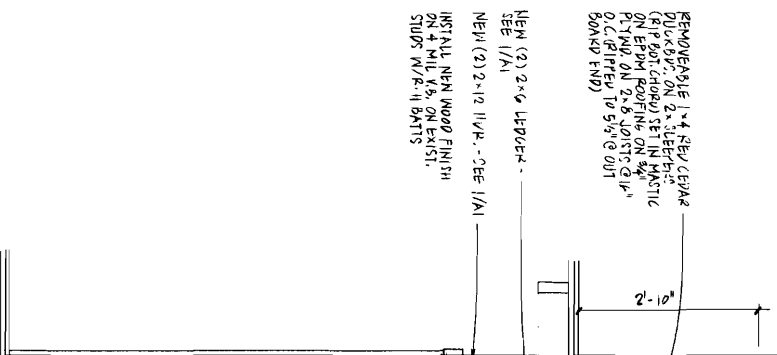
EAST ELEVATION

3

1/4" = 1'-0"

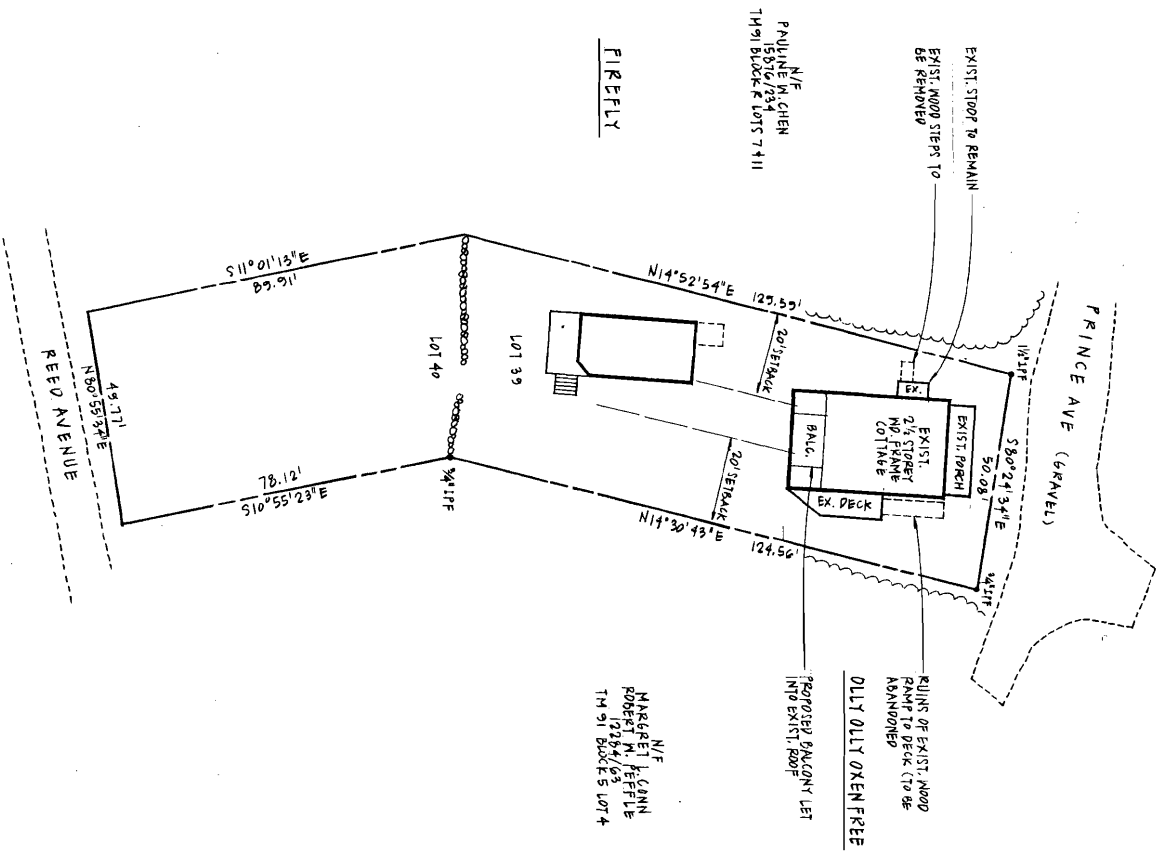
FRONT ELEVATION





REMOVABLE 1x4 RED CEDAR  
DOLYDRIP ON 2x6 LEDGER  
(RIP PAINT GRAB) SET IN MASTIC  
ON EPDM ROOFING ON 3/4"  
PLYWD ON 2x6 JOIST @ 16"  
O.C. (PREF TO 5/8" @ OUT  
BOARD END)

NEW (3) 2x6 LEDGER -  
SEE 1/A  
NEW (2) 2x12 11/16" - SEE 1/A  
INSTALL NEW WOOD FINISH  
ON 4 MIL K/S ON EXIST.  
STUDS W/R 11 BATT



SITE PLAN BASED ON  
SURVEY BY OMEN HARKELL, INC.  
DATED 29 JULY 2009

1" = 20'-0"  
SITE PLAN