

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer

CITY OF PORTLAND, MAINE

to file AP Crescent Avenue, Peaks Island Department of Building Inspection
(Assessors Lot No. 84-H-16-17)-I
FU

May 16, 1950

Mr. Frank Costa
Crescent Avenue
Peaks Island, Maine

Copy to:
Mark Barrett, Assistant Corporation Counsel

Dear Mr. Costa:

C Building permit intended to change the use of the first story of the building used as 2-car garage in first story and apartment on second floor on Crescent Avenue, Peaks Island, (Assessors Lot No. 84-H-16-17) to a kitchen in connection with a small catering business, is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where, according to Section 8A of the Ordinance, such a business use is not allowable.

D You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Your daughter was in the office, and I understand that she intends to conduct this small business with the idea of earning money for her college education. I am sure everyone is sympathetic with her aims, but I would like to point out to you as I did to her, that the Board of Appeals does not have unlimited authority under the law, and that it is likely, before the Board would have authority in this case, that you would have to establish that the building could not reasonably be put to some use which conforms with the Zoning Ordinance. It is obvious that this may be a very difficult thing to establish. You of course have the right to try, but I would like to feel sure that you have a full understanding of the obstacles that may be encountered, before proceeding with the appeal.

V Your daughter spoke about constructing a partition through the garage so that only one-half of it would be used for the kitchen. Presumably that idea has been abandoned, since the application calls for the entire first story to be used as the kitchen. If the idea of the partition has not been abandoned, it is important that that feature be included in the application for the permit, as it will have a bearing not only on the zoning question but also upon Building Code requirements and those of the Health Department.

I talked also with your daughter about the requirements of the Health Department and advised her to get in touch with Mr. Bunting of that department to see what the requirements of the Health Department would be as regards approval of the victualer's license if one is required. This, with the thought that it would be best to find out all of the requirements before proceeding with the appeal.

If you desire to file an appeal and to get the returns from it at the earliest possible date, it is important that the appeal be filed in the office of Corporation Counsel before Friday, May 19.

Very truly yours,

W.McD/G

Warren McDonald
Inspector of Buildings

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

June 6, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 16, 1950 at 10:30 a. m. to hear the appeal of Frank Costa requesting exception to the Zoning Ordinance to permit change of use of the first story of building used as a 2-car garage to a kitchen in connection with a small catering business. This garage is located on Crescent Avenue, Peaks Island, Maine.

This permit is presently not issuable because this property is located in an Apartment House Zone where, according to Section 8A of the Ordinance, such a business use is not allowable.

This appeal is taken under Section 125 of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Edward T. Colley

Chairman

5/24/50

Appeal of Frank Costa at Crescent Ave, Park Island

Adams Street - Assess Lot Nos. 84-T-11 to 17 inc ✓
- - - - - 84-Z-19 ✓
- - - - - 84-M-4 to 7 inc ✓

Oakland Avenue - Assess Lot Nos. 84-T-7 to 19 inc. + 22 ✓
- - - - - 84-Z-3 to 5 inc ✓
- - - - - 84-B-6 to 8 inc ✓
- - - - - 84-C-9 to 12 inc ✓

Meridian Street - Assess Lot Nos. 84-B-2 to 5 inc ✓
- - - - - 84-C-1, 13 to 17 inc ✓
- - - - - 85-D-1 to 2 inc ✓

Island Avenue - Assess Lot Nos. 84-C-2 to 8 inc ✓
- - - - - 84-N-25, 26, 27, 28, 29, 30,
- - - - - 31, 32, 33 ✓
- - - - - 84-G-1 to 5 inc ✓
- - - - - 84-D-1, 8 to 12 inc ✓
- - - - - 85-D-8 to 10 inc ✓
- - - - - 85-F-1 + 2 ✓

(over)

Whitelad Street - Assess. Lot Nos. 84-H-8 to 14 inc ✓
84-N-1 to 5 inc + 34
37 ac.

Whitelad Street - Assess. Lot Nos. 84-H-8 to 14 inc ✓

- 84-N-1 to 5 inc + 34
37 ac.

Crescent Avenue - Assess. Lot Nos. 84-H-15 to 20 inc + 1 ✓

- 84-D-5 to 7 inc ✓

Seashore Avenue - Assess. Lot Nos. 84-H-2 to 7 inc ✓

- 84-N-6 to 7 ✓

- 84-E-6 to 14 inc ✓

- 85-T-11, 12, 285-N-1

Torrington Ave - Assess. Lot Nos. 84-N-8 to 13 inc + 33 ✓

84-O-1 to 4 inc ✓

84-B-1 ✓

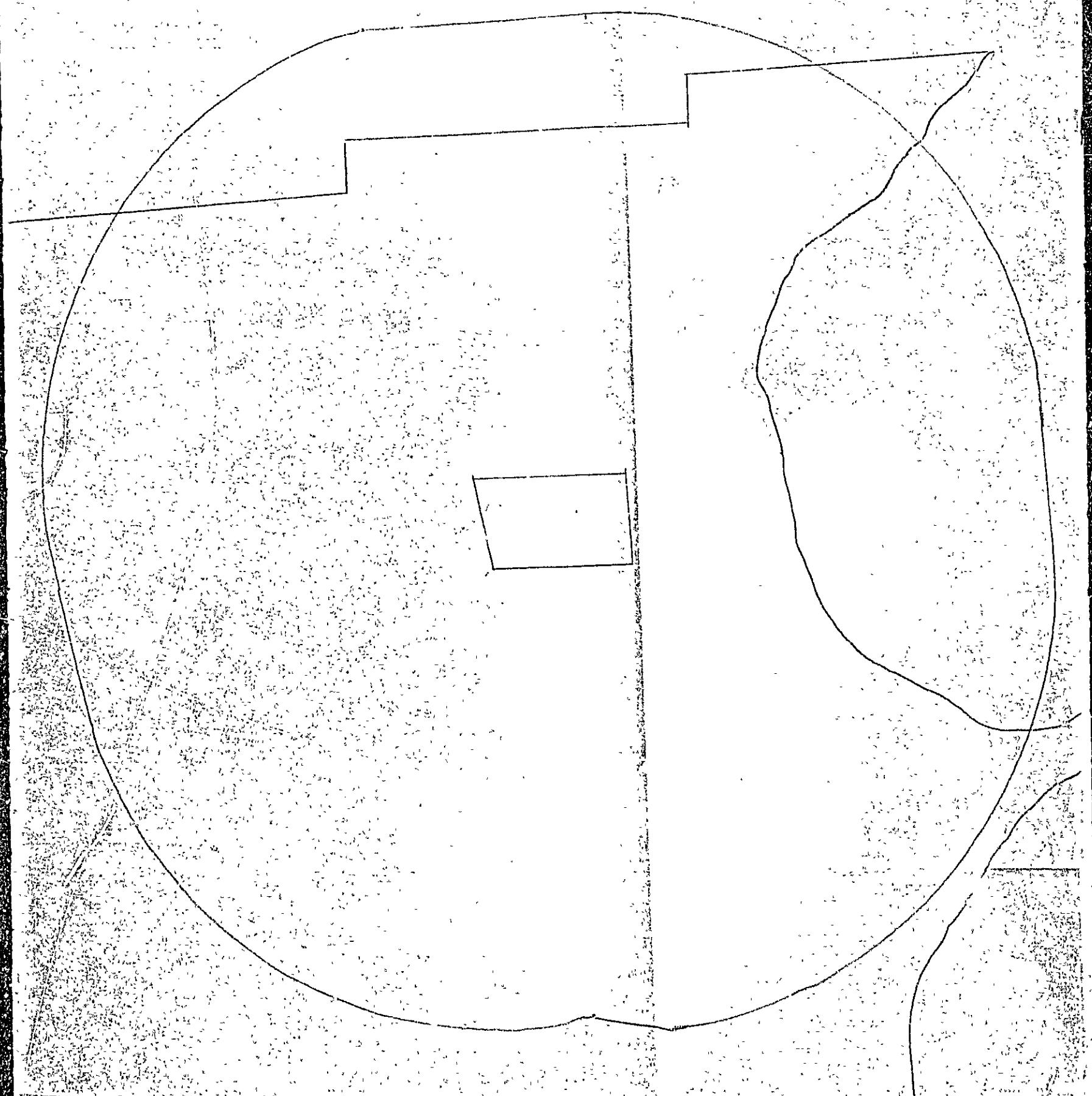
- E -

Ryfield Street - Assess. Lot Nos. 85-F-5, 9, 10. ✓

- 84-E-1 to 5 inc + 15 ✓

84-D-1 to 4 inc ✓

Victoria Street - Assess. Lot Nos. 85-F-2, 4, 7, 8, 40 ✓



Appeal of Fria v. Costa at Crescent Avenue, Alameda
Peaks Island 5/24/50

Adams Street Page 1084

84-F-11	DENNISON, MARY P. NR	174 Bellevue Ave Melrose, MASS
-12.	HENDONSON, ELIZABETH W. A. NR	PEAKS ISLAND
13.	SANBORN, FRANCES M.	OAKLAND AVE, PEAKS ISLAND
14.	ELLIS, ANNIE M. NR	69 Cherry St. W. Newton, MASS
15.	NILES, MARGARET J. Hns.	105 LANCASTER ST
16.	WHITE, MARY A.	PEAKS ISLAND
17.	GROGGS, JAMES	ADAMS ST, PEAKS ISLAND
84-F-19	TOWNSEND, OLIVE M.	ADAMS ST, PEAKS ISLAND
84-M-4	COOK, ETHEL G. & GENEVA E. BRAI NR	60 BAR ST, HAYNTON, MASS
5	BUCKNAM, GEORGE P. & BETH M.	ADAMS ST, PEAKS ISLAND
6.	CURTIS, EDITH R.	56 Lincoln St
7.	PETERSON, MARY E. NR.	17 HAYNES ST, APT. 67 - HARTFORD, CONN

OAKLAND AVENUE

84-F-7.	DOW WHITEN P. et al's	51 Caryl St
81	GILL, GRANNIE	PEAKS ISLAND
9	DUP	
10.	DUP	
22.	SKOLFIELD, GREEN M.	PEAKS ISLAND
84-F-3.	FARN, MARIA C.	261 Braddock St
4.	COLLEY, THOMAS F. & HELEN G.	259 Danforth St
5.	FARMER, ETHEL R.	OAKLAND AVE, PEAKS ISLAND
84-B-6.	THIBETTS, MARY A.	PEAKS ISLAND
7.	GREENWOOD, A.	OAKLAND AVE, PEAKS ISLAND
8.	GREENLAW, CHESTER	OAKLAND AVE, PEAKS ISLAND
84-C-9.	O'BRIEN, MARY E., TUTTLE, FLORENCE & EDMUND, N.E.A.	PEAKS ISLAND
10.	MILLENNI, MARGARET E.	106 FRANCIS ST
11.	CAMPISTA, GASPAR & ANNA	78 Newbury St
12.	EATON, PUTI SHAW	PEAKS ISLAND

Meridian Street

84-B-2	HANSON, ELIZABETH M. NR	214 Academy Ave "Chestnut" T.P.I.
3	POWERS, LUCY C.	157 HIGH ST
4.	"	
5.	SIMPSON, HANSEL M.	155 Elmery St

Menidan Street (cont) Page 2 of 4

- | | | |
|---------------|-------------------------------------|---|
| 84-C-1 | Fleckie, Bernard & MARY I. Hs. MR. | 8 DAVIS AV. EAST ORANGE, N.J. |
| 13 | O'Rourke, Gerald M. & MARY M. | 37 MONTREAL ST. |
| 14 | Cantelon, Mary M. | MENIDAN ST. PEAKS ISLAND |
| 1544 | Kilmartin, Julia D. | 181 ST. JOHN ST. |
| 17 | | |
| 85-D-1 | Knight, Edward J. & Mildred S. | 86 WALL ST. |
| 2 | French, Lulu B. | PEAKS ISLAND |
| ISLAND AVENUE | | |
| 84-C-2 | Collins, George W. MR. | YARMOUTH, MAINE |
| 3 | Wright, George L. MR. | 75 BOURGEOIS AVE. DORCHESTER, MASS. |
| 4 | Sterling, SUSAN M. | PEAKS ISLAND |
| 5 | | |
| 6 | | |
| 7 | Millard, Sarah | NEW ISLAND AVE. PEAKS ISLAND |
| 8 | Dup. | |
| 84-N-25 | SAMBORN, HARRIET F. | PEAKS ISLAND |
| 26 | BICKLETT, Bertha H. | PEAKS ISLAND |
| 27 | | |
| 28 | Coburn, Dwight J. & Mildred E. | NEW ISLAND AVE. PEAKS ISLAND |
| 29A30 | DENNELL, M. Z. L. E. | PEAKS ISLAND |
| 31 | Guilday, MANTOR | 47 WEST MINISTER AVE. |
| 32 | McCarthy, PAULINE C. | ISLAND AVE. PEAKS ISLAND |
| 84-G-1 | Brown, Mamie C. | 115 Sherwood St. |
| 2 | ZARAGHITES, Demitria MR. | 555 ROCKAWAY MONTREAL, Quebec |
| 3 | Spiliotopoulos, Sophia J. MR. | 480 BLOOMINGDALE OUTLET, MONTREAL, Quebec |
| 4 | Thomas, Aileen R. H. | NEW ISLAND AVE. PEAKS ISLAND |
| 5 | McMillan, MONA E. | 143 TOLMAN ST. WESTBROOK, ME |
| 84-L-1 | McCollister, Rodney M. & WILLIAN D. | ISLAND AVE. PEAKS ISLAND |
| 8 | Hasson, FERENC E. M. | ISLAND AVE. PEAKS ISLAND |
| 9 | Mahon, Paul H. & ELYNE M. | ISLAND AVE. PEAKS ISLAND |
| 10 | HARON, MARY Q. | 536A CONGRESS ST. |
| 1146 | Napolitano, PAUL S. & MARGARET | 68 HAMPSHIRE ST. |
| 85-D-8 | Wright, Mabel S. & R. P. | DUP. |
| 9 | DUP. | |
| 10 | Shute, Edith C. | NEW ISLAND AVE. PEAKS ISLAND |
| 85-F-1 | Stockdon, OTTY TOLMAN, MR. | 935 SAUGERTYS ST. PORTLAND, ME |
| 2 | Benny, Charles A. & KATHY N. | 68 E. STICKLES AVE. |

Whitehead Street

PAGE 3 of 4

84-H-8	ENGLUND, MILDRED E.	Tornington Point, Peaks Island
9	Dup	
10	Dup	
11	deVANONA, BENTHA L. NR	Peaks Island
12	BARNETT, KATE M.	Whitehead St Peaks Island
13	MARSTAN, LUCILLE E. NR	78 Davis St., So. Portland, Me.
14	WAND, MARY M.	Whitehead St. Peaks Island
84-N-1	STRODT, ALICE B.	Whitehead St. Peaks Island
243	MANN, ALICE & S. NR	Whitehead St. Peaks Island
4	MAHILL, Joseph B.	2 Crescent St
5	Dup	
59	ELIPS, ANNIE M.	Pest's Island

Crescent Avenue

84-H-15	MARTIN, CLARONDEA H. NR	Crescent Ave Peaks Island
147	COSTA, FRANK & Eleonore F.	Crescent Ave. Peaks Island
18	HITFIELD, GRACE T. NR	117 Mt. Vernon St. Newtonville, MASS
19	RILEY, Fred & Leila EDWIN NR	74 MAIN ST. Weymouth Falls
620	11 MURKEL AIDEN. NR	
1	Dup	
84-D-517	CONLEY, Harold M.	Seashore Ave. Peaks Island

Seashore Avenue

84-H-243	Brackett, Widon E.	Peaks Island
4	FINKLEY, THOMAS H. & Beatrice C.	34 WHITNEY AVE
5	O'DONALD, MARY & ETHEL C. ESTHROOK, ERIC C. SISTER Peaks Island	
6	CAVANAGH, Kathleen C.	91 EMERSON ST
7	JONES, CLIGDON T. & Nedra	Seashore Ave. Peaks Ave
84-N-17	Dup	
84-E-6	F. 12th MAINE REG ASSOC. NR	Peaks Island
7-89	WAISH, A. HOPPINGS NR	Peaks Island
1041	LeBERRY, MAILED A. NR	Peaks Island
1043	HURLY, VERNON, III	WILLIMANTIC, CONN
14	MENNILL, SAMUEL S. HTS. NR	152 E. FISHAKE, POSSOLO, N.Y.
85-F-11	SISH, CATHERINE	Peaks Island
12	BURKS, ELIZABETH H.	Peaks Island
85-N-1	PHILLIPS, JOHN E.	Peaks Island

INQUIRY BLANK

Former States property

- 84-4-16-17

ZONE A

FIRE DIST. None

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal

By Telephone 84-4-16-17

Date 8/23/49

LOCATION Crescent Ave, Peaks OWNER Frank A. Costa

MADE BY Gilbert Smart TEL. Peaks 293

ADDRESS Peaks Island, Maine

PRESENT USE OF BUILDING Housing NO. STORIES

LAST USE OF BUILDING Housing CLA'S CONSTRUCTION Third

REMARKS _____

INQUIRY 1 - What is procedure to follow to get permission under the Zoning Ordinance to prepare chicken dinners on the premises to be delivered to the ultimate consumers?

ANSWER 1 - Explained procedure of applying for permit for change of use of certain rooms in dwelling to business purposes and appeal procedure from there on.

→ 2nd sheet P. 1 of 2 8/23/49
W. L. Smart

DATE OF REPLY 8/23/49 REPLY BY A. J. Sarns

Inquiry-Crescent Avenue
Peaks Island-I
(Assessors Lot No. 84-H-16-17)

August 25, 1949

Mr. Gilbert Smart
Peaks Island
Maine

Subject: Inquiry as to use of the premises on
Crescent Avenue, Peaks Island owned by Frank
A. Scott (Assessors Lot No. 84-H-16-17) for
business purposes

Dear Mr. Smart:

Your inquiry has come to my attention, and the answer given by Mr. Sears of this office is true.

In addition to that answer, however, your attention is drawn to the fact that it is quite doubtful if the Board of Appeals have sufficient authority given the Board by the Zoning Ordinance to allow such a use as you propose in the Apartment House Zone where the property is located.

On account of the wording of the appeal clause of the Ordinance, the preponderance of legal opinion indicates that the Board of Appeals would not have power to grant such a business use as you are thinking of unless it were possible to establish as true in the minds of all members of the Board that the business use was necessary to avoid confiscation of the property--in other words that the property could not reasonably be expected to be used for any other than the class of use which you propose.

Very truly yours,

Warren McDonald,
Inspector of Buildings

WMD/G

CC: Kirk Barrett
Assistant Corporation Counsel

Greider
INQUIRY BLANK

84-H-16-17

ZONE A

FIRE DIST. Y20

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal *Formerly Boston Bank* Date 5/10/49
By Telephone

LOCATION Crescent OWNER Coste

MADE BY Katherine Coste TEL. _____

ADDRESS Room of owner - Crescent Ave Phs.

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING Dwelling CLASS CONSTRUCTION _____

REMARKS _____

INQUIRY On this high school freshman
made Italian sandwiches in her
molt. . . kitchen (without equipment
of its own) to sell to stores on the
Island for re-sale? No signs --
no sale for consumption or premises.

ANSWER This gets close to the borderline
of custodial and incidental to
dwelling, and says no other pri-
mised for a general, I suggested
that she might do it with the
basis that if we found it to be
non-conforming, we would tell her
to stop and end, then appeal.

DATE OF REPLY 5/10/49 REPLY BY W.M.H.



APARTMENT HOUSE ZONE KIII ISSUED
APPLICATION FOR PERMIT Permit No. 1944

Class of Building or Type of Structure Title Class

NOV 7 1938

Portland, Maine November 7, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Off Whitcomb Street, Peaks

Within Fire Limits? No Dist. No.

Owner's or lessee's name and address Mrs. George F. Skillings, Peaks Island Telephone

Contractor's name and address James Grizzina, Peaks St., Peaks Telephone No.

Architect _____

Proposed use of building Cottage and garage

Plans filed No No. of sheets

Other buildings on same lot _____

No. families

Estimated cost \$ 45.

Description of Present Building to be Altered			Fee \$	50
Material <u>wood</u>	No. stories <u>1</u>	Heat <u>Gas</u>	Style of roof	Roofing
Last use	<u>Cottage and garage</u>			No. families

General Description of New Work
To finish off two existing rooms and bath with sheetrock

*Note: on applicant's copy:
Notify for inspection before
closing in with wallboard.
W. A. Gray
11/7/38*

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Size, front	depth	No. stories	Height average grade to top of plate
To be erected on solid or filled land?		Height average grade to highest point of roof	
Material of foundation		earth or rock?	
Material of underpinning		Thickness, top	bottom cellar
Kind of Roof	Rise per foot	Height Thickness	
No. of chimneys	Material of chimneys of lining		
Kind of heat	Type of fuel Is gas fitting involved?		
Framing Lumber Kind	Sills	Dressed or Full Size?	
Corner posts	Size		
Material columns under girders		Size Max. on centers	
Stud. (outside walls and carrying partitions) 2x4-16". O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 6' feet. Sills and corner posts all one piece in cross section.			
Joints 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 _____
Total number commercial cars to be accommodated _____

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

Will above work require removal or disturbing of any shade tree on a public street?

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

INSPECTION COPY

Signature of owner Mrs. George F. Skillings
former by suggestion

<u>381944</u>	
Grocery store at Whitehead St. Park	
Owner	Miss Gen T. Skilling
Date of permit	8/7/38
Notif. closing-in	None
Inspn. closing-in	
Final Notif.	None
Final Inspn.	4/21/39. C.I.B.
Cert. of Occupancy issued	None
NOTES	84
	H
	16-17
<p><u>4/21/39. No Approaches</u> <u>Building has 4 ft partitions</u> <u>and ceiling were all</u> <u>ready done before their</u> <u>permits received. He</u> <u>covered outside walls</u> <u>with 10 ft. tall mesh. This</u> <u>work was in the garage.</u> <u>None</u> </p>	



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Permit No. 11426

RECEIVED	AUG 12 1935
PORTLAND, MAINE	CITY OF PORTLAND

PERMIT ISSUED
August AUG 12 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:
Location Crescent Ave., Peaks Island Use of Building Residence
Name and address of owner George Skillings Crescnet Ave., Peaks Island Ward 1a. 2 Telephone 3-6495
Contractor's name and address Easternoil Inc., 135 Marginal Way

To install One Model A Easternoil Automatic Oil Burner & 275 Gal. Tank.
General Description of Work

IF HEATER, POWER BOILER OR COOKING DEVICE
Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of fuel gasoline NOTICE OF OCCUPANCY
Material of supports of heater or equipment (concrete floor or what kind) concrete REQUIREMENT BEFORE LATENT
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____, from sides or back of heater _____
Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Easternoil-gum type Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? no Type of oil feed (gravity or pressure) pressure
Location oil storage cellar No. and capacity of tanks one 275 gall.
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____
Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.) Signature of contractor Easternoil, Inc.

INSPECTION COPY

By Chas. Winters Jr. 4915 (B)

Ward 1st. 2 Permit No. 35/1226

Location Crescent Ave., Peaks

Owner George Shillinger

Date of permit 8/12/35

Post Card sent 8/12/35

Notif. for inspn. 8/15/35

Approval Tag issued 8/22/35, ODC.

Oil Burner Check List (date) 8/22/35

1. Kind of heat Warm Air

2. Label ✓

3. Anti-siphon ✓ 84

4. Oil storage ✓ H

5. Tank distance ✓ 16-17

6. Vent pipe ✓

7. Fill pipe ✓

8. Gauge ✓

9. Rigidity ✓

10. Feed safety ✓

11. Pipe sizes and material ✓

12. Control valve ✓

13. Ash pit vent ✓

14. Temp. or pressure safety ✓

15. Instruction card ✓

16. ✓

NOTES

84-H-16-17

8/22/35; chimney has

cleanouts suggested

protection over heater
where but 7" clearance
where smoke pipe
passes under girder
and where 8' 9" below
floor joists ODC.



Location, Ownership, and detail must be correct, complete and legible. Separate application required for every building.
are responsible for complying
with the law, whether you
know the requirements or not.

26/227

READ!

This Application and
Get All Questions Answered
APPLICATION FOR PERMIT TO BUILD
BEFORE Commencing Work **PRIVATE GARAGE**

Failure To Do So

May Be

May Be

TO THE

INSPECTOR OF BUILDINGS

16
Portland, Me., April 19, 1926 19

The undersigned hereby applies for a permit to build, according to the following
Specifications:-

Location Crescent Ave, Peaks Island Fire Districts no Ward 1

Name of owner is George Skillings Address Peaks Island

Name of mechanic is A R Osgood Address 346 Stevens Avenue

Proposes occupancy of building (purpose)? wood Private garage for one two
cars only, and no space to be let. sleeping room over head

All parts of garage will be at least two feet from all lot lines.

Garage will be at least 3 feet from all windows of adjoining property.

A fire extinguisher to be kept in garage.

NOTIFICATION

before

LATHING OR CLOSING-IN

is

WAIVED

Size of building, No. of feet front? 20ft: No. of feet rear? 20ft: No. of feet deep? 20ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? concrete

Will the roof be flat, pitch transom, or hip? pitch Material of roofing? asphalt

Will there be a chimney? no Will the flues be lined? no No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? yes

If so, state the particulars.

There is a one family house on this lot.

The ceiling of the garage will be covered with sheet rock, and there will be an
outside stairway from the second floor

Estimated Cost,

\$ 1200.

Signatures of owner or authorized representative,

1.00

Geo Skillings
By
A R Osgood
Address, 346 Stevens Ave.

APPROVED

CHIEF OF FIRE DEPT.

BGM

26/227

Crescent Ave, Peaks Island

Geo Skillings

Apr 16/26

8-4-16-17



3
✓
X

Location. Ownership and detail must be correct, complete and legible.
are responsible for **Separate application required for every building.**
with the law, whether you **Plans** must be filed with this application.
know the requirements or not.

READY Application for Permit for Alterations, etc.

Q. VI Questions Settled
BL. I Commencing Work.

Portland, Me., May 15, 1925..... 19

To the **Inspector of Buildings**,
OPEN TO INSPECTIVE!

The undersigned applies for a permit to alter the following described building:—

Location Crescent Ave., Peaks Ward 1 in fire-limits? no
Name of Owner or Lessee, George S. Skillings Address Peaks Island
Description of Present Bldg. " " Contractor, " "
" " Architect, " " asphalt
Material of Building is wood Style of Roof, pitch Material of Roofing, asphalt
Size of Building is feet long; feet wide. No. of Stories,
Cellar Wall is constructed of is inches wide on bottom and batters to inches on top.
Underpinning is is inches thick; is feet in height.
Height of Building Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
What was Building last used for? cottage No. of Families? 1
What will Building now be used for? cottage 1 family
PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work

Build dormer window, change stairway
all to comply with the building ordinance
.....
.....
.....
.....
.....
.....
Estimated Cost \$ 200.

If Extended On Any Side

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of Stories high? ; Style of Roof? ; Material of Roofing?
Of what material will the Extension be built? Foundation?
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
How will the extension be occupied? How connected with Main Building?

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations?
No. of feet high from level of ground to highest part of Roof to be?
How many feet will the External Walls be increased in height? Party Walls
.....
.....
.....
.....
.....

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? in Story.
Size of the opening? How protected?
How will the remaining portion of the wall be supported?

Signature of Owner or
Authorized Representative *R. R. Osgood*
Address 156 Shrine Dr.

1655



Crescent M^{ts}, Peaks

May 15/25

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REGULAR **STUDY** **TO** **MAINTAIN** **THE** **WOLF**

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 01116
 ZONING LOCATION T.R.-2 PORTLAND, MAINE Aug. 28, 1986
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 ... 84-H-16, Crescent Avenue, Peaks Island, Maine Fire District #1 #2

1. Owner's name and address Val Hart 04108 Telephone

2. Lessee's name and address

3. Contractor's name and address Maine Line Renovations (Deborah Paine) Telephone 766-2438
Island Ave., Peaks Is., Me. 04108 No. of sheets

Proposed use of building construct new deck and stairs & demolish old No. families 1

Last use

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 1,000.00

Appeal Fees \$

Base Fee

Late Fee

TOTAL \$ 25.00

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 no. or septic tank 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 ft.

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?

IS 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 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

BUILDING CODE: FIRE DEPT.: HEALTH DEPT.: OTHER: 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

Others: 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

Name of Applicant Deborah Paine Phone # 766-2438

Name of above Deborah Paine for Maine Line 1 2 3 4

Renovations and Val Hart Other

and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY



Deborah Paine

NOTES

10-24-86 - Complete OK. all
61110

Permit No. 86/111 b
Location 844-16 Gilpeak Ave. S.E.
Owner G.L. Clark
Date of permit 8-26-86
Approved 8-29-86
Building deck
Gauge
Alteration

RECEIVED

AUG 23 1986

DEPT OF BUILDING INSPECTION
CITY OF PORTLAND

DECK WILL HAVE
BUILT IN SEATS
TWO SIDES

CONCRETE
FOOTINGS
4' DEEP
6" TUBES

STAIRS TO BE
DUPLICATES OF
ORIGINAL
7 1/4" RISE
9 1/2" TREAD

2X6 JOISTS
2X4 BRACING

4X4 POST

3X3 STILES
5" O.C.

SCALE 1/4"=1'

ALL PRESSURE TREATED WOOD

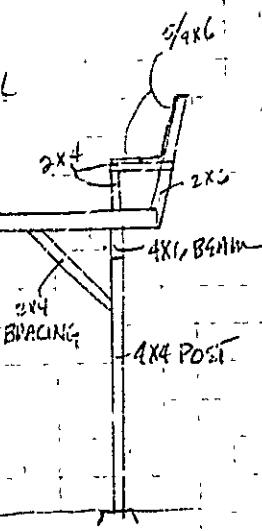
2X6 LEDGER

2X6 JOISTS 16" O.C. TYPICAL
ON HANGERS

OWNER: VAL HART
CRESCENT AVE
PEAKS ISL, ME 04108
~~084-084-H-016-~~

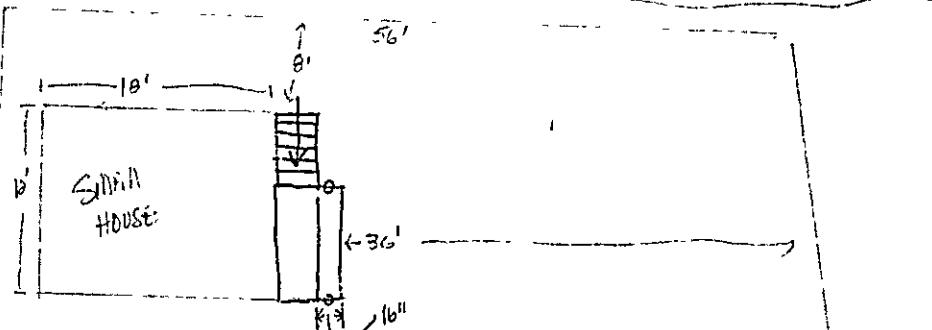
BUILDER: MAINE LIFE RENOVATIONS, DEBORAH PAINÉ
ISLAND AVE
PEAKS ISL., ME 04108
766-2438

POST TO ADD 16" ON TO WIDTH OF DECK

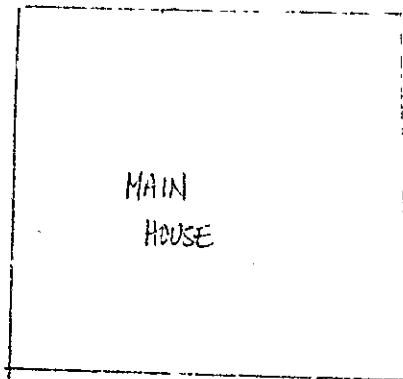


SIDE VIEW

Crescent Avenue



• = EXISTING STAIRS & DECK
◆ = PROPOSED CANTILEVERED DECK



RECEIVED

AUG 28 1986

CFPI OF BUILDING INSPECTIONS
CITY OF PORTLAND

SCALE - 1' = 3/32"

CRAVE *Sayt*

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3828

PROPERTY ADDRESS	
Town Or Plantation	PORTLAND PEAKS ISLAND
Street Subdivision Lot #	CRESCENT AVENUE TAX MAP 24 BLOCK H LOTS 11, & 17
PROPERTY OWNERS NAME	
HART	VAL C.
Last:	First:
Applicant Name:	J. Govey Seasonal Septic Services
Mailing Address of Owner/Applicant (if Different)	15 DOW STREET PORTLAND MAINE 04102

PORLTAND	4086	TOWN COPY
<i>2/12/17.90</i>	\$ 4.00	Double Fee Charged
<i>Amelia P. Adams</i>		L.P.I. # 01123
Local Plumbing Inspector Signature		

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 Inspector to deny a Permit.

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules. 4 1990

Signature of Owner/Applicant	Date	Local Plumbing Inspector Signature	Date Approved
------------------------------	------	------------------------------------	---------------

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- NEW SYSTEM
- REPLACEMENT SYSTEM
- EXPANDED SYSTEM
- SEASONAL CONVERSION
- EXPERIMENTAL SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED 1920±

THE FAILING SYSTEM IS:

- BED
- TRENCH
- CHAMBER
- OTHER CESSPOOL

SIZE OF PROPERTY
16,100 SF

ZONING
TR 2

THIS APPLICATION REQUIRES:

- NO RULE VARIANCE REQUIRED
- NEW SYSTEM VARIANCE
Attach New System Variance Form
- REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
 - Requires only Local Plumbing Inspector Approval
 - Requires both State and Local Plumbing Inspector Approval

DISPOSAL SYSTEM TO SERVE:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER SPECIFY

INSTALLATION IS COMPLETE SYSTEM

- NON-ENGINEERED SYSTEM
- PRIMITIVE SYSTEM
(Includes Alternative Toilet)

INDIVIDUALLY INSTALLED COMPONENTS:

- TREATMENT TANK (ONLY)
- HOLDING TANK
- ALTERNATIVE TOILET (ONLY)
- NON-ENGINEERED DISPOSAL AREA (ONLY)
- ENGINEERED DISPOSAL AREA (ONLY)
- SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY
PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- SEPTIC: Regular Low Profile
- AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION

- NONE
- LOW VOLUME TOILET
- SEPARATED LAUNDRY SYSTEM
- ALTERNATIVE TOILET

SPECIFY _____

PUMPING

- NOT REQUIRED
- MAY BE REQUIRED
(DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
- REQUIRED

DOSE: _____ GALS

CRITERIA USED FOR DESIGN FLOW(BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

4 BEDROOM CONSERVATIVE 600

LOW VOLUME TOILET 60

**DESIGN FLOW 540
(GALLONS/DAY)**

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE 4 CONDITION AII

DEPTH TO LIMITING FACTOR 30

SIZER RATINGS USED FOR DESIGN PURPOSES

- SMALL
- MEDIUM
- MEDIUM-LARGE
- LARGE
- EXTRA-LARGE

DISPOSAL AREA TYPE/SIZE

- BED _____ Sq. Ft
- CHAMBER 700 Sq. Ft
 - REGULAR H-20
 - TRENCH _____ Linear Ft.
 - OTHER: _____

SITE EVALUATOR STATEMENT * USED 22 INFILTRATOR POLYETHYLENE CHAMBERS IN TRENCH CONFIGURATION

SITE EVALUATION WAIVED BY LOCAL OPTION

On November 10, 1990 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system proposal is in accordance with the Subsurface Wastewater Disposal Rules.

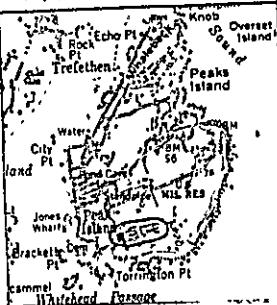
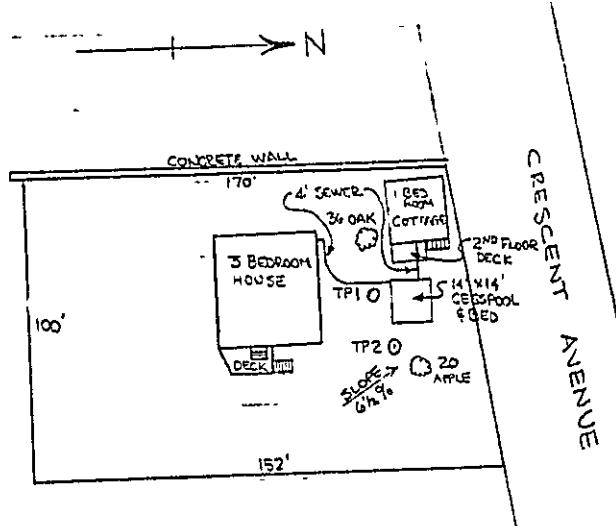
Thomas R. Adams
Site Evaluator or Professional Engineer's Signature
Local Plumbing Inspector's Signature & a Local Site Evaluation Waiver under a Local Option

277/4798
SER/PE#

12/6/90
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering



GEN. DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

SOIL DESCRIPTION AND CLASSIFICATION				
Observation Hole		<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
Depth of Organic Horizon Above Mineral Soil				
	Texture	Consistency	Color	Mottling
0			-	-
8	SANDY LOAM		BROWN	-
10		ERIABLE		NONE EVIDENT
15				
23	LOAM WITH COMMON COARSE FRAGMENTS AND ROOTS		REDDISH BROWN	
30				
38	GRINDST			
45				
50				
DEPTH BELOW MINERAL SOIL SURFACE (inches)	Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Dry and Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Glaciated
0-10	A III	6%	30	
10-20				
20-30				
30-40				
40-50				

Observation Hole		2	<input checked="" type="checkbox"/> Test Pit	<input type="checkbox"/> Boring
		Depth of Organic Horizon Above Mineral Soil		
	Texture	Consistency	Color	Mottling
0	SANDY LOAM	ERITABLE	BROWN	NONE EVIDENT
15	LOAM WITH COMMON FRAGMENTS		REDDISH BROWN	
30	HEDROCK			
45				
50				
	Soil Type	Classification Condition	Slope Grade	Lithology Factor
4	A III Condition	6% 6°	31	<input type="checkbox"/> Ground Water <input type="checkbox"/> Runoff Layer <input checked="" type="checkbox"/> Bedrock

Thomas R. Adams
See Evaluation Professional Endorser's Signature

Site Evaluator or Professional Engineer's Signature

277/4798

TYPE

12/6/90

Page 2 of 3
HHE-200 Rev. 4/83

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

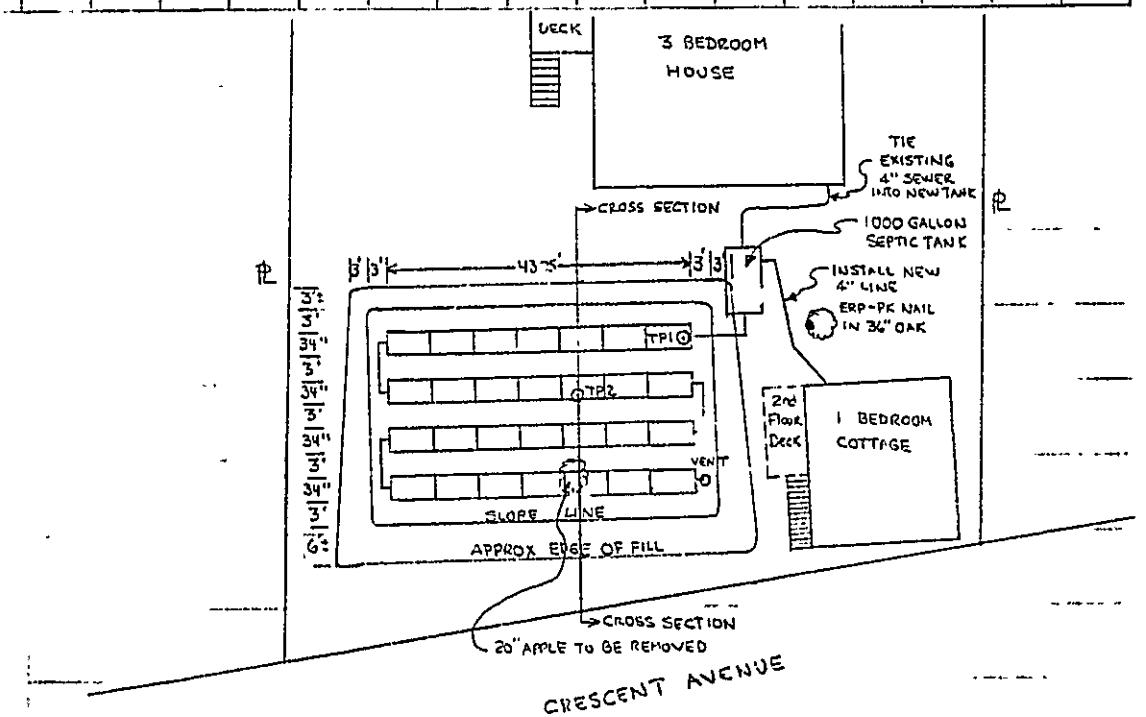
Town, City, Plantation _____ Street, Road, Subdivision _____
PORTLAND PEAKS ISLAND **CRESCENT AVENUE** **84-H-16,17**

Owners Name
VAL C HART

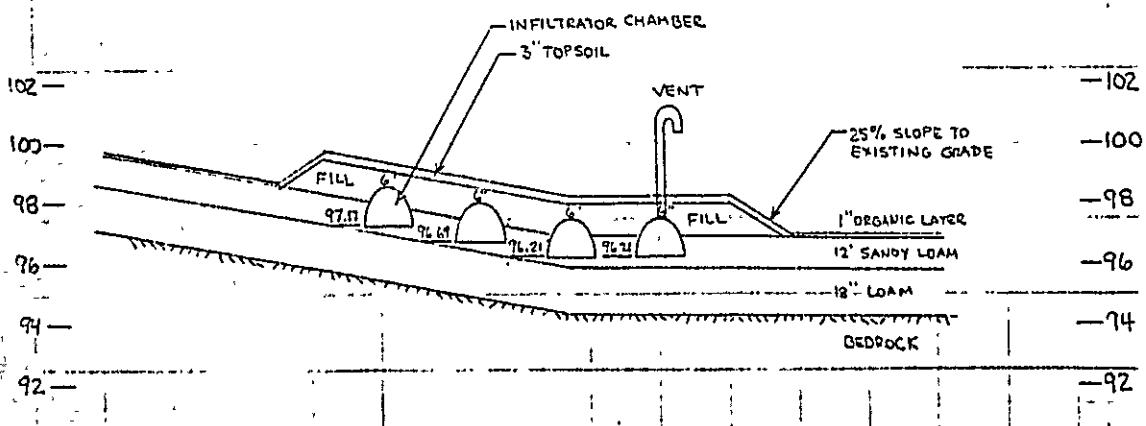
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ART

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
Depth of Fill (Upslope)	18'	Reference Elevation is	100.00	PK NAIL IN 36" OAK BETWEEN MAIN HOUSE AND GUEST COTTAGE	
Depth of Fill (Downslope)	18'	Bottom of Disposal Area	SEE CROSS SECTION		
		Top of Distribution Lines or Chambers	SEE CROSS SECTION		
DISPOSAL AREA CROSS SECTION				Scale:	
				Vertical:	1 Inch = 5 FT
				Horizontally:	1 Inch = 5 FT



Thomas R. Adams
Site Evaluator or Professional Engineer's Signature

Sig/Evaluator or Professional Engineer's Signature

277/4788
SEARCHED

12/6/90

Page 3 of 3
HHE-200 Rev. 4E

923652

Permit # City of Portland BUILDING PERMIT APPLICATION Fee 35.00 Zone Map # Lot#
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Val & Grace Hart Phone # 772-2308 X
 Address: Call for Pick-up 15 Dow St.
LOCATION OF CONSTRUCTION 11 Crescent St Peaks Island 84-H-16
 Contractor: Sub:
 Address: Phone #
 Est. Construction Cost: 3,000.00 Proposed Use: 1-fam w/int reno
Past Use: 1-fam
 # 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 Make int renovation to 1-fam dwelling

Foundation: Call for Ptu

1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

- Floor:
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

**PERMIT ISSUED
WITH REQUIREMENTS**

White - Tax Assessor

PERMIT ISSUED			
For Official Use Only			
Date <u>May 11, 1992</u>	Subdivision <u> </u>	Name <u> </u>	Lot <u> </u>
Inside Fire Limit <u> </u>	Bldg Code <u> </u>	Ownership <u> </u>	Estimated Cost <u> </u>
Time Limit <u> </u>	CITY OF PORTLAND		

Zoning: Street Frontage Provided:
 Provided Setbacks: Front Back Side Side
 Rev'd Required: No increase in footprint
 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)

WPA-705-13-92 **HISTORIC PRESERVATION**

- Ceiling: 1. Ceiling Joists Size: Not in District nor Landmark
 2. Ceiling Strapping Size Spacing Done not require review.
 3. Type Ceilings:
 4. Insulation Type Size Requires Review.
 5. Ceiling Height:

- Roof: 1. Truss or Rafter Size: Span Action: Approved
 2. Sheathing Type: Size: Approved with Conditions
 3. Roof Covering Type:

- Chimney: Type: Number of Fire Places: Signature:

- 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 Levatories
 5. No. of Other Fixtures

- Swimming Pools: 1. Type:
 2. Pool Size: Square Footage
 3. Must conform to National Electrical Code and State Law.

**PERMIT ISSUED
WITH REQUIREMENTS**

Permit Received By Mary Gresik Signature of Applicant Val C. Hart Date May 11, 1992

CEO's District

CONTINUED TO REVERSE SIDE D. M. KOUR

Ivory Tag - CEO

923652

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$35.00 Zone Map # Lot#

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

Owner: Val & Grace Hart Phone # 512-2308 X
Address: Call for Pick-up 15 Dow St.

LOCATION OF CONSTRUCTION 411 Glaciarus St. Peaks Island 34-H-16

Contractor: Sub:

Address: Phone #

Est. Construction Cost: 3,000.00 Proposed Use: 1-fam w/int reno
Part Use: 1-6' m

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 Make int renovation to f-fam dwelling

Foundation: Call for P/U

1. Type of Soil.
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sl' 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 Ycs _____ No. _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____
1. Studding Size _____ Spacing _____
2. Header Size: 5" Span(s): 10'-0" 3 10'-0"
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

White - Tax Assessor

PERMIT ISSUED
WITH REQUIREMENTS

For Official Use Only

Subdivision

Date May 11, 1992

Name

Inside Fire Limits

Lot

Building Code

Public

Time Limit

Estimated Cost

Ownership

Subdivision

Floodplain Yes No

Special Exception

Other (Explain)

5-13-92

CITY OF PORTLAND

Zoning:	Street Frontage Provided: Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required:	No increase in footprint
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 _____
Other (Explain)	

Ceiling:	1. Ceiling Joists Size: _____	Not in District or Landmark
	2. Ceiling Strapping Size: _____ Spacing: _____	Does Not Require Review
	3. Type Ceilings: _____	Size: _____ Requires Review
	4. Insulation Type: _____	Size: _____
	5. Ceiling Height: _____	Approved
Roof:	1. Trusses or Rafters Size: _____ Span: _____ Action: _____	Approved with Condition
	2. Sheathing Type: _____ Size: _____	Approved
	3. Roof Covering Type: _____	Approved

Chimneys:	Type: _____ Number of Fire Places: _____
Heating:	Type: _____ Number of Fire Places: _____
Electrical:	Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:	1. Approval of soil test if required _____
	2. No. of Tubs or _____ were _____
	3. No. of Fixtures _____
	4. No. of Lavatories _____
	5. No. of Ott. or Fixtures _____

Swimming Pools:	1. Type: _____
	2. Pool Size: _____ Square Footage: _____
	3. Must conform to National Electrical Code and State Law.

Permit Received By: Mary Gresl

Signature of Applicant: Val Hart Date: May 11, 1992

CEO's District: Work

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee \$ _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Inspection Record

Type: Completed
Offices

Date: 6/29/94
/ /
/ /
/ /
/ /
/ /
/ /

COMMENTS**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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Hal Piffey
SIGNATURE OF APPLICANT

15 Dow St. RT Hand ME 04102
ADDRESS

772-2308
PHONE NO.

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

BUILDING PERMIT REPORT

ADDRESS: 11 Crescent ST. P.T. 084-11-016 DATE: 13/May/92
REASON FOR PERMIT: To make interior renovations.

BUILDING OWNER: Valerie Grace Hart

CONTRACTOR: " "

PERMIT APPLICANT: " "

APPROVED: *6 *7 *9 *12

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 6.) 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 (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm), above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches.
- 10.) 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.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,

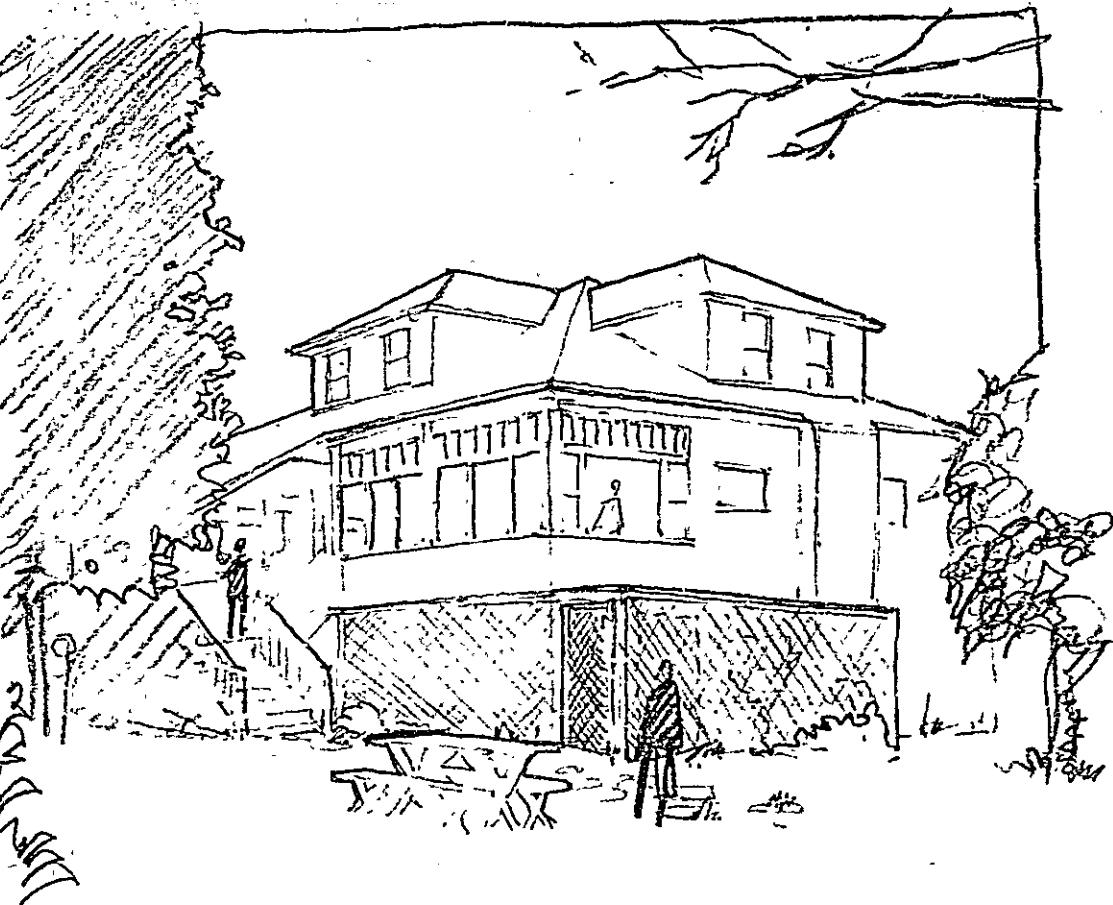
P. Samuel Loffsey
Chief of Inspection Services

/el
11/16/88
11/27/90
8/14/91

+ 12.) This permit is being issued with
the understanding that there will not be
an increase in the footprint of the building.

INDEX

- .A-1 PERSPECTIVE
 - .A-2 FLOOR PLAN
 - .A-3 INTERIOR ELEVATIONS
 - .A-4 FINISH SCHEDULE
 - .A-5 DETAILS
 - A-6 NOTES
- E-1 ELECTRICAL PLAN



84-H-10
NORTHEAST
PERSPECTIVE
A-1
3-12-92

YAL & GRACE HART
CRESCENT ST RESIDENCE
PEAKS ISLAND, ME

TERRY CLINE-ARCHITECT
SUSTAINABLE ENVIRONMENTS
PORTLAND, MAINE

N
SOUTH

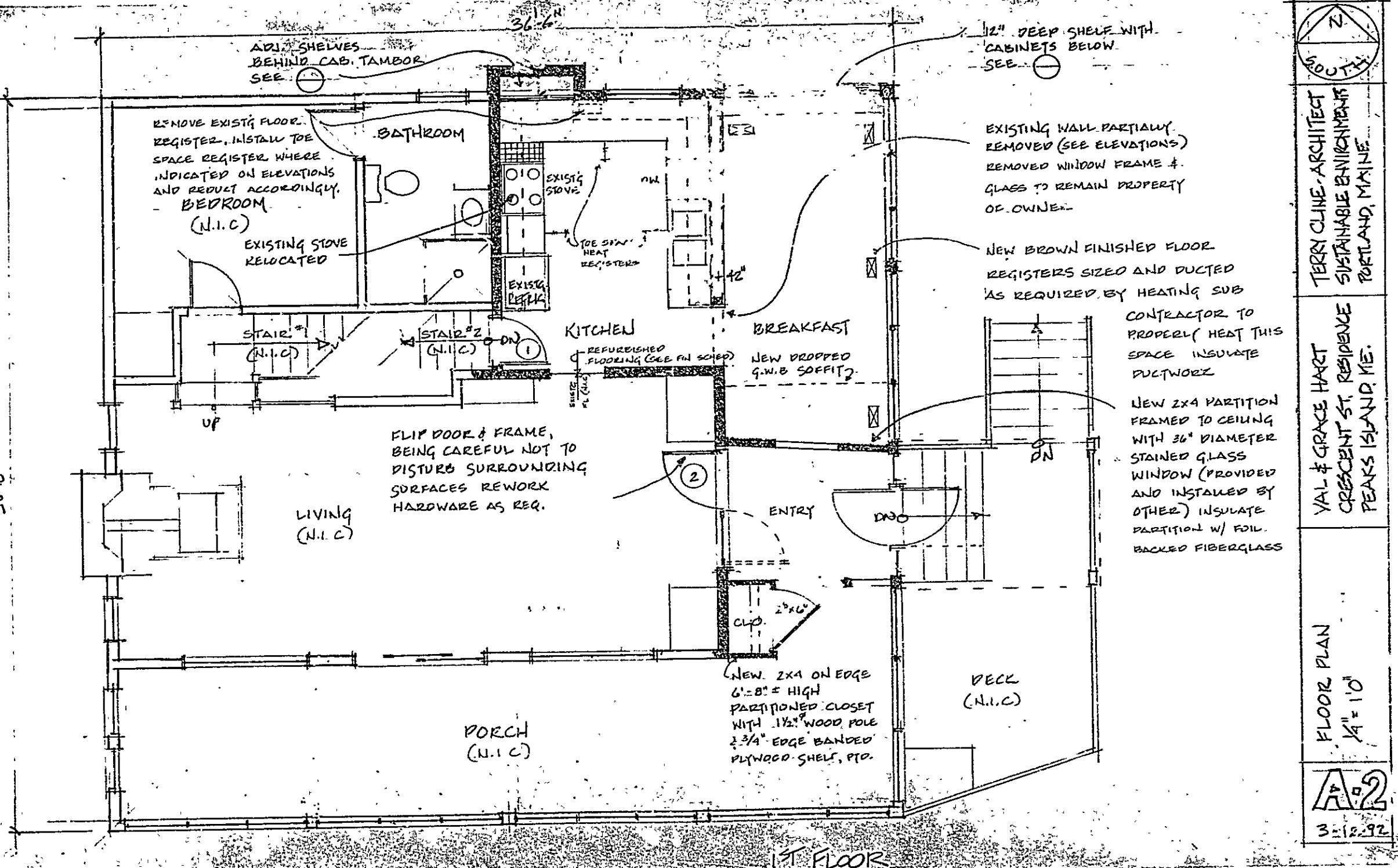
TERRY CHYE, ARCHITECT
SUSTAINABLE ENVIRONMENTAL
PORTLAND, MAINE

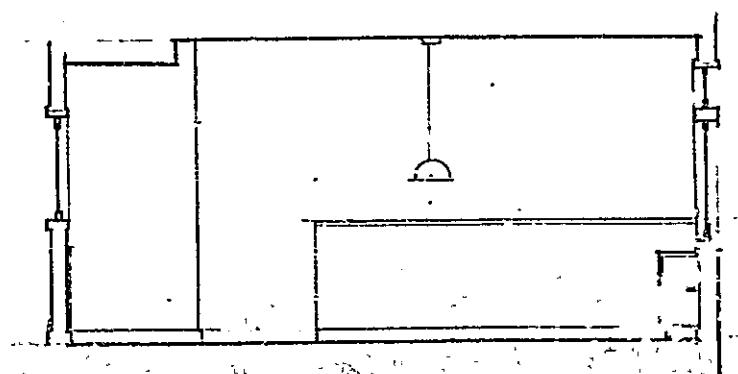
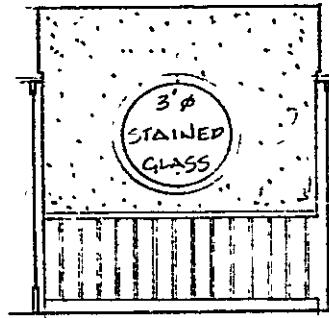
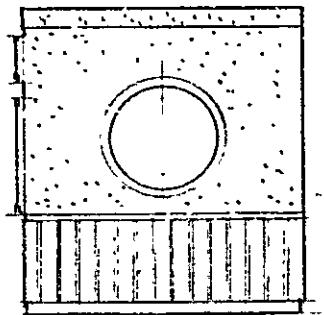
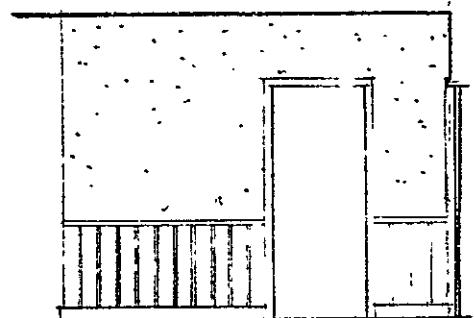
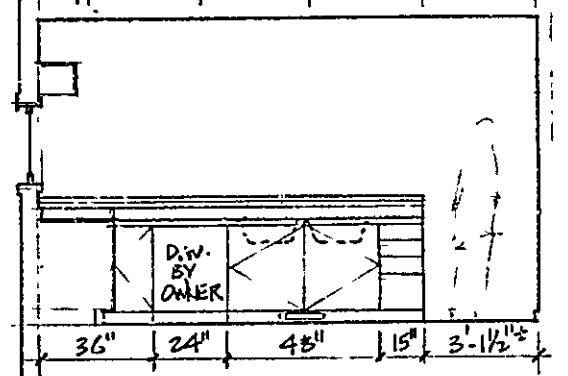
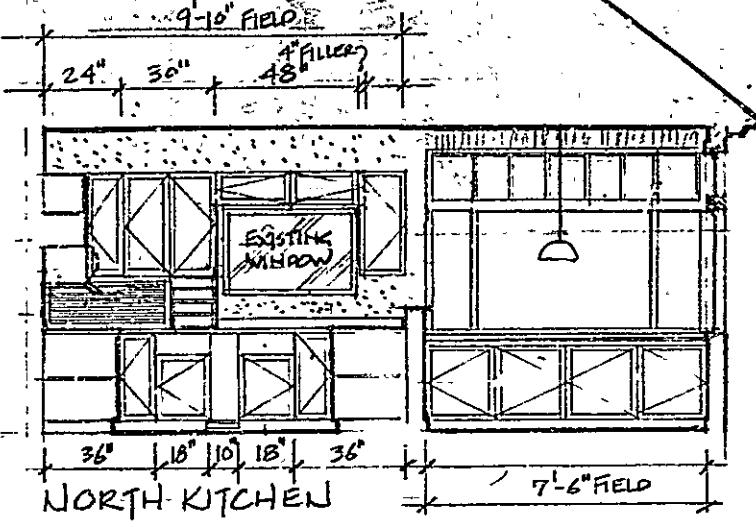
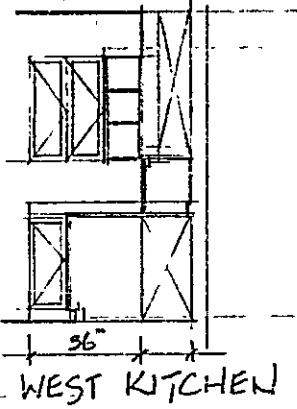
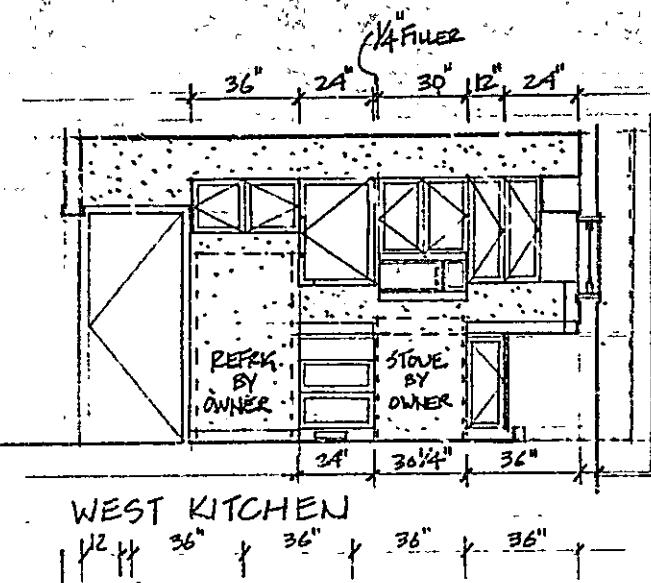
VAIL & GRACE HART
CRESCENT ST. RESIDENCE
PEAKS ISLAND, ME.

FLOOR PLAN
 $14' = 10'$

A2

3-12-92





INTERIOR ELEVATIONS	VTL # GRACE HART CRESCENT ST. RESIDENCE PEAKS ISLAND, ME	TERRY CLINE ARCHITECT SUSTAINABLE ENVIRONMENT PORTLAND, MAINE
1/4" = 10'	1/4" = 10'	3-2-9

A-3

FINISH SCHEDULE						
ROOM	CEILING	FLOORS	WALLS	DOOR & WINDOW TRIM	BASE	COUNTER TOPS
ENTRY	EXISTING FIR TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN + KNOTTY PINE WAUNSCOT + G. WB	TO MATCH EXISTING	MATCH EXISTING	
BREAKFAST	"	EXISTING TO BE SANDED & REFINISHED TO MATCH LIVING RM.	NEW KNOTTY PINE WAUNSCOT TO MATCH LIVING ROOM + G. WB		NATURAL EDGEBONDED PLASTIC LAM.	
KITCHEN	NEW FIR TO MATCH EXISTING IN TYPE & FINISH ①	REMOVE LINOLEUM & GLUE, SAND EXISTING WOOD FLOOR & REFINISH TO MATCH. ②				
CLOSET	NEW WOOD SURFACE	EXISTING WOOD FLOOR TO REMAIN				

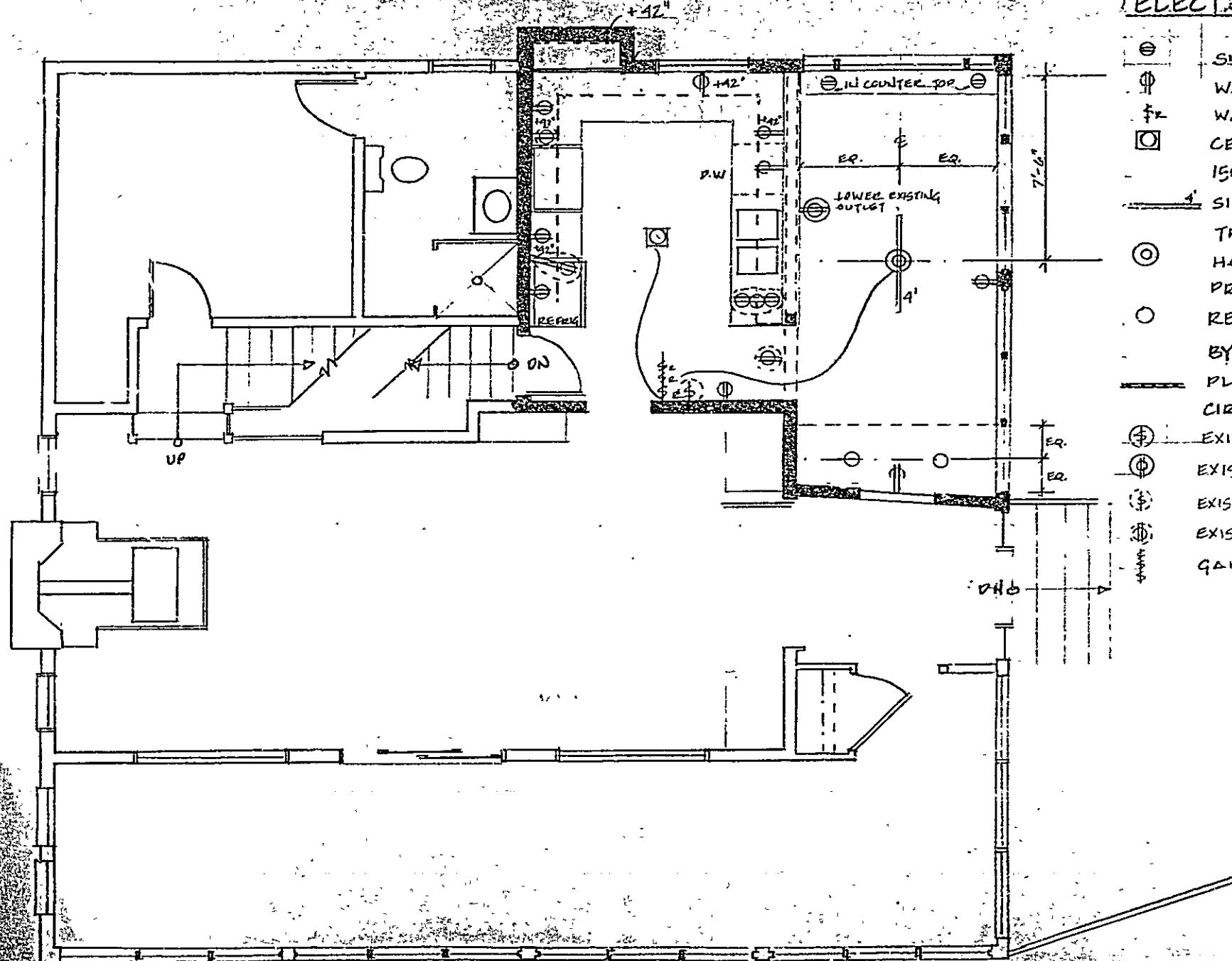
NOTES:

- ① REMOVE EXISTING ACOUSTIC TILE CEILING AND SUBFRAMING & INSTALL NEW 1 3/4" FIR CEILING
- ② CARRY ALLOWANCE FOR REMOVING SUBFLOOR (IF NOT WOOD SLAT FLOOR) & INSTALLING NEW 2 1/4" SLAT FLOORING TO MATCH LIVING ROOM IN TYPE AND FINISH
- ③ AT NEW INTERIOR WINDOW, DOOR #2 TO BE REFURBISHED TO MATCH

VAL & GRACE HART CRESCENT ST RESIDENCE PEAKS ISLAND, ME.	TERRY CLINE - ARCHITECT SUSTAINABLE ENVIRONMENTS PORTLAND, MAINE.
FINISH SCHEDULE	

A4

3.12.91



ELECTRICAL SYMBOLS

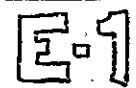
- ⊕ SURFACE MTD. DUPLEX
- ⊖ WALL MTD. DUPLEX
- FR WALL SWITCH W/ DIMMER
- CEILING MID. INCANDESCENT
- 150 WATT PROVIDED BY OWNER
- SINGLE CIRCUIT SURFACE, MTD.
- TRACK BY HANGING 150W CHANDELIER PROVIDED BY OWNER
- RECESSED INCAND. CANS BY
- PLUG MOLD ON SEPERATE CIRCUIT
- ⊕ EXISTING SWITCH TO REMAIN
- ⊖ EXISTING OUTLET TO REMAIN
- ⊕ EXISTING SWITCH TO BE REMOVED
- ⊖ EXISTING OUTLET TO BE REMOVED
- GANG OF SWITCHES



TERRY CLINE - ARCHITECT
SUSTAINABLE ENVIRONMENTS
PORTLAND, MAINE

VAL & GRACE HART
CRESCENT ST. RESIDENCE
PEAKS ISLAND ME

ELECTRICAL PLAN



3.12.92