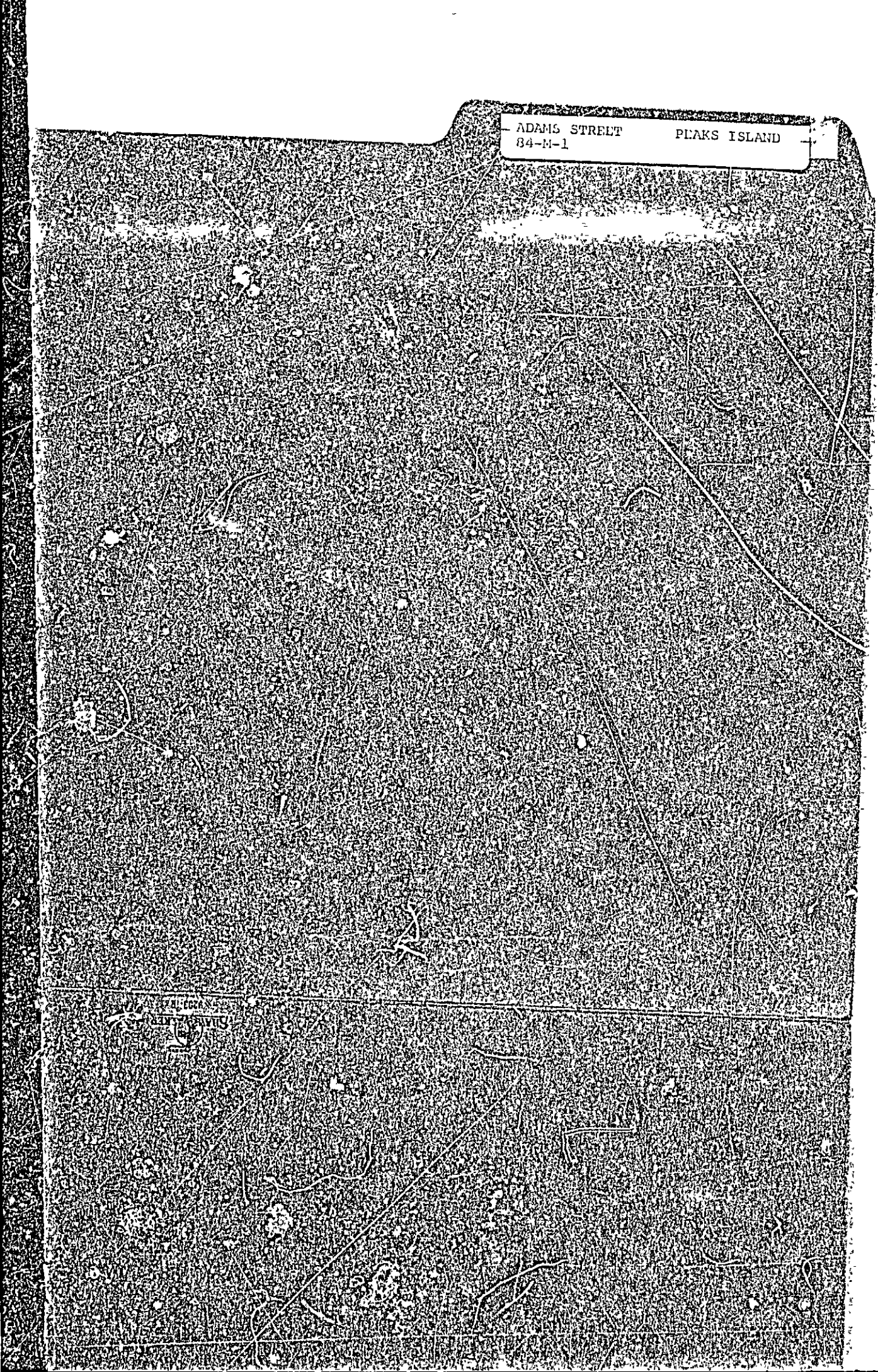
ADAMS STREET PLAKS ISLAND
84-M-1



E4-122-1

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 579

Address Adena Street, Peaks Island

Installation For: Swalling

Owner of Bldg: Virginia Dailey

Owner's Address: Adena Street, Peaks Island

Plumber: Richard L. Maltz

Date: August 4, 1969

NEW	REPL		NO.	FEE
		SINKS		
	1	LAVATORIES		
	1	TOILETS		
	1	BATH TUBS	1	2.00
		SHOWERS	1	2.00
		DRAINS FLOOR SURFACE	1	2.00
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	3	6.00

Date Issued August 4, 1969

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date 8/11/69

By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

App. Final Insp.

Date 8/11/69

By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

Building and Inspection Services Dept.: Plumbing Inspection

APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01019
JUN 26 1950
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, June 21, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair remove the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications: S 11-14-1

Location Adams Street, Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address Philo C. LeGendre, Adams Street, Peaks Island Telephone none

Lessee's name and address Telephone

Contractor's name and address Alfred Dagnon, 30 Winter Street, Topsham, Maine Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building Cottage No. families

Last use " No. families

Material wood No. stories 2 Heat Style of roof Roofing

Other buildings on same lot garage

Estimated cost $ 300. INSPECTION NOT COMPLETED Fee $ 2.00

General Description of New Work

To change approximately 8 cedar posts to concrete piers,-piers to be 8" top, 10" bottom, at least 4' below grade. Some of the piers have been changed in the past and it is intended to change just those now which have rotted.

To cover entire roof of cottage with asphalt Class C.Underwriters Laboratories Inc. label.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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. ***PERMIT TO BE ISSUED TO*** Philo C. LeGendre

Details of New Work

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

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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

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

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

Signature of owner Philo C. LeGendre

INSPECTION COPY

Permit No. 5011019

Location 1 Adams Mt Gabriel Subd

Owner [illegible]

Date of permit 6/26/53

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Certificate of Occupancy Issued COMPLETED

NOTES

AP Adams St., Peaks Island-I
(Philo C. LeGendre)

June 26, 1950

Mr. Philo C. LeGendre
Adams Street
Peaks Island, Maine
Mr. Alfred Gagnon
31 Winter Street
Topsham, Maine

Gentlemen:

The application for building permit to change out some cedar posts as foundations of the cottage on Adams Street, Peaks Island owned by Mr. LeGendre leaves some doubt as to compliance with the Building Code, and therefore the permit is issued to the owner subject to the following conditions. If this letter is not understood, or if for any reason you are unable or unwilling to abide by the conditions, it is important that you refrain from starting any of the work except the roof covering and contact this office immediately for adjustment.

Now and then applicants for permits give information on the application and sign the application without fully realizing that they are expected to comply in detail with the information given on the application. Your attention is particularly called to the fact that the dimensions given for the concrete piers, that of 8" square at the surface of the ground and 10" square at the bottom of the pier, are the smallest dimensions that are allowable under the Building Code, and the piers should be no smaller than that under any circumstances, but may of course be larger. The piers are required to extend no less than 4' below the surface of the ground or to solid ledge rock if ledge is encountered at a less depth than 4', but the piers are required also to extend no less than 6" above the surface of the ground, and any woodwork supported upon the piers should be anchored to the piers by means of metal dowels or equivalent.

Quite a proportion of the cottages on the Islands were built very lightly with much less strength than is now required by the Building Code. We have no information as to the spacing of the present cedar posts or that proposed for the concrete piers, but it is assumed that there has been no evidence of weakness on account of the span of the timbers between the posts and that you have satisfied yourselves that piers put in the place of the existing posts will meet all of the needs.

It has become quite common to so call "winterize" cottages on the Islands with the idea of using them the year round. This process of "winterizing" usually involved putting on wallboard and ceiling board and generally finishing the summer cottage for year round living quarters. Sometimes owners apply this wall and ceiling board without realizing that a permit is needed to do even that work and also without realizing that the wall and ceiling board, though each piece may not be very heavy, in the aggregate is quite likely to overload the framing members and supports of the building which often times had no excess if indeed sufficient strength to support the building properly with people living in it during the wintertime before the wallboard and ceiling board is put on.

Perhaps you have no such intention with this cottage, but if it should turn out that you have, it would be well to refrain from starting any of the work and give us sufficient information to check up and see whether or not the framing members in the first floor and spacing of these proposed piers would be adequate to take the year round loads. The information we would need would be a framing plan of the first floor showing the supports, location of the cedar posts and proposed piers and also the supporting partitions of any second floor and which way the floor joists run and the [illegible] of them on the second floor.

Very truly yours,

WNoD/G

Inspector of Buildings

Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

APPLICATION FOR PERMIT TO BUILD
A PRIVATE GARAGE

TO THE INSPECTOR OF BUILDINGS

Portland, Me., June 14,1922 *19*

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

Location 5 Adams Street, Peaks Island Fire Districts no Ward 1

Name of owner is? Adelaide Finch Address Peaks Island

Name of mechanic is? Thomas Skinner Co Address 97 Canter Street

Proposes occupancy of building (purpose)? steel Private garage for one cars only, and no space to be let.

Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.

A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 10ft ; No. of feet rear? 10ft.: No. of feet deep? 18ft

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, mansard, or hip? pitch Material of roofing? steel

Will there be a chimney? no Will the flues be lined? 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? no

If so, state the particulars

Estimated Cost,

$ 210.

Signature of owner or authorized representative, Thomas Skinner Co.

Address, 97 Canter St.

5 Adams St., Peaks

No. 6694

APPLICATION FOR

PRIVATE GARAGE

LOCATION

No. Adams St, Peaks Island

WARD 1

8th Adams NR Sea

PERMIT GRANTED

June 15, 1922 102

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation	PORTLAND - PEAKS ISLAND
Street Subdivision Lot #	ADAMS STREET TAX MAP 81 - BLOCK M - LOTS 1, 11, 12

PROPERTY OWNERS NAME

CARTER G. WILLIAM
Last: First:

Applicant Name:	EDWARD CASEY
Mailing Address of Owner/Applicant (If Different)	ISLAND AVE PEAKS ISLAND, MAINE 04108

PORTLAND PERMIT # 589 TOWN COPY

Date Permit Issued: 8/30/84 $ FEE ☐ N Double Fee Charged

Local Plumbing Inspector Signature: Donald R. Goodwin L.P.I. #

Owner/Applicant Statement $40.00

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.

Signature of Owner/Applicant: Edward F. Casey Date

Caution: Inspection Required

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

Donald R. Goodwin AUG 30 1984
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

1. ☐ NEW SYSTEM
2. ☒ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ SEASONAL CONVERSION
5. ☐ EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

1. ☐ NO RULE VARIANCE REQUIRED
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
   ☒ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
   3. ☒ Requires only Local Plumbing Inspector Approval
   4. ☐ Requires both State and Local Plumbing Inspector Approval

INSTALLATION IS

COMPLETE SYSTEM
1. ☒ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:
4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED 1930±

THE FAILING SYSTEM IS:
1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☒ OTHER CESSPOOL

DISPOSAL SYSTEM TO SERVE:

1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

SIZE OF PROPERTY	ZONING
9520 S.F	R-3

TYPE OF WATER SUPPLY

PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☒ SEPTIC: ☒ Regular ☐ Low Profile
2. ☐ AEROBIC

SIZE: 1000 GALS

WATER CONSERVATION

1. ☒ NONE
2. ☐ LOW VOLUME TOILET
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET
   SPECIFY: _____

PUMPING

1. ☒ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE: _____ GALS

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

3 BEDROOM CONSERVATIVE

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
6	C

DEPTH TO LIMITING FACTOR: 36

SIZE RATINGS USED FOR DESIGN PURPOSES

1. ☒ SMALL
2. ☐ MEDIUM
3. ☐ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

1. ☒ BED 600 Sq. Ft.
2. ☐ CHAMBER _____ Sq. Ft.
   ☐ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER _____

DESIGN FLOW: 450 (GALLONS/DAY)

☐ SITE EVALUATION WAIVED BY LOCAL OPTION

SITE EVALUATOR STATEMENT

On July 9, 1984 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

William R. Goodwin
Site Evaluator or Professional Engineer's Signature

0003/4814
SE# / PE#

7/23/84
Date

* Local Plumbing Inspectors Signature if Local Site Evaluation Waiver under a Local Option

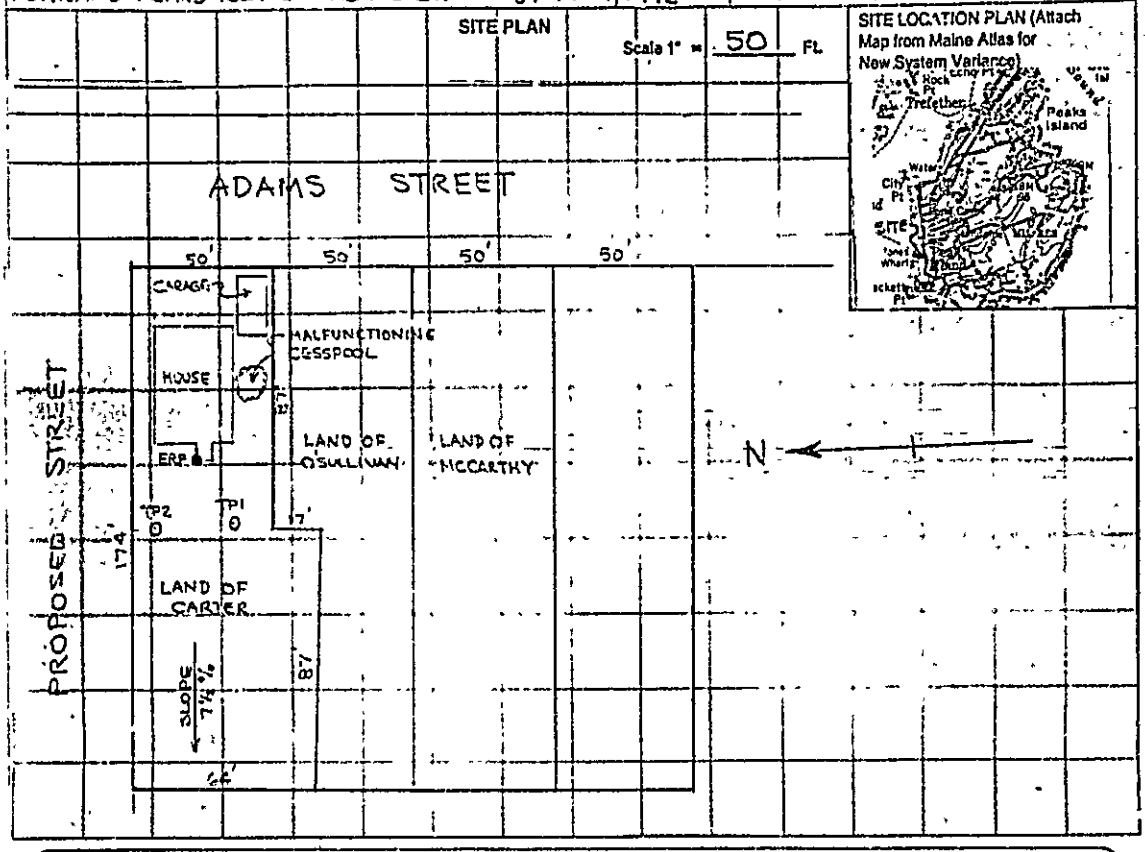
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health Engineering

Town, City, Plantation: PORTLAND PEAKS ISLAND | Street, Road, Subdivision: ADAMS ST. 84-M-1, 11, 12 | Owners Name: G. WILLIAM CARTER

SITE PLAN

Scale 1" = 50 FT.



SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole ____ ☒ Test Pit ☐ Boring

2" SOD * Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (Inches)	Texture	Consistency	Color	Mottling
0–6	GRAVELLY LOAM		DARK BROWN	
6–20	COARSE STONY GRAVEL	LOOSE	ORANGE BROWN	NONE
20–50	SILTY GRAVEL	FRIABLE	GRAY BROWN	FEW

Soil Profile	Classification Condition	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock
6	C	7½ %	36"	

Observation Hole 2 ☒ Test Pit ☐ Boring

2" SOD * Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (Inches)	Texture	Consistency	Color	Mottling
0–6	GRAVELLY LOAM		DARK BROWN	
6–20	COARSE STONY GRAVEL	LOOSE	ORANGE BROWN	NONE
20–50	SILTY GRAVEL	FRIABLE	GRAY BROWN	FEW

Soil Profile	Classification Condition	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock
6	C	7½ %	36"	

William B Goodwin — Site Evaluator or Professional Engineer's Signature

0003/4814 — SE# / PE#

7/23/84 — Date

HHE-200 Rev 4/83

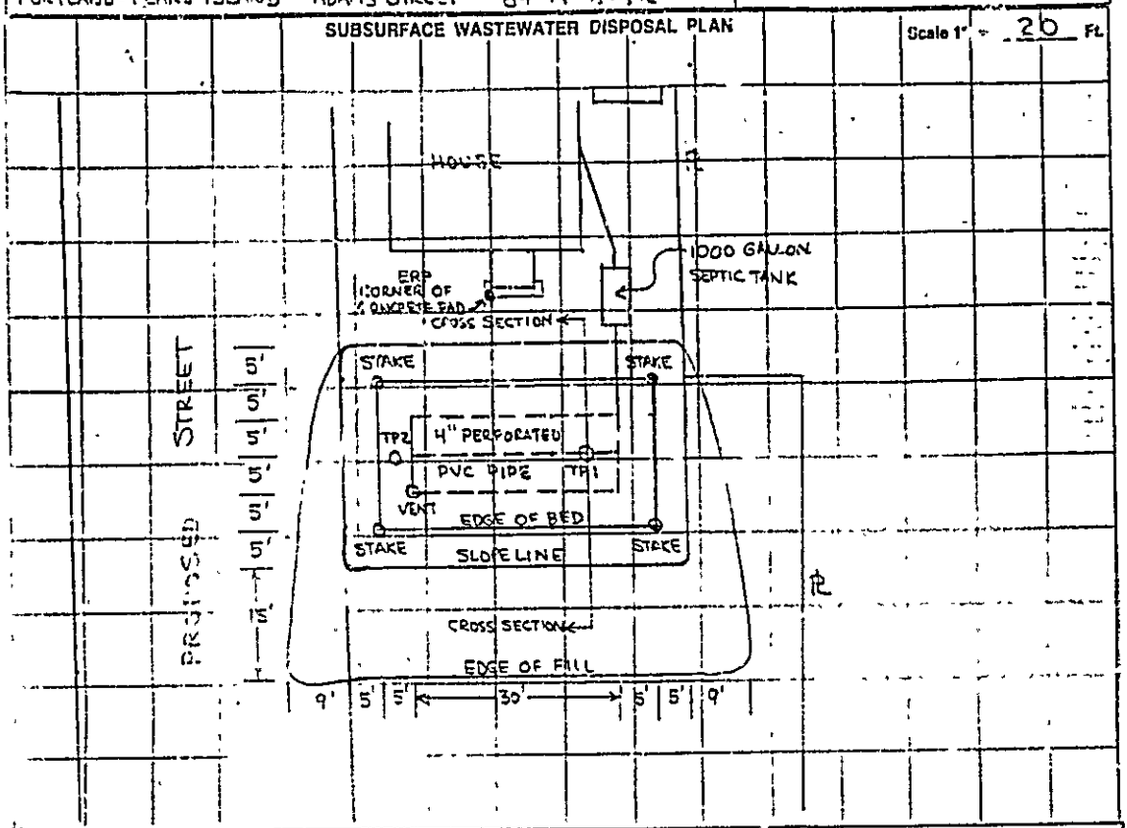
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road, Subdivision	Owners Name
PORTLAND - PEAKS ISLAND	ADAMS STREET 84-M-1, 11, 12	G. WILLIAM CARTER

SUBSURFACE WASTEWATER DISPOSAL PLAN

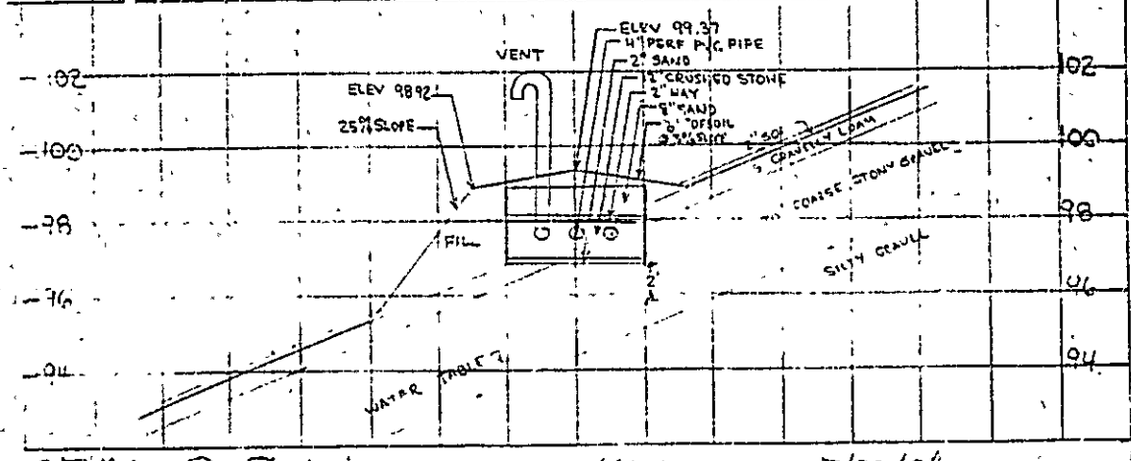
Scale 1" = 20 Ft.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	0"	Reference Elevation is	100.00	NORTHWEST CORNER OF CONCRETE
Depth of Fill (Downslope)	24"	Bottom of Disposal Area	96.92	PAD SUPPORTING BACK STEPS
		Top of Distribution Lines or Chambers	98.00	

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 inch = 4 Ft.
Horizontal: 1 inch = 20 Ft.



William R. Crabtree
Site Evaluator or Professional Engineer's Signature

0003/4814
SE# / PE #

7/23/84
Date

Replacement System Variance Request

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an Application for the proposed replacement system which is in noncompliance with the Rules. The LPI shall review the Replacement System Variance Request and Application and may approve the Request if all of the following requirements with LPI approval limitations can be met.

1. The replacement system is correcting a malfunction or an unlicensed wastewater discharge system.
2. A replacement system cannot be designed and installed in total compliance with the Rules.
3. The design flow is less than 500 GPD.
4. There will be no change in use of the structure.
5. The replacement system does not conflict with Seasonal Conversion Permit (30 MRSA § 3223) or with Mandatory Shoreland Zoning (12 MRSA § 4811).
6. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.

GENERAL INFORMATION.

Town of PORTLAND PEAKS ISLAND

Town Code 5170 Permit No. 5K94[illegible]E Date Permit Issued _____ month/day/yr.

Property Owner's Name: G. WILLIAM CARTER Tel. No. _____

System's Location: ADAMS STREET
Street

PEAKS ISLAND MAINE 04108
Town Zip

Property Owner's Address:
(If different from above) _____
Street

_____
Town State Zip

Specific Instructions to the:

LPI: If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature).

Site Evaluator: If after completing the Application, you find that a variance for the proposed replacement system is needed, then complete the Replacement Variance Request with your signature on reverse side of form.

Property Owner: It has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

The Owner shall sign this statement. Therefore, having read both this Replacement Variance Request and the attached Application, I understand that the proposed system is not in total compliance with the Rules and hereby release all those concerned with this Variance provided they have performed their duties in a reasonable and proper manner.

G. William Carter — 7/28/84

Property Owner's Signature — Date

HHE-204 RV7/80

Variance Category	Variance Requested	Limit of LPI's Approval Authority		Variance Requested to:	
Soils Soil Profile Soil Condition from HHE-200	Ground Water Table	to 6"			inches
	Restrictive Layer	to 6"			inches
	Bedrock	to 10"			inches
Setback Distances (in feet)	From:	Treatment Tank	Disposal Area	Treatment Tank	Disposal Area
Potable Water Supplies	1. Well ≥ 2000 gal/day	100	300		
	2. Well < 2000 gal/day				
	a. Neighbor's	100b	100b		
	b. Property Owner's	50'	50'		
	3. Water Suppl / Line	See Note 'a'			
Waterbodies	1. Perennial	60'	60'		
	2. Intermittent	25'	25		
	3. Manmade drainage ditch	15'	15'		
Downhill Slope	Greater than 3:1 (33%)	5'	10'		
Buildings	1. With basement	See Note 'c'	15'		
	2. Without basement		10'		
Property Line		5'	5'	5'	5'

Other. Specify:

Footnotes:

a. This setback distance cannot be reduced by variance. See Table 6-2.

b. A variance to reduce the 100 foot setback distance to a minimum of 80 feet may be granted only with the neighbor's written permission.

c. Sufficient distance shall be maintained to assure that the toe of the fill does not extend to the fill slope.

William R Goodwin — Site Evaluator's Signature

7/23/84 — Date

LPI Statement

I, William R Goodwin, LPI for the Town of Dorchester, have conducted an on-site inspection for the proposed replacement system and have determined, to the best of my knowledge, that it cannot be installed in total compliance with the Rules, applicable Municipal Ordinances and the Local Shoreland Zoning Ordinance. As a result of my review of the Replacement System Variance Request, the Application, and my on-site investigation I (check and complete either a or b):

☒ a. (☒ approve, ☐ ~~do not approve~~) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for that in Comments Section below and return to the applicant;

or:

☐ b. find that one or more of the requested Variances exceeds my approval authority as LPI. I (☐ recommend, ☐ do not recommend) the Department's approval of the variance. Note: If the LPI does not recommend the Department's approval, he shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: _____

William R Goodwin — LPI's Signature

8/2/84 — Date

FOR USE BY THE DEPARTMENT ONLY:

The Department has reviewed the variance(s) and (☐ does, ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

Signature of the Department — Date

HHE-204 RV7/83

Permit # 940495 City of Portland BUILDING PERMIT APPLICATION Fee 40.00 Zone _____ Map # _____ Lot# _____

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

PERMIT ISSUED

MAY 31 1994

CITY OF PORTLAND

Owner: George & Barbara Carter Phone # 617-729-3666

Address: 28 Adams St Peaks Isl, ME 04108

LOCATION OF CONSTRUCTION: 28 Adams St (P.I.)

Contractor: self Sub.: _____

Address: _____ Phone # _____

Est. Construction Cost: 3,200. Proposed Use: 1-fam w/new garage

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: Demo and rebuild garage as per plans

084-M-001 Peaks Isl Dump

For Official Use Only

Date: 27 May 1994

Inside Fire Limits: _____

Bldg Code: _____

Time Limit: _____

Estimated Cost: _____

Subdivision: Name: _____ Lot: _____

Ownership: Public / Private

Zoning: 5-31-94

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) _____

HISTORIC PRESERVATION

Not in District nor Landmark.

Does not require review.

Requires Review.

****

Action: ___ Approved ___ Approved with Conditions ___ Denied

Signature: _____ Date: _____

Foundation:

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 _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

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 _____

use Group U = Type 5B

Swimming Pools:

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

Permit Received By: Marty

Signature of Applicant: George Carter Date: 27 May '94

CEO's District: _____

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

BUILDING PERMIT REPORT

Address 28 Adams ST. Peaks Island Date 31/May/94

Reason for Permit To Demo and rebuild-garage

Bldg.Owner: Carter, George & Barbara

Contractor: Owner "

Permit Applicant: " "

Approval: *1 *13

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection,.

2. Precaution must be taken to protect concrete from freezing.

3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.

5. Each apartment shall have access to (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.

6. 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 locations 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.

7. 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 special knowledge or 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 room must have 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), and a minimum net clear opening of 5.7 sq.ft.

8. 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 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19.

9. 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 ;lies 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993).

10. Guardrails & 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023.& 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. 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 or occupancy is issued or demolition permit is granted.

16. 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".

17. 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 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.

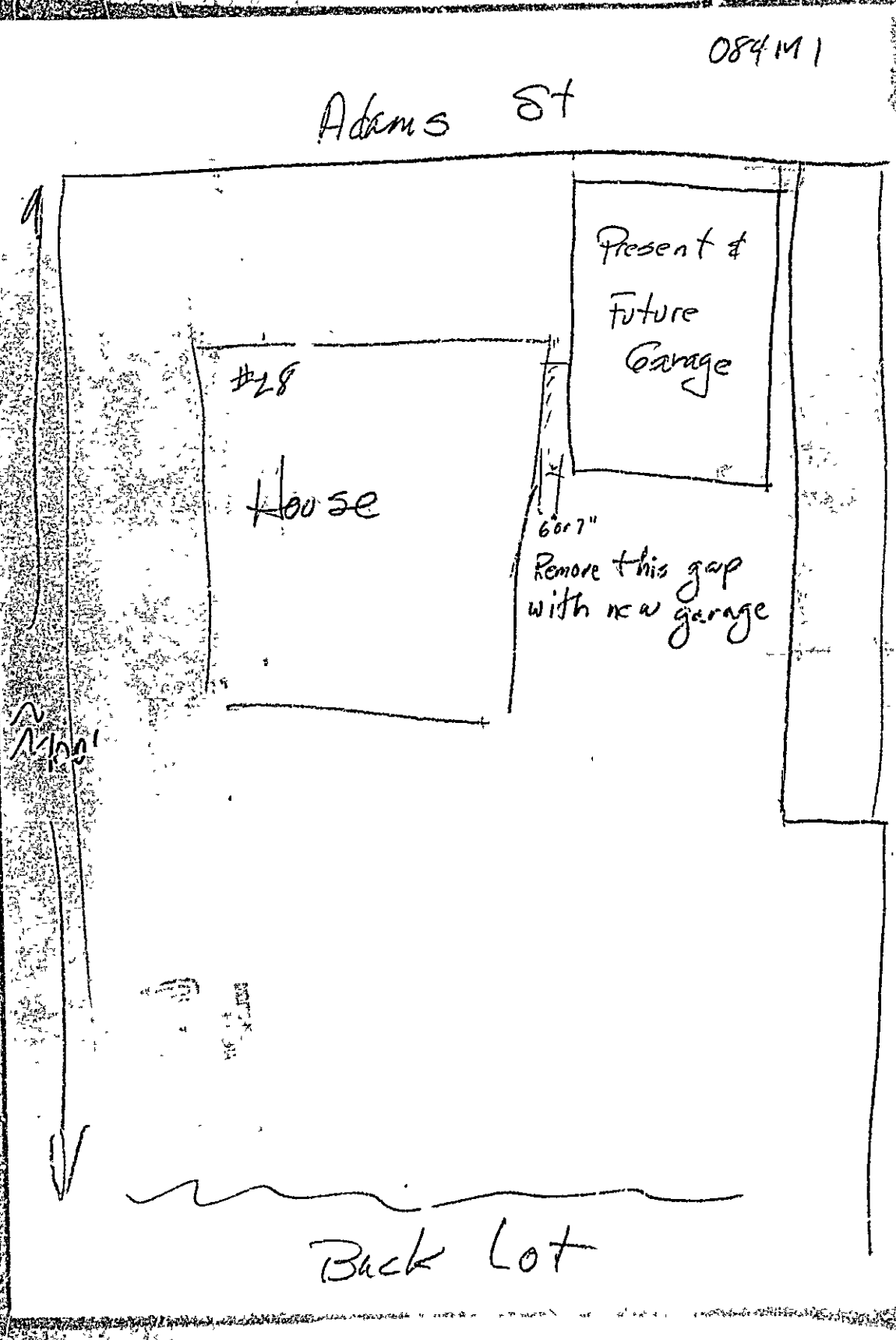
18. This permit is issued with the understanding that there is a [illegible] inspection of the original footprint.

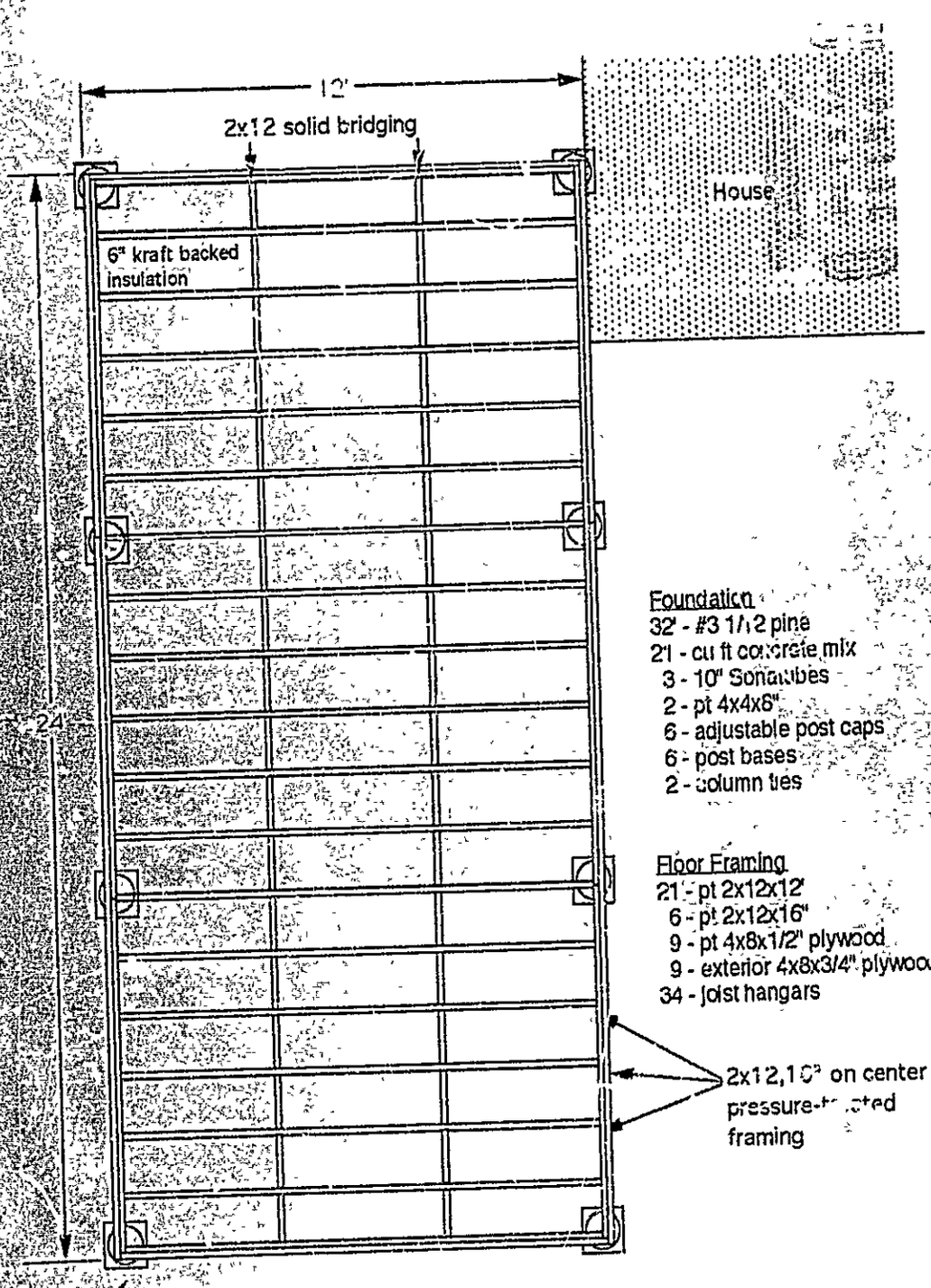
Sincerely,

P. Samuel Hoffses
Chief of Inspections

/dmm 01/14/94
(redo w/additions)

084M1


Adams St
Present & Future Garage
#28
House
6 or 7"
Remove this gap with new garage
~ 1-100'
Back Lot

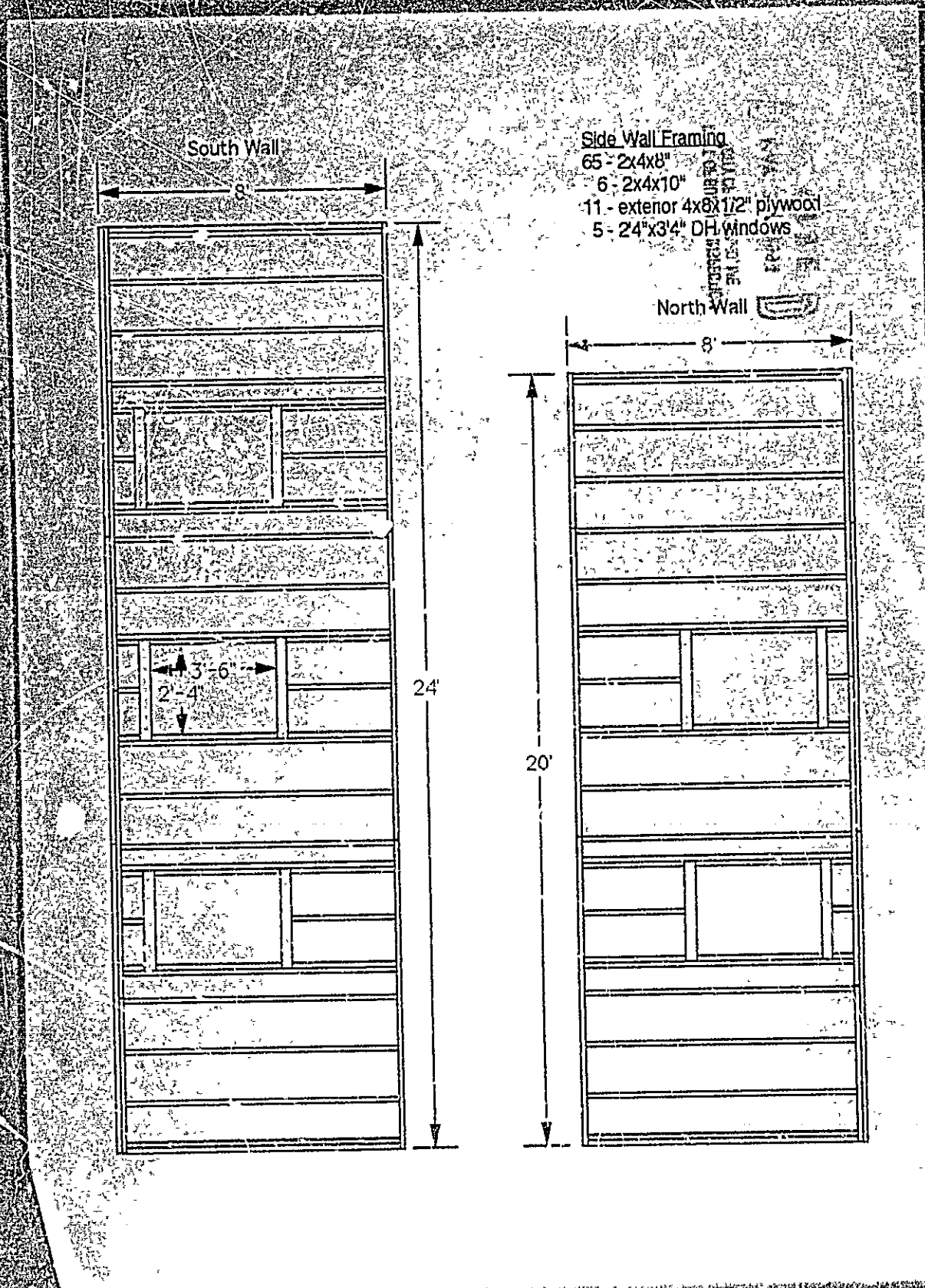


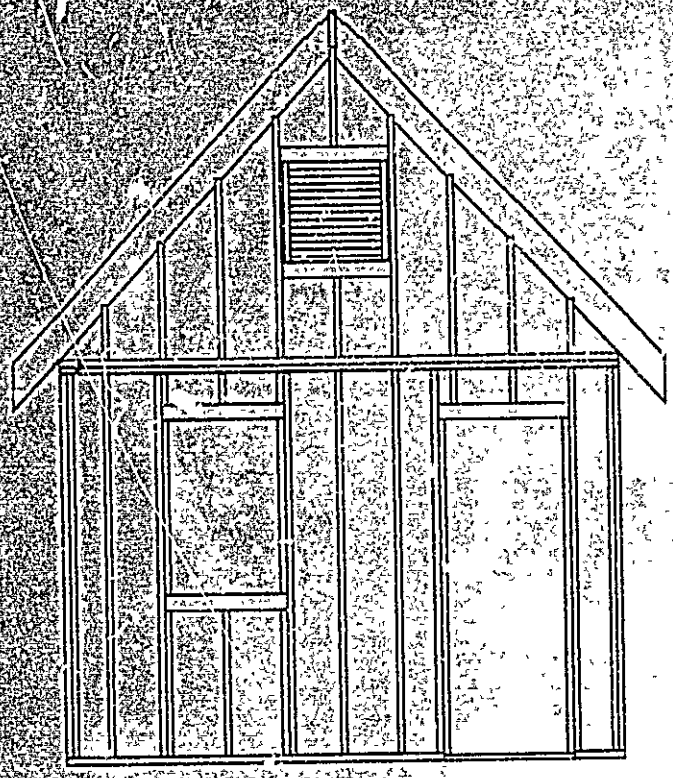
Foundation
32' - #3 1/2 pine
21 - cu ft concrete mix
3 - 10" Sonotubes
2 - pt 4x4x6"
6 - adjustable post caps
6 - post bases
2 - column ties

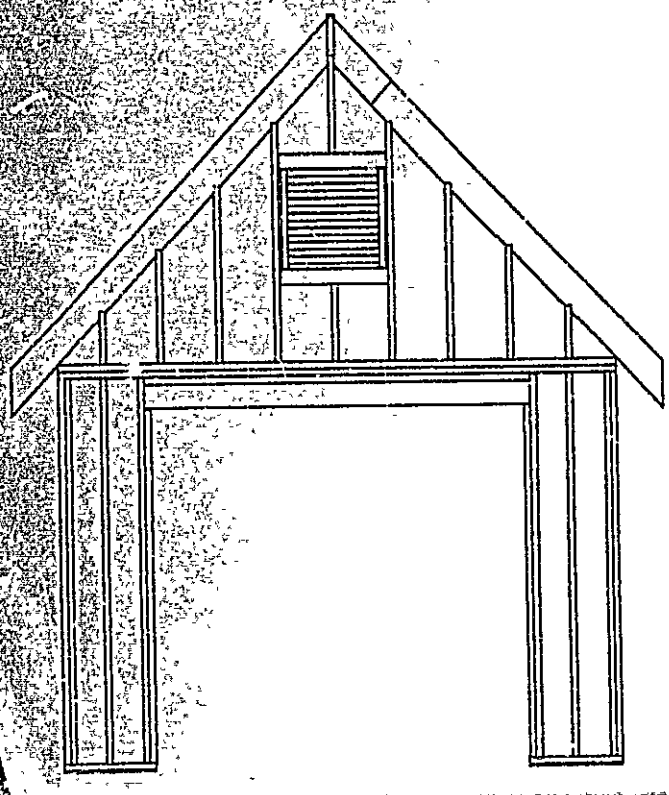
Floor Framing
21 - pt 2x12x12'
6 - pt 2x12x16"
9 - pt 4x8x1/2" plywood
9 - exterior 4x8x3/4" plywood
34 - joist hangars

2x12,16" on center pressure-treated framing

8 - 10" columns on 1 cubic foot bases to a depth of 4" below grade


South Wall
8'
24'
3'-6"
2'-4"
Side Wall Framing
65 - 2x4x8"
6 - 2x4x10"
11 - exterior 4x8x1/2" plywood
5 - 24"x34" DH windows
North Wall
8'
20'





End Wall Framing
36 - 2x4x8'
5 - 2x4x12'
11 - exterior 4x8x1/2" plywood
1 - 24"x34" DH windows
1 - 26"x6'8" door
2 - 2x2' ventilator grills
1 - 8'x7' garage door installed

Roof
29 - 2x6x12'
2 - 2x10x14'
4 - 1x12x14' #2 pine
4 - 1x3x12' #2 pine
4 - 1x4x12' #2 pine
44 ft - 12" soffit
22 - exterior 4x8x1/2" plywood
52 ft - 4" cedar gutter (8',20 2x12')
4 - 8' downspouts

Exterior Finish
12 sq white cedar #1 shingles
7 sq roof shingles
2 rolls 15# felt
130' - drip edge

ME Garage Material List

Foundation - Shipment 1

32'	1x12	#3 pine
21	cu ft	concrete mix
3	10"	Sonatubes
2 8'	4x4'	pressure treated
6	"	adjustable post caps
6		post bases
2		column ties
1	4 cu ft	contractor's wheelbarrow

Floor Framing - Shipment 2

21 12'	2x,2'	pressure treated
6 16'	2x12	pressure treated
9 1/2'	4x8'	pressure treated plywood
9 3/4'	4x8'	exterior plywood
34		joist hangers
216 6x15'	linear feet	kraft-backed fiberglass insulation

Side Wall Framing - Shipment 3

63 8'	2x4'	
6 10'	2x4'	
11 1/2'	4x8'	exterior plywood
5	2'4"x3'4"	DH windows

End Wall Framing - Shipment 4

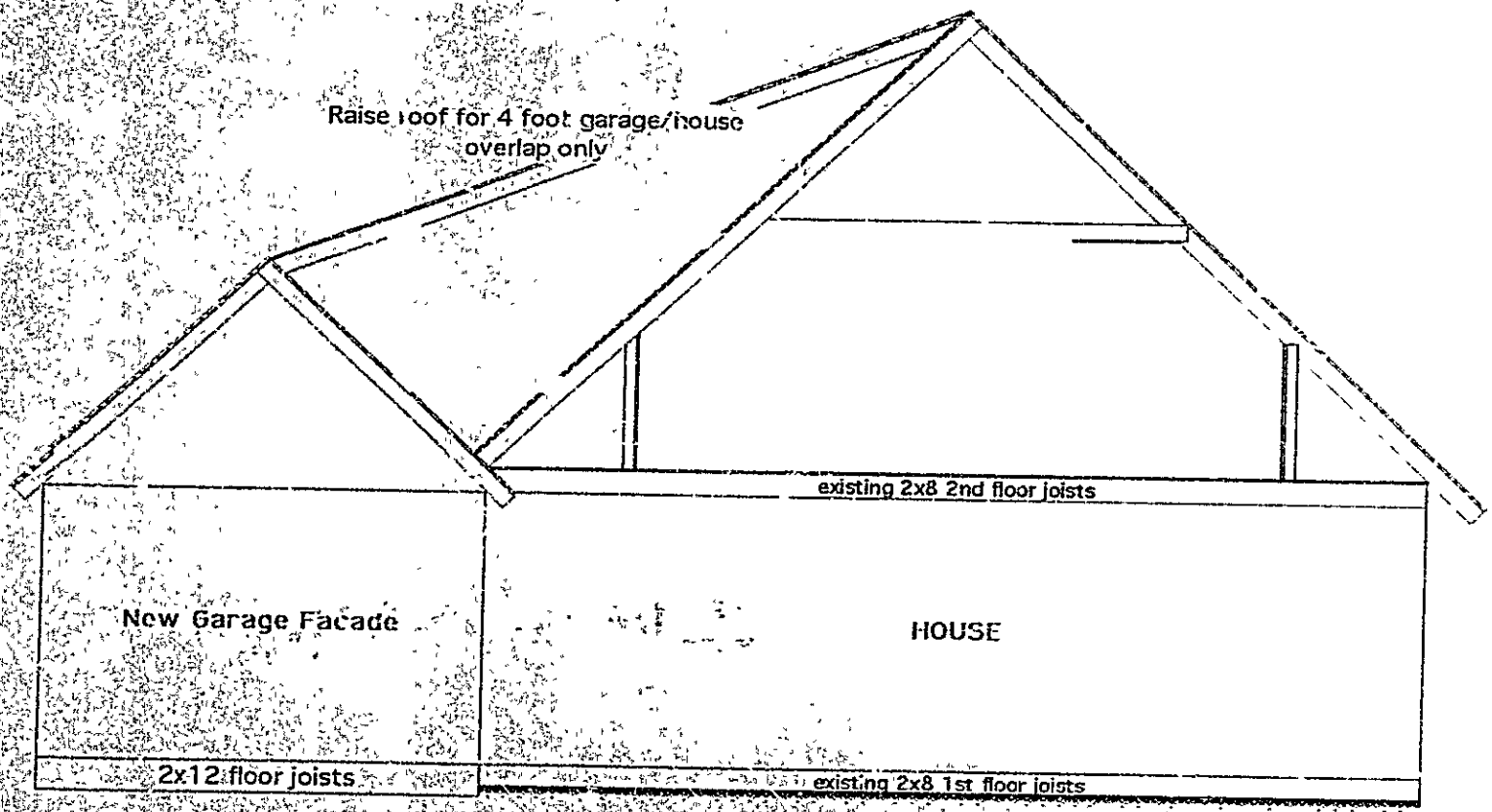
36 8'	2x4'	
5 12'	2x6'	
1 1/2'	4x8'	exterior plywood
1	2'4"x3'4"	DH windows
1	2'6"x6'8"	door
2	2'x2'	ventilator grills

Roof - Shipment 5

29 12'	2x6'	
2 14'	2x10'	
4 14'	1x12'	#2 pine
4 12'	1x8'	#2 pine
4 12'	1x4'	#2 pine
11 12'	12"	soffit
22 1/2'	4x8'	exterior plywood
1 6'	4"	fir gutter
2 12'	4"	fir gutter
1 20'	4"	fir gutter
4 8'		downspouts

Garage Door - Installed

1	8'x7'



East Side View - 28 Adams Street, Peaks Island, ME

DEMOLITION CALL LIST
CITY OF PORTLAND
DIVISION OF INSPECTION SERVICES

_____ hereby requests permission to demolish
(Name of Owner)

_____ beginning _____ for the following work
(Date)

at _____
(Address)

as described: _____.

UTILITY APPROVALS	NUMBERS	CONTACT NAME AND DATE
Central Maine Power	828-1411 X5000	N/A
Nynex	207-878-7000	N/A
Northern Utilities	797-8002 X6243	none
Portland Water District	761-8310	N/A
Public Cable Co.	775-2381 X257	none

CITY APPROVALS	NUMBERS	CONTACT NAME AND DATE
DPW/Sewer Division	874-8300 X8871	
DPW/Traffic Division	874-8033 X8891	
DPW/Forestry Division	874-8300 X8820	
DPW/Sealed Drain Permit	874-8300 X8822	
Building Inspections	874-8300 X8703	
Historic Preservation	874-8300 X8699	
Fire Dispatcher	874-8300 X8576	

ASBESTOS	NUMBERS	CONTACT NAME AND DATE
U.S. EPA Region 1	617-567-3219	
DEP Environmental	822-6300	

I have contacted all of the necessary utility companies and City Departments.

Date: _____ Signed: _____

Permit # 940495 City of Portland **BUILDING PERMIT APPLICATION** Fee 40.00 Zone _____ Map # _____ Lot# _____

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

Owner: George & Barbara Carter Phone # 617-729-3666

Address: 28 Adams St Peaks Isl, ME 04108

LOCATION OF CONSTRUCTION: 28 Adams St (P.I.)

Contractor: self Sub.: _____

Address: _____ Phone # _____

Est. Construction Cost: 3,200. Proposed Use: 1-fam w/new garage

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: Demo and rebuild garage as per plans

For Official Use Only

Date: 27-May-1994 Subdivision: _____

Inside Fire Limits: _____ Name: _____

Bldg Code: _____ Ownership: _____

Time Limit: _____ Lot: _____

Estimated Cost: _____

PERMIT ISSUED MAY 31 1994 CITY OF PORTLAND

Zoning: 5-31-94

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) WDH

HISTORIC PRESERVATION

Historic District nor Landmark.

does not require review.

Requires review.

Approved

Approved with Conditions

Denied

Date: 5/31/94

Signature: _____

084-M-001 Peaks Isl Dump

Foundation:

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 _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

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 Use Group U Type SB
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: Mary Gresik Date: 27 May '94

Signature of Applicant: _____

Print Name: George Carter

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

C. Wm. Rowe