

69

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ... 09.85

SEP 6 1985

ZONING LOCATION ... PORTLAND, MAINE Aug. 29, 1985

City Of Portland

To: the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a perm. 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-R-22 Island Ave. Peaks Island ... Fire District #101 #2

1. Owner's name and address ... Arthur & Elizabeth Keller - 9422x2222 Telephone ... 766-2441

2. Lessee's name and address ... BOX 8 Bks Isl. ... 04108 Telephone ...

3. Contractor's name and address ... Telephone ...

Proposed use of building ... lodging house for 4 guests ... No. of rooms ...

Material ... restaurant ... No. families ...

Material ... No stones ... Heat ... type of roof ... Roofing ...

Other buildings on same lot ...

Estimated contractual cost \$ ...

Appeal Fees \$ ...

Field Inspector--Mr. ... @ 775-5451

Special use 25.00

Base Fee ...

Late Fee ...

TOTAL \$ ...

Change of use from restaurant to lodging house with 4 rooms for guests with bed & breakfast alterations applied for and paid on another permit

Stamp of Special Conditions

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 notice 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? ... Columns ... 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 of 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? ...

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION--PLAN EXAMINER ... Will work require disturbing of any tree on a public street? ...

ZONING: ...

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

Fire Dept: ...

Health Dept: ...

Others: ...

Signature of Applicant ... Elizabeth Keller ... Phone # ...

Title: Name of above ...

Other ...

and Address ...

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

# PLUMBING APPLICATION

**PROPERTY ADDRESS**

Town Or Plantation: PEAKS 7 LAND  
Street: 87-R 3275L AVE.  
Subdivision Lot #

**PROPERTY OWNERS NAME**

Last: KELLER First: ELIZABETH

Applicant Name: PAULINE M. TINSLEY

Mailing Address of Owner/Applicant (if Different): ELIZABETH ST. PEAKS 7 LAND

PORTLAND, PERMIT # 1,233 TOWN COPY

18,291.85 \$ FEE Charged

*Pauline M. Tinsley*  
Local Plumbing Inspector Signature

L.P.I. #

**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.

*Pauline M. Tinsley*  
Signature of Owner/Applicant

Date

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

*Pauline M. Tinsley*  
Local Plumbing Inspector Signature

Date Approved: AUG 14 1986

**PERMIT INFORMATION**

This Application is for:

1.  NEW PLUMBING  
2.  RELOCATED PLUMBING

Type Of Structure To Be Served:

1.  SINGLE FAMILY DWELLING  
2.  MODULAR OR MOBILE HOME  
3.  MULTIPLE FAMILY DWELLING  
4.  OTHER - SPECIFY: *J.P.*

Plumbing To Be Installed By:

1.  MASTER PLUMBER  
2.  OIL BURNER MAN  
3.  MFG'D. HOUSING DEALER/MECHANIC  
4.  PUBLIC UTILITY EMPLOYEE  
5.  PROPERTY OWNER

LICENSE # *123456*

FEB 25 1985

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sink
	HOOK-UP to an existing subsurface wastewater disposal system.		Drinking Fountain		Wash Basin
			Indirect Waste		Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspldor		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____		Water Heater
	Hook-Up Fee		Fixtures (Subtotal) Column 2	3	Fixtures (Subtotal) Column 1
				3	Fixtures (Subtotal) Column 2
				3	Total Fixtures
				\$ 9.	
				\$ 9.	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 30 1982

B.O.C.A. USE GROUP ..... 00159

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION ..... PORTLAND, MAINE March 29, 82

CITY 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-R-32 Island Ave., Peaks Island ..... Fire District #1 , #2

1. Owner's name and address ..... Keller's - Telephone
Arthur Keller (H.) 3832 Ross Rd., Palo Alto, CA 04303

2. Lessee's name and address ..... Island Ave., Telephone

3. Contractor's name and address ..... Lionel Plante - (Footing work) Telephone 786-2500
& owner - (finishing work) No. of sheets

Proposed use of building ..... Dairy Bar ..... No. families

Existing use ..... same ..... No. families

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing

Other buildings on same lot ..... Estimated contractual cost \$4,000.00 Appeal Fees \$

FIELD INSPECTOR - Mr. [Signature] @ 775-5451 Base Fee
Late Fee

To remove wood walls, basement, and replace with cement block, 12", walls and floor, as per plan. TOTAL \$ 30.00

Existing office. Stamp of Special Conditions

(SEND 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 notice 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 in? 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 3 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?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? NO

ZONING: N/A Will there be in charge of the above work a person competent

BUILDING CODE: to see that the State and City requirements pertaining thereto

Health Dept.: are observed? YES

Health Dept.: Others:

Signature of Applicant ..... Phone #

Type Name of above: Lionel Plante for Arthur Keller 1  2  3  4

Other and Address

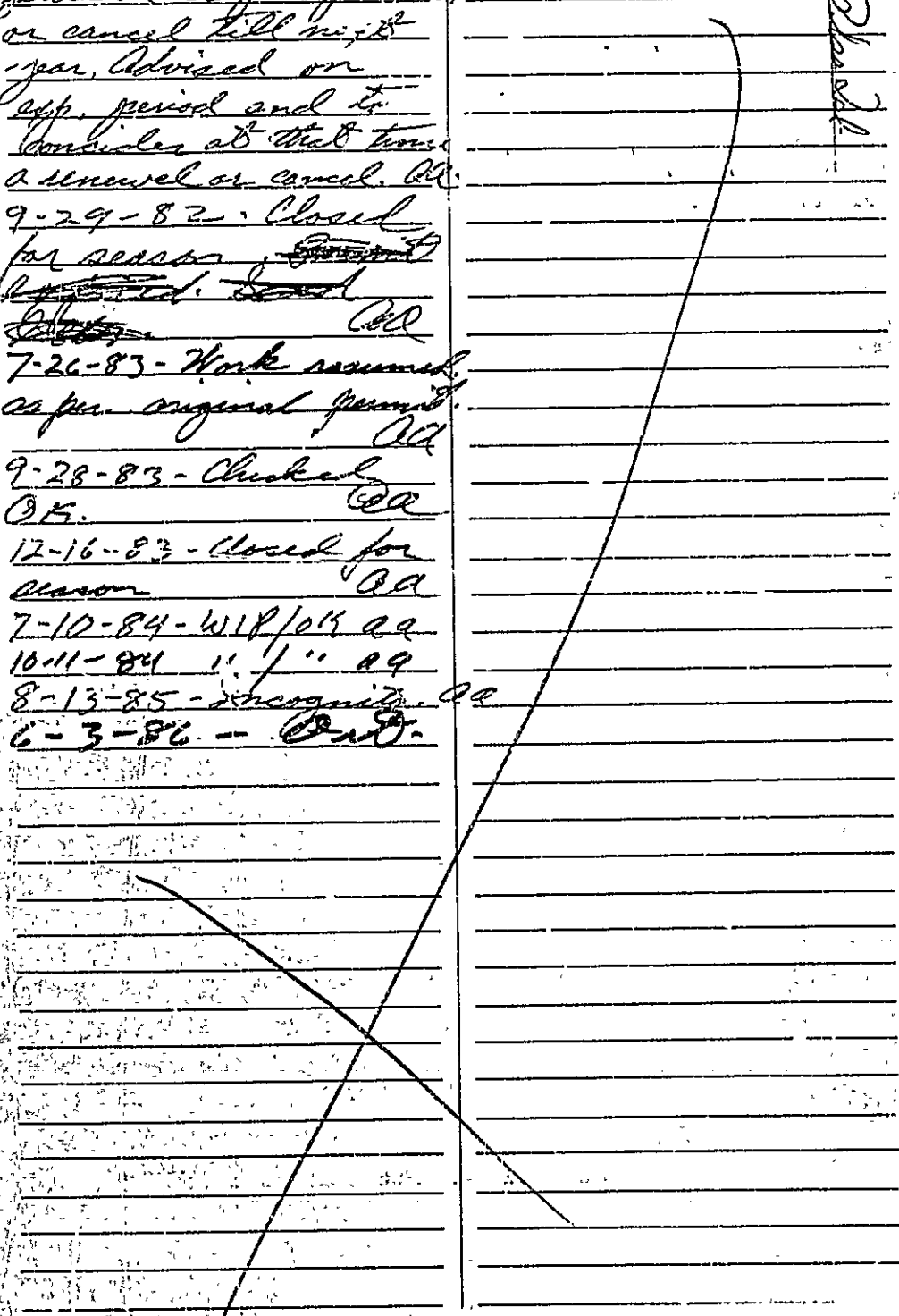
FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

[Signature]

NOTES

3-31-82 - Checked on B. *aa*  
 4-30-82 - Insp. inc. *aa*  
 5-14-82 - w/ P. *aa*  
 5-21-82 - Owner dissatisfied with vents, cost high delay for a while. Laying down fresh bed. *aa*  
 7-27-82 - Opened for business. Owner is debating whether he will proceed as per permit, or cancel till next year. Advised on exp. period and to consider at that time a renewal or cancel. *aa*  
 9-29-82 - Closed for season. *aa*  
 7-26-83 - Work resumed as per original permit. *aa*  
 9-28-83 - Checked OK. *aa*  
 12-16-83 - Closed for season. *aa*  
 7-10-84 - w/ P. *aa*  
 10-11-84 - " / " *aa*  
 8-13-85 - emergency. *aa*  
 6-3-86 - *aa*

Permit No 82/159  
 Loca or 21 P. 82 Pol. Co. *aa*  
 Owner *aa*  
 Date of permit 3 29-82  
 Approved 13-31-82  
 District *aa*  
 Game *aa*  
 Attention *aa*



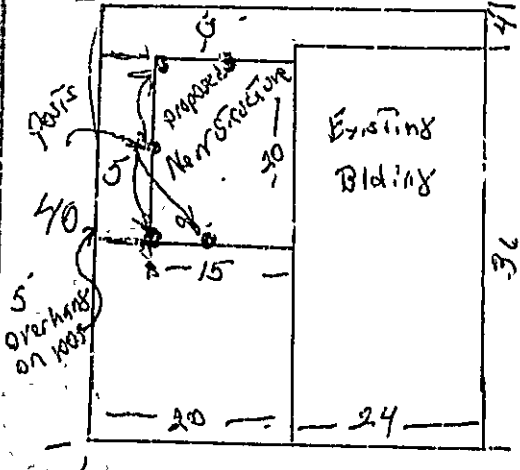


3/24/86

Sam

Mr. Edwards  
has an agreement  
to purchase the  
lot adjacent  
and therefore wants  
his zoning to  
extend to the  
left property line.

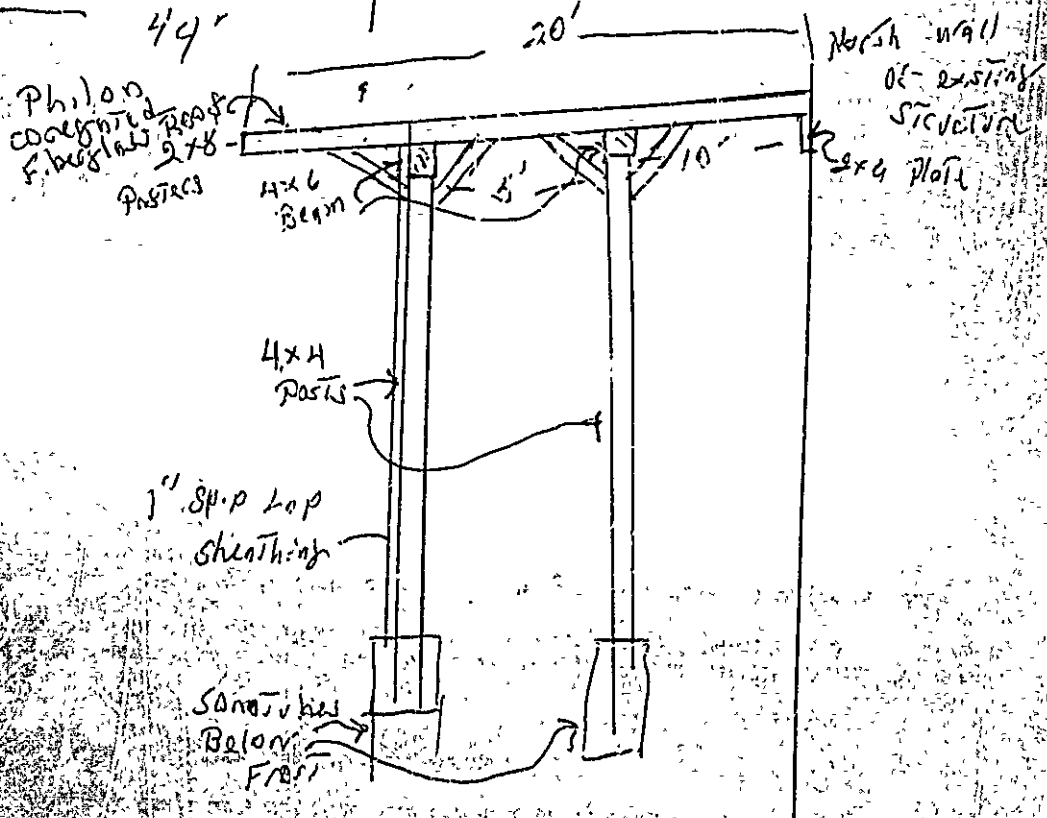
He abuts a playground.



**RECEIVED**

MAR 24 1986

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND



84-R-32  
Clair Se



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

Date: May 12, 1983

Arthur Keller  
3832 Ross Road  
Palo Alto, California

Re: Kellers Restaurant Isl. Ave. 84-R-32 - Peaks Island

Dear: Mr. Keller:

This is to notify you that your building permit issued March 30, 1982 has expired. Any construction that this permit has been issued for must not start until a new permit has been applied for, or a variance of circumstances has been requested in writing, approved by the Chief of Inspection Services.

Should you have any questions, do not hesitate to call this office.

Sincerely,

*Arthur Addato*

Code Enforcement Officer

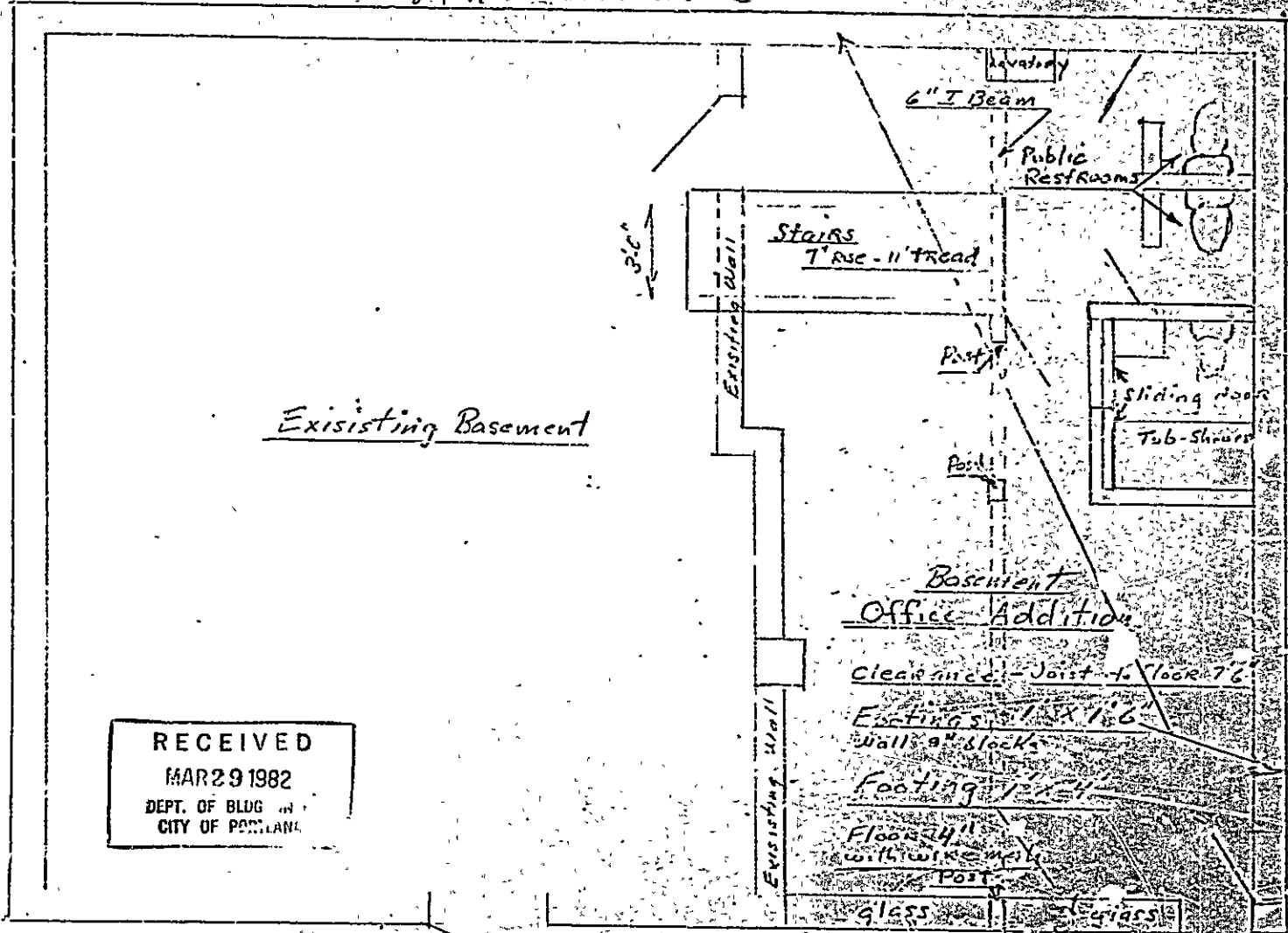
Arthur Addato  
Code Enforcement Officer -







84-R-32 - Island Ave



RECEIVED  
 MAR 29 1982  
 DEPT. OF BLDG. & CON.  
 CITY OF PORTLAND

APPLICATION OR PERMIT

PERMIT ISSUED

B.O.C.A. DIST. GROUP

B.O.C.A. TYPE OF CONSTRUCTION

703

MAY 20 1934

ZONING LOCATION

R-3

PORTLAND, MAINE

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

CITY OF PORTLAND

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-B-32 Isl. Ave., Peaks Isl. ... Fire District #1 □, #2 □
1 Owner's name and address ... Arthur & Elizabeth Keller - Palo Alto, Calif. Telephone 766-2441
2 Lessee's name and address ... Telephone ...
3 Contractor's name and address ... Mr. Owner ... Telephone ...

Proposed use of building ... office to restaurant ... No of sheets ...
Last use ... SFME ... No families ...
Material ... No stories ... Heat ... Style of roof ... Roofing ...

Estimated contractual cost \$ 300.00 ... Appraisal Fee \$ ...
FIELD INSPECTOR - Mr. Addato @ 775-3451 ... Base Fee 15.00
Late Fee ...
TOTAL \$ 15.00

To construct 8' x 14' open on rear of building used for office to restaurant, as per plans. 1 sheet of plans.

Stamp of Special Conditions

Send permit to Box 6 Peaks Isl. 04108

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 sewerage? ...
Has septic tank notice been sent? ... For a 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, ... bottom ... cellar ...
Kind of roof ... Rise per foot ... Roof covering ...
No. of chimneys ... Material of chimneys ... or 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 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? ...

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 proposer building? ...

APPROVALS BY: DATE
BUILDING INSPECTION - PLAN EXAMINER
ZONING: ...
BUILDING CODE: ...
Fire Dept.: ...
Health Dept.: ...
Others: ...

MISCELLANEOUS
Will work require disturbing of any 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 ...

Signature of Applicant Arthur N. Keller Phone # ... same ...
Type Name of above Arthur Keller 125 20 30 40
Other ... and Address ...

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Handwritten signature: D. M. Addato

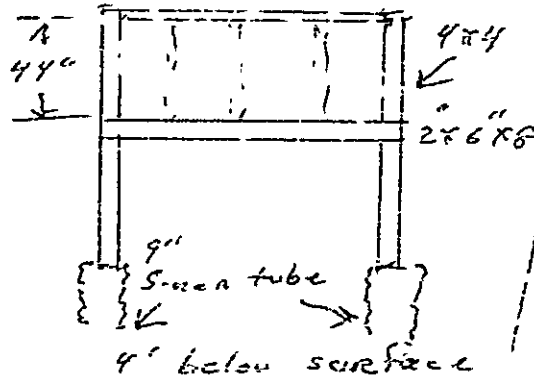


Sun deck

84 R32  
Fenile Island

Plot Plan

Property Property Line  
-100' to Casco Bay



RECEIVED  
JUN 19 1984  
DEPT. OF BLDG. INSPECTION  
CITY OF PORTLAND

Deck  
8 x 14

50' 9"  
to city  
lot.

Property Bldg 20' x 12'

30' to  
Island Ave



CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 84-R-32 Island Ave., Peaks Island

Date of Issue August 25, 1989

Issued to Arthur & Elizabeth Kelier

This is to certify that the building, premises, or part thereof, at the above location, built or altered changed as to use under Building Permit No. 37/985, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise as indicated below.

PORTION OF BUILDING OR PREMISES

### APPROVED OCCUPANCY:

Change of Use from restaurant to lodging house with 4 rooms for guests with bed & breakfast.

Entire

Limiting Conditions:

This certificate supersedes certificate issued

Approved: *[Signature]*  
(Date) 8/27/89

Inspector

*[Signature]*  
Inspector of Buildings

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

# APPLICATION FOR PERMIT

PERMIT ISSUED

SEP 8 1985

B.O.C.A. USE GROUP ..... 0 985  
B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION B-1 PORTLAND, MAINE Aug. 29, 1985 City 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-R-32, Island Ave., Peaks Island Fire District #1 , #2   
Telephone 766-2441

1. Owner's name and address Arthur & Elizabeth Keller - 2820xRosa Telephone 04108  
2. Lessee's name and address BOx. 8 Pks. Is. Telephone .....

3. Contractor's name and address .....

Proposed use of building lodging house for 4 guests No. of sheets .....

Last use restaurant No. families .....

Material Heat Style of roof .....

Other buildings on same lot .....

Estimated contractual cost \$ .....

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$  
Base Fee 25.00  
Late Fee  
TOTAL \$

Change of use from restaurant to lodging house with 4 rooms for guests with bed & breakfast alterations applied for and paid on another permit Stamp of Special Conditions

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 notice 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 fill land? ..... earth or rock? .....  
Material of foundation ..... Thickness, top ..... bottom .....  
Kind of roof ..... Rise per foot ..... Roof covering .....  
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
Framing Lumber—Kind ..... Dress'd 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 feet.  
Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof ..... 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? .....

## MISCELLANEOUS

APPROVALS BY: BUILDING INSPECTION PLAN EXAMINER DATE  
ZONING: [Signature] Will work require disturbing of any tree on a public street? .....  
BUILDING CODE: [Signature] Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....  
Fire Dept.: [Signature]  
Health Dept.:  
Others:

Signature of Applicant Elizabeth Keller  
Type Name of above Elizabeth Keller

Phone # ..... same .....  
Other .....  
and Address 183 10 30 40

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

11-19-85 - Frame, tubes  
 OK. Window jacks, door jacks  
 OK. Windows, door sbs. OK.  
 Closings in exterior. WIP  
 OK. AA

12-6-85 - Ext complete. Deck  
 work in cond. WIP/OK AA

2-25-86 - Checked  
 Ext. complete. WIP/INT.  
 OK. AA

6-3-86 - Checked  
 OK. AA

7-27-88 - Ct. owner  
 OK To use rooms.  
 Plan to get food service  
 license.

Permit No. 85/985  
 Location 818/329 E. Lane Okla. St.  
 Owner Catherine Miller  
 Date of permit 8-20-85  
 Approved 9-6-85  
 Dwelling Change of use  
 Garage  
 Alteration



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

September 4, 1985

Mr. Arthur & Elizabeth Keller  
Box 8  
Peaks Island, Maine 04106

RE: - 84 - R- 32 Island Avenue, Peaks Island, Maine 04106

Dear Mr. & Mrs. Keller:

Your application to change the use of 84-R- 32 Island Avenue from a restaurant to a lodging house with (4) four rooms for guests with bed and breakfast has been reviewed and a permit is herewith issued, subject to the following requirements:

Please read attached requirements on emergency escape and sleeping areas, Sections 809.4 and 7716.3.4 of the Building Code.

If you have any questions, please call.

Sincerely,

  
P. SAMUEL HOFFSES,  
CHIEF OF BUILDING INSPECTIONS

PSH/mlb

ENC.



**PERMIT ISSUED**  
 MAY 30 1984  
 CITY OF PORTLAND

**APPLICATION FOR PERMIT**

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION ..... 0-534  
 ZONING LOCATION ..... B-2 ..... PORTLAND, MAINE ..... Sep 7, 1984

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-R-32 Isl. Av. E. Pks., Isl. Fire District #1  #2   
 1. Owner's name and address ..... Arthur & Elizabeth Keller - 3832 Pass Rd. Telephone .. 766-2441  
 2. Lessee's name and address ..... Palo Alto, California Telephone .....  
 3. Contractor's name and address ..... 94303 Telephone ..  
 Proposed use of building ... ~~summer kitchen~~ restaurant ... with 4 rooms for ... No. of sheets .....  
 Last use ... same ... lodging ... No. families .....  
 Material ... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ 50,000.00 Appeal Fees \$ .....  
 FIELD INSPECTOR—Mr. @ 775-5451 Base Fee: \$ 300.00  
 Late Fee \$ 110.00  
 TOTAL \$

Apply 250.00  
 10 PERMIT  
 AS P. S. M. J. [Signature]

Shoreland Site Plan Review deck  
 To construct 20' x 48' extending from 1st floor  
 of our present building with 4 rooms for  
 4 rooms under deck for lodging  
 4 rooms for lodgers

**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 notice been sent? ..... Form notice sent? .....  
 Height average grade to top of plate ..... Height average grade to highest point of roof .....  
 Size, ft on ..... 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 ..... Spacing ..... Max. on centers .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in eave, 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? .....

**MISCELLANEOUS**

APPROVALS BY: DATE  
 BUILDING INSPECTION—PLAN EXAMINER .....  
 ZONING: [Signature] 11/21/84  
 BUILDING CODE: .....  
 Fire Dept.: .....  
 Health Dept.: .....  
 Others: .....

Will work require disturbing of any 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? .....

Signature of Applicant [Signature] Phone # same  
 Type Name of above Elizabeth Keller 1  2  3  4   
 Other .....  
 and Address .....



3832 Ross Road  
Palo Alto, Ca. 94303  
March 12, 1985

NW. Sam Hoffman  
Building Department  
City Hall  
387 Congress Street  
Portland, Maine 04101

Dear Mr. Hoffman,

We are hereby submitting Phase I  
of our building plans on our level in the  
site development plan as drawn by  
Robert B. Lane and dated October

We plan to start construction in June 1985

Please issue a building permit  
in the amount of \$20,000.00 to cover  
this proposal. We have a deposit of  
\$250.00 in our account with the city which  
should cover most of the permit cost.

Please bill us at the above address  
for the balance.

Yours truly,  
Arthur H. Decker  
E. Elizabeth Decker

Island Ave.  
Peaks Island, ME  
04108

September 6, 1984

Building Department  
City Hall  
Portland, ME 04101

Dear Sirs:

I hereby request a site plan evaluation for additions to my property located on lot 6412, Peaks Island, ME.

1. Deck 20'x48" extending from the first floor (street level) of our present building.
2. The above would include an access ramp from the present sidewalk.
3. Three bedrooms and two baths on the 2nd floor; plus any amenities permitted by the space.
4. An attic and storage on the 3rd floor.
5. Three finished rooms with baths, suitable for overnight rental under the deck.
6. Wall-to-wall refrigerator and kitchen addition 10'x30" on NE side of present building.

The above plans would be contingent upon being allowed for hookup to the present Peaks Island sewer system by means of grinding and pumping station to be installed on my property connecting to a pipeline to be installed at my cost from my lot to the present system of Brackett Street.

A parking lot would be provided in the rear of the property; parking should be minimal as we are within 200 yards of the Casco Bay ferry terminal on Peaks and it is anticipated most guests would walk to our establishment.

Architectural drawings will be submitted upon acceptance of this site development plan and approval from the Sewer Department for hookup. Actual construction would not start until April of 1985 due to weather restrictions.

Items would call for a variance in that a 3' setback from the present property line could not be achieved. With a 10' addition, only 1' setback from the present city property would be achievable.

Sincerely,

*Arthur H. Keller*

Arthur H. Keller

*E. Elizabeth Keller*

E. Elizabeth Keller



Phase I. Construction '85'

Addition

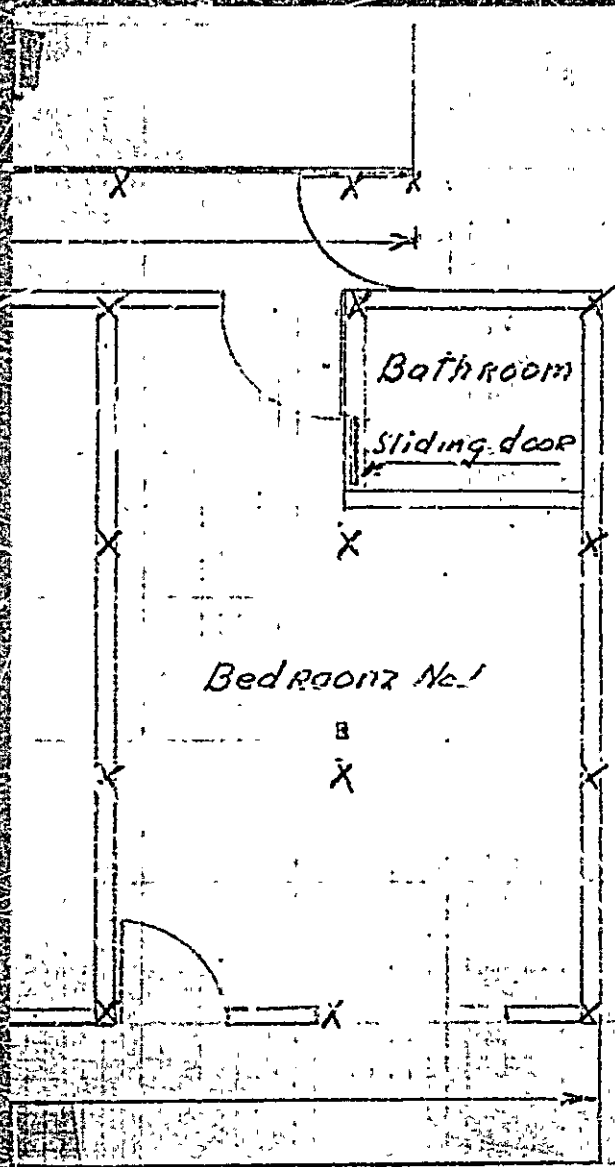
Four Bedrooms with baths -  
x 9" square tubes - 6"x8" beams  
2"x9" floor joists - 16" centers  
3/4" T & G Hard board subfloor

Flat Roof - 2"x6" Rafters  
3/4" sheathing - (a limited  
portion of roof will double as a deck)  
4"x6" Posts for roof support

Estimated cost \$20,000.00

3/11/85  
A. J. Zell

Kellers Island Inc  
Peaks Island, Md  
Scales 11/11/85



Existing Building

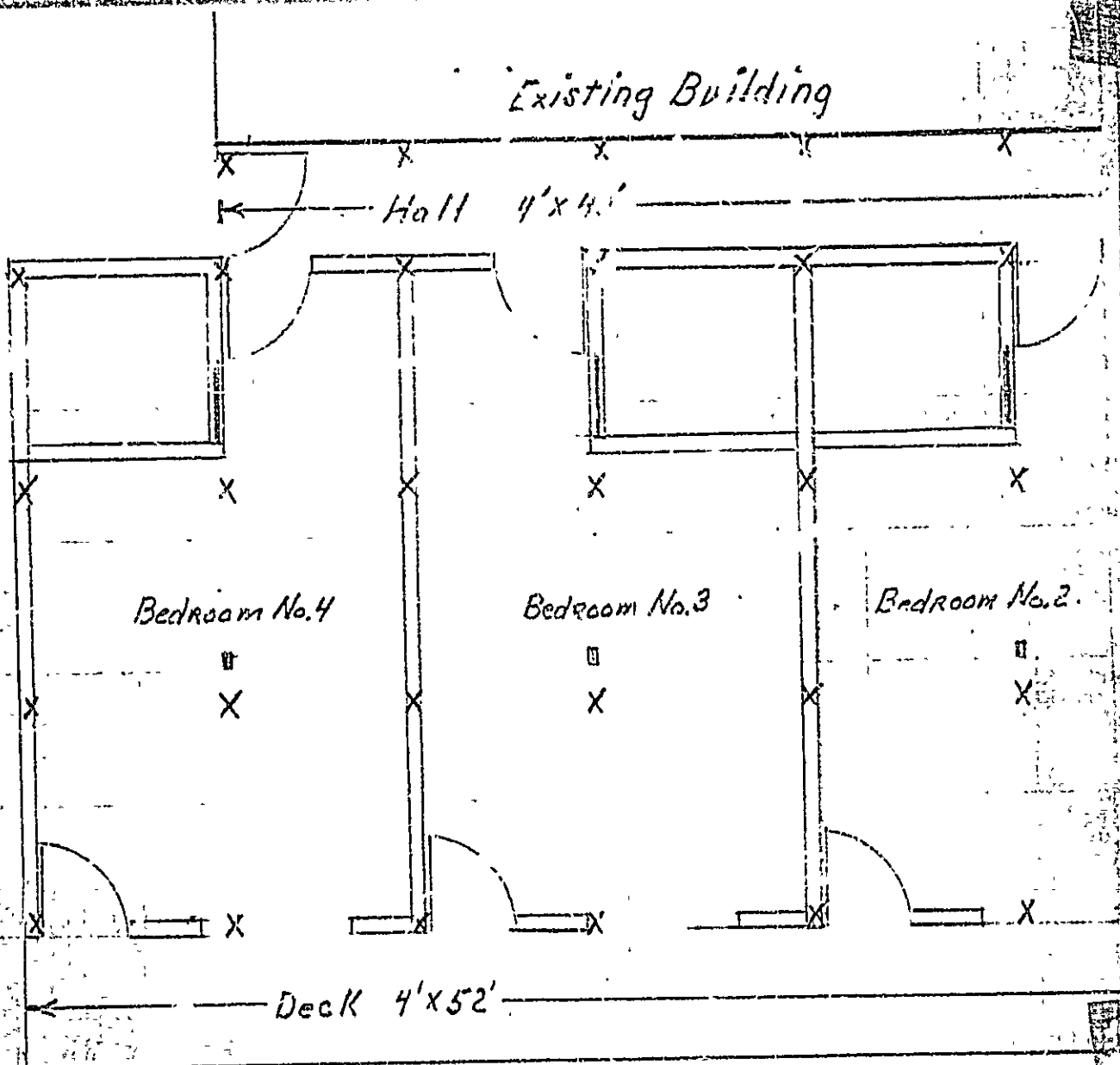
Hall 4' x 4'

Bedroom No. 4

Bedroom No. 3

Bedroom No. 2

Deck 4' x 52'



Phase 1 Construction '85'

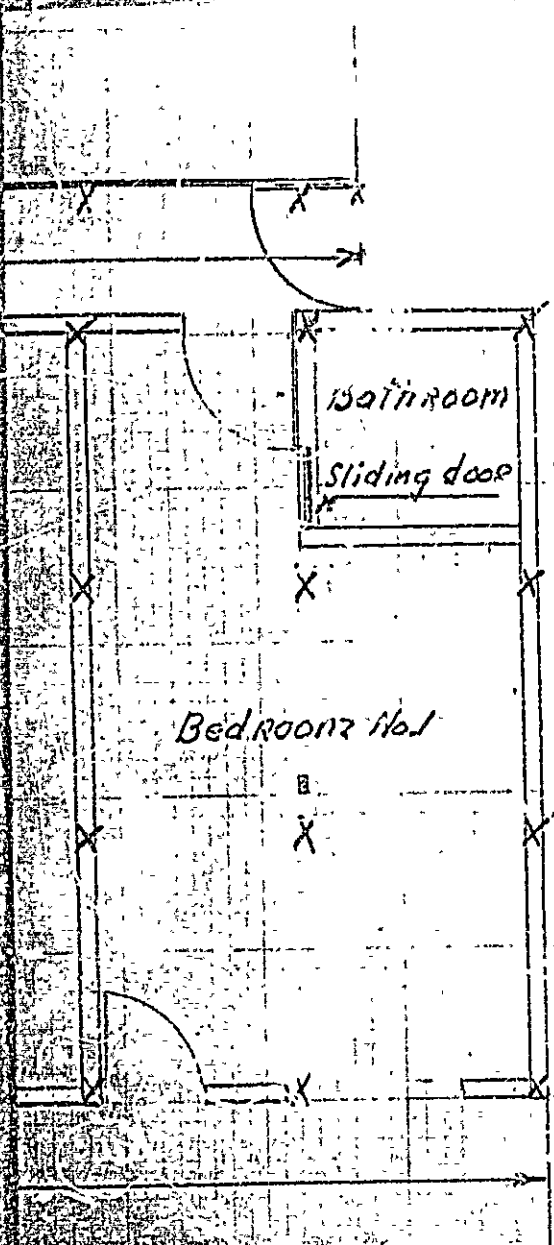
Addition

1. 2 Bedrooms with baths -  
X 9" square tubes - 6" x 8" beams  
2x8" Floor joists - 16" centers  
3/4" T+G Hard board sub floor

Flat Roof - 2x6" Roof rafters  
3/4" sheathing - (a limited  
portion of roof will double as a deck)  
4" x 6" Posts for roof support

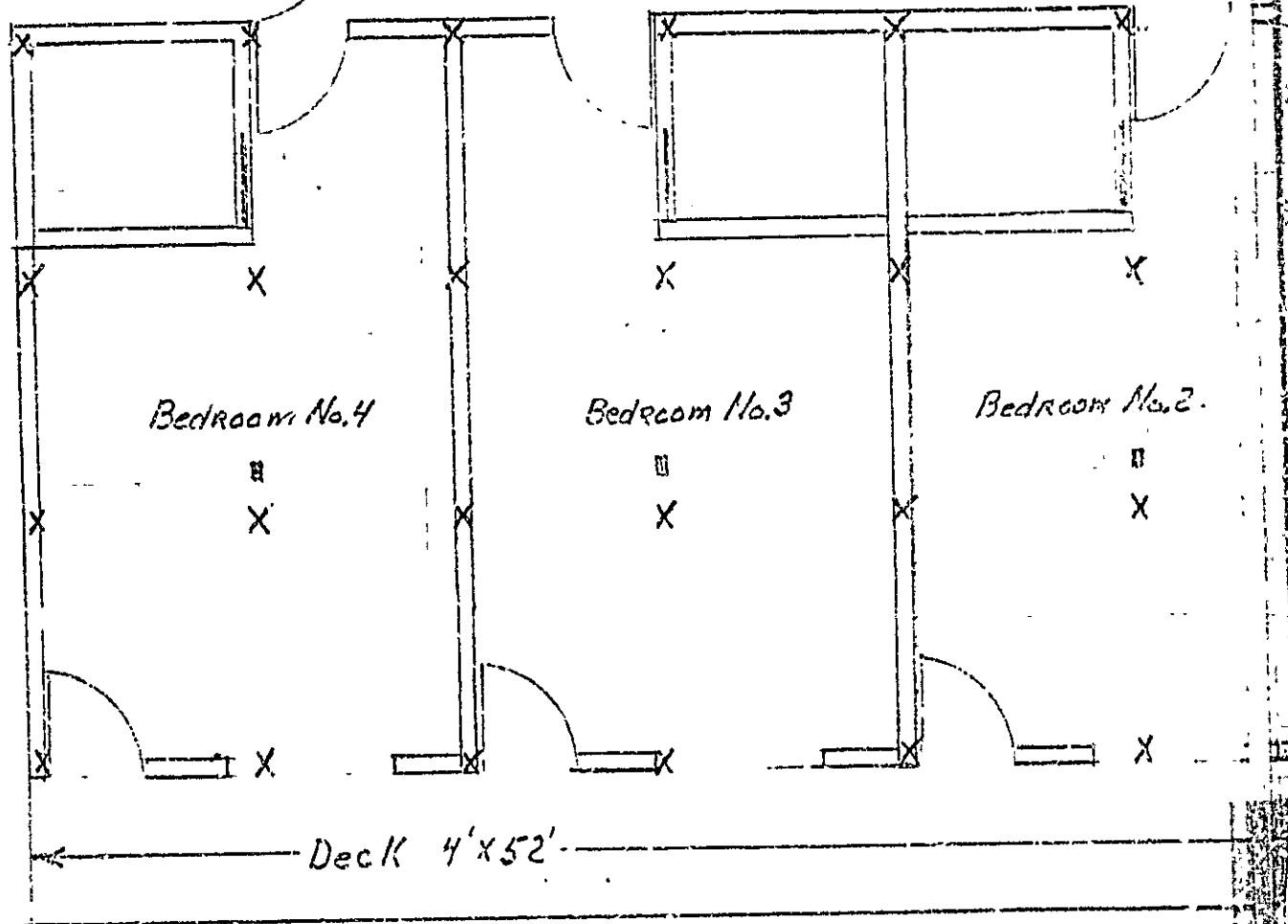
Estimated cost - \$20,000.00

Kellers - Island Ave  
Peaks Island, Me.  
Scale: 1" = 4' 1/2" 1/4" = 1'



Existing Building

Hall 4' x 40'



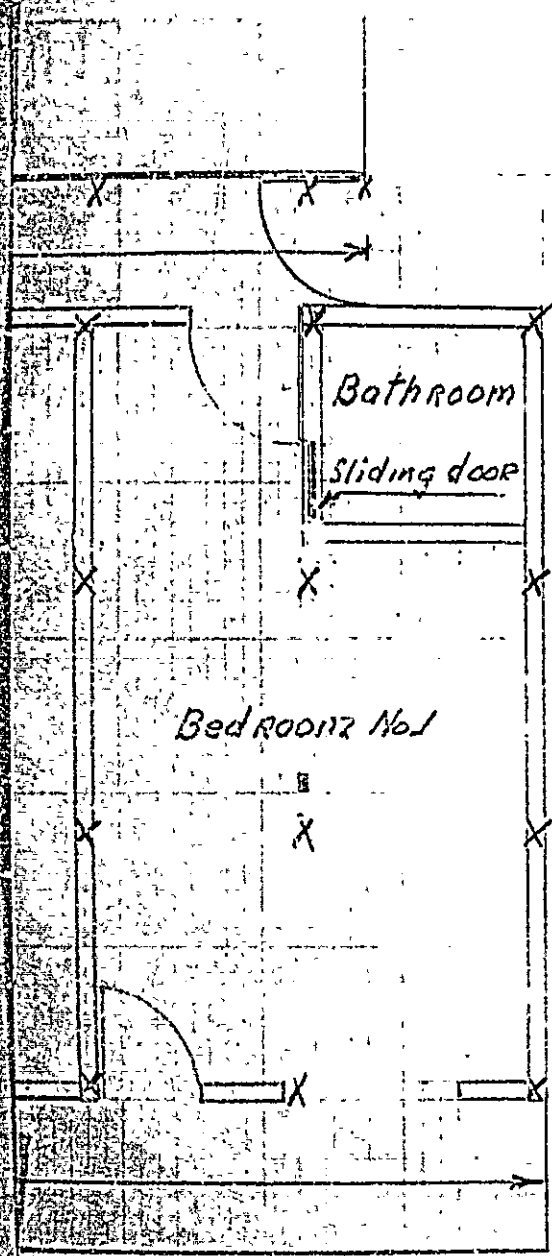
Bedroom No. 4

Bedroom No. 3

Bedroom No. 2

Deck 4' x 52'





Phase I. Construction '85'

Addition

Four Bedrooms with baths -  
 X 9" Sonar tubes - 6"x8" beams  
 2"x8" Floor joists - 16" centers.  
 3/4" T & G hard board subfloor

Flat Roof - 2"x6" Roof rafters  
 3/4" sheathing - (a limited  
 portion of roof will double as a deck)  
 4"x6" Posts for roof support

Estimated cost \$20,000.00

Kellers - Island Inc  
 Peaks Island, Me.  
 Scale 1" = 4"  $\frac{1}{2}$   $\frac{1}{4}$ " = 1'

Existing Building

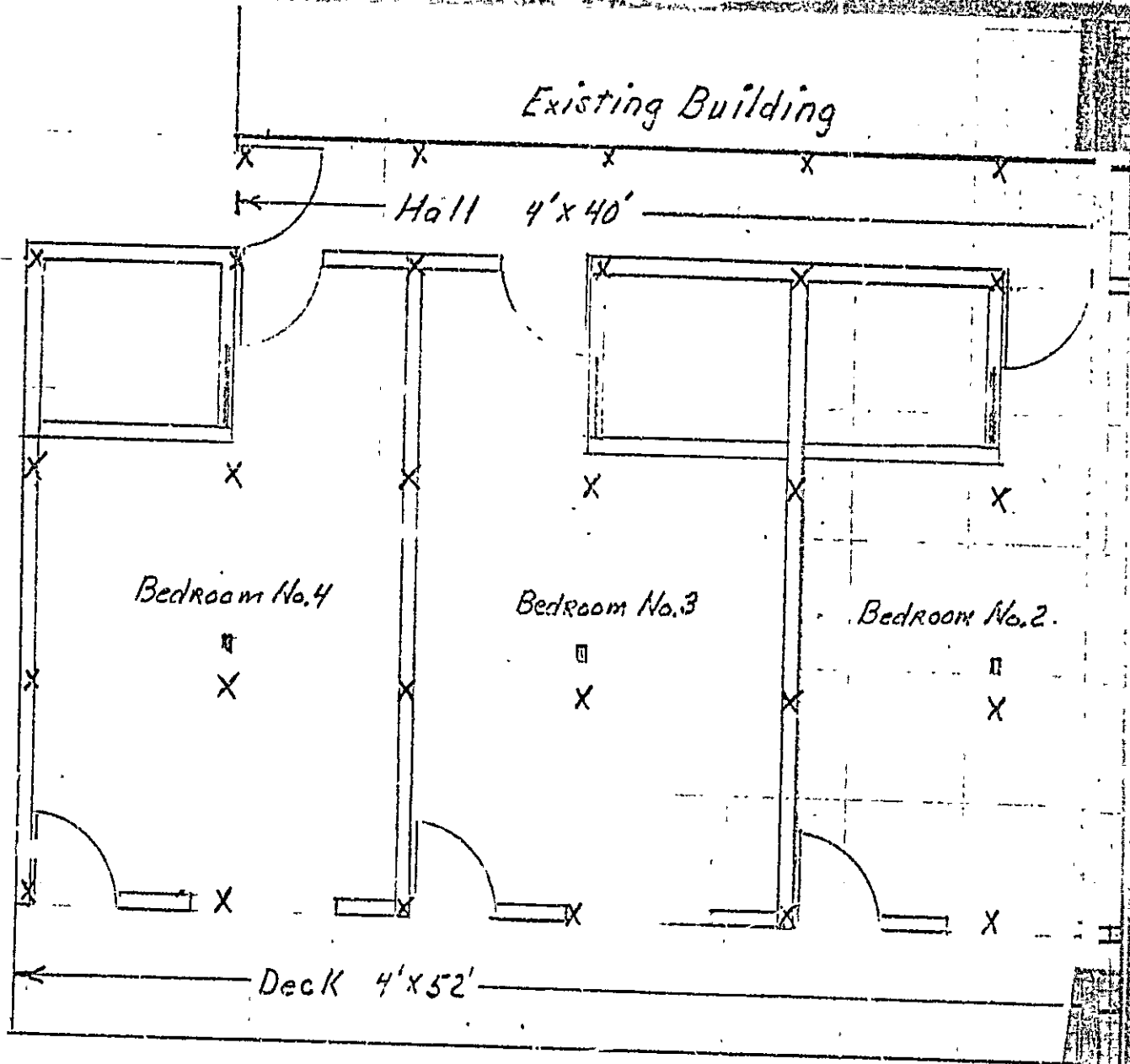
Hall 4'x40'

Bedroom No.4

Bedroom No.3

Bedroom No.2

Deck 4'x52'



# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-5826

## PROPERTY ADDRESS

Town Or Plantation: Island Ave Peaks Island  
Street: Island Ave Peaks Island  
Subdivision Lot #:

## PROPERTY OWNERS NAME

Last: Keller First: Arthur

Applicant Name: Arthur Keller

Mailing Address of Owner/Applicant (If Different): P.O. Box 8 Peaks Isl. 04105

PORTLAND PERM. T # 1,791 TOWN COPY  Double Fee Charged   
Date Permit Issued: 6/12/86 \$ \_\_\_\_\_ FEE  
L.P.I. # \_\_\_\_\_  
*Arthur Keller*

## 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.

*Arthur W. Keller* Date: \_\_\_\_\_

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

*AA* FEB 2 - 1987  
Local Plumbing Inspector Signature Date Approved

## PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING JUN 13 1986	Type Of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY: _____	Plumbing To Be Installed By: 1. <input type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG D HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input checked="" type="checkbox"/> PROPERTY OWNER LICENSE # _____
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Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Silcock	1	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	1	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain		Wash Basin
			Indirect Waste	1	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION, of sanitary lines, drains, and piping without new fixtures		Grease/Oil Separator		Dish Washer
			Dental Cupboard		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____		Water Heater
	Hook-Up Fee		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				12	Fixtures (Subtotal) Column 2
					Total Fixtures
					Hook-Up Fee
					Total Fee
					\$ 34

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

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

Owner: Arthur H. Keller Phone # 766-2441  
 Address: P.O. Box 8 Peaks (slaps), Me. 04108  
 LOCATION OF CONSTRUCTION 64-R-37 20 Island Ave. - Peaks  
 Contractor: Self Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: 120,000 Proposed Use: Addition to Bed & Breakfast  
 # 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 \_\_\_\_\_

**For Official Use Only**  
 Subdivision Name \_\_\_\_\_  
 Date Nov. 11, 1989 Name \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Lot \_\_\_\_\_  
 Ebg Code \_\_\_\_\_ Ownership \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost: \$120,000  
 Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Set-backs: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required: \_\_\_\_\_  
 Zoning Board Approval Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Short Lead Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_

**Foundations:**  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: 4-28-92  
 5. Other \_\_\_\_\_

**Floor:**  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Spacing 16" O.C.  
 4. Joists Size: \_\_\_\_\_  
 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: \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_  
**Roof:**  
 1. Truss or Rafter Size: 00, 0508 Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering (Type) Asph/Flt  
**Chimneys:** \_\_\_\_\_  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
**Heating:** 00, 0508 18301  
 Type of Heat: \_\_\_\_\_  
**Electrical:** \_\_\_\_\_  
 Service Entrance Size: \_\_\_\_\_  
 Service Entrance Required Yes \_\_\_\_\_ No \_\_\_\_\_  
**Plumbing:** \_\_\_\_\_  
 Approval of soil test if req. \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_  
**Swimming Pools:** \_\_\_\_\_  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_  
 3. Must conform to National Electrical Code, etc.

Permit Received By Larkin  
 Signature of Applicant [Signature] Date 12/1/89  
 Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_  
 Inspection Date: \_\_\_\_\_

PLOT PLAN

N  
↑

**FEES (Breakdown From Front)**  
Base Fee \$ 620.00  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ Minor \$300.00  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_ Total 920.00  
Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

As per 2 sets of construction plans  
7 sets plot plans

Signature of Applicant Arthur H. Keller

Date November 21, 1939



CITY OF PEAKS ISLAND, MAINE

SITE PLAN REVIEW

Processing Form

November 21, 1989

Arthur H. Kelley

Applicant: P.O. Box 8 Peaks Island, Me. 04108

20 Island Ave. Peaks Island

Mailing Address: Addition to Bed & Breakfast

Address of Proposed Site: 84-R-32

Proposed Use of Site: 17,000 sq. ft. 1664 sq. ft.

Site Identifier(s) from Assessors Maps: IB

Acres of Site: / Ground Floor Coverage

Location of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors: 3 + Basement

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area: 3684 sq. ft.

Planning Board Action Required: ( ) Yes ( ) No

Other Comments:

Date Dept. Review Due:

FIRE DEPARTMENT REVIEW

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMERE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	X		X					
APPROVED CONDITIONALLY		X			X		X	
DISAPPROVED								

*Cancel  
Failed Project  
Gave 100%  
-100%*

REASONS:

*Site plan shows a parking area but no record of whether it is possible to determine whether or not there is adequate access to structures. There are no hydrants shown on the plan nor distance to the nearest hydrant.*

(Attach Separate Sheet if Necessary)

12-4-89

*William J. Lawrence, Fire Chief*

Signature of Reviewing Staff/Date

FIRE DEPARTMENT COPY