

ISLAND AVE., PRINCE ISLAND 87-2-21



APPLICATION FOR PERMIT

PERMIT ISSUED
00873

SEP. 13, 1966

CITY OF PORTLAND

Third Class

Class of Building or Type of Structure _____

PORTLAND, MAINE

Sept. 13, 1966

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Island Ave. Peaks Island (84-2-21)

Owner's name and address Mrs. Florence Elliott, Island Ave. Peaks Telephone _____

Contractor's name and address Fred W. Stephenson, Elizabeth St. Peaks Island Telephone _____

Use of building—Present: Dwelling Proposed Dwelling

No. Stories 1 1/2 Style of roof _____ Type of present roof covering Asphalt

Type and Grade of roofing to be used Asphalt Class C Und Label. No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To cover porch roof (rear of bldg.)

Fee \$.50

Signature of Owner by: Fred W. Stephenson

INSPECTION COPY

Permit No. 64/873
 Location Delaware Ave Venice Del.
 Owner Mrs. Florence E. West
 Date of Permit 9/13/66

RECEIVED COPY
 1966

Department of Commerce

[Handwritten signature]

APPLICATION FOR PERMIT

I, the undersigned, hereby apply for the purpose of the above described work on the premises of the above named owner and hereby certify that the work proposed is in accordance with the provisions of the laws of the State of Delaware.

APPROVED: _____
 DATE: _____

[Faint stamp or signature]

A.P.- 87-2-21 - Island Ave., Peaks Island

June 9, 1966

Mr. Howard V. McCracken
3810 7A Ave. North
Great Falls, Montana

cc to: Roland Hoar, Island Avenue
Peaks Island

Dear Mr. McCracken:

Permit to construct 1-story frame dwelling 28'x36' is being issued subject to plans received with application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

1. We will be unable to have blue prints made of plans you have sent us, but, your contract is to this office and have plans made from those that are, returning tracings to us.
2. If the 6x10 inch girder is to be framed, then the nailing strip that the 2x10 inch floor joists will be notched over will need to be a 2x3 inch member rather than the 2x4 inch member shown on plans.

Columns for 6x10 inch girder will need to be spaced not over 7 feet on centers rather than the 11 and 1/2 foot spans as shown on plans.
3. Floor sills that are indicated will need at least a 2x6 inch flat member and anchored to the foundation with anchor bolts not less than 1/2 inch in diameter at the corners and not more than six feet from center to center between corners, and a solid 2-inch member with larger cross-sectional dimension upright set on and at the outer edge of the flat member so arranged that upper edge will be flush with upper edges of first floor joists.
4. Headers and trimmers will need to be provided around fireplace as Building Code does not allow framing to be supported on a fireplace or chimney.
5. Before form inspection is called for details of the chimney, if there is to be one, will need to be provided and approved.
6. Information and details of foundation under porch posts will need to be provided and approved before form inspection is asked for.
7. The foundation wall around the perimeter of the basement area 10'x14' will need to be 12-inch concrete blocks rather than the 8-inch as shown on plans and the footings at this section of the foundation will need to be enlarged accordingly.

Mr. Howard F. McCracken

Page 2

June 9, 1966

8. Plates at the porch area which supports part of the main building roof will need to be solid 4x6 inch members set on edge and lapped spliced where necessary over the intermediate posts and at the corners.
9. Fireplace hearth will need to be of brick or incombustible material and shall be at least 18 inches wide measured from the face of the chimney breast and shall extend not less than 8 inches beyond the fireplace opening on each side of the same.
10. Unless the trusses for the roof are approved prefab and are on file here at this office it will be necessary for the top cord of the roof truss to be a 2x8 inch member and the bottom cord shall be a 2x6 inch member.

Very truly yours,

A. Allan Soule
Inspector

AAS:m

3810 7A Ave North
Great Falls, Montana
June 6, 1966

Mr. A.A. Soule
City Hall
Portland, Maine.

Enclosed is the sections & information you requested so far issuing the building permit I require for the erection of my house on Peaks Island. It is some what difficult to do all that is required by mail but I feel that all necessary information for this structure is in this package.

I am employed by Sylvania Electronics Systems in Waltham Mass. and represent this firm on construction of many of their facilities and am well aware of some of your problems you encounter on buildings - new and renovations. You can rest assured that the best of workmanship will be insisted on and no doubt Roland Hoar of Peaks will do my work. I have not approached him but he has done my work in the past and is very trustworthy plus the fact he is a fine mechanic.

My geographical location at the present time is in Brewster, Washington located on the Columbia River and Brewster does not have facilities to reproduce these drawings. I would appreciate it very much if you would have these reproduced and send me the tracings to the above address and what charge for reproductions of same will be reimbursed by a check.

Thanks for your comments and I have enclosed your letter in this package. I will be in to see you either in July or August and am hoping I can get much of the work done before returning out in this country.

Respectfully yours
Howard F. McClellan

P.O. (87 7-2) Island Ave., Peaks Island

May 23, 1966

Mr. Howard F. McCracken
3815 7A Ave. North
Great Falls, Montana

cc to: Florence C. Elliott
Island Avenue
Peaks Island

Dear Mr. McCracken:

Your letter of May 22, 1966 indicates that you are not familiar with the contents of our letter of May 18, 1966 requesting additional information.

Therefore, we are sending an additional copy of this letter.

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

GEM/ku
Enclosure

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION



GERALD E. HAYBERRY
DIRECTOR
ARCHIE L. SEEKINS
DEPUTY DIRECTOR

A.P. 37-Z-1 - Island Ave., Peaks Island

May 18, 1966

Mr. Howard F. McCracken
3810 7A Ave. North
Great Falls, Montana

cc to: Florence C. Elliott
Island Ave., Peaks Island

Dear Mr. McCracken:

Before this permit can be issued additional information will be needed:

There will need to be a cross section through the building showing such things as the sill construction, and direction of framing of floor joists, ceiling joists, rafters etc.

Framing shown in sections
As Section 901.2 of the Building code does not allow chimneys to support any direct load other than their own weight, details will be needed as to how the first floor and roof are to be supported around this masonry structure. Clean-out door will be needed for the fireplace. This door shall not be more than 12 inches above the bottom of the flue and so located that it shall always be accessible.

Header members for large window openings will need to be shown.
Shown on Section

Form foundation, sills, and structural plates will need to be shown.
Porch area will be paved with 4" of concrete
Three inch concrete blocks will be needed around the basement area.
3" Reinforced Concrete wall as shown in Sections
Foundation will need to be 4 feet below grade instead of less than 4 feet shown on our detail. — *Corrected to 4 ft. as shown*

Very truly yours,

A. Allan Soule

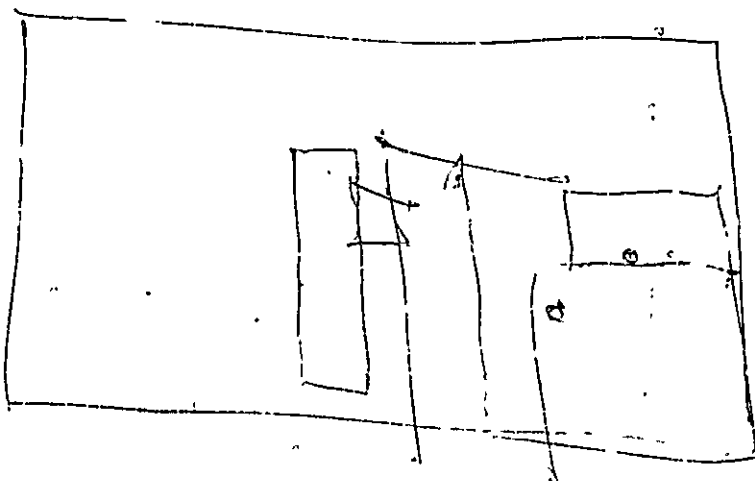
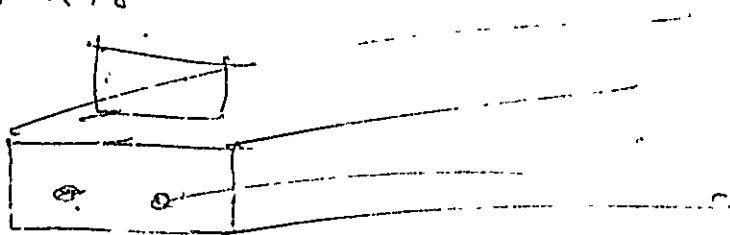
A. Allan Soule
Building Inspector

AAS/kc

Clean out will be installed by mason as needed

18"

8" x 18"



A.P. 87-Z-2 -Island Ave., Peaker Island

May 18, 1966

Mr. Howard F. McCracken
3610 7A ~~St.~~ North ~~and~~
Great Falls, Montana

cc to Florence C. Elliott
Island Ave., Peaker Island

Dear Mr. McCracken:

Before this permit can be issued additional information will be needed:

There will need to be a cross section through the building showing such things as the sill construction, and direction of framing of floor joists, ceiling joists, rafters etc.

As Section 901.2 of the Building code does not allow chimneys to support any direct load other than their own weight, details will be needed as to how the first floor and roof are to be supported around this masonry structure. Clean-out door will be needed for the fireplace. This door shall not be more than 12 inches above the bottom of the fire and so located that it shall always be accessible.

Header members for large window openings will need to be shown.

Basement foundation, sills, and structural plates will need to be shown.

Twelve inch concrete blocks will be needed around the basement area.

Foundation will need to be 4 feet below grade instead of less than 4 feet shown on our detail.

Very truly yours,

A. Allan Skute
Building Inspector

AAS/ko

*New letter sent
5/25/66*

*cc to Mr. Elliott
10/17/66 - no 'del.*

Island Ave. Paradise Island

4/1/66 -

Allen

Dwelling

(3)

CHECK AGAINST ZONING ORDINANCE

Date - New - O.K.

Zone Location - B-2

Interior or corner Lot - O.K.

40 ft. setback area? (Section 21) NO

Use - Dwelling

Sewage Disposal - Sewer - O.K.

Rear Yards - 27' ± O.K.

Side Yards - 7' - 7' - ?

Front Yards - 25' - O.K.

Projections - ?

Height - ?

Lot Area - 4,910' ^{Yes} Lot of record needs 5,000'

Building Area - 1,020' - Dwelling 1,000'

Area per Family - 1,080' - 1,500' needed

Width of Lot - 50' - 65' needed

Lot Frontage - 50'

Off-street Parking ?

Approved

Mr. Mayberry

The enclosed drawings seem to cover the requirements, including the notes as shown on the foundation plan. I would like you to make any comments but I feel this is what you want so I can obtain a permit.

I am anxious to close the deal with Mrs. Elliot and if you will send me the approval and a building permit I will submit a check for the cost if there is a charge.

It was nice talking to you and I will be very happy to get back to Maine where I belong and to a nice new home on The island.

Respectfully yours

Howard F. McCrechen

1310 7A Ave North

Great Falls

Montana

3810 7A Ave North

Great Falls, Montana

May 22, 1966

Mr. Mayberry
Building Insp Director

Dear Mr. Mayberry

On May 6th I forwarded you a check for \$10⁰⁰ for the building permit for my house at Parks Island and am looking forward to receive the permit. No doubt you have certain days to issue these permits so this may be the reason for the delay.

I expect to get back to Maine and get started this summer and will sure drop in to see you. I want to discuss with you such areas as the water and sewer from the street and other things pertaining to the building code. I feel that the representative for the water department is fully aware of the requirements for underground utilities and installations but I would like to go over them with you, also the electrical work.

Hoping to hear from you relative to the permit at an early date.

Respect fully yours

Howard F. Mc Caschen

(87-2-2) Island Ave., Peaks Island

April 5, 1966

Florence C. Elliot
Island Ave.
Peaks Island

cc to: Corporation Counsel

Dear Mrs. Elliot:

Building permit to construct 1-story frame dwelling 28'x32' at the above named location is not issuable under the Zoning Ordinance for the following reasons:

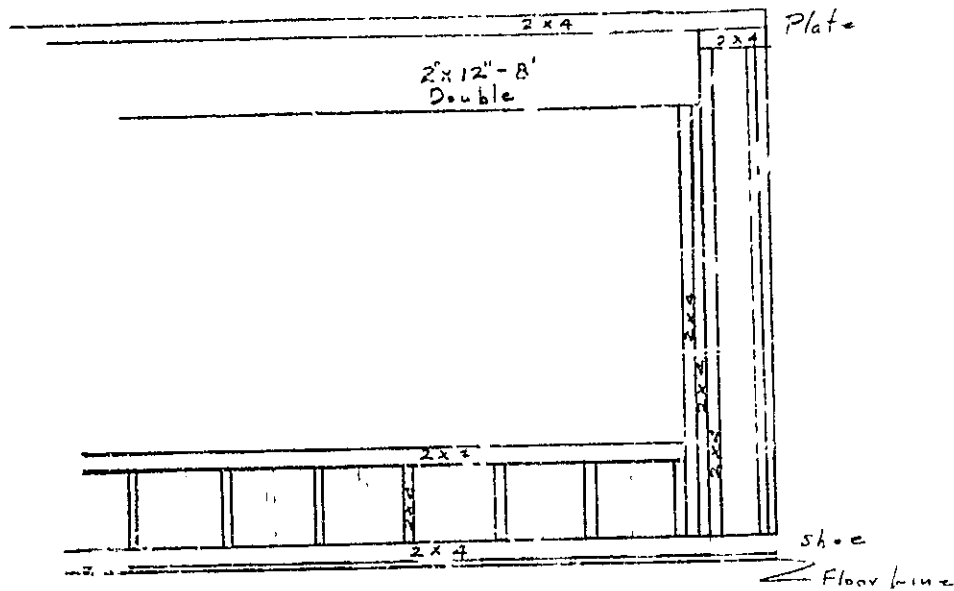
1. The width of the lot (measured through the building where the lot is narrowest) is only 50 feet instead of the 65 feet required by Section 4-B-9 of the Ordinance applying to the R-3 Residence Zone which governs the B-2 Business Zone for residential use in which this property is located.
2. The area of the lot is only about 4,080 square feet instead of the minimum of 6,500 square feet required by Sec. 4-B-7 of the Ordinance.
3. The side yards on each side of the dwelling are only 7 feet instead of the 8 foot yards required for a 1-story dwelling by Sec. 4-B-2 of the Ordinance.
4. The parking space for the dwelling unit is not provided as required by Sec. 4-B-1 of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. You should therefore come to this office to file the appeal on forms which are available here.

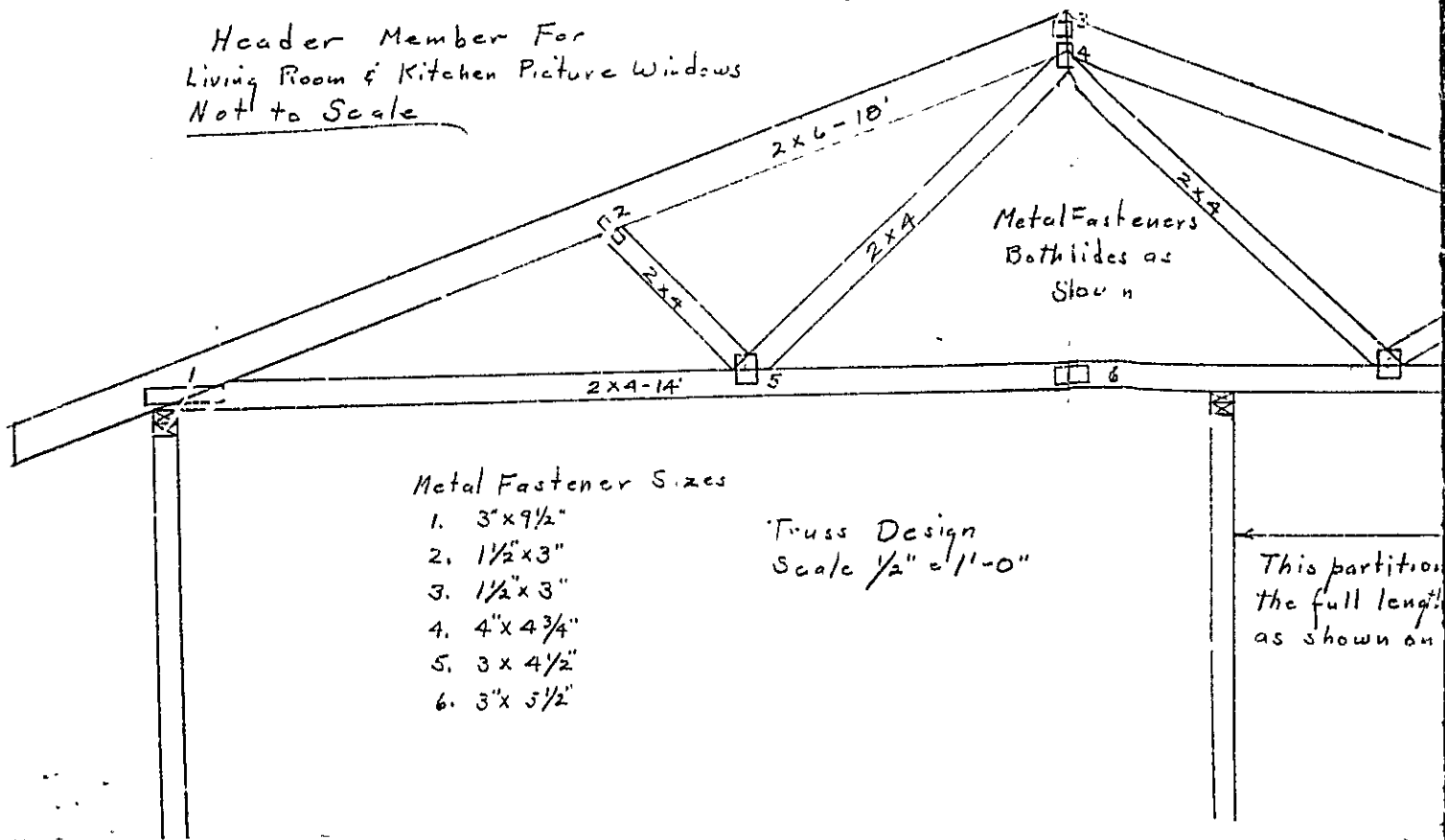
Very truly yours,

Gerald E. Mayberry
Building Inspection Director

AAS:m



Header Member For
Living Room & Kitchen Picture Windows
Not to Scale



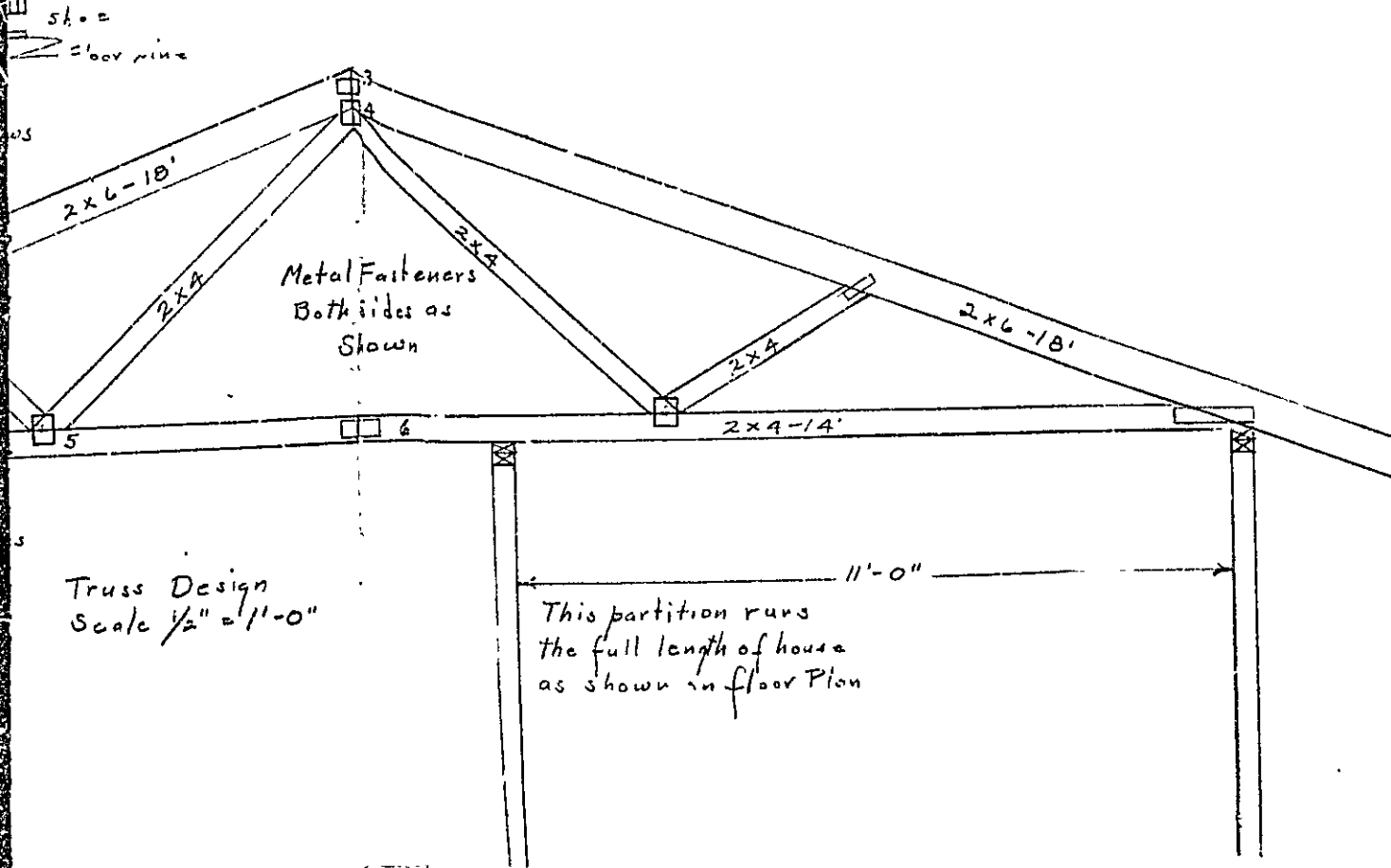
Metal Fastener Sizes

1. 3" x 9/2"
2. 1 1/2" x 3"
3. 1 1/2" x 3"
4. 4" x 4 3/4"
5. 3" x 4 1/2"
6. 3" x 5 1/2"

Truss Design
Scale 1/2" = 1'-0"

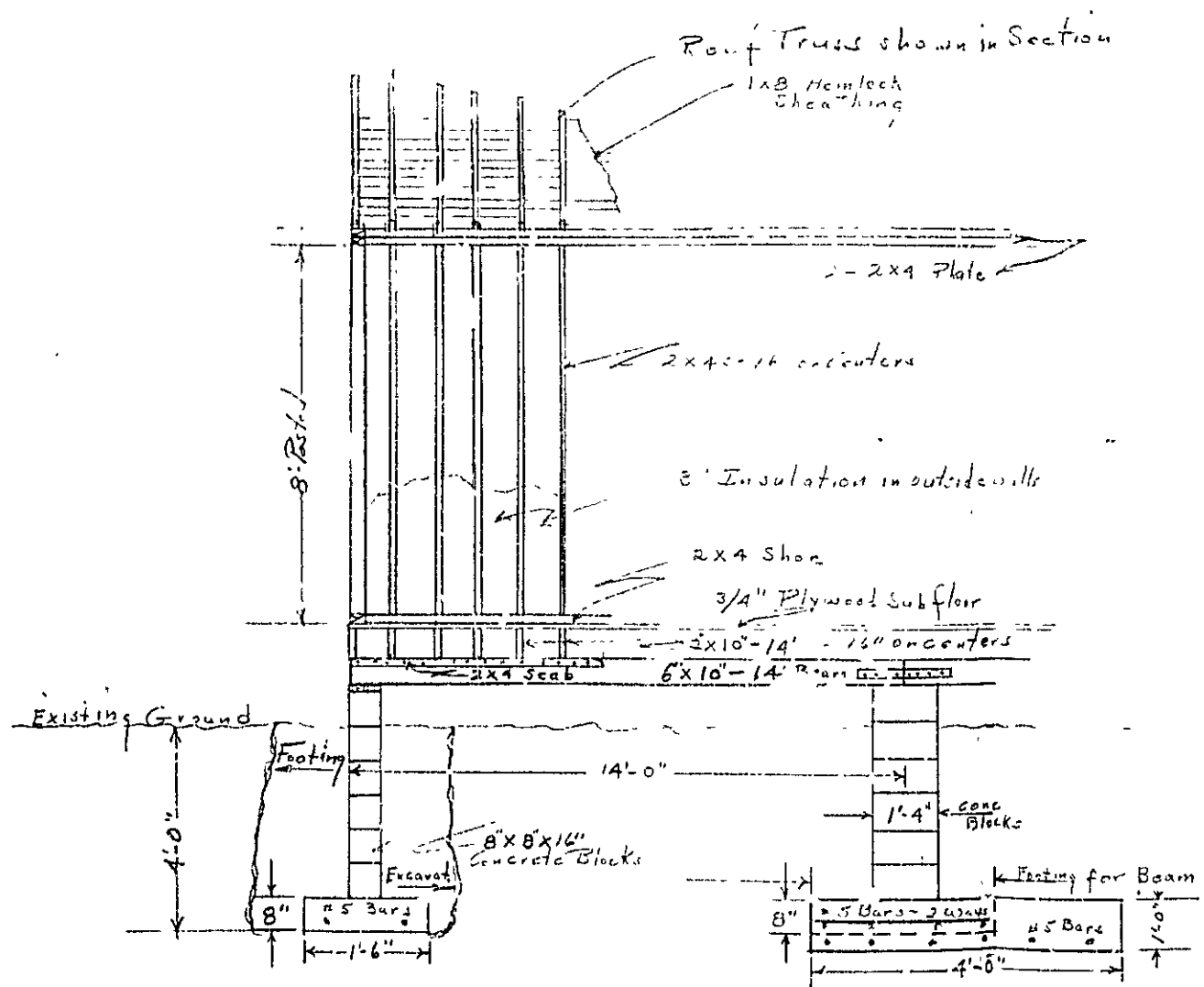
This partition
the full length
as shown on

Plate



Truss Design
Scale 1/2" = 11'-0"

12-11,
 12-11,
 12-11,
 12-11



Section 'A-A' showing Framing - Footing - Foundation
 - Not to Scale -

Trauss shown in Section

Hemlock
sheathing

2- 2x4 Plate

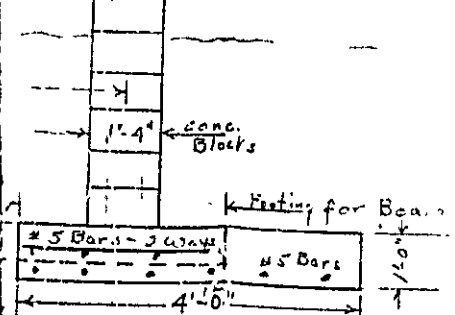
o Centers

ation in outside walls

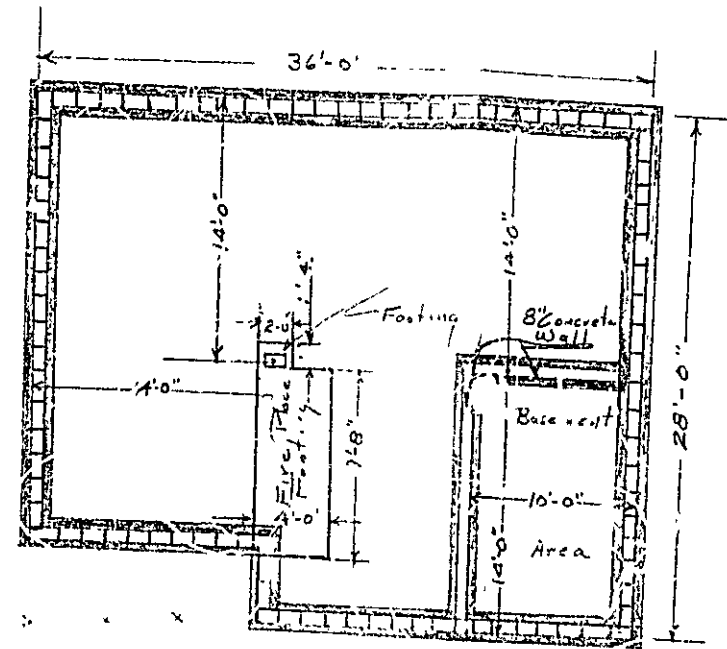
Plywood Sub Floor

- 16" on centers

Beam



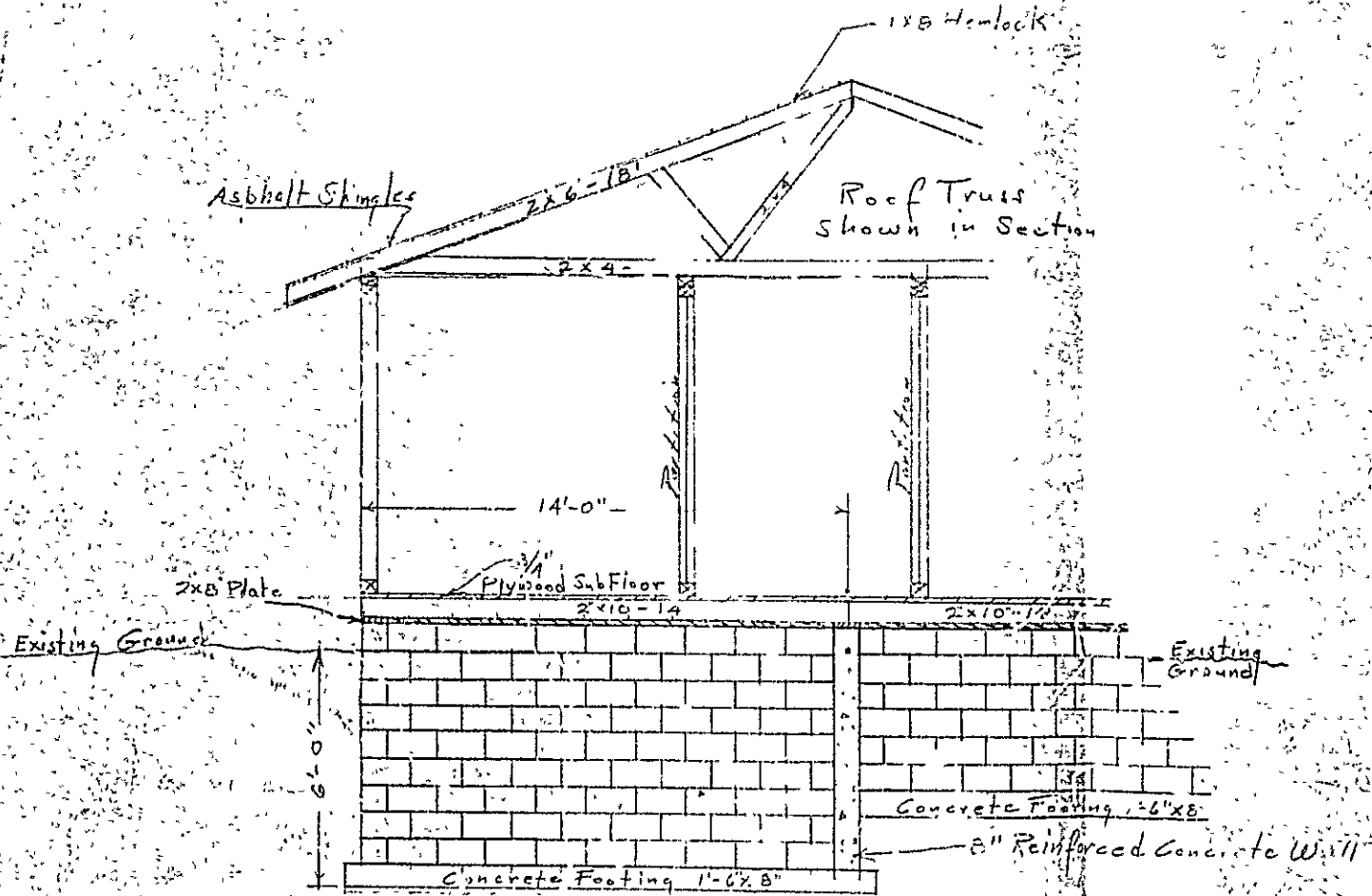
raming - Footing - Foundation



Foundation & Basement Plan
Not to Scale

Note
Fire Place will be built of 8x8x16
Concrete Blocks - Tile Flues and
Concrete Block veneered with
used brick.

RECEIVED
JUL-8-1938
DEPT. OF PUBLIC WORKS
CITY OF HOUSTON



Section A-B Showing Basement Wall
Foundation Wall - Framing & Roof Rafters
Not to Scale



B2 BUSINESS ZONE ~~B-2 RESIDENCE ZONE~~
APPLICATION FOR PERMIT

PERMIT ISSUED
 JUN 9 1966
CITY OF PORTLAND

Class of Building or Type of Structure 1st Class

Portland, Maine, March 31, 1966
 Application completed 5-9-66

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install 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:

Location Island Ave., Peaks Island 7-2-21 within Fire Limits? Dist. No. 2
 Owner's name and address Mrs. Florence C. Elliot, Island Ave., Peaks Isl. Telephone 766-8263
 Lessee's name and address _____ Telephone _____
 Contractor's name and address A.F. McCracken 33107A Ave. North Telephone _____
 Architect Great Falls Montana Plans _____ No. of sheets _____
 Proposed use of building Dwelling No. families 1
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$2,000.00 Fee \$18.00
 fee pd. 5-9-66

General Description of New Work

To construct 1-story frame dwelling 23' x 30' as per plans.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained both owner and complete information will be provided, estimated cost given and legal fee paid.

Accepted 4/14/66

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** owner A.F. McCracken
home address - Montana

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? yes If not, what is proposed for sewerage? _____
 Has septic tank notice been sent? _____ Form notice sent? yes
 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 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

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

APPROVED

G.K. - 6/19/66 - Allen W. Miller

CS 301

INSPECTION COPY

Signature of owner

Florence C. Elliot

P. 11

#5. pd 4/17/66

66/33

Granted 4/14/66

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Assessors 87-7-21

Florence C. Elliot, owner of property at Islana Ave., Peaks Island under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of a 1-story frame dwelling 25'x32'. This permit is presently not permissible under the Zoning Ordinance because (1) The width of the lot (measured through the building where the lot is narrowest) is only 50 feet instead of the 65 feet required by section 4-B-9 of the Ordinance applying to the R-3 Residence Zone which governs the B-2 Business Zone for residential use in which this property is located; (2) The area of the lot is only about 4,080 square feet instead of the minimum of 6,500 square feet required by Sec. 4-B-7 of the Ordinance; (3) The side yards on each side of the dwelling are only 7 feet instead of the 6 foot yards required for a 1-story dwelling by Sec. 4-B-2 of the Ordinance; (4) The parking space for the dwelling unit is not provided as required by Sec. 4-B-1 of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Florence C. Elliot
APPELLANT

DECISION

After public hearing held April 14, 1966 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS
Franklin G. Hinckley
Walter M. [Signature]
Ralph [Signature]

4/13/66

To Whom It May Concern

I am writing this in regards to
an appeal by Mrs. Florence Elliott
requesting an exception to the Zoning
Ordinance in constructing on Reservoir
Lot 87-2-31 Peake Island.

Any building on this lot would
spoil my view of the main Avenue
and view to the City thru Cacco Bay.
In my opinion this lot is too
small to build upon - it would
only spoil the neighbour view.

Dictated and signed by

Mrs Frank P. Powers

Letter to Peake Island, N.Y.

Also approved Mrs. Richard Erickson

Peaks Island, Maine,
April 14, 1966.

To Whom it may concern,
In reply to the letter of Mr Franklin
G. Henckley of April 11, 1966 concerning the
appeal of Mrs Florence Elliot, requesting
an exception to the zoning Ordinance to
construct a dwelling at Island Avenue,
Peaks Island, (Assessors Lot 87-2-21), may
I state that I am opposed to granting
this exception to the four violations of
the zoning Ordinance as set forth in
Mr. Henckley's letter. This lot which
adjoins the south boundary of my
property is much too small for a
dwelling to be built on it and would
create a fire hazard, especially on
the side next to The Avenue House,
which extends so near the south side
of Lot 87-2-21

Since there are zoning Ordinance
restrictions, they should be upheld.
Otherwise, what good are they?

Sincerely yours,
Helin H Pease

(87-2-2) Island Ave., Peaks Island

April 5, 1966

Florence C. Elliot
Island Ave.
Peaks Island

cc to: Corporation Counsel

Dear Mrs. Elliot:

Building permit to construct 1-story frame dwelling 28'x32' at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The width of the lot (measured through the building where the lot is narrowest) is only 50 feet instead of the 65 feet required by Section 4-B-9 of the Ordinance applying to the R-3 Residence Zone which governs the B-2 Business Zone for residential use in which this property is located.
2. The area of the lot is only about 4,080 square feet instead of the minimum of 6,500 square feet required by Sec. 4-B-7 of the Ordinance.
3. The side yards on each side of the dwelling are only 7 feet instead of the 8 foot yards required for a 1-story dwelling by Sec. 4-B-2 of the Ordinance.
4. The parking space for the dwelling unit is not provided as required by Sec. 4-B-1 of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. You should therefore come to this office to file the appeal on forms which are available here.

Very truly yours,

Gerald H. Mayberry
Building Inspection Director

AAS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 11, 1966

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, April 14, 1966 at 4:00 p.m. to hear the appeal of Mrs. Florence Elliot requesting an exception to the Zoning Ordinance to construct a one-story frame dwelling 29 feet by 36 feet at Island Ave., Peaks Island. (Assessors Lot 87-Z-21)

This permit is presently not issuable under the Ordinance because: (1) The width of the lot (measured through the building where the lot is narrowest) is only 50 feet instead of the 65 feet required by Section 4-B-9 of the Ordinance applying to the R-3 Residence Zone which governs the B-2 Business Zone for residential use in which this property is located; (2) The area of the lot is only about 4,000 square feet instead of the minimum of 6,500 square feet required by Section 4-B-7 of the Ordinance; (3) The side yards on each side of the dwelling are only 7 feet instead of the 8 foot yards required for a 1-story dwelling by Section 4-B-2 of the Ordinance; (4) The parking space for the dwelling unit is not provided as required by Sect. 4-B-1 of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinchley

Chairman

h

cc: Helen Hartley Pease
Island Ave., Peaks Isl.

Richard P. Erico,
Island Ave., Peaks Isl.

April 11, 1966

Mrs. Florence Elliot
Island Avenue
Peaks Island, Maine

Dear Mrs. Elliot:

April 14, 1966

DATE:

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Florence Elliot
AT Island Ave., Peaks Island

Public Hearing on the above appeal was held before the Board of Appeals.

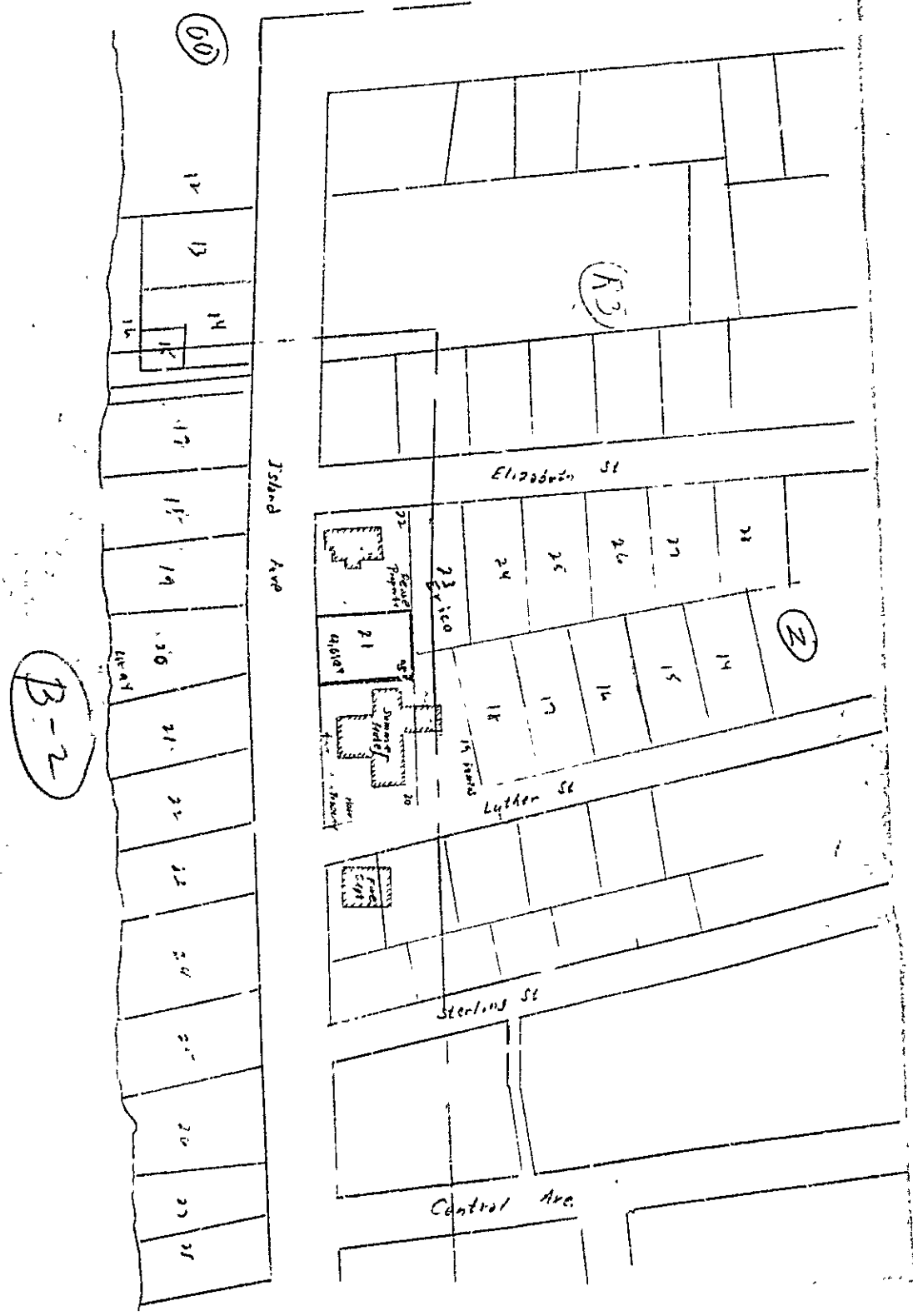
BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

	YES	VOTE	NO
	(x)		()
	(x)		()
	(x)		()

Record of Hearing

Island Ave - PE - 41414 - Allen - 87-2-21



JURY BLANK

ZONE B
FIRE DIST. None

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 11/1/49

Verbal
By Telephone 87-2-10

LOCATION Island Avenue, Peaks OWNER _____

MADE BY Henry Hoar TEL. Peaks 99

ADDRESS Island Avenue, Peaks Island

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION Third NO. OF STORIES _____

REMARKS: This building is the Avenue House

INQUIRY: 1- What would be entailed if a section of the cellar separated from the rest of the cellar by an unpierced brick wall (about 25' X 45') were finished off as a game room for use of hotel guests?

*on
access
to
cellar
on
11/1/49
A.J.S.*

ANSWER: 1- It would be classed as a minor assembly hall accessory to the hotel, would have to have two well separated means of egress, doors would have to swing out and have vestibule latch sets, exit light required over door not used for entrance, with white light outside, hand rail on one side of stairs and anti-slip treads on stairs.

DATE OF REPLY 11/1/49 REPLY BY A.J.S.

INQUIRY BLANK

ZONE B.

~~87-2-24~~
~~87-2-18~~
~~87-2-19~~
87-2-21

major files

FIRE DIST. no.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 4/6/46

Verbal
By Telephone

opposite
Ingleside (dmg)

major files

LOCATION Island Ave Pearl OWNER Elliot but registered still

MADE BY Ernest H. Elliott

TEL. Pearl 211

ADDRESS Pearl Island

PRESENT USE OF BUILDING

NO. STORIES

LAST USE OF BUILDING

CLASS CONSTRUCTION

REMARKS This is a vacant lot on island side
of Island Ave - has been owned for some time by Mr.
Elliot but still registered in name of major files

INQUIRY Can 3 car garage be built on
vacant lot for a total of more than
one commercial vehicle?

(2) Can 2 car garage be built for
one passenger car and one commercial
vehicle?

ANSWER (1) Not unless first authorized by
Bd of App after usual appeal procedure.

(2) Yes.

DATE OF REPLY

REPLY BY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0.26.1

MAR 24 1987

ZONING LOCATION PORTLAND, MAINE Nov. 26, 1986

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 87-2-21 Isl. Ave. Peaks Isl.

1. Owner's name and address Paul Erico - Peaks Isl. Fire District #10-202 Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address OWB&F Telephone

Proposed use of building 1 car garage with shop for business No. of sheets

Last use on 1st floor and 2 bedroom apt No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 21,000

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fee \$ 50.00

Base Fee 125.00

Late Fee

TOTAL \$ 75.00

credit of 50.00

Stamp of Special Conditions

minor site plan review To construct 24 x 33, 2 story building to be used for 1 car garage with shop for plumbing & heating business and 2 bedroom apartment over garage

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? yes Is any electrical work involved in this work? ... Is connection to be made to public sewer? yes 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? 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?

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

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?

Signature of Applicant Paul Erico name Phone #

Type Name of above Paul Erico 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant Paul Erico Peaks Island 766-2482 Date Nov. 26, 1986

Mailing Address garage & dwelling with shop Address of Proposed Site 87-Z-21 Isl. Ave. Pks Isl.

Proposed Use of Site 55 x 85 / 24 x 32 Site Identifier(s) from Assessors Maps B-1

Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2

Board of Appeals Action Required: () Yes () No Total Floor Area 1,536 sq ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

**BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)**

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____
 Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONING LOCATION: INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																		
COMPLIES CONDITIONALLY																		CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																		REASONS SPECIFIED BELOW

REASONS: _____

Warren Turner 11/29/86
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Paul Erico

Nov. 26, 1986

Applicant Peaks Island 766-2482

Date 87-2-21 Isl. Ave. Pks Isl.
Address of Proposed Site

Mailing Address garage dwelling with shop

Site Identifier(s) from Assessors Maps B-1

Proposed Use of Site 35 x 85 / 24 x 32

Zoning of Proposed Site

Acreage of Site / Ground Floor Coverage

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

Proposed Number of Floors 2

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

Total Floor Area 1,536 sq ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
APPROVED CONDITIONALLY										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: 1) Sewer connection and street opening permits shall be obtained prior to connecting to the City Sewer. 2) Should a storm drain line (i.e. foundation drain) be deemed to be desirable, its proposed design depth and method of connection to the city sewer shall be approved by Bill Goodwin, Environmental Project Engineer.

[Signature]
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Island Ave.; 87-2-21; Peaks Island.

Issued to Paul Erico

Date of Issue 4/26/90

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 87/026 L has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Garage with shop and apartment

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

4-26-90

(Date)

Arthur Collins
Inspector

Mary Schmuck
Inspector of Buildings

Note: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Indicate any part which applies to job. Proper plans must accompany form.

Applicant: Paul Ericc
 Address: 12th Avenue Peaks Island 766-2482
187-2-21, Island Avo., Peaks Island

SUBCONTRACTORS: _____

Type of Use: 1 Garage w/shop & apartment

Number of Stories: _____ Lot Size: _____
 Condominium _____ Apartment _____

Special permit _____

NUMBER OF UNITS WILL CHANGE

Of Dwelling Units _____ # Of New Dwelling Units _____

Types of Soil: _____
 Front Back: Front _____ Rear _____ Side(s) _____

Footings Size: _____
 Foundation Size: _____
 Other: _____

Floors:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Other Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall If required _____
 5. Other Materials _____

For Official Use Only

Date: February 17, 1988 Subdivision: Yes / No _____
 Name: _____
 Inside Fire Limits _____ Lot: _____
 Bldg Code: _____ Block: _____
 Time Limit: _____ Permit Expiration: _____
 Estimated Cost: _____ Ownership: _____
 Value: _____ Signature: _____
 Fee: 125

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

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

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 _____

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

Zoning:
 District: _____ Street Frontage Req.: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other: _____ (Explain) _____
 Date Approved: _____

Permit Received By L. Benoit

Signature of Applicant Paul Ericc Date 2/17/88

Signature of CEO Paul Ericc Date _____

Inspection Dates _____

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ 125
(Explain) Renewal permit
Late Fee \$ _____

Type

Inspection Record

Date

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

COMMENTS

12-11-88 - Completed OK RR

Signature of Applicant

Paul Lind

Date

perm # 87-0261

APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 24 1987

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION *IB* PORTLAND, MAINE Nov. 26, 1986

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 *87-2-21 Isl. Ave. Peaks Isl.* Fire District #1 #2
1. Owner's name and address *Paul Erico - Pks Isl.* Telephone *766-2482*
2. Lessee's name and address Telephone
3. Contractor's name and address *Owner* Telephone

Proposed use of building *1 car garage with shop for business* No. of sheets
Last use *on 1st floor and 2 bedroom apt* No. families

Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractural cost \$ *21,000*

FIELD INSPECTOR—Mr. @ 775-5451
Appral Fees \$
site plan Base Fee 50.00
Late Fee 125.00
TOTAL \$
credit of 50.00 75.00

minor site plan review
To construct 24 x 32, 2 story building
to be used for 1 car garage with shop
for plumbing & heating business and 2 bedroom
apartment over garage

Stamp of Special Conditions
**PERMIT ISSUED
WITH LETTER**

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? *YES* Is any electrical work involved in this work? *yes*
Is connection to be made to public sewer? *yes* If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height ave. age 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 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
BUILDING INSPECTION—PLAN EXAMINER
ZONING: *D. K. W. P. M. March 1987*
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCFLLANEOUS
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 *Paul Erico* Phone # *same*
Type Name of above *Paul Erico* 1 2 3 4

**PERMIT ISSUED
WITH LETTER**

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



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 11, 1987

Mr. Paul Erico
Island Avenue
Peaks Island, Maine 04108

Re: Lot 87-Z-21 Island Avenue, Peaks Island

Dear Mr. Erico:

This office wishes to advise you that Section 14-224(c) of the City Zoning Ordinance recognizes a lot of more than 4,000 square feet as a buildable lot when located on a sewer in the Island Business Zone. For this reason, you will be receiving a refund of your appeal fee if you will return your receipt for same to this office. It will not be necessary to take this to the Board of Appeals.

Your revised site plan by Mr. Ted Rand has been received and approved by the Public Works Department. Please apply for your building permit at your convenience.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Corporation Counsel
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
F. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer

/ksc



CITY OF PORTLAND

GEORGE A. FLAHERTY
DIRECTOR OF PARKS & PUBLIC WORKS

December 10, 1986

Mr. Paul Erico
Island Avenue
Peaks Island, Maine 04108

RE: Site Plan for Dwelling on Island Avenue

Dear Mr. Erico:

This office is unable to process your application because the site plan is incomplete as noted on the attached checklist.

We will complete our review of your application after a revised plan has been submitted with the information as required.

Please feel free to call me, if you have any questions.

Sincerely,

Robert J. Roy
Planning Engineer

RJR/nba
pc: ✓ Sam Hoffses, Chief of Inspector Services
✓ Ted Rand

RECEIVED

DEC 23 1986

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

SINGLE FAMILY AND TWO-FAMILY LOT
SITE-PLAN REQUIREMENTS (Sec. 14-526)

Applicant(s) Paul Erico
Address of Proposed Site Island Ave, Peaks Island

The minor site plan application for a single family/two-family dwelling includes the following:

	Yes	No	Remarks
1. Name and address of the applicant.		✓	
2. A boundary survey of the lot, prepared and sealed by a registered land surveyor.		✓	
3. Scale and north arrow.	✓		
4. Location, dimensions and first floor(sill) elevation (based on mean sea level datum) of the proposed building(s).		✓	need first floor elevation
5. Location and dimensions of driveway(s) and parking area.		✓	Show location of existing pavement in street
6. Location and size of both existing utilities in the street and proposed utilities serving the building.		✓	none shown. Public water available?
7. Location of areas on the site which will be used to dispose of surface water drainage and related facilities.			
8. Existing and proposed contours (based on mean sea level datum). (Except where Public Works has determined that lesser detail would be required - Sec. 14-526-C-1-g)		✓	include topo in street

Comments Submitted plot plan unacceptable.

Reviewing Staff RJ Roy
Date 12/10/86



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

87-Z-21 Island Avenue
Peaks Island

January 14, 1987

Mr. Paul Erico
Island Avenue
Peaks Island, Maine 04108

Dear Mr. Erico:

The lot size for your land on Peaks Island in the I-B Island Business Zone is not large enough to accommodate a single family dwelling unit since it has an area of only 4,547.7 square feet. While the subject lot is located where it may be served by the City sewer, it is not eligible to be considered as a lot of record because it was owned by an abutter who owns a lot fronting on Elizabeth Street

The minimum size lot for a residential unit in the I-B Zone is 6,500 square feet of land area based on Section 14-226 (1) a. of the City Zoning Ordinance.

I am advised by the Office of the Corporation Counsel that you should seek a space and bulk variance through the Board of Appeals if you desire to obtain approval for a variance to enable you to construct a residential unit on this lot. Copies of the variance request forms are enclosed for your information and guidance.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Variance Request

cc: Merrill Seltzer, Chairman, Board of Zoning Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
Richard Flewelling, associate Corporation Counsel
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer

*Superseded
by dec 14-22 (c)
of the
Zoning Ordinance*



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 23, 1987

RE: 87-2-21 Island Avenue, Peaks Island, Maine

Mr. Paul Erico
Island Avenue
Peaks Island, Maine 04108

Dear Sir:

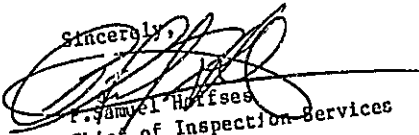
Your application to construct a 24' x 32', 2 story building to be used for a 1 car garage with shop for plumbing and heating business and a 2 bedroom apartment over garage has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Review Requirements
Inspection Division Approved Mr. W. J. Turner 3/19/87
Public Works Approved with conditions:
1. Sewer connection and street opening permits shall be obtained prior to connecting to the City sewer; and,
2. Should a stormdrain line (i.e. foundation drain) be deemed to be desirable, its proposed design depth and method of connection to the City sewer shall be approved by Bill Goodwin, Environmental Project Engineer. Mr. R. J. Roy January 12, 1987

Building and Fire Code Requirements
1. All lot lines and the lot shall be clearly marked before calling for a foundation inspection;
2. All concrete shall be protected from freezing;
3. The fireresistance rating of structural elements between the business and apartment shall be a minimum of one(1) hour; and,
4. Please read and implement items 1, 5, 6 and 7 of the attached work sheet.

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

Sincerely,


R. Samuel Hoffses
Chief of Inspection Services

/el

cc: Robert Roy, Planning Engineer

BUILDING PERMIT REPORT

DATE: 23/mar/87

ADDRESS: 87-2-21 1st Ave, P.I.

REASON FOR PERMIT: 24' x 32' building

BUILDING OWNER: Paul Criso

CONTRACTOR: 11

PERMIT APPLICANT 11

APPROVED: 1, 5, 6, 7 DENIED: _____

CONDITION OF APPROVAL OR DENIAL:

- *1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) 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.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *5.) 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).

*6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area, in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

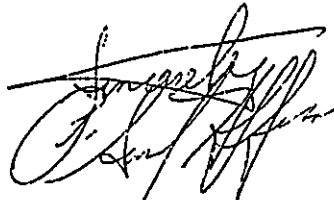
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent level, a smoke detector shall be installed on both levels.

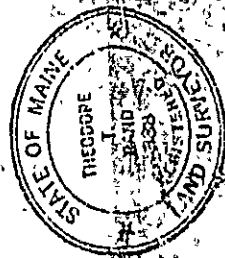
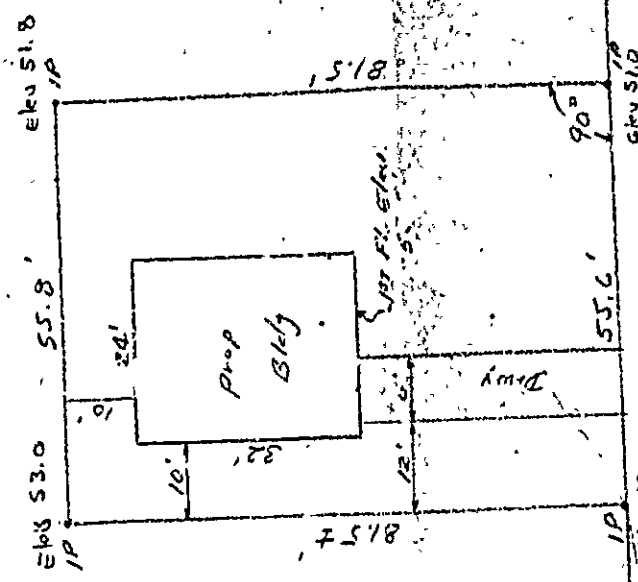
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

*7.) 608.1 Attached garages: 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 ½-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 (102mm) above the garage floor. The door opening protectives shall be 1 ¾-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.



14238421757



176°00' SE 61552.0
 181°57' SW 8157.0
 81°51' E 55.8
 90° E 55.6
 10' 24' Prop Bldg
 12' Drwy
 53.0
 55.8
 81.51
 176°00' SE 61552.0
 181°57' SW 8157.0
 81°51' E 55.8
 90° E 55.6
 10' 24' Prop Bldg
 12' Drwy
 53.0
 55.8
 81.51

B.M. MON
Elev 49.121

5'00" W.C.S.
O NET P.O.C. 218
H.S.J

ELEV 49.1
 ELEV 49.3
 275 LANO AVE
 6" Water Main

RECEIVED
 DEC 23 1986
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME

PLAN OF LAND OF ERICO
 ISLAND AVE PEAKS ISLAND, ME
 (ASSESSOR 87-2-21)
 Date: 12-20-86 Scale: 1" = 20'

