

OAK LAWN AVENUE PEAKS ISLAND

90-J-2

THE  
UNIVERSITY OF  
MICHIGAN

PERMIT TO INSTALL PLUMBING

Peaks Is. PERMIT NUMBER 2370

Address 90-J-2 Oak Lawn Ave.

Installation For. single family

Owner of Bldg. John Hayden

Owner's Address: same

Date: 7-16-81

Plumber: Lionel Pluta

NEW REPL. Peaks Is.

NO FEE

Date Issued

Portland Plumbing Inspector  
By ERNOLD R GOODWIN

App. First Insp.

Date

By App. Final Insp.

Date

By

Type of Bldg.

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

NEW	REPL.		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
	X	SEPTIC TANKS	1	10.
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHLRS		
		OTHER		
			TOTAL	10.

ERNOLD R GOODWIN  
 PLUMBING INSPECTOR

JUL 23 1981

Building and Inspection Services Dept: Plumbing Inspection



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 1 1971

192

CITY of PORTLAND

Class of Building or Type of Structure

Portland, Maine, October 1, 1971

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 90 - J -2 Oaklawn Rd, Peaks Is. Within Fire Limits? Dist. No.
Owner's name and address Dr. John Hayden, 83 Craigie St. Telephone
Lessee's name and address Telephone
Contractor's name and address Edward J. DiMillo, New Island Ave, Peaks Island Telephone
Architect Specifications Plans No. of sheets 4
Proposed use of building Dwelling No. families 1
Last use No. families
Material No. stories Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 2800. Fee \$ 9.

General Description of New Work

To remove existing first floor of two story bldg.

To remove existing first floor of two story bldg. 34'5 x 34' and to construct new first floor. (All new partitions, windows, etc, as per plan.

It is understood that this permit does not include installation of rating apparatus which is to be taken care of separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

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 existing 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?
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:

O.K. E. J. DiMillo 10/1/71

Edward J. DiMillo

Signature of owner By: Edward J. DiMillo

INSPECTION COPY

Signature of owner By 2

Permit No. 71/1192

Location 90-J-2 Oaklawn Rd., Peake.

Owner Dr. John Hayden

Date of permit 10/1/71

Notif. closing-in \_\_\_\_\_

Inspn. closing-in \_\_\_\_\_

Final Notif. \_\_\_\_\_

Final Inspn. \_\_\_\_\_

Cert. of Occupancy issued \_\_\_\_\_

Staking Out Notice CERT

Form Check Notice \_\_\_\_\_

NOTES

6-9-72 Closed  
Fire place hearth (6x6)  
appears about 12"  $\phi$



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: Peaks Island

INSPECTION COPY

COMPLAINT NO. 71/35

Date Received 5-25-71

Location Oaklawn Rd Peaks Island 90-j-2 Use of Building \_\_\_\_\_

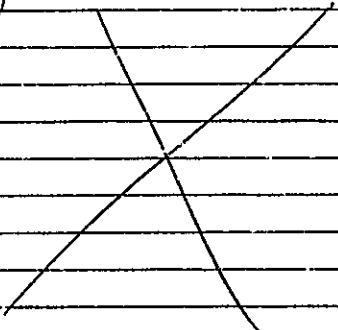
Owner's name and address Dr. Hayden Margaret J Hayden Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address Capt. Drake - Peaks Island Telephone \_\_\_\_\_

Description: Reports a cottage being jacked up and has fallen off the jacks and tips dangerously on an angle. Wants it looked at.

NOTES: 6/7/71 Had Nelson check this out  
6/6/71, nothing of interest to us  
as it appears. The



# CITY OF PORTLAND, MAINE

## Application for Permit to Install Wires

Permit No. **55574**  
 Issued **12-14-71**  
 Portland, Maine **Dec. 10** . . . . , 19**71**

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

90-d-2

Owner's Name and Address John Haystack Tel. . . . .

Contractor's Name and Address Raymond Boyle Tel. . . . .

Location Oak Lawn Use of Building Home

Number of Families 1 Apartments . . . . . Stores . . . . . Number of Stories . . . . .

Description of Wiring: New Work  Additions . . . . . Alterations . . . . .

Pipe Cable . . . . . Metal Molding . . . . . BX Cable . . . . . Plug Molding (No. of feet) . . . . .

No. Light Outlets . . . . . Plugs . . . . . Light Circuits . . . . . Plug Circuits . . . . .

FIXTURES: No. . . . . Fluor. or Strip Lighting (No. feet) . . . . .

SERVICE: Pipe . . . . . Cable  Underground . . . . . No of Wires 3 Size 4-0

METERS: Relocated . . . . . Added . . . . . Total No. Meters . . . . .

MOTORS: Number . . . . . Phase . . . . . H. P. . . . . Amps . . . . . Volts . . . . . Starter . . . . .

HEATING UNITS: Domestic (Oil) . . . . . No. Motors . . . . . Phase . . . . . H.P. . . . .

Commercial (Oil) . . . . . No Motors . . . . . Phase . . . . . H.P. . . . .

Electric Heat (No. of Rooms) . . . . .

APPLIANCES: No. Ranges . . . . . Watts . . . . . Brand Feeds (Size and No.) . . . . .

Elec. Heaters . . . . . Watts . . . . .

Miscellaneous . . . . . Watts . . . . . Extra Cabinets or Panels . . . . .

Transformers . . . . . Air Conditioners (No Units) . . . . . Signs (No. Units) . . . . .

Will commence . . . . . 19 . . . . . Ready to cover in . . . . . 19 . . . . . Inspection . . . . . 19 . . . . .

Amount of Fee \$ . . . . .

Signed Raymond Boyle

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND	
VISITS: 1 . . . . . 2 . . . . . 3 . . . . . 4 . . . . . 5 . . . . . 6 . . . . .			
. . . . . 7 . . . . . 8 . . . . . 9 . . . . . 10 . . . . . 11 . . . . . 12 . . . . .			

REMARKS:

INSPECTED BY J. A. H. [Signature]  
(OVER)

Oak Lawn  
 Peaks Island  
 LOCATION  
 INSPECTION DATE 12/28/71  
 WORK COMPLETED 12/28/71  
 TOTAL NO. INSPECTIONS  
 REMARKS

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets		\$ 2.00
31 to 60 Outlets		3.00
Over 60 Outlets, each Outlet		.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		2.00
Single Phase		4.00
Three Phase		3.00
MOTORS		4.00
Not exceeding 50 H.P.		2.00
Over 50 H.P.		4.00
HEATING UNITS		.75
Domestic (Oil)		
Commercial (Oil)		
Electric Heat (Each Room)		
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance -- each unit		1.50
MISCELLANEOUS		1.00
		2.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 6/28/50

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Peaks Island Use of Building Summer House No. Stories 1 New Building Existing Name and address of owner of appliance Mrs. M. Hillford, 26 Cushman St. Installer's name and address Eastern Oil & Equip. Co. Telephone 3-6495

General Description of Work

To install Eastern Oil Burner in Commercial Hot Air Furnace, Waterbury, model A-120 in place of IF HEATER, OR POWER BOILER

Location of appliance or source of heat Cellar Type of floor beneath appliance Concrete Kind of fuel oil Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 24" From top of smoke pipe 28" From front of appliance 5' From sides or back of appliance 5' Size of chimney flue 10" Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER INSPECTION NOT COMPLETED

Name and type of burner Eastern Oil Labeled by underwriter's laboratories? Yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Bottom Type of floor beneath burner Concrete Location of oil storage Cellar Number and capacity of tanks 1-275 If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance If wood, how protected? Minimum distance to wood or combustible material from top of appliance From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Handwritten notes and signatures in the miscellaneous information section.

RECEIVED JUL 6 1950 DEPT. OF BLD'G. INSP. CITY OF PORTLAND

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: 6/29/50 [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? yes

Signature of installer Eastern Oil & Equipment Co. Edward E. Miller





Permit No. 501

Location Beach Road, Ocean Island

Owner M. M. Lillard

Date of permit 7/1/50

Approved \_\_\_\_\_

NOTES

INSPECTION NOT COMPLETED



(A) APARTMENT HOUSE ZONE  
 APPLICATION FOR PERMIT

Permit No. ISSUED  
 115-15

Class of Building or Type of Structure Third Class APR 29 1937

Portland, Maine, April 29, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Off End Oak (Map Ave., Penikese Island Ward Isolated Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner or Lessee's name and address Fred H. Hall, Telephone \_\_\_\_\_

Contractor's name and address E. E. Weaver, Sargent Road, Penikese Telephone 222

Architect's name and address \_\_\_\_\_

Proposed use of building Cottages No. families \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Plans filed as part of this application? no No. of sheets \_\_\_\_\_

Estimated cost \$ 50. Fee \$ 50.

Description of Present Building to Be Altered

Material wood stories 1 1/2 Heat \_\_\_\_\_ Style of roof pitch Roofing Asphalt

Last use Cottages No. families \_\_\_\_\_

General Description of New Work

To remove basement stairs and floor over space  
 To relocate stairs first to second floor, placing next to side wall, removing existing partition around former stair wall

CERTIFICATE OF OCCUPANCY  
 REQUIREMENT IS WAIVED

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

Details of New Work

Height average grade to top of plate \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or baler board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ W'ce. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x6 or larger. Bridging in every floor and at roof over 8 feet. Sills and corner posts all one piece in cross section.

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 \_\_\_\_\_

Automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

Work require removal or disturbing of any shade tree on a public street? no

In charge of the above work a person competent to see that the State and City requirements pertaining thereto

750  
 Fred H. Hall  
 Signature of owner \_\_\_\_\_

APR 29 1937

Ward 12 Permit No. 87/545  
Location Adelphi Ave. C.D.  
Owner Fred W. Hall  
Date of permit 4/29/37  
Notif. closing-in 90  
Inspn. closing-in 8  
Final Insp. Mark 2.2  
Final Inspn. 5/16 260  
Cert. of Occupancy issued Mark

NOTES

~~90.5-2  
4/30/37 work started  
Cotter & Lockman on  
work on M.  
5/12/37 work completed.  
42 ft. x 12 ft. on college road  
work completed.~~



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

90-J-2 Oaklawn Road  
Peaks Island

July 7, 1986

Ms. Helen Phipps  
Oaklawn Road  
Peaks Island, Maine 04109

Dear Ms. Phipps:

A building permit for your proposed deck can not be issued until we receive a plot plan showing the setbacks in relation to the distances of your building and deck to the front, side and rear property lines.

Please furnish this plot plan as soon as possible in order to expedite the issuance of this building permit.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Enforcement Inspector

cc. P. Samuel Hoffses, Chief, Inspection Services  
Arthur Addato, Code Enforcement Officer

APPLICATION FOR PERMIT

PERMIT ISSUED

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

B.O.C.A. TYPE OF CONSTRUCTION .....00894.....

JUL 11 1986

ZONING LOCATION ..IR-2..... PORTLAND, MAINE ..June 30.. 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 ..90-J-02..Oaklawn Rd., Peaks sl..... Fire District #1 , #2

1. Owner's name and address .....Helen Phipps - same..... Telephone ..766-2493.

2. Lessee's name and address ..... Telephone ..

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

Proposed use of building .....dwelling - cottage..... No. of sheets .....

..... No. families ..1.....

..... No. families ..

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

Other buildings on same lot .....

Estimated contractual cost \$.. 400.....

FIELD INSPECTOR—Mr. .... Appeal Fees \$ .....

@ 775-5451

Base Fee .....25.00.....

Late Fee .....

TOTAL \$ .....

To remove existing deck 8 x 14 and to replace with 10 x 20 open sun deck

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? ...no..... Is any electrical work involved in this work? ...no.....
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? ..... 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: A.R. G... July 11, 1986
BUILDING CODE: .....
Fire Dept.: .....
Health Dept.: .....
Others: .....

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? .....

Signature of Applicant

[Handwritten Signature]

Phone #, same

Type Name of above

Helen Phipps

1  2  3  4

Other ..... and Address .....

FIELD INSPECTOR'S COPY [Handwritten initials]

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

*8-5-86 - WIP/OK aa*  
*10-27-86 - Complete OK. aa*

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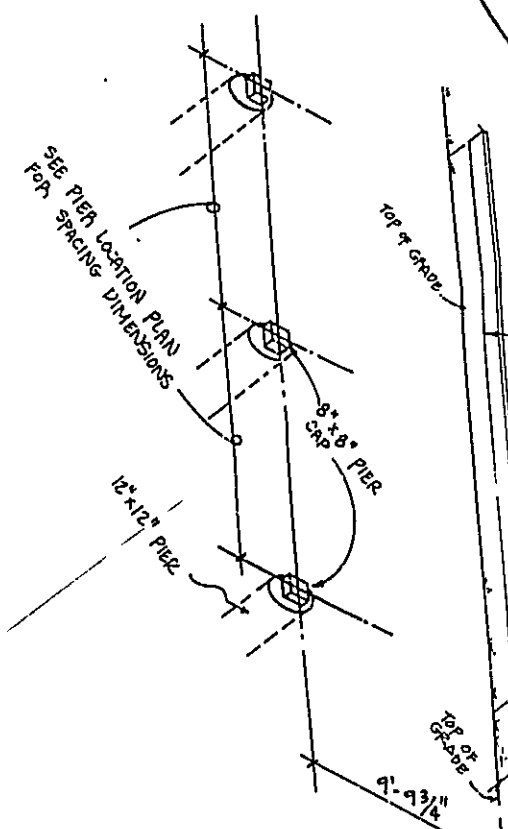
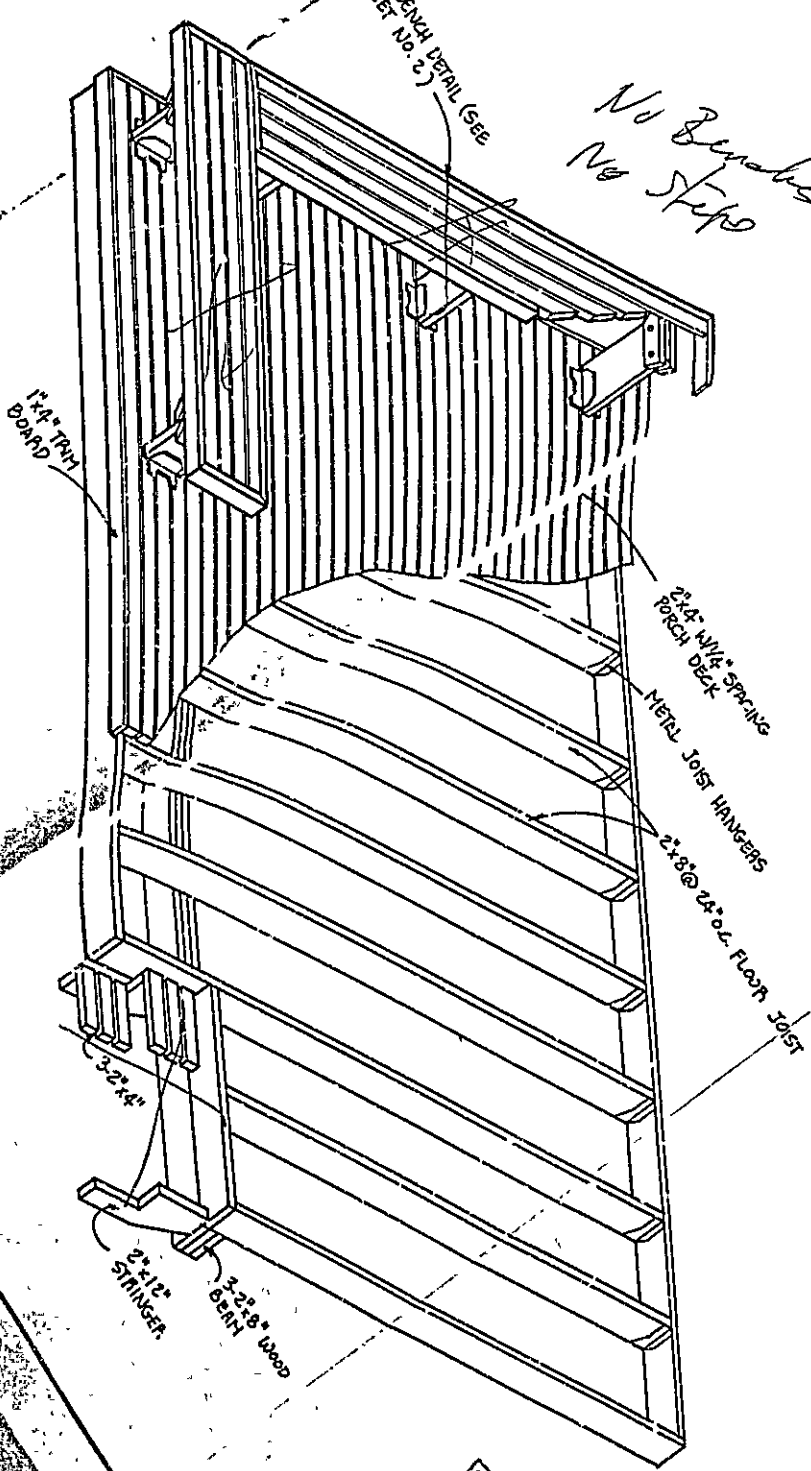
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Permit No. *86/894*  
 Location *98-5-02 Philadelphia*  
 Owner *Alle City*  
 Date of permit *6-30-86*  
 Approved *7-11-86*  
 Dwelling *deck*  
 Garage  
 Alteration  
*OK*

FOR GENERAL DETAIL (SEE SHEET No. 2)

No Ramps  
No Steps

DECK and FRAMING ISOMETRIC  
1/2" = 1'-0"



RECEIVED  
JUN 3 1986

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

B-2002

SHEET TOTAL

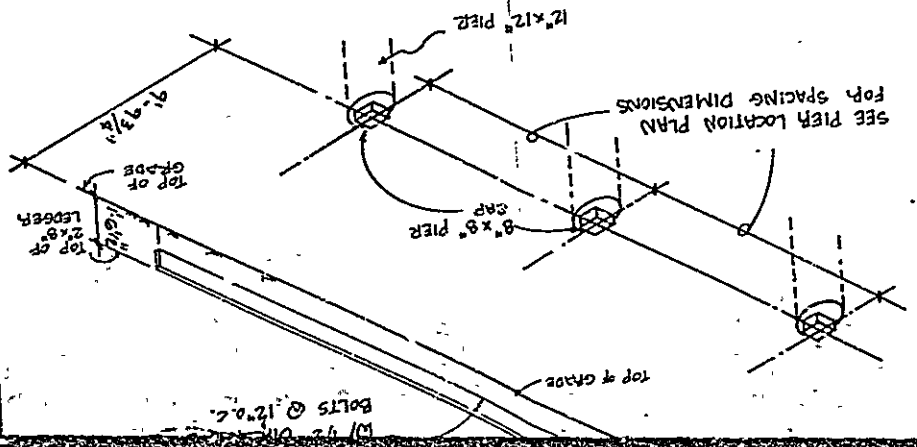
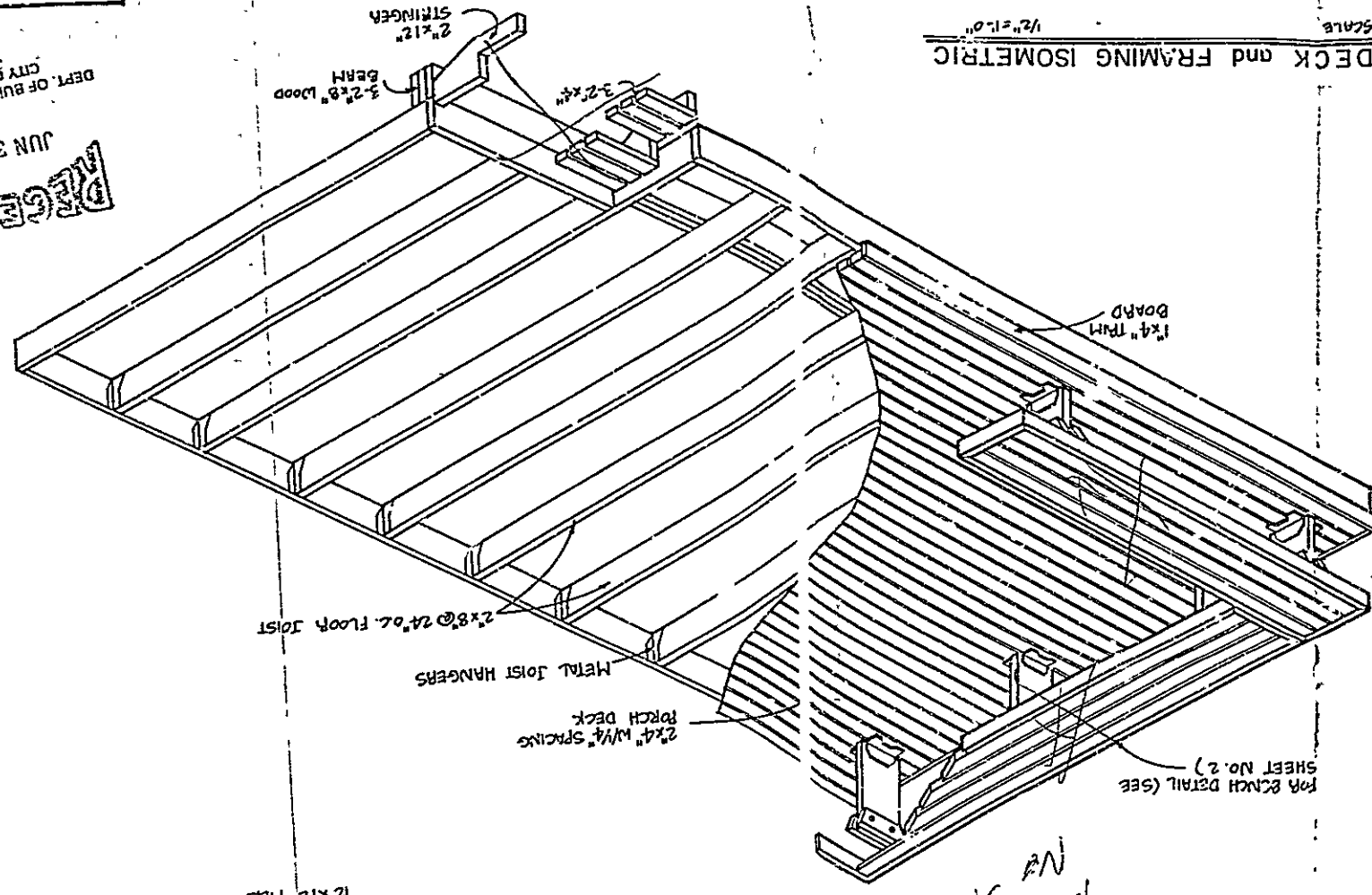
9/10/85

SHEET 4 TOTAL 4  
B-2002

RECEIVED  
JUN 3 0 1986  
DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

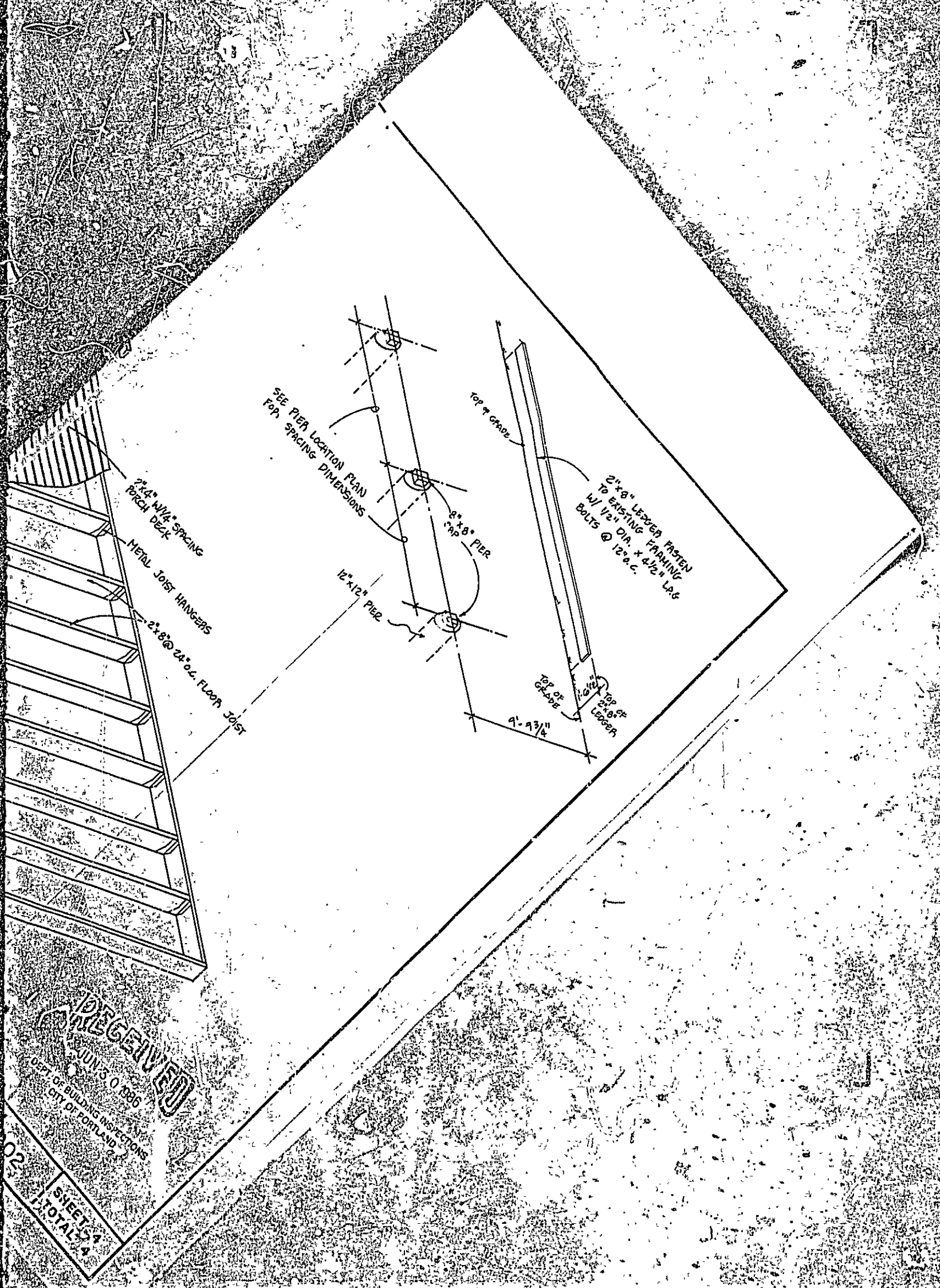
9/19/55

DECK and FRAMING ISOMETRIC  
Scale 1/2" = 1'-0"



*Handwritten note:*  
No Stairs  
1/4" Spacing





RECEIVED  
 JUN 15 0 1936  
 DEPT. OF BUILDING INSPECTIONS  
 CITY OF PORTLAND

02  
 SHEET 4  
 TOTAL 4

(City of Portland)

Walter Turner,  
Zoning Enforcement Dept

Dear Sir;

Oaklawn Road  
Peaks Island, Maine

July 10, 1982

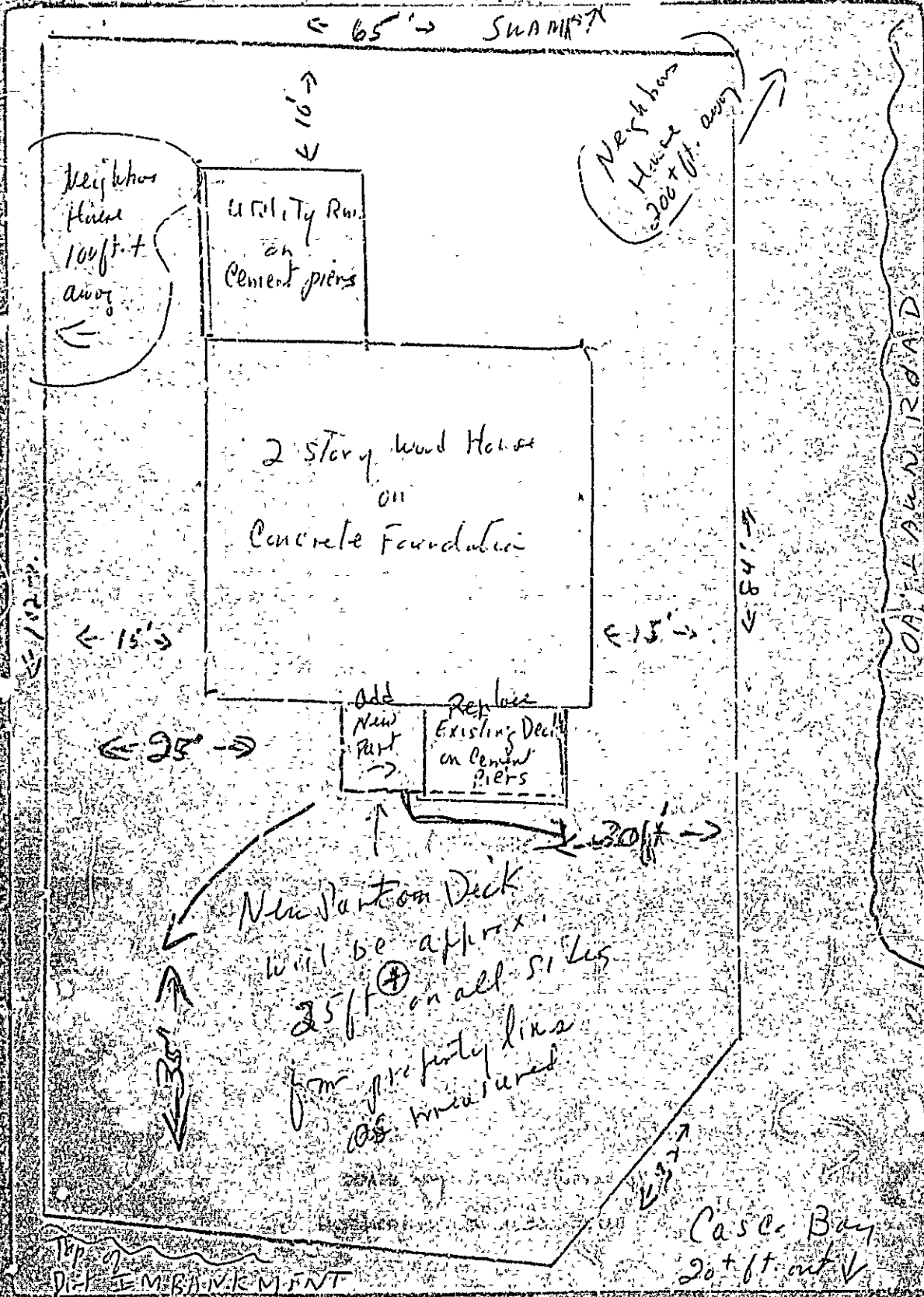
P.O. Box # 104

The remodeling & new section of Deck in question will have at least 25 ft. from sea property lines. This is according to our measurements yesterday.

We will be removing old rotted timbers & flooring & replacing with new pressure-treated lumber for this plus the additional 6' x 8' ft. section as pictured. The present size of old deck is 8' x 14' - we plan to rebuild to a 8' x 20' size (not 10' x 20' as I stated to your <sup>Planning</sup> office secretary). We will use existing cement piers beside for the 2 ft. decrease in width.

I have a beautiful piece of property & I believe it needs maintenance to keep it looking good & being functional. The present deck is rotted & a liability to both property & people.

Thank you for your consideration & assistance.  
Sincerely,  
John B. Smith (owner)



← 65' → SWAMP

Neighbors House  
100ft. +  
away

Utility Rm.  
on  
Cement piers

Neighbors  
House  
200+ft. away

2 Story Wood House  
on  
Concrete Foundation

← 15' →

← 15' →

← 25' →

Add  
New  
Part

Replace  
Existing Deck  
on Cement  
piers

← 30ft →

New Danton Deck  
will be approx  
25ft ⊕ on all sides  
from property lines  
as measured

← 35ft →

Case Bay  
20+ft. out

Top of  
DEVELOPMENT

DUFF AVE N. ROAD

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 60 Oak Lawn - Peaks Isl (90 J 2)		Owner: Timothy & Elizabeth Williams	Phone:	Permit No: <b>960326</b>
Owner Address: 1098 W Royal Palm Rd - Boca Raton FL 33486		Lease/Buyer's Name:	Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  MAY - 1 1996  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Bill Winkelman Architects		Address: 500 Seashore Ave - Peaks Island ME 04108	Phone: 766-5669	
Past Use: 1-fam.	Proposed Use: 1-fam w porch	COST OF WORK: \$ 14,000	PERMIT FEE: \$ 90	Zone: CBL: TR-2 90-J-2 Zoning Approval: OK 4/25/96 Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland w/p. in 75' <input type="checkbox"/> Wetland Delineation Use <input type="checkbox"/> Flood Zone of 306 Special <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> minor
Proposed Project Description:  construct porch		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group Type:	
		Signature:	Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature:	Date:
Permit Taken By: L. Chase	Date Applied For: 4/24/96			

- This permit application doesn't preclude the Applicant from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED  
WITH LETTER**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: 	ADDRESS:	DATE: 4/24/96	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:	PHONE:	CITY DISTRICT <b>6</b> A. K. R. W.	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 50 Oak Lawn - Peaks Isl (90.12)		Owner: Timothy & Elizabeth Williams	Phone:	Permit No: 960326
Owner Address: 103 W. Royal Palm Rd - Boca Raton FL 33485		Leasee/Buyer's Name:	Phone:	Business Name:
* Contact Name: Bill Winkelman Architects		Address: 500 Seashore Ave - Peaks Island ME 04108		Phone: 766-5569
Past Use: 1-fam		Proposed Use: 1-fam w porch	COST OF WORK: \$ 10,000	PERMIT FEE: \$ 90
Proposed Project Description: construct porch		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
Permit Taken By: L Chase		Date Applied For: 4/24/96		

**PERMIT ISSUED**  
MAY - 1 1996  
CITY OF PORTLAND

Zone: CBL: 90-5-2  
TRA  
Zoning Approval: 4/25/96  
Special Zone or Reviews:  
 Shoreland with 75'  
 Wetland Protection Use  
 Flood Zone  
 Subdivision  
 Site Plan  minor  mm

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_  
PFDESTRIAN ACTIVITIES DISTRICT (P.U.D.)  
Action:  Approved  
 Approved with Conditions  
 Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED WITH LETTER**

Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**CERTIFICATION**  
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: \_\_\_\_\_ DATE: 4/24/96 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

Action:  
 Approved  
 Approved with Conditions  
 Denied  
Date: 4/25/96  
*[Signature]*

CEO DISTRICT: *[Signature]*

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

Completed  
A. L. L.  
7/10/46

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

April 30, 1996

Will Winkelman Architects  
500 Seashore Avenue  
Peaks Island, Maine 04108

RE: 60 Oak Lawn  
Peaks Island

Dear Sir,

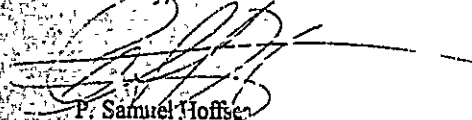
Your application to construct a porch has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

Building Code Requirements

1. Because this section of the building, the porch, is within 75' of the high water mark of the ocean and a nearby stream, you are able to use the provision of the ordinance that allows for a one time 30% expansion during the life time of the building.
2. Please read and implement items 1, 11, 13, 14 and 16 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst Chief, Code Enf Div

**BUILDING PERMIT REPORT**

DATE: 26 / April / 1996 ADDRESS: 60 Oak Lawn (PT)

REASON FOR PERMIT: To Construct porch

BUILDING OWNER: Williams

CONTRACTOR: Will Winkelman Arch. APPROVED: \*1, \*11, \*13, \*14, \*16

PERMIT APPLICANT: \_\_\_\_\_ REVIEWED: \_\_\_\_\_

CONVITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1114mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):



1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

X 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~

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

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

X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 3 MRSR refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Applicant: Will Winkelman Date: 4/25/96  
Address: 60 OnLawn, Peaks Island  
Assessors No.: 90-J-2

CHECK LIST AGAINST ZONING ORDINANCE

Date - Existing 1906

Zone Location - IR-2

Interior or corner lot -

Use - Expand porch  $\approx 3' \times 18' = 54\text{ft}^2$  less than 30%

Sewage Disposal -

Rear Yards - 25' req - 25' + shown

Side Yards - 20' req - existing on one side - 20' shown on other

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - yes - within 75' of high water (ocean & stream)

Flood Plains -

Can not expand more than 30% of the total existing footprint that is within the 0/75' setback which is approx  $240\text{ft}^2 \times 30\% = \text{No more } 72\text{ft}^2$