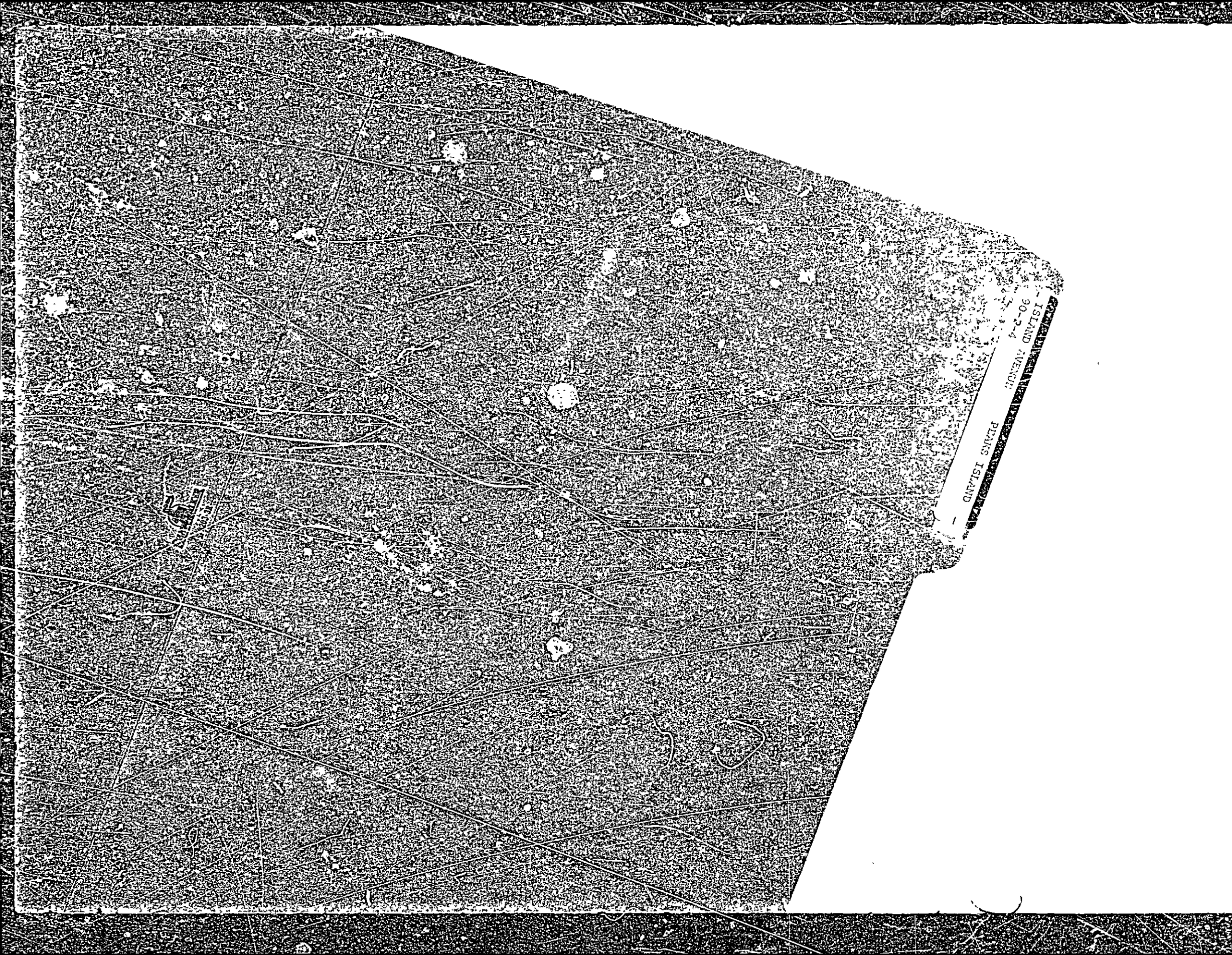

PAINS ISLAND
90-2-4
ISLAND AVENUE

PERMIT ISSUED
01042
AUG 10 1959
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, August 10, 1959

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:

90-P-4

Location Island Ave., Peaks Island

Owner's name and address Christine French, Peaks Island Telephone

Contractor's name and address Charles Franco, Peaks Island Telephone

Use of building—Present Cottage Proposed Cottage

No. of Stories 2 Style of roof pitch Type of present roof covering asphalt

Type and Grade of roofing to be used Class C Und. Lab. asphalt No. plies

GENERAL DESCRIPTION OF NEW WORK

To cover portion of roof

Christine French

Signature of Owner By: Charles Franco

Fee $ .50

INSPECTION COPY

R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
JUL 7 1958
00959
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, July 3, 1958

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 Me. 90 P-4 Within Fire Limits? no Dist. No.

Owner's name and address Christine French, Island Ave. Peaks Island Me. Telephone

Lessee's name and address Telephone

Contractor's name and address Charles Franco. Peaks Island Me. Telephone PO-6-4403

Architect Specifications Plans no No. of sheets

Proposed use of building Dwelling No. families 1

Last use " No. families 1

Material frame No. stories 2 Heat Style of roof pitch Roofing

Other buildings on same lot

Estimated cost $ 100.00

Fee $ 7.50

General Description of New Work

To glass in front and side existing piazza.

Piazza existing with roof over same prior to Dec. 5, 1938
More than half of the area of the vertical enclosing walls will consist of window sash or glass area of doors.

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*** 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 Thickness, top bottom cellar

Material of underpinning Height Thickness

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

Kind and thickness of outside sheathing of exterior walls?

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

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

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

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

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

If a Garage

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

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

APPROVED:
by J.J.R.

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

Christine French
Charles Franco

AJS
INSPECTION COPY

Signature of owner by: Charles Franco

F M

Permit No. 55/859

Location Dulond Circle, Verdun

Owner Christine Grenier

Date of permit 7/7/58

Notif. closing-i..

Inspn. closing-in

Final Notif.

Final Inspn.

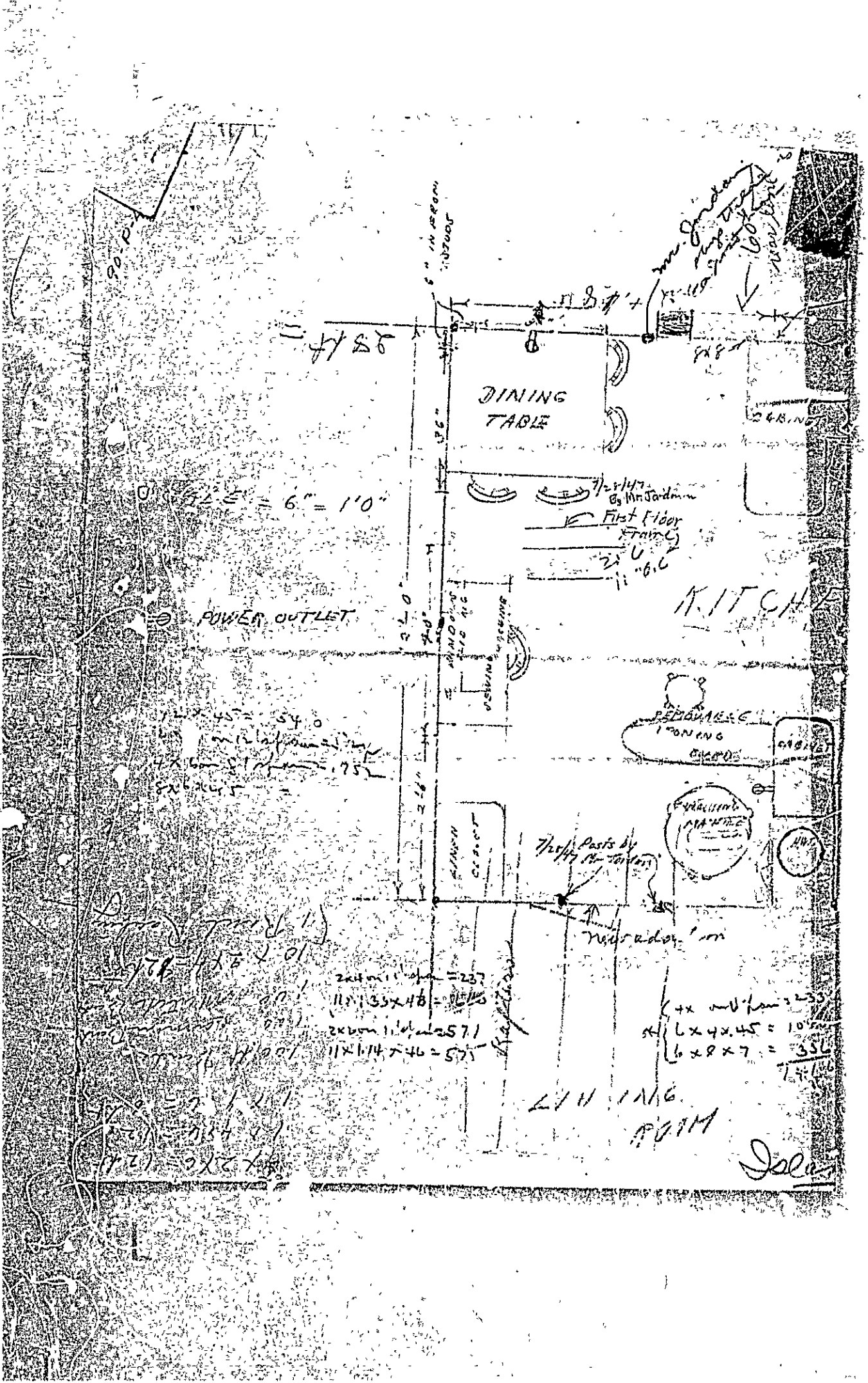
Cert. of Occupancy issued

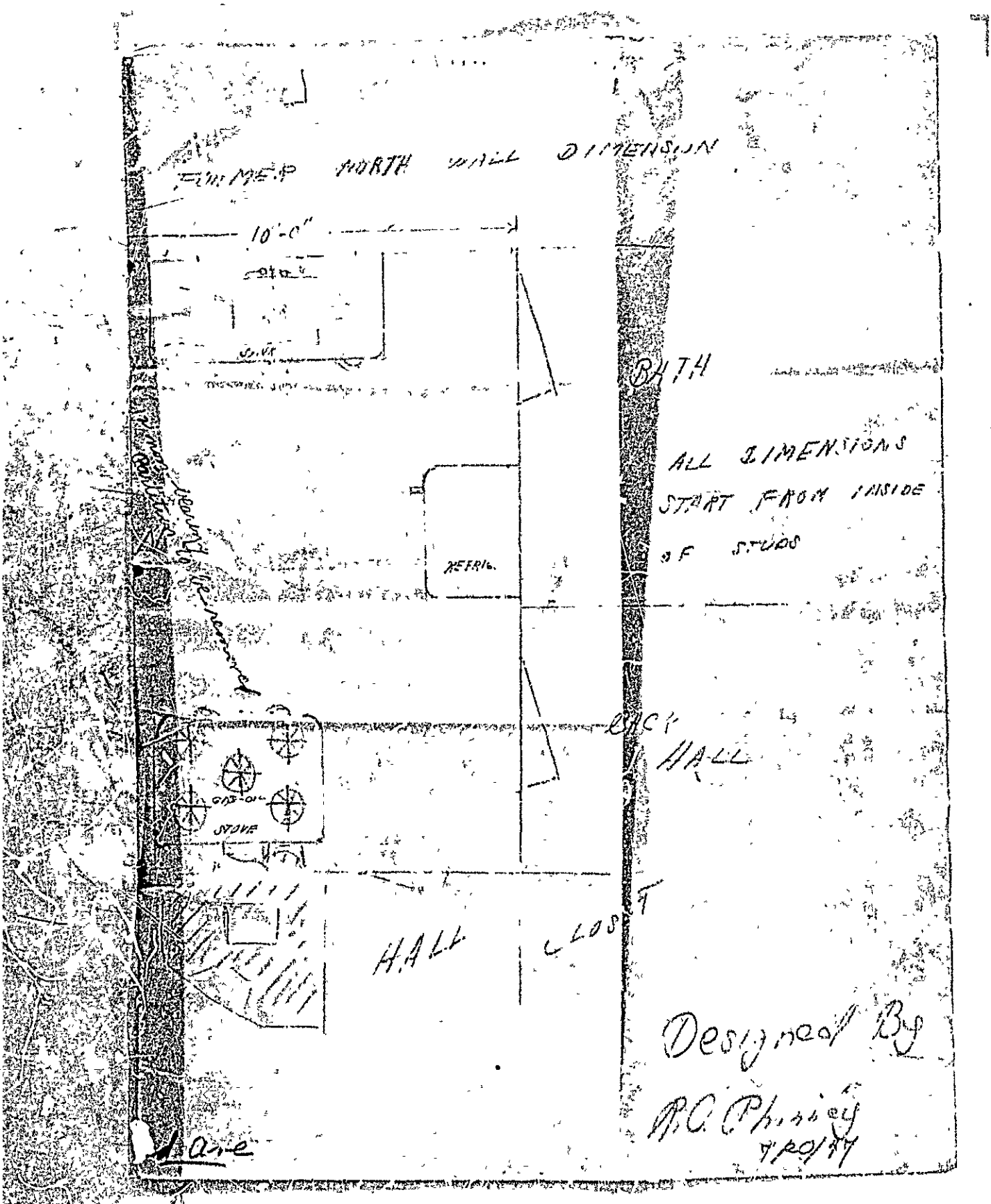
Staking Out Notice

Form Check Notice

NOTES

5/11/59 - Illegal Imp.
Appeal to B.S.


DINING TABLE
POWER OUTLET
KITCHEN
PERMANENT PARKING
DRIVE
CABINET
7/2/47 By Mr Jardine
First Floor Frame
7/2/47 Posts by Mr Jardine
Neighbor's
6" = 1'0"


EXTERIOR NORTH WALL DIMENSION
10'-0"
SINK
BATH
ALL DIMENSIONS
START FROM INSIDE
OF STUDS
REFRIG.
BACK
HALL
GAS OVEN
STOVE
HALL
CLOSET
Designed By
R.C. Phillips
7/20/77

AP Island Avenue, Peaks
Island (R. C. Phinney)-I

July 29, 1947

Mr. George E. Jordan
Pleasant Avenue
Peaks Island, Maine

Mr. R. C. Phinney
Island Avenue
Peaks Island, Maine

Subject: Building permit for construction of addition on rear of existing cottage on Island Avenue, Peaks Island—owner R. C. Phinney

Gentlemen:

After receipt of new information from Mr. Jordan yesterday, and following our discussion about the proposition this morning in the office, the permit is issued, herewith, subject to the following:

1. There is to be a ceiling of fibre board over the new addition supported upon the new rafters, and these rafters are to be made no less than 2x6, spaced no more than 14" from center to center and are to have no less than 1x3 bridging in the center of each span.

2. Mr. Jordan says that he intended to have shown, but it was left off of the plan, an additional cedar post or concrete pier, according to the dimensions shown on the application, beneath the center of the sill under rear wall of the addition. Thus this 4x6 sill, which is to be set with the 6-inch dimension "upright", would be on spans of 4' and would be strong enough to support the rear outside wall and its proportion of the new roof load.

3. Mr. Jordan says that he will now run the new first floor joists (2x6's) across the addition (the 8-foot way) and space them 16" from center to center. Thus they would get a bearing upon the new 4x6 sills under exterior wall of the addition, and he said that a concrete pier or cedar post would be placed under the center of this sill, thus making the 4x6 under the side of the addition on a span of 6'. The 2x6's being on spans of no more than 6' would work out all right without center girder, and although the law only requires 1 to 2 cross-bridging where spans are more than 8' in the clear, perhaps the owner would like to have the cross-bridging in these floor joist spans anyway because he would get considerable more stiffness at small additional cost.

4. Mr. Jordan says that there is a 4x6 sill, set with the 6-inch dimension upright, beneath the present exterior wall of the kitchen which is to be removed to take the addition into the kitchen, and that there are cedar posts under each end of this 4x6 and one beneath the center of it. Thus the 4x6 is on spans of 6' and would support only half of the floor load of the addition.

5. Mr. Jordan says that the sill beneath the present rear wall of livingroom (this is a present exterior wall) is 4x6, set with the 6-inch dimension upright, and that it is having a cedar post under either end of it, there are two intermediate cedar posts beneath it, uniformly spaced. Thus the span of the 4x6 would be only about 2' 9" which should be sufficient to take the additional load of half of the roof and ceiling load over the new addition without difficulty.

6. It is understood that the present outside wall at the rear of the livingroom, to become a dividing partition between livingroom and kitchen, is a substantial partition having 2x4 studs upright at normal distance on centers.

7. As Mr. Jordan was leaving the office, I promised to issue the permit with this letter as soon as possible so that the work would not be delayed, but I had not noticed that he gave as the estimated cost of the work only the sum of $50. Obviously there must be some mistake here because the Building Code requires that the estimated cost of the work on which the fee is to be based shall represent the estimated completed cost of the entire job, including excavat[illegible] general construction, plumbing, if any, heating, if any, electrical work [illegible] fixtures, and all other built-in construction and equipment, also to include a[illegible] and reasonable value for any second hand material used or materials that the [illegible] may have on hand. The same section of the Building Code (105) provides that if there is doubt as to the accuracy of the estimated cost of the work, we shall refuse to issue the permit until the accuracy is established. To go by that direction precisely would mean withholding the permit until this minor matter was straightened out. That does not seem necessary in this case, but you should work out between you the total estimated cost as indicated above and report it to this office for entry on the application and pay a small increased building permit fee according to that estimated cost. Unless that estimate is commensurate with the size of the addition and present day costs, please furnish the estimate in fair detail to support the estimated cost given.

Very truly yours,

Inspector of Buildings

MMcD/S

Island Avenue, Peaks
Island (R. C. Phinney)-I

July 26, 1947

Mr. George E. Jordan
Pleasant Avenue
Peaks Island, Maine
Mr. R. C. Phinney
Island Avenue
Peaks Island, Maine

Subject: Application for building permit to cover construction of 8' x 12' one-story addition on the rear of existing cottage on Island Avenue, Peaks Island

Gentlemen:

As I understand the plan, the intention is to construct this one-story addition in a "jog" which exists in the rear of the livingroom and beside the kitchen. Apparently you plan to run the rafters over the addition as a continuation of the present rafters over the livingroom part of the cottage, thus they would run the 12-foot way. The application indicates that the floor joists would run the same way with some sort of beam or girder midway of their span, since the application indicates that their spans would be 6', just half of the depth of the addition.

The 2x4 rafters indicated on spans of 12' are not nearly strong enough on such a long span. Neither would 2x6's work out unless spaced no more than 12" from center to center and with no ceiling hung on them or attached to them. The rated load which the law requires to be figured as coming upon each 2x6, 12" on center, is even without a ceiling 340 pounds, and the rated strength of the 2x6 is about 20 pounds less than that. No less 1x3 cross-bridging would be necessary in the center of these roof joist spans in any event.

Additional information needed on the plan:

Location and size and location of posts under the beam proposed beneath the centers of the new floor joints, including the post where this beam and the new 12-foot long exterior wall of the cottage meet. I guess perhaps judging from the application you intend to use concrete piers at all these points instead of cedar posts. I note that the applicant's application says 4x6 girder and presume it is to be with the 6-inch dimension upright. Presumably a round dot at the center of the present exterior partition of kitchen to be removed indicates a post or pier to be used at that end to support this girder. The 8-foot span is too long for the 4x6, indicating the need either of a center pier or the use of a 6x6.

The 4x6 sill at the rear end of the addition will not be strong enough either on a span of 8', and a change should be shown there.

The beam, spans and supports of the present sill beneath the rear exterior wall of the livingroom should be shown together with any strengthening proposed, because this sill will be called upon to support a very substantial load indeed from the floor and roof of the new addition, besides the load which it is already supporting. If there is a cellar under the cottage or a solid masonry wall beneath this sill, of course no strengthening will be needed.

Mr. Jordan insisted to our permit clerk that he intended to space the 2x6 floor joists 24" from center to center. Maximum spacing is 18" from center to center, and you are referred to Section 312e3.2 of the Building Code for this specific requirement.

The building is referred to in the application as a cottage, indicating its use in the summer season only. On that basis Section 312e3.6 of the Code allows the vertical

studs (no less than 2x4) to be spaced 24" from center to center. If there is any idea of using the building as a year-round habitation, however, the new studs should be spaced no more than 16" from center to center to avoid questions when the change is made.

The rear exterior wall of the livingroom, already supporting a considerable load from the roof of the cottage will now become an interior bearing partition and the load upon it may be at least doubled. Therefore you should indicate the construction of this partitions as to size and spacing of studs and what is to be done, if necessary, to bring it up to the strength requisite for the additional loads.

Also please indicate whether or not the addition is to be finished as to walls and partitions on the inside, whether or not there is to be a ceiling over the addition and what the materials of these surfaces are to be.

Very truly yours,

Inspector of Buildings.

JMcD/S

APARTMENT HOUSE 20.

APPLICATION FOR PERMIT

PERMIT ISSUED
01827
JUL 29 1947

Class of Building or Type of Structure Third Class

Portland, Maine, July 25, 1947

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 Avenue, Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address R. C. Phinney, Peaks Island Telephone

Lessee's name and address Telephone

Contractor's name and address George Jordan, Pleasant Ave., Peaks Island Telephone 144-2

Architect Specifications Plans yes No of sheets 1

Proposed use of building Cottage No. families

Last use " No. families

Material frame No. stories 1½ Heat Style of roof hip Roofing

Other buildings on same lot

Estimated cost $ 50. Fee $ .50

General Description of New Work

8x12

To construct 8'x12' addition on rear of cottage.
To remove inside non-bearing partition between new addition and existing room.
Shed roof existing over this portion of cottage - this roof to be continued over new addition.

Permit Issued with Letter

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

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

Height average grade to top of plate 7' Height average grade to highest point of roof 9'

Size, front depth No. stories 1 solid or filled land? solid earth or rock? rock

Material of foundation concrete piers at least 4' below grade on the ledge Thickness, top 8" bottom 12" cellar no

Material of underpinning Height Thickness

Kind of roof shed Rise per foot 4" 2" Roof covering asphalt roofing Class C Underwriters

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

Framing lumber Kind hemlock dressed or full size? dressed

Corner posts 4x4 Sills 4x6 8x8 Girt or ledger board? Size

Girders yes Size 6x6 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 2x6, 2nd, 3rd, roof 2x6

On centers: 1st floor 16", 2nd, 3rd, roof 16"

Maximum span: 1st floor 6' 8", 2nd, 3rd, roof 8' 12' 12'

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

R. C. Phinney

Signature of Owner by:

INSPECTION COPY

Permit No. 47/1827

Location Island ave. Beach

Owner R. C. Olcewicz

Date of permit 7/29/47

Notif. closing-in

Inspn. closing-in

Final Not

Final Inspn. 8/13/47. F.

Cert. of Occupancy Issued

NOTES

3306

City of Portland.

May 22 ..191/.

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully ...kes application for a permit to erect enlarge a building on Peaks Island street, at number ... to be ... 1 stories high 26" feet long, 13 feet wide; also an addition to be ... stories high, 4 feet long, ... feet wide, and to be used as a Cottage

The material to be used in the erection enlargement of said building is to be as follows:

Exterior walls to be made of Wood

Roof to be made of "

Gutters to be made of "

Cornices to be made of "

Bay windows to be made of ——

Dormer windows to be made of ——

The builder is G. S. Wood Address 51 Locust St.

The architect is F. E. Briggs Address #2 Myrtle Ave

The owner is F. E. Briggs Address Bridgeton Me

(Applicant to sign here.) G. S. Wood

OFFICE OF
INSPECTOR OF BUILDINGS,
FOR THE
CITY OF PORTLAND.
OFFICE HOURS:
10-11 A. M. 4-5 P. M.

The above petition was granted the 22 day of May ...191 .

Peaks Island

MAY, "II

Island Cove

Cat 14

6419

90-P-4