

REED AVE., PEAKS ISL.

91-T-1

September 19, 1975

Lot #91-T-1-6-9-10 Reed Ave., Peaks Is.

Mr. & Mrs. Frederick R. Greenleaf
Box 4
56 Pineridge Road
Medford, Mass. 02155

Dear Mr. & Mrs. Greenleaf:

Building permit is being issued herewith to renovate and make alterations within the building at the above named address subject to the following Fire Department and Building Code Requirements.

Fire escapes are to be provided from the 2nd and 3rd floor levels, these to be taken out separately by the actual builder.

The fire escape at the end of the building where part of the roof is used as a walkway has to be put into good repair so that it may be usable in the case of an emergency.

The following items are required by the Fire Department and if you have any questions regarding them please call Captain Herbert Miller of the Fire Prevention Bureau.

Provide emergency lighting throughout the building.

Provide portable fire extinguishers (approved) where deemed necessary by the Fire Department.

Provide an adequate water supply for fire service.

Provide an approved automatic alarm system throughout the building.

While the kitchen is enclosed with a one hour fire resistive material please bear in mind that the fire rated doors are to be equipped with automatic self-closers.

We must assume that all exit doors are at grade level and that there is no immediate step down below any of the doors.

Please bear in mind that if heat is to be provided it will be necessary that a permit be taken out by the actual installer, whether oil fired, gas or electric.

Very truly yours,

Earle S. Smith, Plan Examiner
Building Inspection Services

ESS:sk

B.

September 19, 1975

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Box 4
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Madford, Mass. 02155

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Building Inspection Services

ESS:sk



APPLICATION FOR PERMIT

PERMIT ISSUED

SEP 22 1975

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, July 17, 1975

CITY of ⁷⁹⁸PORTLAND

To the DIRECTOR 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 ^{619, 10} Lot. 91-T-1, Reed Avenue, Peaks Island, Fire District #1 , #2

1. Owner's name and address Mr. & Mrs. Frederick R. Greenleaf Telephone

2. Lessee's name and address 156 Pennington Rd. Medford, Ma. 02155 Telephone

3. Contractor's name and address owner (subcontracting the work) Telephone 766-5889

4. Architect

Proposed use of building

Last use

Material

Other buildings on same lot

Estimated contractual cost \$ ~~30,000~~ 15,000, Fee \$ ~~30.00~~ 60.00

FIELD INSPECTOR—Mr. Smith GENERAL DESCRIPTION

This application is for:

- Dwelling
- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other

@ 775-3451

PERMIT ISSUED WITH LETTER

GENERAL DESCRIPTION

Revisions and alterations as per plans.

Stamp of Special Conditions

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay...

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

NEW WORK

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

Is connection to be made to public sewer? ... 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 ... Root 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) 2x4-13" 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 ...

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

Fire Dept. Smith 9/17/75

Health Dept.

Others:

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

Signature of Applicant Frederick R. Greenleaf

Phone # same as above

Type Name of above Frederick R. Greenleaf

1 2 3 4

FIELD INSPECTOR'S COPY

Other and Address

NOTES

10/29/75 - Shingling parts of
roof & walls plus painting
Chimneys.

NO interior work being done
at present. E.B.S.

3/30/76 - NO progress. E.B.S.

5/4/76 - Same. E.B.S.

6/22/76 - Same. E.B.S.

8/13/76 NO progress - NO one
around. E.B.S.

11/9/76 - Same. E.B.S.

5/13/76 - Same - no
progress. E.B.S.

8/9/78 - NO progress E.B.S.

Permit No. 75/798

Location: lot 91-T-1, Road No. 1, R.R. 1, Sec. 1

Owner: Fulkerson, Shunk

Date of permit: Sept. 22, 1975

Approved

Carle
HOTEL

91-T-1,69,10 Reed Ave. Pecke Island - 7/23/75 - Allow

Change of use

1 year expired - New use now

Inn. (Hotel)

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - Before 6/13/57

✓ Zone Location - R3

✓ Interior or ~~corner lot~~

✓ 40 ft. setback area (Section 21) - No

→ Use - Hotel

Sewage Disposal - ?

~~Rear Yards -~~

~~Side Yards -~~

~~Front Yards -~~

~~Projections -~~

~~Height -~~

✓ Lot Area - 122,810⁰

~~Building Area -~~

~~Area per Family -~~

~~Width of Lot -~~

~~Lot Frontage -~~

✓ Off-street Parking - 10 guest rooms - Parking 39

~~Loading Bays -~~



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Dec. 19, 1975, 19
 Receipt and Permit number A 11633

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 91 -T-1 Road Ave., Peaks Island St. Anthony's
 OWNER'S NAME: Frederick R. L Greenleaf ADDRESS: 56 Pine Ridge Rd. Mass.

OUTLETS: (number of)
 Lights _____
 Receptacles 60
 Switches _____ FEES
 Plugmold _____ (number of feet)
 TOTAL _____ 5.00

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes 400 6.00
 Temporary _____

METERS: (number of) 150

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Lift _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
 TOTAL AMOUNT DUE: 11.50

INSPECTION:
 Will be ready on _____, 19____; or Will Call _____

CONTRACTOR'S NAME: Richard Ramis
 ADDRESS: Willow St. Peaks Island
 TEL.: 766-2809

MASTER LICENSE NO.: 2178 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

OFFICE COPY

September 12, 1975

Mr. & Mrs. Fredrick Greenleaf
56 Pine Ridge Road
Medford, Mass. 02155

RE: #91-T-1,6,9,10 Reed Avenue, Peaks Island

Enclosed herewith is the decision of the Board of Appeals regarding your petition to change the use of the building at the above named location to a resort hotel. Please note that your appeal was granted.

Your permit will be issued as soon as our plan examiner approves the structural plans.

Very truly yours,

A. Allan Soule
Asst. Director of
Building Inspections

AAS:mes

enclosure

C
O
P
Y

August 11, 1975

Mr. & Mrs. Fredrick Greenleaf
56 Pine Ridge Rd.
Bedford, Mass 02155

Mail to:
Mr. & Mrs. F.R. Greenleaf
Box 4, Reed Ave.
Peaks Island, Maine

Re: 91-T-1.6.9,10 Reed Avenue, Peaks Island

A building permit and Certificate of Occupancy to change the use of the building at the above named location to a resort hotel are not issuable under the Zoning Ordinance because such a use is not allowable in the R-3, Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.4.A.4.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office, Room 113 in City Hall to file an appeal on forms which are available here. A fee of \$15 for a conditional use appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. (Sec. 602.24.D)

Very truly yours,

Malcolm G. Ward
Plan Examiner

(G/w:k)

July 18, 1975

Lot 91-T-1 Reed Avenue, Peaks Is.

Mr. & Mrs. Frederick R. Greenleaf
Box 4, Reed Avenue
Peaks Island, Maine

Dear Mr. & Mrs. Greenleaf:

In checking your application for renovations and alterations of the building at the above named location we find that we are unable to continue processing your permit until further information is provided as follows:

1. We will need to know what this building was last used for and proposed use for which you are now asking.

A letter to you from Mr. Megathlin, Planning Director, on July 9, 1975, would seem to indicate that you are planning either a resort hotel or a condominium.

2. Do the plans with this application show all the property involved in this development?
3. There is an existing cottage on a lot approximately 75' x 81' - is this part of the development? If so, will it remain a cottage?
4. Is the parking shown for 39 cars to be accessory for this new use only?
5. Are any alterations proposed along the shoreline such as new piers, making new beaches, etc?

Very truly yours,

A. Allan Scule, Assistant Director
Building Inspection Services

AAS:sk



CITY OF PORTLAND-MAINE

DONALD E. MEGATHLIN, JR.
PLANNING DIRECTOR

July 9, 1975

RECEIVED

JUL 10 1975

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Mr. Frederick R. Greenleaf
55 Pine Ridge Road
Medford, Mass. 02155

Dear Mr. Greenleaf:

As you know, the Portland City Council voted (7 to 2) at their meeting of Monday, July 7, 1975 to approve the zoning text amendment which would make resort hotels, condominiums and recreational facilities conditional uses in R-3 Residence Zones on Portland's Islands only. Some concern was expressed by Council members regarding the adequacy of fire protection and the desirability of installing a sprinkler system. It was pointed out that the plans had been approved by the Fire Code of early in June, and that the State Fire Marshal had indicated that local fire protection rules should be applicable.

This zoning text change will become effective on August 6, 1975. Your application for a conditional use to permit St. Anthony's By-the-Sea to be converted to a summer resort hotel can be filed with the Board of Zoning Appeals. Such applications are filed with the Building and Inspection Services Department.

Sincerely,

Donald E. Megathlin, Jr.
Planning Director

DEM/1

Enclosure: Zoning
Amendment Adopted 7/7/75

cc: John E. Menario, City Manager
✓ R. Lovell Brown, Director of Building & Inspection Services
William J. O'Brien, Jr., Corporation Counsel

RECEIVED
SEP 2 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this conditional use appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, September 10, 1975 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Mr. & Mrs. Fredrick Greenleaf, owner of property at #91-T-1,6,9,10 Reed Avenue, Peaks Island, under the provisions of Section 602.24 D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the change of use of the building at the above named location to a resort hotel. This petition is not issuable under the Zoning Ordinance because such a use is not allowable in the R-3 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.4.A.4.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D(3) of the Zoning Ordinance have been met.

Thomas J. Murphy
Secretary

8/30/75
To whom it may concern
I will not be able to attend hearing but
I have no objections to the use of this
property as a resort hotel - that's what it was
originally built for + used for long before any
of the present property owners were born.
Yours truly
Eric K. Spafford
Reed Island, ME.

pd.
8/57

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

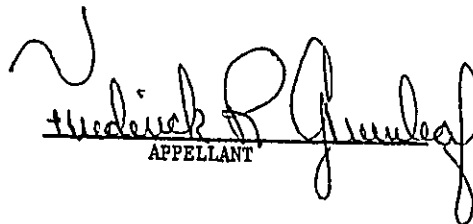
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LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.


Fredrick R. Greenleaf
APPELLANT

602.24 D (3) Conditions for Conditional Uses.

a. Authorized Uses. A conditional use permit may be issued for: any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.

b. Standards. A conditional use permit for the conditional uses listed in Sections 602.2 through 602.13 shall be granted only if evidence is presented which establishes:

(1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.

(2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.

(3) That the proposed building or use will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.

(4) That the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

(5) That the proposed building or use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance; and

(6) That the proposed building or use complies with all standards imposed on it by the regulations applicable to the zone in which the use is to be located and any additional standards relating to the specified conditional uses.

c. General Considerations. In determining whether the evidence establishes that the foregoing conditions have been met, the Board shall consider:

(1) Whether and to what extent the proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community;

(2) Whether and to what extent such public goals can be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site; and

(3) Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.

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Thomas J. Murphy
Secretary

91-T-1, 6, 9, 10 Reed Ave, Pecks Island
MR. & MRS. Fredrick Greenleaf

(25)

- 92-G-8 - Masson, Elizabeth A - Woods Rd, Pecks Is 04108
- 92-G-20, 32 Jordan, Alfred D & Mariemma, 3101 Valley Brook Dr, Champaign, IL 61820
- 92-G-33, 34 Jaquith, Mary & Dan W - 16 Peck Ave, Barrington, R.I.
- 92-G-23 Harding, William W, Jr - Box 145, Grafton, N.H. 03240
- 92-G-19, 20, 21, 13 Young, David W - 6 Wiebber Way, Falmouth, Me.
- 92-G-8, 9 Spafford, George Kendall - Island Ave, Pecks Is.
Reed Ave

- 91-K-28 thru 42 & 44 thru 46 Spafford - Repeat
- 91-K-43, 49, 50 Frothingham, Arthur P - 655 Congress St
- 91-U-7 Mc Morrow, Eileen M & Joseph R - No Name Pond Rd, Rd 1, Sabbathus, Me 04280
- 91-U-6 Jaquith - Repeat

- 91-J-9, 10, 13, 21, 22 - Vantill, Earl & Thelma - 837 Central Ave, Oedsley, Penn.
- 91-R-17a5, 11 to 17 - Gerard, Sidney & Jane A - RFD 2, Box 403, Matthews Ave, Aberdeen, Md 21001
- 91-R-7 & 11 - Parks, John T & Lemya - Post Authority, PO Box F2666, Freeport, GE. Bahamas, Bahamas
- 91-R-8 & 9 Venices, Albert E - Pecks Island, Me.
- 91-S-1 & 4 Peffle, Myrtle E - 7228 Blount St, Philadelphia 49, Penn.
- 91-S-2 & 3 Johnson, Charles M & Mary M - 194 Summer Ave, Springfield, MA 01108
Reed Ave

- 91-U-1, 2 Goshorn, Alice A - 6809 Emlen St, Philadelphia, Pa.
- 91-U-3, 4, 5 Terry, Anna V & Ann Elizabeth - Reed Ave, Pecks Is.
- 91-R-10, 12 Litchfield, Francis A & Marion C - Centennial St Pecks 04108
- 91-L-4, 5, 6 Davis, Russell G & Mary Ego - Rosalie Baker, 11 Lattisquama Rd, Box 242, Southboro, Ma, 01772
- 91-L-7 & 91-Q-1 thru 8 - Gerald - Repeat
- 91-P-3, 4, 5, 7, 8 - Davies, Mabel S - Po Box 7150 - Downtown St, 04112

Woodland P.d.

- 91-P-1 Skellings, Robert F - Reed Ave, Pecks Is
- 91-P-2 Jordan, Robert Henry; Vivian Betty - 54 ALTON AVE, GREENSBORO, N.Y. 11740
- 91-O-11, 2 Skellings, - Repeat
- 91-O-3 thru 5 - Davers } Repeat
- 91-N-5 Davers }

Rest is ocean

These people wished to be notified for appeal (They own property within 500 ft., but it's not on assessors records yet).

Kimberly & Steven MacIsaac, Reed Ave, Pecks Island 04108
Frank J. Rossi, Jr - View Hill Rd, Southboro, Mass.

Kimberly & Steven MacISAAC
Reed Ave.
Peaks Island, Maine 04108

St Anthony's by The
Sea Appeal

Rosalie I Baker
11 LATISQUAM RD
Southboro, MASS 01772

5/11/75

FRANK J. ROSSI JR
View Hill Rd.
Southboro, MASS

DR
Russell G. DAVIS
11 LATISQUAM RD.
Southboro.
MASS

1/1/75

RECEIVED
JUL 8 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is Mr & Mrs. Fredrick Greenleaf and he is interested in the property located at #91-T-1, 6, 9, 10 Reed Ave., Peaks Is. as owner. The owner of the property is same and his address is 56 Pine Ridge Rd., Medford, Mass. The property is located in a R-3 Zone. The present use of the property is vacant (for over a year).

The applicant respectfully petitions the Board of Appeals for a conditional use permit to permit the change of use of the building at the above named location to a resort hotel.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Mr. Greenleaf, owner

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following: Sanborn map, letter from abutter, site plan, floor plans

REASONS FOR DECISIONS

The proposed building or use (will/will not) be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance, as evidenced by: _____

The proposed building or use (will/will not) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: _____

The proposed building or use (will/will not) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: _____

The proposed building or use (will/will not) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, as evidenced by: _____

and the persons or agencies responsible for the establishment of the proposed use (will/will not) provide adequately for such services as shown by: _____

The proposed building or use (will/will not) result in the destruction, loss or damage of any natural, scenic or historic feature of major importance, because of the following: _____

The proposed building or use (will/will not) comply with all standards imposed on it by the regulations applicable to the zone in which the use will be located and any additional standards relating to the specific conditional use as demonstrated by the following: _____

The proposed building or use at the particular location requested (is/is not) necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which (will/will not) contribute to the general welfare of the neighborhood or community, as demonstrated by: _____

The public goals described above (can/can not) be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site, because of the following: _____

All steps possible (have/have not) been taken to minimize any adverse effects of the proposed buildings or use on the immediate vicinity through building design, site design, landscaping and screening as evidenced by: _____

SPECIFIC RELIEF GRANTED

After a public hearing on September 10, 1975, the Board of Appeals find that all of the conditions required by the Ordinance (~~do/does not~~) exist with respect to this property and that a conditional use should _____ be granted in this case.

It is therefore determined that a conditional use _____ be granted
in this case by:

W. Earle Eskilson

Richard Bearor

Earle J. Wahl

Jacqueline Cohen

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **10154**

Date Issued **5/25/61**

PORTLAND PLUMBING INSPECTOR

By **J. P. Welch**

APPROVED FIRST INSPECTION

Date **June 6, 1961**

By

APPROVED FINAL INSPECTION

Date **June 28, 1961**

By

TYPE OF BUILDING

COMMERCIAL

RESIDENTIAL

SINGLE

MULTI FAMILY

NEW CONSTRUCTION

REMODELING

Address: **Peaks Island**

Installation For: **St. Anthony Sisters of Notre Dame**

Owner of Bldg.: **St. Anthony Sisters of Notre Dame**

Owner's Address: **Peaks Island**

Plumber: **Richard P. Waltz** Date: **5/25/61**

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	TEE F.
	1	SINKS	1	60
	11	LAVATORIES	11	6.60
	12	TOILETS	12	2.20
		BATH TUBS		
	12	SHOWERS	12	14.20
	2	WATER Electric Water Heaters	2	1.20
	3	WATER Drains	3	1.80
		TANKLESS WATER HEATERS		
		GARRAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			41	\$31.60
			Total	

SM 12 53 PORTLAND HEALTH DEPT. PLUMBING INSPECTION

91-1-1

91-1-1

End of Keel Avenue

St. Anthony by the Sea



90-B-2
~~Redacted~~
[Signature]



Seaside Ave.



(A) APARTMENT HOUSE ZONE **PERMIT ISSUED**
APPLICATION FOR PERMIT

Permit No. 9665

Class of Building or Type of Structure third class JUN 20 1941

Portland, Maine, June 20, 1941

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 specifications:

Location Off Reed Avenue, Peaks Island Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Sisters of Notre Dame, Telephone _____
Contractor's name and address H. S. Hoar, Central Ave. Peaks Telephone _____
Architect? _____ Plans filed no No. of sheets _____
Proposed use of building Retreat No. families _____
Other buildings on same lot _____
Estimated cost \$ 20. Fee \$ 25

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Last use Retreat No. families _____

General Description of New Work

small
To cut one new window, first floor, rear

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

CERTIFICATE OF SECURITY
SECURITY'S WARNING

Is any plumbing work involved in this work? _____
Is any electrical work involved in this 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 _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber--Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span 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 _____
Total 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 above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Signature of owner Sisters of Notre Dame
Henry S. Hoar

INSPECTION COPY

Permit No 41/865
Location Off Road Gr. Becka
Owner Sisters of Notre Dame
Date of permit 6/30/41

Notif closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 6/27/41 G. No.

Cert. of Occupancy issued None
See 4/10/66

NOTES

~~SECTION 15 BIRMINGHAM~~

NOTE

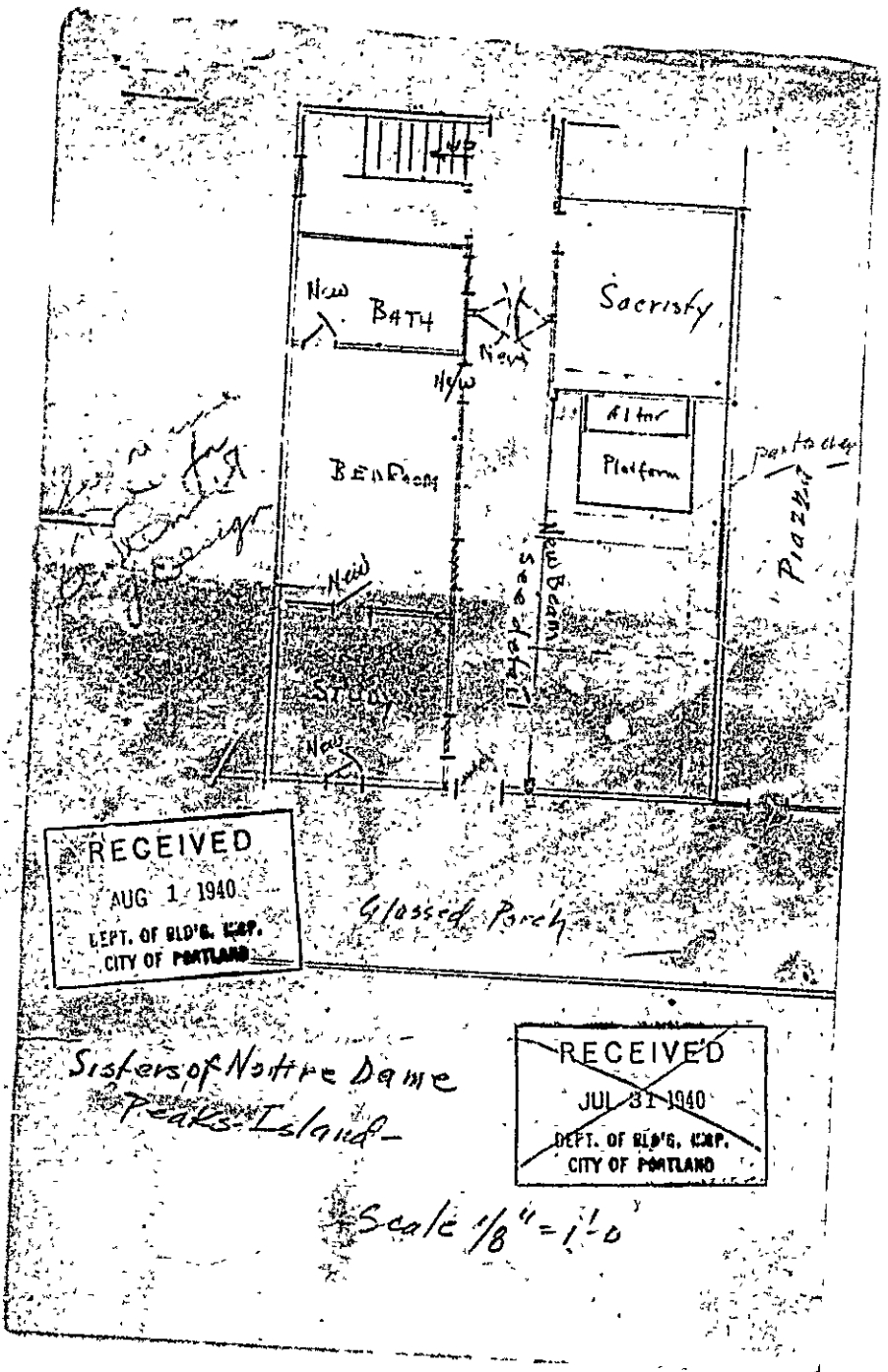
These plans (*6* sheets) and the specifications accompany-
ing the same, covering construction work on *Porritouy*

Waters of the Notre Dame of Peaps Island
have been designed and drawn up by the undersigned according
to the latest rules of engineering practice and to comply with
the allowable working stresses, floor loads, etc. required by
the Building Code of the City of Portland.

(Signature)

By *Arthur J. Cullinan*

(This statement is to be signed by the individual responsible
for the design, and he should indicate in the blank provided
the particular work to which the statement applies.)



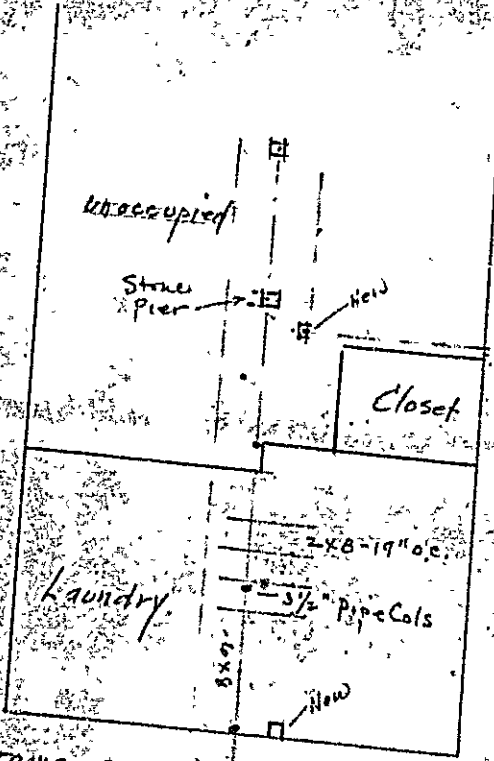
RECEIVED
 AUG 1 1940
 DEPT. OF BLD'G. Insp.
 CITY OF PORTLAND

Glossed Porch

*Sisters of Notre Dame
 Peaks Island*

~~RECEIVED
 JUL 31 1940
 DEPT. OF BLD'G. Insp.
 CITY OF PORTLAND~~

Scale 1/8" = 1'-0"



1st floor frame

Toist

$$2 \times 8 - 13' \text{ span} = 1204 \#$$

$$13' \times 1.6 = 20.8 \text{ ft} = 53 \# \text{ per ft}$$

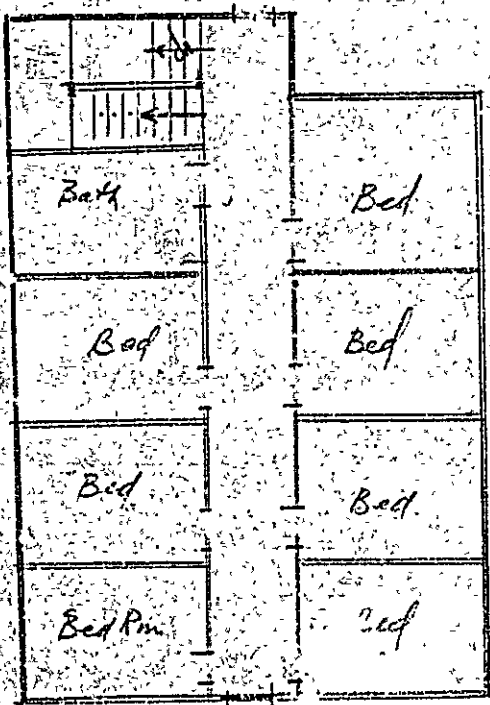
$$\text{Girders} - 6 \times 8 - 7.7' \text{ span} = 6492 \#$$

$$7.7' \times 13 = 100.75 \text{ ft} = 64 \# \text{ per sq ft}$$

RECEIVED
 AUG 1 1940
 DEPT. OF BLD'G. EXP.
 CITY OF PORTLAND

Scale $1/8" = 1'-0"$

1. Story Roof



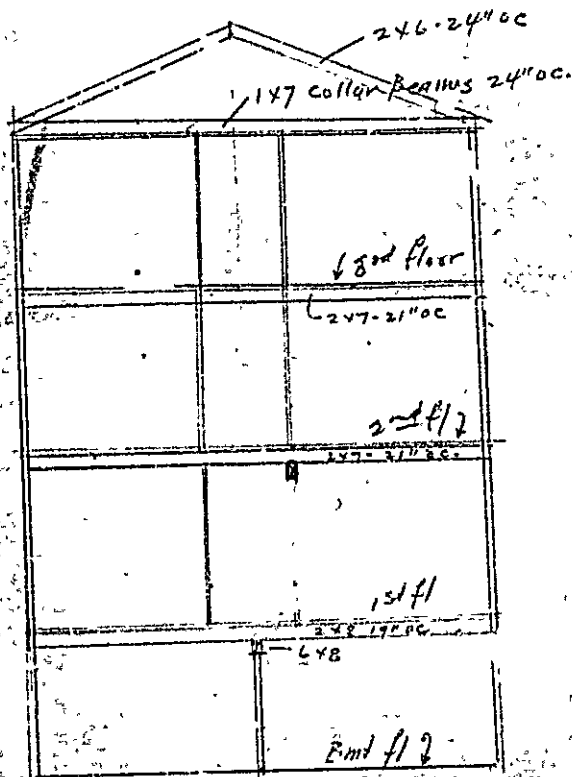
Porch Roof

RECEIVED
AUG 1 1940
DEPT. OF BLD'G. INF.
CITY OF PORTLAND

2nd floor plan

3rd floor similar

scale 1/8" = 1'-0"



RECEIVED
 AUG 1 1940
 DEPT. OF BLD'G. Insp.
 CITY OF PORTLAND

Scale 1/8" = 1'-0"

2x7

1x3 dressed for lateral support



10'-35.4M I

22'-0"

5 1/2" L.W. Lally

FIX

half

1/4" splice

3 1/2" L.W. Lally

Position of ledge on flexible floor

RECEIVED
AUG 1 1940
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Dead Loads

Area $21.7 \times 7.6 = 165.4$

Attic Ceiling -
 Sheathing 3" 3#
 Collar Beams 1# 1#

Third Floor
 2 floors
 Joist 6#
 2.5#

Second Floor
 2 floors
 Joist 6#
 2.5#

Corridor Part - $21 \times 7 \times 165 = 3465 \#$
 $22' \times 8' \times 2 = 552 \# \times 6 = 2112 \#$
 Sheath 1.5 = 3#
 Framing $\frac{3}{6}$

Cross Parts
 $5 \times 8 \times 2 = 150 \times 6 = 450 \# \times 1.1 = 672 \#$
 20 -
 672#

Live Loads -

$165.5 \times 2 \times 10 = 3310 \#$
 9250
 (Girders in dwelling houses)
 supporting 2 or 3 floors or more 10,371#

R1: 5,110#
 R2: 5,110#

6x16 Fir Dressed
 $21 \times 6 = 10037 \#$
 $9'' - 21.8 \# I = 10,550 \#$
 $10'' - 25.7 \# I = 13,700 \#$
 3 1/2" Light Weight Lally
 or 6x6 Dressed
 Laterally Fixed

RECEIVED
 AUG 1 1940
 DEPT. OF W.P.S. EXP.
 CITY OF PORTLAND

Expt. 74960-I

August 5, 1940

Misses of Notre Dame,
Off Read Avenue,
Peaks Island
Portland, Maine

Dear Madam:

While examining the former "Ye Headland Inn", now to be used as a retreat by you, an inspector from this office found some indications that the piazzas and porches need attention, perhaps strengthening beneath them; also that a cedar post supporting the girder under the second floor seems to get a bearing on the first floor making a depression as though there was too much weight on it in proportion to the supports beneath. I suggest that you have your contractor go over these matters carefully, and, if found necessary, strengthen them so as to be undoubtedly safe and sound.

We are also told that you propose to install a new gas range in the kitchen. This installation requires a permit separate from the construction permit, the separate permit being issued only to the installer. It will also be necessary to apply a metal shield over the top of the range, covering the entire top and a few inches beyond it around, and support it on incombustible supports and ladders from the wall.

Please let me know regarding this.

Very yours,

WJOD/H
CC: Henry S. Hoar
CC: Chief Sanborn

Inspector of Buildings

It is reported that there are parts of the upper floors of this former hotel which have only one means of egress, and this condition is reported to you for whatever action the Board of Fire Engineers desire to take.

Warren McDonald

Rept. 7377C-I

July 18, 1940

Mrs. Charlotte H. Simon,
Ye Headland Inn
Off Road Avenue,
Peaks Island, Maine

Dear Madam:

I am writing to you with relation to application for a building permit by Henry Hoar to cover alterations in Ye Headland Inn, Off Road Avenue, Peaks Island because you appear to actually still hold title to the property, and I have no knowledge of anyone else who is responsible for it at the present time.

The application states that the use of the building is to be changed from that of a hotel to a Sisters' Home, but it appears likely that no real change of use is contemplated under the Building Code, if the building is to be used, as we are informed, as sort of a summer dormitory. The Building Code provides that a dormitory shall have the same classification as a hotel.

The application calls for removal of a certain portion of a bearing partition and with it a former 4x8 header on a 16 foot span evidently supporting the work overhead over an opening in this same partition, thus making the length of opening in this supporting partition 22 feet long. Mr. Hoar plans to use a 4x8 hard pine beam, and from the information he has given me, such a timber on such a long span would be entirely inadequate to support the theoretical loads which would come upon it. Apparently, a part of the second floor, a part of the third floor and perhaps some of the roof load will have to be supported by this beam.

The length of the span of this opening would probably require a steel beam, unless a wooden truss arrangement can be worked out in the partitions above. In either case adequate supports under the ends of beam or truss would have to run down to and get a support upon the ground, either upon the foundations of the present structure or upon independent foundations. This is a matter for some competent designer to work, and I suggest that you employ some person competent to determine the theoretical loads which will come down over the opening and to design supports according to the usual standards; then have Mr. Hoar supply this plan to this office for checking. This is a public office and we are forbidden from doing private design of this nature.

I understand that the object of this principal change is to make an enlarged room for use as a chapel. If this is true, we should be advised of the size of this room and the probable number of occupants at any one time if there are to be fixed seats; also the means of egress from this room to the outside of the building.

If you no longer control the building, I shall appreciate having this letter put in the hands of the person who is in control. Both Mr. Hoar and Mr. Francis Sullivan, legal representative of the Roman Catholic Bishop, have a copy of this letter.

Very truly yours,

WHD/ll

Inspector of Buildings

Permit for California Churches

RECEIVED
JUL 7 1940
DEPT. OF REVENUE
CALIFORNIA

7-20-40

7-20-40
7-20-40

7-20-40

8x140x32x16x15

Memorandum from Department of Building Inspection, Portland, Maine, Hear.
Peaks Island, Off Reed Ave.-Owner Sisters of Notre Dame-Contractor, Henry
8/3/40

To Owners and Contractor:

The proposed chapel which, I am told, will accommodate not more than 40 persons at one time, is classified as a minor assembly hall. Both doors leading from this room toward the outside air ought to be made to swing outwards or double-acting. Both doors should be equipped with such hardware or locks, and only such, that any person in the chapel may open either door without any special knowledge and without a key, merely by turning the ordinary knob.

OO Sisters of Notre Dame, Off Reed Ave.,
Peaks Island

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, August 3, 1940
Supersedes application of 7/17/40

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 specifications:

Location Off Read Avenue, Peaks Island Within Fire Limits? no Dist. No. _____
Josiah's Cove

Owner's or Lessee's name and address Sisters of Notre Dame Telephone _____

Contractor's name and address Henry S. Hoar, Bity Point Rd., Peaks Telephone 163-1

Architect _____ Plans filed yes No. of sheets _____

Proposed use of building Sister's Home No. families _____

Other buildings on same lot _____

Estimated cost \$ 200 Fee \$ 75

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof gambrel Roofing asphalt

Last use Hotel No. families _____

General Description of New Work

- To Change Use of building from hotel to Sisters' Home
- To remove 10' non-bearing partition and 6' bearing partition, first floor front, to go room to be used for chapel.
- To remove 4x6 - 16' girder and to replace it with structural steel supports on 22' span, all as per plan attached, to support this 6' opening and also 16' opening where bearing partition was removed some time ago.
- To cut in four new doors, first floor, as per plan, (one to porch in place of existing window) and finish off walls of study and ceiling celotex. - door in hall to be changed to double acting door

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 work involved in this work? _____

Is any electrical work involved in this work? no 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 _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____

Framing Lumber - Kind _____ Dressed or Full Size? _____

Corner posts? _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders? _____ Size _____ Max. cn centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span 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 _____

Total 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 above work require removal or disturbing of any shade 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
Sisters of Notre Dame

Signature of owner _____
By Henry S. Hoar

ORIGINAL

4960
1322



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT **PERMIT ISSUED**

Class of Building or Type of Structure Third Class **1066**
Portland, Maine, July 17, 1940 **AUG 5 1940**

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 specifications:

Location Off Head Avenue, Peaks Island Within Fire Limits? NO Dist. No. _____
 Owner's or Lessee's name and address Roman Catholic Bishop, 317 Congress St. Telephone _____
 Contractor's name and address Henry Hoar, Peaks Island Telephone 163-1
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building Sisters' Home No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 50 Fee \$.50

Description of Present Building to be Altered.

Material Frame No. stories 3 Heat _____ Style of roof French Roofing asphalt roofing
 Last use Hotel (No Headland Inn) No. families _____

General Description of New Work

To Change Use of building from hotel to sisters' home.
 To remove 10' non-bearing partition and 6' bearing partition, first floor front, to enlarge room to be used for chapel.
 To remove 4x6-16' header and to replace it with with structural steel supports on 12" foot span 2x4-22' long, to support this 6' opening and also 16' opening where bearing partition was removed sometime ago.
all as per sketch attached.

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

Is any plumbing work involved in this work? no
 Is any electrical work involved in this work? no 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 _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber Kind _____ Dressed or Full Size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span 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? _____

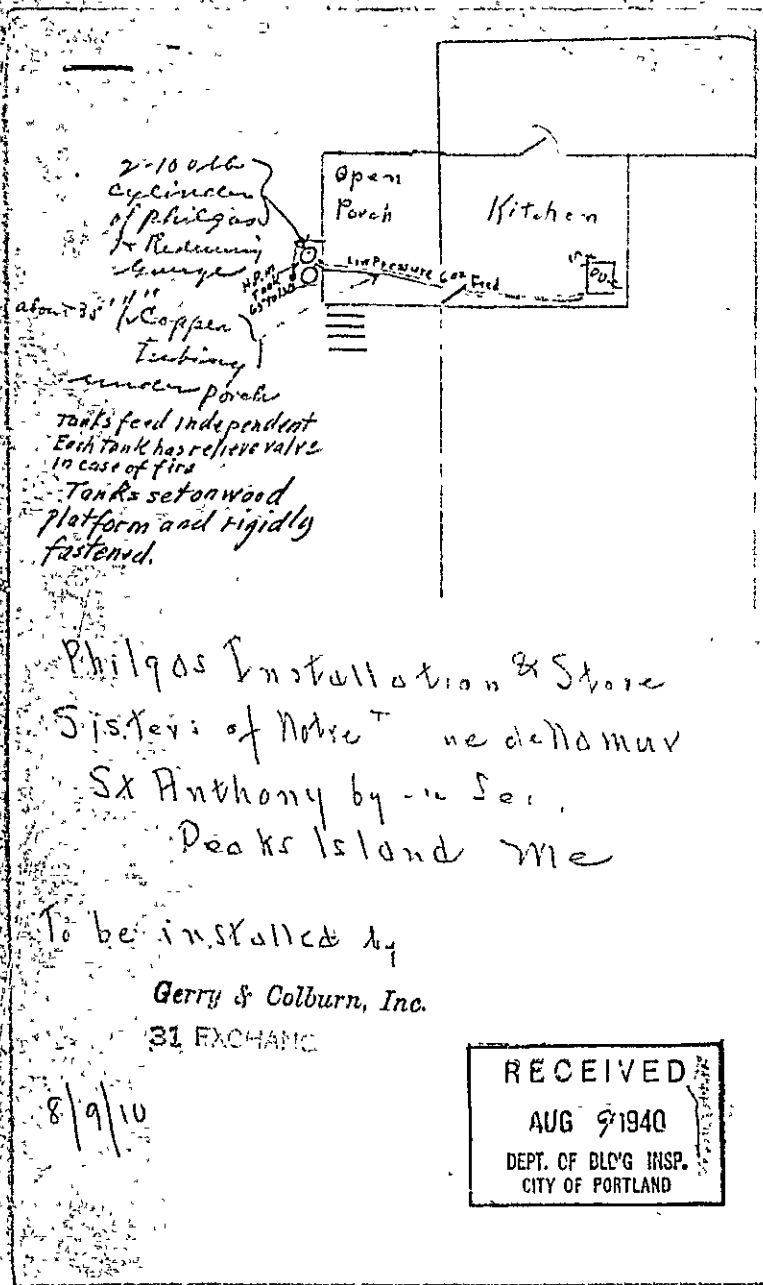
If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
 Total 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 above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 Signature of owner By: Roman Catholic Bishop
Henry Hoar

739/10



Philgas Installation & Store
 Sisters of Notre Dame
 St Anthony by the Sea
 Peaks Island Me

To be installed by
 Gerry & Colburn, Inc.
 31 EXCHANGE

8/9/10

RECEIVED
 AUG 9 1940
 DEPT. OF BLD'G INSP.
 CITY OF PORTLAND



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
1309

Permit No. 1309

AUG 13 1910

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 7, 1910

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 Off Read Avenue, Peaks Island of Building Sister's Home No. Stories 2 New Building
Existing

Name and address of owner of appliance Sisters of Notre Dame, Peaks Island

Installer's name and address Gerry & Colburn, 31 Exchange Street Telephone 2-3584

General Description of Work

To install gas fired hotel range

NOTIFICATION BEFORE LATHING
OR PLASTERING IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story 1st Kind of Fuel gas

Material of supports of appliance (concrete floor or what kind) concrete on wood 6" above floor

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 3"
from top of smoke pipe 15" from front of appliance over 1" from sides or back of appliance 15"

Size of chimney flue 8x12 Other connections to same flue none

Hood to be provided over range IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Type of oil feed (gravity or pressure) _____

Is oil storage _____ No. and capacity of tanks _____
How many tanks fireproofed? _____

Amount of fee enclosed? 1.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Wm B Beatty
CHIEF OF FIRE DEPT.

Signature of Installer

By Gerry & Colburn

1309

Permit No. 40/1109

Location: Off Road Area Peaks
Owner: Sisters of St. Anne
Date of Permit: 8/12/40

Post Card sent

INSPECTION NOT COMPLETED
Notif. for insp.

Approval Tag Issued

Alt. 40/1066

Oil Transfer Check List (date)

1. Kind of heat: Philgas
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES

Refer general report as may be
consequence of the location and
usage of Philgas, fuel to be used.

Chief Sanborn said he would
submit a location plan and
some information as to
piping etc. etc.

2-6223 On Road P.R.

Headroom about 6-10 inches
no chance for anything except
flat should!

8/14/40 Talked with Mr. Pettengill
Head clearance below ceiling can't
be cut to 4" due to ceiling being
covered with metal. This
would allow sufficient
headroom for hood, etc.
8/20/40 Headroom at all will be
shortage. etc.



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the Inspector of Buildings Portland, October 21, 1920 192

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location Peaks Island Ward, 1 in fire-limits? no

Name of Owner or Lessee, W H Simon Address Peaks Island

Contractor, owner

Architect

Description of Present Building

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle

Size of Building is 100ft feet long; 70ft feet wide. No. of Stories, 3

Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.

Underpinning is _____ is _____ inches thick; is _____ feet in height.

Height of Building 40ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? hotel No. of Families? _____

What will Building now be used for? same

DETAIL OF PROPOSED WORK

Build porch 10x35 one story high to be glassed
to comply with the building ordinance

Estimated Cost \$ 200.

IF EXTENDED ON ANY SIDE

Size of Extension; No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____

No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____

Of what material will the Extension be built? _____ Foundation? _____

If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.

How will the extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? _____ Proposed Foundations _____

No. of feet high from level of ground to highest part of Roof to be? _____

How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.

Size of the opening? _____ How protected? _____

How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative

W. H. Simon
Trefethen, Peaks Island, Me.

Address

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Peaks Island
off West

917-4

W. H. Simpson

FINAL REPORT

192

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? Doc. No. of 192

Nature of violation?

Violation removed, when? 192

Estimated cost of alterations, etc., \$

Inspector of Buildings.

PERMIT GRANTED

October 21, 1920 102

Permit filled out by

Permit number

Location Peaks Island

PLUMBING APPLICATION

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

91-T-1

PROPERTY ADDRESS

Town Or Plantation: REEDDAVE SPRAY RD

Street Subdivision Lot #: PEAK ISLAND

PROPERTY OWNERS NAME

Last: ERIKSON First: RAN

Applicant Name: PAUL ERIC

Mailing Address of Owner/Applicant (If Different): 58 ELIZABETH ST.

Caution: Permit Required

PORTLAND 3816 TOWN COPY

Date Permit Issued: 13.26.90

Local Plumbing Inspector Signature: [Signature]

FEE: 34 Double Fee Charged:

L.P.I. # _____

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: _____

Caution: Inspection Required

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

Local Plumbing Inspector Signature: _____ Date Approved: AUG 13 1990

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER
LICENSE # <u>2459</u>		

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
OR HOOK-UP to an existing subsurface wastewater disposal system		Urinal	1	Urinal
		Drinking Fountain	2	Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures		Grease/Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
Number of Hook Ups & Relocations		Other: _____	1	Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	1.0	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			1.2	Total Fixtures
			\$	Fixture Fee
			\$	Hook-Up & Relocation Fee
			\$ 34	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

923884

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$220.00 Zone _____
Please fill out any part which applies to job. Proper plans must accompany form.

P1 T10

Owner: Francis O'Leary Phone # 766-2114 Map # _____ Lot# _____

Address: Reed Ave. Peaks Island, ME 04108 19 Hillcroft Rd. Jamaica Plain, Mass 02130
LOCATION OF CONSTRUCTION: Reed Ave. Peaks Island

Contractor: Jack Hutchins Sub: _____
Address: Royal Rd Pownal, ME 04069 Phone # 846-0807
Est. Construction Cost: \$40,000.00 Proposed Use: new single family

of Existing Res. Units _____ Past Use: _____
of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion: erecting new single family

For Official Use Only	
Date	6/24/92
Subdivision	Name: J1 - 8 1992
Inside Fire Limits	Lot
Bldg Cr 's	Ownership: _____ Public _____ Private _____
Time Limit	Estimated Cost

Zoning: JRI
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____
Review Required: _____
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) _____

Foundations:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floors:

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

Exterior Walls:

1. Studding Size _____ Spacing _____
2. Windows _____ sizes _____ Yes _____ No _____ Span(s) _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____
10. Masonry Materials _____ Weather Exposure _____
11. Metal Materials _____

Interior Walls:

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

Ceiling:

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

Roof:

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

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required _____
2. No. of Tubs or Showers _____ Yes _____ No _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type _____
2. Pool Size _____

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

White - Tax Assessor
CONTINUED TO REVERSE SIDE
Ivory Tag - CEO

6/24/92
Francis O'Leary
Signature: _____

SUBJECT: WATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 289-3824

ADDRESS: **BEAKS ISLAND**

Plot No. **1**

Sheet **1**

Subdivision Lot # **PT 1 AND PT 91-P-4,10**

PROPERTY OWNERS NAME: **O'LEARY FRANCIS**

Applicant Name: **O'LEARY**

Mailing Address of Owner/Applicant (if different): **100 FT ROAD
 AINS, MASS. 02130**

PORTLAND 4501 TOWN COPY

16-10-92 \$160.00 FEE

Local Plumbing Inspector Signature: **Arthur Rowe** L.P.I. # **01124**

Chief Plumbing Inspector

I certify that the information and under this Plumbing Inspector's seal is correct to the best of my knowledge and is the reason for the Local Applicant Statement

Signature of Owner/Applicant: **Francis O'Leary**

Date: _____

Caution: Inspection Required

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

Signature of Local Plumbing Inspector: **Arthur Rowe**

Date Approved: **7-28-93**

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- NEW SYSTEM
- REPLACEMENT SYSTEM
- EXPANDED SYSTEM
- SEASONAL CONVERSION
- EXPERIMENTAL SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED _____

THE FAILING SYSTEM IS:

- BED
- CHAMBER
- TRENCH
- OTHER

THIS APPLICATION REQUIRES:

- NO RULE VARIANCE REQUIRED
- NEW SYSTEM VARIANCE
Attach New System Variance Form
- REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
- Requires only Local Plumbing Inspector Approval
- Requires both State and Local Plumbing Inspector Approval

DISPOSAL SYSTEM TO SERVE:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER _____ SPECIFY _____

INSTALLATION IS COMPLETE SYSTEM:

- NON-ENGINEERED SYSTEM
- PRIMITIVE SYSTEM (Includes Alternative Toilet)
- ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

- TREATMENT TANK (ONLY)
- HOLDING TANK
- ALTERNATIVE TOILET (ONLY)
- NON-ENGINEERED DISPOSAL AREA (ONLY)
- ENGINEERED DISPOSAL AREA (ONLY)
- SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY: DRILLED WELL

SIZE OF PROPERTY: 40,000 SF

ZONING: IR 1

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK:

- SEPTIC: Regular Low Profile
- AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION:

- NONE
- LOW VOLUME TOILET
- SEPARATED LAUNDRY SYSTEM
- ALTERNATIVE TOILET

SPECIFY: _____

PUMPING:

- NOT REQUIRED
- MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
- REQUIRED

DOSE: 15 GALS.

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

4 BEDROOM MODERATE 480

LOW VOLUME TOILET 48

DESIGN FLOW: 432 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES:

PROFILE 2 | CONDITION AIII

DEPTH TO LIMITING FACTOR: 24

SIZE RATINGS USED FOR DESIGN PURPOSES:

- SMALL
- MEDIUM
- MEDIUM-LARGE
- LARGE
- EXTRA LARGE

DISPOSAL AREA TYPE/SIZE:

- BED _____ Sq. Ft.
- CHAMBER 750* Sq. Ft.
- REGULAR H-20
- TRENCH _____ Linear Ft.
- OTHER: _____

SITE EVALUATOR STATEMENT * USED 30 INFILTRATOR POLYETHYLENE CHAMBERS IN TRENCH CONFIGURATION

On JUNE 23, 1994 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Signature of Site Evaluator or Professional Engineer: **William B. Anderson**

Date: **003/4814** **5/31/92**

Local Plumbing Inspector Signature & a Local Site Evaluation Waiver under a Local Order

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

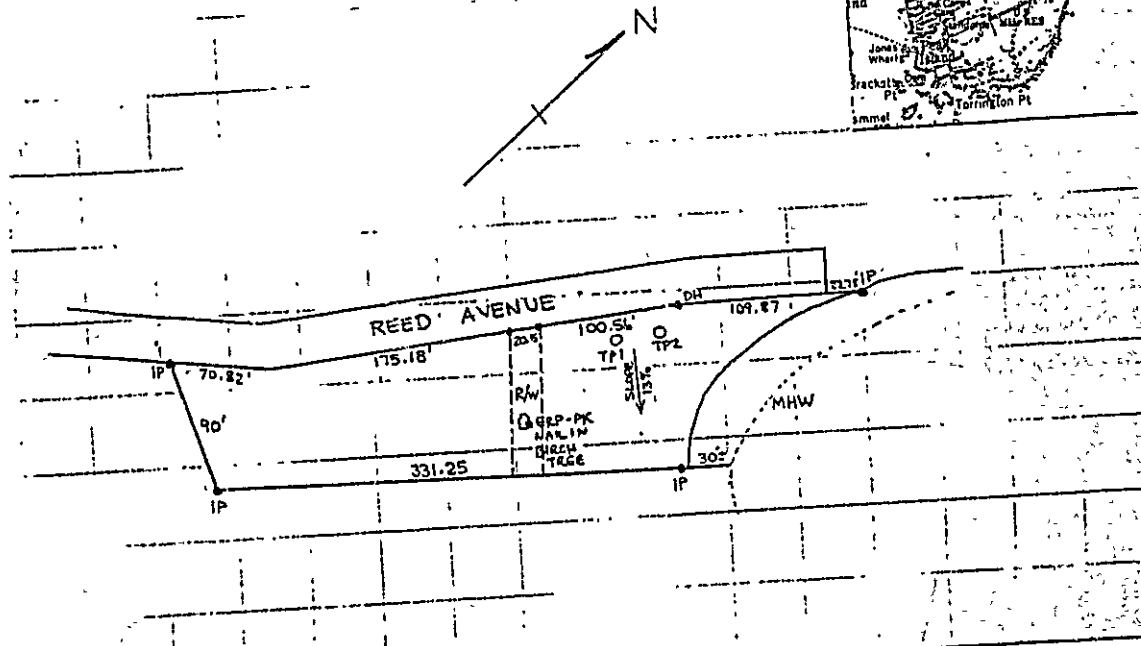
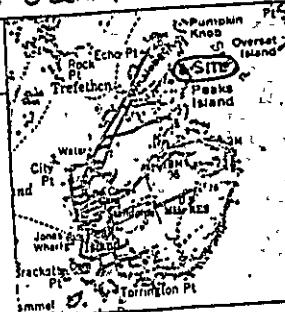
Department of Human Services
Division of Health Engineering

Town, City, Plantation
PORTLAND PEAKS ISLAND REED AVENUE

Street, Road, Subdivision

Owners Name
FRANCIS O'LEARY

SITE PLAN Scale 1" = 100' PL



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

Observation Hole 2 Test Pit Boring

Depth of Organic Horizon Above Mineral Soil 2

Texture	Consistency	Color	Mottling
STONY LOAM	MODERATELY FRIABLE	DARK BROWN	NONE
CLAY LOAM	FRIABLE	GRAY BROWN	FEW
BEDROCK			

Texture	Consistency	Color	Mottling
LOAM	FRIABLE	DARK BROWN	
GRAVELLY LOAM	MODERATELY FRIABLE	LIGHT BROWN	
BEDROCK			

Soil Profile <u>2</u>	Classification <u>AIII</u>	Slope <u>13%</u>	Limiting Factor <u>24</u>	<input checked="" type="checkbox"/> Ground Water
				<input type="checkbox"/> Permeable Layer
				<input type="checkbox"/> Bedrock

William B. Jordan
Site Evaluator or Professional Engineer's Signature

003/4914
SER/PE#

5/31/92
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

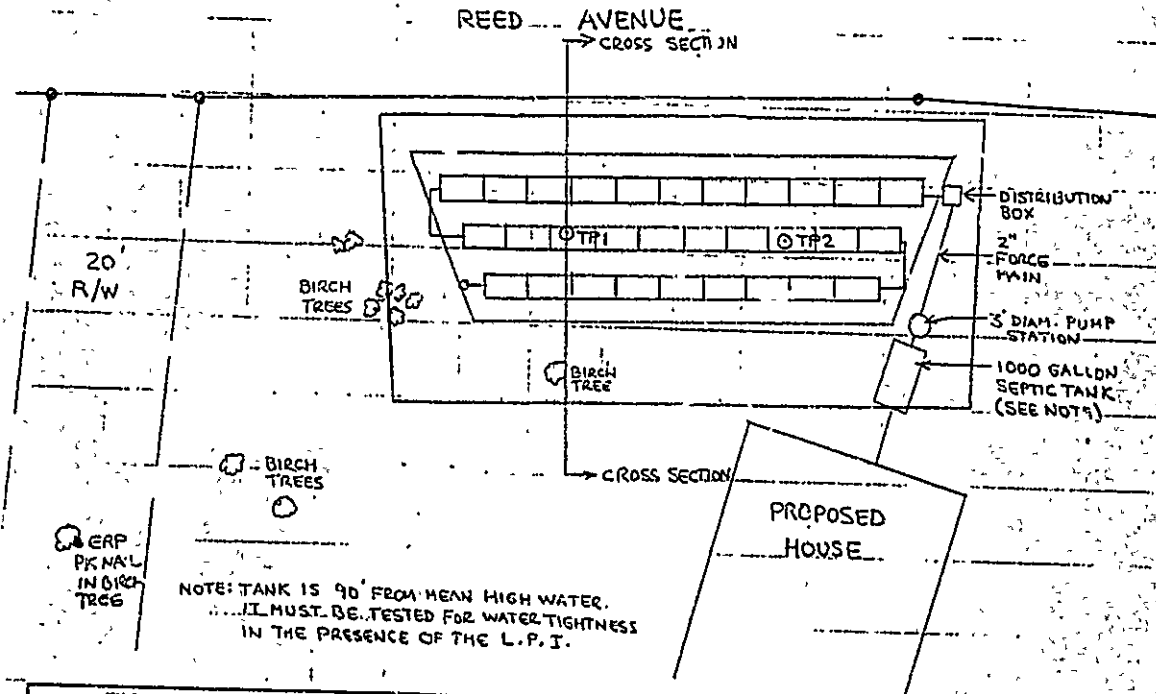
Department of Human Services
Division of Health Engineering

Portland, City, Plantation
PORTLAND PEAKS ISLAND REED AVENUE

Owner's Name
FRANCIS O'LEARY

SUBSURFACE WASTEWATER DISPOSAL PLAN

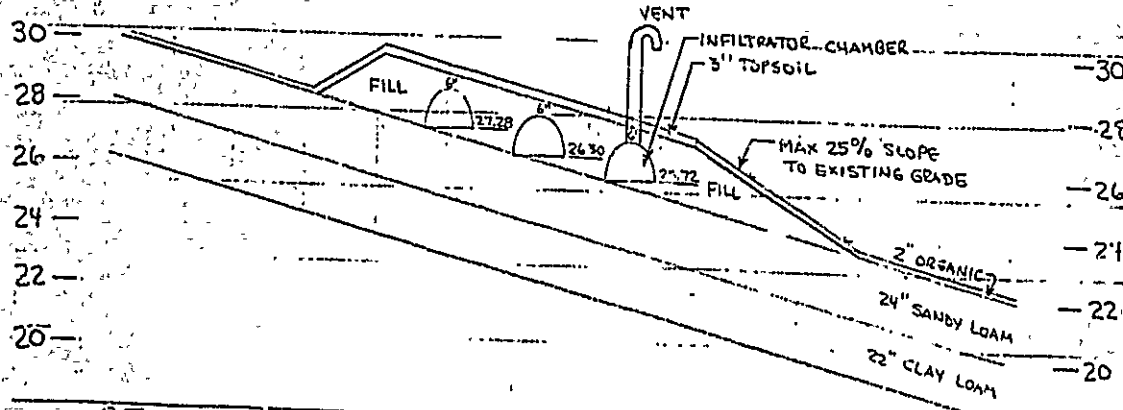
Scale 1" = 20' FL.



FILL REQUIREMENTS	Depth of Fill (Upslope) 24'	CONSTRUCTION ELEVATIONS	Reference Elevation is 25.84	ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	PK IN BIRCH TREE IN 20' RIGHT OF WAY
	Depth of Fill (Downslope) 24'		Bottom of Disposal Area SEE X-SECTION		
			Top of Distribution Lines or Chambers SEE X-SECTION		

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 inch = 1' FL.
Horizontal: 1 inch = 1' FL.



William B. Woodwin
Site Evaluator or Professional Engineer's Signature

003/4819
SE #1 PE #

5/31/92
Date

Page 3 of 3
HHE-200 Rev.