

PERMIT ISSUED

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

Permit No: 03-1261	Issue Date: OCT 16 2003	CBL: 084 F012001
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Location of Construction: 9 Adams St	Owner Name: Johnson Harvey S &	Owner Address: 9 Adams St CITY OF PORTLAND	Phone: 766-5871
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family w/dormer additions	Permit Fee: \$489.00	Cost of Work: \$52,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999	

Proposed Project Description:
 Add 2 dormers and extensive structural re-framing, floor to ceiling

Signature: _____ Date: **JMB 10/16/03**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jmb	Date Applied For: 10/16/2003	Zoning Approval
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<ol style="list-style-type: none"> 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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.. 	<p style="text-align: center;">Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>Approved Sec. 14-436</i></p> <p><input type="checkbox"/> Flood Zone <i>50% expansion</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: JMB 10/16/03</p>	<p style="text-align: center;">Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p style="text-align: center;">Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: JMB</p>
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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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1261	Date Applied For: 10/16/2003	CBL: 084 F012001
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Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/dormer additions	Proposed Project Description: Add 2 dormers and extensive structural re-framing, floor to ceiling
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/16/2003
Note: **Ok to Issue:**

- 1) This permit is approved based on Sec. 14-436 which allows a 50% expansion for existing structures that do not meet min. lot size. This expansion calculates to 36% so it is possible to expand the difference in the future.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/16/2003
Note: **Ok to Issue:**

- 1) Design load specs are required for the engineered products
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>9 Adams St., Peaks Island</u>		
Total Square Footage of Proposed Structure <u>1102 Existing 1st Floor + 238 ft² deck</u>	Square Footage of Lot <u>5000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>F</u> Lot# <u>12</u>	Owner: <u>Heather Thompson</u> <u>Harvey Johnson</u>	Telephone: <u>766-5871</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>same as above</u>	Cost Of Work: \$ <u>52,000</u> Fees: \$ <u>489.00</u>
Current use: <u>Residence</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: _____		
Contractor's name, address & telephone: <u>Owner</u>		
Who should we contact when the permit is ready: <u>Owner</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>766-5871</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: <u>[Signature]</u>	Date: <u>10/15/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

IR-2
JAM
10/16

Current Owner Information

Card Number 1 of 1
Parcel ID 084 F012001
Location 9 ADAMS ST
Land Use SINGLE FAMILY

Owner Address JOHNSON HARVEY S & HEATHER S THOMPSON JTS
 9 ADAMS ST
 PEAKS ISLAND ME 04108

Book/Page 16504/315
Legal 84-F-12
 ADAMS ST
 PEAKS ISLAND
 5000 SF

Valuation Information

Land	Building	Total
\$53,550	\$27,400	\$82,950

Property Information

Year Built 1900	Style Cottage	Story Height 1	Sq. Ft. 860	Total Acres 0.115		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Pier/slab	

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 1900	Size 12X20	Grade C	Condition G
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Sales Information

Date 07/09/2001 08/02/1996	Type LAND + BLDG LAND + BLDG	Price \$110,000	Book/Page 16504-315 12646-154
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Picture and Sketch

Picture

Sketch

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





Thompson Johnson
9 Adams St.
Peaks Island ME 04108

Proposed Renovation and Second Floor Increase

existing first floor area

1102 s.f. *actually 1,340*

one half first floor area

~~551 s.f.~~

existing second floor area inside 4' "kneewalls"

139 s.f.

sum of one half first floor and existing second floor areas

690 s.f.

proposed second floor area after renovation

621 s.f.

~~- 139~~

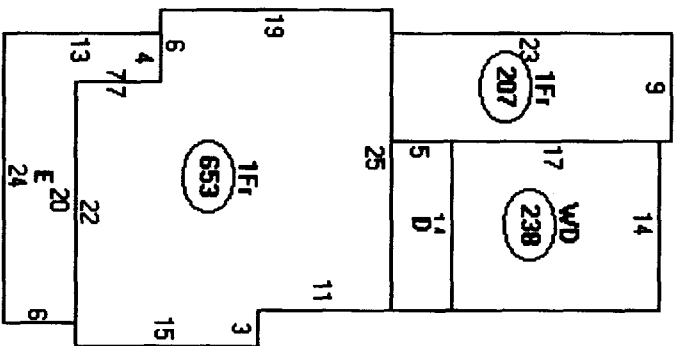
New 482 SF

670

OK

= 36%
expansion

482
1340
#



Lot 5,000 SF

Descriptor/Area	
A: 1FI	653 sqft
B: 1FI	207 sqft
C: W/D	238 sqft
D: EP	70 sqft
E: EP	172 sqft

1,340
240 shed
1,580

SD% Expansion
allows 670 SF

Current 2nd FI 139 SF
Proposed expansion

Window schedule

client: Thompson Johnson

9 Adams Street

Peaks Island, Maine 04108

date: 10.15.03

Window	Manufacturer	Material	Type	lites	frame	r.o.	Jamb	notes
1	bonneville	wood int/wood ext	awning	4	39 3/4 x 38 3/8	40 3/4 x 38 7/8	7 1/8	E, SDL
2	bonneville	wood int/wood ext	awning	4	39 3/4 x 38 3/8	40 3/4 x 38 7/8	7 1/8	E, SDL
3	bonneville	wood int/wood ext	awning	4	39 3/4 x 38 3/8	40 3/4 x 38 7/8	7 1/8	E, SDL
4	bonneville	wood int/wood ext	awning	4	39 3/4 x 38 3/8	40 3/4 x 38 7/8	7 1/8	E, SDL
5	bonneville	wood int/wood ext	awning	4	39 3/4 x 38 3/8	40 3/4 x 38 7/8	7 1/8	E, SDL
6	bonneville	wood int/wood ext	dbl hung	2 over 1	33 5/8 x 56 7/8	34 5/8 x 57 3/8	7 1/8	E, SDL
7	bonneville	wood int/wood ext	dbl hung	2 over 1	33 5/8 x 56 7/8	34 5/8 x 57 3/8	7 1/8	E, SDL
8	bonneville	wood int/wood ext	awning	4	39 3/4 x 38 3/8	40 3/4 x 38 7/8	7 1/8	E, SDL
9	bonneville	wood int/wood ext	awning	4	39 3/4 x 38 3/8	40 3/4 x 38 7/8	7 1/8	E, SDL
10	bonneville	wood int/wood ext	awning	4	39 3/4 x 38 3/8	40 3/4 x 38 7/8	7 1/8	E, SDL
11	bonneville	wood int/wood ext	casement	4	24 x 22 5/8	25 x 23 1/8	7 1/8	E, SDL
12	bonneville	wood int/wood ext	casement	4	24 x 22 5/8	25 x 23 1/8	7 1/8	E, SDL
13	bonneville	wood int/wood ext	casement	4	24 x 22 5/8	25 x 23 1/8	7 1/8	E, SDL
14	bonneville	wood int/wood ext	dbl hung	2 over 1	33 5/8 x 56 7/8	40 3/4 x 38 7/8	7 1/8	E, SDL
15	bonneville	wood int/wood ext	dbl hung	2 over 1	33 5/8 x 56 7/8	40 3/4 x 38 7/8	7 1/8	E, SDL
16	bonneville	wood int/wood ext	casement	4	24 x 22 5/8	25 x 23 1/8	7 1/8	E, SDL
17	bonneville	wood int/wood ext	casement	4	24 x 22 5/8	25 x 23 1/8	7 1/8	E, SDL
18	bonneville	wood int/wood ext	dbl hung	2 over 1	33 5/8 x 56 7/8	40 3/4 x 38 7/8	7 1/8	E, SDL
19	bonneville	wood int/wood ext	dbl hung	2 over 1	33 5/8 x 56 7/8	40 3/4 x 38 7/8	7 1/8	E, SDL
20	bonneville	wood int/wood ext	dbl hung	2 over 1	33 5/8 x 56 7/8	40 3/4 x 38 7/8	7 1/8	E, SDL
21	bonneville	wood int/wood ext	dbl hung	2 over 1	33 5/8 x 56 7/8	40 3/4 x 38 7/8	7 1/8	E, SDL
22	bonneville	wood int/wood ext	casement	4	24 x 22 5/8	25 x 23 1/8	7 1/8	E, SDL
23	bonneville	wood int/wood ext	casement	4	24 x 22 5/8	25 x 23 1/8	7 1/8	E, SDL

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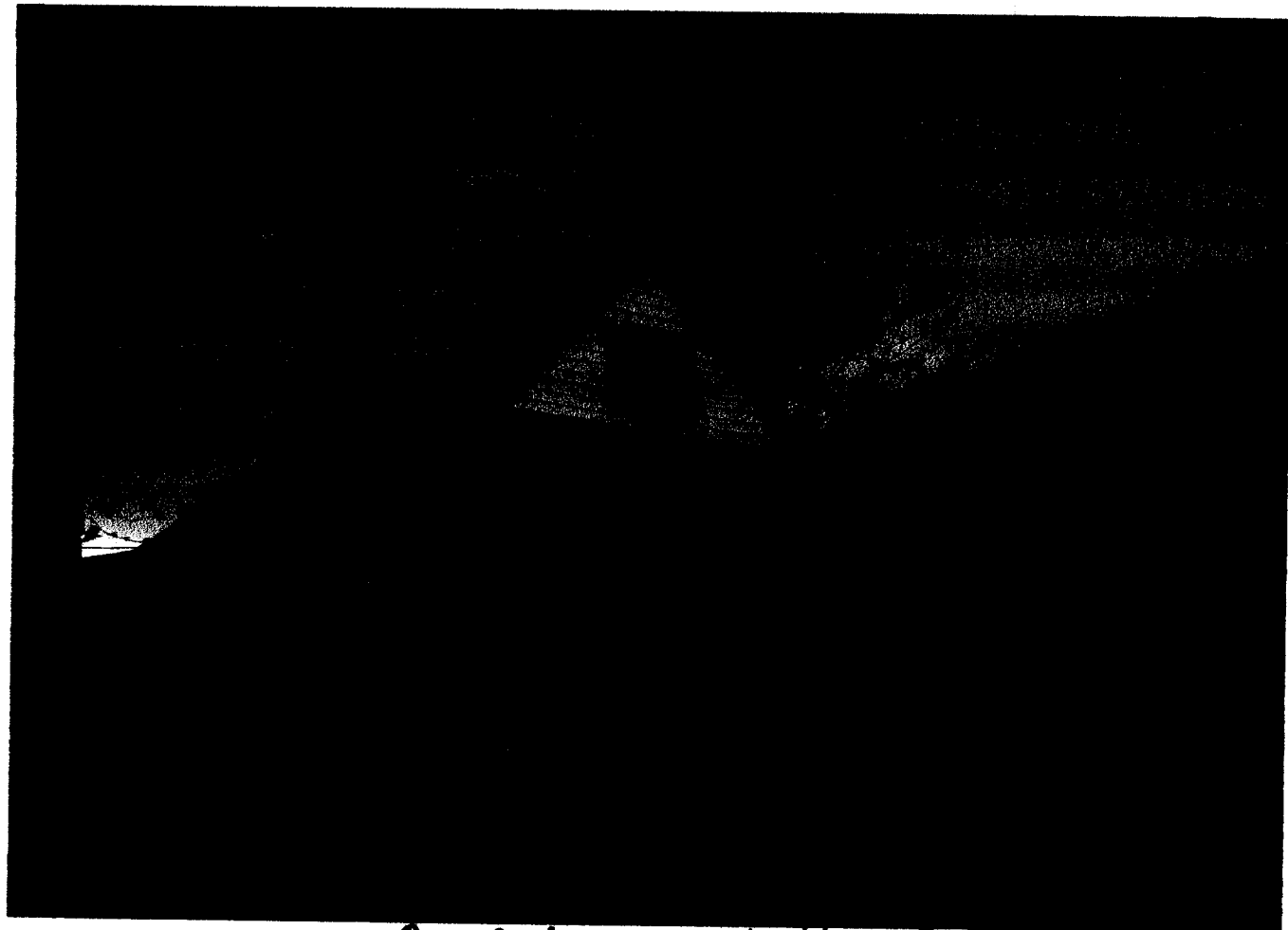
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door schedule

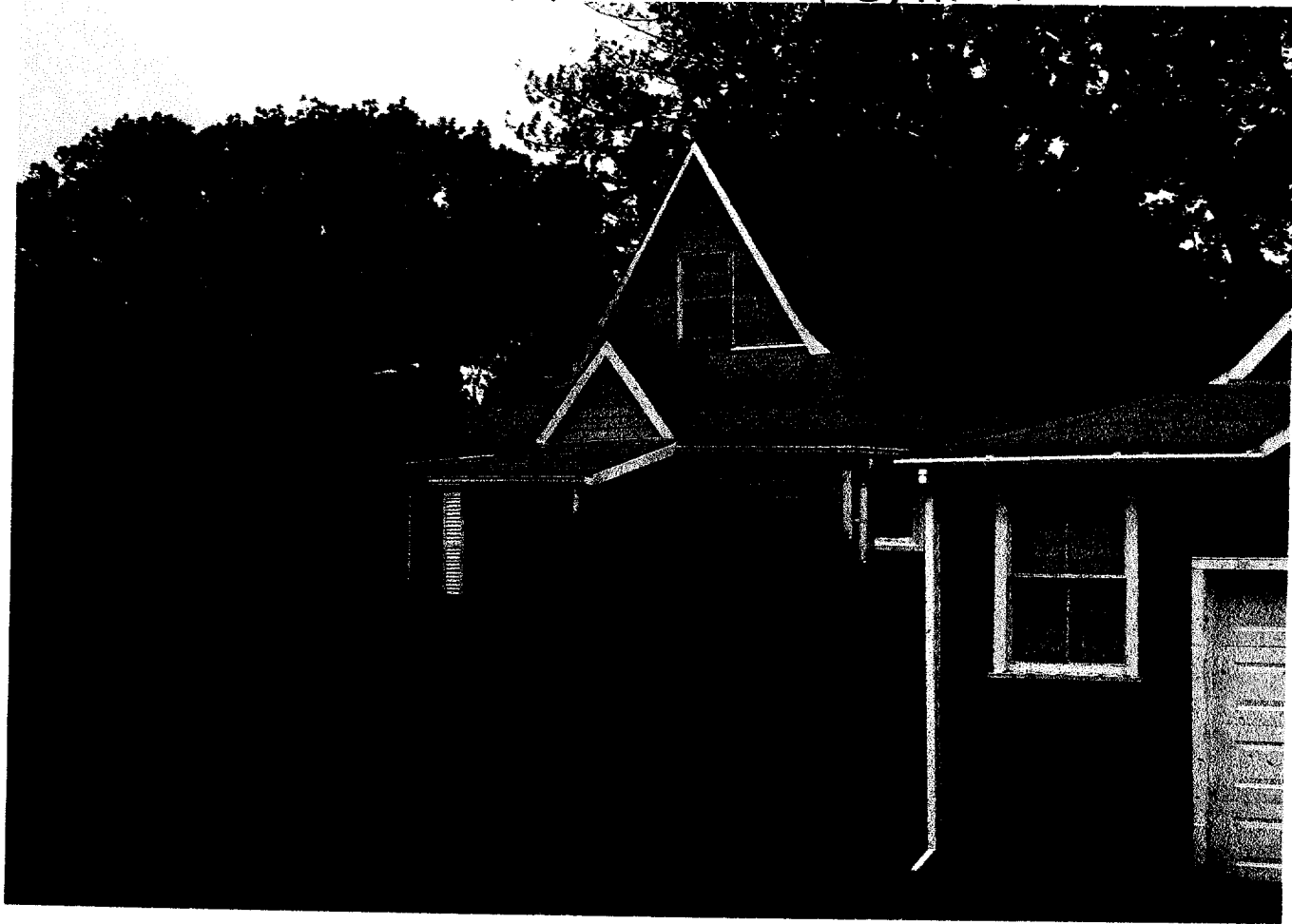
client: Thompson Johnson
 9 Adams Street
 Peaks Island, Maine 04108

date: 10.15.03

Window	manufacturer	material	type	lites	unit	r.o.	lamb	notes
A	hillside	wood	RH	4	42 x 84	TBD	7 1/8	tempered
B	hillside	wood	LH	0	28 x 80	TBD	4 3/4	chistan, 4 panel
C	hillside	wood	RH	4	42 x 84	TBD	7 1/8	tempered
D	hillside	wood	LH	0	(2) 24 X 80	TBD	4 3/4	chistan, 4 panel
E	hillside	wood	pair	0	32 x 80	TBD	4 3/4	chistan, 4 panel
F	hillside	wood	pair	0	(2) 24 X 80	TBD	4 3/4	chistan, 4 panel
G	hillside	wood	RH	0	30 x 80	TBD	4 3/4	chistan, 4 panel
H	hillside	wood	RH	0	32 x 80	TBD	4 3/4	chistan, 4 panel
I	hillside	wood	LH	0	30 x 80	TBD	4 3/4	chistan, 4 panel
J	hillside	wood	RH	0	30 x 80	TBD	4 3/4	chistan, 4 panel
K	hillside	wood	LH	0	30 x 80	TBD	4 3/4	chistan, 4 panel
L	hillside	wood	RH	0	30 x 80	TBD	4 3/4	chistan, 4 panel
M	hillside	wood	LH	0	30 x 80	TBD	4 3/4	chistan, 4 panel



↑ 9 ADAMS ST REAR ↑



Neighbor

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 031261
OCT 16 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Johnson Harvey S & /self

has permission to Add 2 dormers and extensive structural repairs floor to ceiling

AT 9 Adams St City of Portland, Oregon 97201, 084 F012001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or work is used-in. HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jamie Banks 10/14/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

10/16/03
Date

[Signature]
Signature of Inspections Official

10/16/03
Date

CBL: 84-F-12 Building Permit #: 03-1261