

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1120	Issue Date:	CBL: 085 G006001
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Location of Construction: 20 Spruce Ave	Owner Name: Bramn Scott M &	Owner Address: 20 Spruce Ave	Phone:
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: single family	Proposed Use: single family - build 8' x 16' addition w/8' porch	Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 2
Proposed Project Description: - build 8' x 16' addition w/8' porch		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB BOCA 1999
		Signature: _____		Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
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Permit Taken By: tmm	Date Applied For: 08/05/2004	Zoning Approval	
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	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
2.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
3.	<input type="checkbox"/> Flood Zone <i>OK</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	late: <i>8/5/04</i>	late: _____	late: <i>8/5/04</i>

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

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete *Setbacks + Tube Depth*
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to ~~any insulating~~ or drywalling *Close In*
- 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.

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

Paully Kelly
Signature of Applicant/Designee 8.5.04
Date 8/5/04
Signature of Inspections Official _____
Date _____
CBL: 085-13-6 Building Permit #: 21-1120

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 041120

This is to certify that Bramn Scott M & /Thompson Johnson workers

has permission to - build 8' x 16' addition w/8' depth

AT 20 Spruce Ave City of Portland, Oregon 97201, Permit No. 085 G006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Oregon 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 work on permit must be completed before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS 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

[Signature]
8/5/01
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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: 191 NEW ISLAND AVE, 20 SPRUCE STREET

Total Square Footage of Proposed Structure: 2378
 Square Footage of Lot: 18,205 SF

Tax Assessor's Chart, Block & Lot: 85 Chart #, G Block #, 6,7,8 Lot #
 Owner: SCOTT BRAMAN SUZANNE PERROT
 Telephone: 766.2344

Lessee/Buyer's Name (if Applicable):
 Applicant name, address & telephone: THOMPSON JOHNSON WOODWORKS 115 ISLAND AVE PEARLS ISLAND 09108
 Cost of Work: \$ 20,000 Fee: \$ 201

Current use: SF RESIDENCE
 If the location is currently vacant, what was prior use:
 Approximately how long has it been vacant:
 Proposed use: KITCHEN AND BATH ADDITION, 2ND FLOOR PERMIT RENOVATION.
 Project description:

Contractor's name, address & telephone:
 Who should we contact when the permit is ready: RACHTER COURT THOMPSON JOHNSON WOODWORKS 115 ISLAND AVE PEARLS ISLAND ME 09108 207.766.5625
 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:

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: Paula Day
 Date: 8-4-04

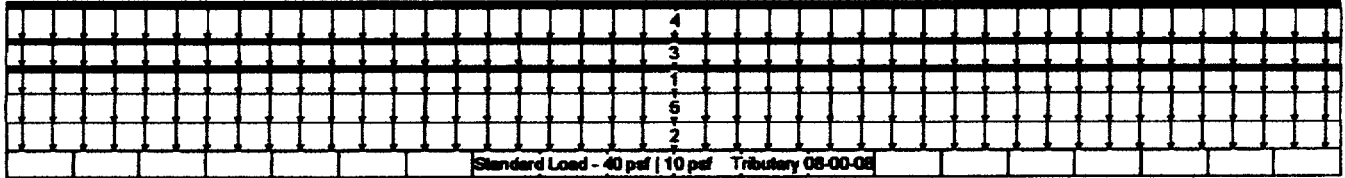
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.

Triple 1 3/4" x 16" VERSA-LAM® 3100 SP

Job Name: PARROTT
 Address:
 City, State, Zip: PEAKS ISLE, ME
 Customer: THOMSON & JOHNSON
 Code reports: ICBO 5512, NER 629

File Name: BC CALC Project : FB01
 Description:
 Specifier: RACHEL
 Designer: BRIAN BIRKINBINE
 Company: WOOD STRUCTURES INC
 Misc:

5/8 DEF.



B0
 9889 lbs LL
 5012 lbs DL

B1
 9889 lbs LL
 5012 lbs DL

Total Horizontal Length - 14-03-00

General Data

Version: US Imperial
 Member Type: Floor Beam
 Number of Spans: 1
 Left Cantilever: No
 Right Cantilever: No
 Slope: 0/12
 Tributary: 08-00-08

Live Load: 40 psf
 Dead Load: 10 psf
 Partition Load: 0 psf
 Duration: 100

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BCI®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are trademarks of Boise Cascade Corporation.

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unf. Area	Len	00-00-00	14-03-00	Live	40 psf	08-00-08	100%
						Dead	10 psf	08-00-08	90%
1	1ST WALL	Unf. Lin.	Len	00-00-00	14-03-00	Live	0 plf	n/a	90%
						Dead	80 plf	n/a	90%
2	2ND FLOOR	Unf. Area	Lea	00-00-00	14-03-00	Live	30 psf	08-00-08	100%
						Dead	10 psf	08-00-08	90%
3	2ND WALL	Unf. Lin.	Leu	00-00-00	14-03-00	Live	0 plf	n/a	115%
						Dead	80 plf	n/a	90%
4	KNEE W/FLOOR	Unf. Lin.	Left	00-00-00	14-03-00	Live	745 plf	n/a	100%
						Dead	319 plf	n/a	90%
5	ROOF	Unf. Area	Len	00-00-00	14-03-00	Live	40 psf	02-00-00	115%
						Dead	20 psf	02-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	51054 ft-lbs	91.1%	100%	2	1 - Internal
Veg. Moment	0 ft-lbs	n/a	100%		
End Shear	11649 lbs	71.7%	100%	2	1 - Left
Total Load Defl.	L/316 (0.541")	76.0%		3	1
Live Load Defl.	L/476 (0.359")	75.6%		3	1
Max Defl.	0.541"	54.1%		3	1

Notes

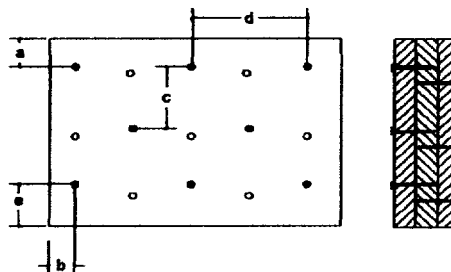
Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 3-3/8".
 Minimum bearing length for B1 is 3-3/8".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Connection Diagram

Walling schedule applies to both sides of the member.
 Member has no side loads.

Connectors are: 16d Sinker Nails

- l = 2"
- l = 3"
- l = 6"
- l = 12"
- l = 3"



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.

Current Owner Information

Card Number	1 of 1
Parcel ID	085 G006001
Location	20 SPRUCE AVE
Land Use	SINGLE FAMILY
Owner Address	BRAMN SCOTT M & SUZANNE PARROTT JTS 20 SPRUCE AVE PEAKS ISLAND ME 04108
Book/Page	21342/170
Legal	85-6-6-7-8-32-33 SPRUCE AVE ISLAND AVE PEAKS ISLAND 18629 SF

Valuation Information

Land	Building	Total
\$46,620	\$55,020	\$101,640

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	2	2304	0.428	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1900	16X20	C	P
SHED-FRAME	1	1900	250	D	P

Sales Information

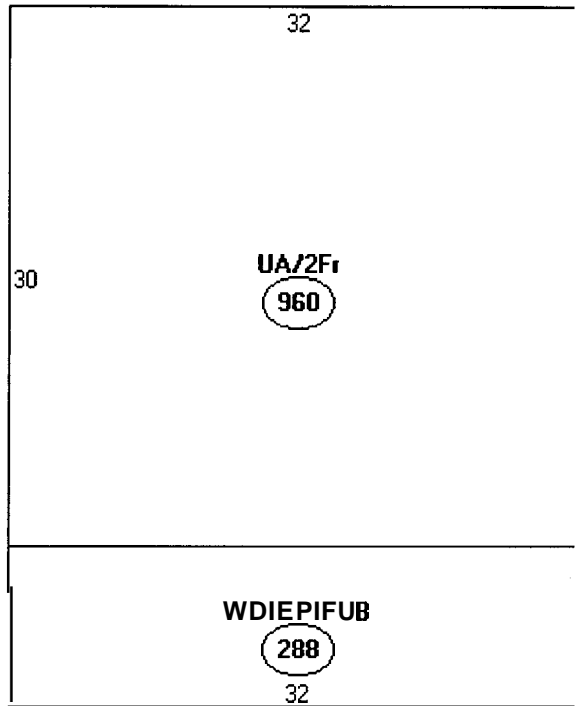
Date	Type	Price	Book/Page
12/23/1999	LAND + BLDING		15244-048

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](#).



Descriptor/Area

A UA/2Fr
960 sqft

E: WD/EP/FUB
288 sqft

IR - 2
Front + rear - 25'
Sides - 20'
Lot cov. 20% -
1907 ~~2000~~ SF left -
D/K



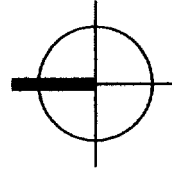
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A2

Notes

existing first
floor plan

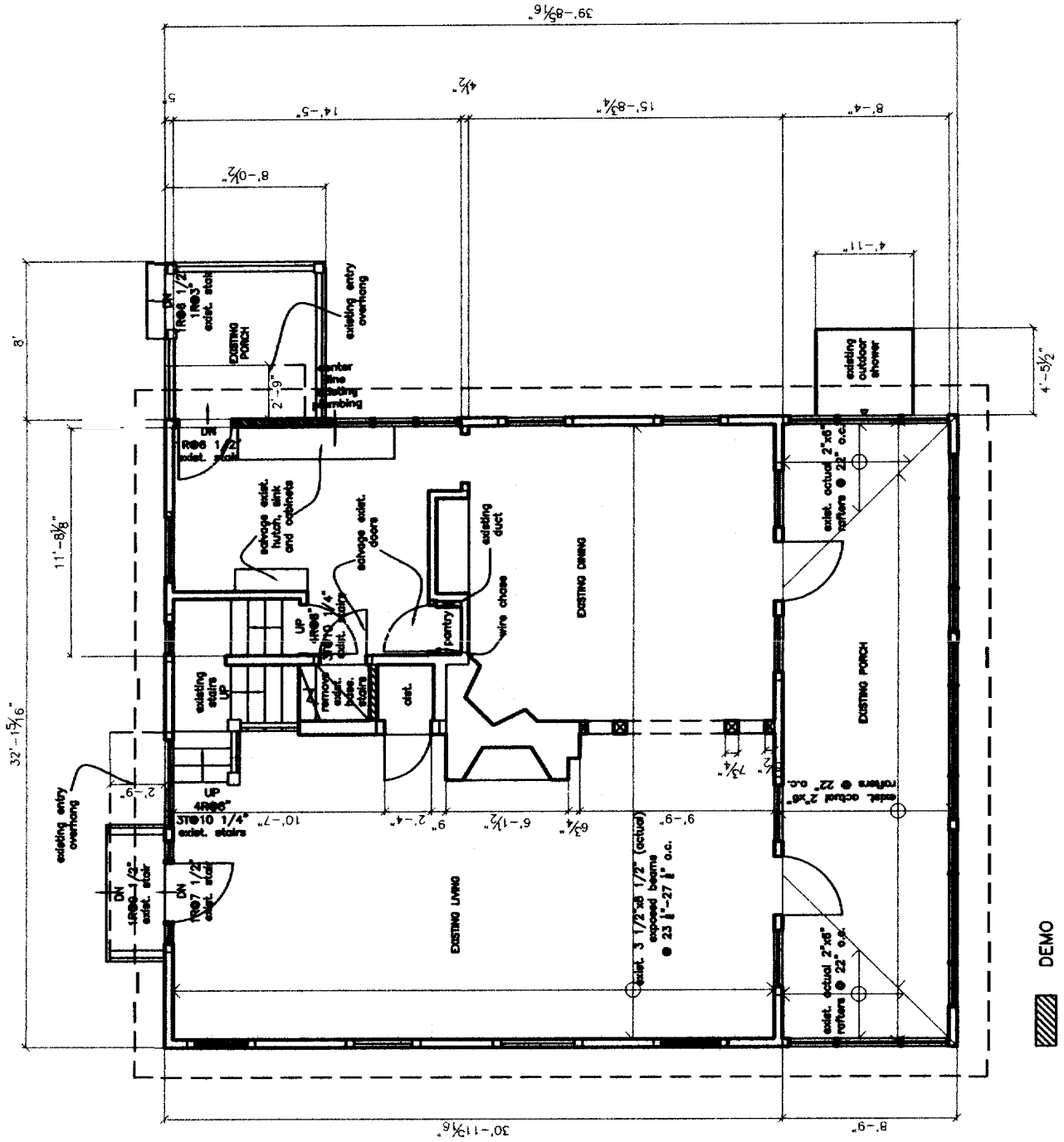


PROJECT Parrott/Braman
Residence

DATE 8.05.04 REVISED

SCALE 1/8"=1'-0" DRAWN BY

ITEM



DEMO

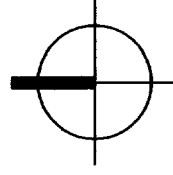
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115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A3

Notes

Existing Second
Floor Plan

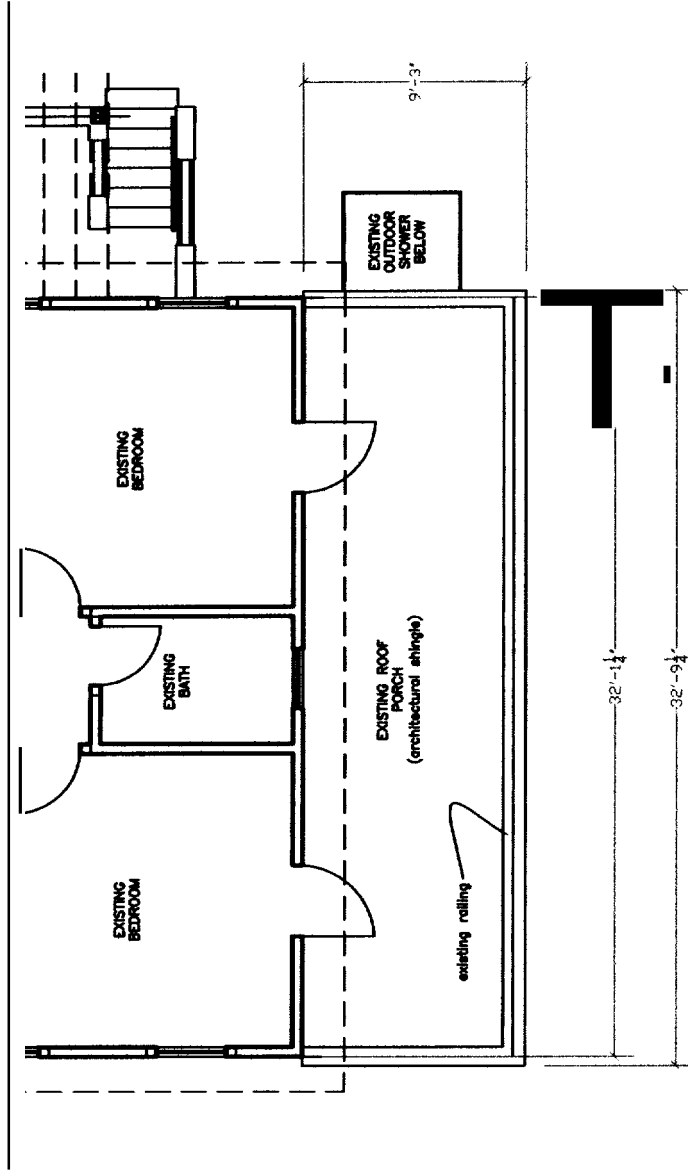


PROJECT Parrott/Braman
Residence

DATE 8.05.04 REVISED

SCALE 1/8"=1'-0" DRAWN BY

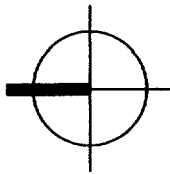
ITEM



A4

Notes

proposed first floor plan

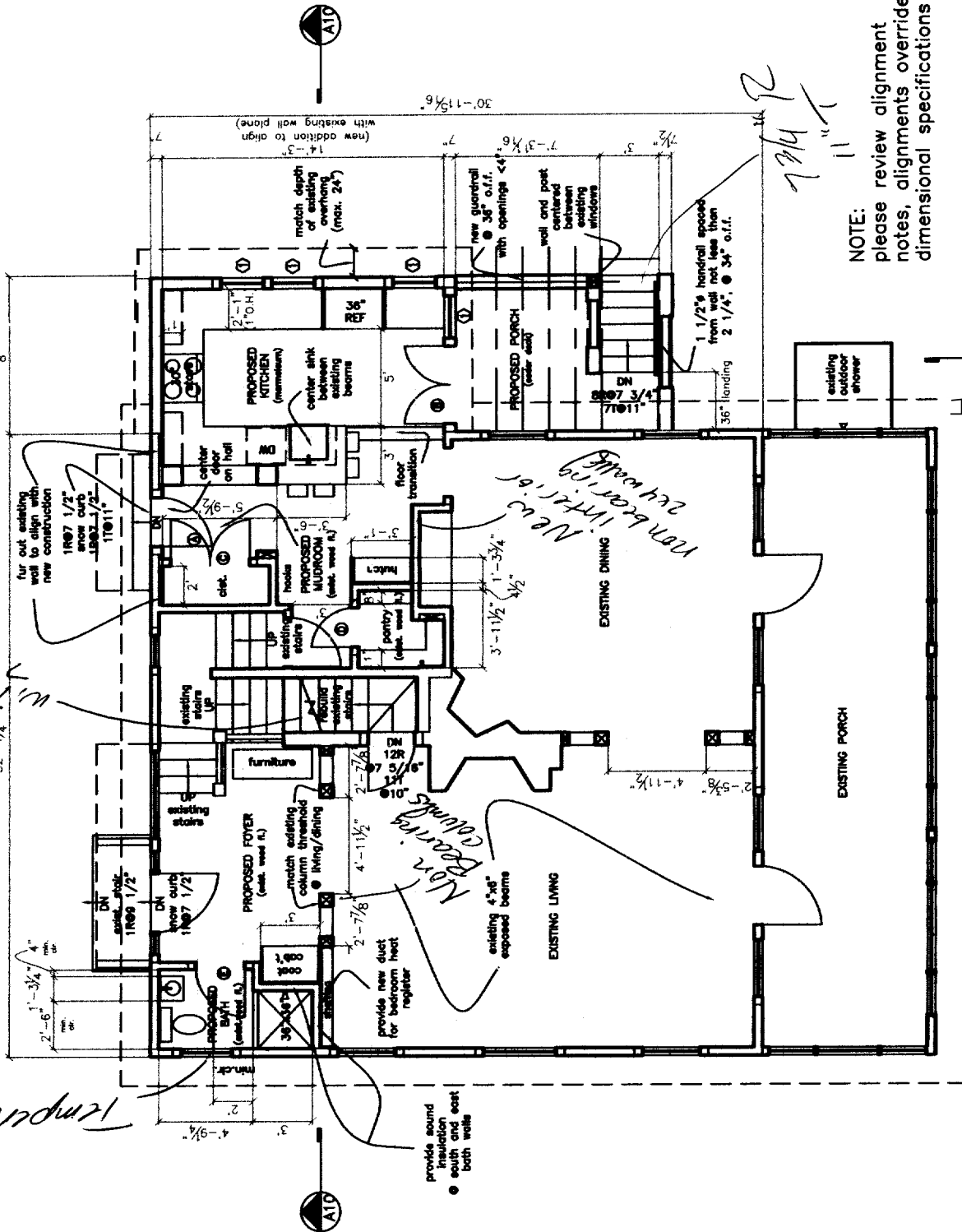


PROJECT Parrott/Braman Residence

DATE 8.05.04 REVISED

SCALE 1/8" = 1'-0" DRAWN BY

ITEM



NOTE: please review alignment notes, alignments override dimensional specifications

Temporal

w/ 11 br
w/ 7 1/2" r
10" track

provide sound insulation south and east both wells

1 1/2" R

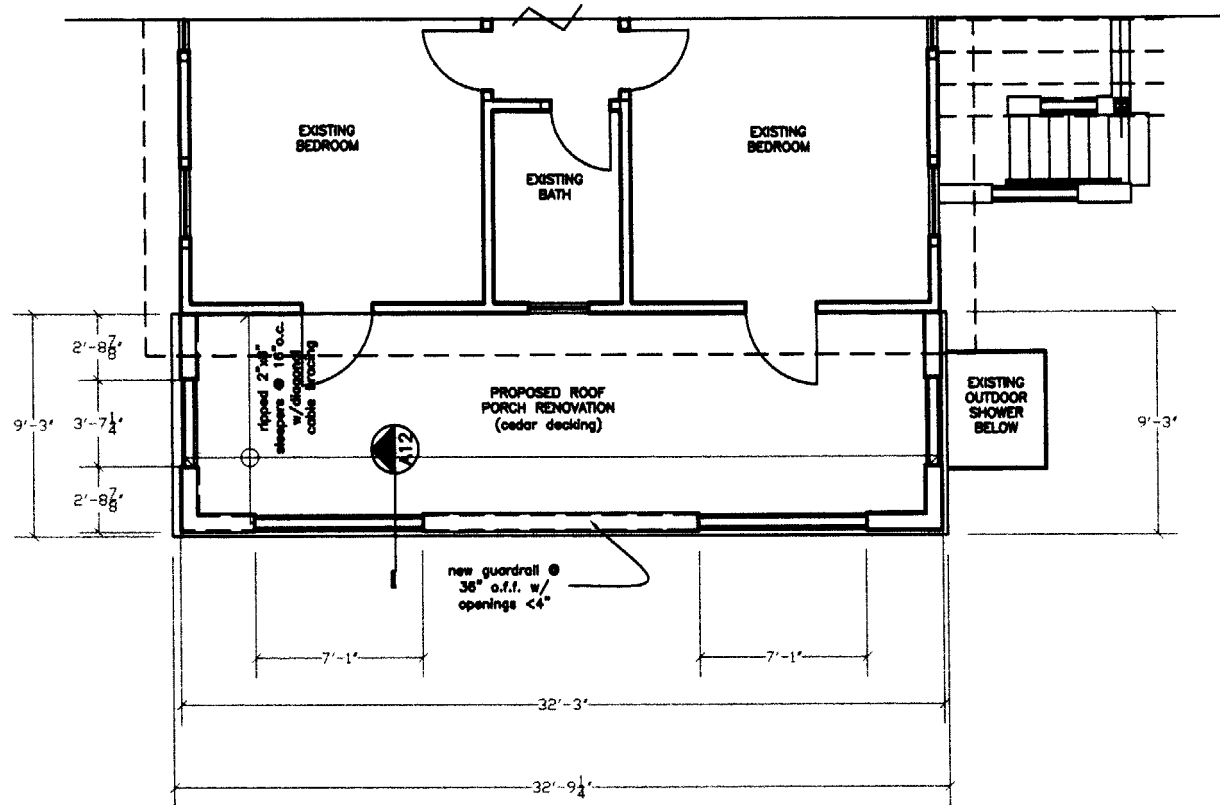
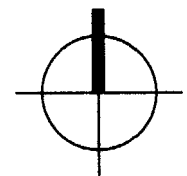
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A5

Notes

Second Floor
Roof Porch
Proposal



PROJECT Parrott/Braman
Residence

DATE
8.05.04

REVISED

SCALE
1/8" = 1'-0"

DRAWN BY

ITEM

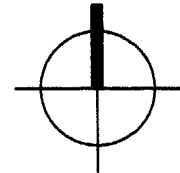
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A6

Notes

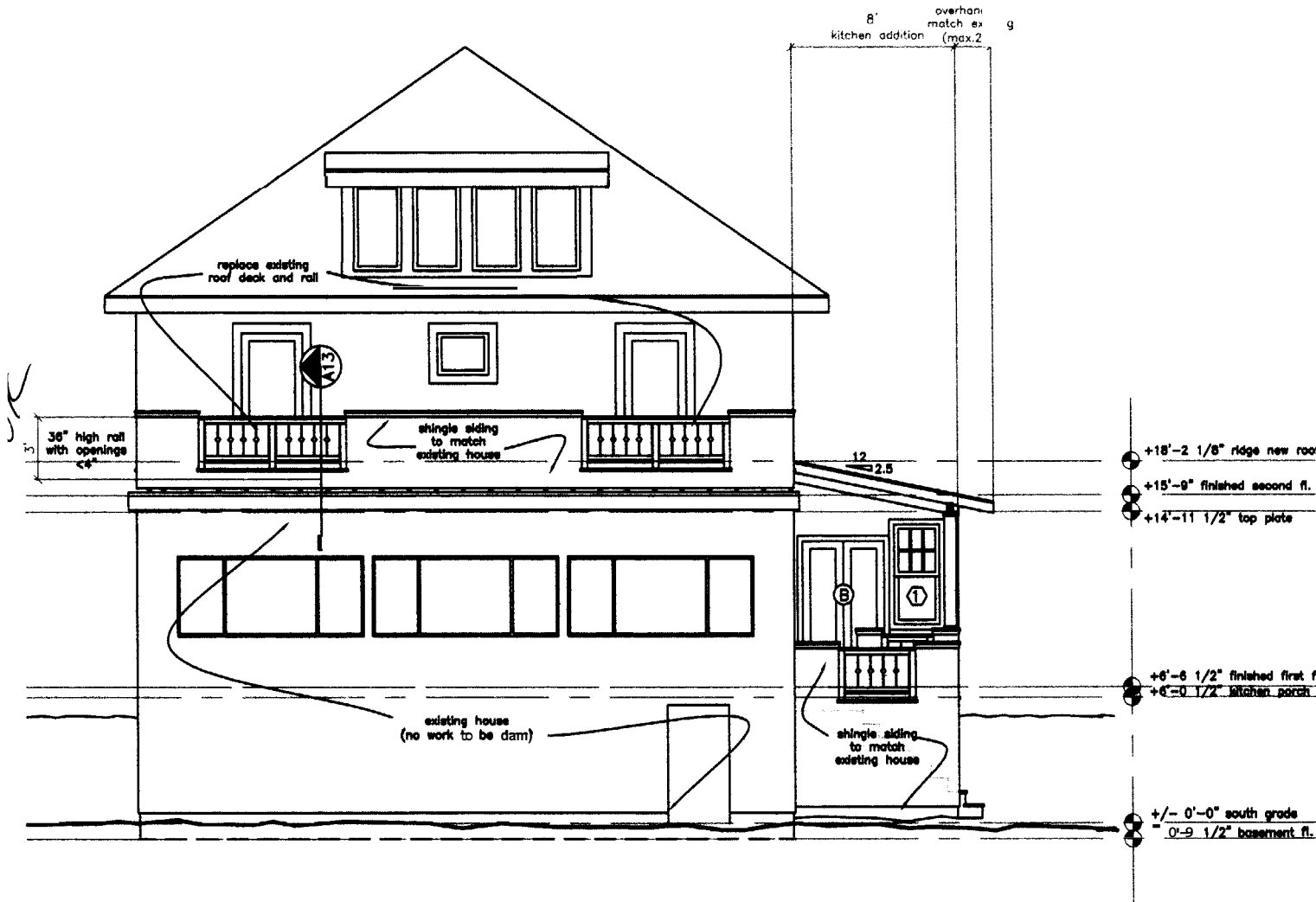
proposed south elevation



PROJECT Parrott/Braman
Residence

DATE 8.05.04	REVISED
SCALE 1/8"=1'-0"	DRAWN BY

ITEM



THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A7

proposed
east elevation

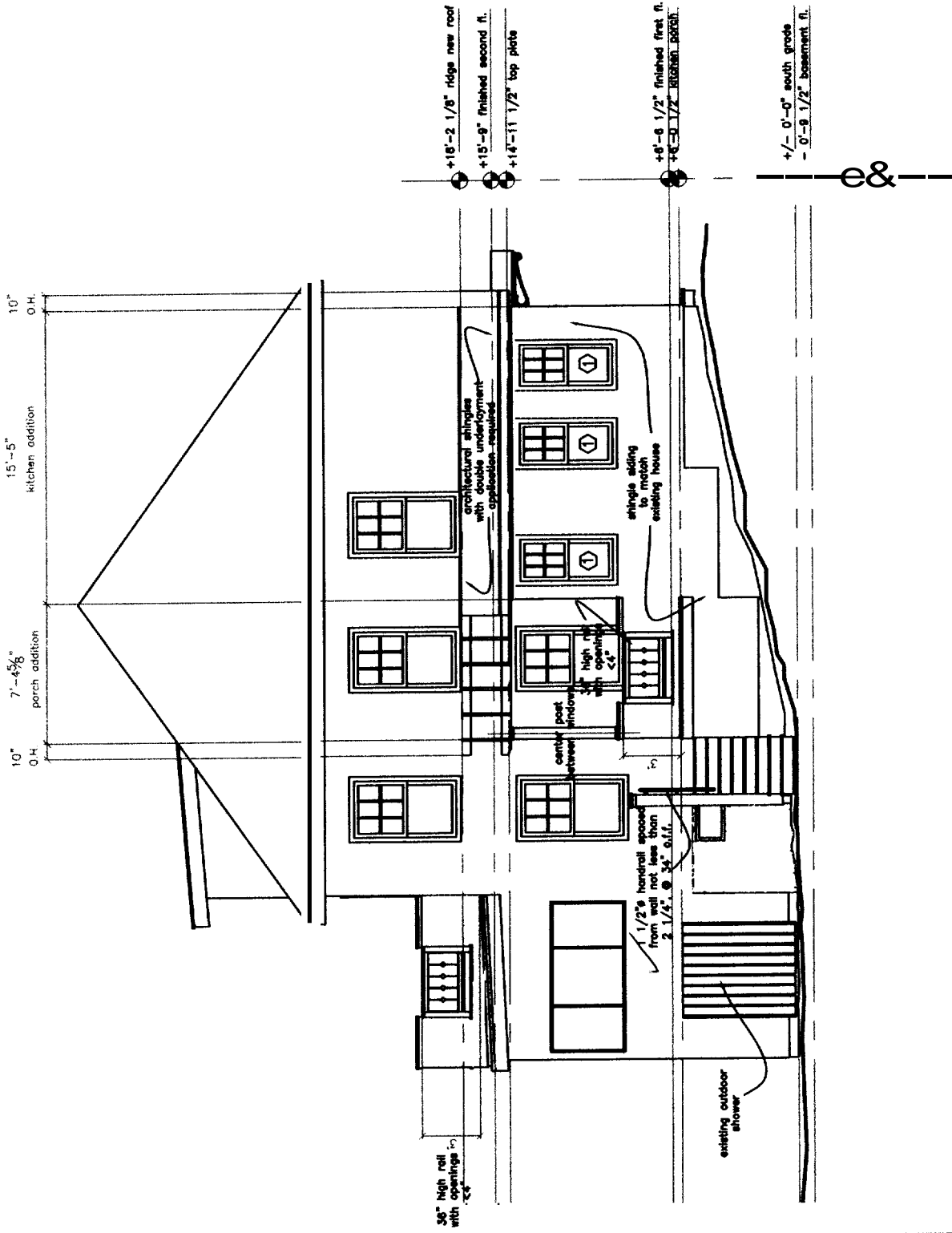
Notes

PROJECT Parrott/Braman
Residence

DATE 8.05.04
REVISED

SCALE 1/8" = 1'-0"
DRAWN BY

ITEM



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115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A8

Notes

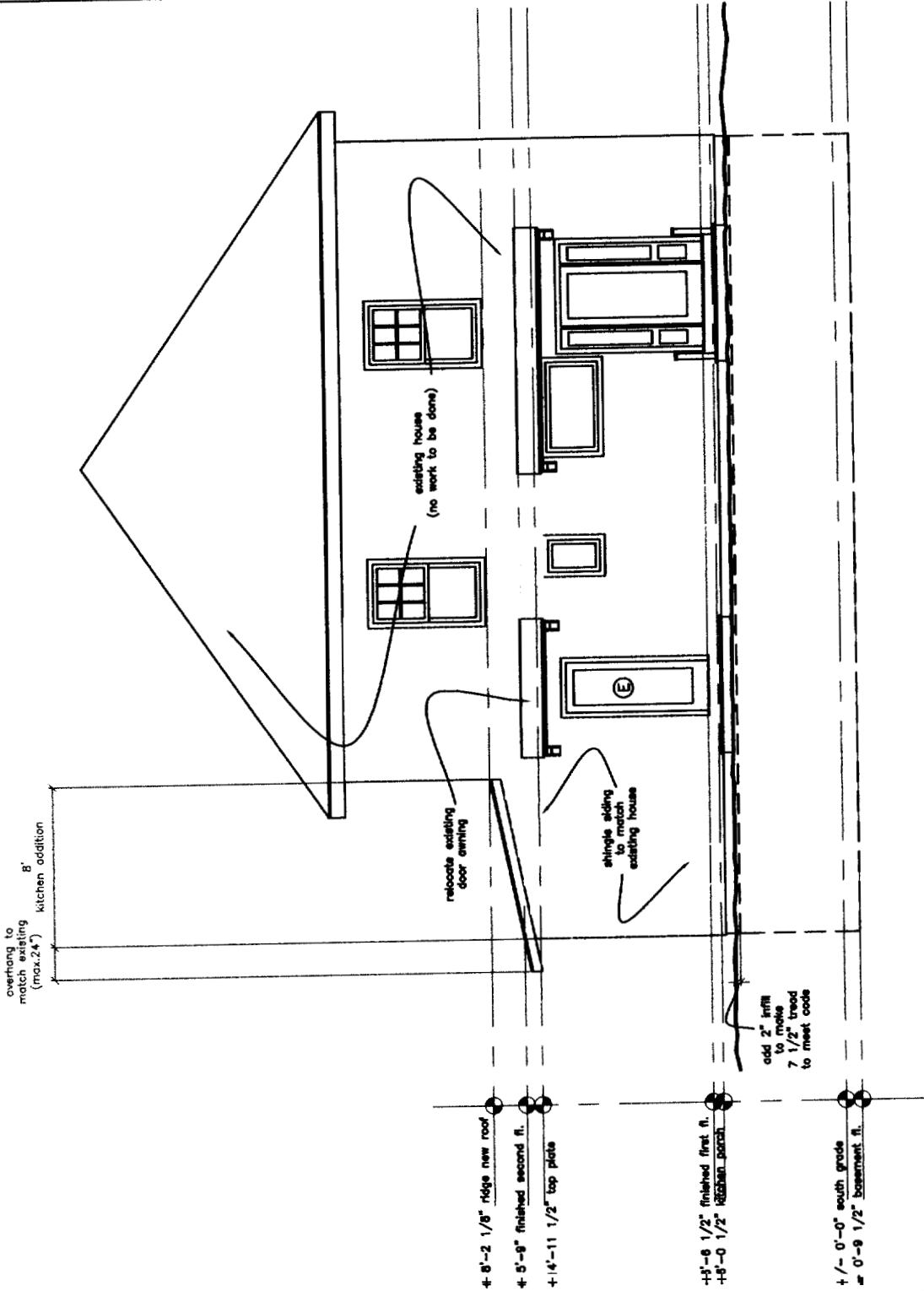
Proposed
North Elevation

PROJECT Parrott/Braman
Residence

DATE 8.05.04
REVISED

SCALE 1/8" = 1'-0"
DRAWN BY

ITEM



THOMPSON JOHNSON WOODWORKS
 115 ISLAND AVENUE
 PEAKS ISLAND ME 04108
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A9

Notes

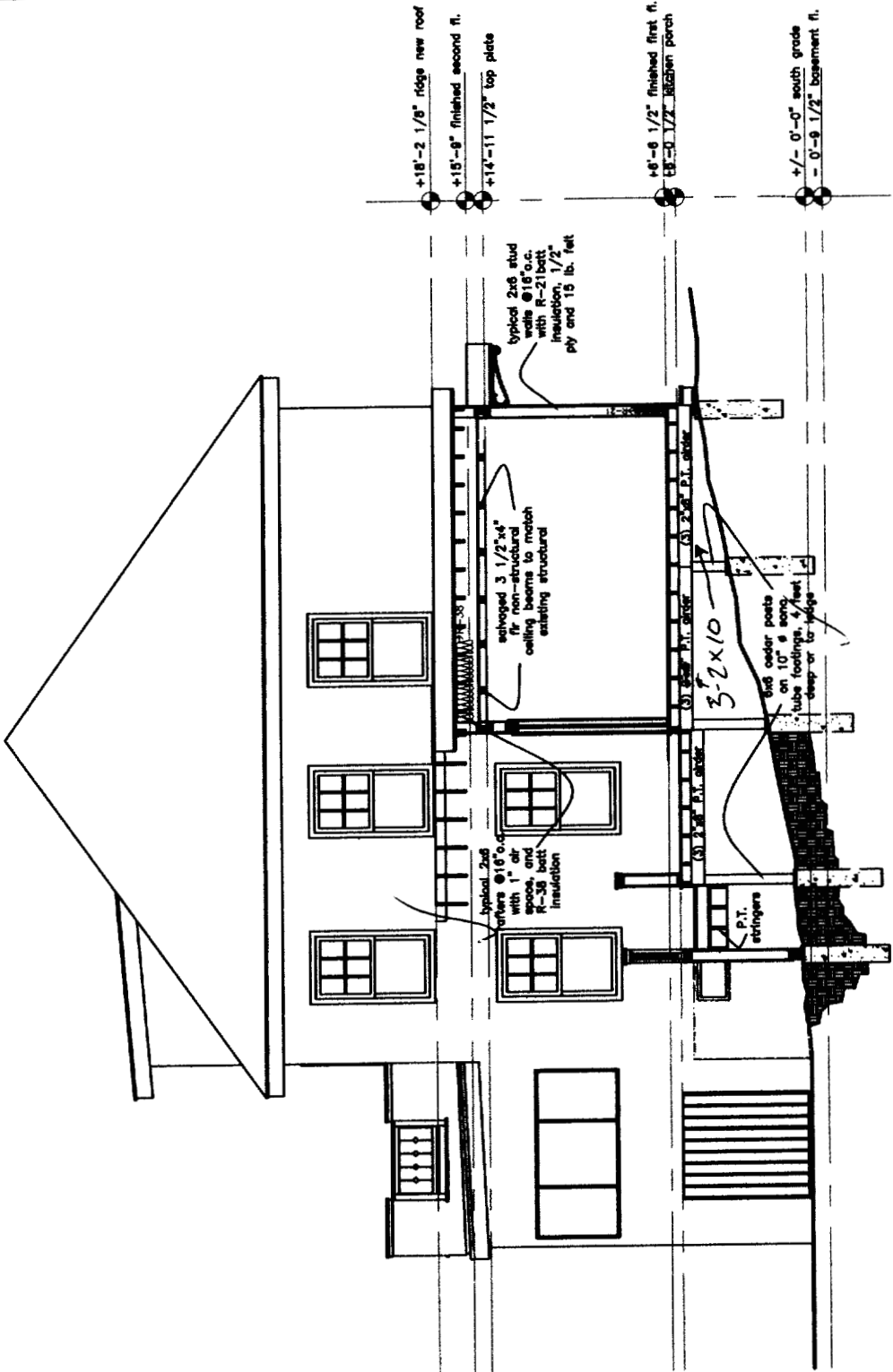
longitudinal section

PROJECT Berndt Residence

DATE 8.05.04 REVISED

SCALE 1/8" = 1'-0" DRAWN BY

ITEM



THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A10

Notes

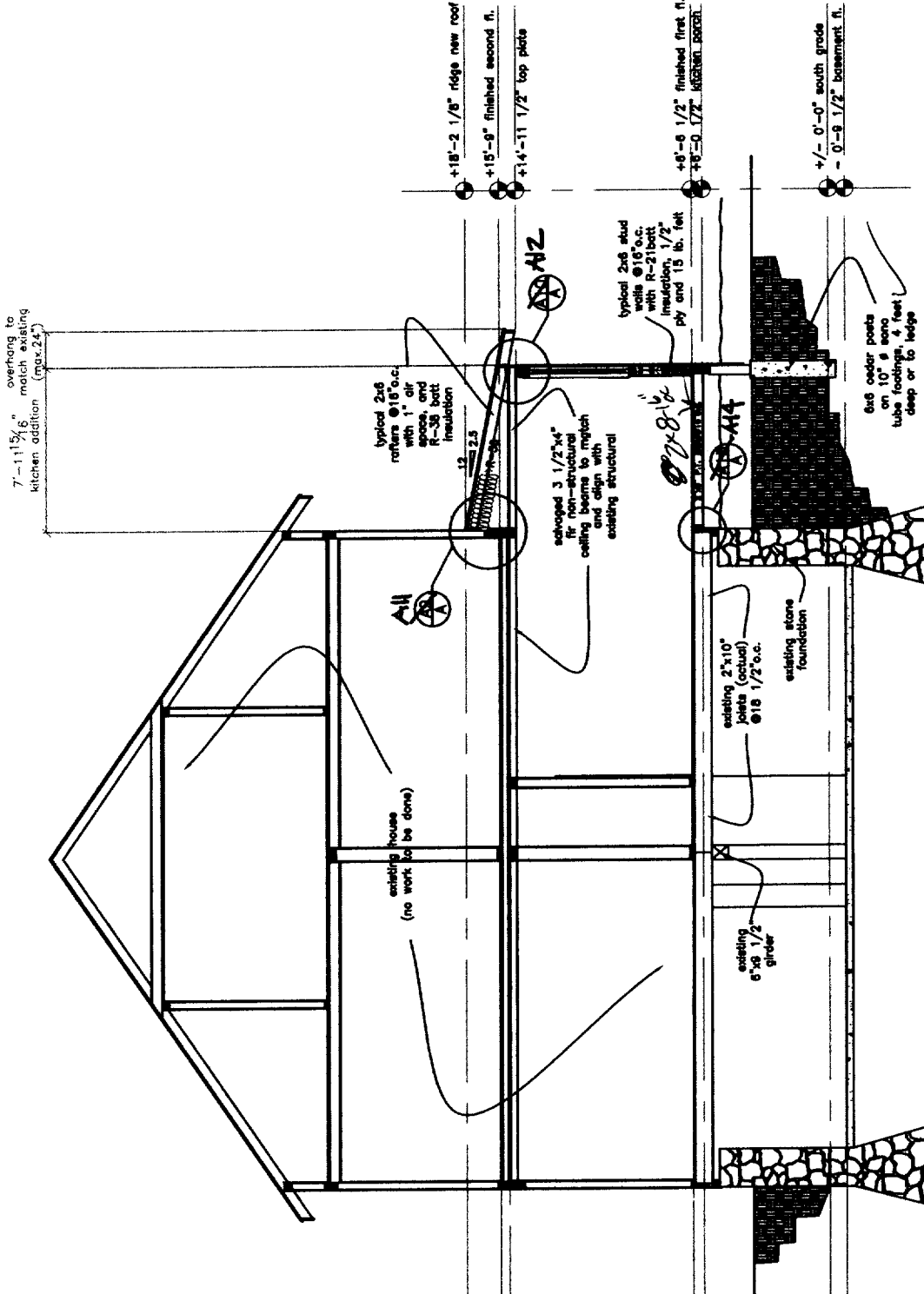
cross section

PROJECT Parrott/Braman
Residence

DATE 8.05.04
REVISED

SCALE 1/8"=1'-0"
DRAWN BY

ITEM



architectural shingle
over 5/8" ply and
dbl. underlayment
of 30 lb. felt

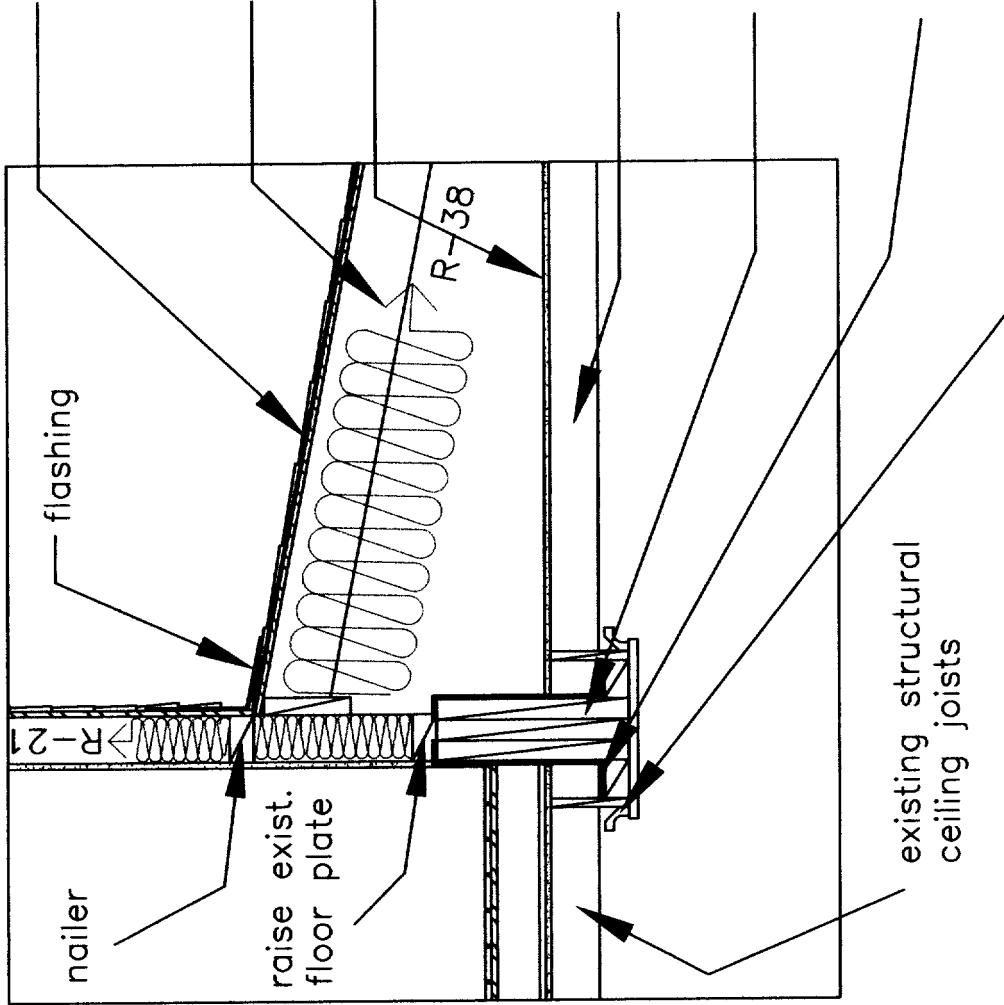
2x6 rafters @16"o.c.
with 1" air space, and
R-38 batt insulation ✓

1/2" GWB attached to
top of ceiling beams

3 1/2"x4" non-
structural ceiling beams,
to align and match
existing structure

(3) 1 3/4"x16" LVL
pocketed into existing
floor diaphragm

simpsu custom hanger
crown and box
around LVL to
match existing
beam/crown detail



A11

Notes

LVL detail

PROJECT Parrott/Braman
Residence

DATE 8.05.04
REVISED

SCALE 3/4"=1'-0"
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ITEM

THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
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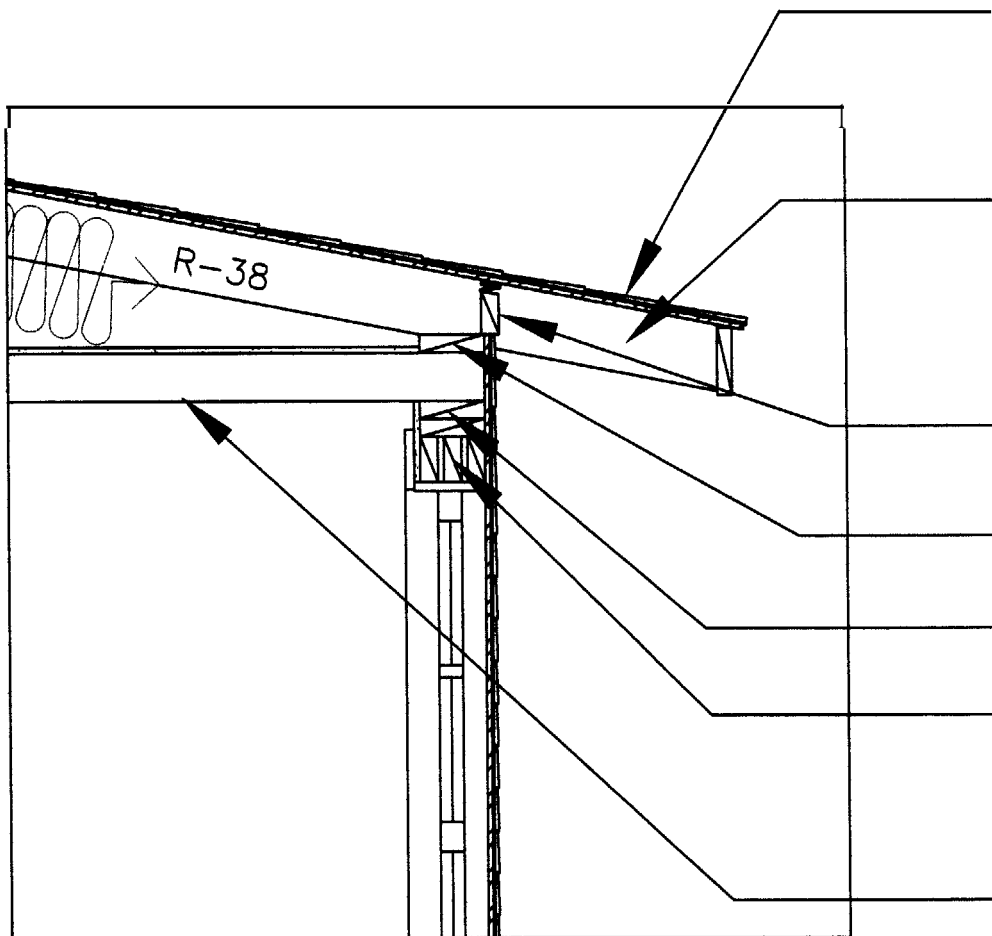
A12

Notes

bird blocking
and ceiling beams

Parrott/Braman
Residence

DATE 8.05.04	REVISED
SCALE 3/4"=1'-0"	DRAWN BY
ITEM	



architectural shingle
over 5/8" ply and
dbl. underlayment
of 30 lb. felt

2x6 rafters @16"o.c.
with 1" air space, and
R-38 batt insulation

2x bird blocking w/
1" strip of folded
cobra vent

2x rafter plate

dbl. top plate

(2)2"x4" header
(w/spacers)

3 1/2"x4" non-
structural ceiling beams,
to align and match
existing structure

THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A13

Notes

roof deck
railing detail

PROJECT Parrott/Braman
Residence

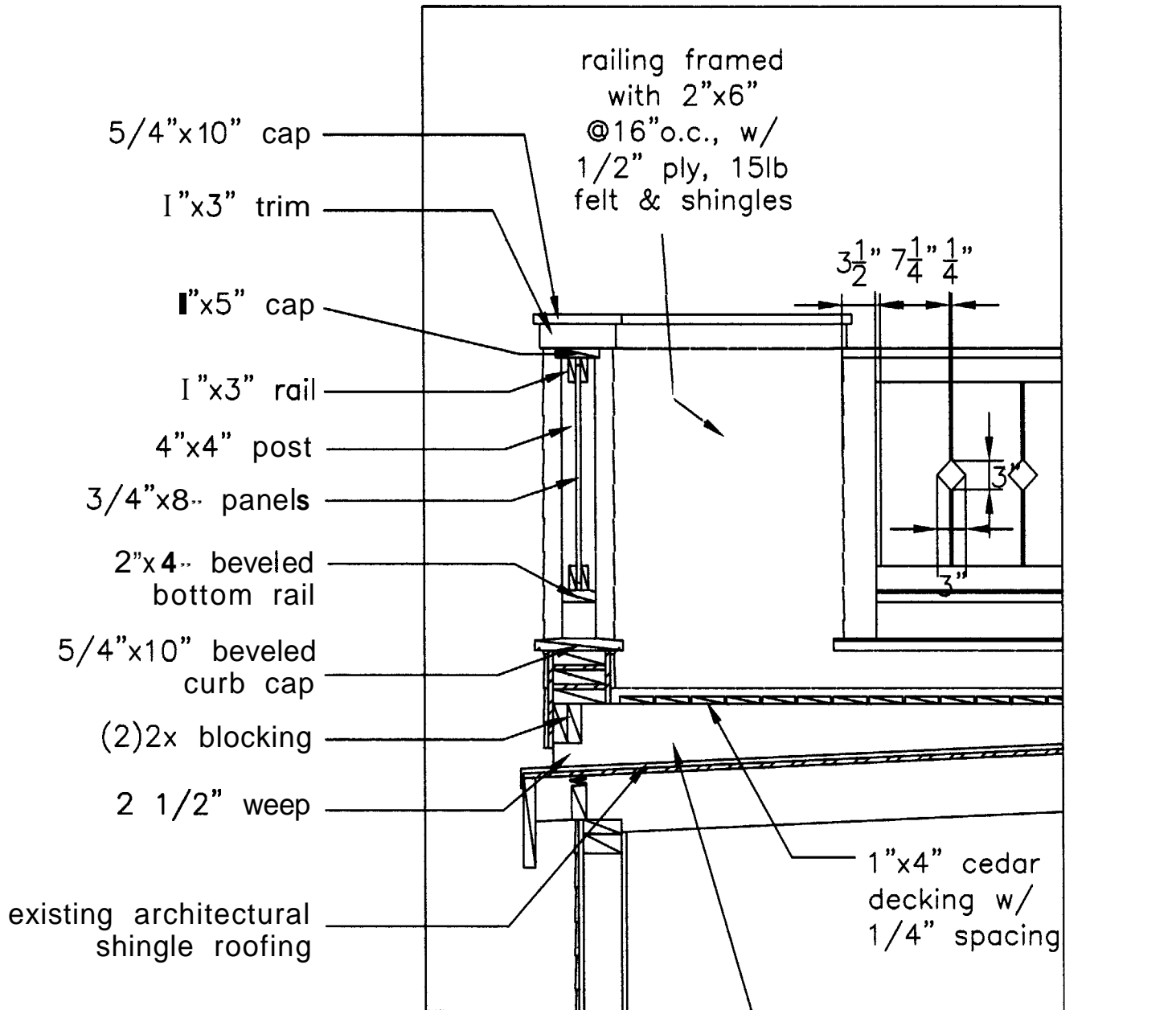
DATE
8.05.04

REVISED

SCALE
3/4" = 1'-0"

DRAWN BY

ITEM



THOMPSON JOHNSON WOODWORKS
115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A14

Notes

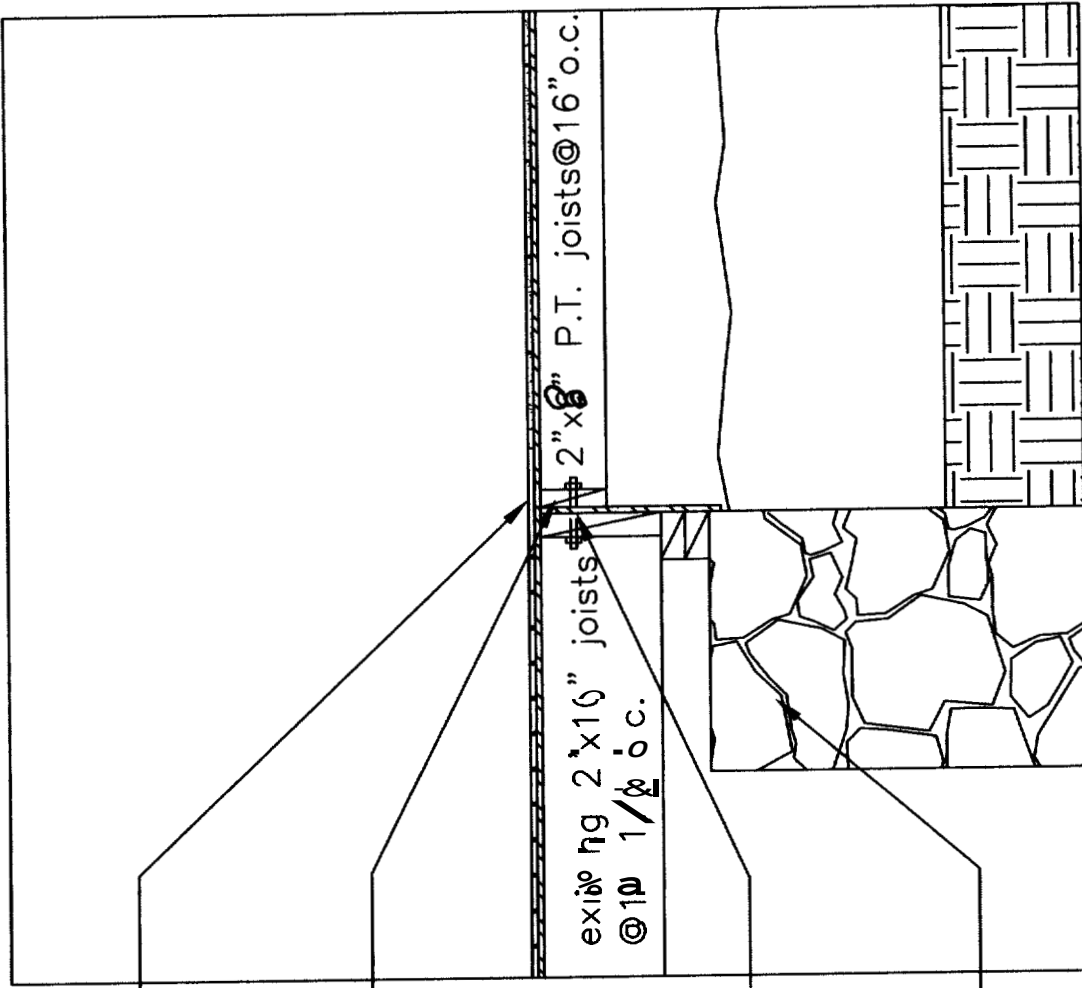
ledger detail

PROJECT Berndt Residence

DATE 8.05.04 REVISED

SCALE 3" = 1' - 0" DRAWN BY

ITEM



floor transition
from existing
wood floor to
new marmoleum
over 3/4" ply

2"x6" ledger

1/2" through
bolt @ ledger
every 24"

existing stone
foundation

existing 2"x16" joists
@ 16" o.c.
2"x6" P.T. joists @ 16" o.c.

THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

A15

Parrott/Braman Residence

Door Schedule

QTY	DOOR	MANUFCT.	MATERIAL	GLASS	OPER	UNIT WIDTH	UNIT HEIGHT	JAMB	HINGE	MORTISE	LOCKSET	PREP	NOTES	HARDWARE
1	A	bonneville	wood w/ single panel	glass tempered	RH	30"	84"	v.i.f.						
1 PR	B	bonneville	wood w/ single panel	glass tempered	LH, RH	48"	84"	v.i.f.						
1 PR	C	salvage	5 panel doors	NA	LH, RH	80"	v.i.f.	v.i.f.					reuse existing	
1	D	bonneville	5 panel doors	NA	LH	24"	v.i.f.	v.i.f.						
1	E	salvage	5 panel doors	NA	LH	30"	v.i.f.	v.i.f.					reuse existing	

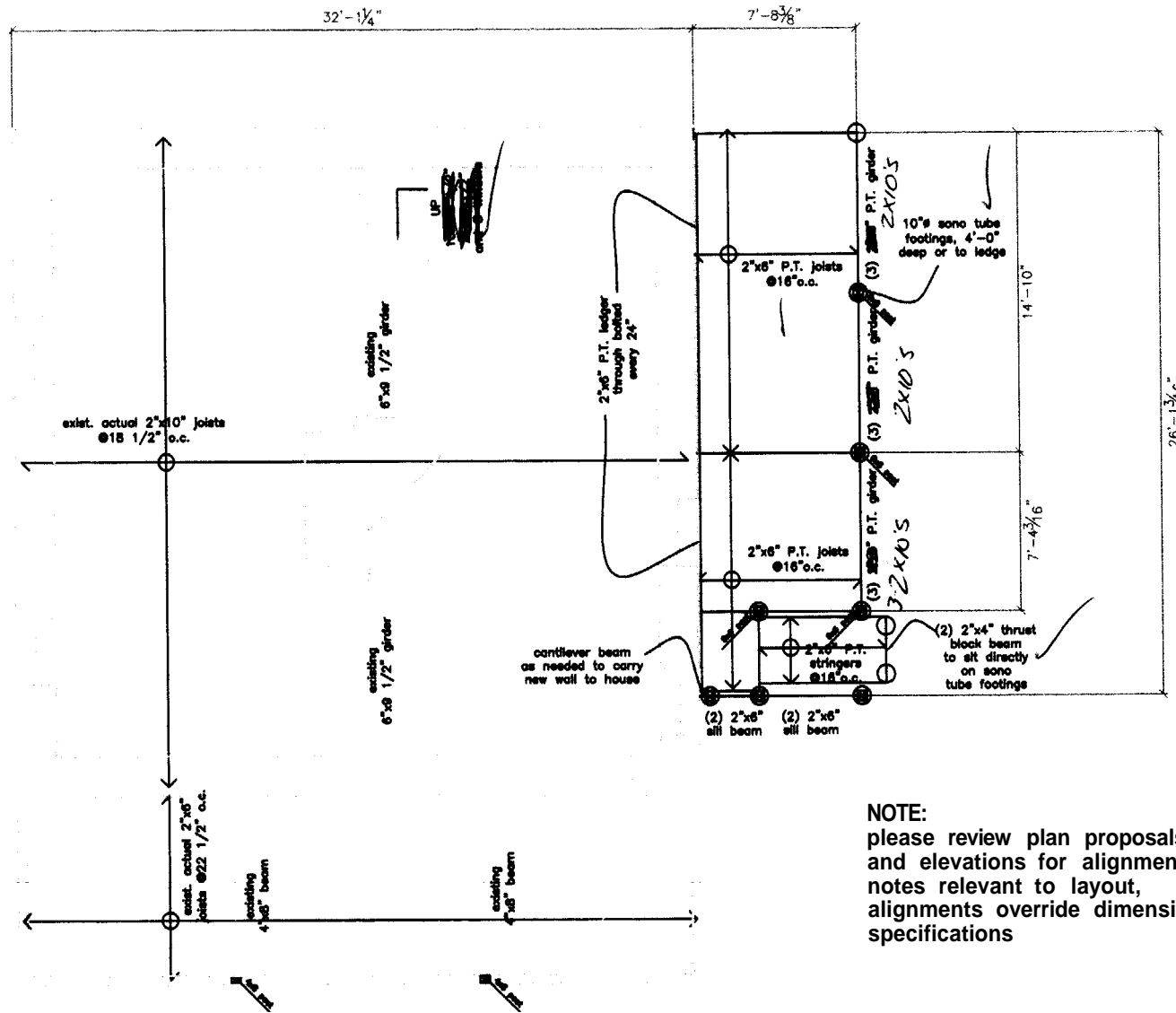
Window Schedule

QTY	WIN.	MANUFCT.	MATERIAL	GLASS	OPER	UNIT WIDTH	UNIT HEIGHT	JAMB	NOTES	HARDWARE
4	1	bonneville	wood	NA	double hung	25 5/8"	56 7/8"	v.i.f.		

Notes

window/door schedule

DATE 8.05.04	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY



NOTE:
 please review plan proposals
 and elevations for alignment
 notes relevant to layout,
 alignments override dimensional
 specifications

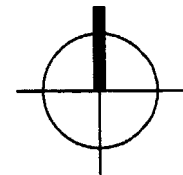
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
 PEAKS ISLAND ME 04108
 207.766.5919

S1

Notes

foundation plan/
 first floor framing



DATE 8.05.04	RMSED
SCALE	DRAWN

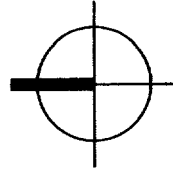
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS, ISLAND ME 04108
207.766.5919

S2

NOTES

second floor framing,
exist. porch framing
& first floor addition
ceiling joists & roof rafters

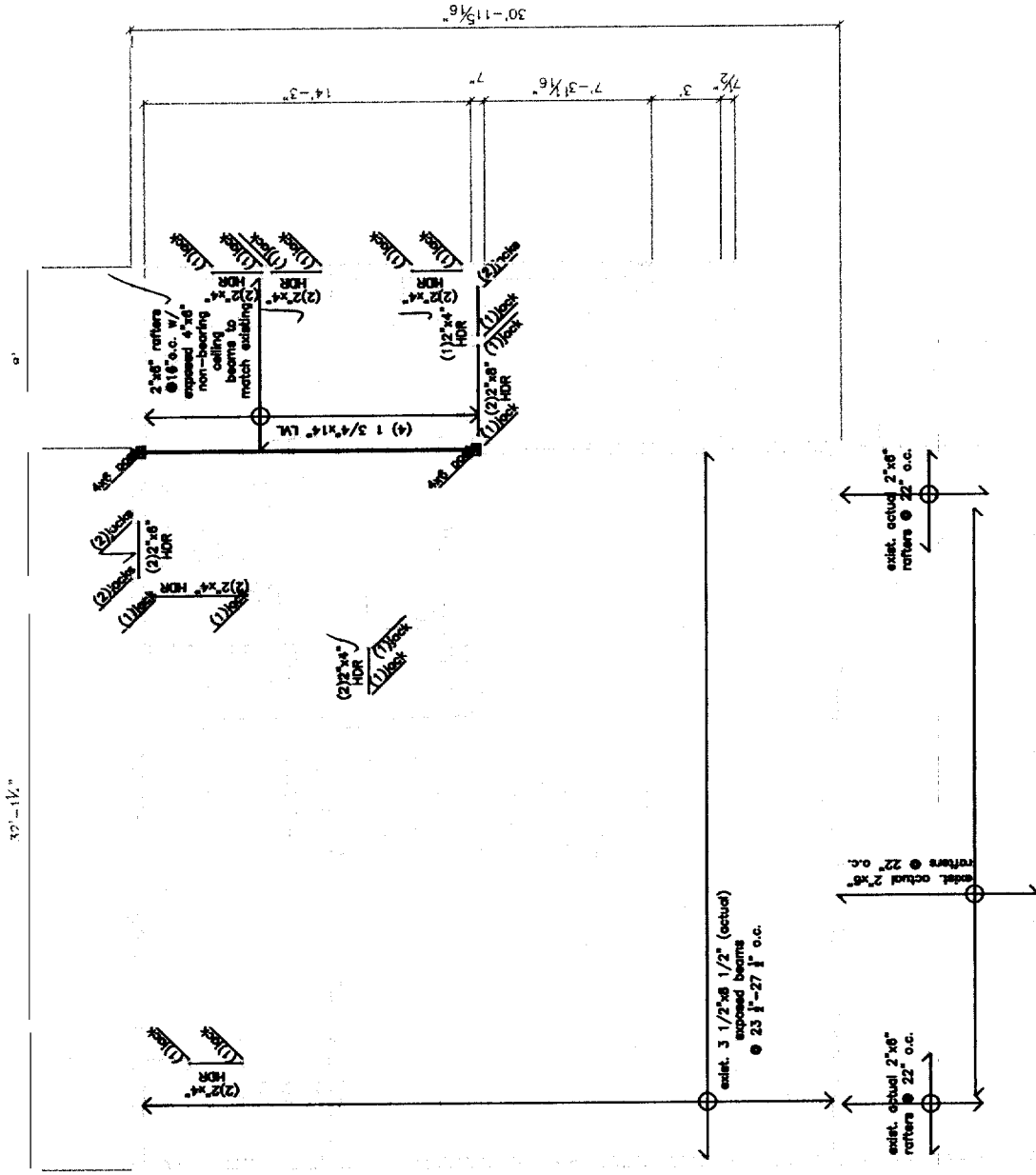


PROJECT Parrott/Braman
Residence

DATE 8.05.04
REVISED

SCALE 1/8" = 1'-0"
DRAWN BY

ITEM
















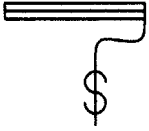

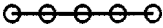
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PEAKS ISLAND ME 04108
207.766.5919

E1

notes

electrical key

	duplex		ceiling mount light fixture
	ground-fault circuit interupter		pendant light fixture
	220 volt		recessed can light fixture
	switch		wall sconce light fixture
	3-way switch		wet location wall sconce light fixture
	dimmer switch		trak lighting
	smoke detector		fluorescent locally switched
	minimum 50 cfm vent fan		undercounter strip lighting

MIN.50
CFM

DATE 8.05.04	REVISED
SCALE 1/8"=1'-0"	DRAWN BY

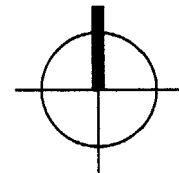
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E2

notes

first floor
lighting plan



PROJECT Parrott/Braman
Residence

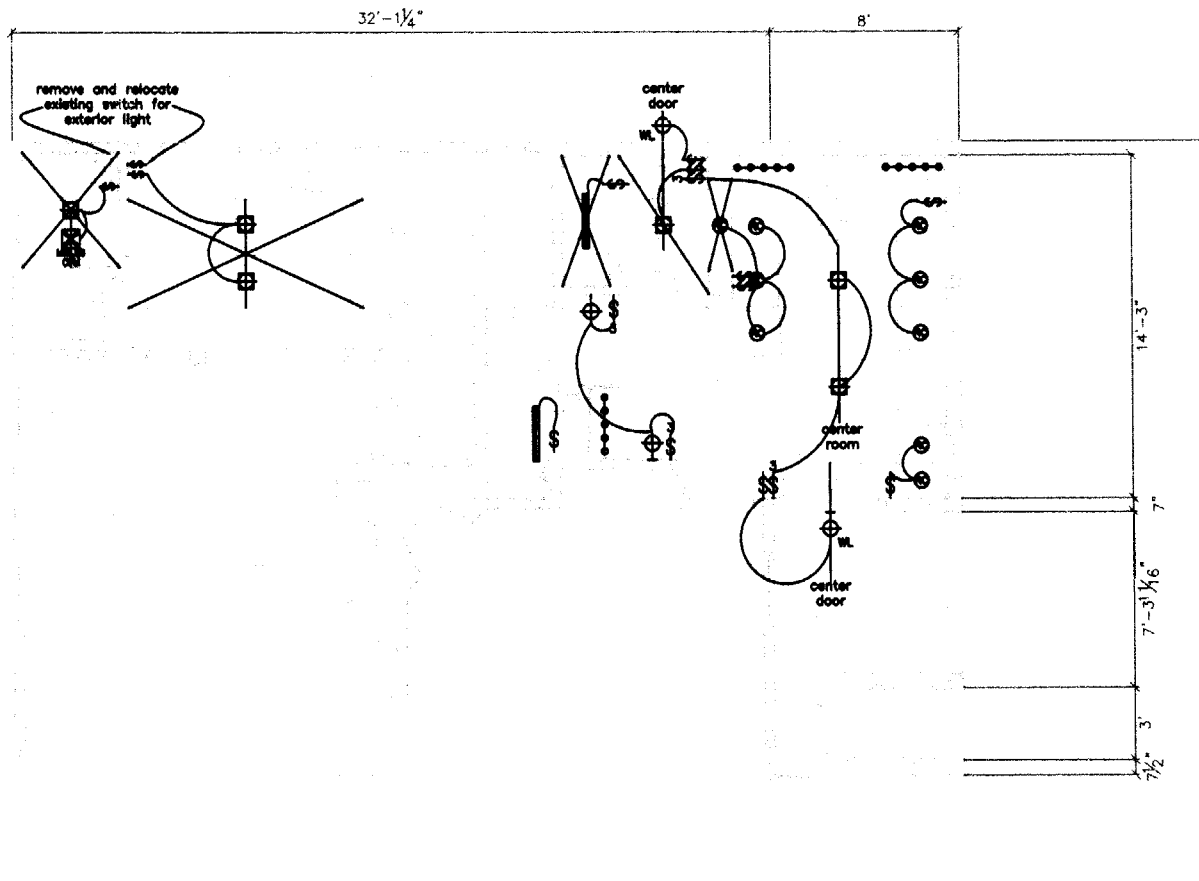
DATE
8.05.04

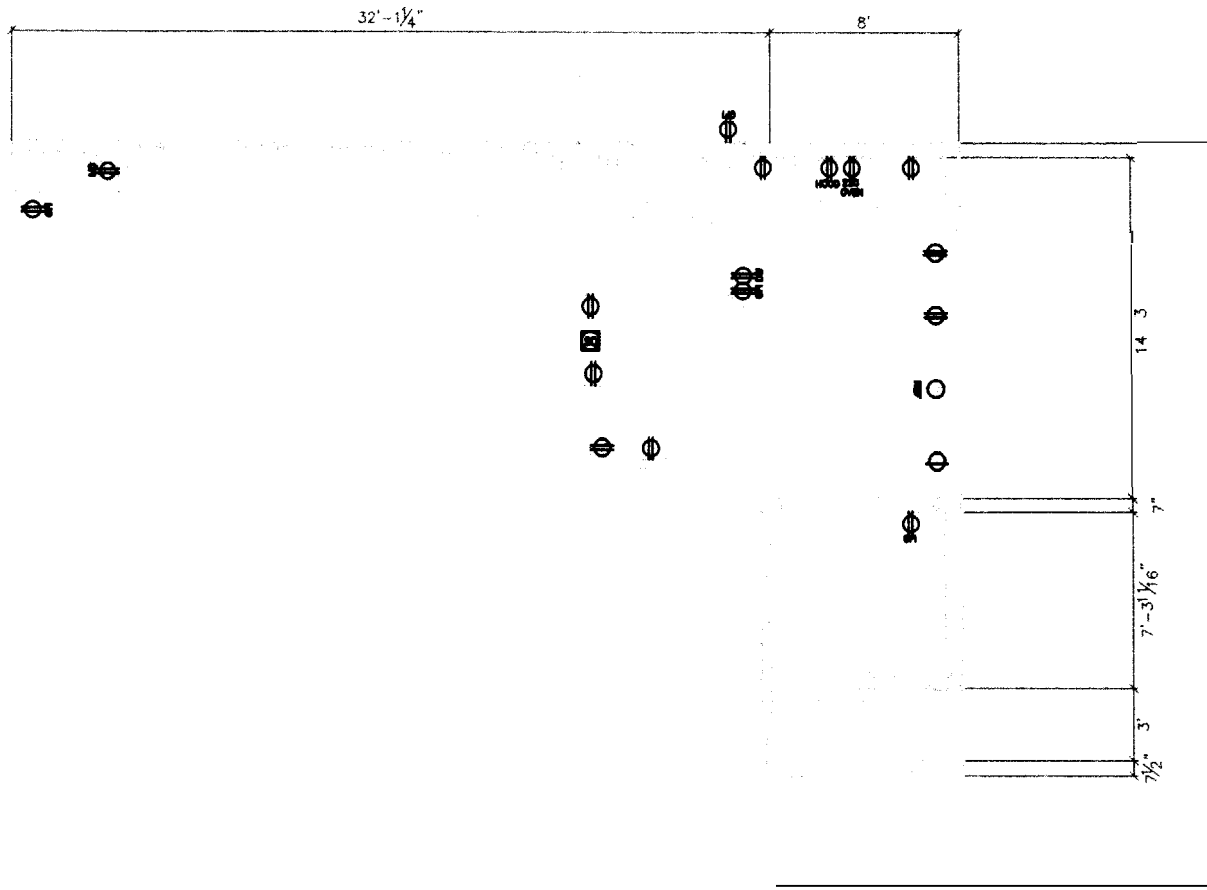
REVISED

SCALE
1/8"=1'-0"

DRAWN BY

ITEM





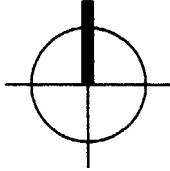
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E3

totes

first floor
 power plan



PROJECT Parrott/Braman
 Residence

DATE	REVISED
8.05.04	

SCALE	DRAWN BY
1/8"=1'-0"	

ITEM