

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 090160

This is to certify that YTURRASPE SUSAN M /Thompson & Johnson Woodworkers
 has permission to Amendment to permit #06-1780 Increase in Size of New Addition Dormer
 AT 15 MERRIAM ST-PEAKS ISLAND CB# 085 J017001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOURS 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

Thomas M. Markley 3/10/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0160	Issue Date:	CBL: 085 J017001
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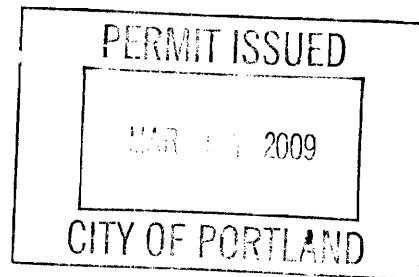
Location of Construction: 15 MERRIAM ST-PEAKS ISLAN	Owner Name: YTURRASPE SUSAN M	Owner Address: 15 MERRIAM ST	Phone: 207-766-2202
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Amendment to permit #06-1780, Increase the Size of the New Attic Dormer	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Amendment to permit #06-1780, Increase the Size of the New Attic Dormer		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature:	Signature: <i>Am</i> 3/10/09	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: lmd	Date Applied For: 03/03/2009
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Zoning Approval

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



Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>Using sec for 14-4366(b) permit 06-1780 + 09-0160</i> <input type="checkbox"/> Flood Zone <i>panel 15 - ZONE</i> <input type="checkbox"/> Subdivision <i>visit 4/15/09 calloway increase</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/cond hair</i> Date: 3/16/09 <i>ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date: _____
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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

* ADDENDUM TO PERMIT # 061780 *



General 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>19 MERRIAM ST. PEAKS ISLAND, ME 04108</u>			
Total Square Footage of Proposed Structure/Area <u>NO FOOTPRINT CHANGE</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>85</u> Block# <u>J</u> Lot# <u>17</u>		Applicant * must be owner, Lessee or Buyer * Name <u>SUSAN YIVKASPE</u> Address <u>19 MERRIAM ST</u> City, State & Zip <u>PEAKS ISLAND, ME</u>	Telephone: <u>207-766-2202</u>
Lessee/DBA (If Applicable) <u>MAR - 3 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000</u>	C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u>			
If vacant, what was the previous use? _____			
Proposed Specific use: <u>SINGLE FAMILY</u>			
Is property part of a subdivision? _____ If yes, please name _____			
Project description: <u>ADDENDUM TO EXISTING PERMIT #061780</u> <u>FOR INTERIOR REMODEL AND DORMER ADDITION</u> <u>INCREASE SIZE OF ATTIC DORMER</u>			
Contractor's name: <u>THOMPSON JOHNSON WOODWORKS</u>			
Address: <u>115 ISLAND AVE.</u>			
City, State & Zip: <u>PEAKS ISLAND, ME. 04108</u>		Telephone: <u>207-766-5919</u>	
Who should we contact when the permit is ready: <u>RACHEL CONLY</u>		Telephone: <u>207-766-5919</u>	
Mailing address: <u>SAME AS ABOVE</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Rachel Conly Date: 2-25-09

This is not a permit; you may not commence ANY work until the permit is issue

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0160	Date Applied For: 03/03/2009	CBL: 085 J017001
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Location of Construction: 15 MERRIAM ST-PEAKS ISLAND	Owner Name: YTURRASPE SUSAN M	Owner Address: 15 MERRIAM ST	Phone: 207-766-2202
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: (207) 766-5219
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family Home - Amendment to permit #06-1780, Increase the Size of the New Attic Dormer	Proposed Project Description: Amendment to permit #06-1780, Increase the Size of the New Attic Dormer
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/06/2009

Note: Using section 14-436(b). First floor footprint is 764 sf. 80% is 611.2 sf. Permit #06-1780 added 220 sf. **Ok to Issue:**
This permit (#09-0160) adds 75 sf. Two permits have add 295 sf which is 48% of the allowable total increase.

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tom Markley **Approval Date:** 03/11/2009

Note: amendment to permit# 06-1780 **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

$$48\% = \frac{611.2}{1275}$$

- 295 sf

- total increase of floor area for permits 06-1750 & 09-0160

$$10\% \text{ of } 295 = \frac{75}{295}$$

- adding 75 sf in add'l

- permit 09-0160

$$36\% \text{ increase of } 220 \text{ allowed} = \frac{764}{220}$$

- increase was 220 ϕ (number used at Hunt and considered app. 1200 ϕ)

$$80\% = 611.2 \phi$$

$$1st \text{ floor footprint} = 764 \text{ sf}$$

- permit # 06-1750 used section 14-436(c) - but could have used 14-1136(b)

- using section 14-436(b)

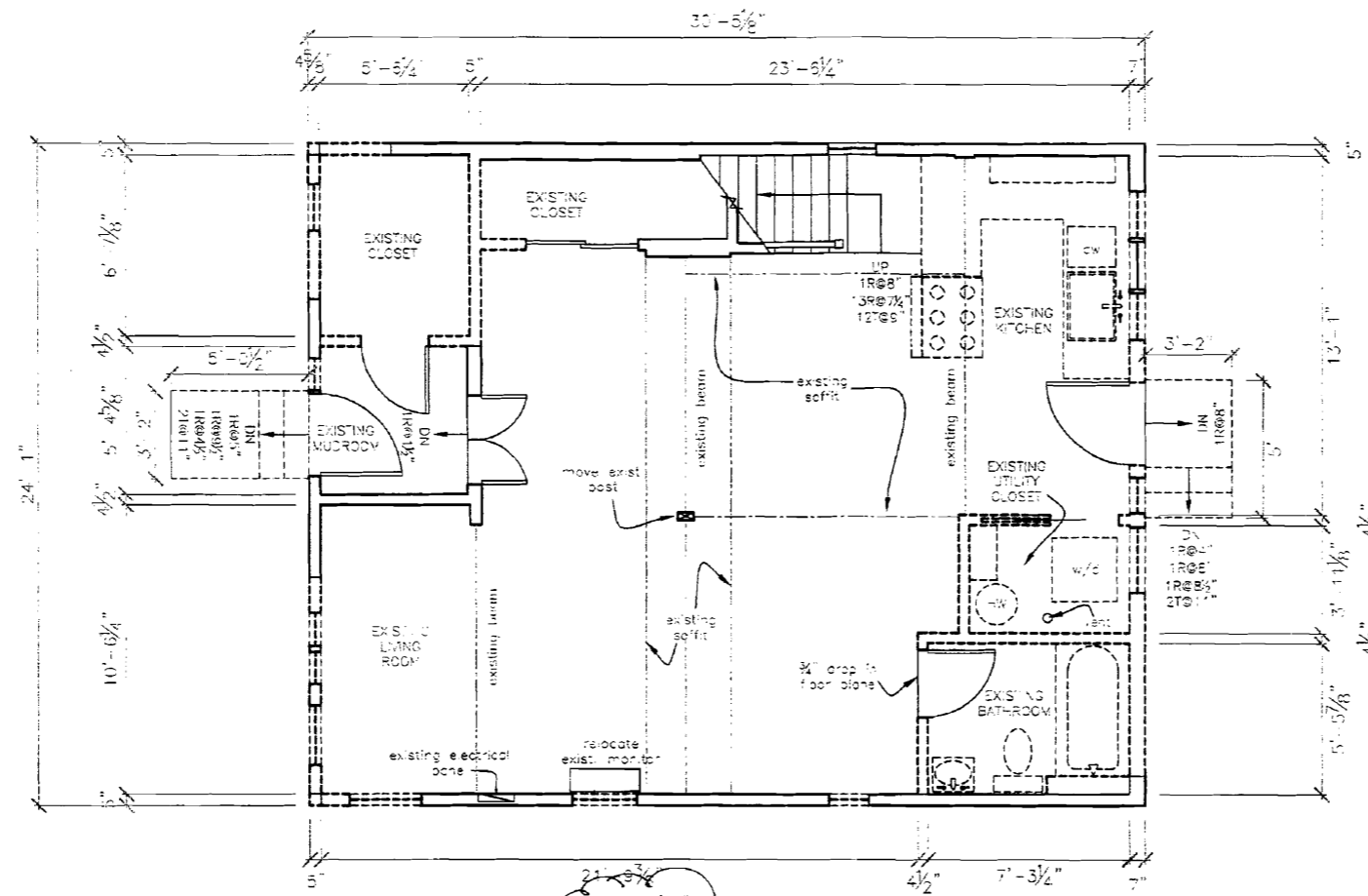
Susan Yfura
15 Merriam St, Park Island

3/6/09
CST-J-017
#09-0160

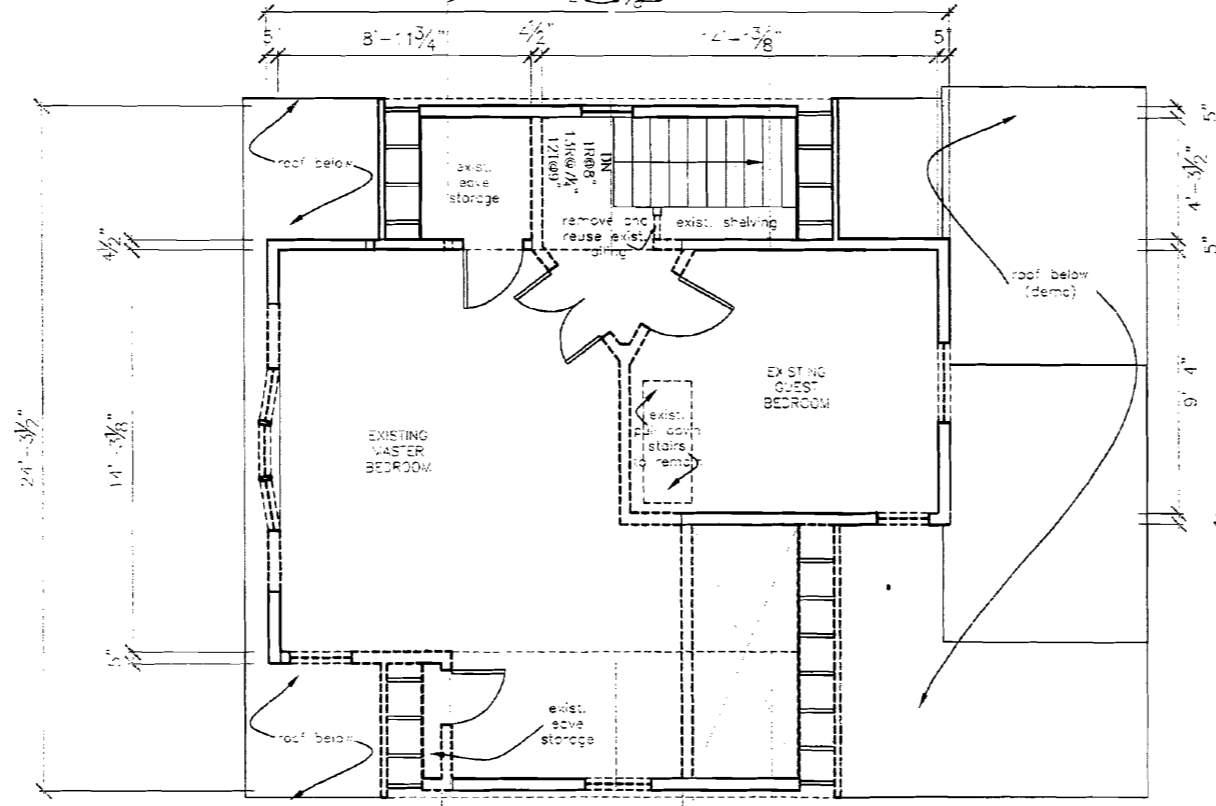
**Thompson Johnson
Woodworks**

115 island avenue
peaks island me 04108
207.766.5919

existing conditions:
first and second
floor/demo plans

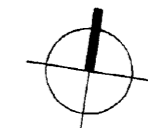


(A) Existing First Floor/Demo Plan
1/4" = 1'-0"



(B) Existing Second Floor/Demo Plan
1/4" = 1'-0"

EXISTING WALL
DEMO WALL



PROJECT Yturrapse Residence	
DATE 7.17.06	REVISED 11.3.06 2.24.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES

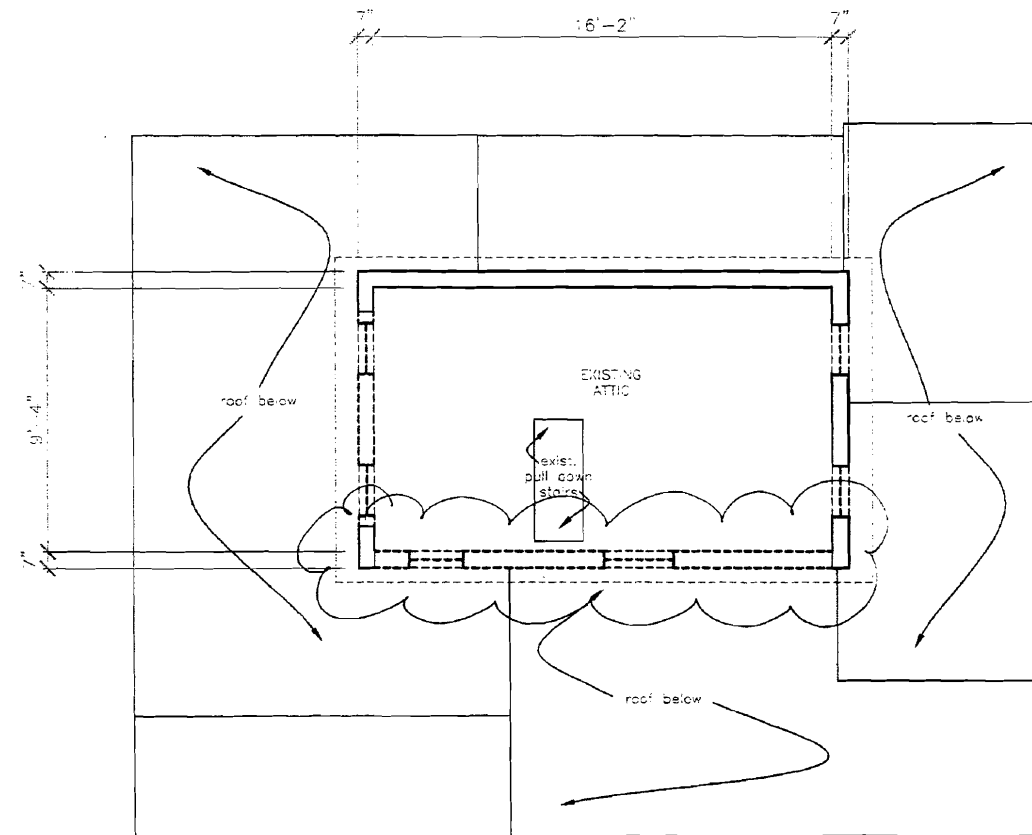
ADDENDUM

A2

**Thompson Johnson
Woodworks**

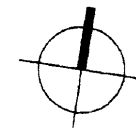
115 island avenue
peaks island me 04108
207.766.5919

existing conditions:
storage attic plan



Ⓐ Attic Floor Plan
1/4" = 1'-0"

— EXISTING WALL
- - - DEMO WALL



PROJECT Yturrapspe Residence	
DATE 7.17.06	REVISED 11.3.06 2.24.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES

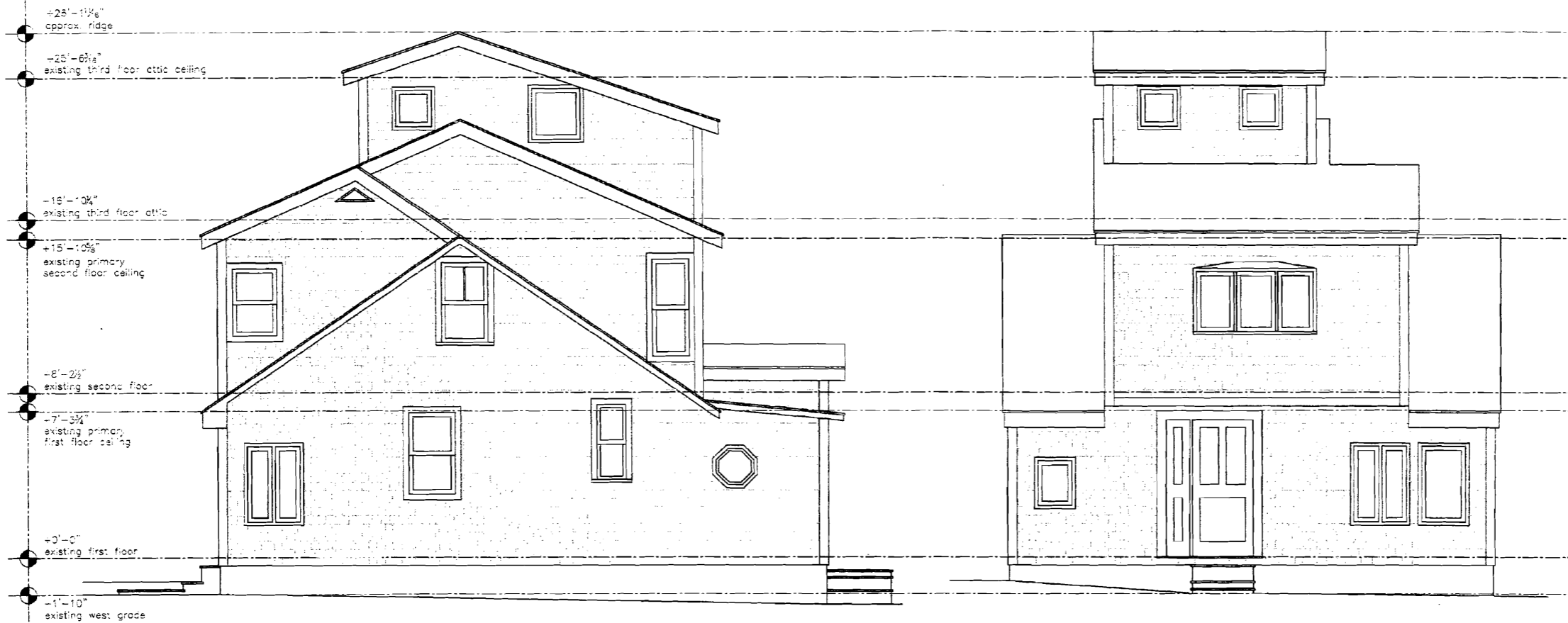
ADDENDUM

A3

**Thompson Johnson
Woodworks**

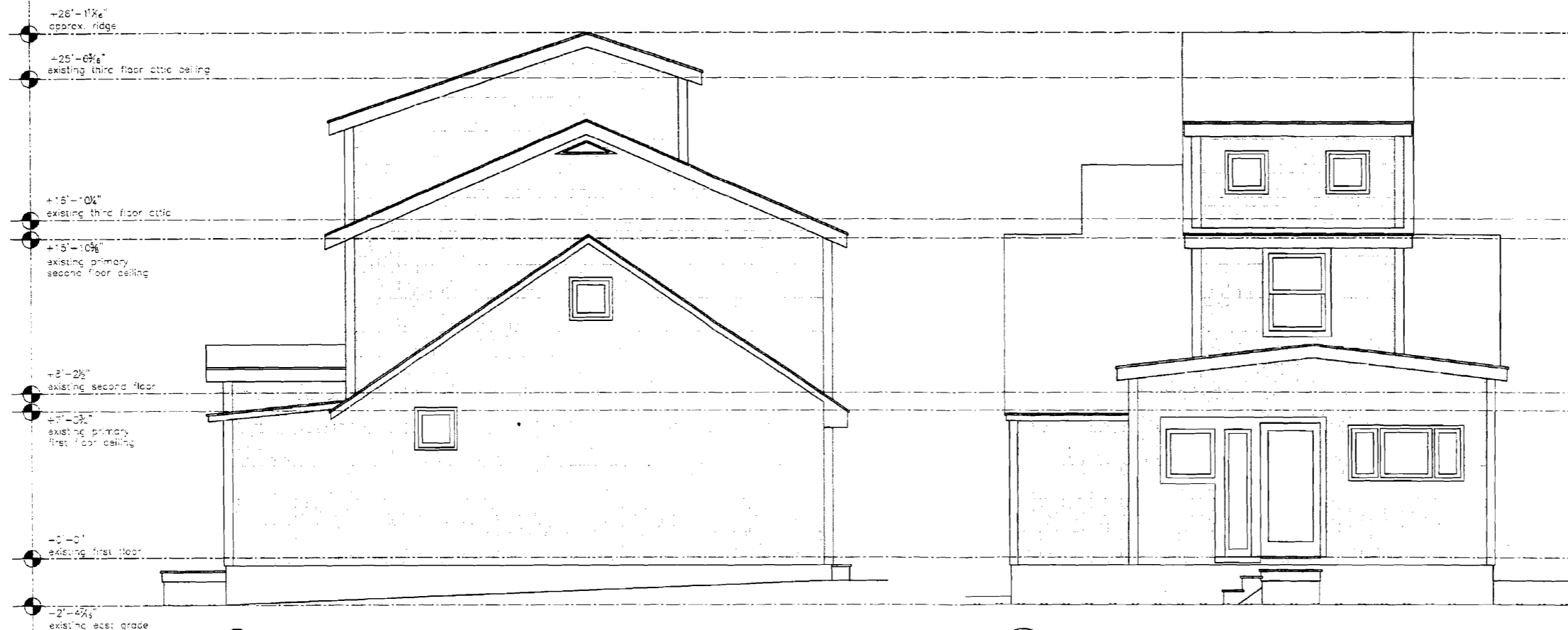
115 island avenue
peaks island me 04108
207.766.5919

existing conditions:
exterior elevations



(A) Existing South Elevation
1/2" = 1'-0"

(B) Existing North Elevation
1/4" = 1'-0"



(C) Existing West Elevation
1/4" = 1'-0"

(D) Existing East Elevation
1/4" = 1'-0"

PROJECT Yturraspe Residence	
DATE 7.17.06	REVISED 11.3.06 2.24.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES

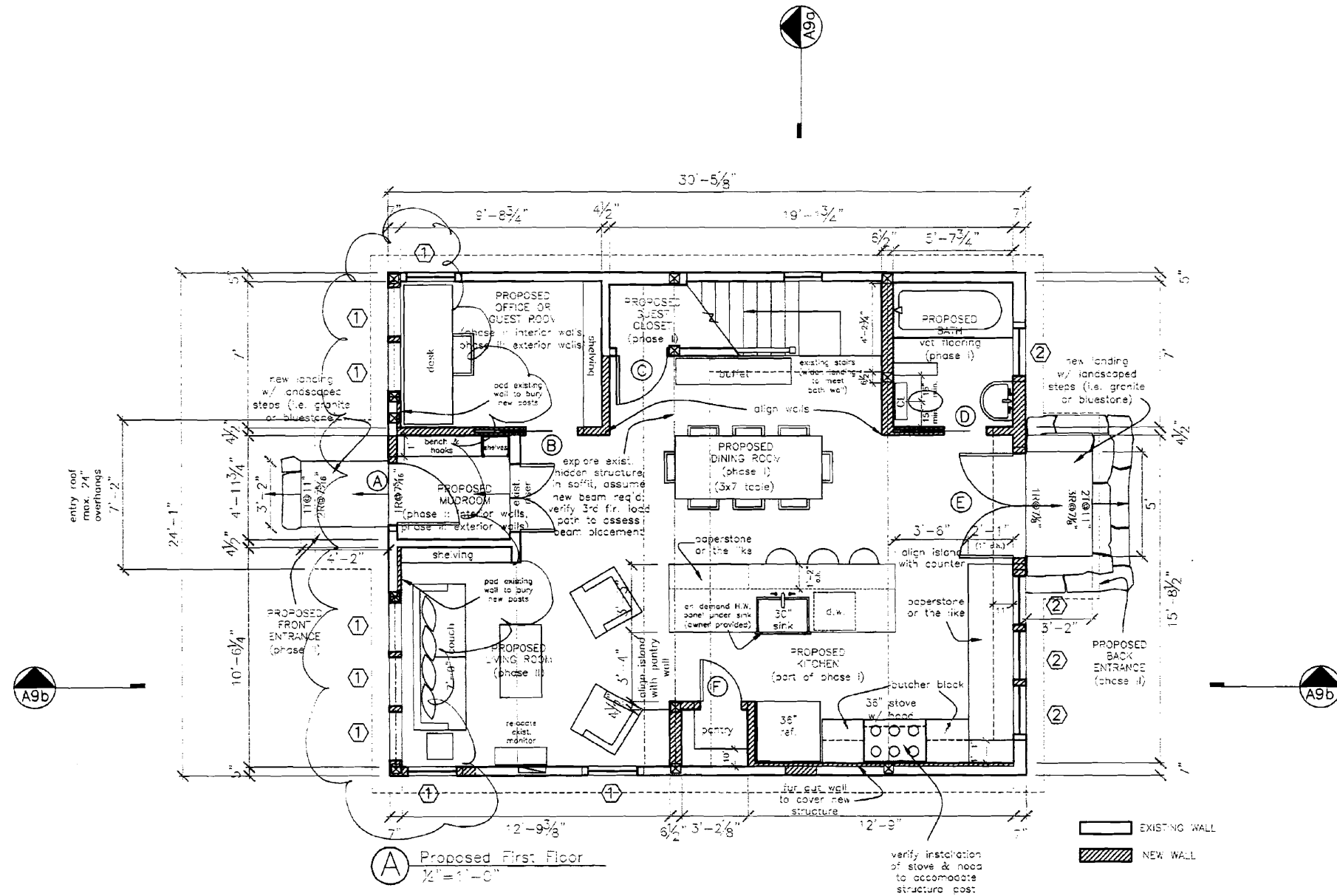
ADDENDUM

A4

**Thompson Johnson
Woodworks**

115 island avenue
peaks island me 04108
207.766.5919

proposed:
first floor plan



(A) Proposed First Floor
1/4" = 1'-0"

EXISTING WALL
NEW WALL

NOTE:
1. NEW WOOD FLOORING THROUGH-OUT EXCEPT WHERE NOTED
2. PHASE 1 INCLUDES DEMO, FRAMING, PLUMBING, & ELECTRICAL OF NOTED AREAS, AS WELL AS THE COMPLETION OF FIRST FLOOR BATH ONLY. INSULATION & ALL OTHER FINISHED WORK TO BE COMPLETED BY OWNER

* NOTE WINDOW CHANGES
(SEE ELEVATIONS)

PROJECT		Yturraspe Residence	
DATE	11.3.06	REVISED	12.12.06 2.24.09
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel
NOTES			

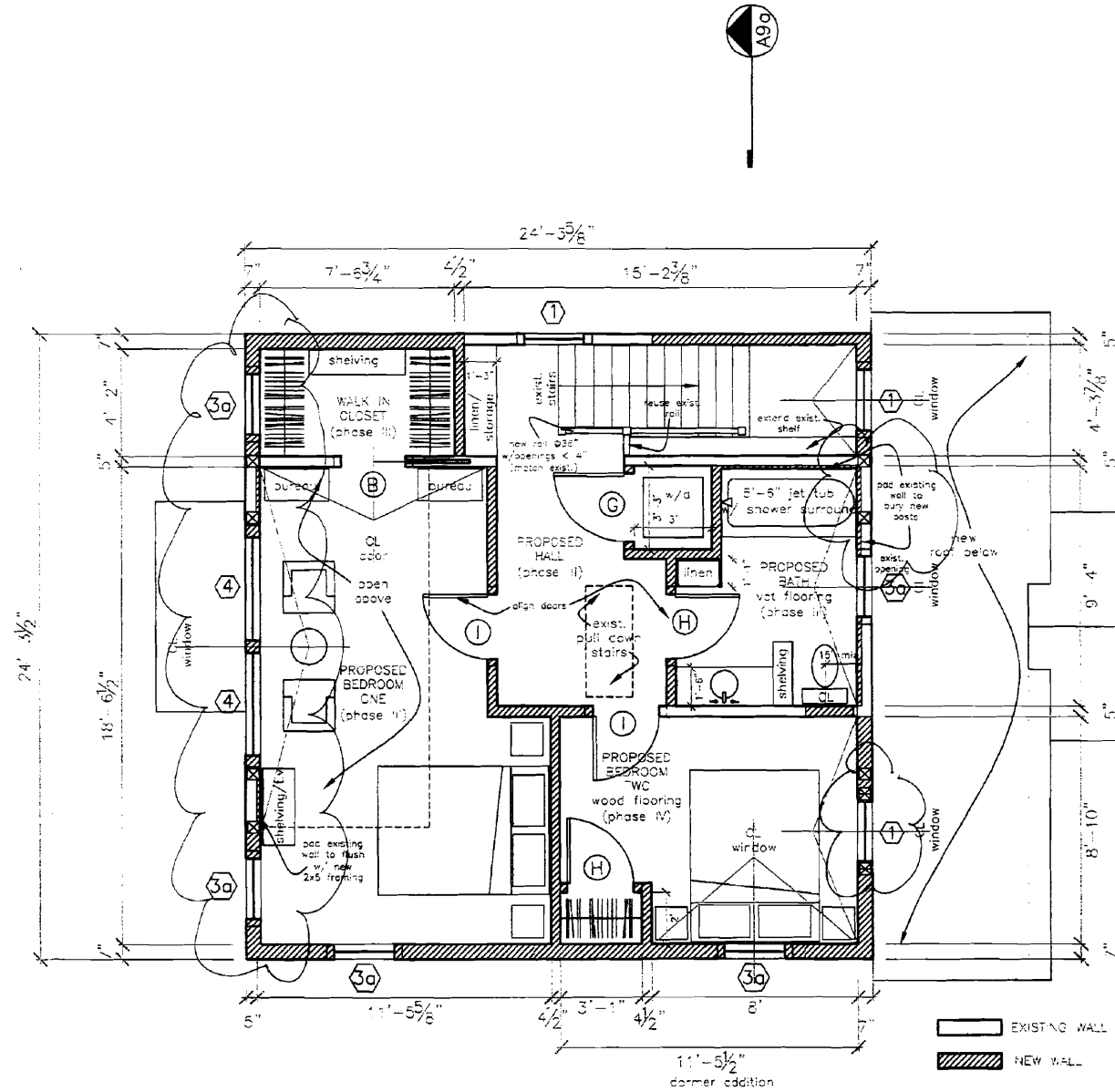
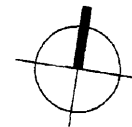
ADDENDUM

A5

**Thompson Johnson
Woodworks**

115 island avenue
peaks island me 04108
207.766.5919

proposed:
second floor plan



A Proposed Second Floor Plan
1/4" = 1'-0"

SQUARE FOOT CALCULATIONS.

EXISTING FIRST FLOOR FOOTPRINT = 764 SF
(SEE SITE PLAN)

ALLOWABLE 50% EXPANSION OF FIRST FLOOR
FOOTPRINT = 764 SF X .50 = 382 SF

EXISTING SECOND FLOOR FOOTPRINT MEASURED
4'-0" OFF THE SECOND FLOOR FINISH = 370 SF

PROPOSED SECOND FLOOR FOOTPRINT = 590 SF

590 SF - 370 SF = 220 NEW AREA

EXISTING ATTIC FOOTPRINT = 160 SF

PROPOSED ATTIC FOOTPRINT = 235 SF

235 SF - 160 SF = 75 NEW AREA

220 SF + 75 SF =

295 SF TOTAL NEW AREA < 382 ALLOWABLE SF

PROJECT Yturrapse Residence	
DATE 11.3.06	REVISED 12.12.06
SCALE 1/4"=1'-0"	DRAWN BY Rachel
NOTES	

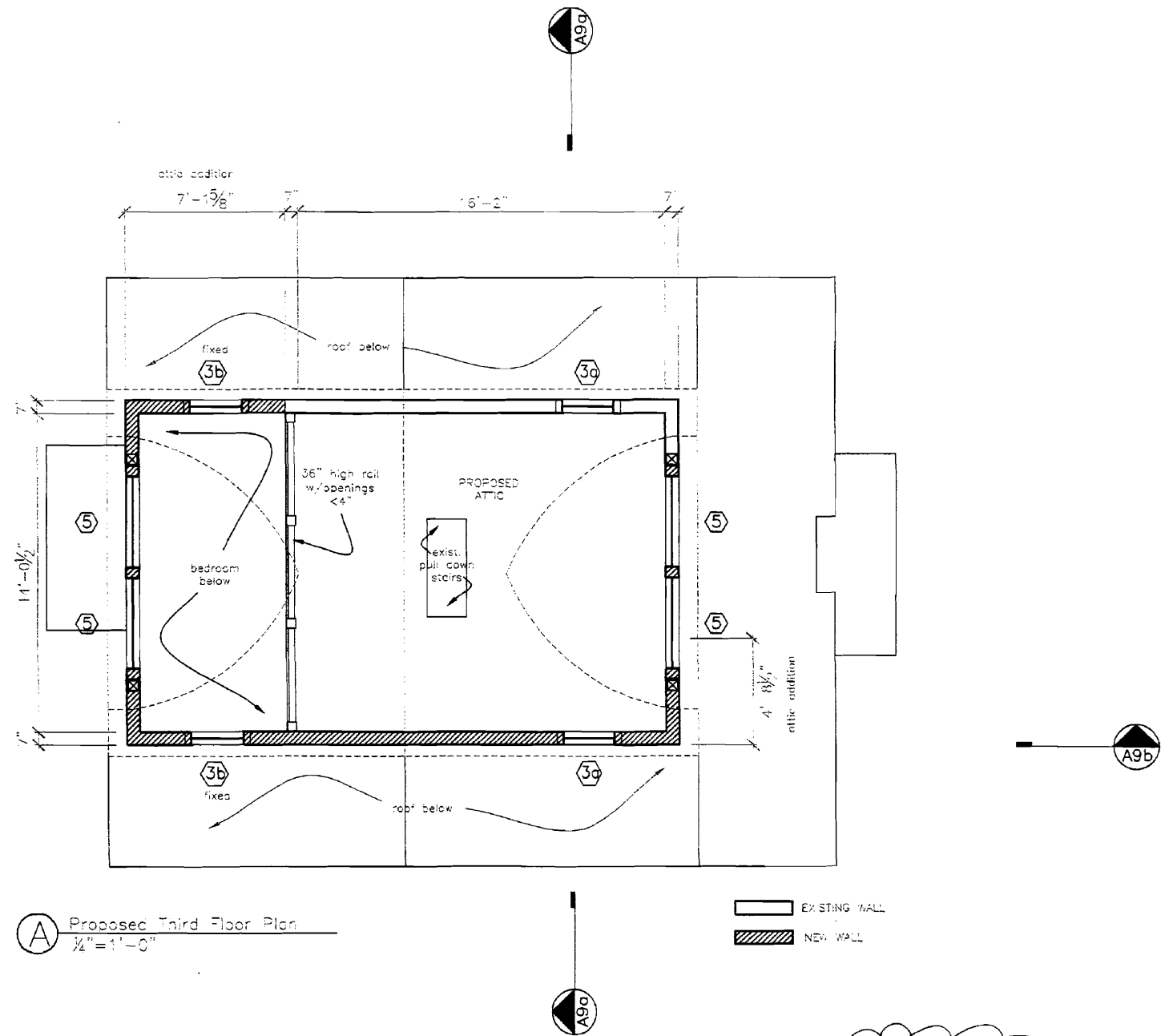
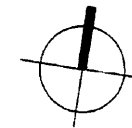
ADDENDUM

A6

**Thompson Johnson
Woodworks**

115 island avenue
peaks island me 04108
207.766.5919

proposed:
attic floor plan



(A) Proposed Third Floor Plan
1/4" = 1'-0"

EXISTING WALL
NEW WALL

* NEW DRAWING

PROJECT Yturrapse Residence	
DATE 11.3.06	REVISED 12.12.06 2.24.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES

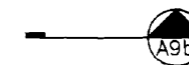
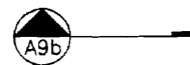
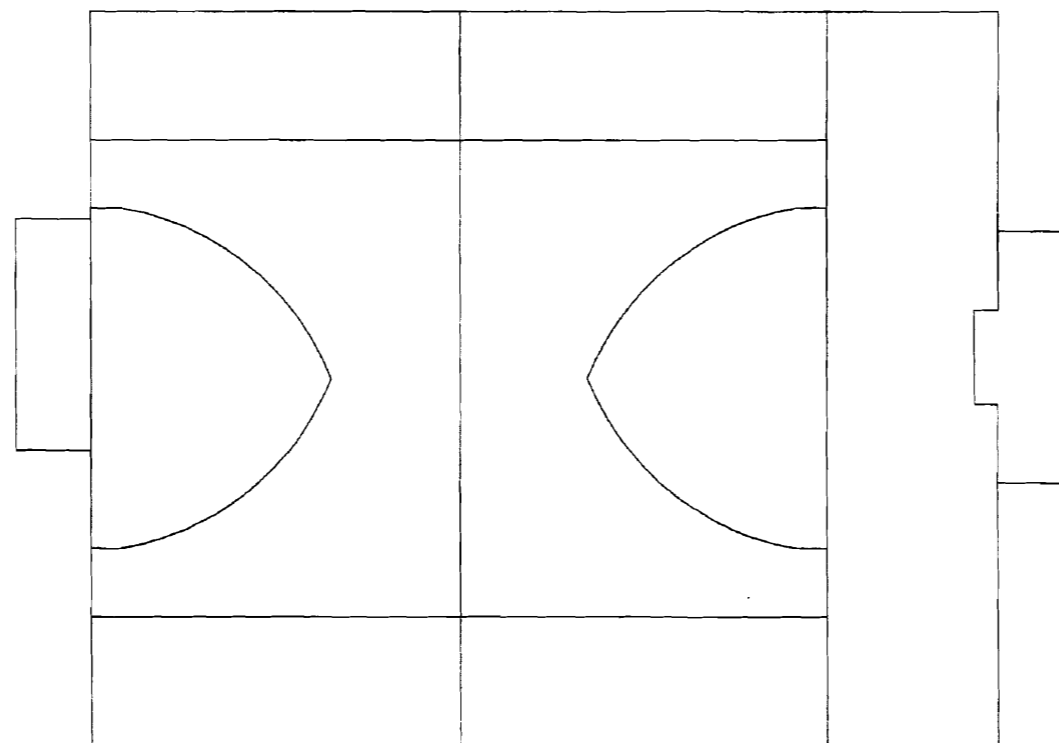
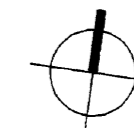
ADDENDUM

A6a

**Thompson Johnson
Woodworks**

115 island avenue
peaks island me 04108
207.766.5919

proposed:
roof plan



A Proposed Roof Plan
1/2" = 1'-0"



* NEW DRAWING

PROJECT Yturraspe Residence	
DATE 2.24.09	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES

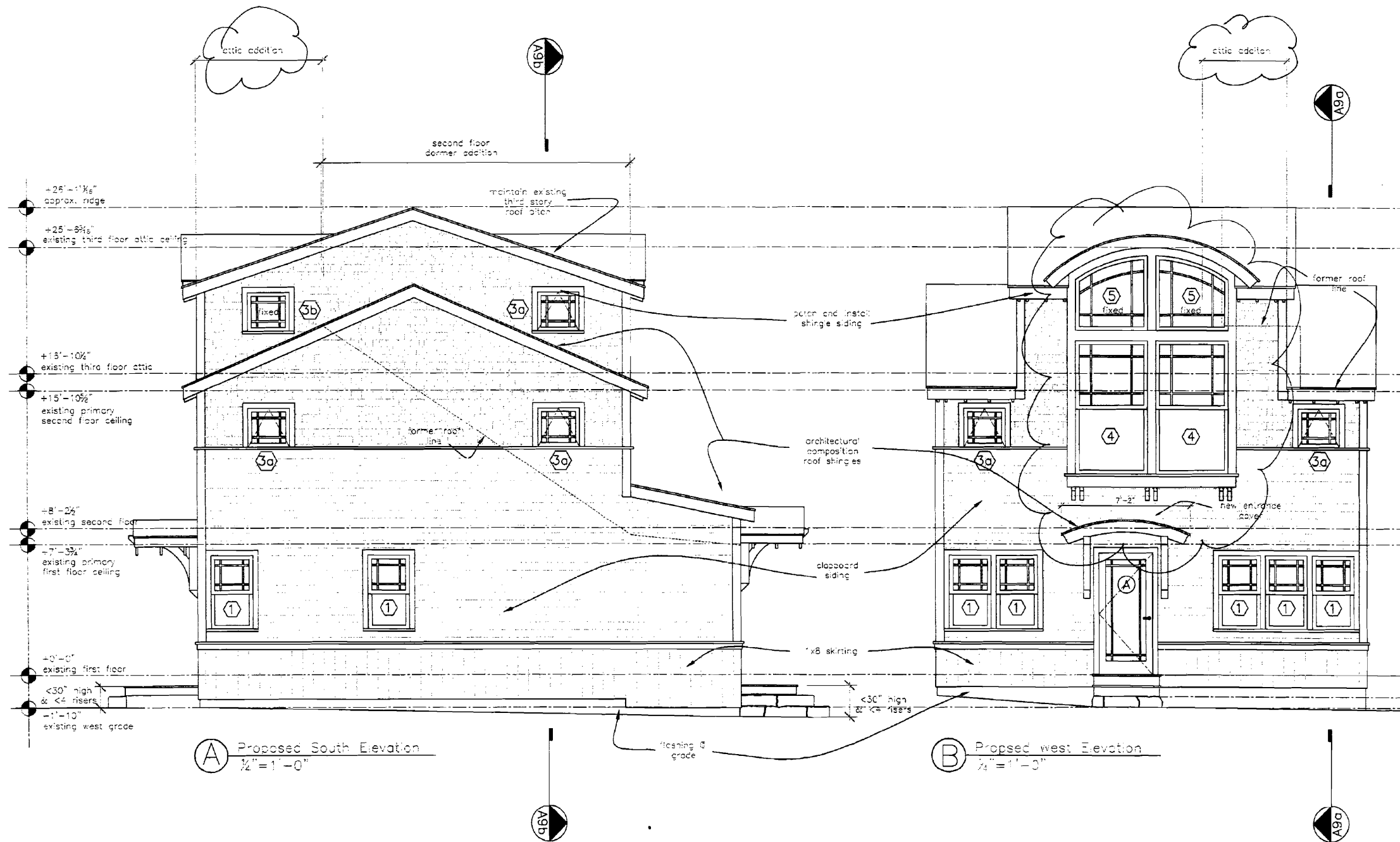
ADDENDUM

A6b

**Thompson Johnson
Woodworks**

115 island avenue
peaks island me 04108
207.766.5919

proposed:
south and west
elevations



PROJECT Yturraspe Residence	
DATE 11.3.06	REVISED 12.12.06 2.24.09
SCALE 1/4"=1'-0"	DRAWN BY Rachel
NOTES	

ADDENDUM

NOTE: SIDING TO BE INSTALLED
IN PHASES. SEE PLANS FOR
REFERENCE

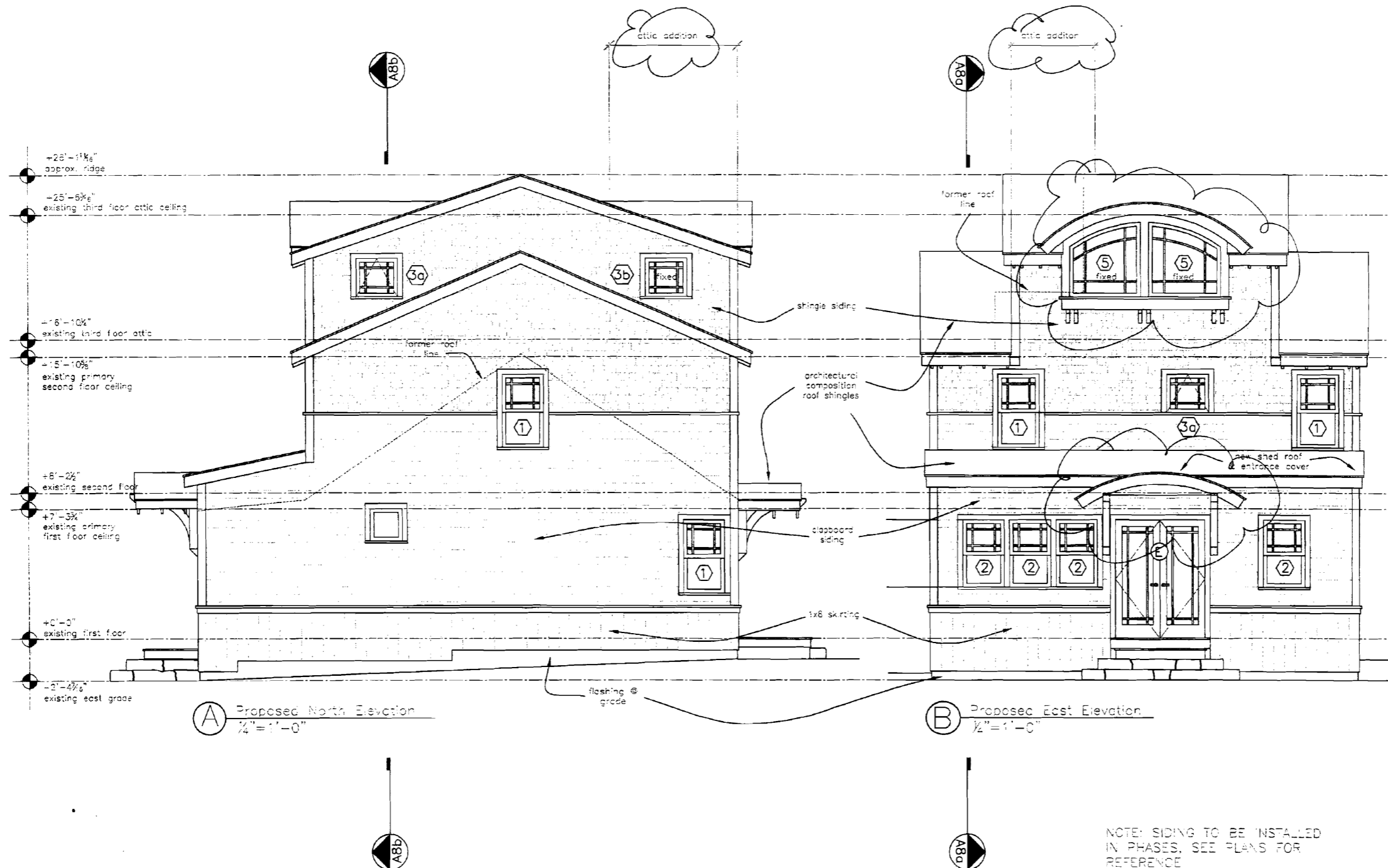
* NOTE WINDOW CHANGES

A7

**Thompson Johnson
Woodworks**

115 island avenue
peaks island me 04108
207.766.5919

proposed:
north and east
elevations



NOTE: SIDING TO BE INSTALLED
IN PHASES, SEE PLANS FOR
REFERENCE

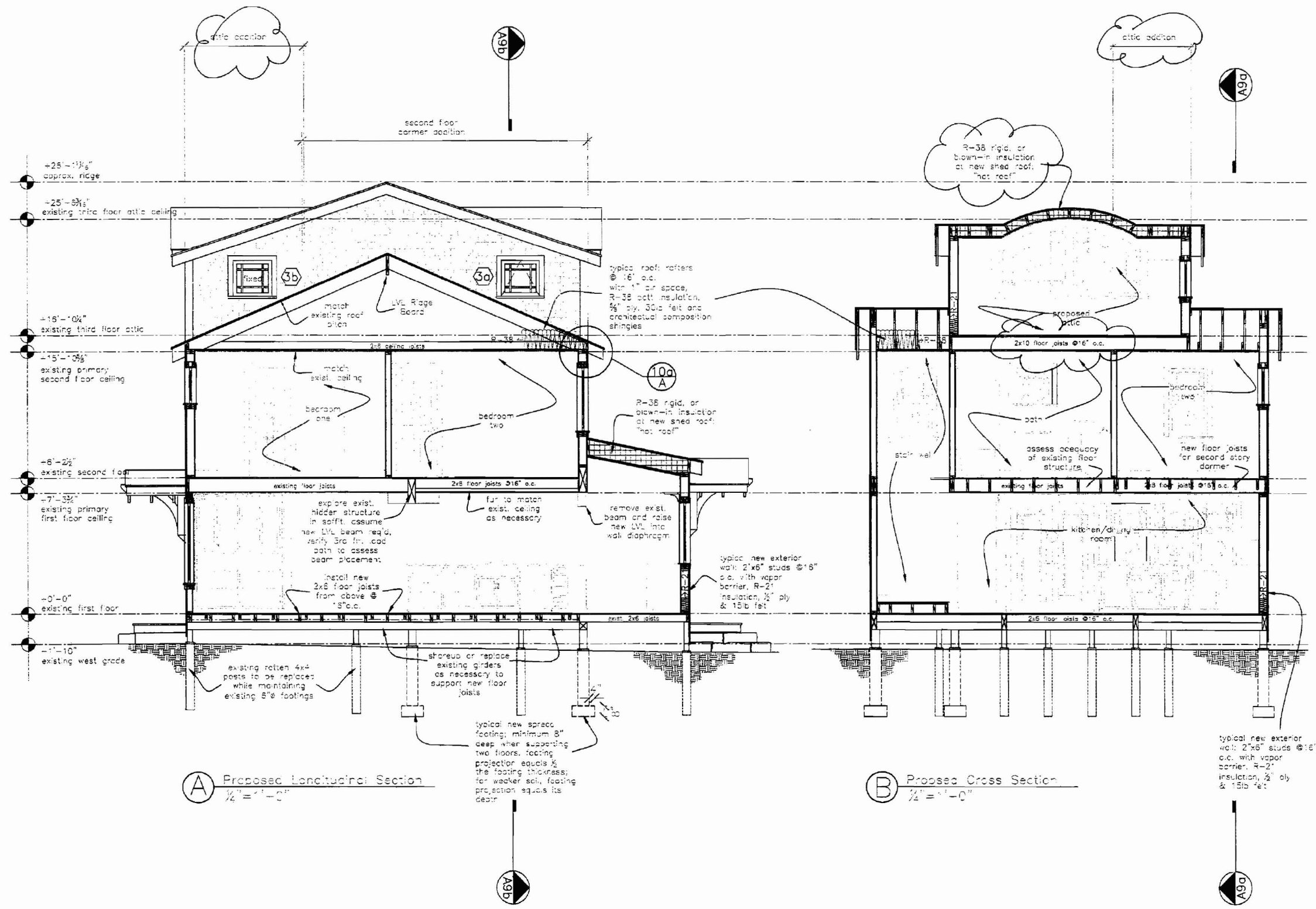
* NOTE WINDOW CHANGES

PROJECT Yturraspe Residence	
DATE 11.3.06	REVISED 12.12.06 2.24.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

ADDENDUM

A8

proposed:
sections



PROJECT
Yturraspe Residence

DATE 11.3.06	REVISED 12.12.06 2.24.09
SCALE 1/4"=1'-0"	DRAWN BY Rachel

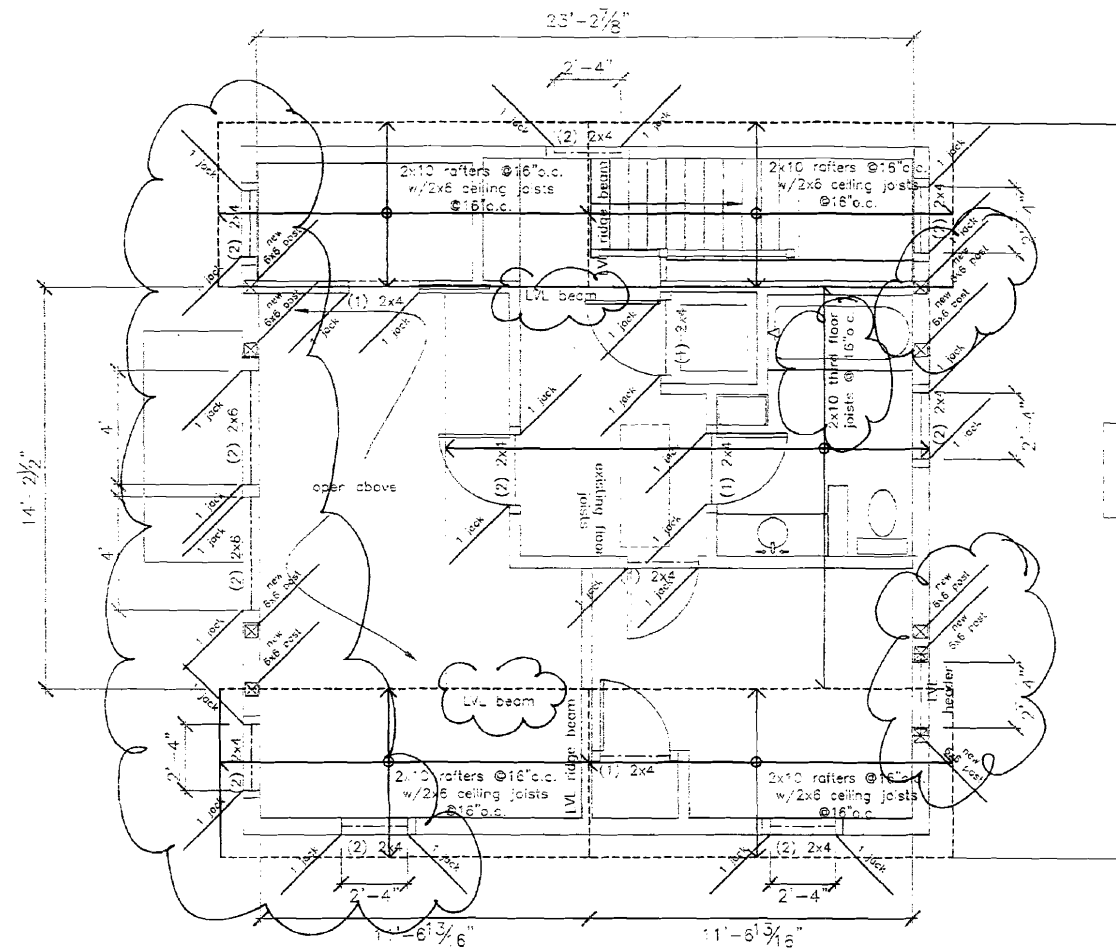
NOTES

ADDENDUM

**Thompson Johnson
Woodworks**

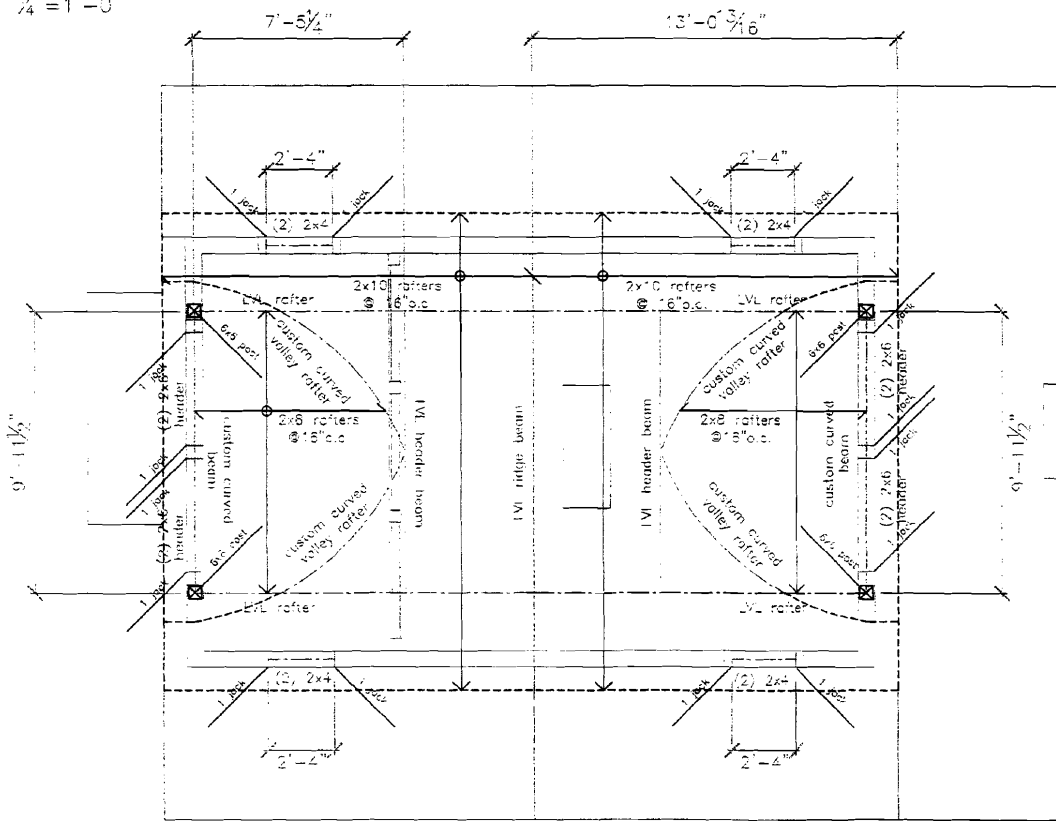
115 island avenue
peaks island me 04108
207.766.5919

proposed:
third floor & roof
framing plan



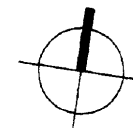
NOTE:
THIS PLAN ASSUMES REPLACING
THE EXISTING THIRD FLOOR JOISTS
AND PROVIDING NEW BEAM AND POST
STRUCTURE ON WHICH TO BEAR THEM.

(B) Attic and Roof Framing Plan
1/4" = 1'-0"



* NEW DRAWING

(A) Proposed Roof Framing
1/4" = 1'-0"



PROJECT Raymond Residence	
DATE 12.12.06	REVISED 2.24.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

ADDENDUM

S2