

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 060104

JAN 24 2006

CITY OF PORTLAND

This is to certify that Roberts & Roberts Llc / Roberts & Roberts
 has permission to Interior alterations to kitchen 1st fl balcony and stairs on 2nd
 AT 85 Pleasant Ave Pi 087 B003001

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 loaded or closed-in. 4 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

Janne Bonke 1/24/06
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

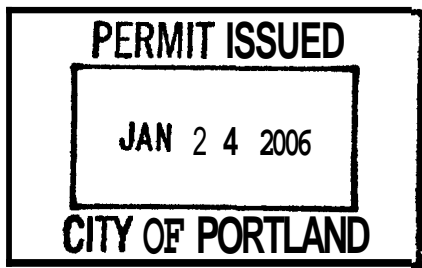
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0104	Issue Date: 0112412006	CBL: 087 B003001
-----------------------	---------------------------	---------------------

Location of Construction: 85 Pleasant Ave Pi	Owner Name: Roberts & Roberts Llc	Owner Address: 379 Island Ave	Phone: 766-5819
Business Name:	Contractor Name: Roberts & Roberts	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-4
Past Use: Single Family	Proposed Use: Single Family w/interior alterations to 1st fl kitchen & bath, add 2 baths on 2nd fl	Permit Fee: \$291.00	Cost of Work: \$30,000.00
Proposed Project Description: Interior alterations to kitchen & 1st fl bath, add 2 baths on 2nd fl		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B Signature: JMB 1/24/06
		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: jmb	Date Applied For: 01/24/2006	Zoning Approval	
--------------------------------	--	------------------------	--

<ol style="list-style-type: none"> 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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>ALL Interior</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 1/24/06</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 Date: <i>JMB</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



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>85 PLEASANT PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>EXISTING</u>		Square Footage of Lot <u>40,142</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>87 B 2,3 & 8</u>	Owner: <u>CHRISTOPHER ROBERTS ROBERTS & ROBERTS LLC</u>	Telephone: <u>766-5819</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>CHRISTOPHER ROBERTS 379 ISLAND AVE PEAKS ISLAND 04103 766-5819</u>	cost Of Work: \$ <u>30,000</u> Fee: \$ <u>291.00</u> C of O Fee: \$ <u> </u>
Current Specific use: <u>SINGL FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u>		
Project description: <u>RENEW SURFACES, CONSTRUCT 2 NEW BATHROOMS 2nd FL renovate AND INSTALL NEW KITCHEN & APPLIANCES 1st FL Bath (WINDOWS DOORS, STAIRS EXISTING)</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>C. ROBERTS</u> Mailing address: _____ Phone: <u>766-5819</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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.

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

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.

- ~~NA~~ 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] _____ Date 01/24/06
Signature of Applicant/Designee
[Signature] _____ Date 01/24/06
Signature of Inspections Official

CBL: 081-B-3 Building Permit #: 06-0104

City of Portland, Maine - Building or Use Permit

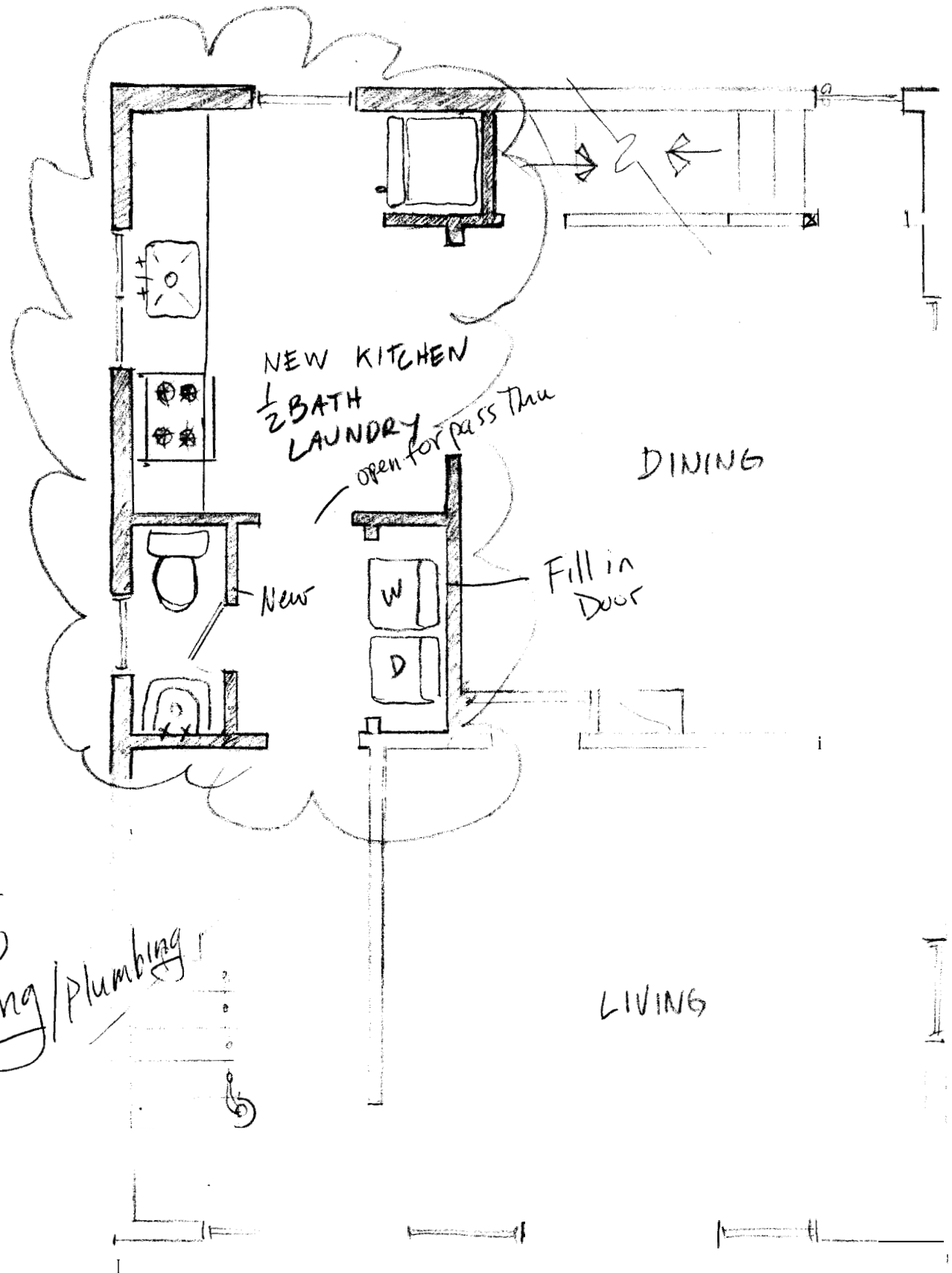
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0104	Date Applied For: 0112412006	CBL: 087 B003001
------------------------------	--	----------------------------

Location of Construction: 85 Pleasant Ave Pi	Owner Name: Roberts & Roberts Llc	Owner Address: 379 Island Ave	Phone: () 766-5819
Business Name:	Contractor Name: Roberts & Roberts	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/interior alterations to 1st fl kitchen & bath, add 2 baths on 2nd fl	Proposed Project Description: Interior alterations to kitchen & 1st fl bath, add 2 baths on 2nd fl
--	--





All New Wiring/Plumbing

NEW KITCHEN
 1/2 BATH
 LAUNDRY
 open for pass thru

DINING

Fill in Door

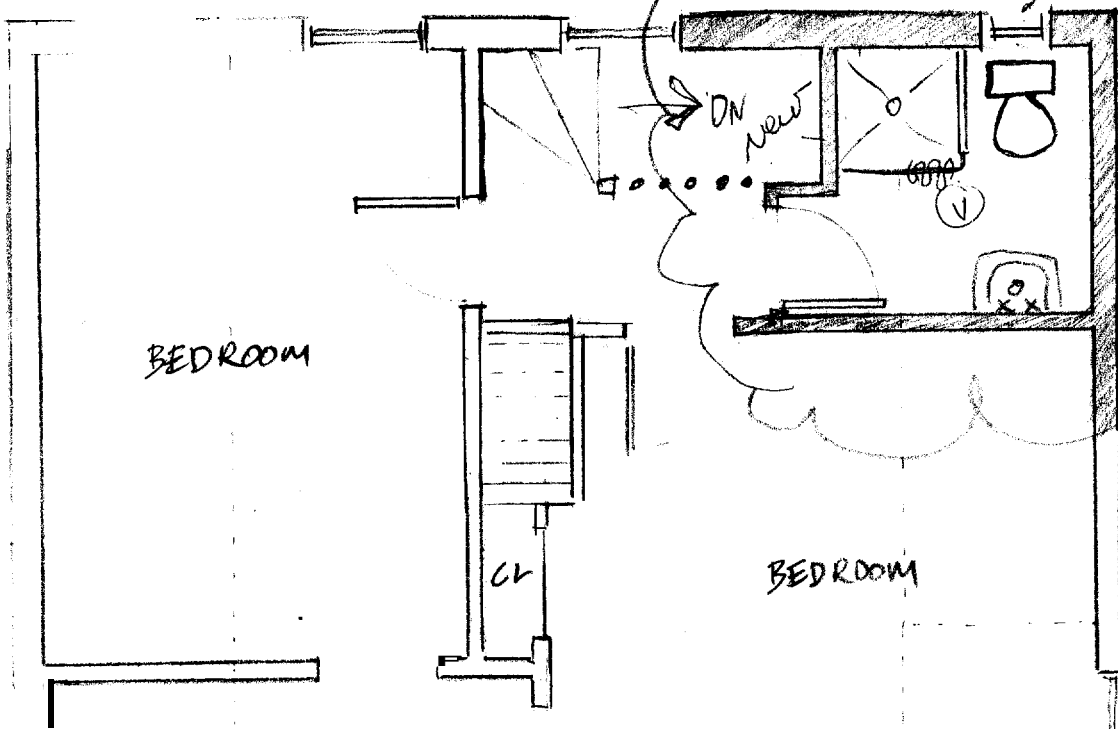
LIVING

1ST FLOOR PLAN

85 PLEASANT ST
 PEAKS ISLAND
 SCALE 1/4" = 1"
 M/20/01 CAR

NEW BATH AT REAR HALL LANDING

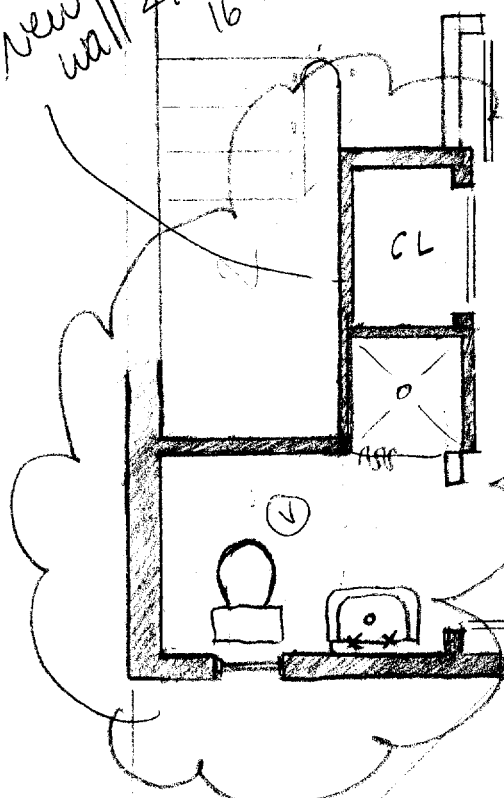
New Window



All bath fixtures meet 6'8" headroom per R305

HALL

New wall 2x4 16" o.c.



NEW BATH AT CLOSET AND HALL AREA

2ND FLOOR PLAN

85 PLEASANT ST
PEAKS ISLAND

SCALE: 1/4" = 1'

01/20/06 CAR

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	087 8003001
Location	85 PLEASANT AVE PI
Land Use	SINGLE FAMILY
 Owner Address	 ROBERTS & ROBERTS LLC 379 ISLAND AVE PEAKS ISLAND ME 04108
 Book/Page	 23109/239
Legal	87-B-3 PLEASANT AVE PEAKS ISLAND 10246 SF

#1/24/06
245
IR-2

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$117,780	\$53,800	\$171,580

#104

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$190,500	\$63,500	\$254,000

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1865	Old Style	1.5	1480	0.235	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	3		6	None	Part

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
09/02/2005	LAND	\$389,000	23309-239

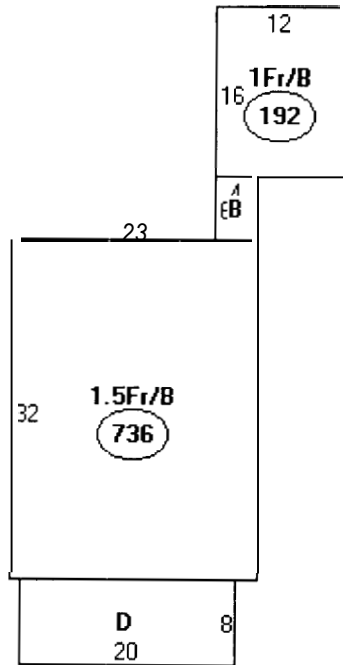
Picture and Sketch

Picture	Sketch	Tax Map
---------	--------	---------

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

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





Descriptor/Area

A: 1.5Fr/B
736 sqft

E: FUB
24 sqft

C: 1Fr/B
192 sqft

D: EP
160 sqft