

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, if Any,  
Attached

### BUILDING DEPARTMENT

## PERMIT

Permit Number 5152

 This is to certify that PEAKS ISLAND CHILDREN'S WORKSHOP Thompson & Benson

 has permission to Basement stair renovations

 AT 71 HERMAN AVE

087 HH014001

provided that the person or persons, firm or corporation accepting the 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 altered or closed-in.  
**48 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 names

Director - Building &amp; 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: 05-2005	Issue Date:	CBL: 08-2014001
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Location of Construction: 71 HERMAN AVE	Owner Name: PEAKS ISLAND CHILDREN'S W	Owner Address: PO BOX 7	Phone:
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

Fast Use: Commercial	Proposed Use: PI Children's Workshop/ Basement stair renovations	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 2
Proposed Project Description: Basement stair renovations		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type 3B	
		Signature:	Signature:	

*Withdrawn*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Actual: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 10/28/2005	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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>	<b>Special Use or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Major <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input 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: _____
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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
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**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

10-18-2005

Received from

Thompson & Johnson Woodwork

Location of Work

71 Huron Ave

Cost of Construction \$

Permit Fee

\$ 35.00

Building (1)

Plumbing (15)

Electrical (12)

Site Plan (12)

Other

CBL: 87 HH 14

Check # 3213

Total Collected \$ 35.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of this is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

# 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>71 HERMAN AVENUE PEAKS ISLAND, ME 04102</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot <u>13798 SF</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>87            HH            14</u>	Owner: <u>PEAKS ISLAND CHILDREN'S WORKSHOP</u>		Telephone: <u>207-766-2854</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>THOMPSON, JOHNSON WOODWORKS 115 ISLAND ME, PEAKS ISLAND, 04108</u>		Cost Of Work: \$ <u>2,000</u> Fee: \$ <u>39.00</u>
Current use: <u>BENEVOLENT &amp; CHARITABLE</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: Project description: <u>BASEMENT STAIR RENOVATION</u>			<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">                 DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME   <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">                     OCT - 6 2005                       RECEIVED                 </div> </div>
Contractor's name, address & telephone: _____			
Who should we contact when the permit is ready: <u>RACHEL CONLY</u>			
Mailing address: <u>THOMPSON, JOHNSON WOODWORKS 115 ISLAND ME, PEAKS ISLAND, ME 04108</u>			
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>207-766-5917</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>Rachel Conly</u>	Date: <u>10-3-05</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 4<sup>th</sup> floor of City Hall

Thompson Johnson  
Woodworks  
115 island avenue  
peaks island maine 04108  
ph 207.766.5919 fx 207.766.5297

September 28, 2205

City of Portland  
Planning and Development Department  
Inspections Office

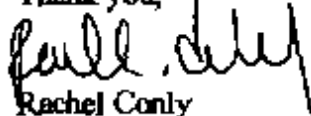
Attention: Jeanie Bourke

Hi Jeanie,

Enclosed is our proposal for the Peaks Island Children's Workshop basement stair renovation. After taking measurements, etc., it seems as though the original architect had intended for stairs at some point in the future. The rise, run and head clearance work out perfectly, however there is no room for a landing inside the stairwell. Our hope is that we will be allowed to open the door into the "common space" at the top of the stairs and treat the floor area as the landing.

I think I have included everything you might need to evaluate the project, but please let me know if you need anything more.

Thank you,



Rachel Conly  
Architectural Designer  
Thompson Johnson Woodworks

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	087 HH014001
<b>Location</b>	71 HEBMAN AVE
<b>Land Use</b>	BENEVOLENT & CHARITABLE
<b>Owner Address</b>	PEAKS ISLAND CHILDREN'S WORKSHOP PO BOX 7 PEAKS ISLAND ME 04108
<b>Book/Page</b>	11532/300
<b>Legal</b>	87-NR-14 HEBMAN AVE ERBERT ST PEAKS ISLAND 13798 SF

### Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$27,836	\$227,640	\$255,476

### Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$26,500	\$216,800	\$243,300

\* 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

<b>Year Built</b> 1995	<b>Style</b> Contemp	<b>Story Height</b> 2	<b>Sq. Ft.</b> 4496	<b>Total Rooms</b> 0.317		
<b>Bedrooms</b>	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 3	<b>Attic</b> None	<b>Treatment</b> Piec/slab	

### Outbuildings

<b>Type</b> SRED-FRAME	<b>Quantity</b> 1	<b>Year Built</b> 1995	<b>Area</b> 8X12	<b>Grade</b> C	<b>Condition</b> A
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### Sales Information

<b>Date</b> 07/01/1994	<b>Type</b> LAND + BLDING	<b>Price</b> \$51,000	<b>Book/Page</b> 11531-330
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### Picture and Sketch

[Picture](#)      [Sketch](#)      [Tax Map](#)

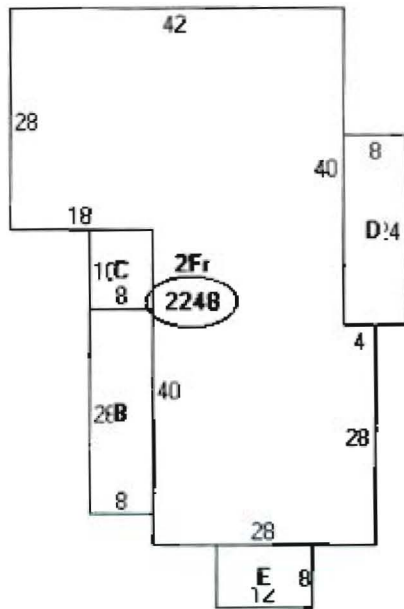
Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108

[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 Woodworks  
115 Island Avenue  
Peaks Island, ME 04108

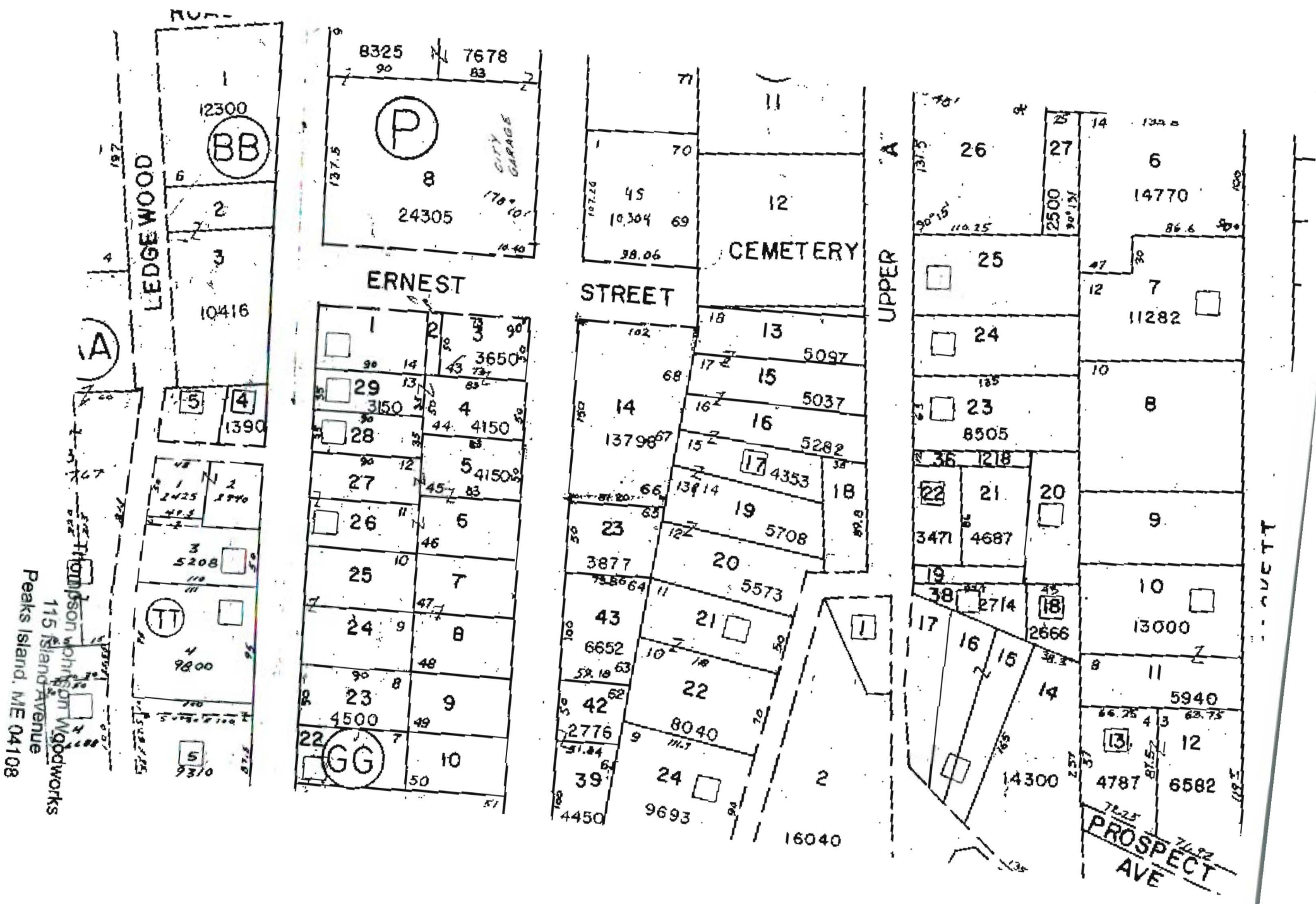


Descriptor/Area

- A: 2Fr  
2248 sqft
- B: OFP  
208 sqft
- C: EP  
80 sqft
- D: OFP  
192 sqft
- E: OFP  
96 sqft

Thompson Johnson Woodworks  
 115 Island Avenue  
 Peaks Island, ME 04108



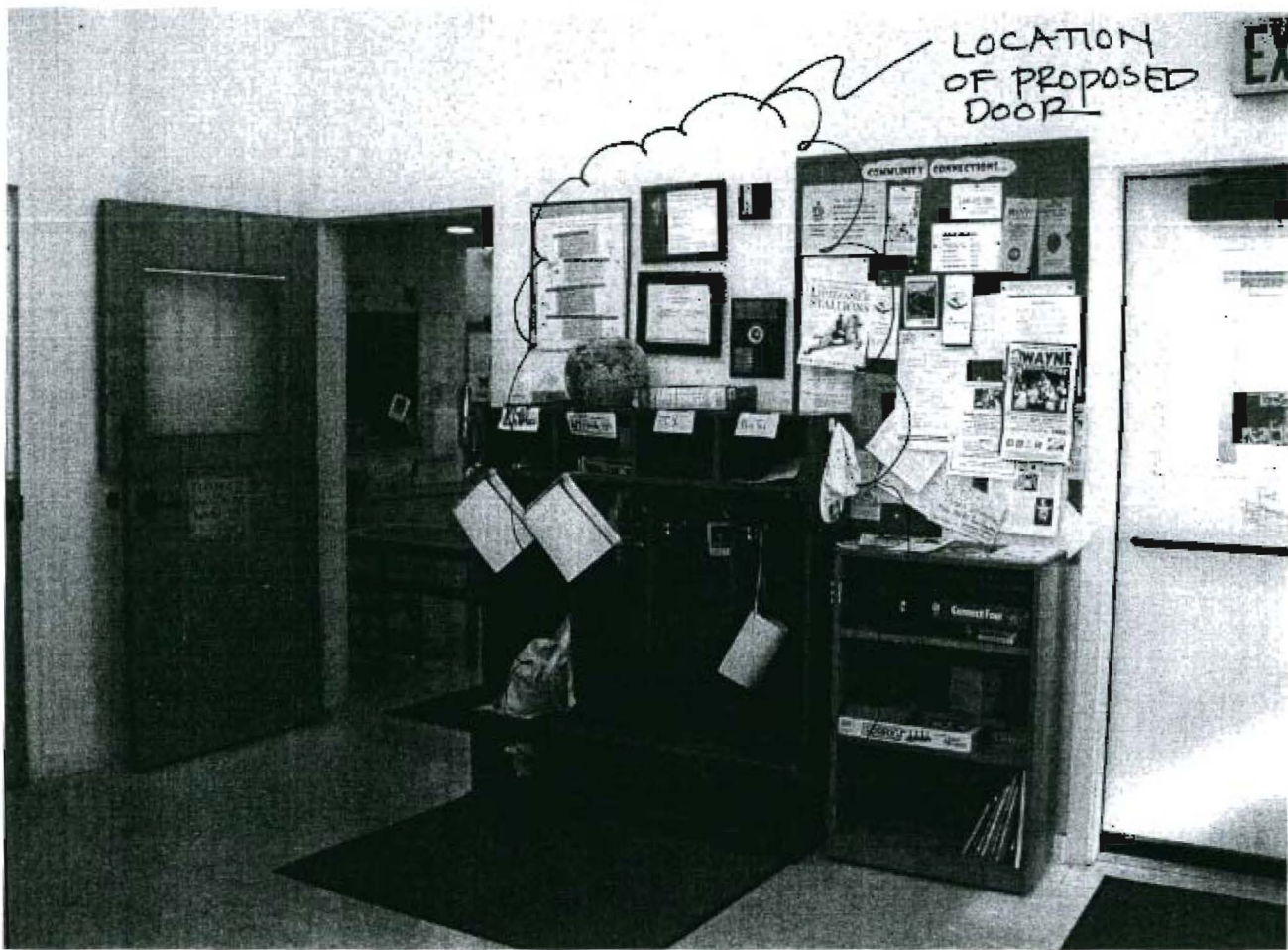


Peaks Island, ME 04108  
 115 Island Avenue  
 Thompson Woodworks



ⓐ PEAKS ISLAND CHILDREN'S WORKSHOP: EXISTING CLOSET

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108

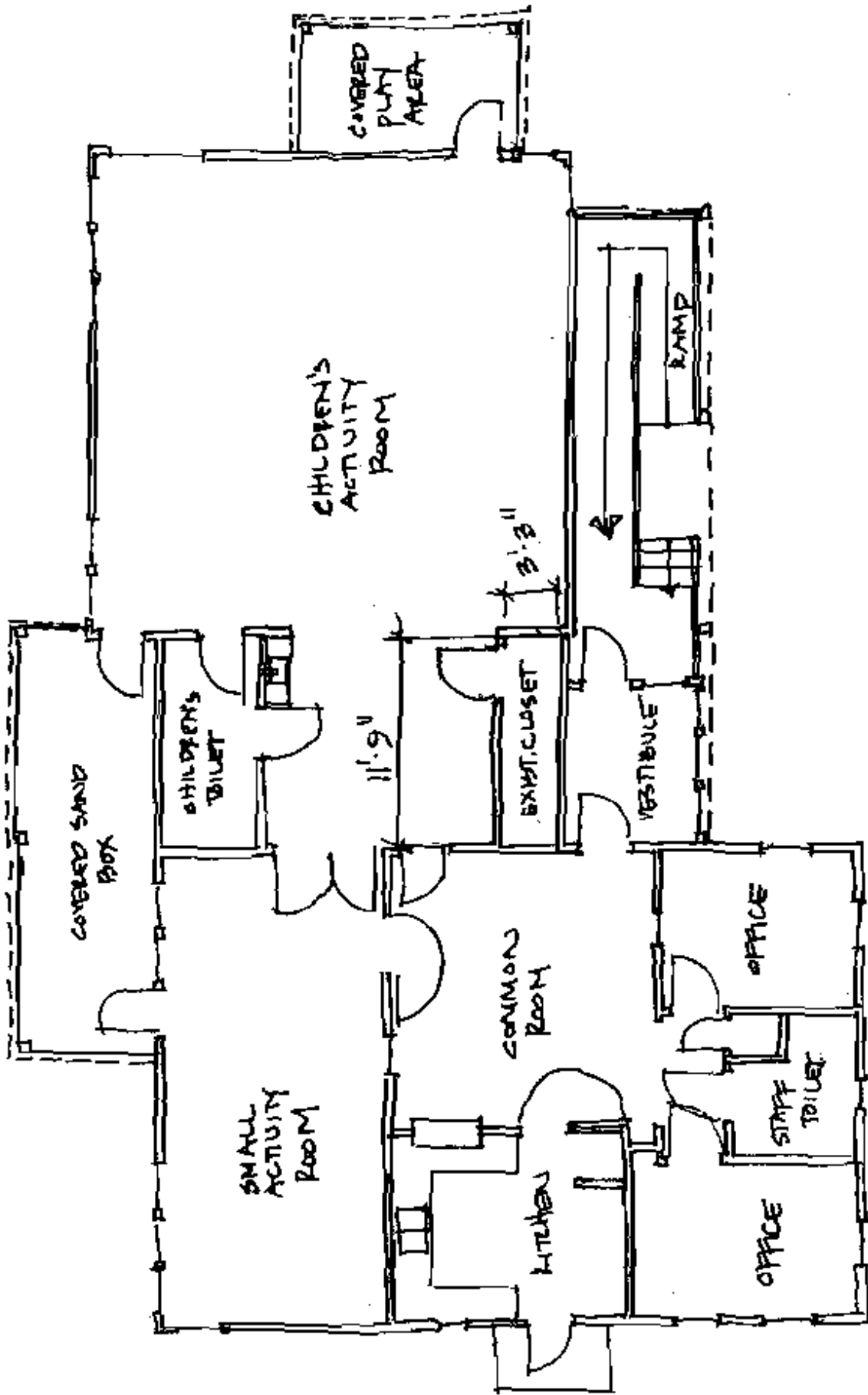


Ⓐ PEAKS ISLAND CHILDREN'S WORKSHOP: PROPOSED DOOR



AREA OF  
PROPOSED  
STAIR

Ⓐ PEAKS ISLAND CHILDREN'S WORKSHOP: PROPOSED STAIR

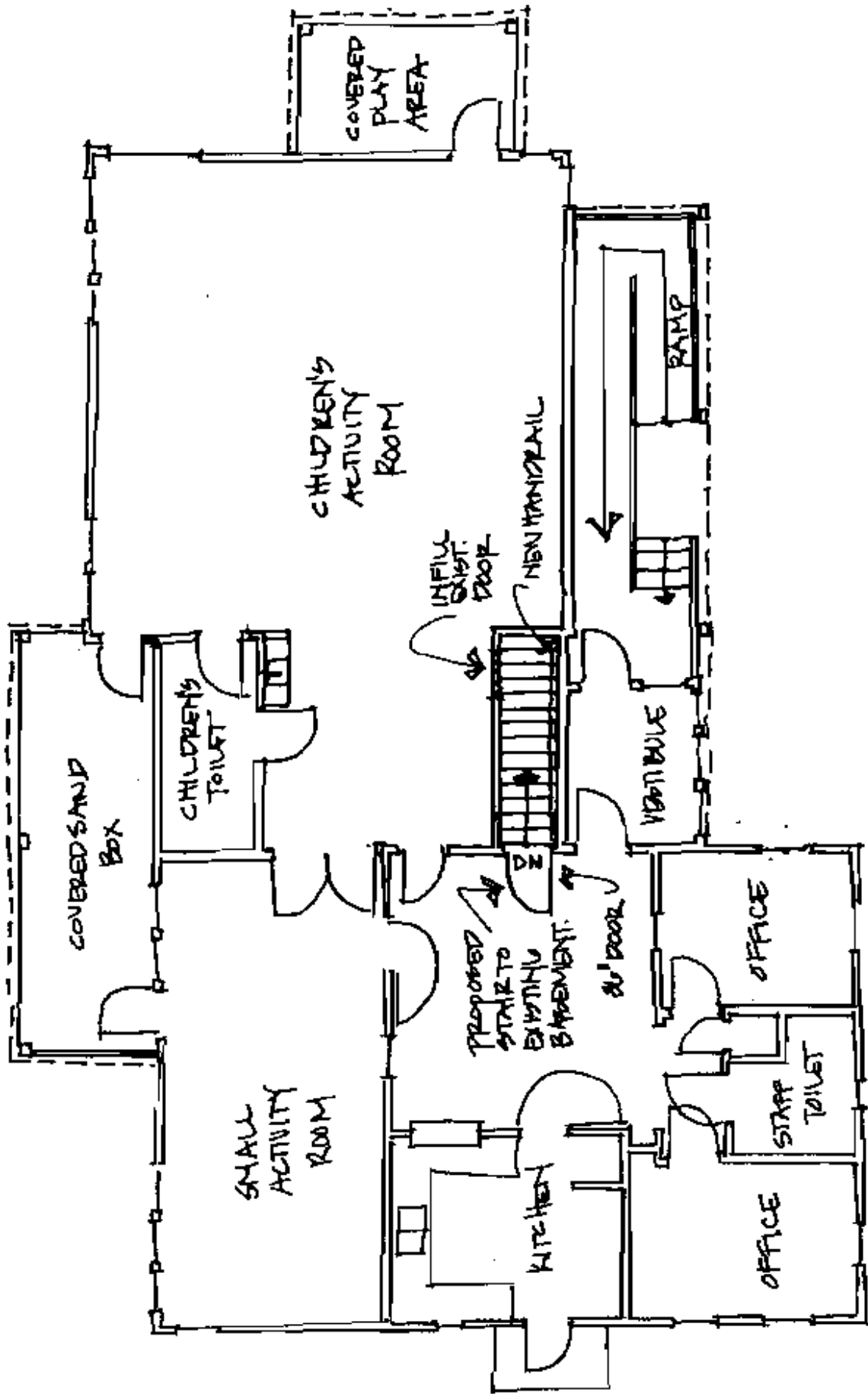


A PEAKS ISLAND CHILDREN'S WORKSHOP: EXISTING CONDITIONS - FIRST FLOOR PLAN

2 1/8" = 1'0" 9.28.05



Thompson Johnson Woodworks  
 115 Island Avenue  
 Peaks Island, ME 04108

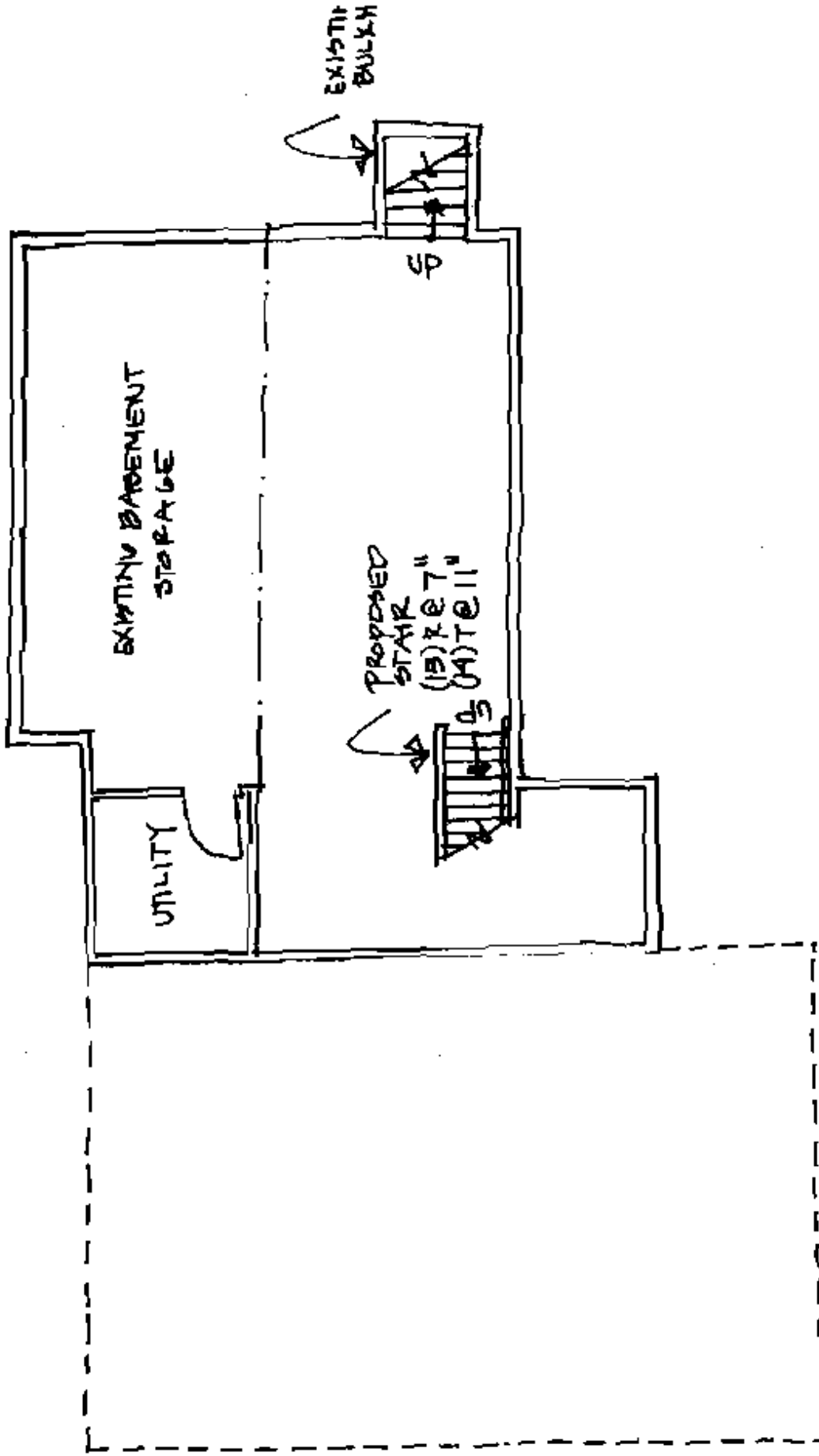


PEAKS ISLAND CHILDREN'S WORKSHOP: BASEMENT STAIR PROPOSAL: FIRST FLOOR PLAN

@ 1/8" = 1'-0" 9.28.05



Thompson Johnson Woodworks  
 115 Island Avenue  
 Peaks Island, ME 04108



PEAKS ISLAND CHILDREN'S WORKSHOP: BASEMENT STAIR PROPOSAL: FOUNDATION PLAN

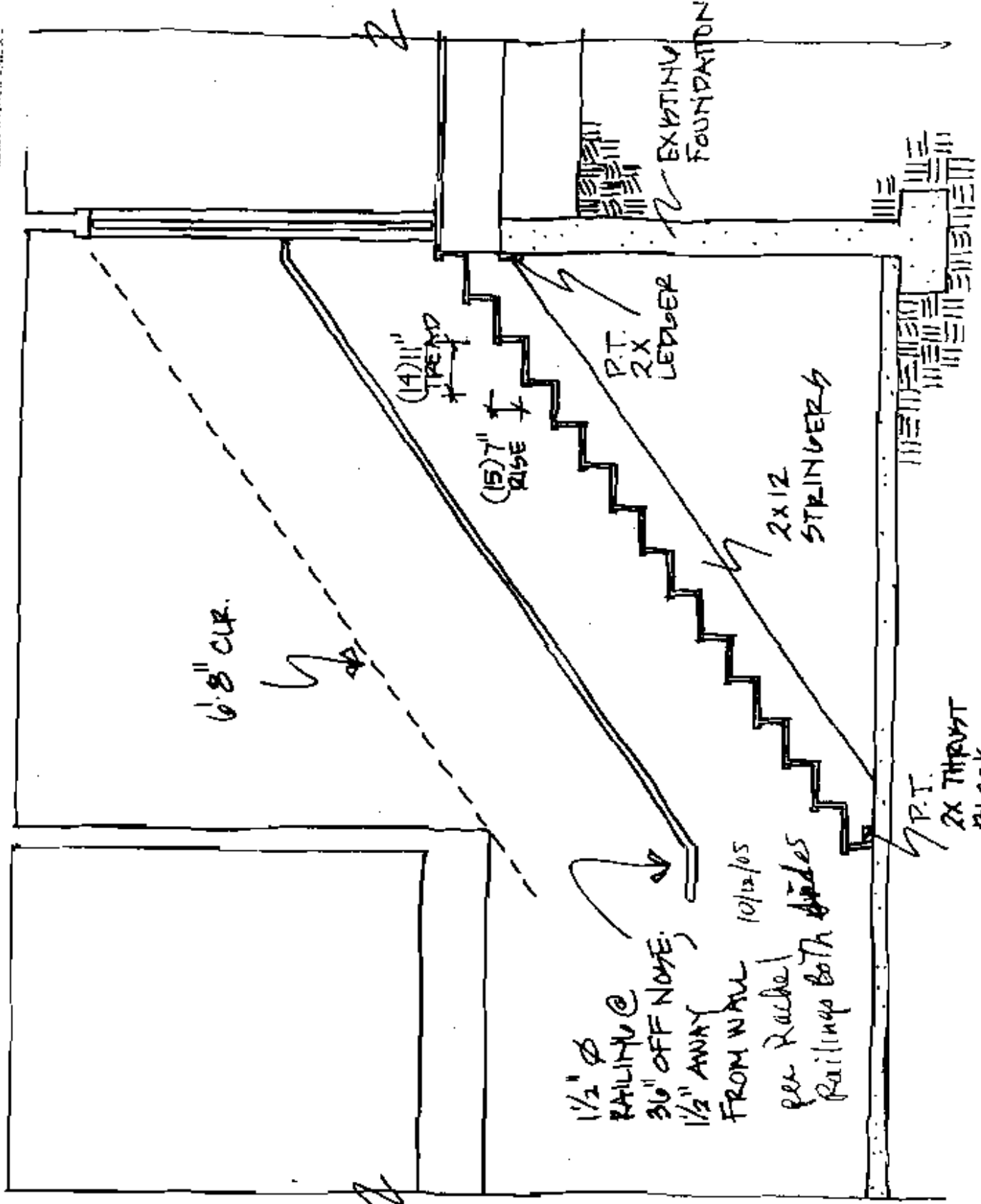
0 1/8" = 1'-0" 9.28.05



Thompson Johnson Woodworks  
 115 Island Avenue  
 Peaks Island, ME 04108

96"

105" F.F. TO F.F.



6'8" CUR.

(14)11" TREAD

(15)7" RISE

P.T. 2X LEDGER

2X12 STRINGERS

P.T. 2X THRUST BLOCK

EXISTING FOUNDATION

1/2"  $\phi$  RAILING @ 36" OFF NOSE, 1/2" AWAY FROM WALL  
per Rachel's railing on both sides  
10/12/05

PEAKS ISLAND CHILDREN'S WORKSHOP: BASEMENT STAIR PROPOSAL: SECTION  
A @ 9/8" = 1'-0" 9.28.05



Thompson Johnson  
Woodworks  
115 island avenue  
peaks island maine 04108  
ph 207.766.5919 fx 207.766.5297



October 12, 2005

City of Portland  
Planning and Development Department  
Inspections Office

Attention: Jeanie Bourke

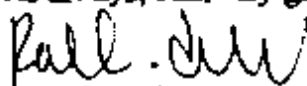
Hi Jeanie,

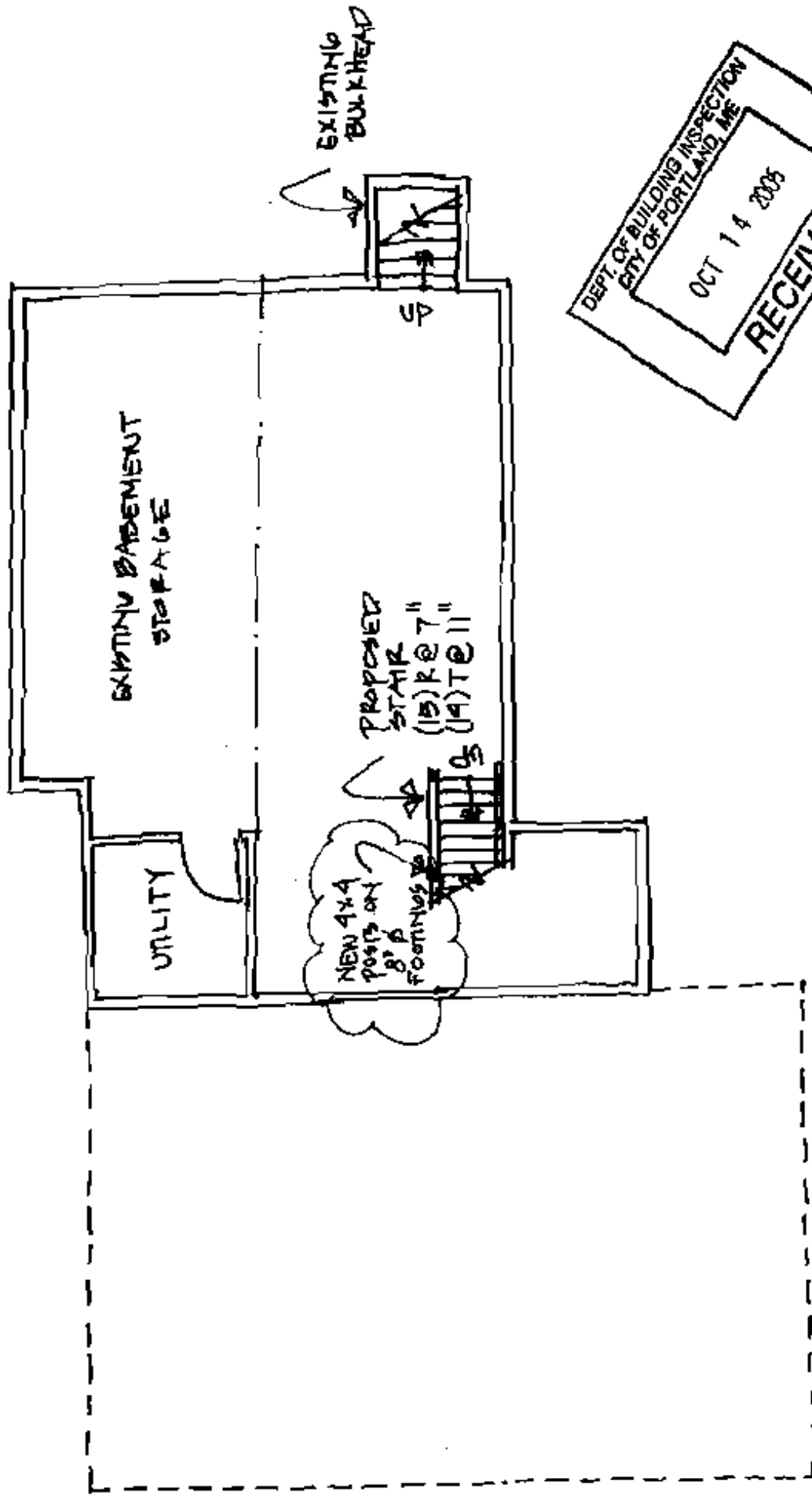
Thanks for your help on this one. I took some time to more thoroughly review the IBC and have added notes to the drawings accordingly. The revisions are enclosed.

I believe I have covered most of the essentials, but I was still a bit unclear on the hardware requirements for the door type. It is my understanding that I need to specify a door which is operable by a 15 lb force and operable without a special key or hardware from the direction of egress travel. However, I am not clear on when it is necessary to specify a door with panic hardware. I think it is based on whether or not the occupant load is 100 or more, but I want to be sure. The Children's Workshop is licensed by the state for a maximum of 30 children, so perhaps the point is moot, but I was unable to verify the actual permitted occupancy load for the building. I also did not find anything about the spring hinges you mentioned. Suffice to say, we are happy to comply with whatever type is deemed necessary, just let us know.

As for the landing issue, like you, I was unable to find an exception to the landing requirements set forth in 1008.1.3.5. Perhaps you and Mike will discover one that I am unaware of. However, if you find the submission to be non-compliant, I would like to request a variance based on the limited space and financial resources available to the Peaks Island Children's Workshop, a non-profit benevolent and charitable organization. Is there a formal procedure for requesting an exception?

As always, I am very grateful for the time and energy you give us. thank you.

  
Rachel Conly  
Architectural Designer  
Thompson Johnson Woodworks



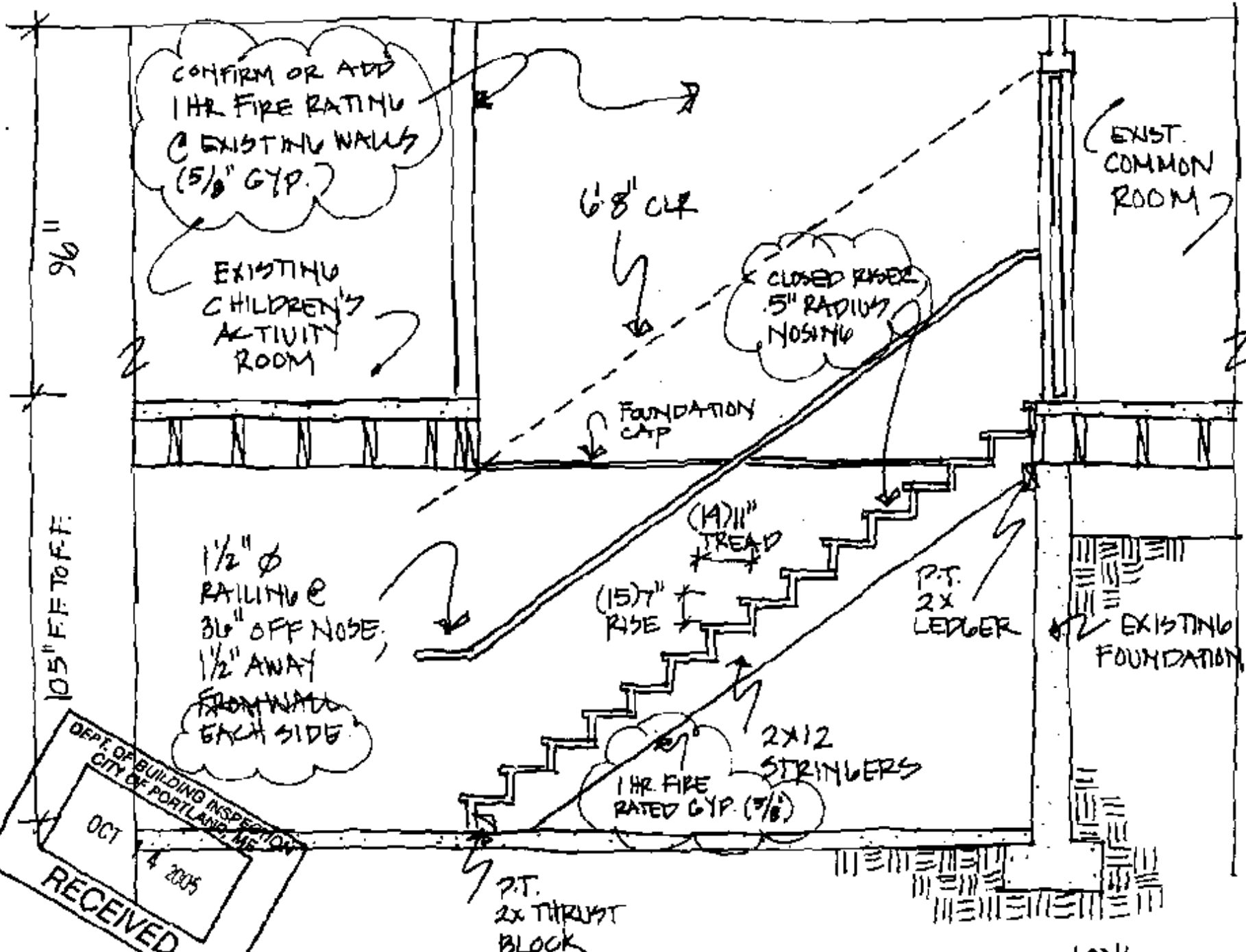
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CITY OF PORTLAND, ME  
OCT 14 2005  
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PEAKS ISLAND CHILDREN'S WORKSHOP : BASEMENT STAIR PROPOSAL : FOUNDATION PLAN

Ⓐ @ 1/8" = 1'-0" 10-12-05

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108

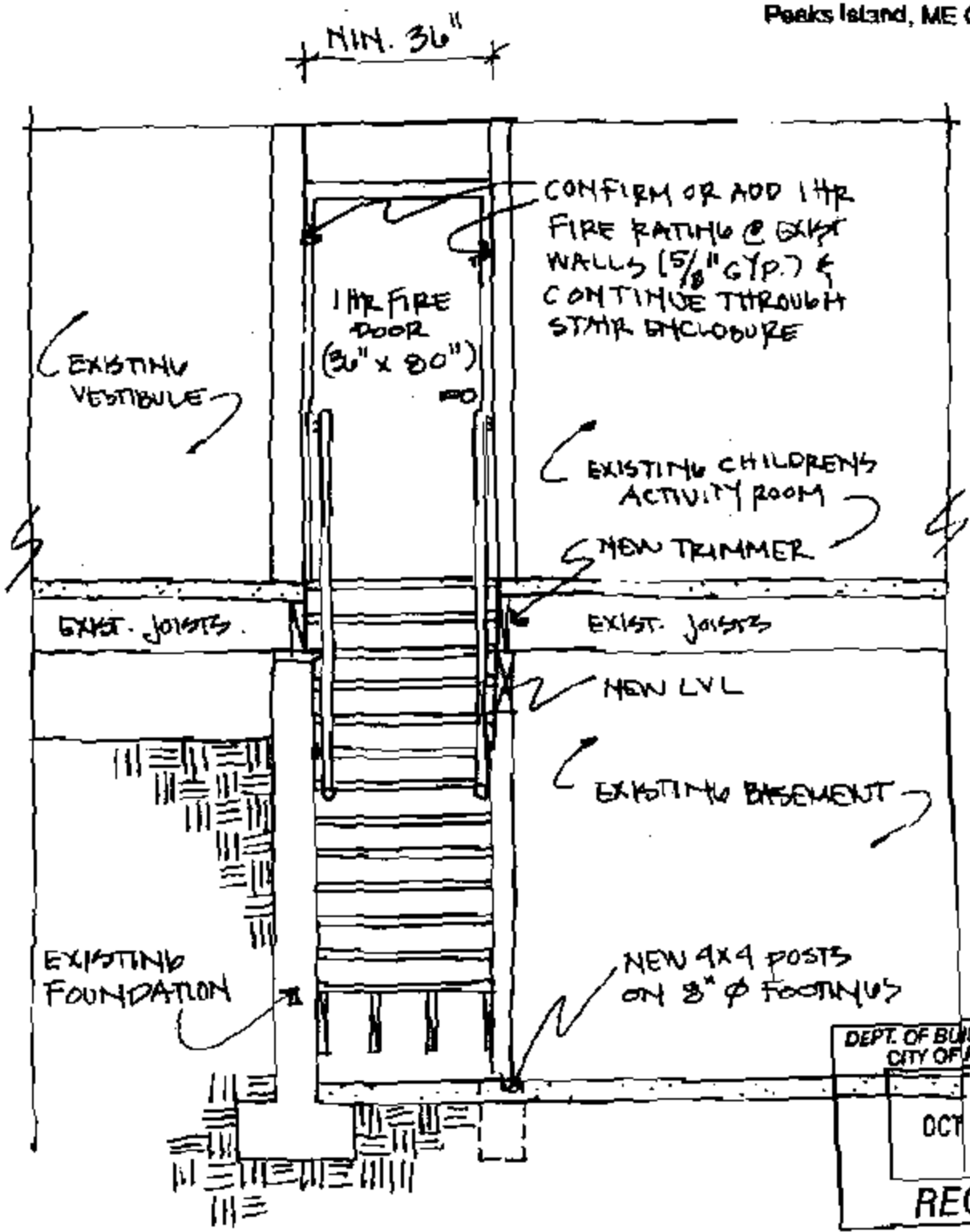


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PEAKS ISLAND CHILDREN'S WORKSHOP: BASEMENT STAIR PROPOSAL SECTION  
 @ 3/8" = 1'-0" 10.12.05

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04106

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

OCT 14 2005

RECEIVED

Ⓐ PEAKS ISLAND CHILDREN'S WORKSHOP: BASEMENT STAIR  
@ 3/8" = 1'-0" 10.12.05

CROSS SECTION