

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: 04-0889	Issue Date: JUN 28 2004	CBL: 087 00026001
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Location of Construction: 120 Island Ave	Owner Name: Hoffman Jean	Owner Address: 120 Island Ave	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 12077665919
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IB

Past Use: Single Family	Proposed Use: Single Family w/interior alterations & 1 new bathroom	Permit Fee: \$651.00	Cost of Work: \$70,000.00	CEO District: 2	4,604 #
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Proposed Project Description:  
Interior work to add 1 bathroom, relocate 1 bathroom, create office/storage in the attic

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BECA 1999 Signature: JMB 6/28/04
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 06/28/2004	<b>Zoning Approval</b>	
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- 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	Zoning Appeal	Historic Preservation
<input checked="" 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"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 6/28/04	<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: _____	<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: JMB

*Interior work under existing envelope expansion*

*SP Home*

**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

<b>Permit No:</b> 04-0889	<b>Date Applied For:</b> 06/28/2004	<b>CBL:</b> 087 00026001
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<b>Location of Construction:</b> 120 Island Ave	<b>Owner Name:</b> Hoffman Jean	<b>(Owner Address:</b> 120 Island Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thompson & Johnson Woodworkers	<b>Contractor Address:</b> 115 Island Ave Peaks Island	<b>Phone</b> (207) 766-5919
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

Single Family w/interior alterations & 1 new bathroom	Interior work to add 1 bathroom, relocate 1 bathroom, create office/storage in the attic
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/28/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
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.			
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/28/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, or heating.			

# 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>120 ISLAND AVE PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>N/A All interior</u>		Square Footage of Lot <u>4.608</u>
Tax Assessor's Chart, Block & Lot Block# <u>00</u> Lot# <u>26</u>	Owner: <u>JEAN HOFFMAN</u>	Telephone: <u>---</u>
		telephone: <u>THOMPSON JOHNSON WOODWORKS</u> Fee: \$ <u>651.00</u>
Current use: <u>SINGLE FAMILY RESIDENCE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>(NO CHANGE) PROPOSAL FOR 2 NEW BATHS AND AN ATTIC STORAGE</u>		
Project description: _____		
Contractor's name, address & telephone: <u>THOMPSON JOHNSON WOODWORKS 115 ISLAND AVE, PEAKS ISLAND, ME 04108 207-766-5919</u>		
Who should we contact when the permit is ready: <u>RACHEL CONLY</u>		
Mailing address: _____		
<p>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.</p> <p style="text-align: right;">PHONE: <u>766-5919</u></p>		

**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>6.28.09</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**

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.

*330 8/28*

**Current Owner Information**

Card Number	1 of 1
Parcel ID	087 00026001
Location	120 ISLAND AVE
Land Use	SINGLE FAMILY
Owner Address	HOFFMAN JEAN 120 ISLAND AVE PEAKS ISLAND ME 04108
Book/Page	17656/048
Legal	87-00-26 ISLAND AVE PEAKS ISLAND 4608 SF

*Interior*  
~~Interior~~  
*I-B*  
*Shoreland*

**Valuation Information**

Land	Building	Total
\$127,680	\$84,210	\$211,890

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1876	Old Style	2	1850	0.106	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	1	1	8	Unfin	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
05/01/2002	LAND + BLDING	\$154,169	17656-48
03/13/2000	LAND + BLDING	\$300,000	15363-019

**Picture and Sketch**

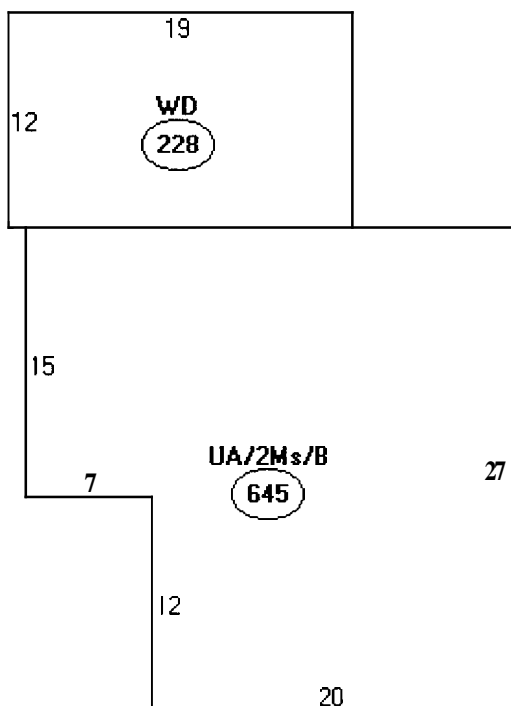
Picture                      Sketch

[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](#).

**New Search!**





Descriptor/Area

A: UA/2Ms/B  
645 sqft

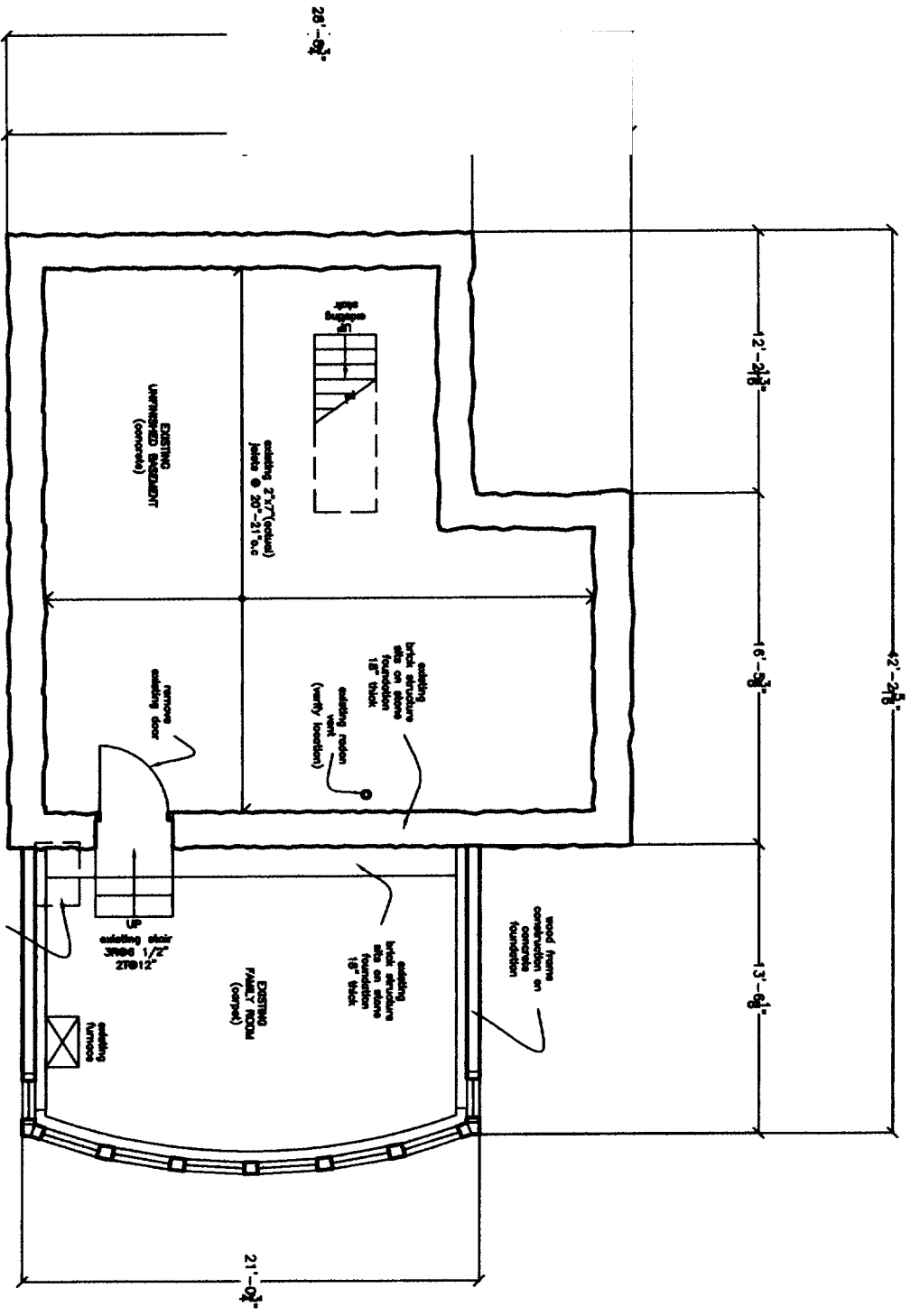
B: WD  
228 sqft

THOMPSON JOHNSON WOODWORKS  
 115 ISLAND AVENUE  
 PEAKS ISLAND ME 04108  
 207.766.5919

# A1

Notes

existing basement/  
 first floor framing plan



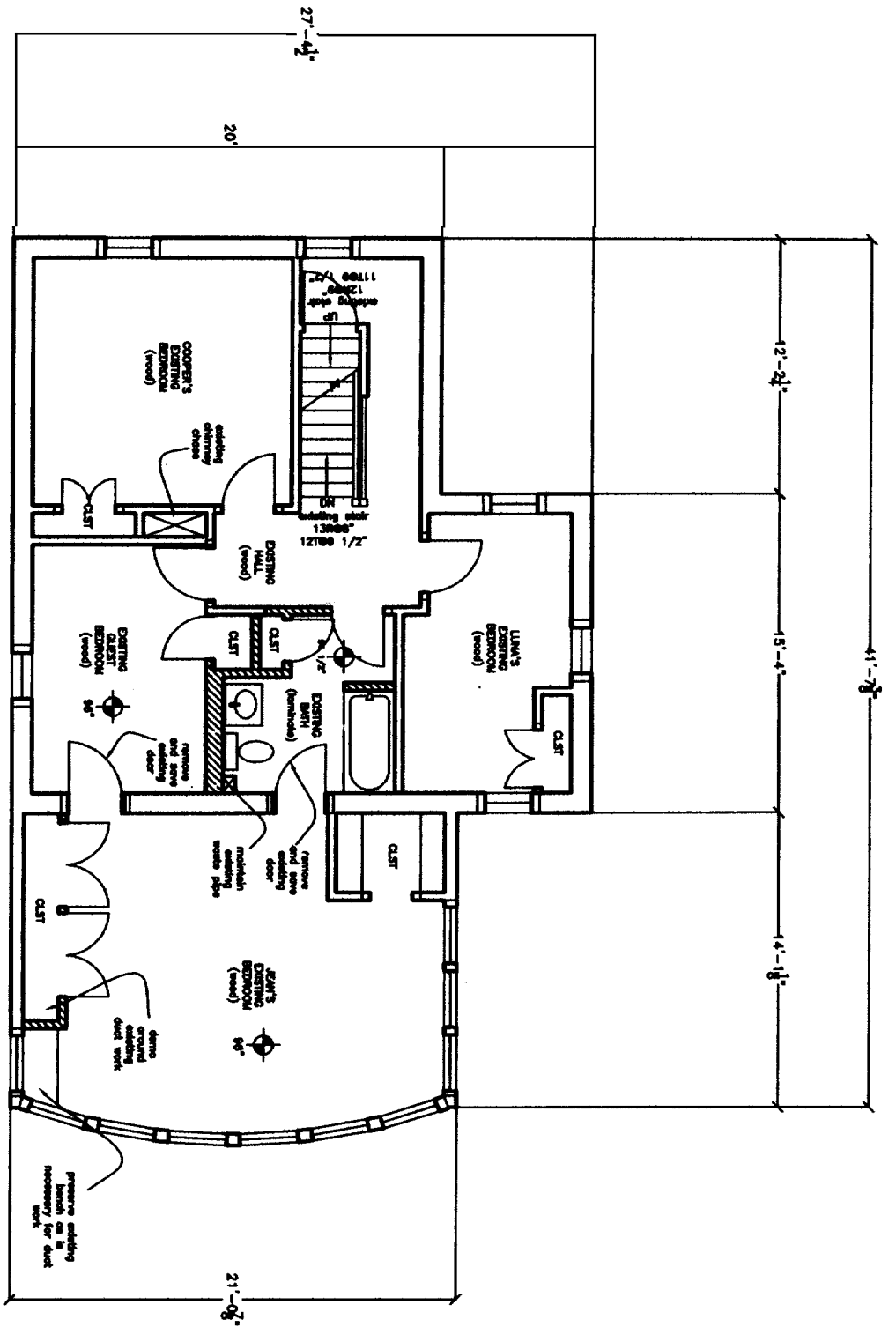
PROJECT Hoffman Residence	
DATE 6.28.04	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY
ITEM	

THOMPSON JOHNSON WOODWORKS  
 115 ISLAND AVENUE  
 PEAKS ISLAND ME 04108  
 207.766.5919

# A2

Notes

existing second  
 floor/demo plan



DEMO

PROJECT Hoffman Residence	
DATE 6.28.04	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY
ITEM	

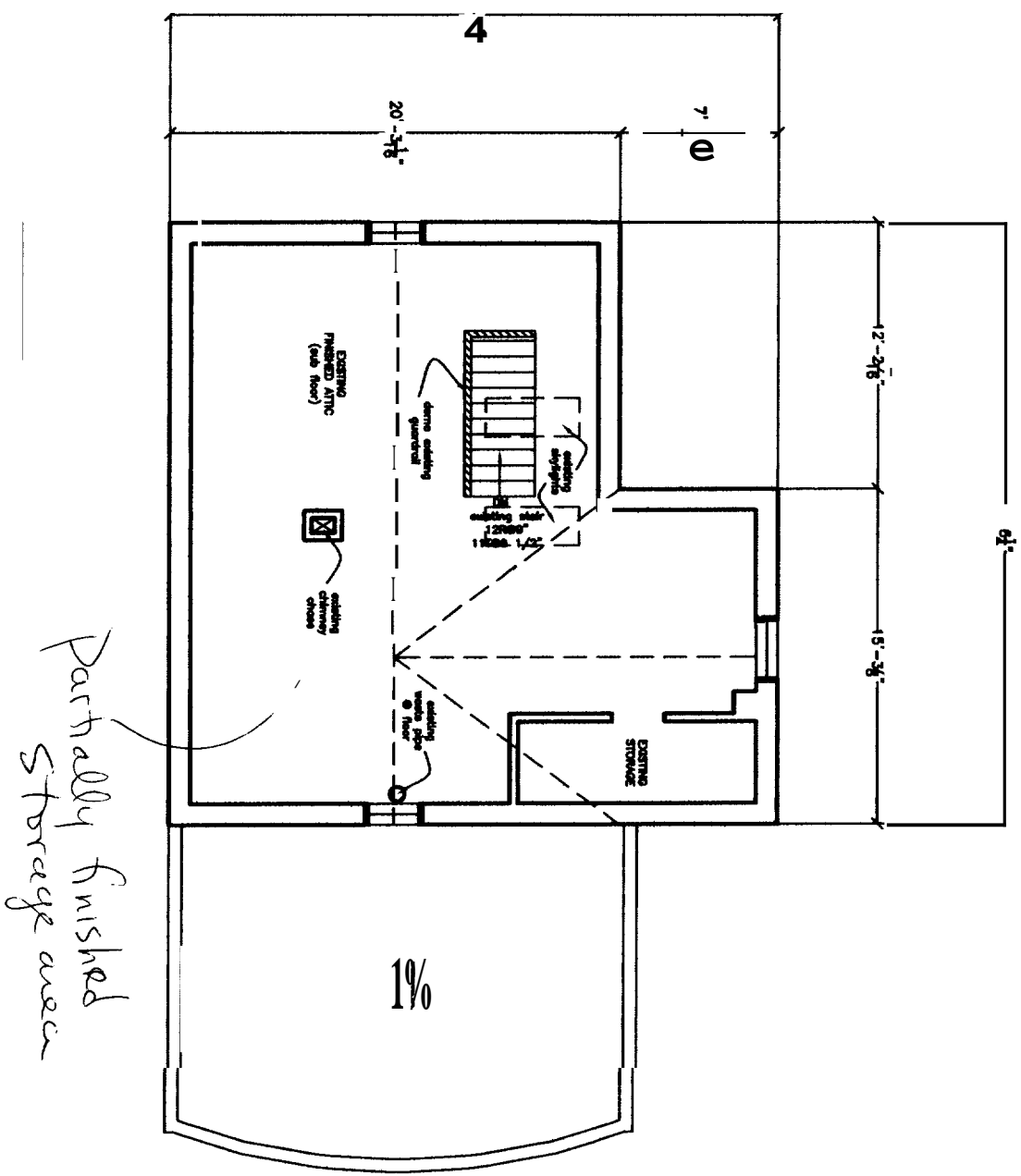


THOMPSON JOHNSON WOODWORKS  
 115 ISLAND AVENUE  
 PEAKS ISLAND ME 04108  
 207.766.5919

**A3**

Notes

existing attic



*Partially finished  
Storage area*

PROJECT Hoffman Residence	
DATE 6.28.04	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY
ITEM	

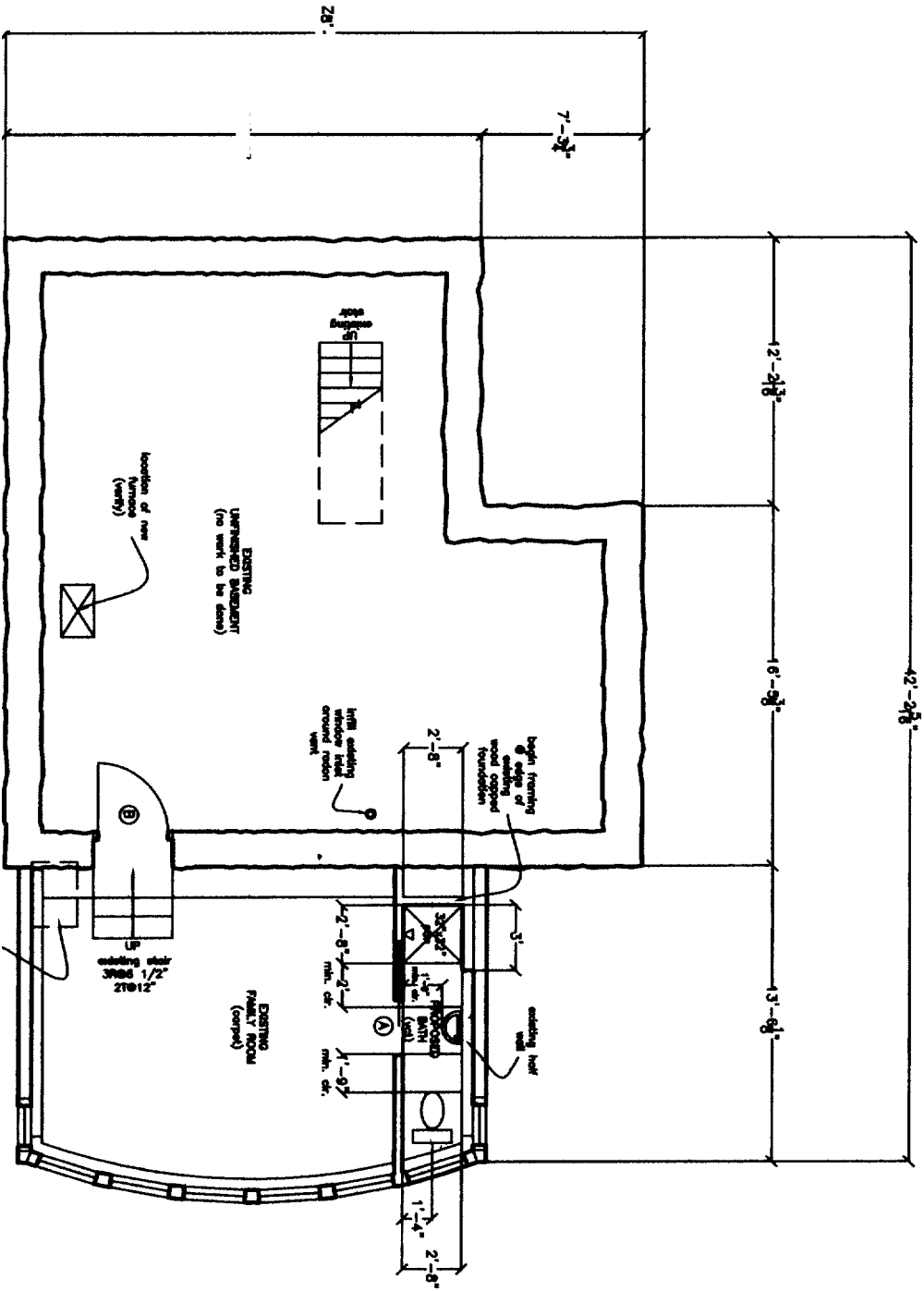
TOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE  
PEAKS ISLAND ME 04108  
207.766.5919

**A4**

Notes

proposed family  
room plan



PROJECT  
Hoffman Residence

DATE  
6.28.04

SCALE  
1/8" = 1'-0"

ITEM

REVISED

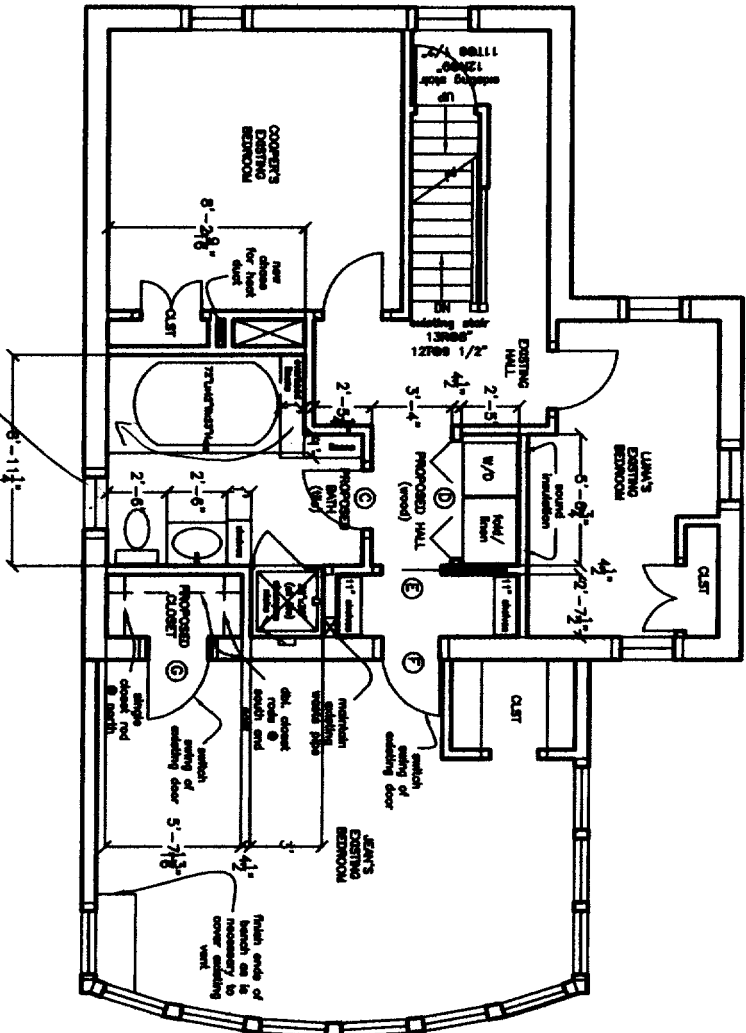
DRAWN BY

T H O M P S O N J O H N S O N W O O D W O R K S  
 115 ISLAND AVENUE  
 PEAKS ISLAND ME 04108  
 207.766.5919

**A5**

Notes

proposed second floor plan



*will need to be  
 tempered unless  
 shelves/cabinet is  
 moved to this and*

PROJECT Hoffman Residence	
DATE 6.28.04	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY
ITEM	

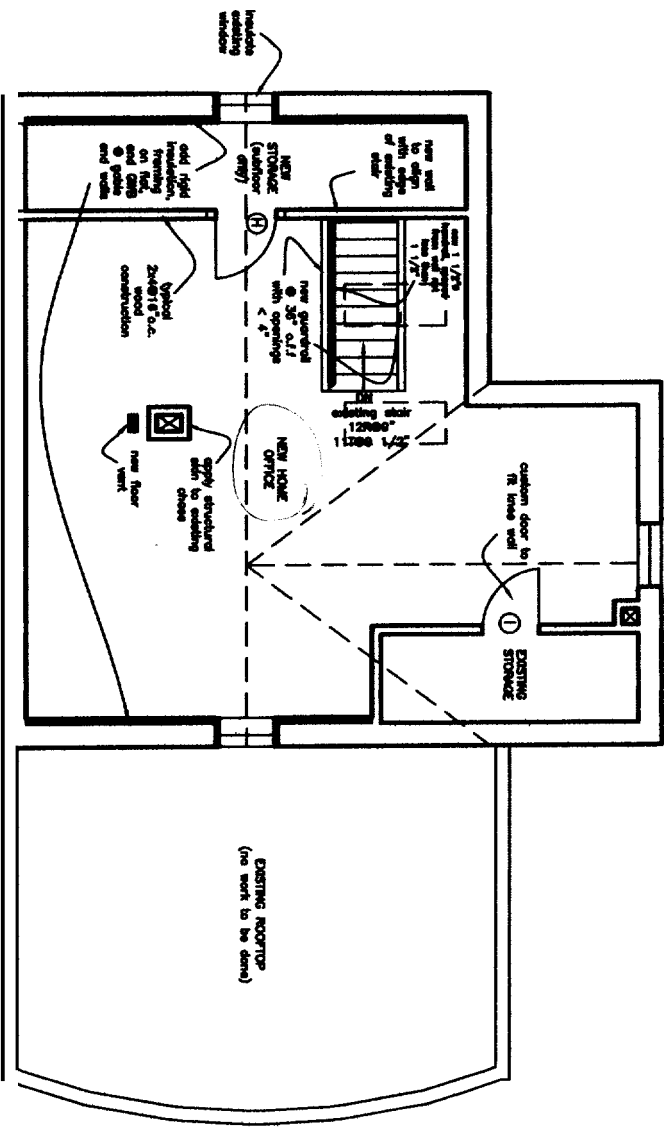
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE  
PEAKS ISLAND ME 04108  
207.766.5919

# A6

Notes

proposed attic  
plan



PROJECT  
Hoffman Residence

DATE  
6.28.04

SCALE  
1/8" = 1'-0"

ITEM

REVISED

DRAWN BY

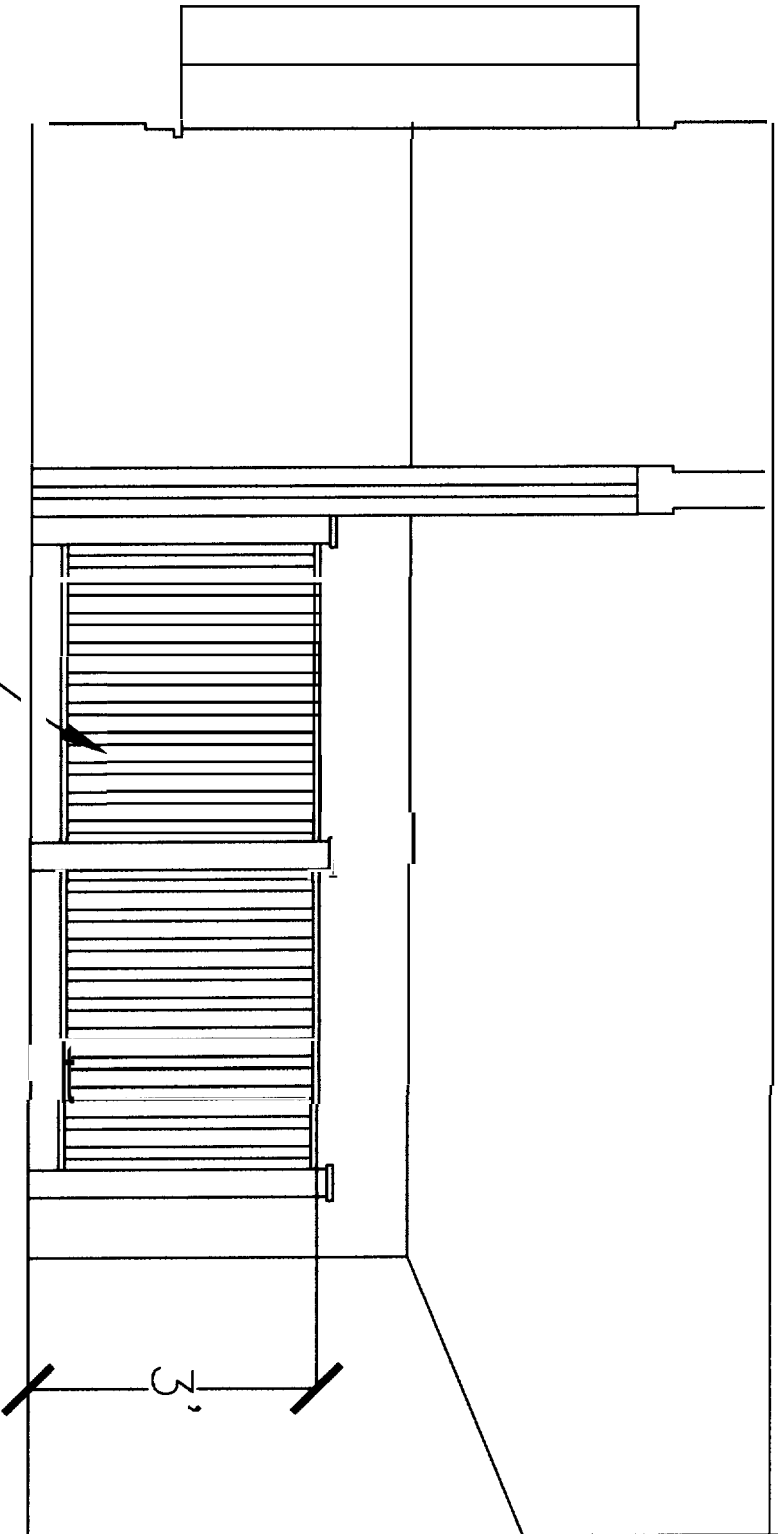
3

THOMPSON JOHNSON WOODWORKS  
115 ISLAND AVENUE  
PEAKS ISLAND ME 04108  
207.766.5919

**A7**

Notes

attic rail elevation



new guardrail  
@ 36" o.f.f  
with openings  
< 4"

PROJECT Hoffman Residence	
DATE 6.24.04	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY

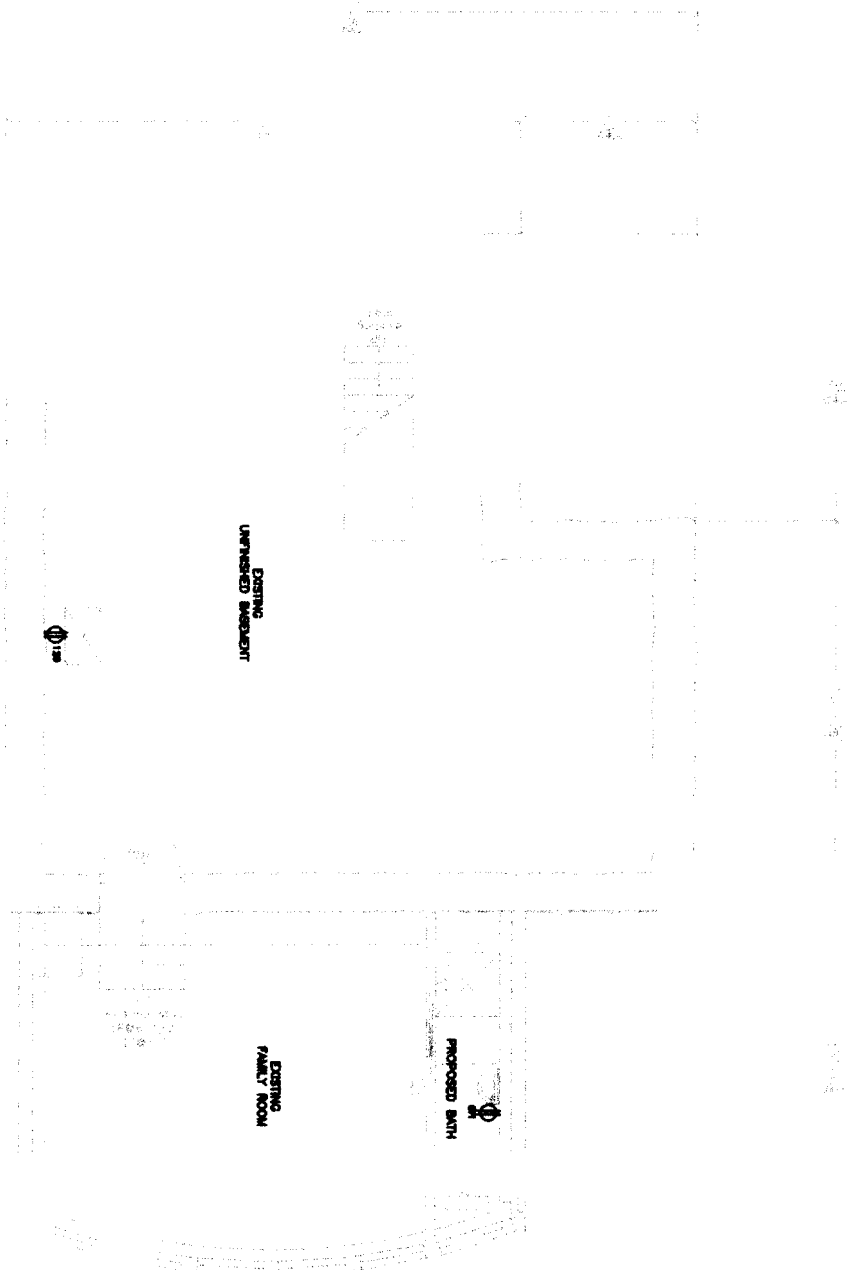
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE  
PEAKS ISLAND ME 04108  
207.766.5919

**A8**

Notes

basement  
power plan



PROJECT  
Hoffman Residence

DATE  
6.28.04

REVISED

SCALE  
1/8" = 1'-0"

DRAWN BY

ITEM

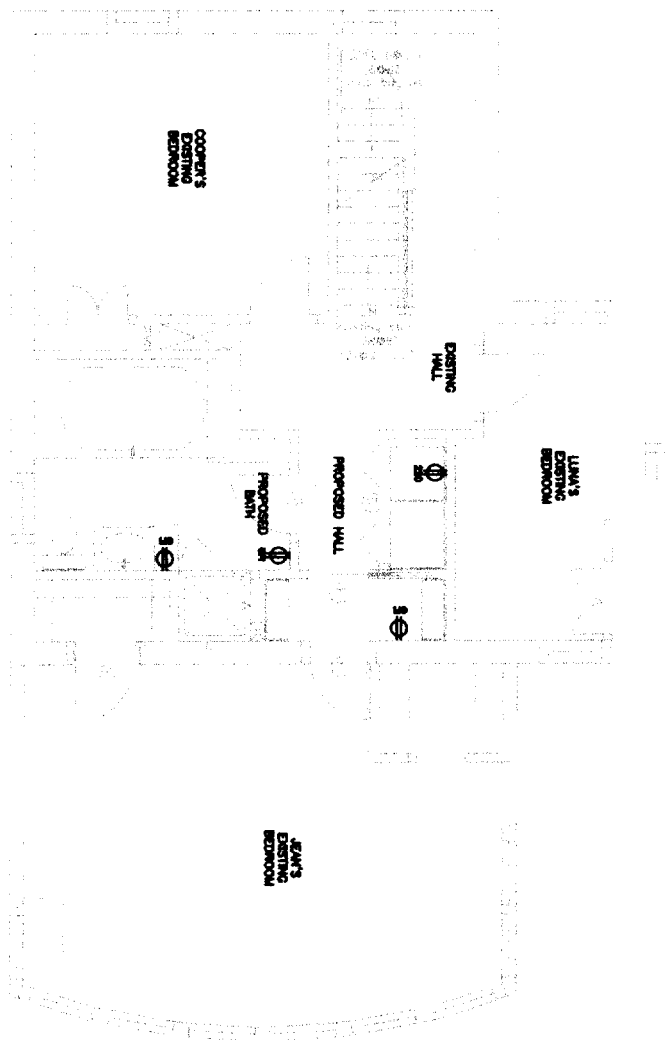
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE  
PEAKS ISLAND ME 04108  
207.766.5919

**A9**

Notes

second floor  
power plan



PROJECT  
Hoffman Residence

DATE  
6.28.04

REVISED

SCALE  
1/8"=1'-0"

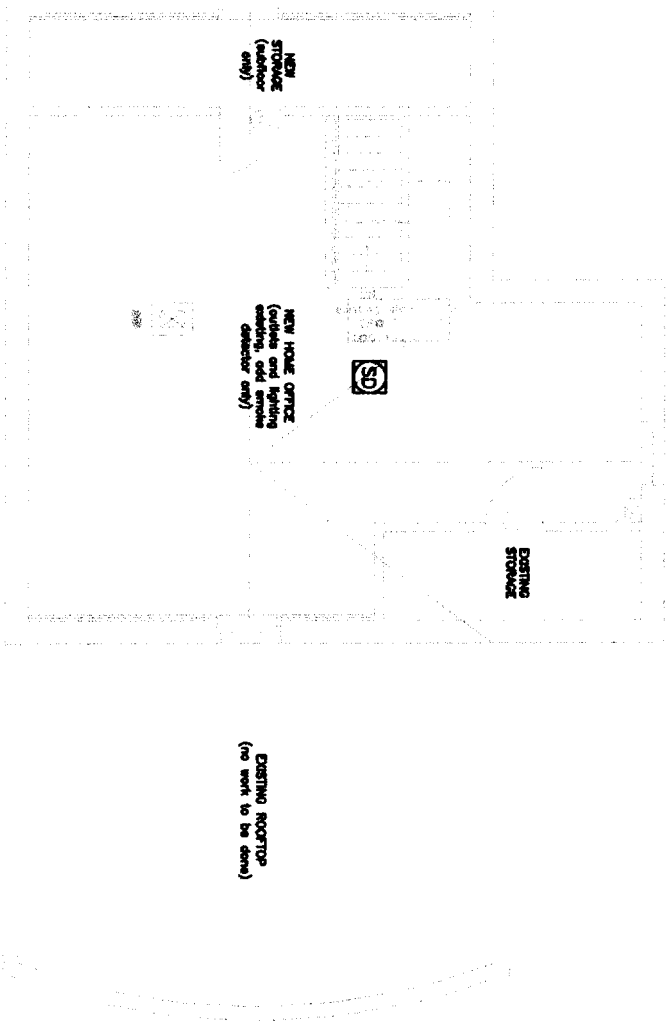
DRAWN BY

ITEM

THOMPSON JOHNSON WOODWORKS  
 115 ISLAND AVENUE  
 PEAKS ISLAND ME 04108  
 207.766.5919

# A10

Notes  
 220



attic power plan

PROJECT  
 Hoffman Residence

DATE  
 6.28.04

REVISED

SCALE  
 1/8" = 1'-0"

DRAWN BY

ITEM



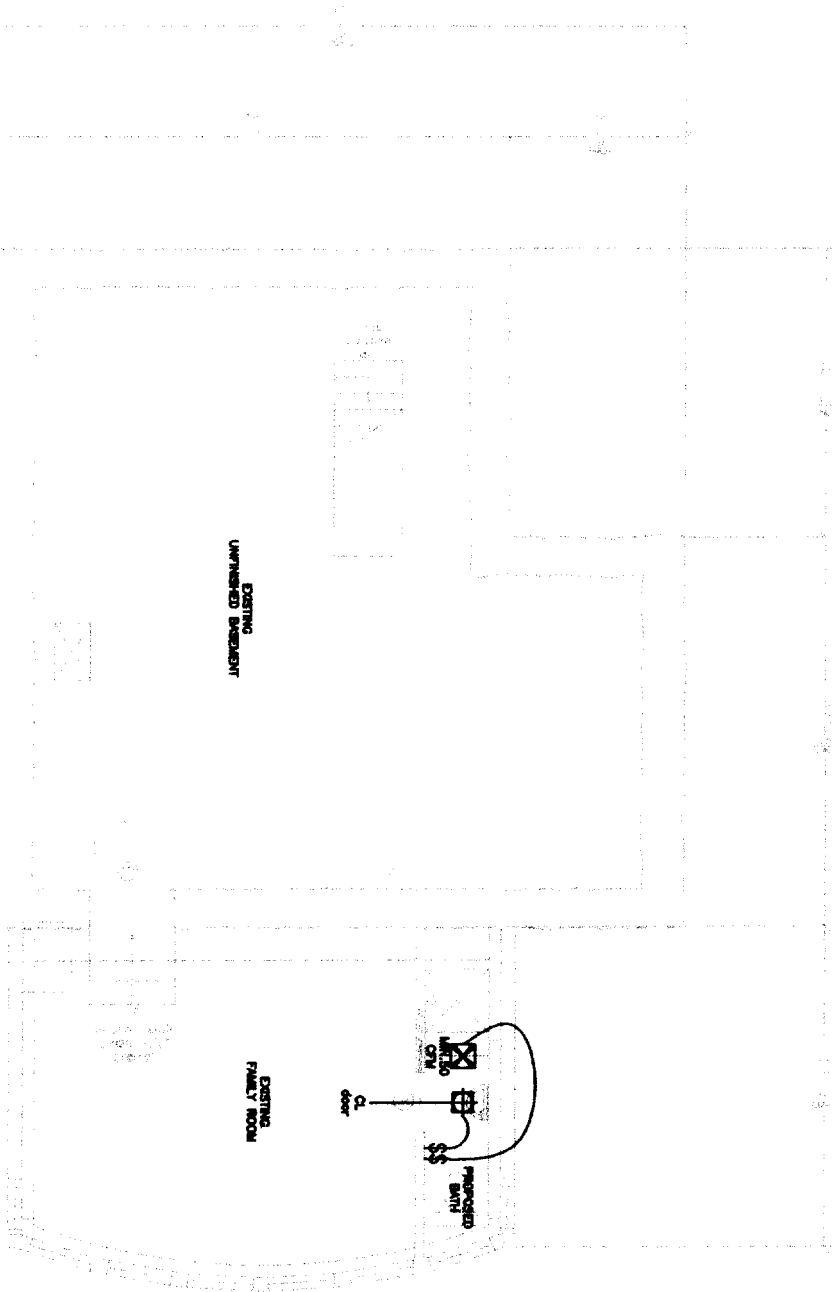
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE  
PEAKS ISLAND ME 04108  
207.766.5919

**A11**

NOTES

basement  
lighting plan



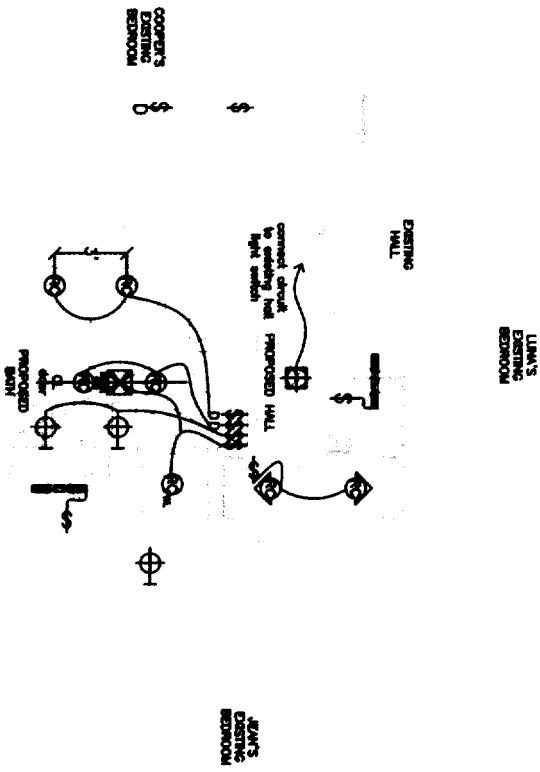
PROJECT Hoffman Residence	
DATE 6.28.04	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY
ITEM	

THOMPSON JOHNSON WOODWORKS  
 115 ISLAND AVENUE  
 PEAKS ISLAND ME 04108  
 207.766.5919

**A12**

Notes

second floor  
 lighting plan



PROJECT  
 Hoffman Residence

DATE  
 6.28.04

SCALE  
 1/8" = 1'-0"

ITEM

REVISED

DRAWN BY

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

PERMIT ISSUED  
JUN 28 2004  
Permit Number: 040889  
CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

**PERMIT**

This is to certify that Hoffman Jean /Thompson & Johnson W  
has permission to Interior work to add 1 bath relocate bathro create close/storage in the attic  
AT 120 Island Ave 087 00026001

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

Notification inspection must  
given and written permission procured  
before this building or part thereof  
laid 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

*Jamie Bourke 6/28/04*  
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.

JB **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.

NA **Footing/Building Location Inspection;** Prior to pouring concrete  
   **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  
 **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**

Phillip Daly  
Signature of Applicant/Designee

Date

Carrie Smith  
Signature of Inspections Official

Date

CBL: 87-00-26

Building Permit #:

04-0889