

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**

Permit No: 04-0889	Issue Date: <b>JUN 28 2004</b>	CBL: 087 00026001
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Location of Construction: 120 Island Ave	Owner Name: Hoffman Jean	Owner Address: 120 Island Ave	Phone: <b>CITY OF PORTLAND</b>
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665919
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: <b>IB</b>

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	Zone: <b>4,608 #</b>
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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 <b>R-3</b> Type <b>SB</b> Signature: <b>JMB 6/28/04</b> 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: jmb	Date Applied For: 06/28/2004	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	<b>Special Zone or Reviews</b> <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: <b>JMB 6/28/04</b>	<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 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: <b>JMB</b>
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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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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**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	

<b>Proposed Use:</b> Single Family w/interior alterations & 1 new bathroom	<b>Proposed Project Description:</b> Interior work to add 1 bathroom, relocate 1 bathroom, create office/storage in the attic
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/28/2004

**Note:** **Ok to Issue:**

- 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      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/28/2004

**Note:** **Ok to Issue:**

- 1) Separate perr

# 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: <b>120 ISLAND AVE PEAKS ISLAND</b>		
Total Square Footage of Proposed Structure <b>N/A All interior</b>	Square Footage of Lot <b>4,608</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>87</b> Block# <b>00</b> Lot# <b>26</b>	Owner: <b>JEAN HOFFMAN</b>	Telephone: _____
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <b>THOMPSON JOHNSON WOODWORKS</b>	Cost Of Work: \$ <b>70,000</b> Fee: \$ <b>651.00</b>
Current use: <b>SINGLE FAMILY RESIDENCE</b>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <b>(NO CHANGES)</b> <b>PROPOSAL FOR 2 NEW BATHS AND AN ATTIC STORAGE</b>		
Project description: _____		
Contractor's name, address & telephone: <b>THOMPSON JOHNSON WOODWORKS 115 ISLAND AVE, PEAKS ISLAND, ME 04108 207-766-5919</b>		
Who should we contact when the permit is ready: <b>RACHEL CONLY</b>		
Mailing address: _____		
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. <b>PHONE: 766-5919</b>		

**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: <b>Rachel Conly</b>	Date: <b>6-28-09</b>
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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 6/28*

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*  
~~*IB*~~  
*I-B*  
*Shoreland*

Valuation Information

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

Property Information

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



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

June 28 2004

Received from Thompson/Johnson

Location of Work 120 Island Ave

Cost of Construction \$ 70K

Permit Fee \$ 651.00

Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 87-00-26

Check #: 2081

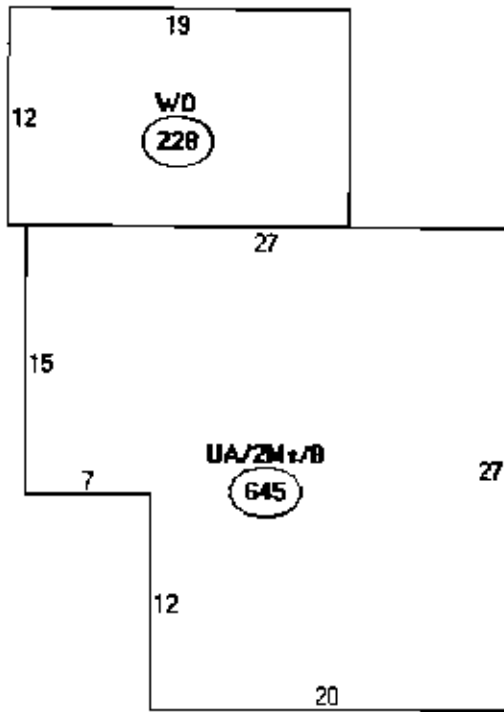
Total Collected \$ 651

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee 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





Descriptor/Area

A: UA/ZMs/B  
645 sqft

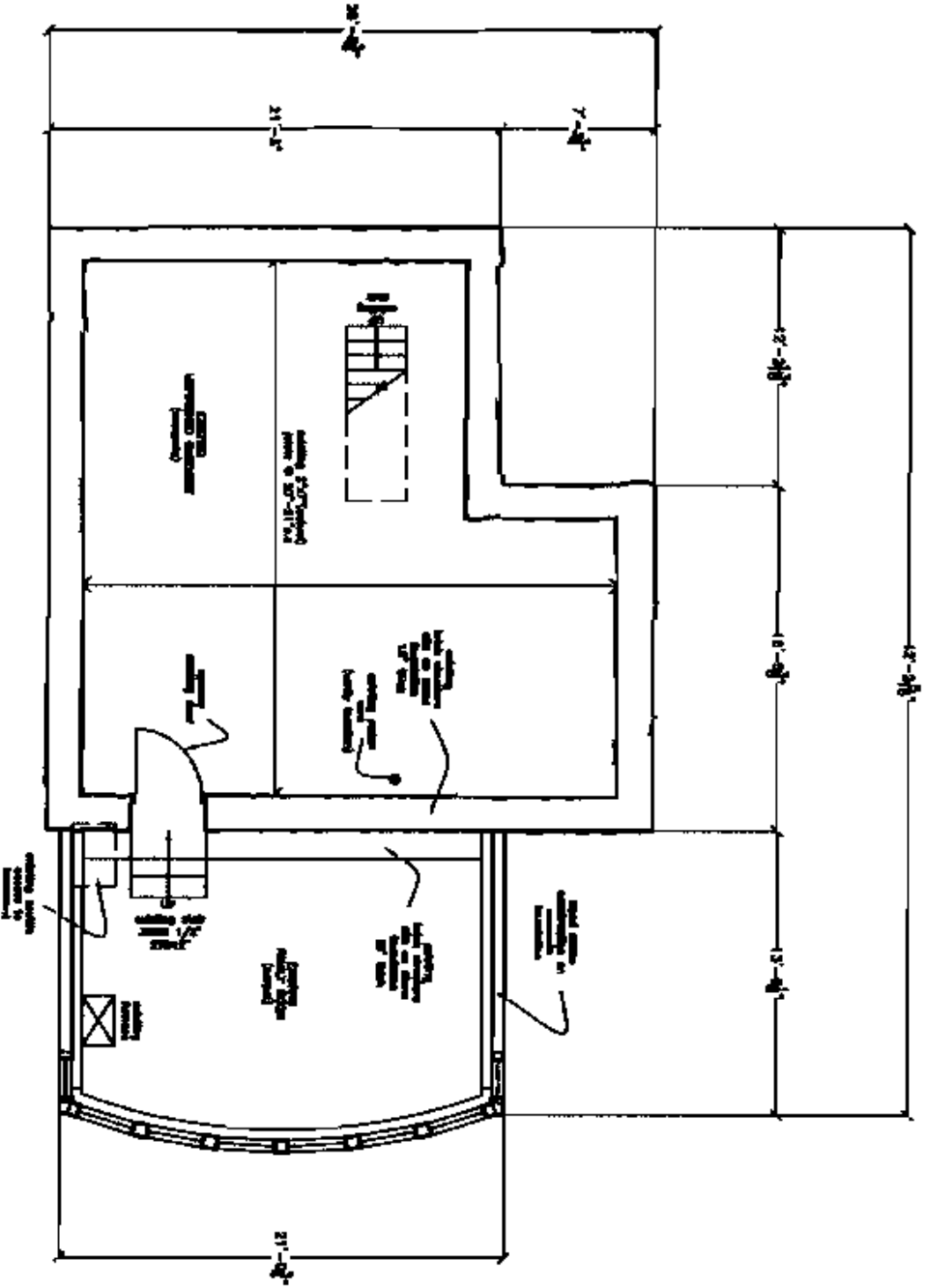
B: WD  
228 sqft

THOMPSON JOHNSON WOODWORKS  
 115 ISLAND AVENUE  
 PEAS HILL AND HI OILDR  
 207.765.5019

A1

Notes

existing basement/  
 first floor framing plan



PROJECT  
 Hoffmon Residence

DATE 6.28.04  
 REVISIONS

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

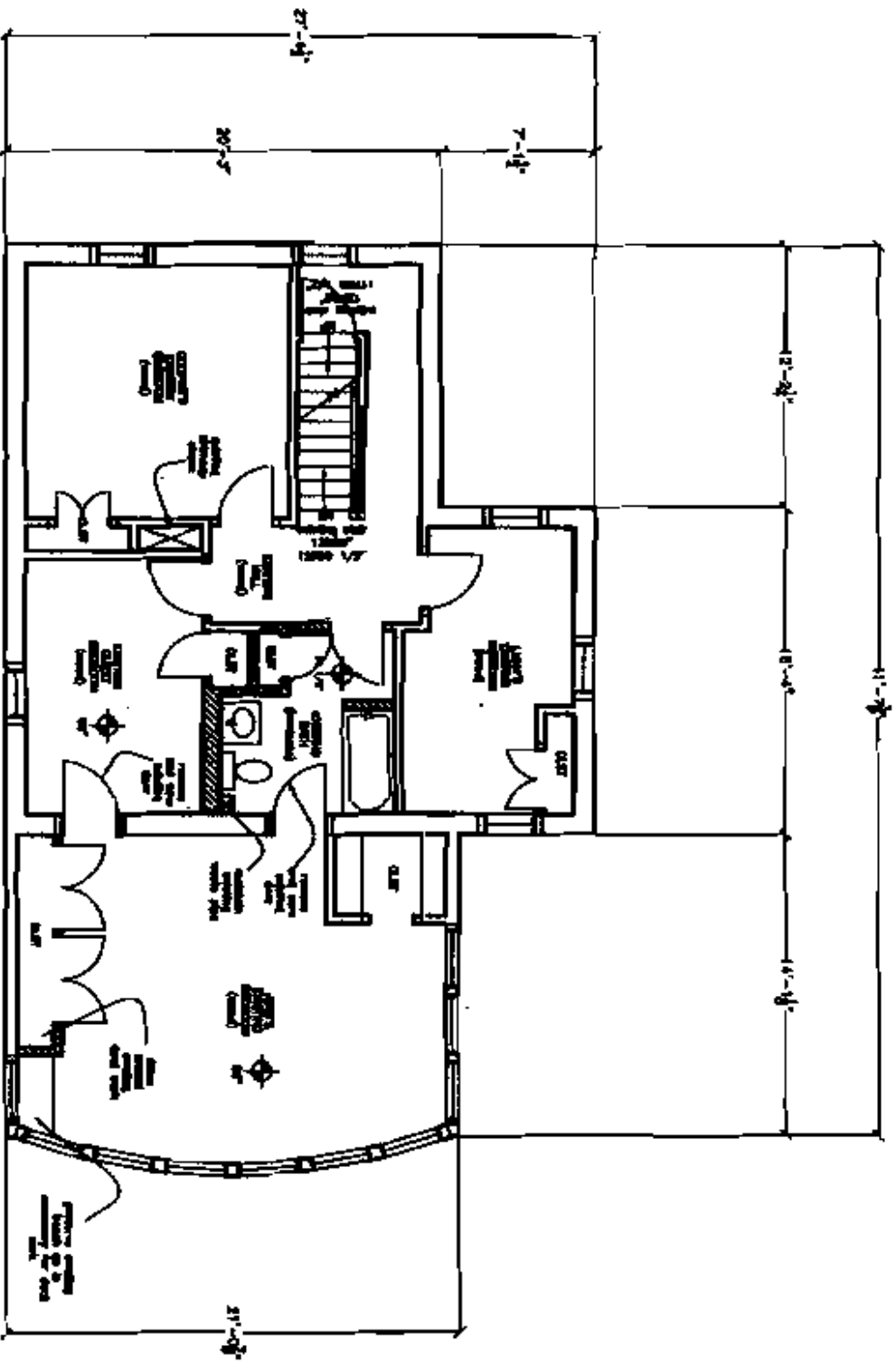


THOMPSON JOHNSON HOODWOODS  
 115 ISLAND AVENUE  
 PEAKS ISLAND NE 04108  
 207.706.5919

**A2**

Notes

existing second  
 floor/demo plan



 DEMO

PROJECT  
 Hoffman Residence

DATE 6-26-04 REVISION

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

ITEM

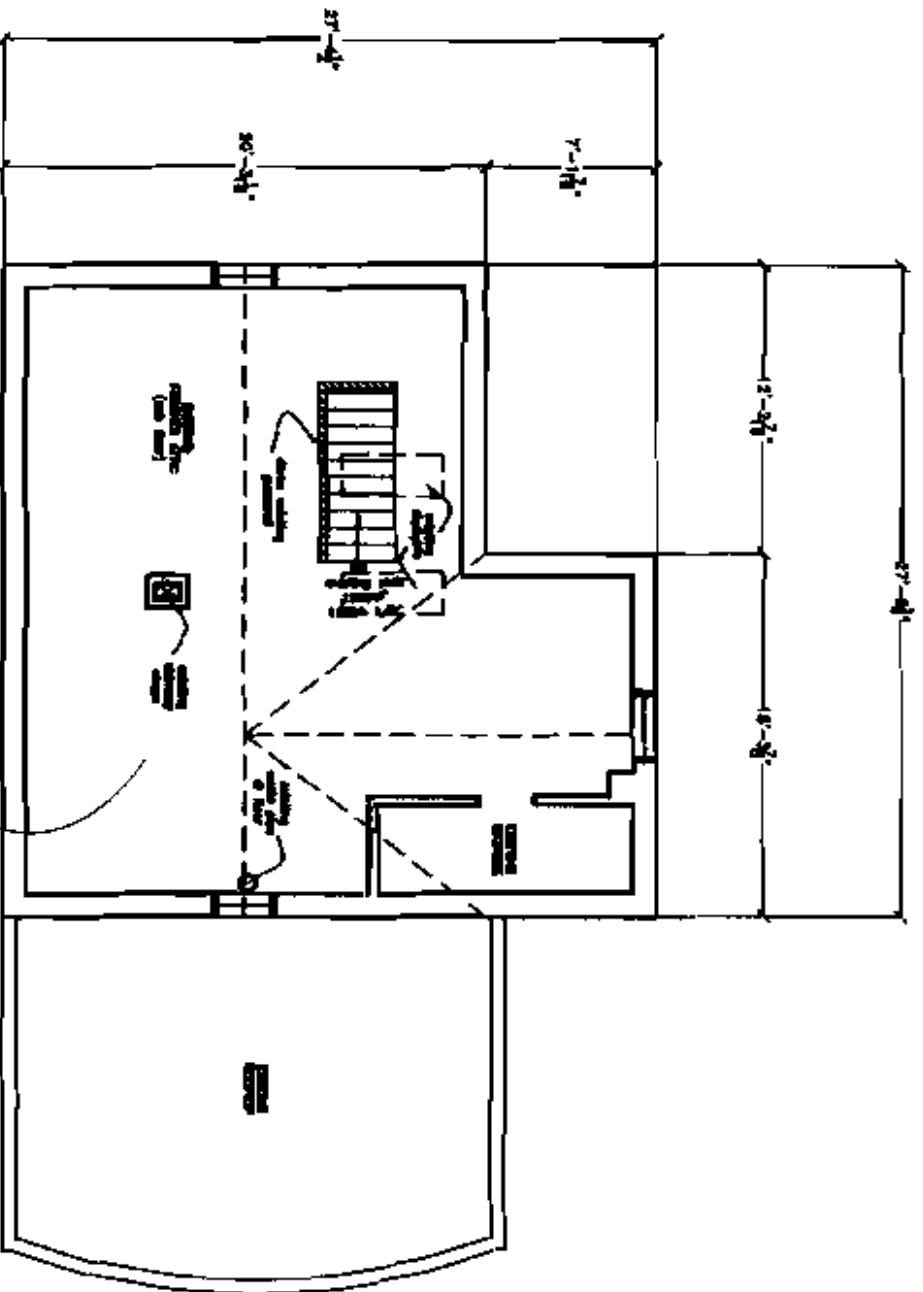
THOMPSON JUNIOR WOODWORKS

115 ISLAND AVENUE  
PEARS ISLAND ME 04108  
PDT. 366.8919

A3

Notes

existing attic



DEMO

Partially finished  
Storage area

PROJECT  
Hoffman Residence

DATE 6-28-04 REVISED

SCALE 1/8" = 1'-0"

DRAWN BY

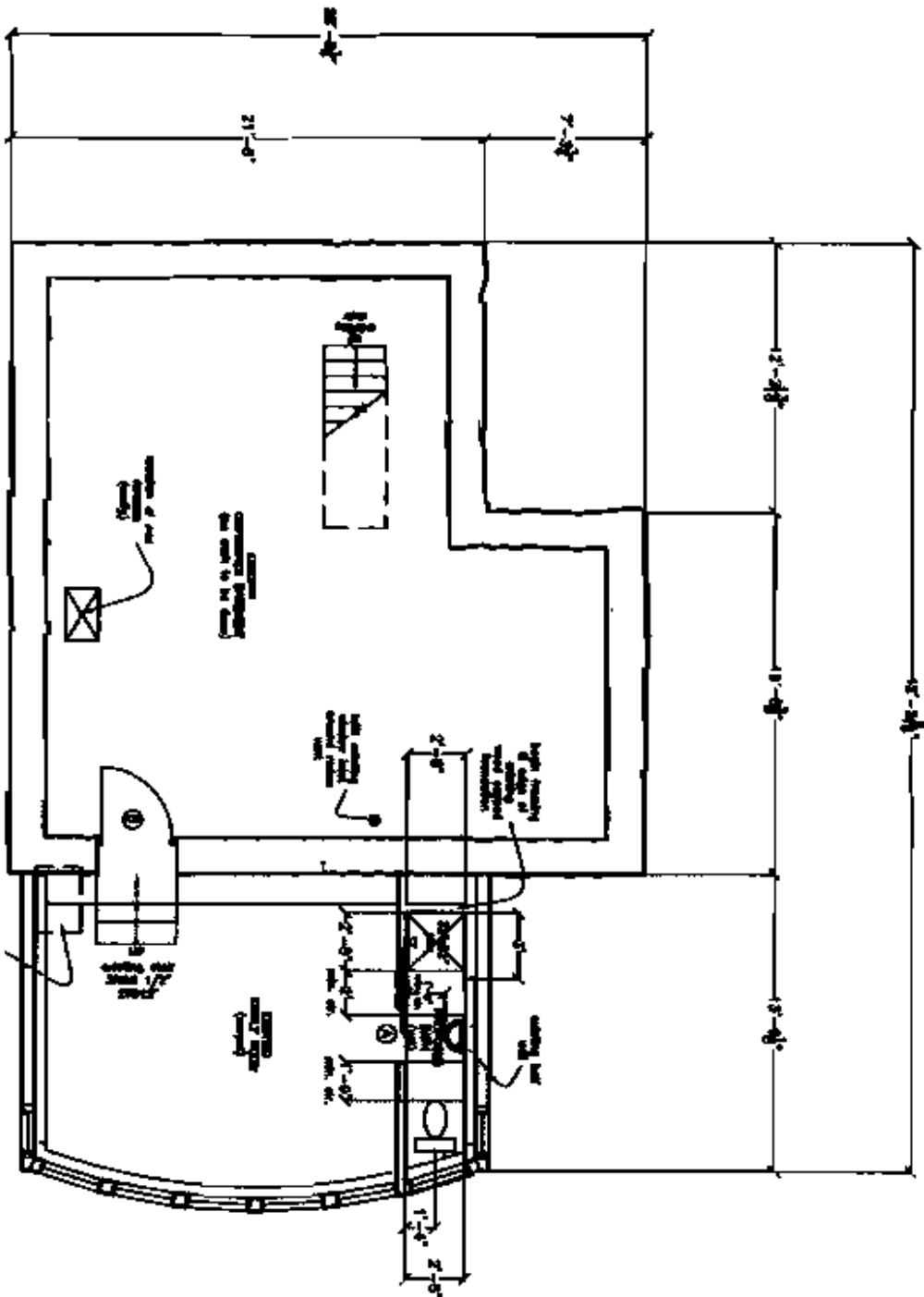
TEBA

THOMPSON JOHNSON WOODWORKS  
 115 ISLAND AVENUE  
 PEARS ISLAND ME 04108  
 207.766.6919

**A4**

Notes

proposed family  
 room plan



PROJECT  
 Hoffman Residence

DATE  
 6.28.04

SCALE  
 1/8" = 1'-0"

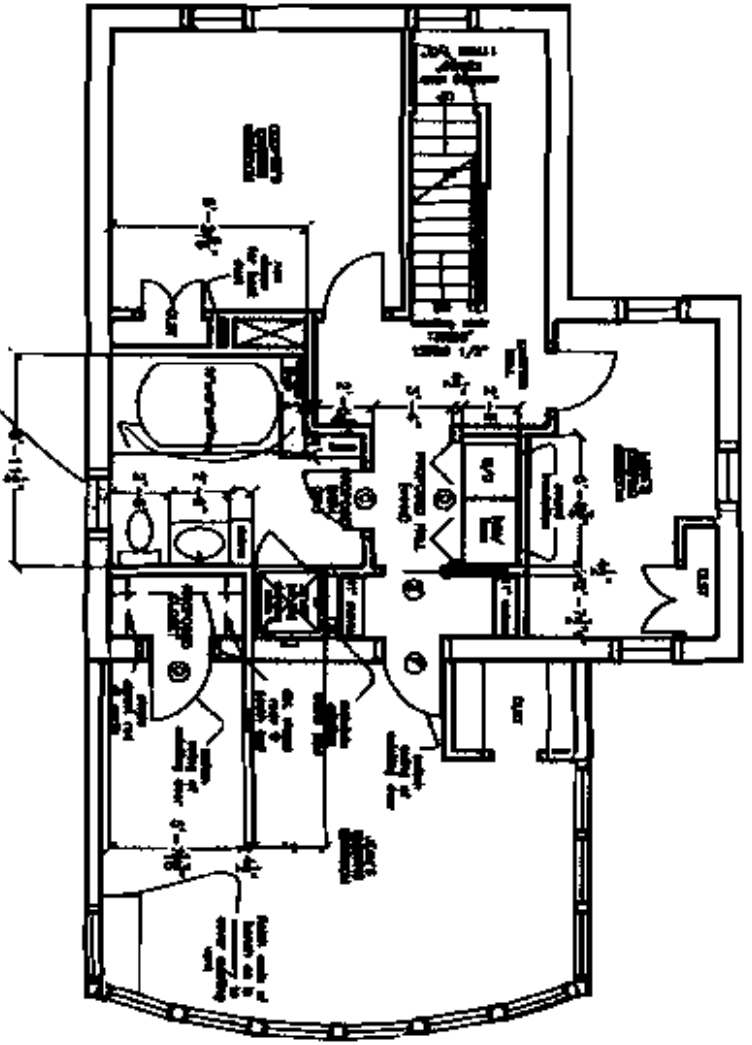
MDR

THOMPSON JOHNSON WOODWORKS  
 115 ISLAND AVENUE  
 PEAKS ISLAND ME 0408  
 207.766.5919

**A5**

Notes

proposed second  
 floor plan



Will need to be  
 tempered unless it's  
 Tempered cabinet is  
 moved to this end

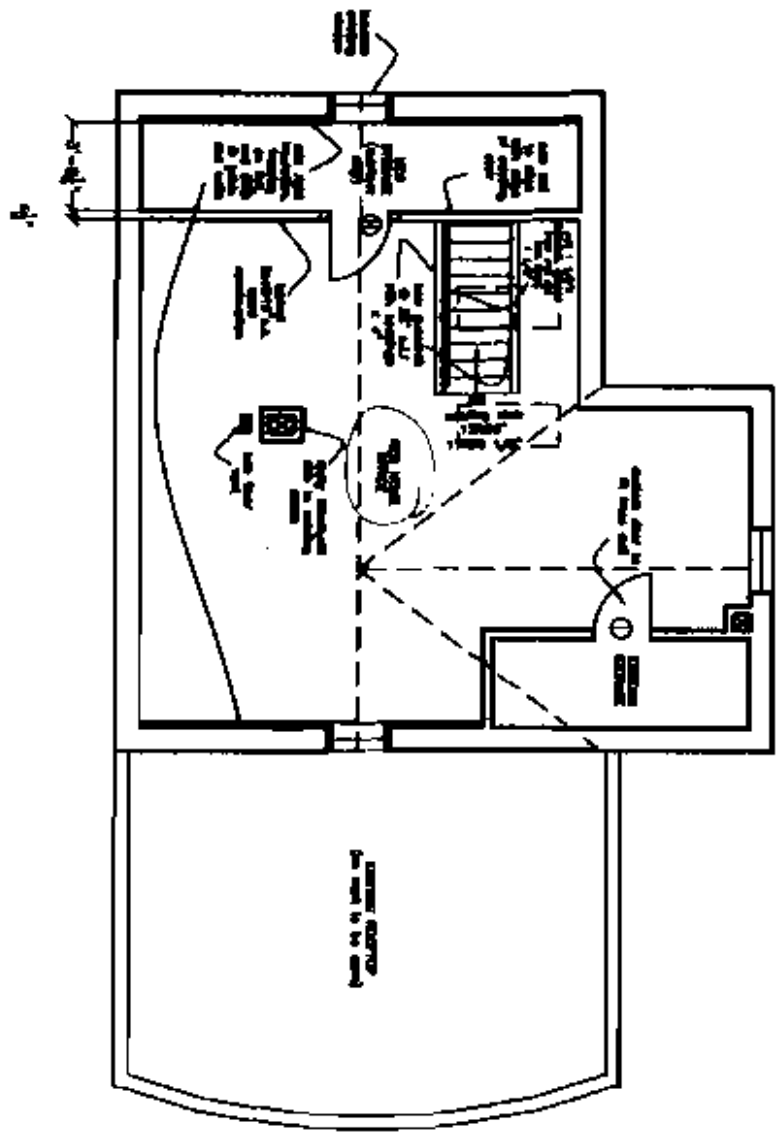
PROJECT	Hoffman Residence	
DATE	6-20-04	REVISED
SCALE	1/8" = 1'-0"	DRAWN BY
ITEM		

THOMPSON JOHNSON WOODWORKERS  
 110 ISLAND AVENUE  
 PEARS ISLAND NE 02108  
 207.756.5919

**A6**

Notes

proposed attic  
 plan



PROJECT  
 Hoffman Residence

DATE 6.28.04  
 REVISIONS

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

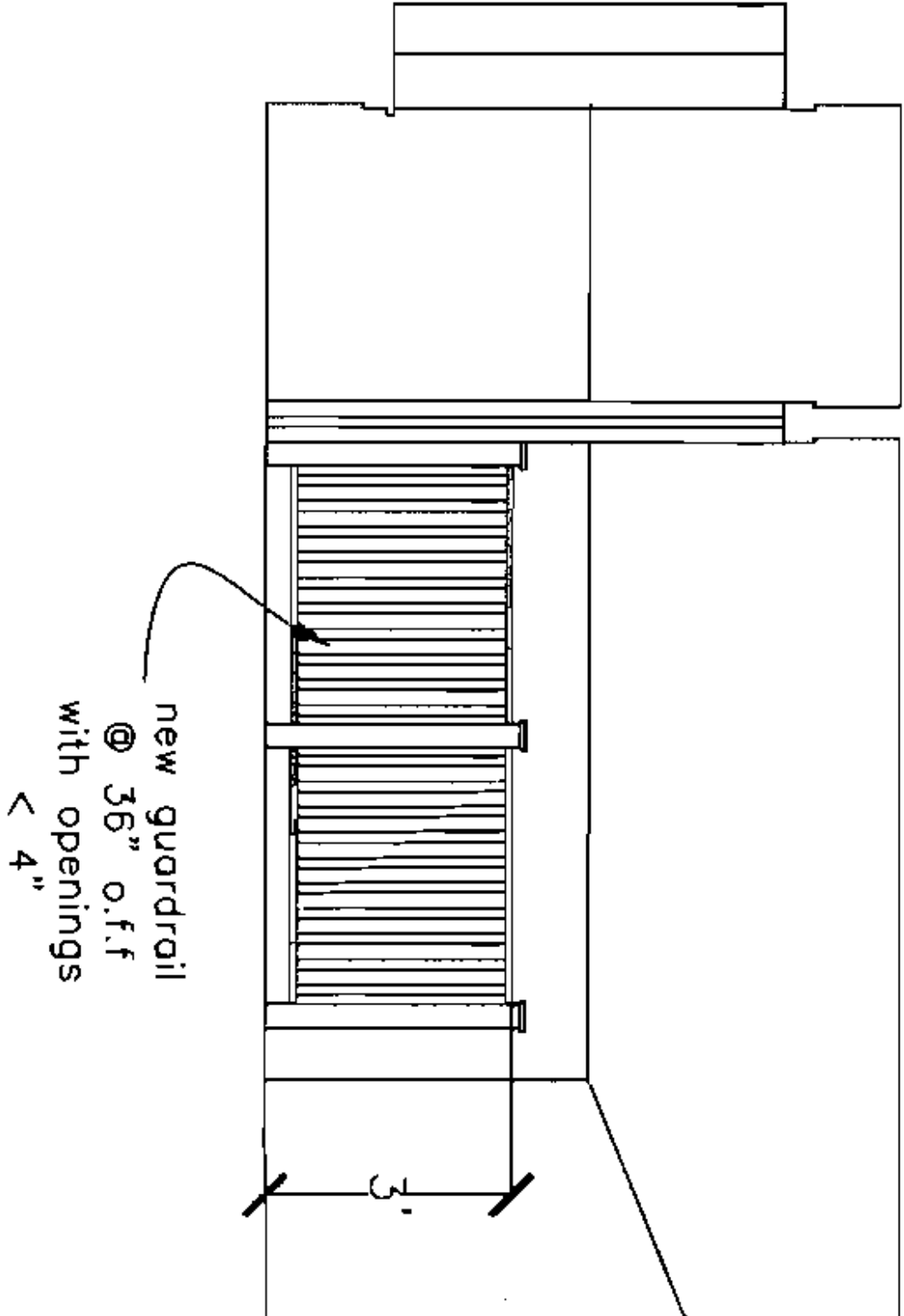
TJW

THOMPSON JOHNSON WOODWORKS  
115 ISLAND AVENUE  
PEARS ISLAND NE 04108  
207.760.5919

**A7**

Notes

attic roll elevation



PROJECT  
Hoffman Residence

DATE  
6.24.04

REVISED

SCALE  
1/8" = 1'-0"

DRAWN BY

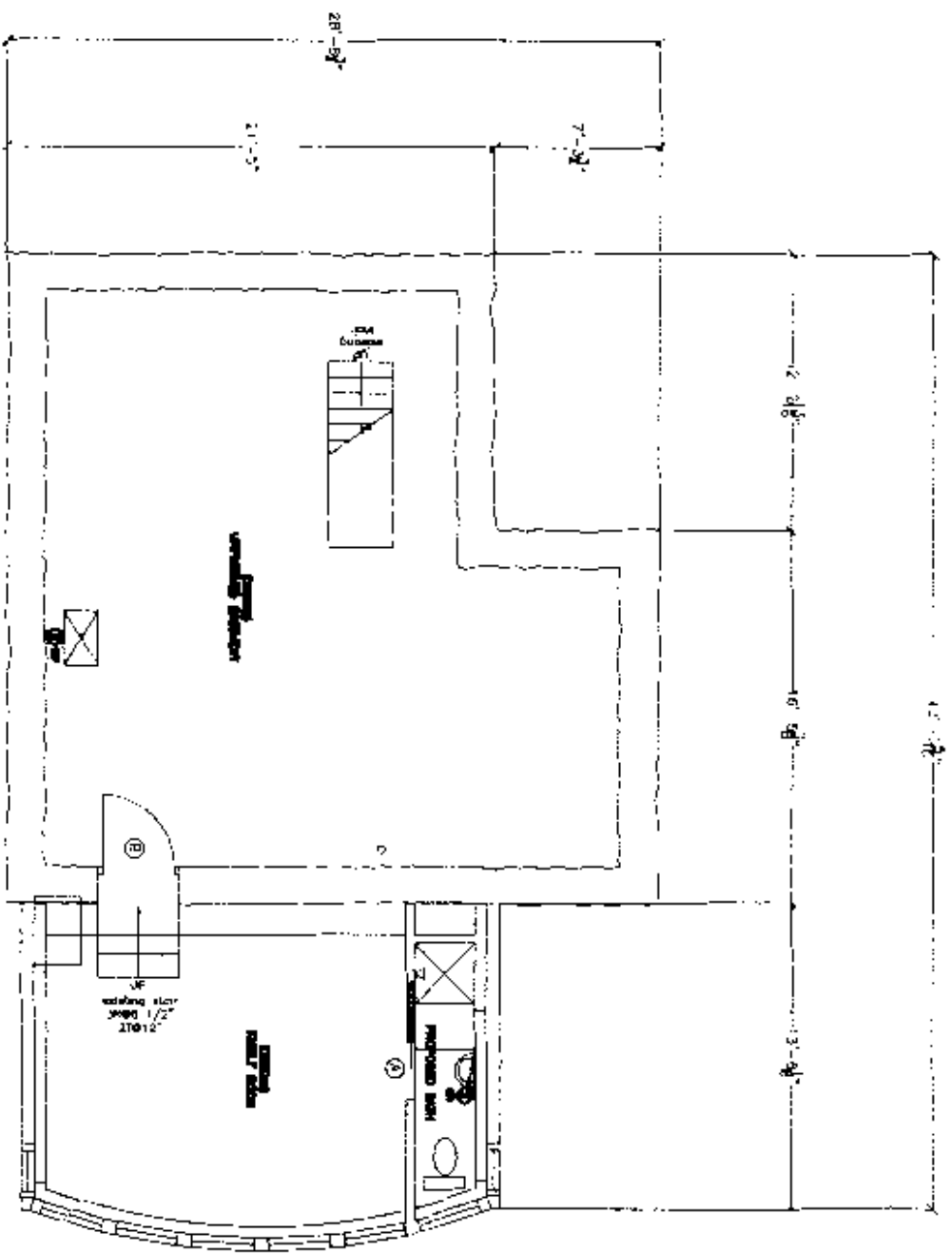
THJ

THOMPSON WOODWORKS  
115 ISLAND AVENUE  
WEAVER ISLAND NE 04106  
207.766.5919

**A8**

Notes

basement  
power plan



PROJECT  
Hoffman Residence

DATE  
6-20-04

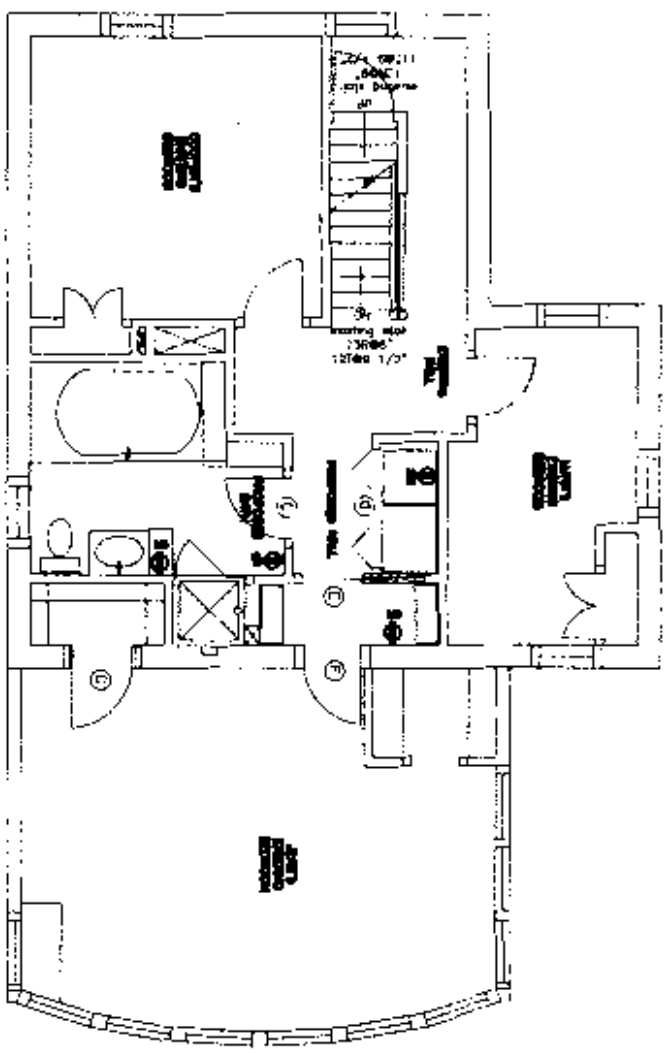
SCALE  
1/8" = 1'-0"

BY  
MCM

THOMPSON JOHNSON WOODWORKERS  
115 ISLAND AVENUE  
PUEBLO, ILLINOIS 624108  
207.766.5910

**A9**

Notes



second floor  
power plan

PROJECT  
Hoffman Residence

DATE  
6-28-04

REVISED

SCALE  
1/8" = 1'-0"

DRAWN BY

TRW



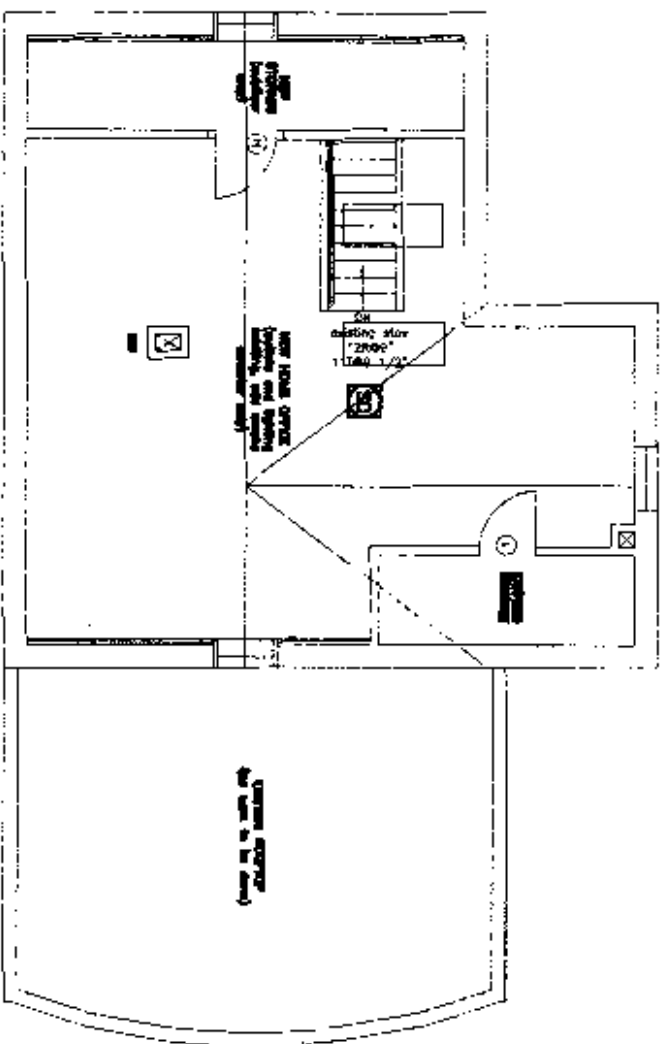
THOMPSON JOHNSON WOODWORKS

118 ISLAND AVENUE  
WELLS ISLAND ME 04106  
207.766.8919

# A10

Notes

attic power plan



PROJECT  
Hoffman Residence

DATE  
6-28-04

SCALE  
1/8" = 1'-0"

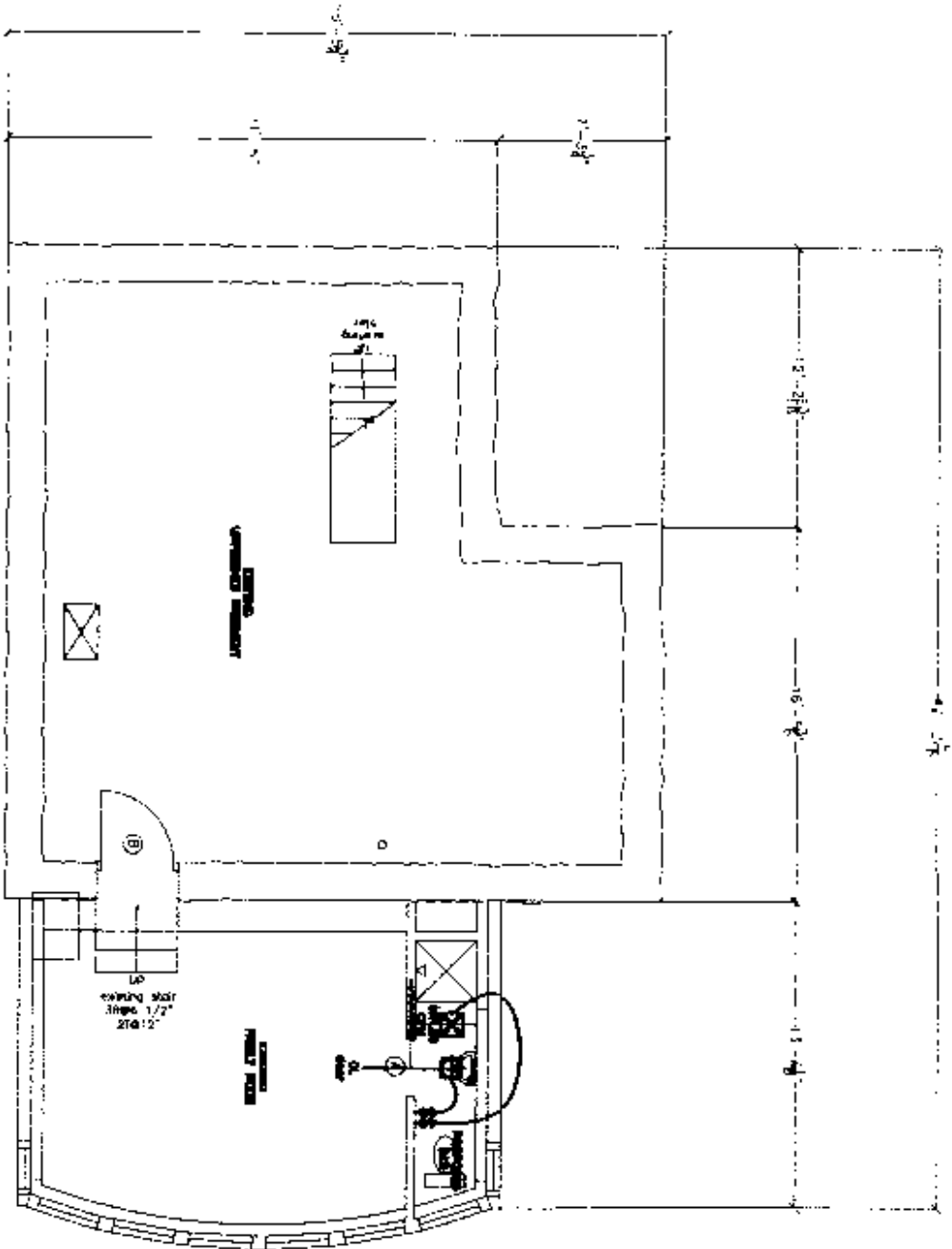
DRAWN BY  
RCH

THOMPSON JOHNSON WOODWORKERS  
 115 ISLAND AVENUE  
 PEABODY, MASS. ISLAND #10,100  
 207.766.5919

**A11**

Notes

basement  
lighting plan



PROJECT  
Hoffman Residence

DATE  
6-29-04

SCALE  
1/8" = 1'-0"

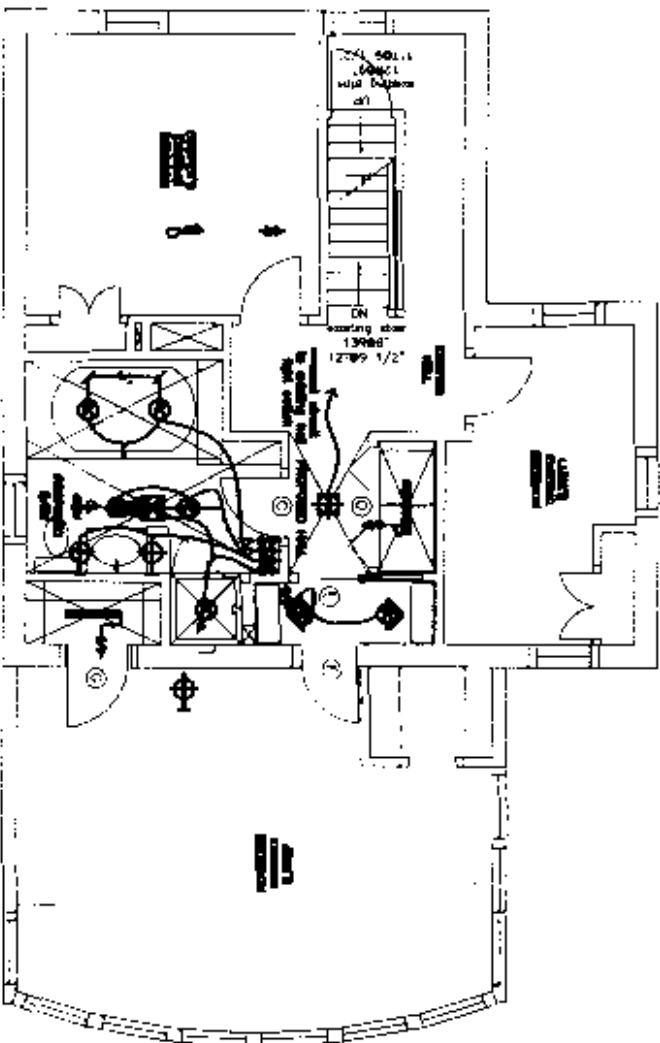
TDK

THOMPSON JOHNSON WOODWORKERS  
115 ISLAND AVENUE  
PELAGIC ISLAND NE DC 108  
202.766.5919

**A12**

Notes

second floor  
lighting plan



PROJECT  
Hoffman Residence

DATE  
6.28.04

SCALE  
1/8" = 1'-0"

DESIGNED BY  
DRAWN BY  
TITLE

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK PERMIT ISSUED

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

PERMIT ISSUED

JUN 28 2004

Permit Number: 040889

CITY OF PORTLAND

# PERMIT

This is to certify that Hoffman Jean /Thompson & Thompson W  
has permission to Interior work to add 1 bathroom relocate bathroom create office/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 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 work on permit must be completed before this building or part thereof is leased or occupied. **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 \_\_\_\_\_

*James Burke 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 ~~874-8633~~ 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 **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Paulle. dly  
Signature of Applicant/Designee

Date

Carrie Smith  
Signature of Inspections Official

Date

CBL: 87-00-26

Building Permit #

04-0889