

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 101493

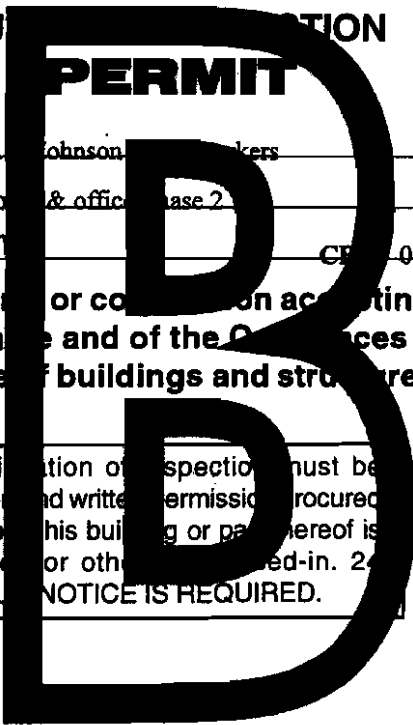
PERMIT ISSUED  
JAN 18 2011  
CITY OF PORTLAND  
087-00026001

This is to certify that HOFFMAN JEAN /Thompson Johnson workers

has permission to Phase 1 kitchen & 1/2 bath removal & office phase 2

AT 120 ISLAND AVE Peaks Island

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 altered or otherwise changed-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

  
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: 10-1493	Issue Date:	CBL: 087 00026001
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Location of Construction: 120 ISLAND AVE, Peaks Island	Owner Name: HOFFMAN JEAN	Owner Address: 120 ISLAND AVE Peaks Island	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 - Dwellings	Zone: IB

Past Use: Single Family Home	Proposed Use: Single Family Home - Phase 1 kitchen & 1/2 bath remodel & office Phase 2	Permit Fee: \$770.00	Cost of Work: \$75,000.00	CEO District: 1
		FIRE DEPT: N/A per capd. Guaranteed. @ Jan 10-11	INSPECTION: Use Group: R3 Type: 5B IRC, 2009	

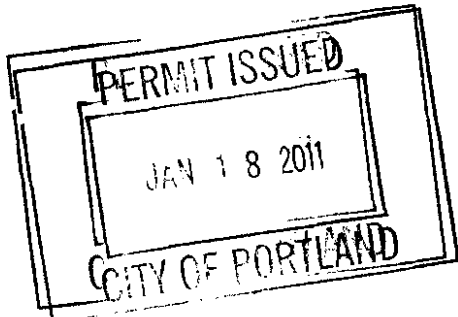
Proposed Project Description:  
Phase 1 kitchen & 1/2 bath remodel & office Phase 2

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

Permit Taken By: Idobson	Date Applied For: 12/03/2010	<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 closest part of structure 2 ft from highway <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone Parcel is 60' from lot - 30' A-2 house - Zone C <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan - all work within existing footprint Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 12/6/10 DE w/condition ASB	<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 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:

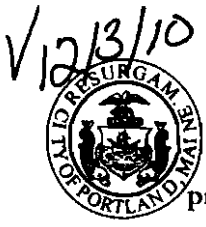


**CERTIFICATION**

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>120 ISLAND AVE</u>		
Total Square Footage of Proposed Structure/Area <u>NO CHANGE TO EXISTING</u>	Square Footage of Lot <u>4608 SF</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>87          00          26</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>JEAN HOFFMAN</u> Address <u>120 ISLAND AVE</u> City, State & Zip <u>PEAKS ISLAND, ME 04108</u>	Telephone: <u>207-766-2646</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>75,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SF</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SF (NO CHANGE)</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>PHASE ONE: KITCHEN &amp; 1/2 BATH REMODEL &amp; OFFICE &amp; PHASE TWO</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>207-766-5625</u>
Mailing address: <u>26 STERLING STREET PEAKS ISLAND, ME - 04108</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

RECEIVED

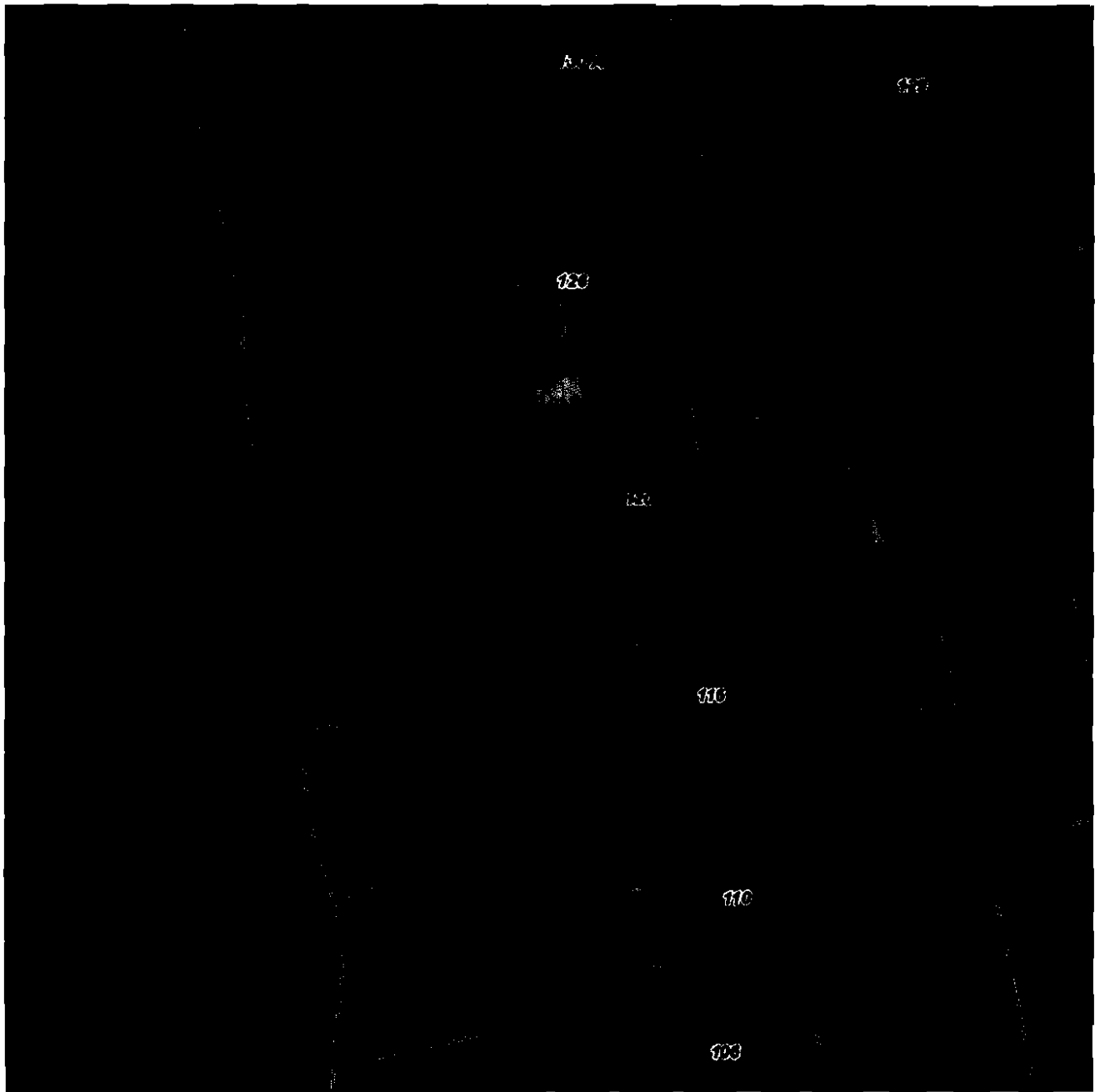
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

Dept. of Building Inspections  
City of Portland Maine

Signature: <u>[Handwritten Signature]</u>	Date: <u>12-3-10</u>
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**This is not a permit; you may not commence ANY work until the permit is issued**

# Map



**Parcels**



**Interstate**



**Streets**



**Buildings**



**Traveled Ways**

**Stream**



**Wetland**



**Lake/Pond**



**County Streets**



**Photos 2006 (Islands)**



**ME Towns**



**Ocean**





# DEPARTMENT OF BUILDING AND SAFETY

## Original Receipt

12.3. 20 10

Received from Thompson Solicitors

Location of Work 120 Island

Cost of Construction \$ 75000 Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 770

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

Other \_\_\_\_\_

CBL: 87 0026

Check #: 1207 Total Collected \$ 770

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-1493	<b>Date Applied For:</b> 12/03/2010	<b>CBL:</b> 087 00026001
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<b>Location of Construction:</b> 120 ISLAND AVE, Peaks Island	<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) 766-5219
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Phase 1 kitchen & ½ bath remodel & office Phase 2	<b>Proposed Project Description:</b> Phase 1 kitchen & ½ bath remodel & office Phase 2
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 12/06/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is being issued with the condition that all the work is taking place within the existing footprint.			
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 with Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) The design load spec sheets for any engineered beam(s) must be submitted to this office.			
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			

<b>Comments:</b> 12/29/2010-jrioux: Lft. Msg. with drafter, i.e. scaled plans of proposed bathroom does not meet 15" from center of water closet to wall width requirement; ventilation is required in the bathroom; smoke Detector requirements; "phases" of construction vs sprinkler requirements.
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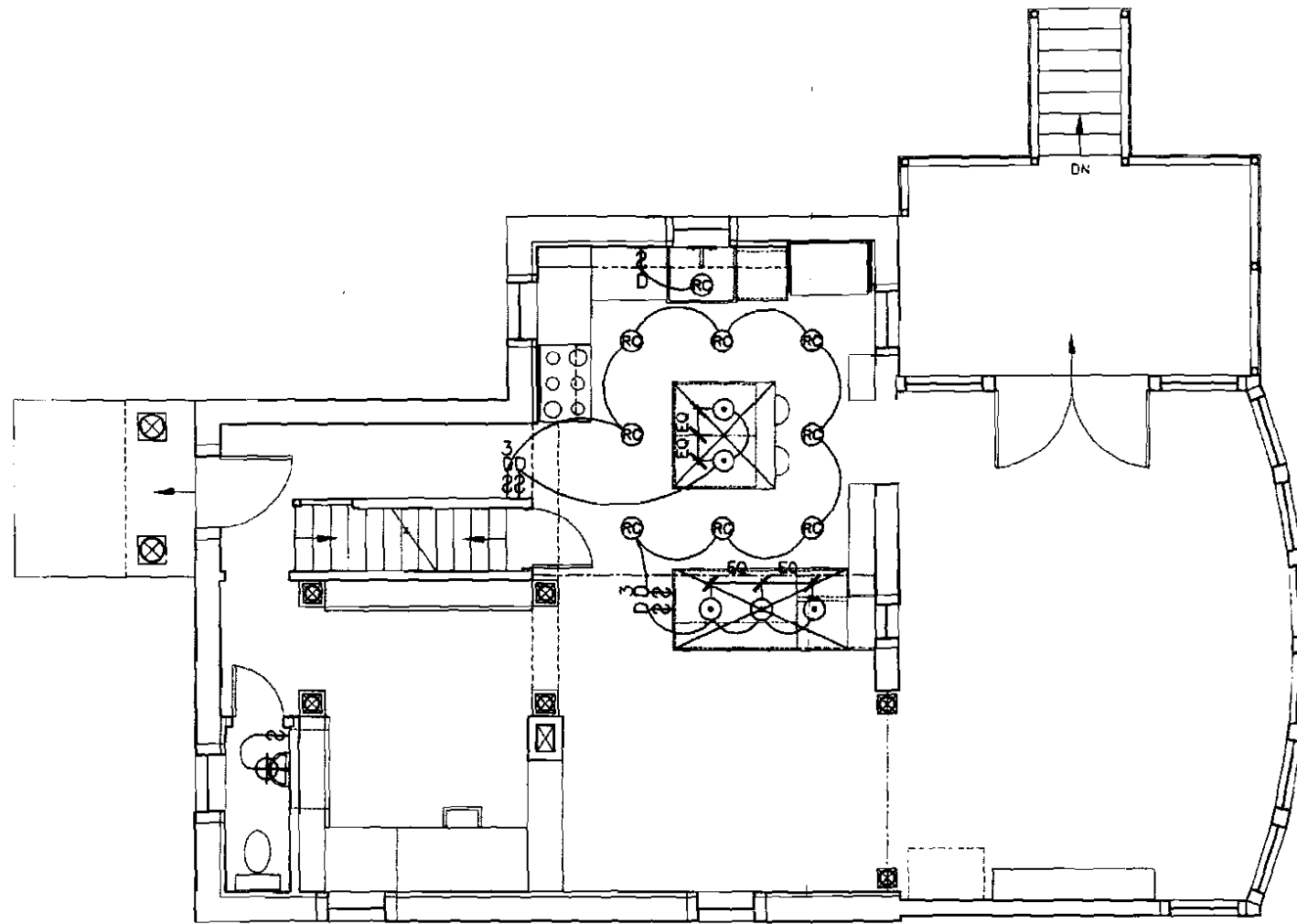


Rachel Conly

Architectural Design

Peaks Island, Me 04108  
207.766.5623

Proposed First  
Floor Lighting  
Plan



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

PROJECT

Hoffman Residence

120 Island Avenue  
Peaks Island, Maine  
04108

DATE 10.25.10 REVISED 12.3.10

SCALE 1/4"=1'-0" DRAWN BY Rachel

NOTES


E2



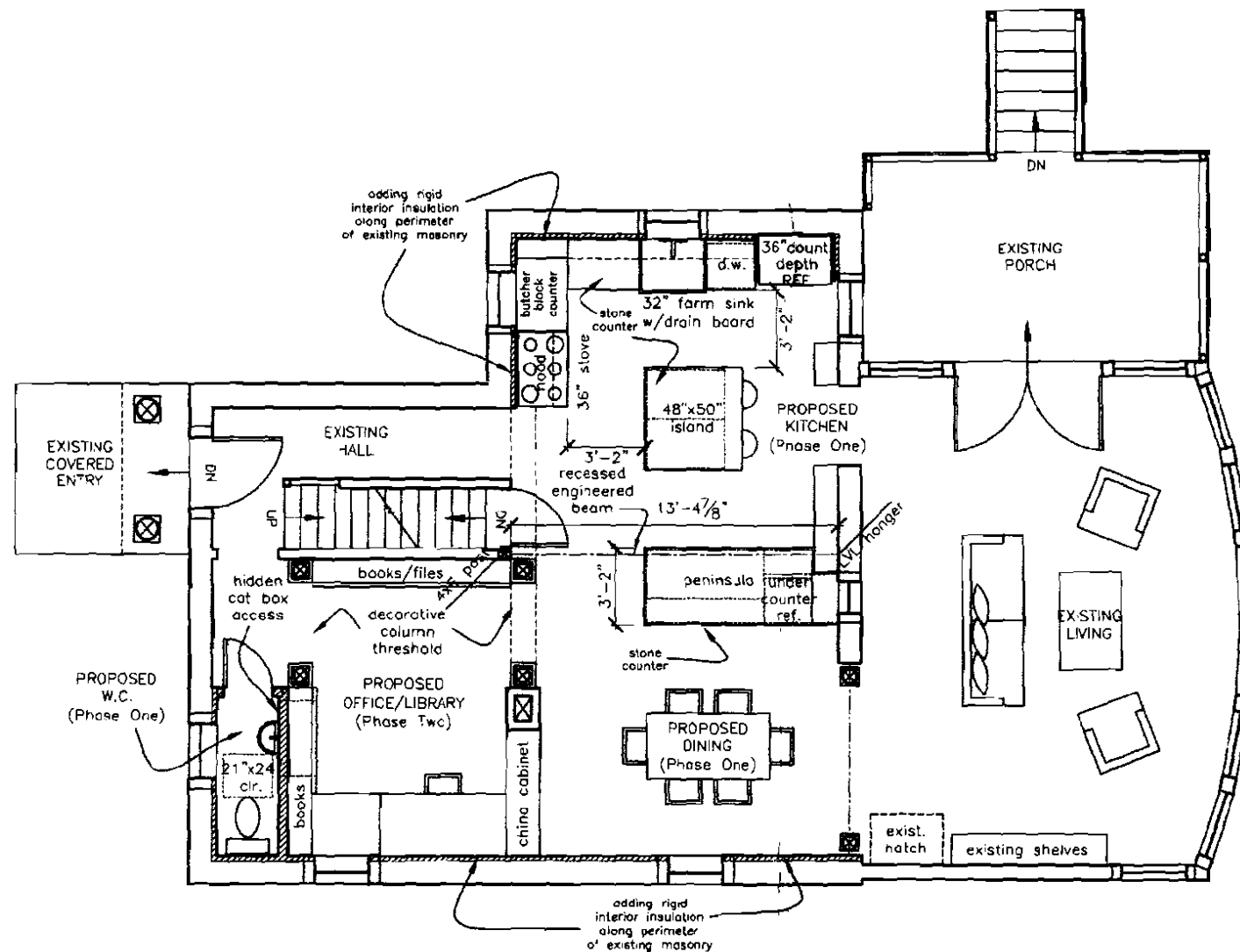


Rachel Conly

Architectural Design

Peaks Island, Me 04108  
207.766.5625

Proposed First Floor Plan



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

EXISTING WALL  
NEW WALL

PROJECT

Hoffman Residence

120 Island Avenue  
Peaks Island, Maine  
04108

DATE	REVISED
10.25.10	12.3.10

SCALE	DRAWN BY
1/4" = 1'-0"	Rachel

NOTES

A2