

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070001

PERMIT ISSUED

JAN 30 2007

CITY OF PORTLAND

This is to certify that ZIPPER TERRY D /Prospect Design/ Brewster Buttfeld

has permission to enclose <sup>front</sup> rear porch, relocate <sup>front</sup> porch, <sup>partially</sup> close

AT 3 OAKLAWN RD

090 G001001

provided that the person or persons who accept 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 when permission is procured before this building or part thereof is occupied or services closed-in. 4  
OUR NOTICES 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 &amp; 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- 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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]  
Signature of Applicant/Designee

Jan 30, 07  
Date

Donna Martin Admin  
Signature of Inspections Official

1-30-07  
Date

CBL: 090 G 001

Building Permit #: 07-0001

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

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

<b>Permit No:</b> 07-0001	<b>Date Applied For:</b> 12/29/2006	<b>CBL:</b> 090 G001001
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<b>Location of Construction:</b> 3 OAKLAWN RD, Peaks Island	<b>Owner Name:</b> ZIPPER TERRY D	<b>Owner Address:</b> 194 ASHMONT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Prospect Design/ Brewster Buttfield	<b>Contractor Address:</b> 424 Fore Street Portland	<b>Phone</b> (207) 749-7400
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

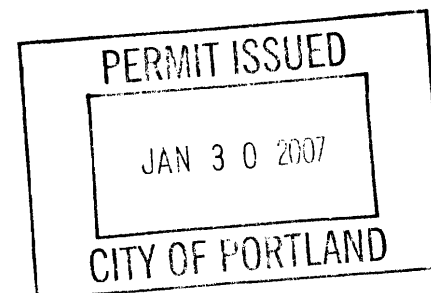
<b>Proposed Use:</b> Single Family Home - enclose front porch, relocate door on rear porch & partially enclose it	<b>Proposed Project Description:</b> enclose front porch, relocate door on rear porch & partially enclose it
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/02/2007**Note:** The stairs that are being relocated will be the same size as the original and the setbacks are OK per section 140425. **Ok to Issue:** 

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This permit is being issued with the understanding that the work is taking place within the existing footprint except for the stairs that are being relocated, but they will be the same size as the existing ones.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 01/29/2007**Note:** **Ok to Issue:** 

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.



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

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

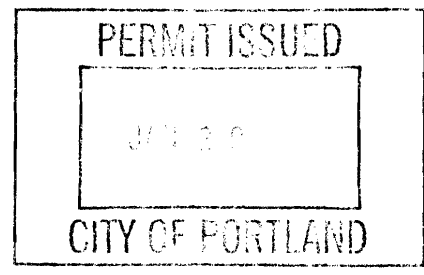
Permit No: 07-0001	Issue Date:	CBL: 090 G001001
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Location of Construction: 3 OAKLAWN RD, <i>Penikese Island</i>	Owner Name: ZIPPER TERRY D	Owner Address: 194 ASHMONT ST	Phone:
Business Name:	Contractor Name: Prospect Design/ Brewster Buttfeld	Contractor Address: 424 Fore Street Portland	Phone: 2077497400
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>IR2</i>

Past Use: Single Family Home	Proposed Use: Single Family Home - enclose <sup>front</sup> porch, relocate door on rear porch, <sup>rear</sup> partially enclose.	Permit Fee: \$210.00	Cost of Work: \$19,000.00	CEO District: 2
Proposed Project Description: enclose <sup>front</sup> porch, relocate door on rear porch, <sup>rear</sup> partially enclose.		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>MA</i>	INSPECTION: Use Group: <i>2-3</i> Type: <i>5B</i> <i>IRC 2003</i> Signature: <i>[Signature]</i>	
		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: Idobson	Date Applied For: 12/29/2006	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>W/A</i> <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: <i>11/2/07</i> <i>[Signature]</i>	<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: <i>[Signature]</i>
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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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**From:** Brewster Buttfield <brewsterbuttfield@yahoo.com>  
**To:** Tammy Munson <TMM@portlandmaine.gov>  
**Date:** 1/29/2007 9:01:28 AM  
**Subject:** Re: 3 oak lawn , peaks island

Tammy

Headroom in the shower will be 7'-9". That wall is not a bearing wall. There are collar ties above the bathroom at 8'. The new shower will be just to the left side of the window, so teh window will not be in the shower. Let me know if you need anything else.

Brewster

Brewster Buttfield  
Prospect Design  
424 Fore Street  
207-749-7400  
brewsterbuttfield@yahoo.com

----- Original Message -----

From: Tammy Munson <TMM@portlandmaine.gov>  
To: brewsterbuttfield@yahoo.com  
Sent: Monday, January 29, 2007 8:04:04 AM  
Subject: Re: 3 oak lawn , peaks island

Basically, what is the headroom in the shower? Also, if the wall being removed is bearing I wanted to know the header size. Will the existing window be part of the shower enclosure? You can reply via email and I will print the response and issue the permit. Thanks.

>>> Brewster Buttfield <brewsterbuttfield@yahoo.com> 1/26/2007 2:51:39 PM >>>

Tammy

I was hoping to resolve your questions about the permit for 3 Oak Lawn on Peaks. The wall at the shower is not a bearing wall. What is your question about headroom? or header? We would like to start as soon as possible, please call or email me.

Brewster

Brewster Buttfield  
Prospect Design  
424 Fore Street  
207-749-7400  
brewsterbuttfield@yahoo.com

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Finding fabulous fares is fun.

Let Yahoo! FareChase search your favorite travel sites to find flight and hotel bargains.

<http://farechase.yahoo.com/promo-generic-14795097>

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Food fight? Enjoy some healthy debate  
in the Yahoo! Answers Food & Drink Q&A.  
<http://answers.yahoo.com/dir/?link=list&sid=396545367>

THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

I HEREBY CERTIFY TO Terry Snow, Esq.  
and First American Title Ins.

3 Oak Lawn Road  
Peaks Island  
Portland, Maine

Job Number: 394-09  
Inspection Date: 10-13-06  
Scale: 1" = 20'

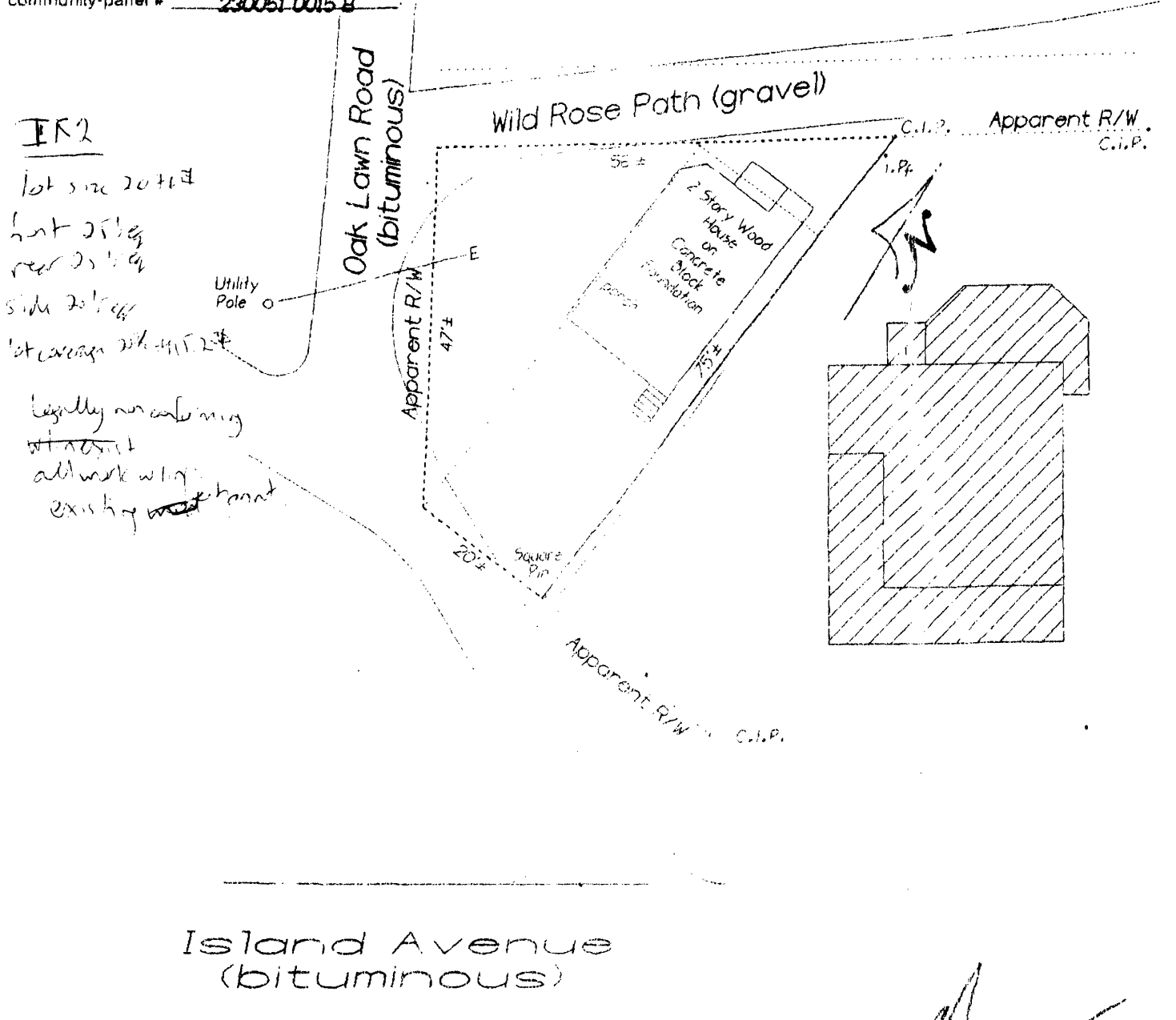
The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not ~~appear~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear~~ fall within the special flood hazard zone as indicated on community-panel # 230051-0015-B

BUYER: Terry D. Zipper  
SELLER: Sharlane K. Johnson



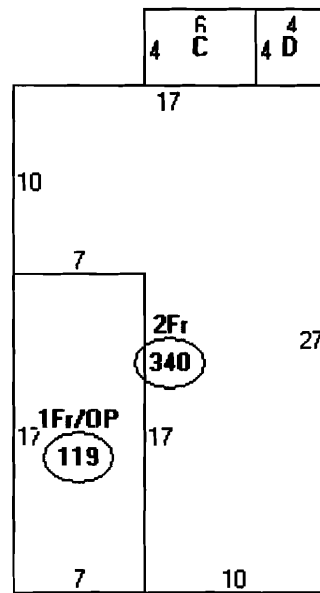
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS

**Bruce R. Bowman**  
INCORPORATED  
184 John Small Road  
Chebeague Island, Maine 04017  
Phone: (207) 846-1663  
Fax: (207) 846-1663



PLAN BOOK 9 PAGE 7 LOT \_\_\_\_\_  
DEED BOOK 24162 PAGE 164 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

Descriptor/Area

A: 2Fr  
340 sqft  
B: 1Fr/OP  
119 sqft  
C: OFFP  
24 sqft  
D: 1Fr  
16 sqft





## REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURE DESC.	LAND NOS.	STREET Peaks Island Oaklawn Rd.	BLDG. NO.	CARD NO. OF	DEVELOPMENT NO.	AREA 2076	DIST. 14	ZONE	CHART 90	BLOCK G	LOT 1	CURR. DESC.						
TAXPAYER ADDRESS AND DESCRIPTION					RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS							
VARD EDWARD KENNETH 24 BRACE ROAD WEST HARTFORD CONNECTICUT  LAND & BLDG OAKLAWN ROAD SARGENT ROAD & WILD ROSE PATH REC PLAN SKILLINGS FARM PEAKS ISLAND ASSESSORS PLAN 90-G-1 AREA 2076 SQ FT											TOPOGRAPHY		IMPROVEMENTS					
											LEVEL		WATER					
											HIGH		SEWER					
											LOW		GAS					
											ROLLING		ELECTRICITY					
											SWAMPY		ALL UTILITIES					
											STREET		TREND OF DISTRICT					
											PAVED		IMPROVING					
											SEMI-IMPROVED		STATIC					
											DIRT		DECLINING					
						SIDEWALK												
						TILLABLE	PASTURE	WOODED	WASTE									
LAND VALUE COMPUTATIONS AND SUMMARY						LAND VALUE COMPUTATIONS AND SUMMARY						ASSESSMENT RECORD		INCREASE		DECREASE		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	1950	LAND	75		
														1951	BLDGS.	450		
															TOTAL	525		
														1951	LAND	50		
															BLDGS.	400		
															TOTAL	450		
														1951	LAND			
															BLDGS.			
															TOTAL			
														1951	LAND			
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															BLDGS.			
															TOTAL			
														1951	LAND			
															BLDGS.			
															TOTAL			
EAR	ORIG. COST			RENTAL			20 @ 100 = 2000											
EAR	SALE PRICE			EXPENSE			25 @ 50 = 1250											
EAR	U. S. R. S.			NET			2000 - 1250 = 750											

### RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19	YEAR 19	CONSTRUCTION										COMPUTATIONS									
		FOUNDATION		FLOOR CONST.			PLUMBING														
		CONCRETE		WOOD JOIST			BATHROOM	No sink ✓													
		CONCRETE BLOCK		STEEL JOIST			TOILET ROOM														
		BRICK OR STONE		MILL TYPE			WATER CLOSET														
		PIERS	✓	REIN. CONCRETE			LAVATORY														
		CELLAR AREA FULL		FLOOR FINISH			KITCHEN SINK					✓									
		1/4 1/2 3/4			B	1	2	3	STD. WAT. HEAT					✓							
		NO. CELLAR	✓	CEMENT					AUTO. WAT. HEAT												
		EXTERIOR WALLS		EARTH			ELECT. WAT. SYST.														
		CLAPBOARDS		PINE	Hard	✓	LAUNDRY TUBS														
		WIDE SIDING	1/2	HARDWOOD			NO PLUMBING														
		DROP SIDING		TERRAZZO			TILING					3rd S.F.									
		NO SHEATHING		TILE			BATH FL. & WCOT.					S.F.									
		WOOD SHINGLES	1/2				TOILET FL. & WCOT.														
		ASBES. SHINGLES		ATTIC FLR. & STAIRS			LIGHTING					ADDITIONS									
		STUCCO ON FRAME		INTERIOR FINISH			ELECTRIC					✓									
		STUCCO ON TILE			B	1	2	3	NO LIGHTING					Fdt							
		BRICK VENEER		PINE		✓	NO. OF ROOMS					BASEMENT									
		BRICK ON TILE		HARDWOOD			BSMT.					2ND									
		SOLID BRICK		PLASTER			1ST					3									
		STONE VENEER		UNFINISHED		✓	3RD					OCCUPANCY									
		CONC. OR CIND. BL.		METAL CLG.			SINGLE FAMILY					L									
		TERRA COTTA					TWO FAMILY					Shingles									
		VITROLITE		RECREAT. ROOM			APARTMENT					FLOORS									
		PLATE GLASS		FINISHED ATTIC			STORE					ATTIC									
		INSULATION		FIREPLACE			THEATRE					FINISH									
		WEATHERSTRIP		HEATING			HOTEL					FIREPLACE									
		ROOFING		PIPELESS FURNACE			OFFICES					HEATING									
		ASPH. SHINGLES		HOT AIR FURNACE			WAREHOUSE														
		WOOD SHINGLES	✓	FORCED AIR FURN.			COMM. GARAGE														
		ASBES. SHINGLES		STEAM			GAS STATION					PLUMBING									
		SLATE TILE		HOT WAT. OR VAPOR			ECONOMIC CLASS					TILING									
		METAL		NO HEATING			OVER BUILT														
		COMPOSITION		GAS BURNER			UNDER BUILT														
		ROLL ROOFING		OIL BURNER			DT.					8/5									
		INSULATION		STOKER			LD.					13									
							MS.					13									
							CK.					10									
												TOTAL									
												1310									
												FACT. +10									
												+150									
												REP. VAL.									
												1460									
<b>SUMMARY OF BUILDINGS</b>																					
OCCY		TYPE		GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.								
cottage		A 2 1/2 FR		DC			F	1460	55	660	A		1400								
		B									B										
		C									C										
		D									D										
		E									E										
		F									F										
		G									G										
YEAR		1951																			
TAX VAL.																					
OLD VAL.																					
CHANGE																					
										1951 TOTAL BLDGS.											
TAX VALS.		19																			
OLD VALS.		19																			
CHANGE		19																			

22' x 12' EMBL  
13' 4" 10'  
17'  
10' 7'  
SER. 100 (340)  
100  
7' 10'



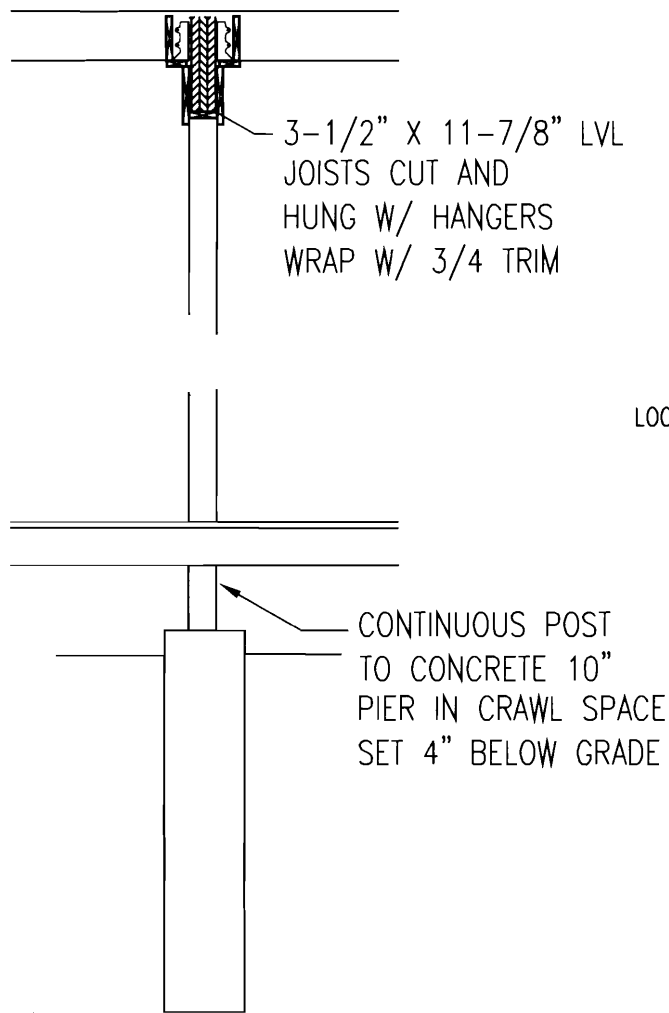


## WINDOW SCHEDULE

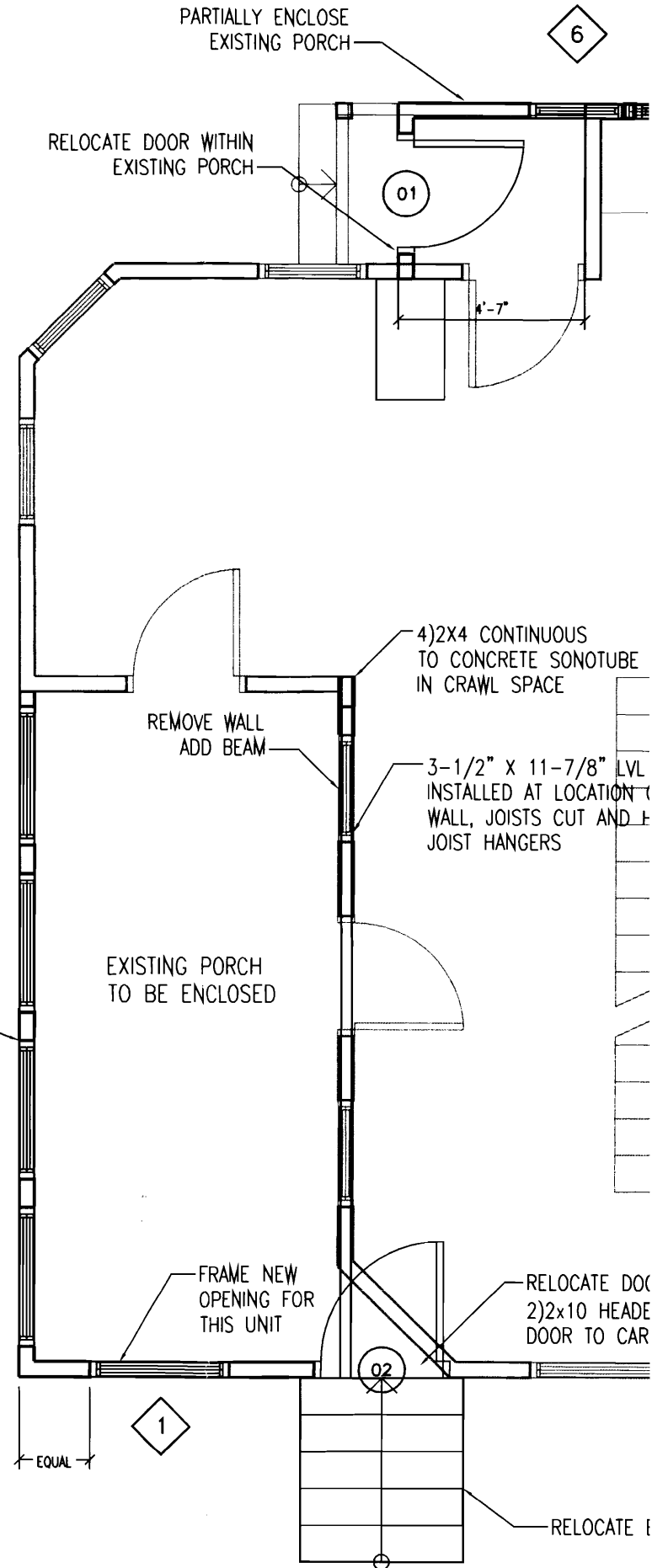
MARK	SIZE		TYPE	MANUFACTURER	UNIT NUMBER	NOTES
	WIDTH	HEIGHT				
1	3'-5 1/2"	5'-4"	DOUBLE-HUNG	MARVIN INTEGRITY	ITDH4276	
2	3'-5 1/2"	6'-4"	DOUBLE-HUNG	MARVIN INTEGRITY	ITDH4276	Center in existing opening
3	3'-5 1/2"	6'-4"	DOUBLE-HUNG	MARVIN INTEGRITY	ITDH4276	Center in existing opening
4	3'-5 1/2"	6'-4"	DOUBLE-HUNG	MARVIN INTEGRITY	ITDH4276	Center in existing opening
5	3'-5 1/2"	6'-4"	DOUBLE-HUNG	MARVIN INTEGRITY	ITDH4276	Center in existing opening
6	2'-4"	3'-7"	CASEMENT	MARVIN INTEGRITY	ICA2943	--
7	2'-4"	3'-7"	CASEMENT	MARVIN INTEGRITY	ICA2943	--

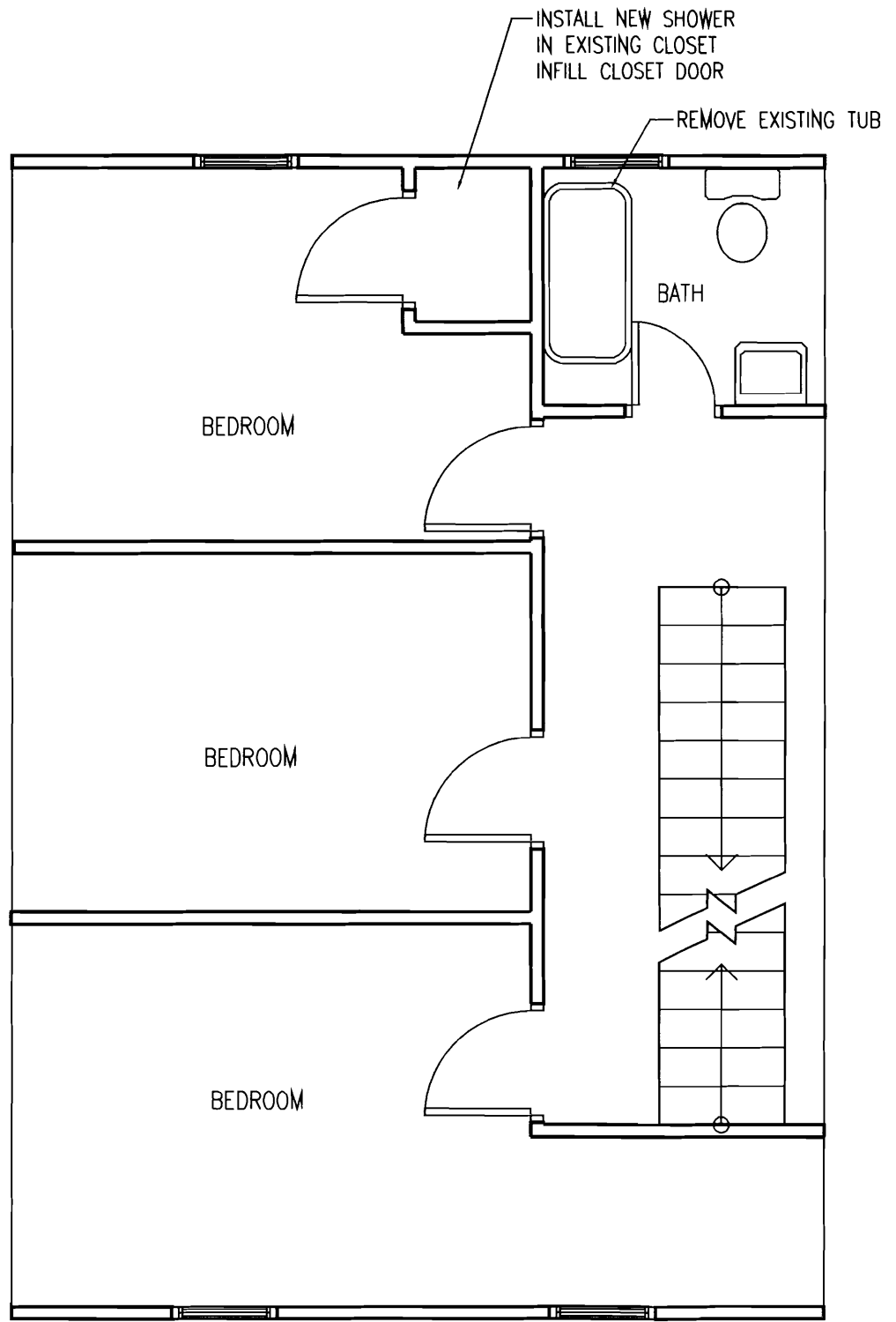
## DOOR AND FRAME SCHEDULE

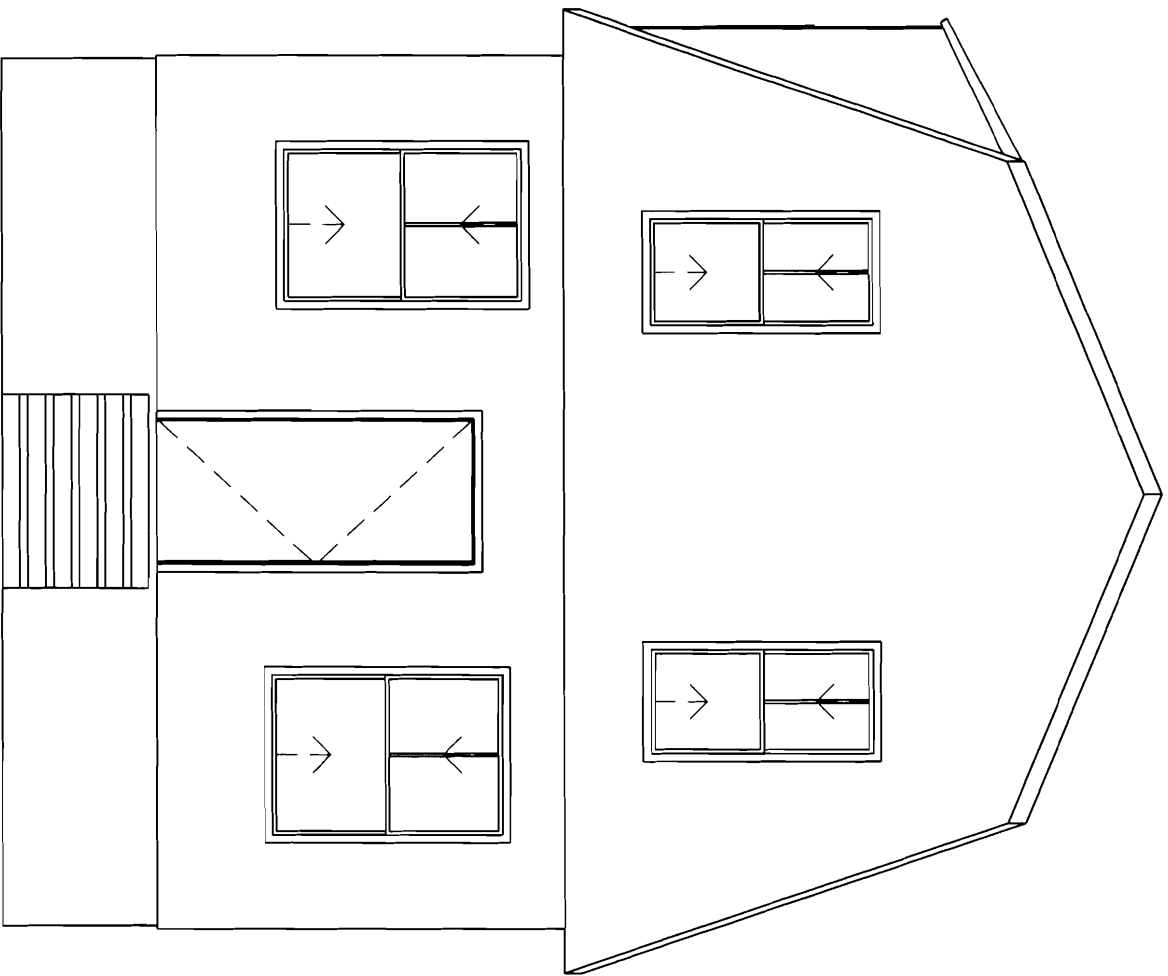
MARK	DOOR					FRAME			NOTES
	SIZE			MATL	GLAZING	MATL	JAMB	SILL	
	WD	HGT	THK						
1	2'-8"	6'-8"	2"	--	--	--	--	--	Re-use existing
2	3'-0"	6'-8"	2"	--	--	--	--	--	Re-use or new



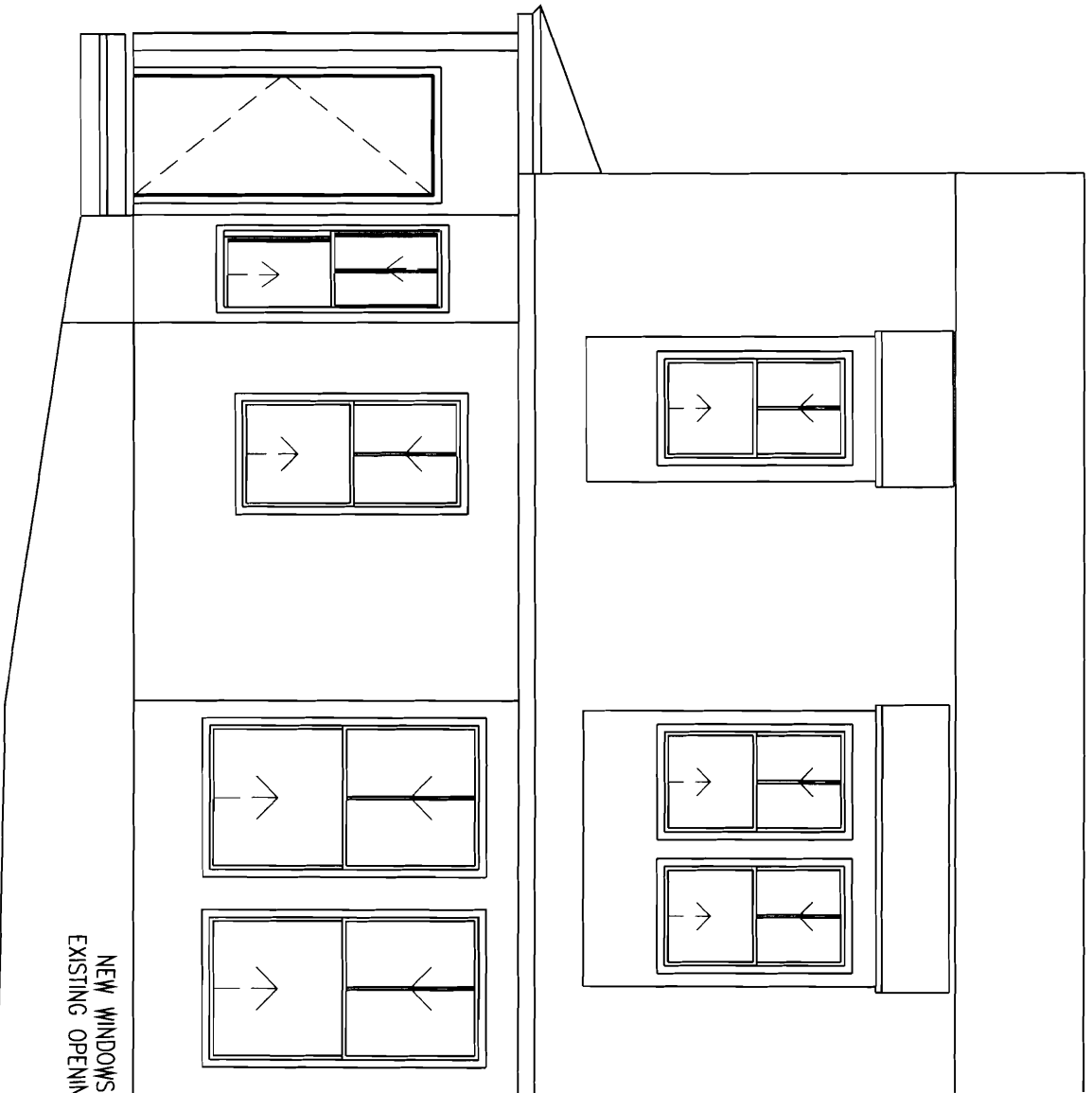
NEW WINDOWS AT  
LOCATION OF EXISTING  
PORCH OPENINGS







1 SOUTH ELEVATION  
1/4" = 1'-0"

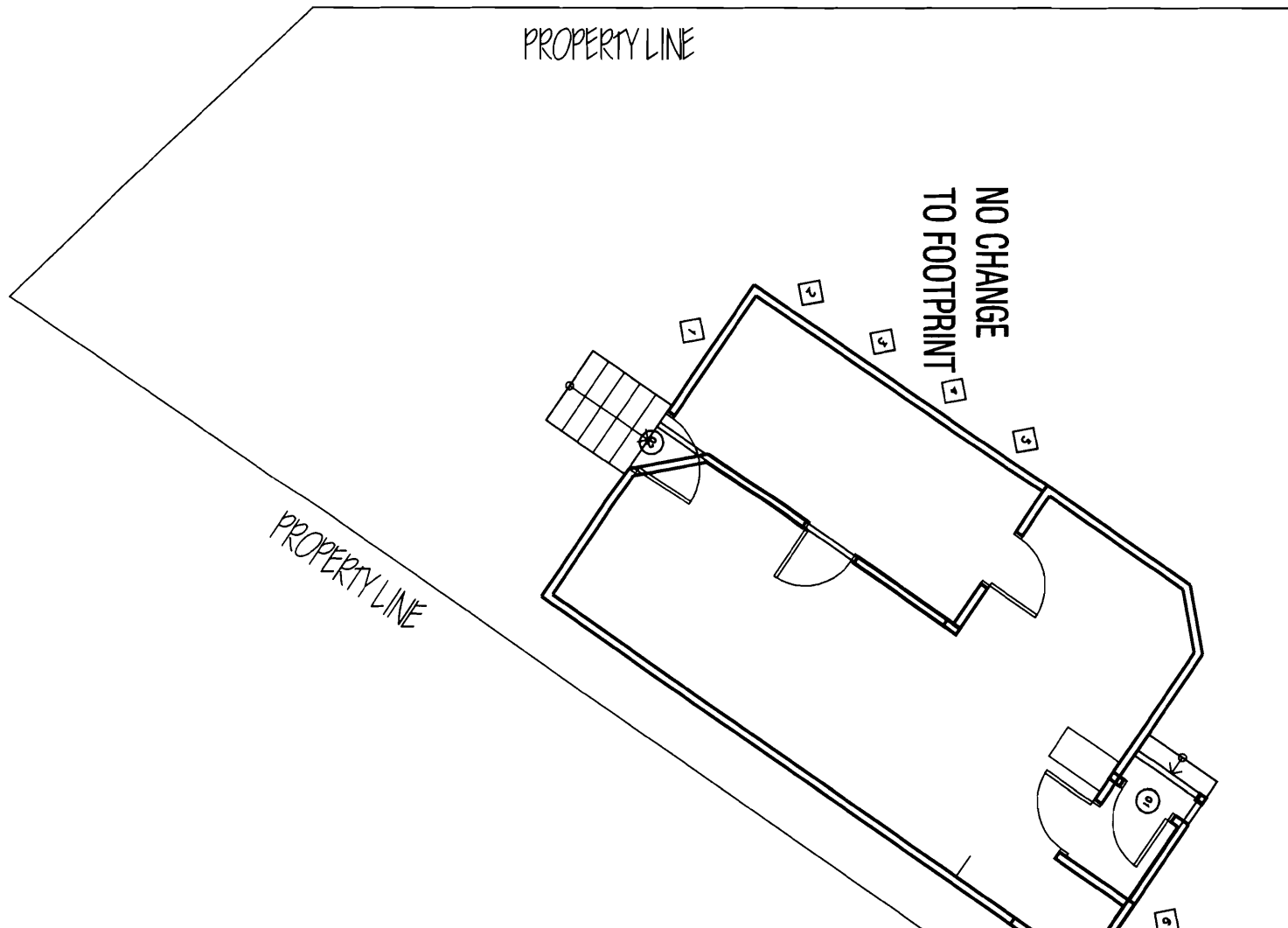


2 WEST ELEVATION  
1/4" = 1'-0"

NEW WINDOWS  
EXISTING OPENING



# OAK LAWN ROAD



WILD ROSE PATH