

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 090080

This is to certify that JOHNSON JOYCE B & LUKE REINHART Buildershas permission to Kitchen renovations and relocation of first floor 1/2 bathAT 448 OCEAN AVE CB 159 C020001

provided that the person or persons, firm or corporation accounting 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

James Bowke 2/9/09
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: 09-0080		Issue Date:		CBL: 159 C020001	
Location of Construction: 448 OCEAN AVE		Owner Name: JOHNSON JOYCE B & LUKE R R		Owner Address: 448 OCEAN AVE	
Business Name:		Contractor Name: RC Builders		Phone: 774-0966	
Contractor Address: 34 Scotia Drive New Gloucester		Phone:			
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Dwellings	
				Zone: R3	
Past Use: Single Family		Proposed Use: Single Family w/kitchen renovations and relocation of first floor 1/2 bath		Permit Fee: \$160.00	
				Cost of Work: \$13,500.00	
				CEO District: 4	
Proposed Project Description: Kitchen renovations and relocation of first floor 1/2 bath		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 2/9/09	
		Signature:		Signature:	
		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: jmb		Date Applied For: 02/02/2009		Zoning Approval	
<ol style="list-style-type: none">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	
		<input type="checkbox"/> Shoreland		<input type="checkbox"/> Variance	
		<input type="checkbox"/> Wetland		<input type="checkbox"/> Miscellaneous	
		<input type="checkbox"/> Flood Zone		<input type="checkbox"/> Conditional Use	
		<input type="checkbox"/> Subdivision		<input type="checkbox"/> Interpretation	
		<input type="checkbox"/> Site Plan		<input type="checkbox"/> Approved	
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>		<input type="checkbox"/> Denied	
		Date: 2/2/09 JMB		Date:	
				Historic Preservation	
				<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	

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

4-10-09

installed as permitted
close

plumbing not complete - OK

close S.M.H.

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0080	Date Applied For: 02/02/2009	CBL: 159 C020001
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Location of Construction: 448 OCEAN AVE	Owner Name: JOHNSON JOYCE B & LUKE R R	Owner Address: 448 OCEAN AVE	Phone: () 774-0966
Business Name:	Contractor Name: RC Builders	Contractor Address: 34 Scotia Drive New Gloucester	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/kitchen renovations and relocation of first floor 1/2 bath	Proposed Project Description: Kitchen renovations and relocation of first floor 1/2 bath
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/02/2009
Note: **Ok to Issue:** ☒

- 1) This permit approves interior work only
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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 with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/09/2009
Note: **Ok to Issue:** ☒

- 1) New 1/2 bath must meet the code requirements for fixture clearances and plumbing.
- 2) This permit approves nonstructural work only, if during construction, load bearing walls are removed or altered, plans shall be submitted for review and approval.
- 3) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

2/2/2009-jmb: Same day appointment coverage for Tom M. Who was out sick. Met with Joyce, need floor plan sketch for the bathroom relocation. She will have the contractor fax it.

2/5/2009-lmd: The permit was invoice incorrectly. I mailed an invoice for the balance of \$10.00 to Joyce Johnson, 448 Ocean Ave

2/9/2009-jmb: Spoke with Joyce to inquire about the plans, she will fax today. Received, ok to issue



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>448 Ocean Ave</u>			
Total Square Footage of Proposed Structure/Area <u>existing kitchen space / room</u>		Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>159</u> <u>C</u> <u>020</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Joyce Johnson</u> Address <u>448 Ocean Ave</u> City, State & Zip <u>Portland, Me. 04103</u>		Telephone: <u>(207)</u> <u>774-0966</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>13,500</u> C of O Fee: \$ <u>/</u> Total Fee: \$ <u>150.00</u>	
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>kitchen renovation / relocate 1/2 bath</u>			
Contractor's name: <u>RC Builders</u> Address: <u>34 Scotia Drive</u> City, State & Zip <u>New Gloucester</u> Telephone: _____ Who should we contact when the permit is ready: <u>Joyce Johnson</u> Telephone: <u>774-0966</u> Mailing address: <u>448 Ocean Ave</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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Joyce Johnson

Date: 2/2/09

FEB

This is not a permit; you may not commence ANY work until the permit is issued

2009



Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.

Eligible Projects

Please submit a complete application with the required plans

- ☒ Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- ☐ Repairs to existing decks, porches and stairs that meet current zoning setbacks
- ☐ Adding or replacing windows and doors (not to include bay windows)
- ☐ Sheds less than 100 sq. ft.
- ☐ One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- ☐ Chimney installation (NFPA 211 disclosure statement required)
- ☐ Propane tanks
- ☐ Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- ☐ Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

FEB 2 2009

Inspections are still required per City Code of Ordinance.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: <i>Angie B. Johnson</i>	Date: <i>2/2/09</i>
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This is not a permit; you may not commence ANY work until the permit is issued.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

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.

 Inzu B. Johnson
Signature of Applicant/Designee

 2/10/09
Date

 Deanne Banks
Signature of Inspections Official

 2/9/09
Date



RC Builders

34 Scotia Dr.
New Gloucester,
ME 04260

Stone
04260-3869

File
Hase
Kitchen

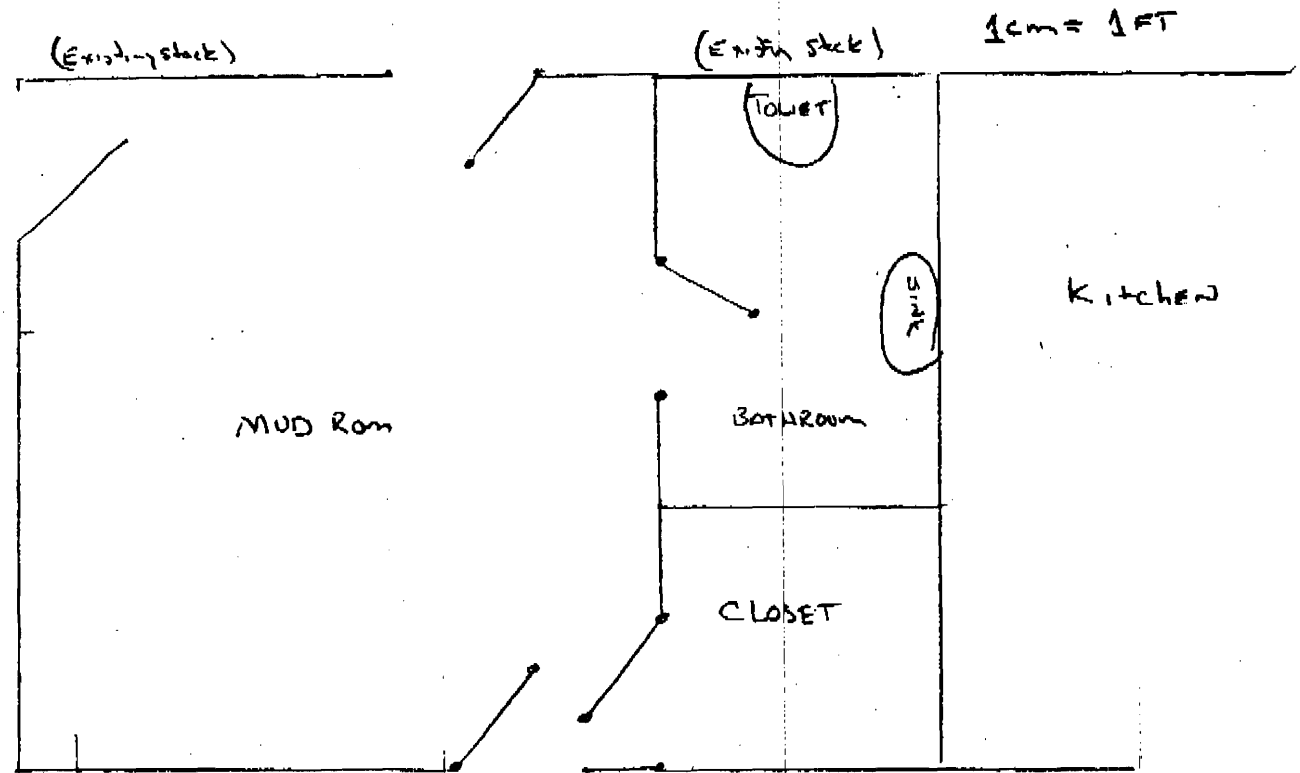
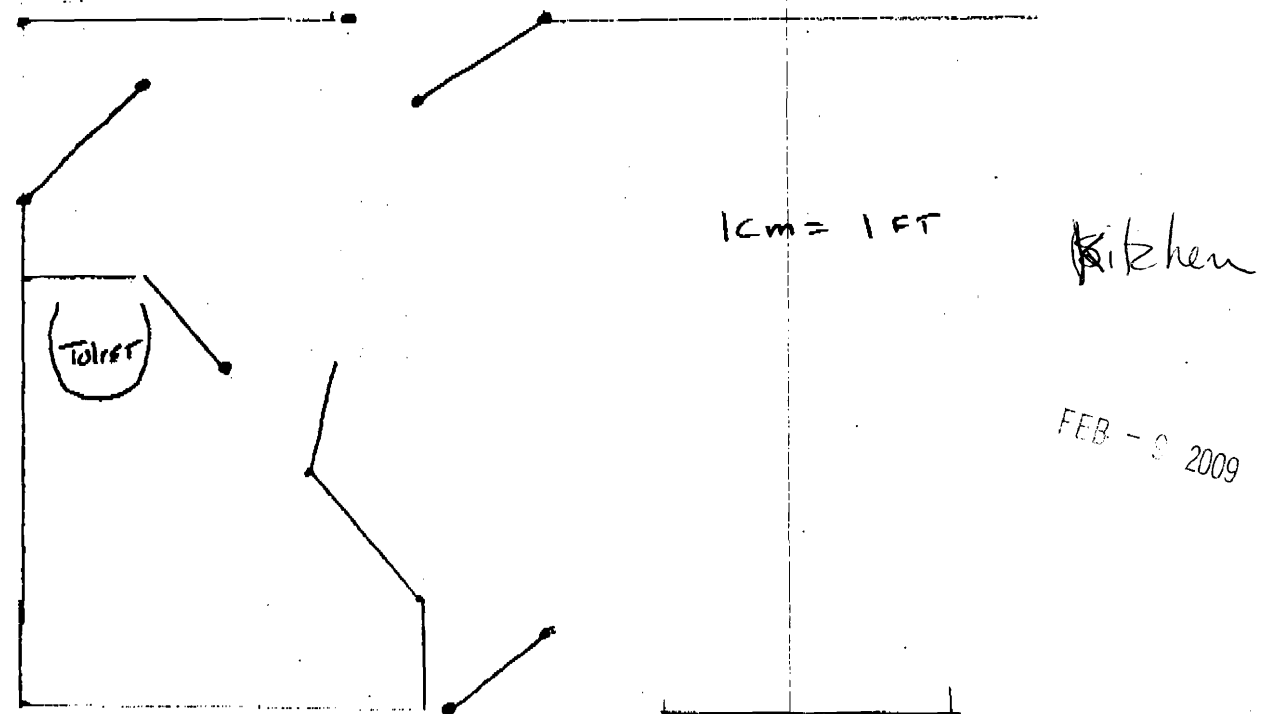
Estimate

Date	Estimate #
8/28/2008	1

Name / Address
Luke Reinhart Portland ME

Description	Total
Demo / all kitchen walls , ceiling, cabinets, and counter tops. Framing trim work strapping and all work involving carpentry. Upstairs sheets.	
Labor	7,500.00
Materials	500.00
Sheetrock	
Labor and materials	1,000.00
Electrical	
Labor	500.00
Plumbing	
Labor	500.00
Kitchen installation	
Labor	3,500.00
All prices are estimated based on time. we will get a quote for sheetrocking when demo and framing are done. Plumbing and electrical if needed.	
We have agreed to work time and material.	

	Total	\$13,500.00
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EXISTING Bathroom & mud RoomProposed Bathroom Relocation

FEB - 9 2009

The Personal Advisors of
Ameriprise
 Financial



FAN # 074-0716

Page 1/2

TO: JEANIE

FROM: Joyce Johnson

Date: 2-9-09

REF: 448 Ocean Permit

JEANIE

Please call me with any

quest @ 774-0966, Luke

Joyce

Reinhard, Purves & Associates

A financial advisory practice of
 Ameriprise Financial Services, Inc.

16 Casco Street
 Portland, ME 04101 3390
 Tel: 207.771.5300
 Fax: 207.771.5306

**Luke R. Reinhard, CFP®, ChFC®, RHU®,
 REBC®, MS**

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 Business Financial Advisor
**An Ameriprise Platinum
 Financial Services® practice**
 luke.r.reinhard@ampf.com

Jesse W. Purves, CRPC®
 Senior Financial Advisor
 jesse.w.purves@ampf.com

James S. Branscombe, MBA, CRPC®
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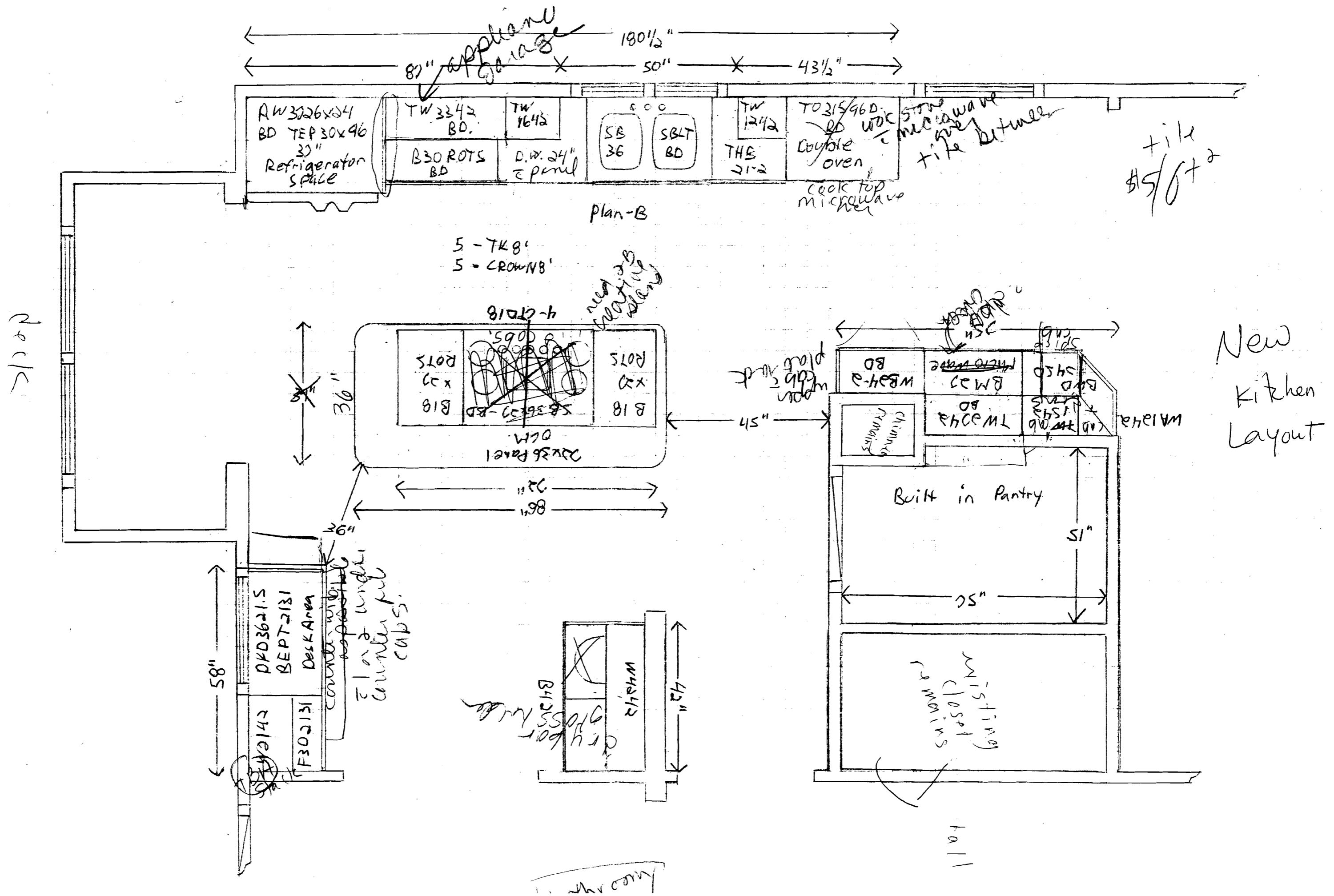
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 Associate Financial Advisor
 with the practice of
 Jesse W. Purves
 david.e.bjork@ampf.com

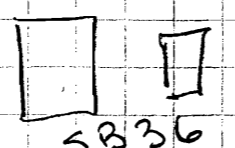
Ben W. Daigle
 Associate Financial Advisor
 with the practice of
 Luke R. Reinhard
 ben.2.daigle@ampf.com

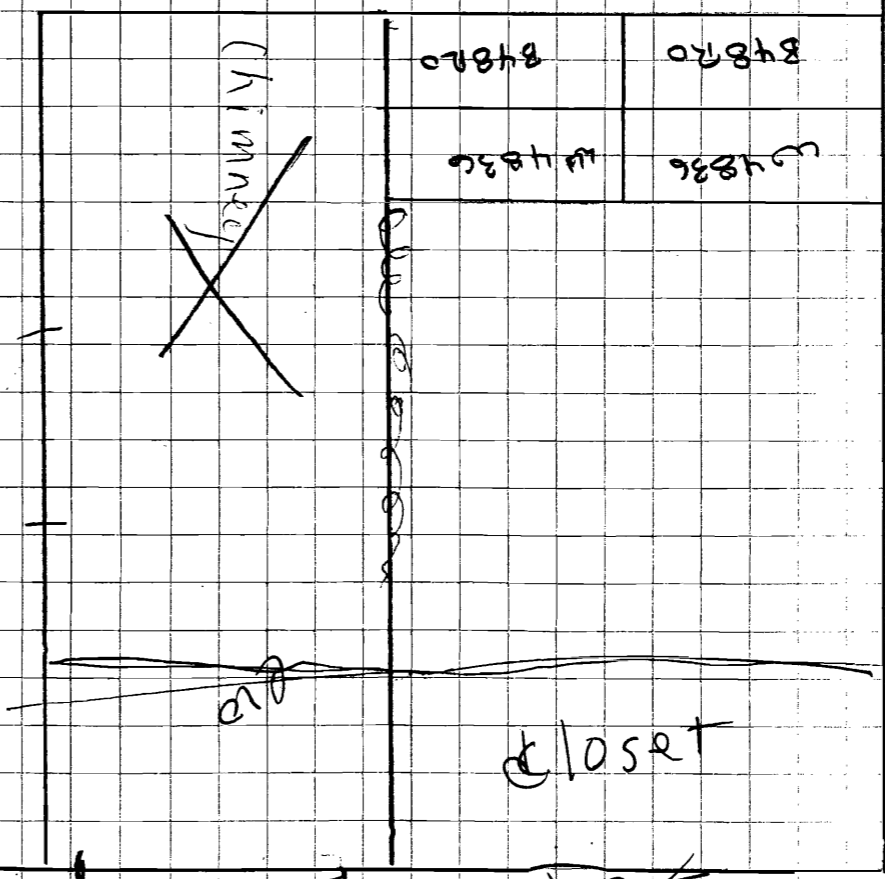
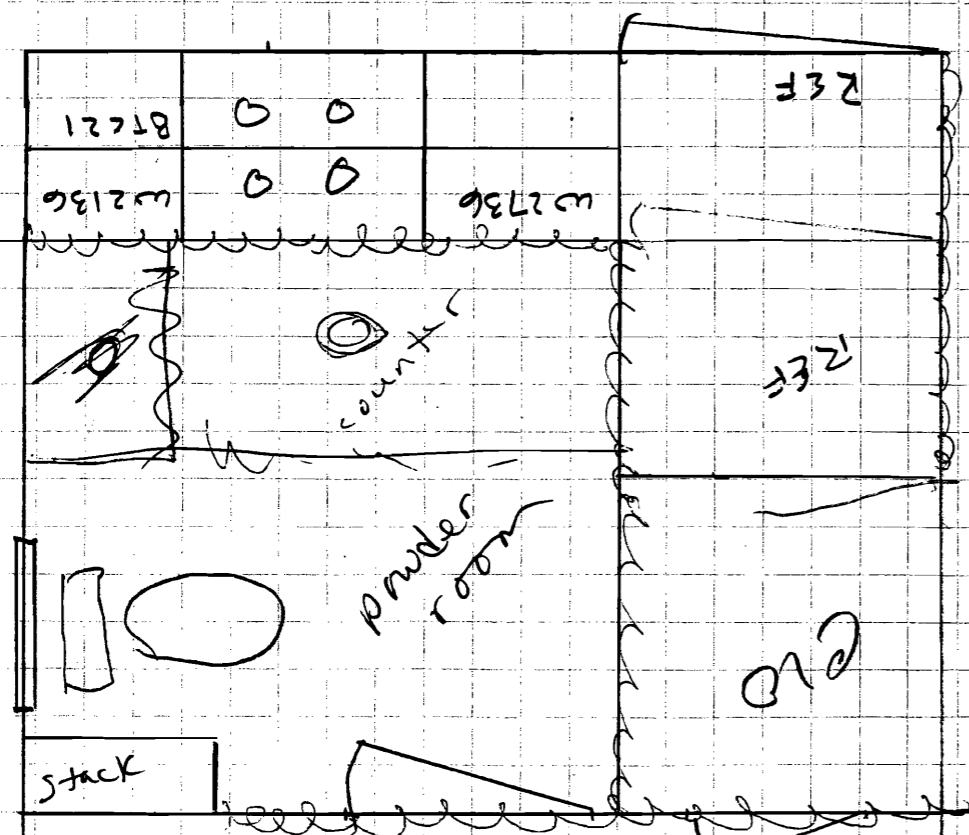
FEB - 9 2009





deck doors

0068820	W3036	W2436		W2436	W3036
	ROB30D	B3024		DW	ROB30D



OR

current

wall = walls to be removed

original proposed, cabinets only, no wall changes



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Feb 2

20 09

Received from

Joyce Johnson

Location of Work

448 Ocean Ave

Cost of Construction

\$ 13,500.

Building Fee:

150.00

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

150.00

Building (IL) ☒

Plumbing (IS) ☐

Electrical (IE) ☐

Site Plan (U2) ☐

Other

CBL:

159-C-020

Check #:

1321

Total Collected \$

150.00

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by:

OMB

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

February 10 20 09

Received from

Jayce Johnson

Location of Work

4418 Ocean Ave

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (IL) ☒

Plumbing (I5) ☐

Electrical (I2) ☐

Site Plan (U2) ☐

Other

CBL:

159-C 020

Check #:

1330

Total Collected \$

10-

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by:

Canjula

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy