

Location of Construction: ** 26 Johansen St., Portland		Owner: ** Allan K. Drew		Phone: 871-7697		Permit No: <b>000554</b>
Owner Address: 26 Johansen Street		Lessee/Buyer's Name: N/A		Phone: N/A		
Contractor Name: self		Address:		Phone:		Permit Issued:  MAY 25
Past Use:  <i>single family dwelling</i>		Proposed Use:  <i>greenhouse Accessory to Singlefam D.</i>		COST OF WORK: \$ 3,000.00		
				PERMIT FEE: \$ 60.00		Zone: <b>R-3</b> CBL: 167-C-011 Zoning Approval: <i>OK with conditions</i>
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		
Proposed Project Description:  32' x 8' greenhouse		Signature:		INSPECTION: Use Group: <i>R-3</i> Type: <i>53</i> <i>BOC 499</i>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>5/24/00</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"/>
		PEDESTRIAN ACTIVITIES DISTRICT (PAD.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: <i>[Signature]</i> Date:		
Permit Taken By: KA		Date Applied For: May 24, 2000		JF		

- 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..

mail to: Allan K. Drew  
26 Johansen Street  
Portland, ME 04101

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

May 24, 2000

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *[Signature]*

**PERMIT ISSUED WITH REQUIREMENTS**

COMMENTS

6/5/00 Mr Daw Called for Pre Con - He will  
Compile info on Requirement #36 before proceeding (K)  
(He also spoke w/PSH)

7/3/00 Foundation Shocks @ H (K)

8/1/00 Framing @ H (K)

1/26/01 Steps need to be re-done. Do NOT meet tread 10"  
a ~~~~~

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____


**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: **26 JOHANSEN ST. PORTLAND, ME**

Tax Assessor's Chart, Block & Lot Number Chart# <b>167</b> Block# <b>C</b> Lot# <b>011</b>		Owner: <b>ALAN K. DREW</b>	Telephone#: <b>207-871-7697</b>
Owner's Address: <b>26 JOHANSEN ST</b>		Lessee/Buyer's Name (If Applicable) <b>N/A</b>	Cost Of Work: <b>\$3000<sup>00</sup></b> Fee: <b>\$60.00</b>
Proposed Project Description:(Please be as specific as possible) <b>32' x 8' GREENHOUSE</b>			
Contractor's Name, Address & Telephone <b>SELF</b>		Rec'd By: 	

*SJK*

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

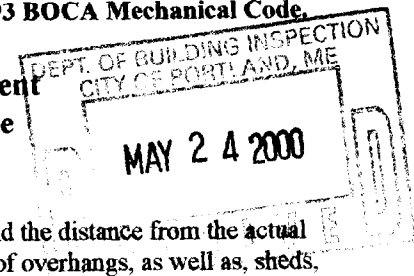
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks



**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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:  Date: **5/24/00**

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

BUILDING PERMIT REPORT

DATE: 24 MAY 2000 ADDRESS: 26 Johansen ST. CBL: 167-C-011

REASON FOR PERMIT: 8' x 32' greenhouse

BUILDING OWNER: Allan K. Dew

PERMIT APPLICANT: CONTRACTOR Owner

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 3,000.00 PERMIT FEES: 60.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1 \*2 \*4 \*27 \*29 \*31 \*32 \*34 \*36

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

5/24/01

- 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 10. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *This greenhouse addition shall be for personal residential use and NOT for commercial*
- \*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- \*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \*36. All sloped glass shall comply with sections 2404.0 & 2405.0 of the City's bldg. Code.

*[Signature]*  
 P. Samuel Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

**\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**

Applicant: Allan K. Drew

Date: 28/Sept./2K

Address: 26 Johansen ST -

C-B-L: 167-C-011-2018

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 28/Sept/2K

Zone Location - R-3

Interior ~~of~~ corner lot -

Proposed Use/Work - Single Family addition.

Sewage Disposal - Public,

Lot Street Frontage - 50' req.

Front Yard - 25' req

Rear Yard - 25' req

Side Yard - 8' 1-story      14' 2-story

Projections - -

Width of Lot - 75' req.

Height - 1 story

Lot Area - 12,510 ±

Lot Coverage/ Impervious Surface -

Area per Family - 6,500 req

Off-street Parking - NA

Loading Bays - NA

Site Plan - NA

Shoreland Zoning/ Stream Protection - NA

Flood Plains - NA



CITY OF PORTLAND, MAINE  
ZONING BOARD OF APPEALS

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Elizabeth Bordowitz, Chair  
Lee Lowry III, Secretary  
William Neleski, Jr.  
Andrew Braceras  
Sam Sivovlos  
Julie Brady  
Peter Clifford

February 8, 1999

Greater Portland Montessori School  
Elaine Carolan  
26 Johansen Street  
Portland, ME 04103

RE: 26 Johansen Street  
167-C-011  
R-3 Zone

Dear Ms. Carolan;

As you know, at its February 4, 1999 meeting, the Board of Appeals voted 6-0 to allow an amended application for a Change of Use Appeal from a single family dwelling to a single family dwelling with a Day Care for up to 12 children, with the condition that the fencing requirements be completed prior to the Day Care use, R-3 Zone. A copy of the Board's decision is enclosed for your records.

Please be aware that your application is only good for six months. Should you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,



Marge Schmuckal  
Zoning Administrator

MS/nbg

Enclosure

CC: TAMMY MUNSON

**MAINE REVENUE SERVICES**

Property Tax Division  
P.O. Box 9106  
Augusta, Maine 04332



FILE BOTH COPIES OF THIS FORM WITH COUNTY REGISTRY OF DEEDS DO NOT DETACH!

**PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION**

**REAL ESTATE TRANSFER TAX DECLARATION** TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

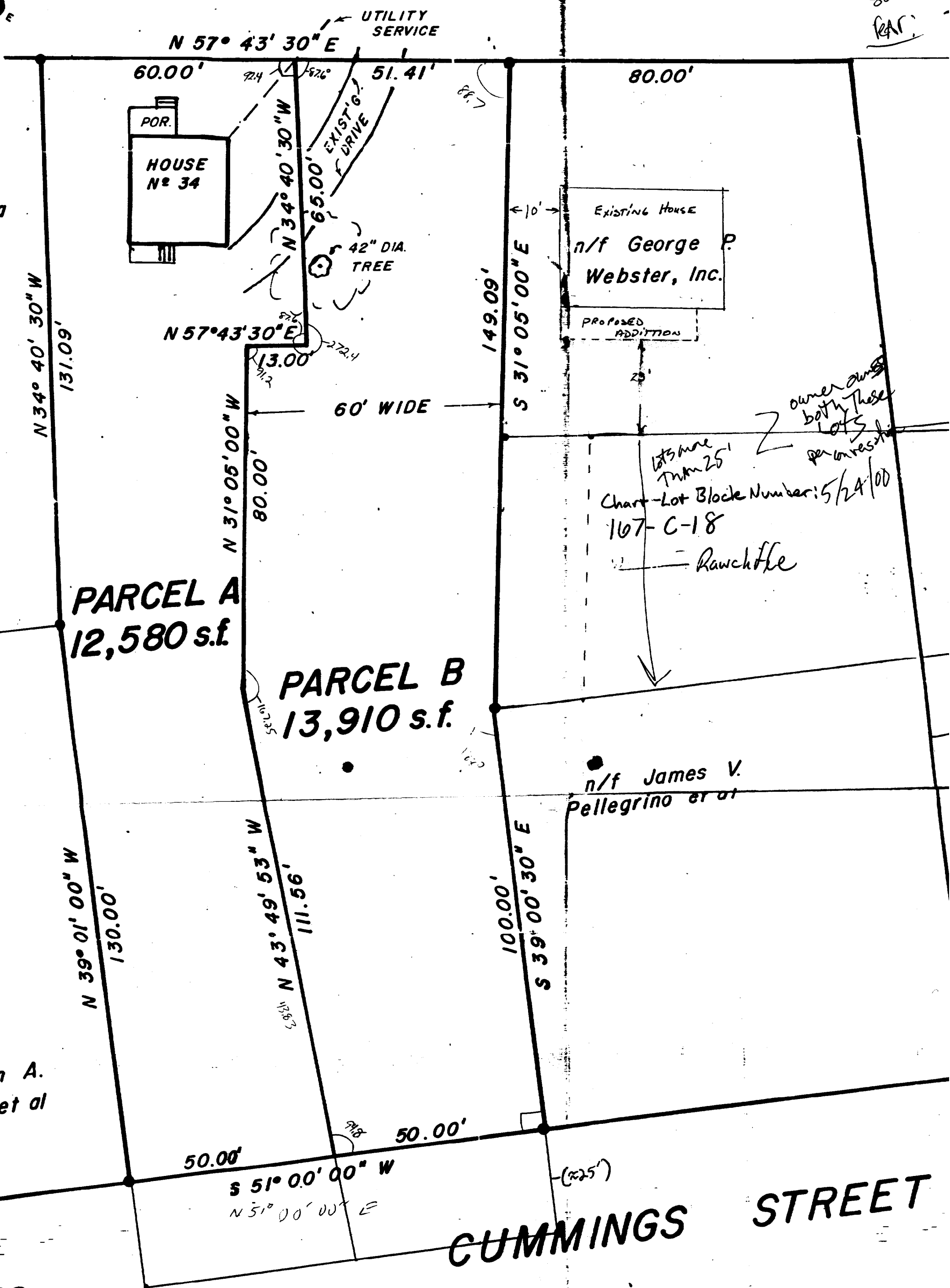
1. MUNICIPALITY OR TOWNSHIP <b>Portland</b>	COUNTY <b>Cumberland</b>	BOOK  (REGISTRY USE ONLY)	PAGE  (REGISTRY USE ONLY)
GRANTEE (BUYER)			
2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <b>Drew Alan K.</b> ▶ <b>025   30   8918</b>			
3. NUMBER AND STREET <b>26 Johansen St.</b>	CITY OR TOWN <b>Portland</b>	STATE AND ZIP CODE <b>ME 04103</b>	
GRANTOR (SELLER)			
4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <b>Rawcliffe Jerry K.</b> ▶ <b>004   50   6707</b> <b>Rawcliffe Susan D.</b> ▶ <b>005   66   1981</b>			
5. NUMBER AND STREET <b>32 Johansen St.</b>	CITY OR TOWN <b>Portland</b>	STATE AND ZIP CODE <b>ME 04103</b>	
<b>PROPERTY</b>	6. TAX MAP & LOT NUMBER (Required) ▶ <b>167-C-18</b>		Warning to Buyer! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.  <input type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable
	<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)		
	7. DATE OF TRANSFER    MO.    DAY    YR. (Use numerals) ▶ <b>5   20   00</b>		
<b>CONSIDERATION</b>	8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) <b>If exempt, complete line 9</b>		
	FULL VALUE ▶ \$ <b>4,000</b> .00	TAXABLE CONSIDERATION	\$ <b>4,000</b> .00
<b>EXEMPTION</b>	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C)		
<b>SPECIAL CIRCUMSTANCES</b>	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) <b>PLEASE EXPLAIN.</b> ▶ <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>INCOME TAX WITHHELD</b>	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor <input checked="" type="checkbox"/> consideration for the property is less than \$50,000, <input type="checkbox"/> foreclosure sale: exempt per 36 MRSA §5250-A, sub§		
<b>OATH</b>	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.		
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT    DATE
			<b>Jerry K. Rawcliffe</b> <b>5/20/01</b> <b>Susan D. Rawcliffe</b> <b>5/20/01</b>
<b>PREPARER</b>	13. Name and address of person or firm preparing this form		



JOHANSEN

STREET

Front;  
Side;  
Rear;



**PARCEL A**  
12,580 s.f.

**PARCEL B**  
13,910 s.f.

n/f James V.  
Pellegrino et al

lots more than 25'  
Chart - Lot Block Number: 5/24/00  
167-C-18  
Rawchoke

owner of both these lots per unresolved

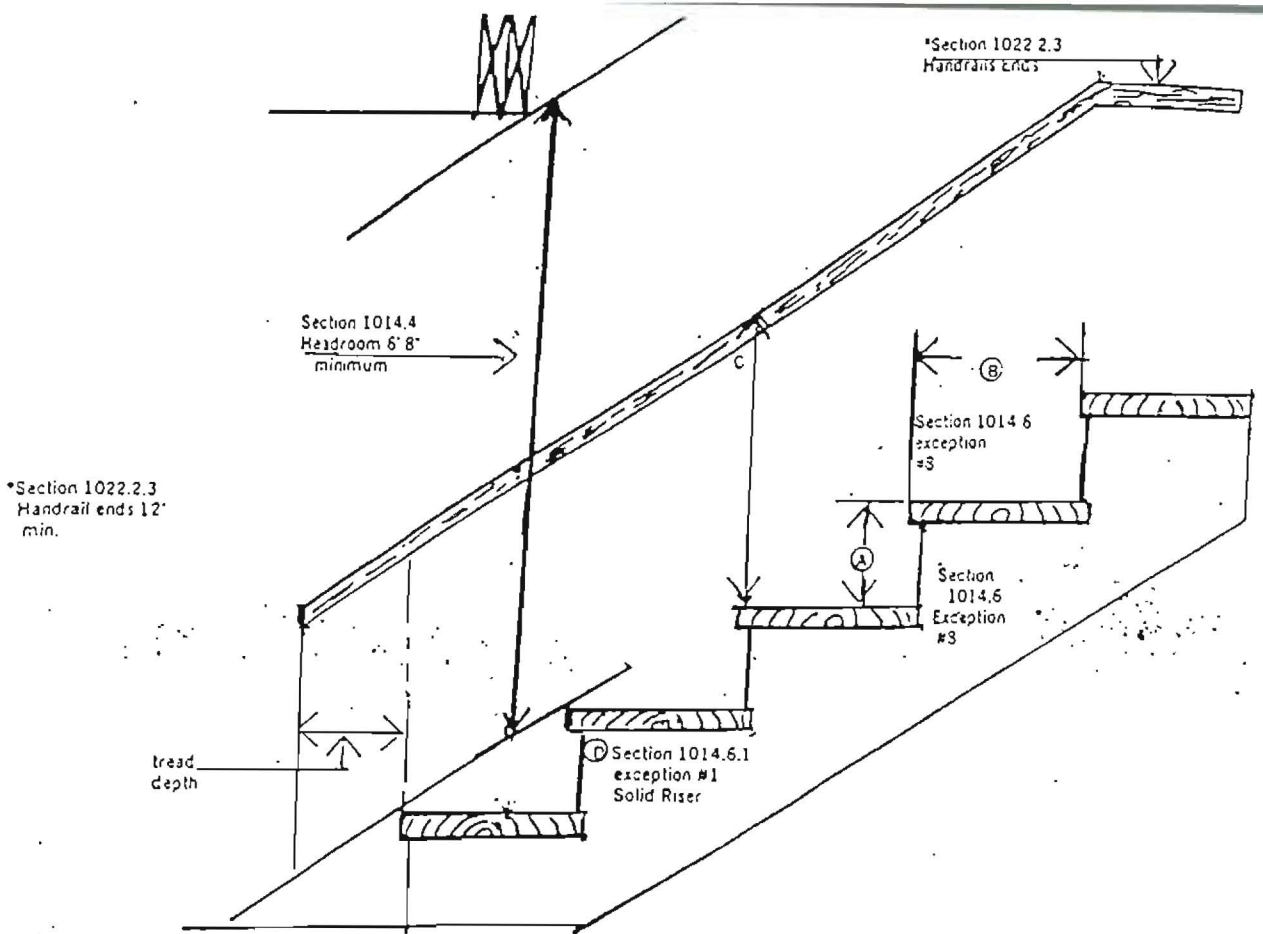
CUMMINGS STREET

ES:

IS A DIVISION INTO TWO (2)  
LS OF A LOT SHOWN IN PLAN  
IIB PAGE 75 CUMBERLAND COUNTY

PLAN OF  
IN

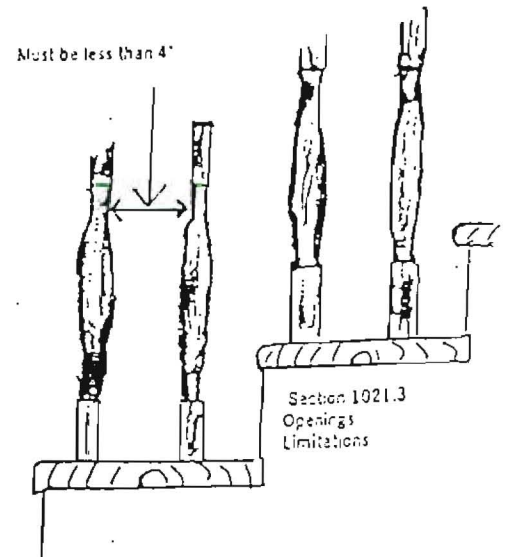
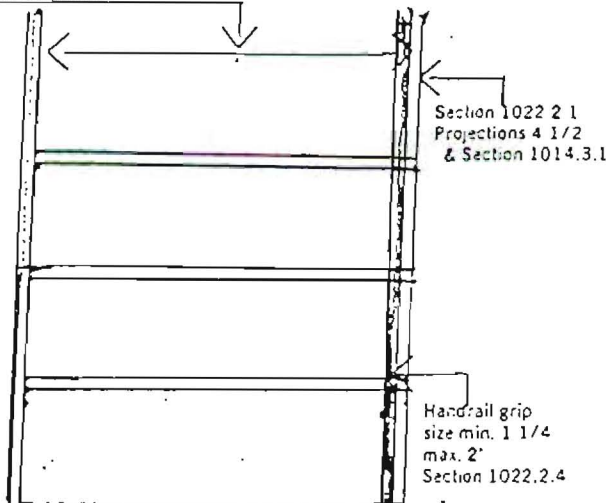
# Stairs

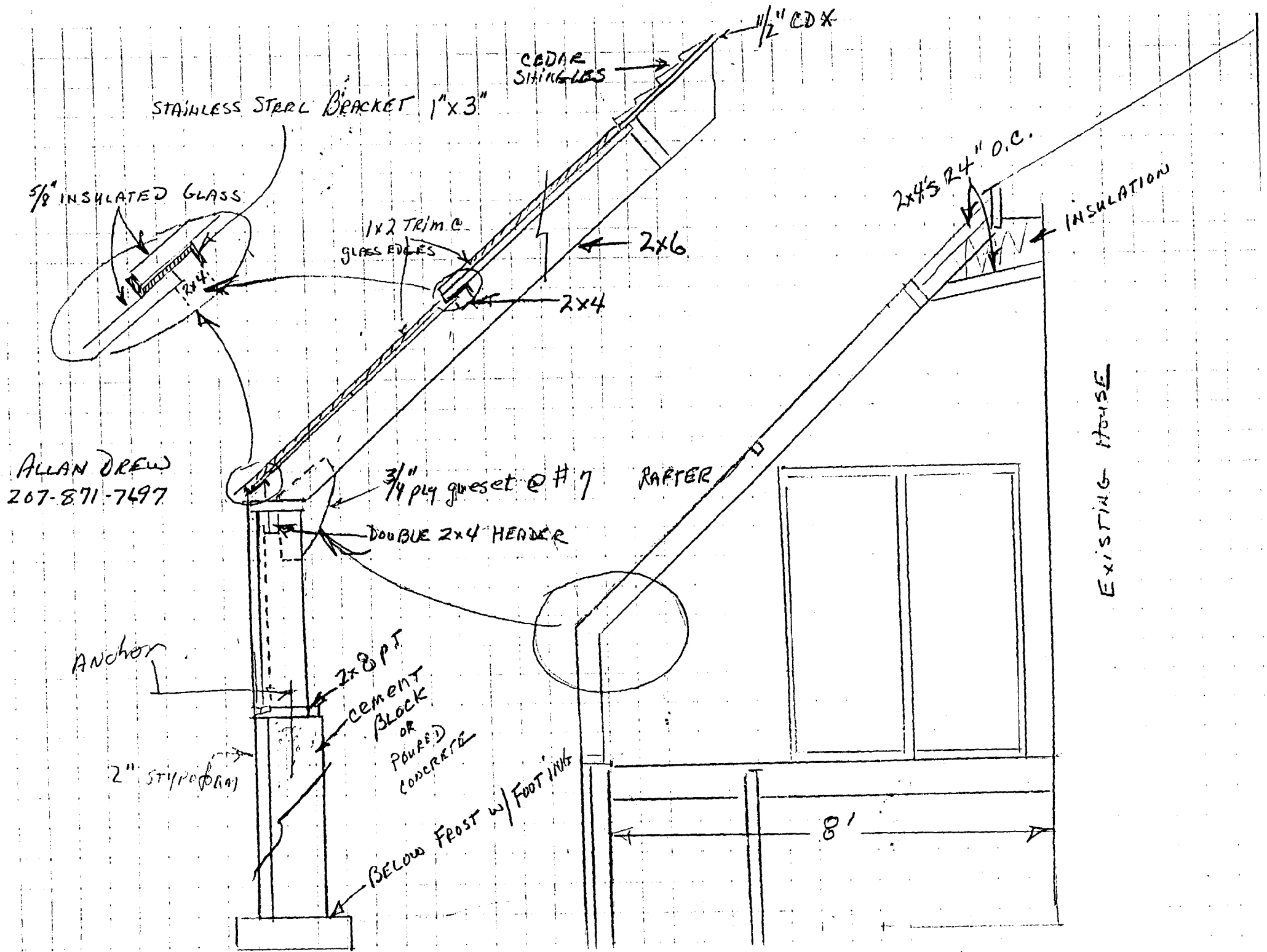


	Section 1014.6 Exception #3	Section 1014.6 Exception #3	Section 1022.2.2	Section 1014.6.1	Section 1021
	A Maximum Riser Height	B Minimum Tread Depth	C Handrail Height Not part of Guardrail	D Solid Riser	E Guards Height
1 & 2 Family Dwelling	7 1/4"	10"	34" to 38"	4" Maximum Opening	42"
All Other Use Groups	7"	11"	34" to 38"	Different	42"

- \* Guards along open-sided floor areas and along stairs located less than 30 inches (762mm) above the floor or grade below shall not be less than 36 inches (914mm) in height.
- \* Guards shall be located along open-sided walking surfaces, mezzanines, stairways, ramps and landings which are located more than 15 1/2 inches (394mm) above the floor or grade below. The guards shall be constructed in accordance with Section 1021.0.
- \* Handrail extensions & returns are not required for stairways within a dwelling unit Section 1022.2.3.
- \* There must not be a variation exceeding 3/16 of an inch in the depth of adjacent treads or in the height of adjacent risers. Section 1014.6.2.
- \* The difference between the largest and the smallest tread or between the largest and the smallest riser cannot exceed 3/8 of an inch. Section 1014.6.2.

W=36" for 1&2 family homes and occupancies with less than 50 people  
Section 1014.3  
Exception #3





STAINLESS STEEL BRACKET 1"x3"

CEDAR SHINGLES

1/2" CDX

5/8" INSULATED GLASS

1x2 TRIM @ GLASS EDGES

2x6

2x4'S 24" O.C.

INSULATION

2x4

ALLAN DREW  
267-871-7497

3/4" ply gusset @ #7

RAFTER

DOUBLE 2x4 HEADER

EXISTING HOUSE

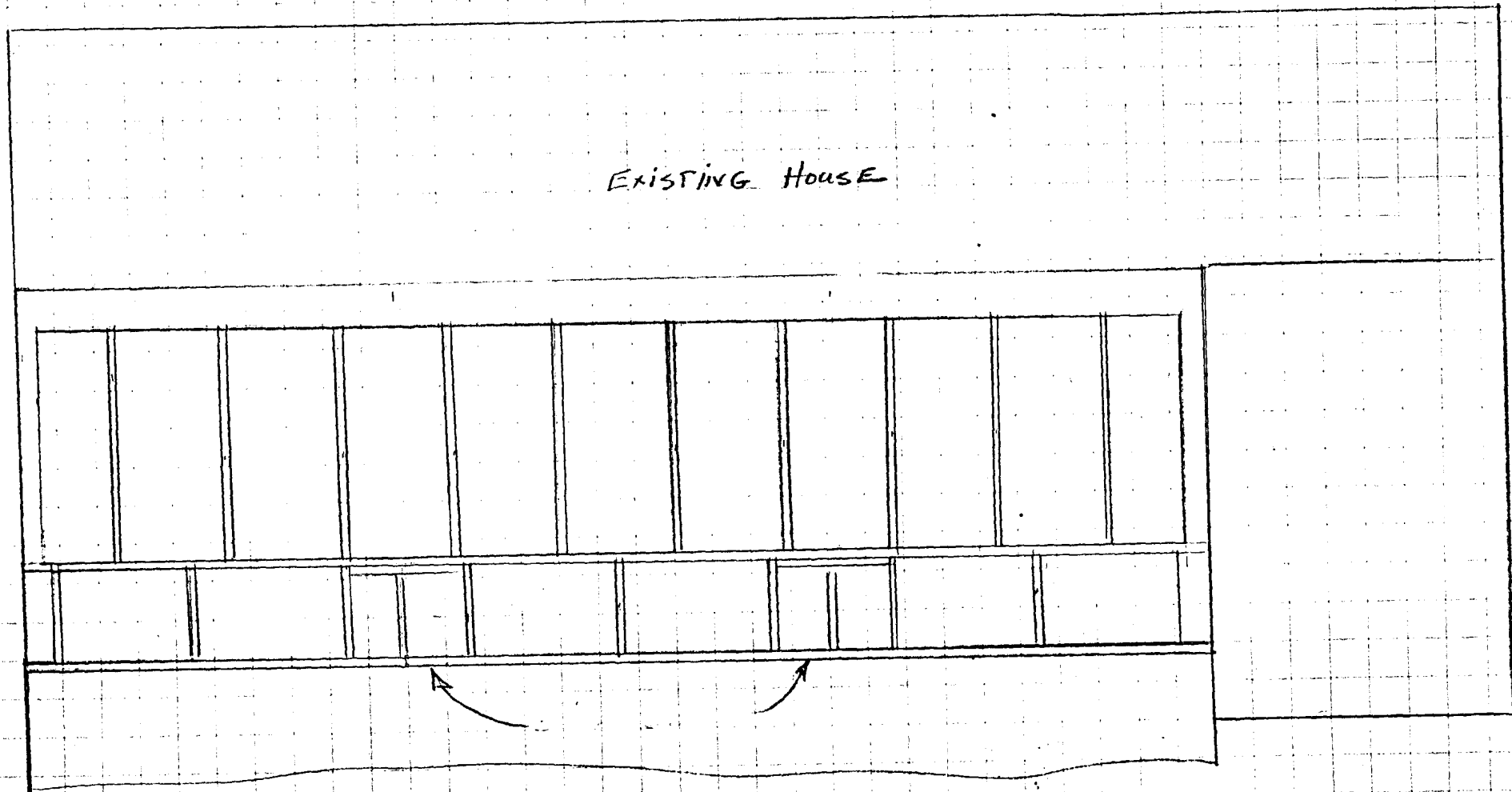
Anchor

2x8 PT  
CEMENT  
BLOCK  
OR  
POURED  
CONCRETE

2" STYROFOAM

BELOW FROST w/ FOOTING

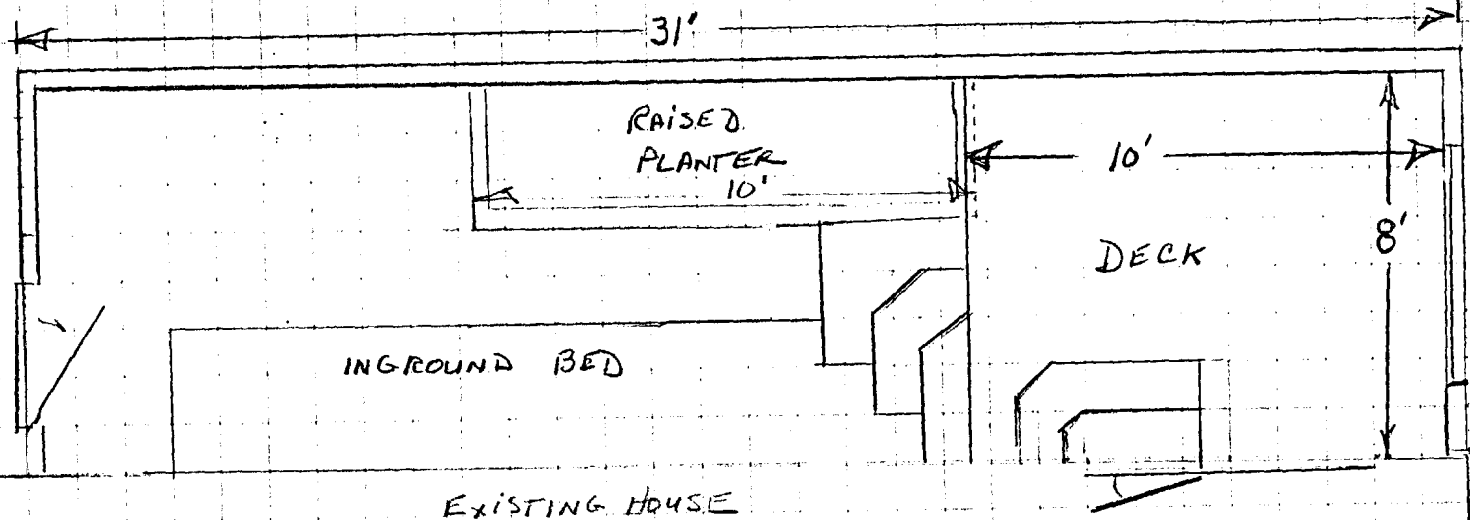
60"



EXISTING HOUSE

GREENHOUSE

ALLAN DREW 207-871-7697



EXISTING HOUSE

SOLAR GREENHOUSE  
ALLAN DREW  
26 JOHANSEN ST.  
PORTLAND, ME 04103