

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-049	Issue Date: MAY 24 2005	CDD#: 055 A00001
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Location of Construction: 107 PINE ST	Owner Name: RUGH ANNE PIKE	Owner Address: 107 PINE ST
Business Name:	Contractor Name: Chad Cyr	Contractor Address: 13 Grant St., #6 Portland
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings
		Zone: R6

Past Use: Single Family Home	Proposed Use: Single Family Home in Historic District add carport remove deck	Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB IRC-2003		Signature: JMB 5/24/05		

Legal use per microfiche 1982 permit - left side

Proposed Project Description:
Historic District add carport remove deck

Permit Taken By: Idobson	Date Applied For: 04/27/2005	Zoning Approval	
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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..	Special Zone or Reviews <input 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"/>	Zoning Appeal <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	Historic Preservation <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: JMB 5/17/05		Date: D. Andrews 5/3/05

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

7/8/05 Contractor called for a 7/11/05 footing/cast
inspection - he did not have lat lines strung
out. he did not know where lat lines were.
Long conversations w/ LD & KWC - he will
get lat lines strung out and call for inspection
Before Pour. (10)

7-13-05 checked set backs ok to
Run footings now

11/2/05. checked framing & electrical for clear
in OIC - talked of need for hand holds on stairs
& grate for window on stairs - well also grade up
from surface to meet user requirements. (left AG)
OK to close in Im (contractor on site)

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING DEPARTMENT

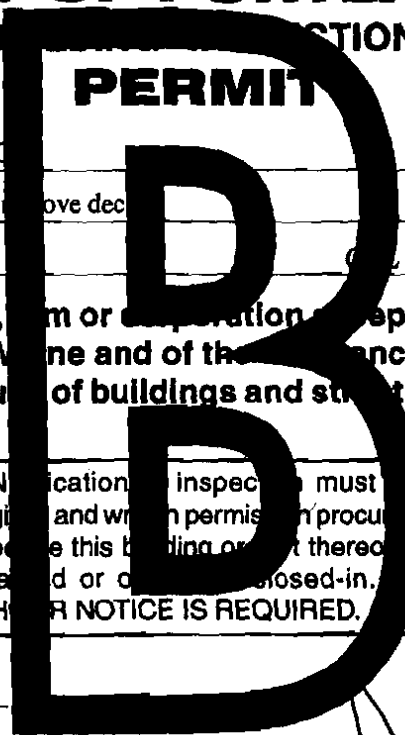
PERMIT

PERMIT ISSUED
OF WORK
MAY 24 2005
 Permit Number: 050489
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

This is to certify that RUGH ANNE PIKE /Chad C
 has permission to Historic District add carport above deck
 AT 107 PINE ST Call 055 A009001

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 leased or occupied. **HEAVY 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

Janie Bouke 5/24/05
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

See page SP-1 of Plans for setback Requirements

From: <ASPRUG@aol.com>
 To: <jmb@portlandmaine.gov>
 Date: 10/20/2005 9:17:41 AM
 Subject: carport for Anne Rugh

Good morning, Jeanie.

Current plans call for blocking off the only ground access to my cellar. We assume this was called for by code enforcement to prevent fumes from going into the cellar from the garage.

Would it be possible to retain this access, and satisfy code, by pouring a 4-inch high cement barrier in front of the door and filling in the rest of the open area with another door? From the perspective of my usage, it would be a far preferable alternative.

Hope you can get to this soon. Thanks,

Anne
774-5317

Either door
can be
20 min
or equiv.

55-A-9

garage
Floor must
pitch toward
Exterior

~~#~~ Orig Plans
did not indicate
That access to
basement

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
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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

Anne B...
Signature of Applicant/Designee

Date

James Bouke
Signature of Inspections Official

Date

CBL: SS-A-9

Building Permit #:

05-0489

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0489	Date Applied For: 04/27/2005	CBL: 055 A009001
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Location of Construction: 107 PINE ST	Owner Name: RUGH ANNE PIKE	Owner Address: 107 PINE ST	Phone:
Business Name:	Contractor Name: Chad Cyr	Contractor Address: 13 Grant St., #6 Portland	Phone (207) 774-5317
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home in Historic District add carport remove deck	Proposed Project Description: Historic District add carport remove deck
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/03/2005

Note: **Ok to Issue:**

- 1) * Construction details and dimensions to be consistent with HP Board's 1/21/04 approval--see Board decision letter attached (note final conditions of approval).

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/17/2005

Note: 5/9/05 left vm for Anne R. To call - setback issues **Ok to Issue:**

5/10 Anne left vm, I returned vm, again, again...spoke w/Anne about Sec. 14-433 and she will write a letter explaining why this is the only place for the garage to be placed. She also clarified the property division.

5/11 received photos and description of the property

5/16 met w/Marge to review, ok to approve under Sec. 14-433

- 1) Approved using Sec. 14-433 to reduce the rear and side yard setbacks

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 05/24/2005

Note: 5/17/05 left vm w/David L. For more details, he called back and will revise plans & submit **Ok to Issue:**

5/23 Anne Pugh delivered revised plans, ok to issue, need pdf file or reduced plans of revisions

- 1) Either a pdf file or reduced plans for the revisions shall be submitted to this office

- 2) Separate permits are required for any electrical work.

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/19/2005

Note: **Ok to Issue:**

- 1) Shed to be positioned to be out of view from public way.

January 27, 2004

Anne Rugh
107 Pine Street
Portland, Maine 04102

Re: Garage/Deck addition; 107 Pine Street

Dear Ms. Rugh:

On January 21, 2004, the City of Portland's Historic Preservation Committee voted 6-0 (Breggia recused) to approve your application for a Certificate of Appropriateness for a garage/deck addition at 107 Pine Street.

Approval is subject to the following conditions:

- That the deck surround, including railing sections, not exceed 36" in height.
- That the MDO panels shown above the garage door be replaced with shiplap siding.

All improvements shall be carried out as shown on the plans and specifications submitted for the 1/21/04 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Stephen Sewall, Chairman
Historic Preservation Committee

cc: Building Inspections
David Lloyd, Archetype

CITY OF PORTLAND, MAINE

Department of Building Inspections

427

20 05

Applicant Name

Ann Rush

Location of Work

107 Pine St.

Cost of Construction

\$20,000

Permit Fee

\$

Building (B)

Plumbing (15)

Electrical (12)

Site Plan (12)

Other

CBL

20A9

Check #

604

Total Collected \$

201⁰⁰ RD

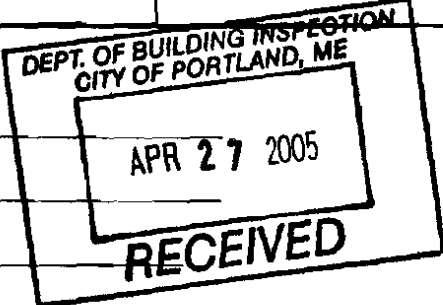
THIS IS NOT A PERMIT

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

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: <u>107 Pine St, Portland</u>		
Total Square Footage of Proposed Structure 455 sq. ft. <u>332.50</u>	Square Footage of lot <u>see attached</u>	11-6 Am M-W <u>978-462-7276</u>
Tax Assessor's Chart, Block & Lot Chart# <u>55</u> Block# <u>A</u> Lot# <u>9</u>	Owner: <u>Anne Rugh</u>	Telephone: <u>207-774-5317</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>same</u>	Cost of Work: <u>\$20,000</u> Fee: \$
Current use: <u>deck/storage</u>		
If the location is currently vacant, what was prior use:		
Approximately how long has it been vacant:		
Proposed use: <u>car port</u> Project description: <u>Remove DECK</u>		
Contractor's name, address & telephone: <u>Chad Cyr Carpentry, Portland, ME 207-232-2860</u>		
Who should we contact when the permit is ready: <u>Anne Rugh</u>		
Mailing address: <u>105 Pine St, Portland, ME 04102</u>		
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. PHONE: <u>207-774-5317</u>		

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: <u>Anne Rugh</u>	Date: <u>April 27, 2005</u>
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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 4th 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.

Current Owner Information

Card Number	1 of 1
Parcel ID	055 A009001
Location	107 PINE ST
Land Use	TWO FAMILY
Owner Address	RUGH ANNE PIKE 107 PINE ST PORTLAND ME 04102
Book/Page	
Legal	55-A-9 PINE ST 107-113 4822 SF

Rb

Current Valuation Information

Land	Building	Total
\$34,230	\$152,880	\$187,110

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$151,000	\$254,400	\$405,400	\$296,255

Property Information

Year Built 1866	Style Old Style	Story Height 3	Sq. Ft. 3582	Total Acres 0.111		
Bedrooms 6	Full Baths 3	Half Baths	Total Rooms 15	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

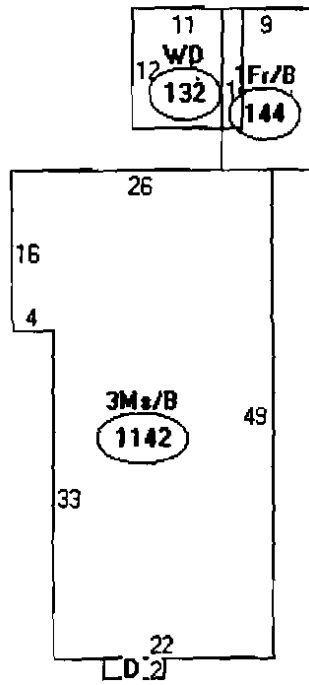
Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

[Click here](#) to view comparable sales or below to view by:





Descriptor/Area

A: 3Ms/B
1142 sqft

B: 1Fr/B
144 sqft

C: WD
~~132 sqft - demo~~

D: FBAY
12 sqft

1298
336 New Garage

1634

35 New stairs

1669

Lot 48, 22
x 50%

2,411

OK

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Jan. 12, 1962

PERMIT ISSUED

JAN 12 1962

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION DEPARTMENT, PORTLAND, MAINE

The undersigned hereby applies for a permit to demolish, move or install the following building, structure, equipment or change use in accordance with the provisions of the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications submitted herewith and the following specifications:

LOCATION 107 Pine Street Fire District #1 #2

1. Owner's name and address Anne Rugh Telephone 774-5317

2. Lessee's name and address Telephone

3. Contractor's name and address Brian Haddock, RFD #1, Bridgton, Telephone 647-5480

..... 04009 No. of sheets

Proposed use of building dwelling with kitchen alterations No. families 1

Last use No. families

Material No. stories Heat type of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 10,000

FIELD INSPECTOR—Mr. *Jens* Appeal Fees \$

..... @ 775-5451 Base Fee 60.00

..... Late Fee

To make alterations to kitchen and dwelling as per plans. 1 sheet of plans. TOTAL \$ 60.00

Stamp of Special Conditions

Send permit to # 3

NOTE TO APPLICANT: Separate permits are required for installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is a connection to be made to public sewer? Is a connection proposed for sewage?

Has septic tank notice been sent? Has septic tank notice been sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, from depth No. of feet of earth or filled land? earth or rock?

Material of foundation bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimney of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full Corner posts Sills

Size Girder Columns under grade Size Max. on centers

Studs (outside walls and carrying partitions) 2x4 in every floor and flat roof span over 8 feet.

Jolts and rafters: 1st floor 3rd roof

On centers: 1st floor 3rd roof

Maximum span: 1st floor 3rd roof

If one story building with masonry walls height?

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than actually stored in the proposed building?

APPROVALS BY: **MISCELLANEOUS**

BUILDING INSPECTION—PLAN EXAMINER: disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

Fire Dept.: be in charge of the above work a person co-

Health Dept.: State and City requirements pertaining

Other:

Signature of *Brian Haddock* Phone # ... R#

Type Name of Applicant 10 20

May 10, 2005

To: Jeanie M. Bourke

From: Anne Rugh

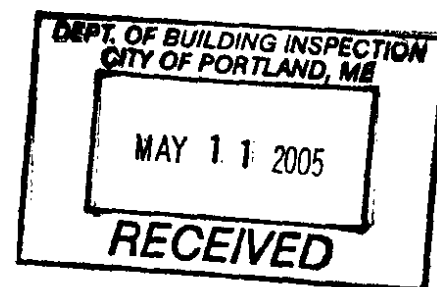
Re: Carport, 107 Pine Street

Thanks for discussing the proposed carport with me this afternoon. I was a little slow in catching on to the problem of why not just put it in the triangular patch of land beside the house.

I am sending some photos of the garden and the rear of the house. Lloyd Ferriss wrote the garden up in 2000 in the Sunday edition of the Portland Press Herald; it is included in many of the fund-raising garden tours. I enclose a couple of the write-ups I did for the Foster Grandparents tours.

The fence got a Landmarks award a few years ago. In a way the work I did on that triangle of land helped reverse the downward trend of the neighborhood in the seventies. It has become a landmark of its own in this historic neighborhood. It just doesn't make sense to me to put a building there.

I hope this clarifies the choice of location of the carport. Please contact me in case the haste of this note has caused omissions.



6/17/03

With regard to the garden at 107 Pine Street (in the bend), it is hard to believe it is so mature after only 20 years. It had been a hard-pan parking lot. I pick-axed holes for trees and laid out a garden hose to delineate a curving perennial border, then I double-dug the space up, bed by bed, year after year. Compost, fireplace ashes, seaweed—anything to loosen it up and make it fertile. I learned as I went along.

I knew I did not have time to make it perfect. There's too much else to do. The key to its looking pretty good despite limited attention was the early planning. The "bones"—trees and shrubs—carry it all four seasons. I read a lot and tried everything that seized me. I discovered you couldn't make that many mistakes.

It is a garden with heart. I am simply driven to do it. What I didn't realize at first is that a garden is always changing. The garden today is so very different from its beginning. The growth of the trees, just babies in 1982, has limited the available sun, which of course changes what will grow well. There is really only one sunny spot left of any size. I am using it this year to develop a purple theme I saw first at Mt. Tomah in New South Wales, Australia, in February.

For me a garden is a place to explore, experiment, discover. Changeable as it is from year to year, it has always been for me one of life's constants. I hope you find something here to enjoy, too.



Pine Street Garden '04

Anne Rugh

This is a situation where your first impression is probably your best. Taken in quickly it is a sweet little garden, with lots of sparkly whites and myriad shades of green, and nice shapes, textures. In May the azaleas were better than I'd ever seen them. I rejoiced, because it had been a brutal winter.

Looking closely you will see lotsa-outta-control. I'm too busy (who isn't?) to do a proper job. I don't want to hire a gardener (money, and then it's not mine). But I'm driven to garden. I've left one behind wherever I've lived. So I endure the occasional comment of a passer-by ("Looks like it got away from you this year!") and continue to plant the daylight out of this little patch, which was nothing but hardpan and ugly cars when I bought the house in 1971.

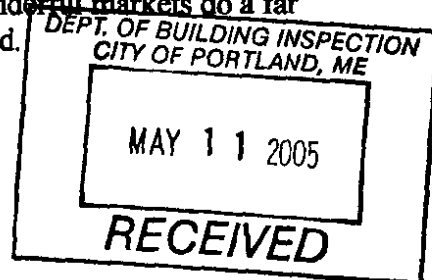
The garden has had a lot of renditions. A garden, I learned, doesn't stay still. The current formation began in 1982, so it has become a "mature garden" in these last 20-plus years. What that really means is that there is less sun because the trees got big. My "full sun" space became smaller and smaller. Much has died and gone. This last winter I lost roses, sage, yarrow, lavender and goodness knows what else.

Enter Farmers' Market, Plainview Farm, Estabrook's, O'Donal's, Allen Sterling & Lothrop. I used to mail order from White Flower Farm, Wayside Garden, and other suppliers; most of the current trees came from Weston Nurseries in Hopkinton, MA. Now the choicest plants can be found locally. It's hard to believe so much has changed in 20 years.

Because the garden is small, I prune vigorously. The golden glow, phlox and fall asters get cut back by half in mid-June. When they do flower, their stems will be sturdier. The two boxwood and yew border get cut back in June and October. Yews can be clipped almost pencil thin. I like them as a background, not a space hog.

I like weeping forms, so there is a Red Jade crabapple, a Weeping Cherry and a weeping hemlock. In front of the cherry is a Japanese umbrella pine. We put the Christmas lights on it. There is also a Dolgo crab back there that gives big fruit for jelly. The ginkgo outside the fence extends the garden. These forms and the various bushes—holly, juniper, chamicyparess, --give bones to the garden so that it looks interesting year-round.

I grow mostly perennials. I never saw a hosta I didn't like. Also Crane's Bill geranium. I use the raised beds often as a nursery, as well as a cutting garden. Usually I put the tomatoes there, too, but this year, with the roses dead, I have put them in front of the brick at the entrance. I'm hoping the warmth will work magic. I'm trying herbs there, too. I grow only the easiest of food items since Portland's wonderful markets do a far better job of supplying my needs, not all at once, and not bolted.



Mosquitoes have been awful this year. I've planted a citronella-scented geranium by the gate. I pinch off a leaf and rub it on exposed skin and hair. Gives me the idea I'm taking charge.

The center of the growing area, where the peonies are, gets the most sun. After years of trying to do something spectacular there, to no avail (I plant it, then go to the lake...), I now just try to plant tall things: cleome and cosmos for annuals; veronica, bee balm, cone flower, asters (in the rear). Not much luck with delphiniums. Too dry, I think. Hollyhock does well, but it reseeds and I have dug most of it up.

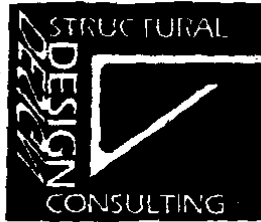
I re-lay the walking stones every year or so. As was noted by a fusspot, they are not comfortable, but at least they keep the feet dry and show one where to go.

The deck is being rebuilt later this year, so ignore it, please.

How did the garden start? First I pick-axed holes for trees and laid out a garden hose to delineate a curving perennial border. Then I double-dug the space, bed by bed, year after year. Compost, fireplace ashes, seaweed—anything to loosen it up and make it fertile. I learned as I went along. One year I grew a winter crop of buckwheat for “green manure.”

For me a garden is a place to explore, experiment, discover. Changeable as it is from year to year, it has always been for me one of life's constants. I hope you find something here to enjoy, too.





22 Oakmont Drive
 Old Orchard Beach, ME 04064-4121
 Phone: (207) 934-8038
 Fax: (207) 934-8039

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 MAY 24 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS

FAX MEMO

Date: May 19, 2005
 To: Josef Chalat, Archetype, P.A.
 Fax #: 772-4876
 From: David Tetreault
 Subject: 107 Pine Street

Hard copy will follow YES NO

Joe,

I have reviewed calculations for structural members at the subject project and have determined the following:

The (2)2x8 @ 16" roof rafters meet the requirements of IBC 2003. The rafters were checked for a 40 psf live load using a load duration factor of 1.0 and a 60 psf snow load with a load duration factor of 0.9. All stresses and deflections are within prescribed limits for both cases.

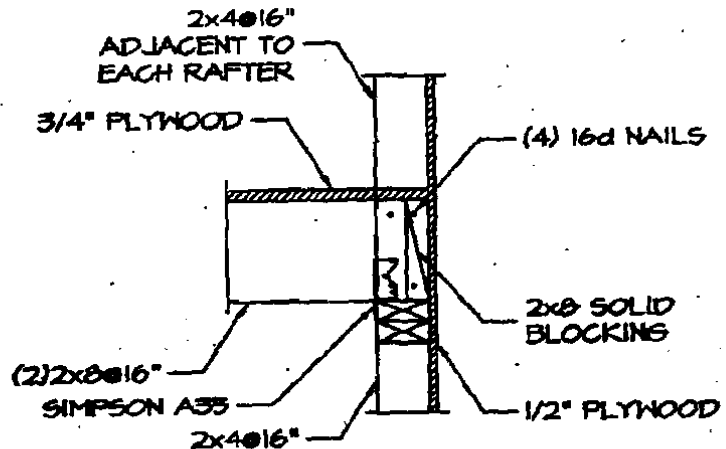
The parapet wall should be framed with 2x4 @ 16". The parapet wall studs should be fastened to the roof rafters with (4) 16d nails and to the double plate of the bearing-wall below with a Simpson-A35 framing anchor. The exterior sheathing should be continuous from the bearing-wall below. The continuous rim joist should be eliminated and replaced with 2x8 solid blocking between each rafter/stud (see below)

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAY 23 2005
 RECEIVED



SIGNATURE:

David Tetreault



A R C H I T E C T U R E

May 20, 2005

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Portland City Hall
389 Congress Street
Portland, Maine 04101

Dear Jeanie,

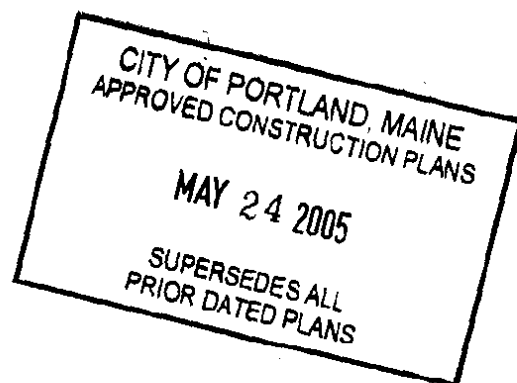
Here are the revised plans for the garage addition at 107 Pine Street. The revisions are according to your conversation with David Lloyd. All the changes have been bubbled on the drawings. We've called for gypsum wall board on the ceiling and walls of the garage. The structure of the roof/deck and parapet wall has been clarified and approved by our engineer in an attached letter. Please let me know if you have any questions.

Regards,



Josef Chalot,
Project Architect

CC: Anne Rugh
Enclosures



ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 10-20-05
 Permit # 2005-5083
 CBL# 0554009

LOCATION: 107 Pine St METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Ann Rugh
 TENANT _____ PHONE # _____

						TOTAL	EACH	FEE	
OUTLETS	5	Receptacles	3	Switches	Smoke Detector			.20	
FIXTURES	5	Incandescent		Fluorescent	Strips			.20	
SERVICES		Overhead		Underground	TTL AMPS <800			15.00	
		Overhead		Underground	>800			25.00	
Temporary Service		Overhead		Underground	TTL AMPS			25.00	
								25.00	
METERS		(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior	Exterior			5.00	
APPLIANCES		Ranges		Cook Tops	Wall Ovens			2.00	
		Insta-Hot		Water heaters	Fans			2.00	
		Dryers		Disposals	Dishwasher			2.00	
		Compactors		Spa	Washing Machine			2.00	
		Others (denote)						2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent			Pools			10.00	
		HVAC		EMS	Thermostat			5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
	E Lights						1.00		
	E Generators						20.00		
PANELS		Service		Remote	Main			4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
						TOTAL AMOUNT DUE			
						MINIMUM FEE/COMMERCIAL 45.00	MINIMUM FEE	35.00	35.00

CONTRACTORS NAME John Perry MASTER LIC. # 3695
 ADDRESS 107 Pine St P.O. Box 1096 LIMITED LIC. # _____
 TELEPHONE 329-3033

SIGNATURE OF CONTRACTOR [Signature]
 White Copy - Office • Yellow Copy - Applicant

Chett
175564

ANNE RUGH

Owner:

CARPORT ADDITION
107 FRIB STREET
PORTLAND, MAINE

Project:

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-0022 Fax (207) 772-4056

Scale
as shown

Checked By:

Date

Drawn By:

Revised:

April 15, 2005

PLANS

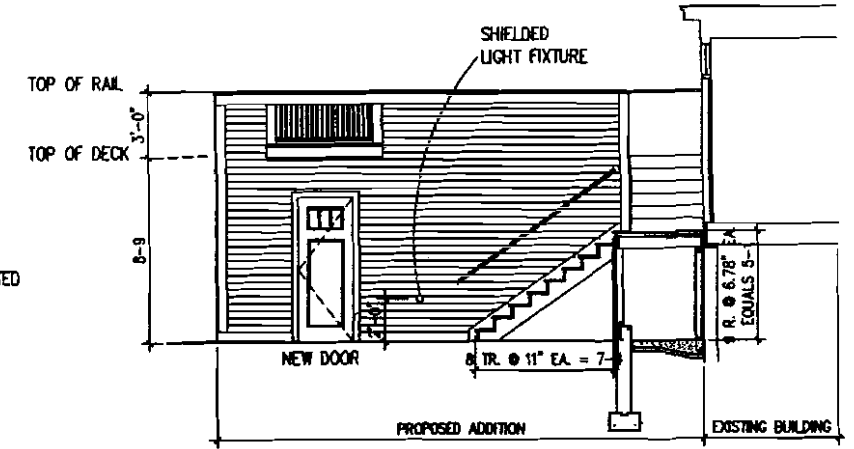
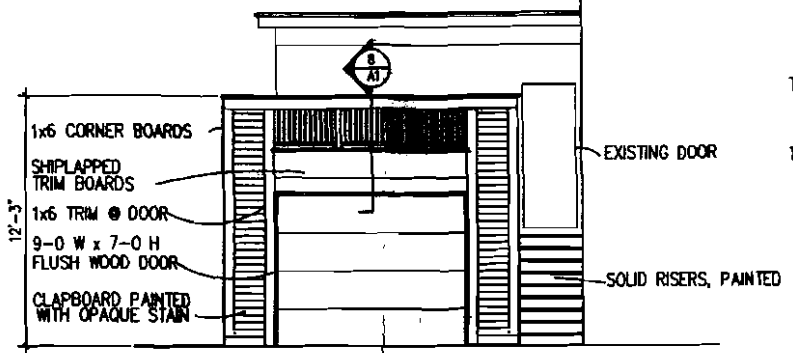
A1

SIDING: HAROPLANK CEMENT
BOARDS WITH 4" EXPOSURE
TRIM: HAROPLANK TRIM
BOARDS IN SIZES SPECIFIED
BALLUSTERS AND CAP RAIL:
PRIMED RED CEDAR

RAILINGS:
4x4 POSTS
1x1 BALUSTERS @ 3" O.C.

1x6 CORNER BOARDS
COPPER SCUPPER
CLAPBOARD PAINTED
WITH OPAQUE STAIN
1x3 TRIM @ WINDOWS
WINDOWS:
BROSCO BOSTON LAYOUT
FOUR LIGHT SQUARE
CELLAR SASH WITH
K.D. FRAME
1'-11 3/8" x 2'-3 1/4"

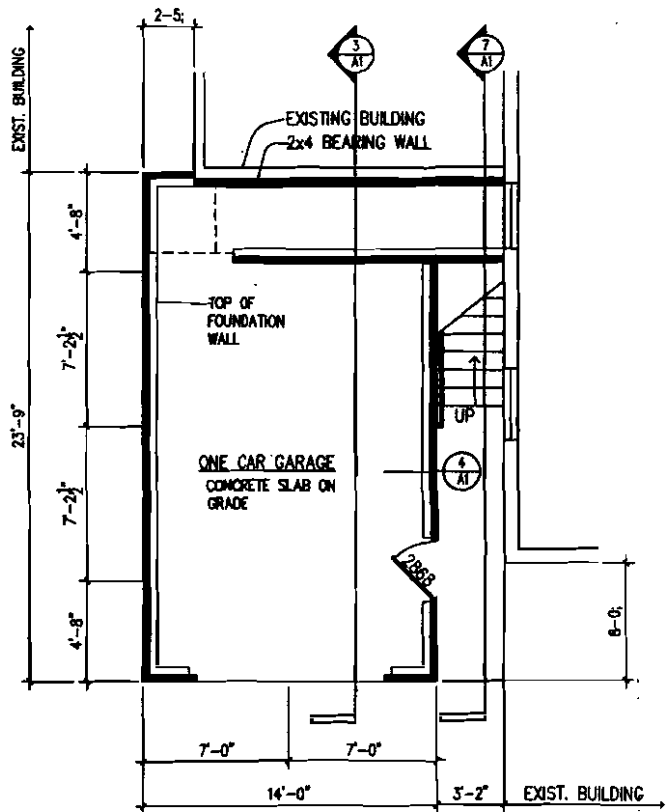
NOTE:
ALL TRIM TO BE PAINTED
COPPER DOWNSPOUT
CONFIRM WITH ARCHITECT



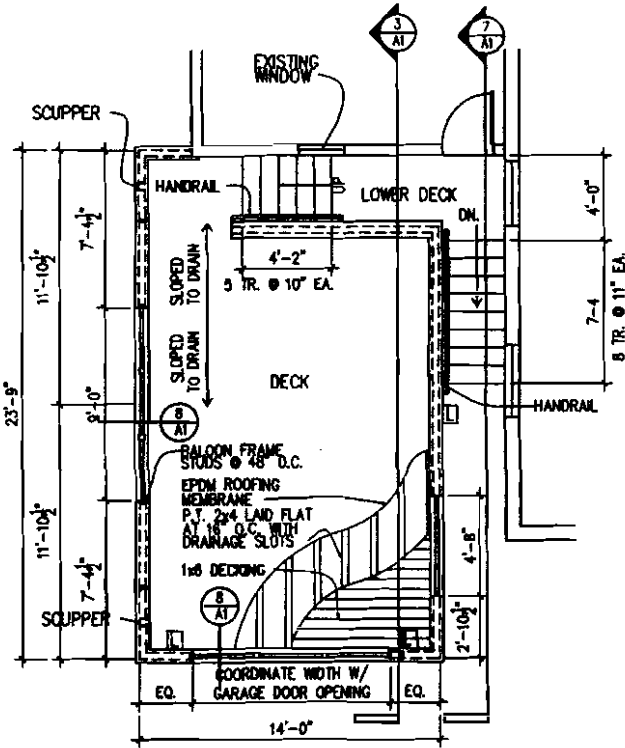
5 SIDE ELEVATION
1/8" = 1'-0"

6 FRONT ELEVATION
1/8" = 1'-0"

7 ELEVATION/SECTION
1/8" = 1'-0"

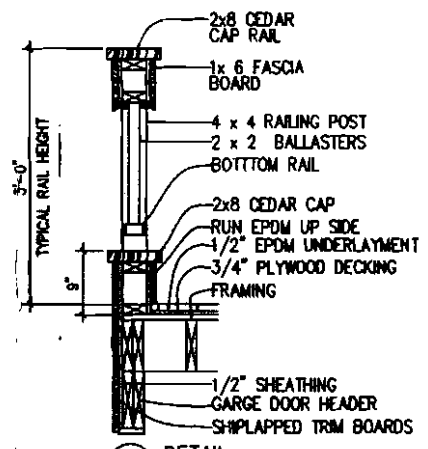


1 FIRST FLOOR PLAN
1/8" = 1'-0"

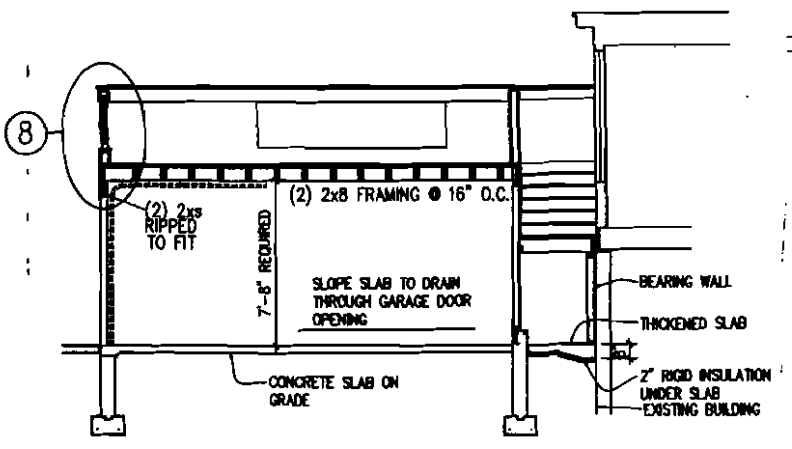


HUNZA SOLID STEP EYELID #SLSC
LOW VOLTAGE LIGHT FIXTURE
@24" ABOVE WALKING SURFACE

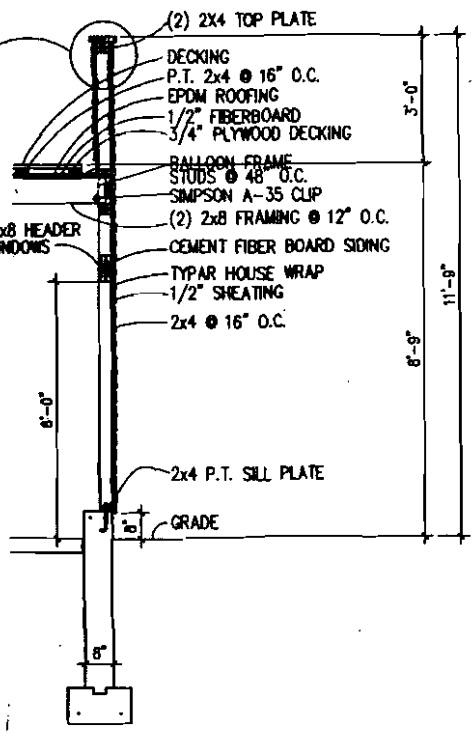
2 SECOND FLOOR PLAN
1/8" = 1'-0"



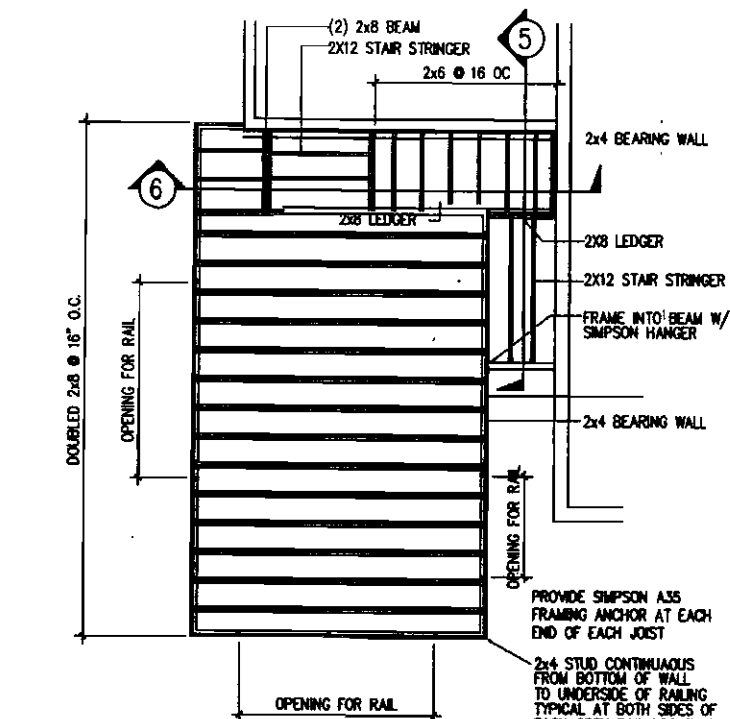
8 DETAIL
1" = 1'-0"



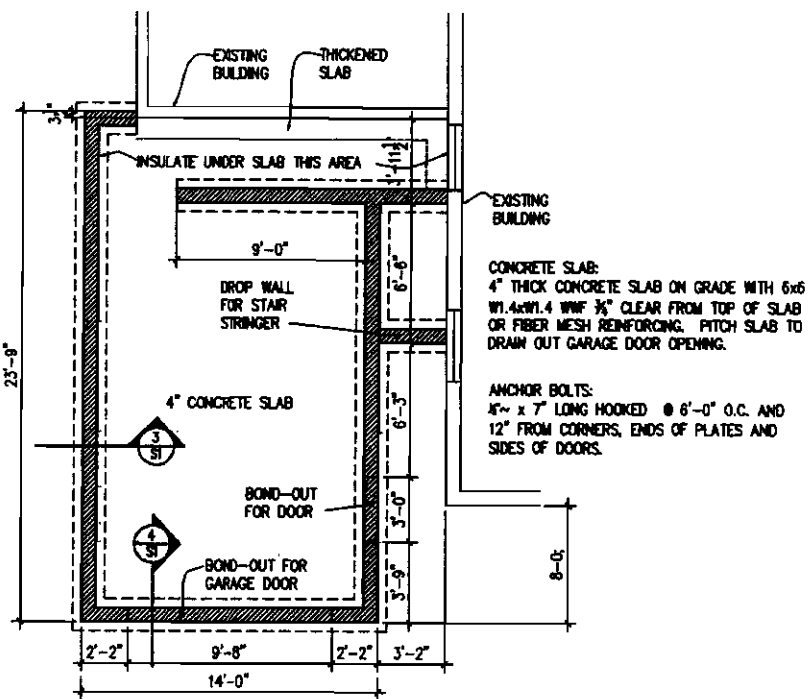
3 SECTION
1/4" = 1'-0"



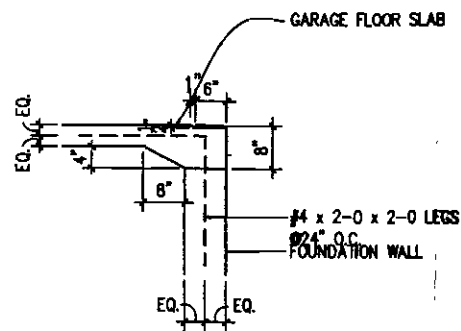
4 WALL SECTION
1/2" = 1'-0"



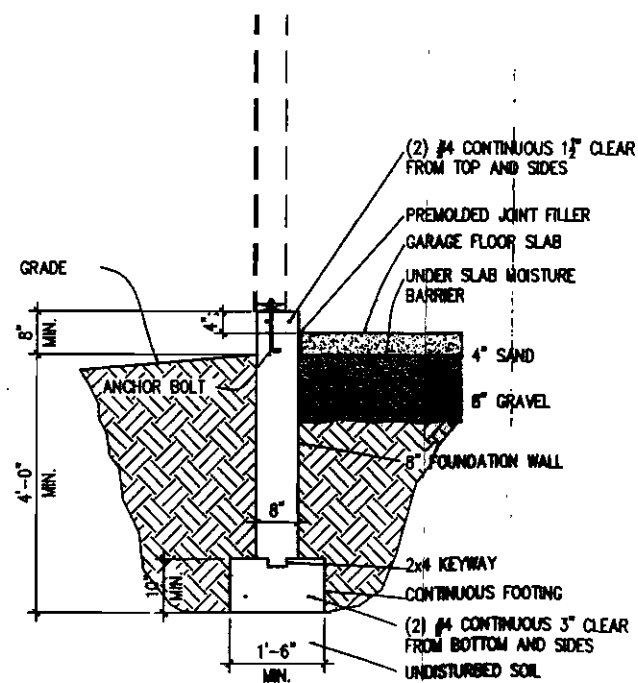
2 ROOF DECK FRAMING PLAN
1/4" = 1'-0"



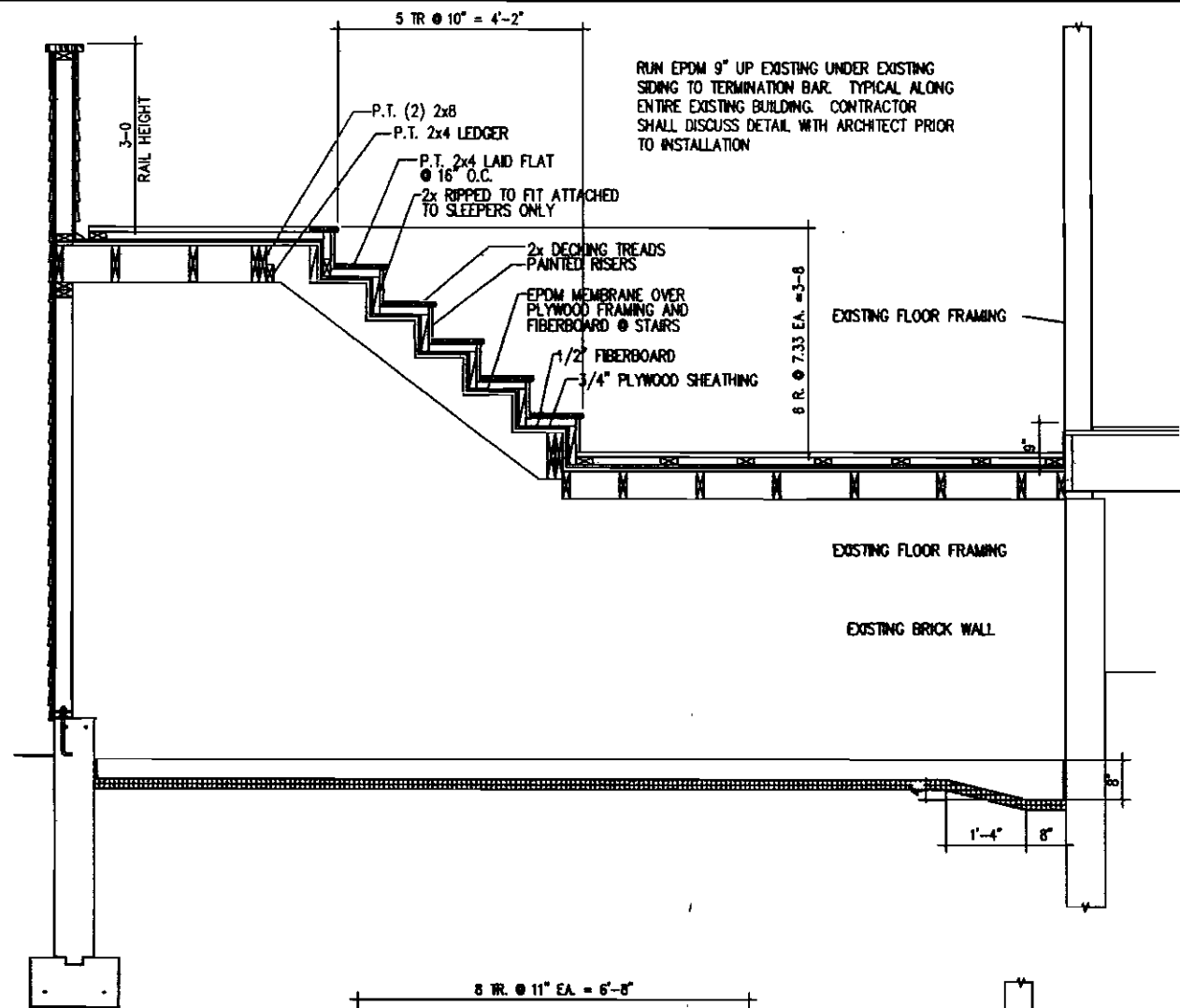
1 FOUNDATION PLAN
1/4" = 1'-0"



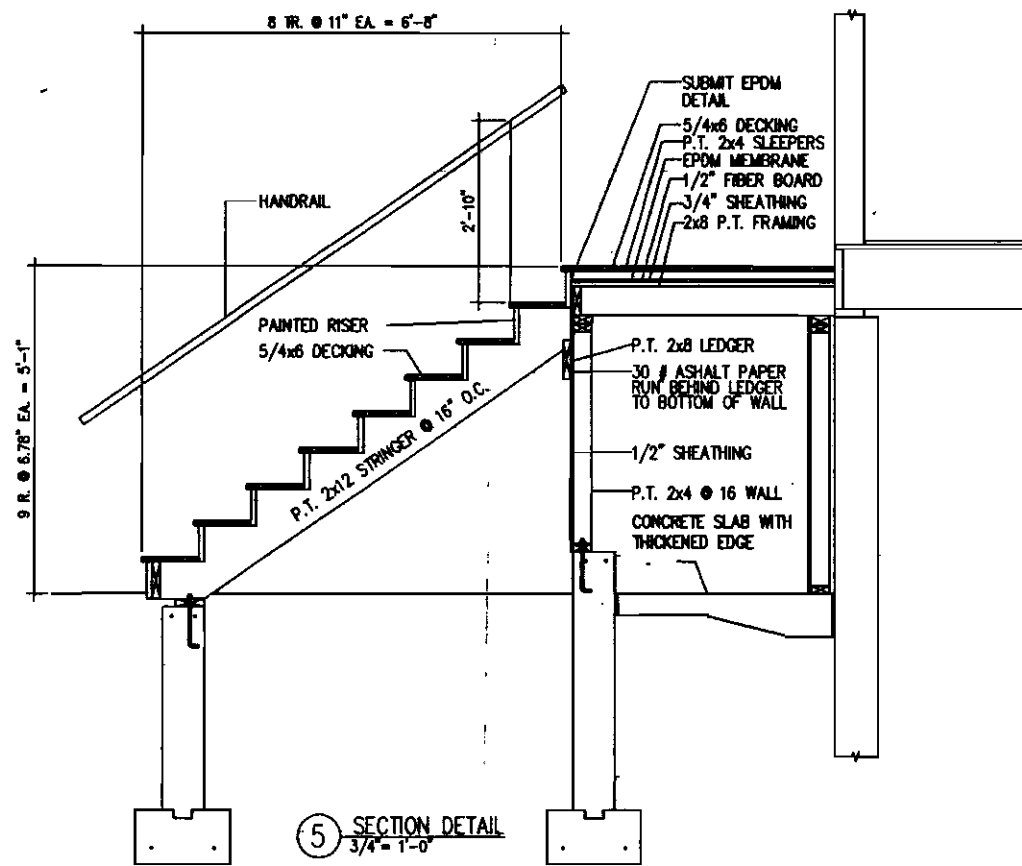
4 FOUNDATION DETAIL
3/4" = 1'-0"



3 FOUNDATION DETAIL
3/4" = 1'-0"



5 SECTION DETAIL
3/4" = 1'-0"



ANNE RUGH

Project: CARPORT ADDITION
107 PINE STREET
PORTLAND, MAINE

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(603) 772-6022 Fax (207) 772-4056

Date:	6/17/2004
Drawn By:	Remondino
Checkd By:	April 15, 2005
Scale:	As Shown

FRAMING

A2



ANNE RUGH

CARPOR ADDITION
107 PINE STREET
PORTLAND, MAINE

ARCHETYPE, P.A.
ARCHITECTS

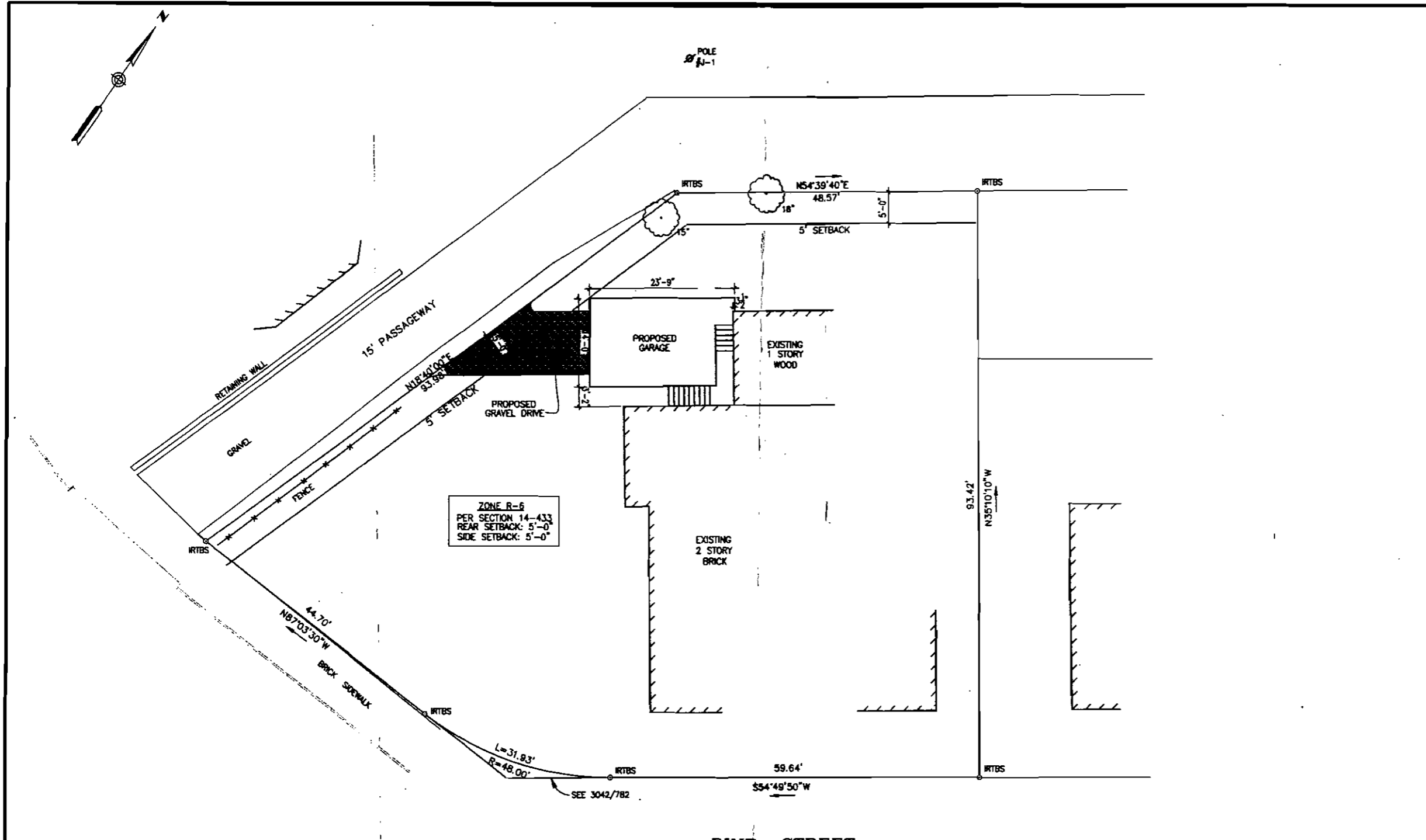
48 Debra Wharf Portland, Maine 04101
(207) 772-6023 Fax (207) 772-1056

Sketch
Date
Drawn By
Checked By

Jan. 14, 2004
JLW
Jan. 22, 2004
WCS

SITE PLAN

SP1



ZONE R-6
PER SECTION 14-433
REAR SETBACK: 5'-0"
SIDE SETBACK: 5'-0"

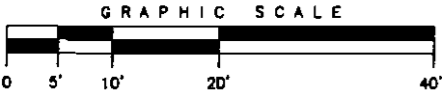
PINE STREET

SKETCH OF LAND
ON
PINE STREET
PORTLAND, MAINE
MADE FOR
ANNE RUGH

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	MARCH 15, 2004	Job No.	2004-020P
Trace By	JLW				
Check By	WCS	Scale	1" = 8'	Drwg. No.	1
Book No	967				

- LEGEND:**
- 5/8" IRON ROD TO BE SET
 - UTILITY POLE
 - DECIDUOUS TREE
 - FENCE
 - CURB



- NOTES:**
- OWNER OF RECORD: ANNE PIKE RUGH, BOOK 4800 PAGE 23, BOOK 3193 PAGE 372.
 - BEARINGS ARE BASED ON PLAN ENTITLED "PLAN OF PINE STREET ROW HOUSES IN PORTLAND, MAINE FOR WILLIAM HAMIL" DATED 7-23-79 BY OWEN HASKELL, INC.
 - LOCATION OF PROPOSED GARAGE TAKEN FROM SKETCH PROVIDED BY CLIENT.