

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 071137

SEP 14 2007

CITY OF PORTLAND

This is to certify that CARLSON CHARLOTTE Construction and Renovations has permission to Restore existing garage, repair of, new windows, fair foundation AT 29 SPRUCE AVE City of Portland 085 F030001

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 when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR 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

Thomas M. M... 9/14/07 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: 07-1137	Issue Date:	CBL: 085 F030001
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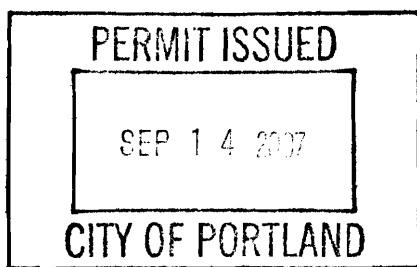
Location of Construction: 29 SPRUCE AVE	Owner Name: CARLSON CHARLOTTE C	Owner Address: PO BOX 59	Phone:
Business Name:	Contractor Name: Island Renovations	Contractor Address: 79 Welch St Peaks Island	Phone: 2077662812
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR2

Past Use: Single Family	Proposed Use: Single Family Restore existing garage, repair roof, new windows repair foundation	Permit Fee: \$250.00	Cost of Work: \$23,000.00	CEO District: 2
Proposed Project Description: Restore existing garage, repair roof, new windows repair foundation		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC 2003	
		Signature: <i>Jm 9/14/07</i>		Signature: <i>Jm 9/14/07</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: dmartin	Date Applied For: 09/14/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>OK</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>Jm 9/14/07</i>	Date: _____	Date: <i>Jm 9/14/07</i>



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1137	Date Applied For: 09/14/2007	CBL: 085 F030001
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Location of Construction: 29 SPRUCE AVE	Owner Name: CARLSON CHARLOTTE C	Owner Address: PO BOX 59	Phone:
Business Name:	Contractor Name: Island Renovations	Contractor Address: 79 Welch St Peaks Island	Phone (207) 766-2812
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Restore existing garage, repair roof, new windows repair foundation	Proposed Project Description: Restore existing garage, repair roof, new windows repair foundation
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Dept: Zoning **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 09/14/2007
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 09/14/2007
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) 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.

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.

- 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

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

Greg Landry
Signature of Applicant/Designee

9/14/07
Date

Donna Martin Admin
Signature of Inspections Official

9-14-07
Date

CBL: 85 F 030 Building Permit #: 07-1137



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>29 SPRUCE Ave. Peaks Island, Me. 04108</u>		
Total Square Footage of Proposed Structure/Area <u>280</u>	Square Footage of Lot <u>8500 sq/ft</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>85 F 30/31</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Charlotte Carlson</u> Address <u>PO BOX 59</u> City, State & Zip <u>SUNAPEE N.H. 03782</u>	Telephone: <u>603 - 763-2869</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>23,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>250⁰⁰</u>
Current legal use (i.e. single family) <u>Single family / Garage</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Restore Existing Garage - ie... Repair foundation, Repair roof, New windows new siding & trim.</u>		
Contractor's name: <u>Greg Landry DBA/Island Renovations</u> Address: <u>79 Welch St. Peaks Island, Me. 04108</u> City, State & Zip _____ Telephone: <u>207-766-2812</u> Who should we contact when the permit is ready: <u>Greg Landry</u> Telephone: <u>766-2812</u> Mailing address: <u>Same as above</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: Charlotte Carlson Date: 9/4/07

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.**

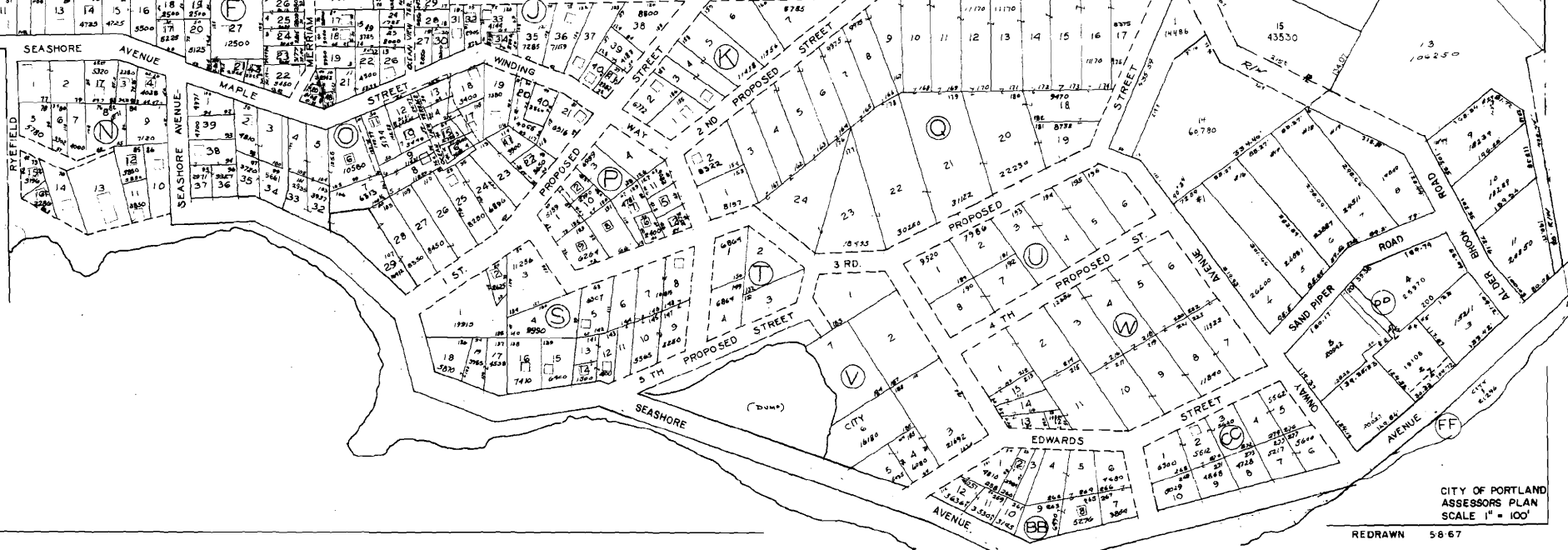
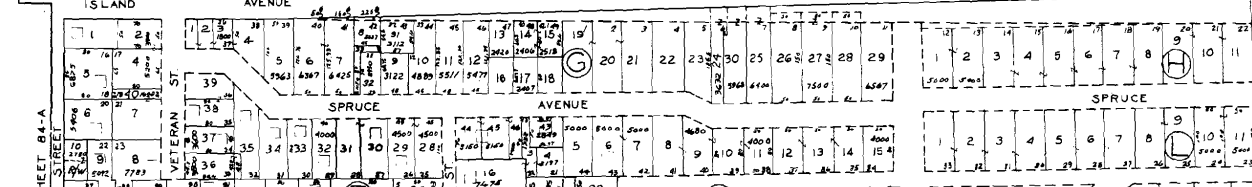
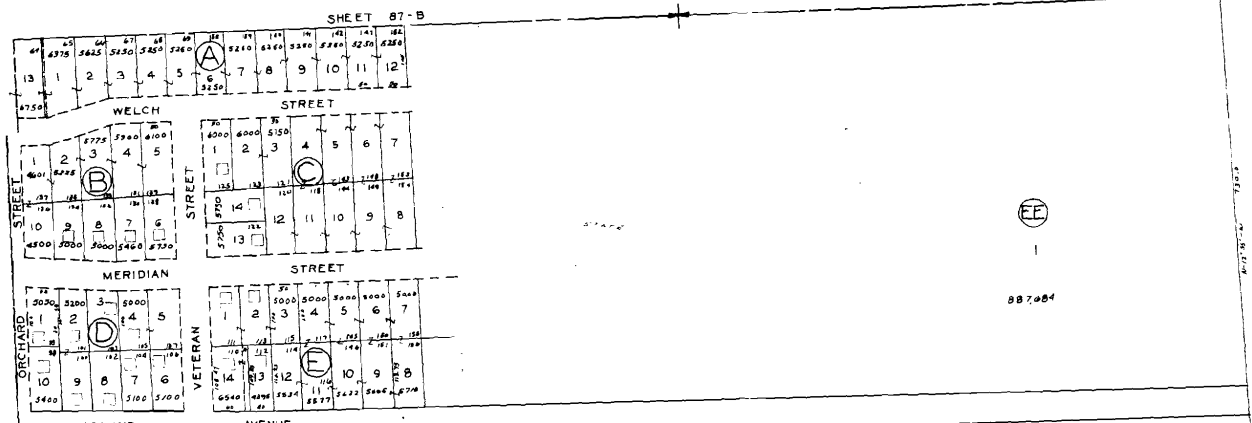
Charlotte's Web Garage Restoration

29 Spruce Ave
Peaks Island, Maine

Prepared by Island Renovations
79 Welch St
Peaks Island, maine

September 4, 2007

No 85 PEAKS ISLAND



CITY
M-3
766.002

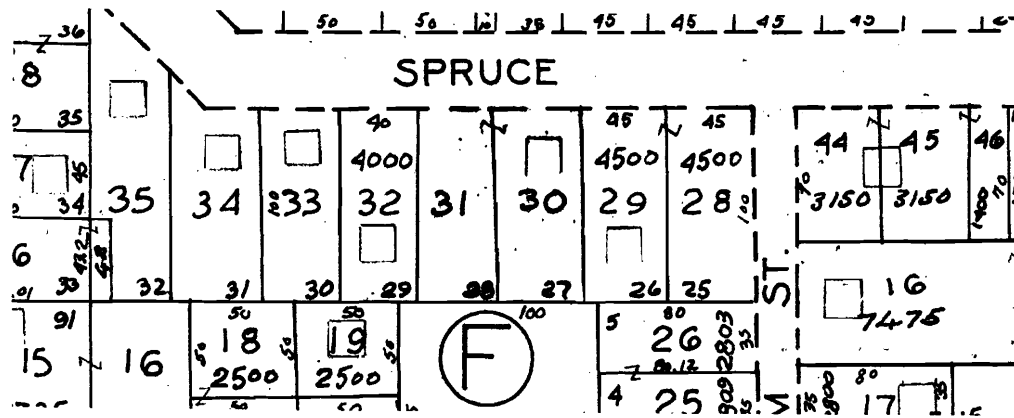
EE
1

887.084

M

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 100'

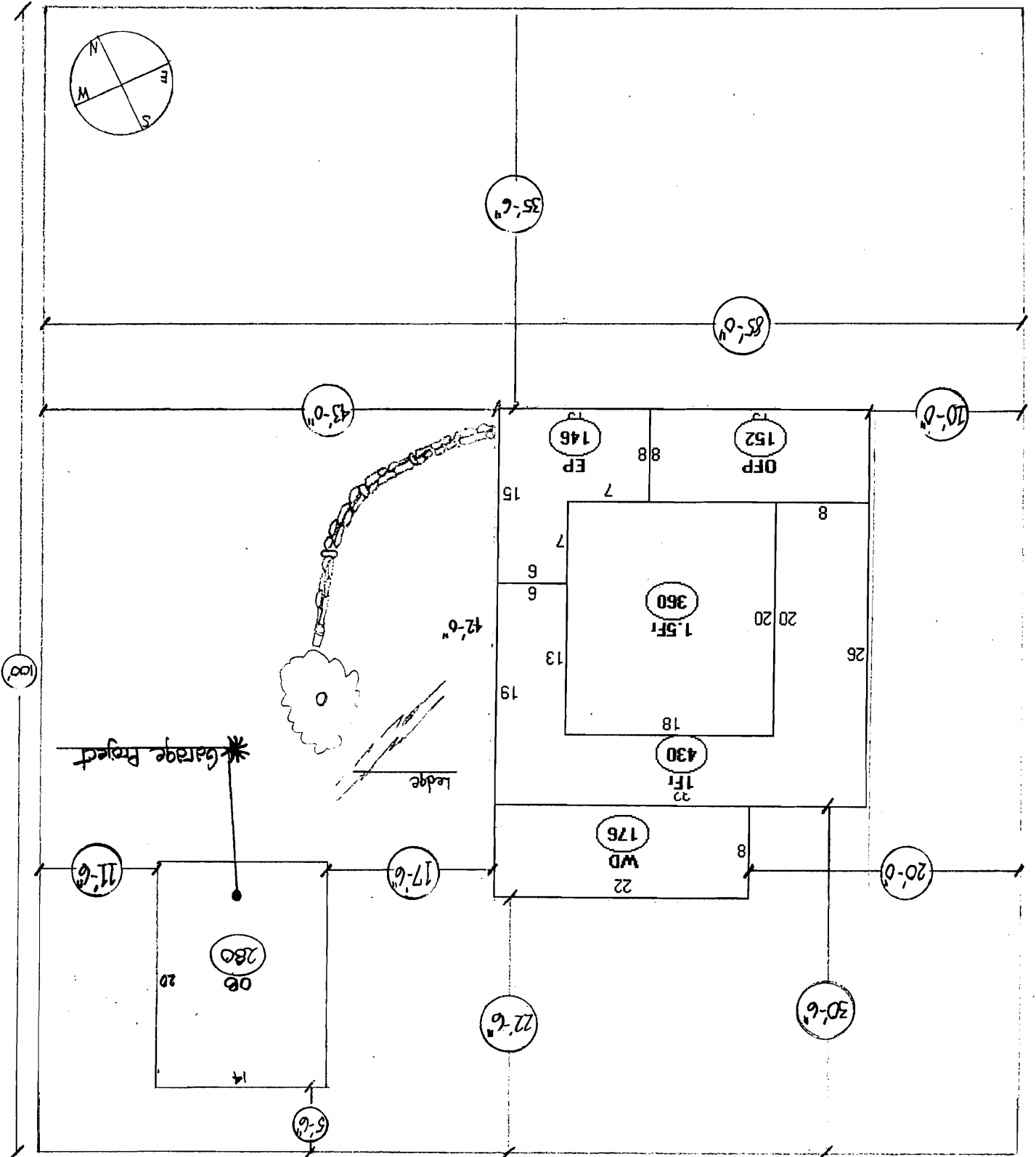
REDRAWN 5667



Highlighted area = Charlotte's Web location on Peaks Island, Me.

PLOT PLAN

Scale: 1/4" = 3'-0"
 Sept 4, 2007
 CHARLOTTE'S WEB GARAGE RESTO



Note: This project is intended to restore the existing garage located at 29 Spruce Ave. Peaks Island, Me.
There will be a partial new foundation and Repair to Rotten Roof Sheathing, a new wall constructed at the front including a window and restoring the double doors.
A new window and Sliding Patio Door will be installed in the east wall.
A new window will be installed in the South wall.
There will be new exterior trim as well as new siding for the entire building.

C O N T E N T S

Existing Floor Plan pp. EFP
Existing North-South Elev EE1
Existing East Elevation EE2
Existing West Elevation EE3
Proposed Foundation Plan PFPa
Proposed Floor Plan PFPb
Proposed North-South Elev PE1
Proposed East Elevation PE2
Proposed West Elevation PE3

North Wall Framing Detail FD1
East Wall Framing Detail FD2
South Wall Framing Detail FD3
West Wall Framing Detail FD4
Cross Sections, CS1, CS2 CSa
Cross Sections, CS3, CS4 CSb
Cross Sections, CS5 FD CS c
Foundation Detail SD

CHARLOTTE'S Web Garage Restoration

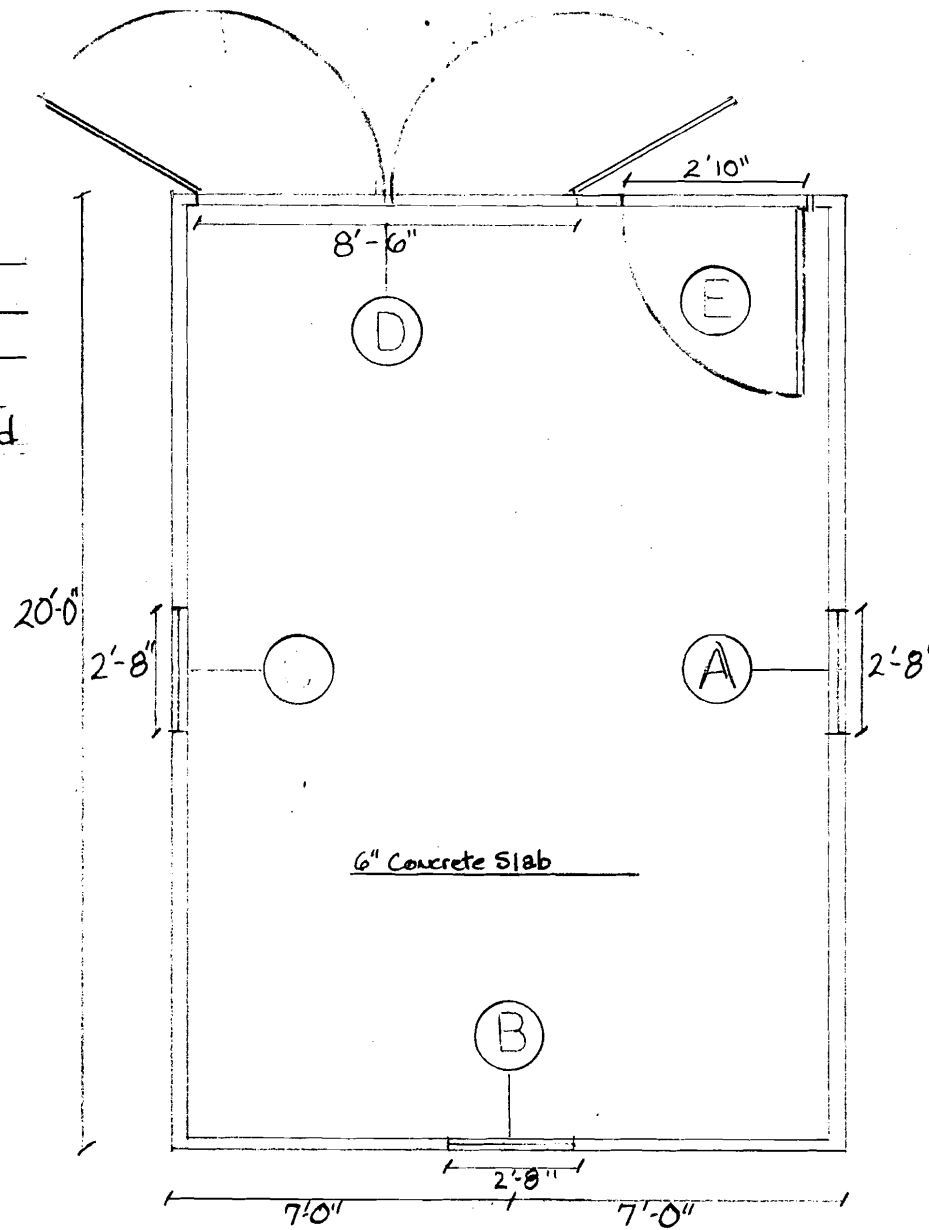
Sept. 4, 2007

Contents

Window & Door Notes

- A This opening to be Moved
- B This opening to remain
- C This opening to be closed
- D This opening to remain
- E This opening to be closed

Note: Entire foot print remains the same as existing

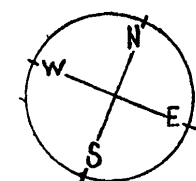


LOCATION:
 Charlottes
 Web
 29 SPRUCE Ave
 Peaks Island
 Maine

Garage
 Restoration
 Project

Work by:
 Island
 Renovations
 79 Welch st.
 Peaks Island
 Maine

Drawn by:
 Greg Landry
 Island
 Renovations
 Sept. 4 200'

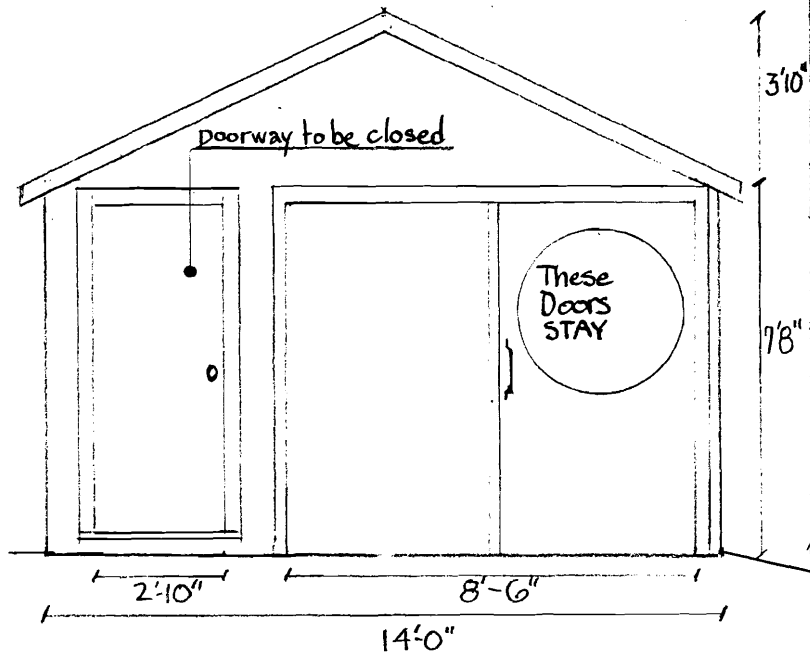


Existing Floor Plan

Scale: 1/4" = 1'-0"

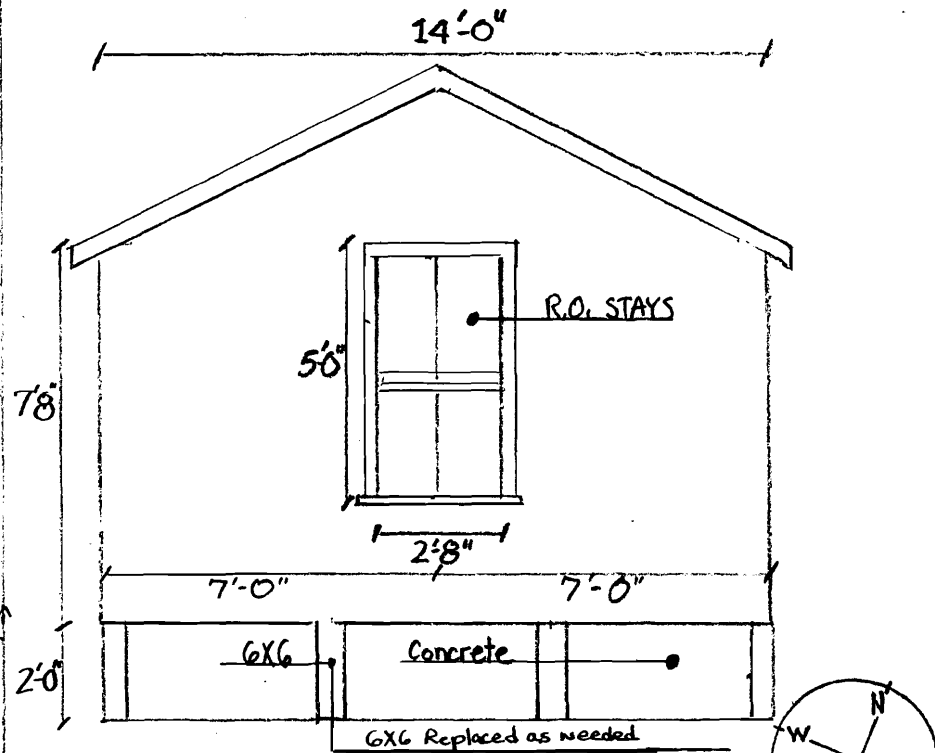


- Notes:
- 1) Passage door to be turned into a window opening
 - 2) Large Doors get restored
 - 3) Ext. trim to be removed & replaced



Front/North Elevation
Existing Elevation

- Notes:
- 1) Rear Foundation to stay
 - 2) Rear Window R.O. stays and gets built down for shorter window
 - 3) 6x6 @ foundation are replaced as needed



REAR/South Elevation

LOCATION:
Charlottes
Web
29 SPRUCE Ave
Peaks Island
Maine

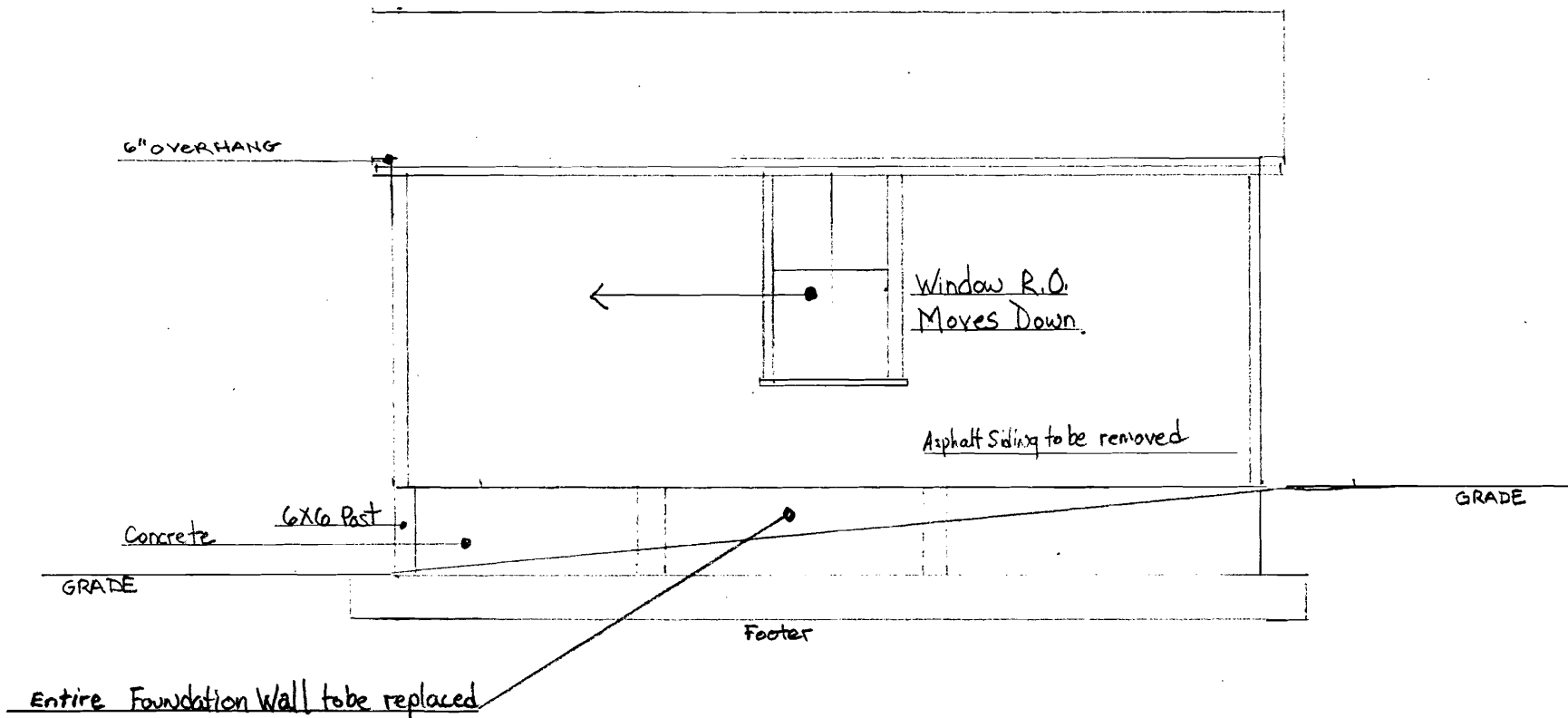
Garage
Restoration
Project

Work by:
Island
Renovations
79 Welch St.
Peaks Island
Maine

Drawn by:
Greg Landry
Island
Renovations
Sept. 4 2007

Scales: $\frac{1}{4}'' = 1'-0''$

EE1



LOCATION:
 Charlottes
 Web
 29 SPRUCE Ave
 Peaks Island
 Maine

Garage
 Restoration
 Project

Work by:
 Island
 Renovations
 79 Welch St.
 Peaks Island
 Maine

Drawn by:
 Greg Landry
 Island
 Renovations
 Sept. 4 2007

East View

Existing Elavation

Scale: $\frac{1}{4}'' = 1'-0''$

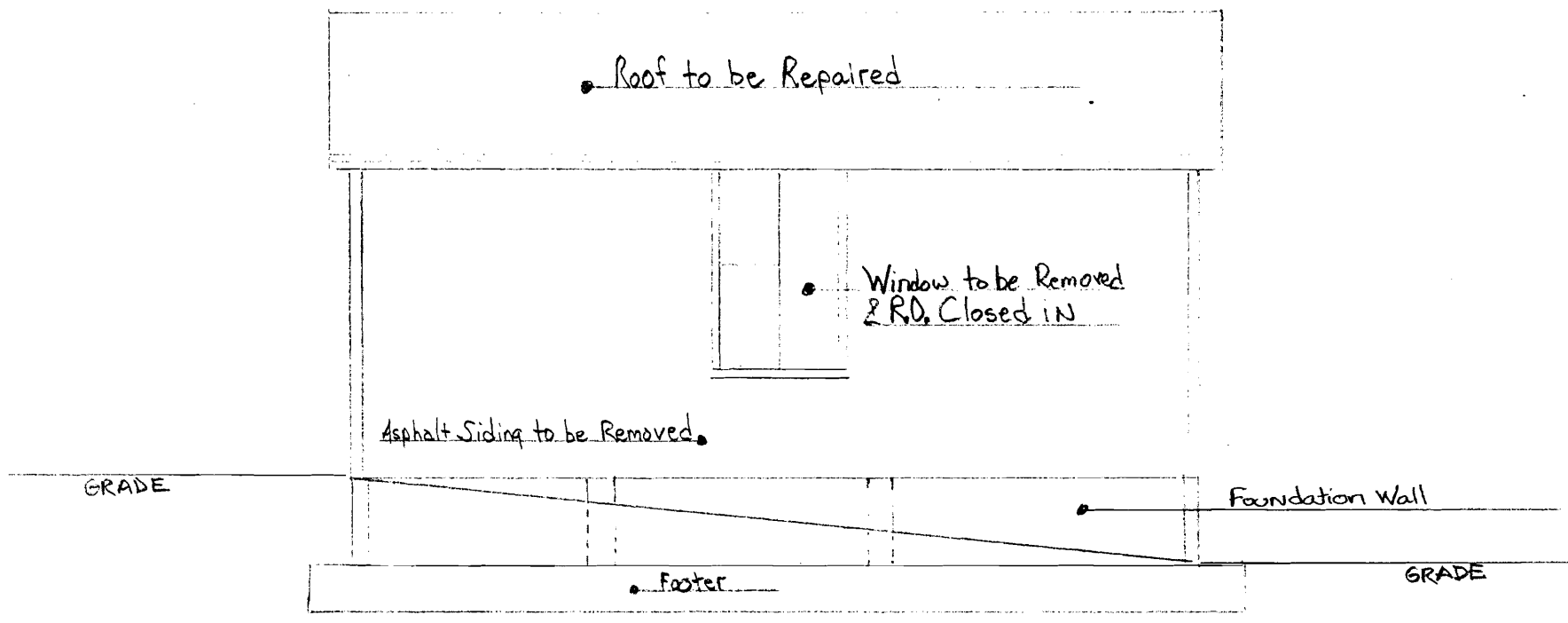
EE2

LOCATION:
Charlottes
Web
29 SPRUCE Ave
Peaks Island
Maine

Garage
Restoration
Project

Work by:
Island
Renovations
79 Welch st.
Peaks Island
Maine

Drawn by:
Greg Landry
Island
Renovations
Sept. 4 2007

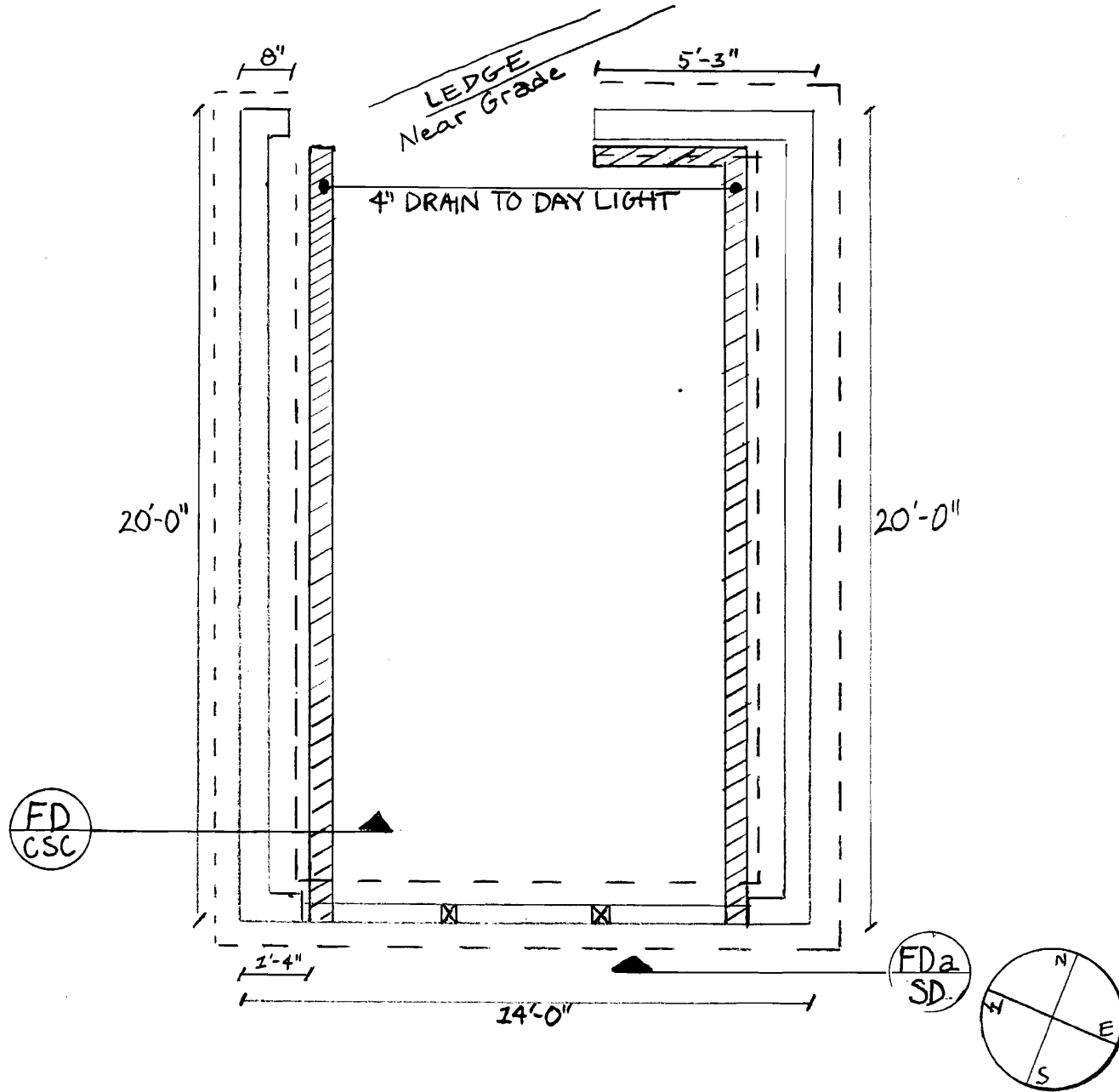


West view
Existing Elavation

Scale: 1/4" = 1'-0"



Note:



LOCATION:
Charlotte's
Web
29 SPRUCE ST.
Peaks Island
Maine

Garage
Restoration
Project

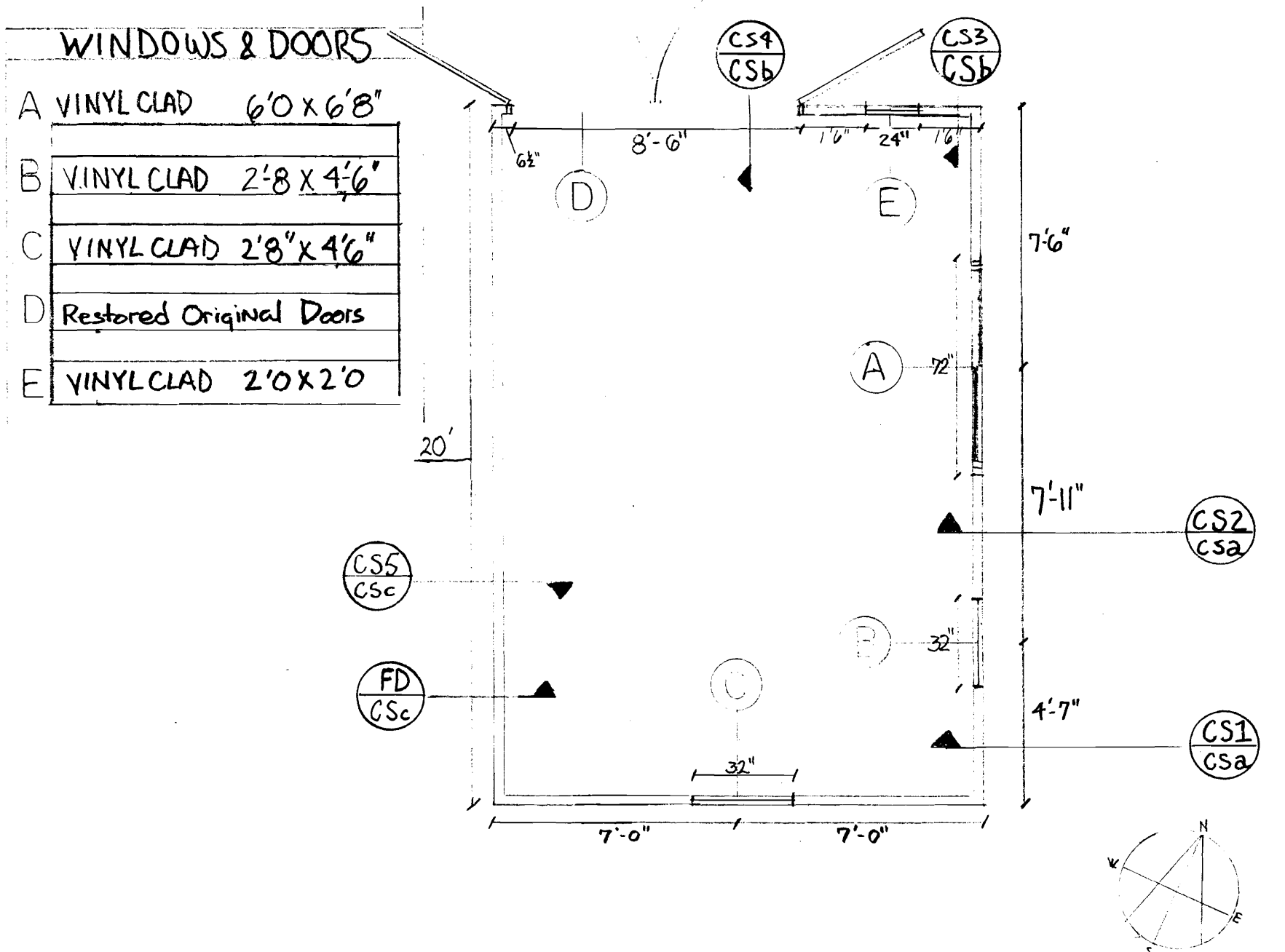
Work by:
Island
Renovations
79 Welch St.
Peaks Island
Maine

Drawn by:
Greg Landry
Island
Renovations
Sept. 4 2008

Proposed Foundation Plan

Scale: $\frac{1}{4}'' = 1'-0''$

PFP
a



LOCATION:
 Charlottes
 Web
 29 SPRUCE Ave
 Peaks Island
 Maine

Garage
 Restoration
 Project

Work by:
 Island
 Renovations
 79 Welch st.
 Peaks Island
 Maine

Drawn by:
 Greg Landry
 Island
 Renovations
 Sept. 4 2005

Proposed Floor Plan

Scale: 1/4" = 1'-0"

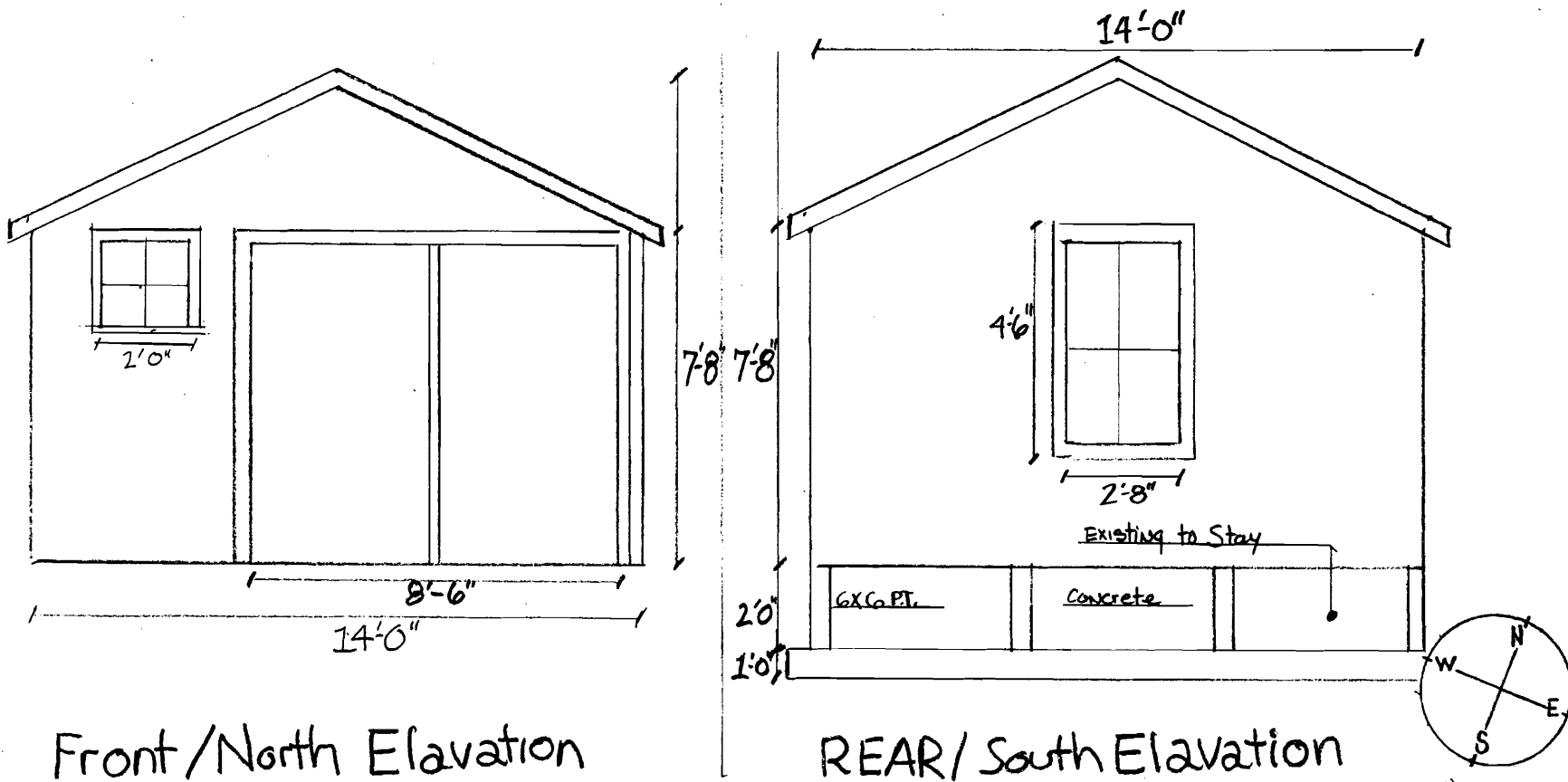


LOCATION:
Charlottes
Web
29 SPRUCE Ave
Peaks Island
Maine

Garage
Restoration
Project

Work by:
Island
Renovations
79 Welch st.
Peaks Island
Maine

Drawn by:
Greg Landry
Island
Renovations
Sept. 4 2007



Front/North Elevation

REAR/South Elevation

Proposed Elevation

Scale: 1/4" = 1'-0"

PE1

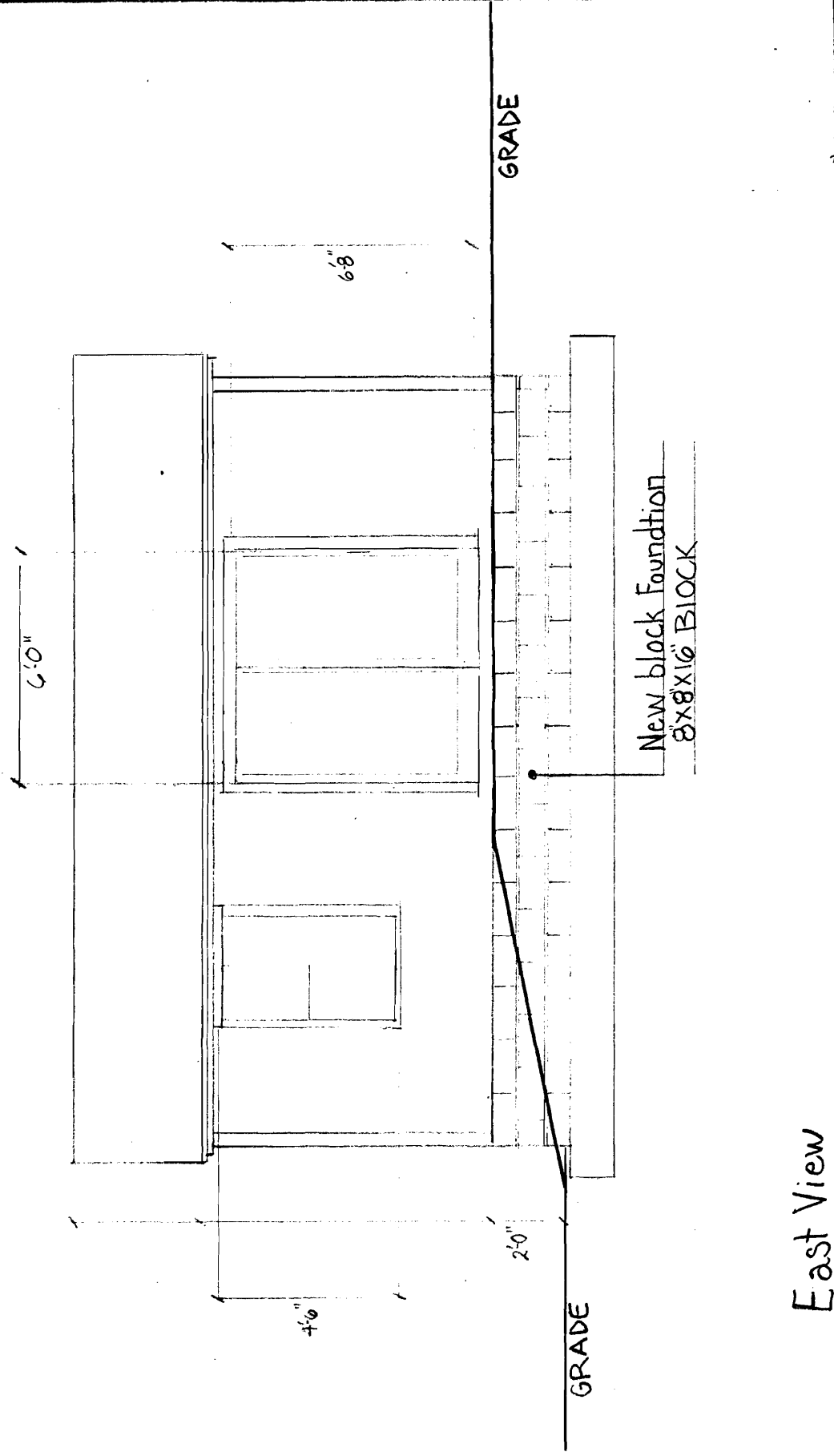
LOCATION:
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Peaks Island
Maine

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Island
Renovations
79 Welch St.
Peaks Island
Maine

Drawn by:
Greg Landry
Island
Renovations
Sept. 4 2007

PE2



East View
Proposed Elevation

Scale: 1/4" = 1'-0"

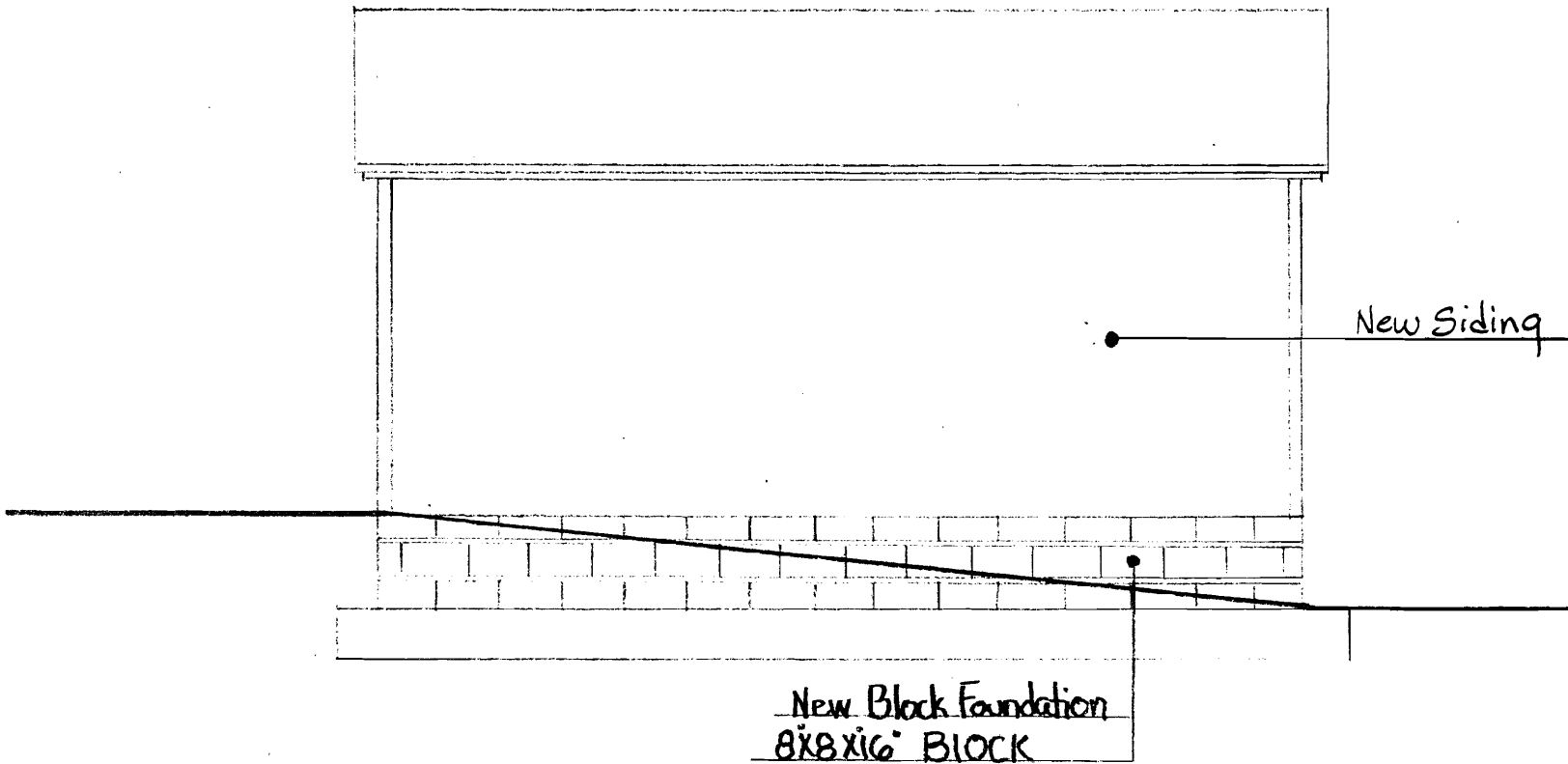
LOCATION:
Charlottes
Web
29 SPRUCE Ave
Peaks Island
Maine

Garage
Restoration
Project

Work by:
Island
Renovations
79 Welch st.
Peaks Island
Maine

Drawn by:
Greg Landry
Island
Renovations

Sept. 4 2007



West View
Proposed Elevation

Scale: $\frac{1}{4}'' = 1'-0''$

PE3

LOCATION:
Charlottes
Web
29 SPRUCE AVE
Peaks Island
Maine

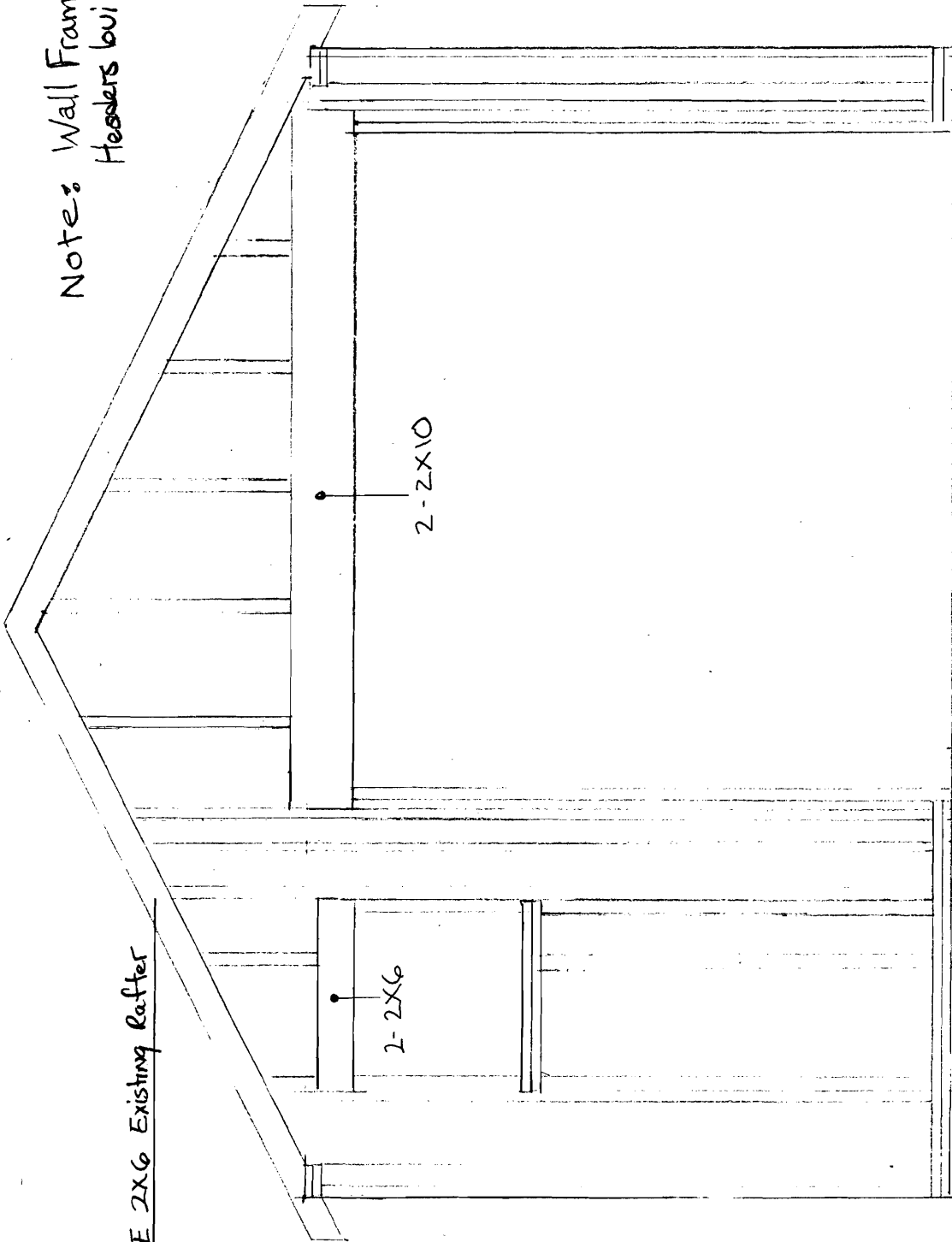
Garage
Restoration
Project

Work by:
Island
Renovations
79 Welch St.
Peaks Island
Maine

Drawn by:
Greg Landry
Island
Renovations

Sept. 4 2007

Notes: Wall Framing is 2x4,
Headers built with 1/2" ply



TRUE 2x6 Existing Rafter

2-2x6

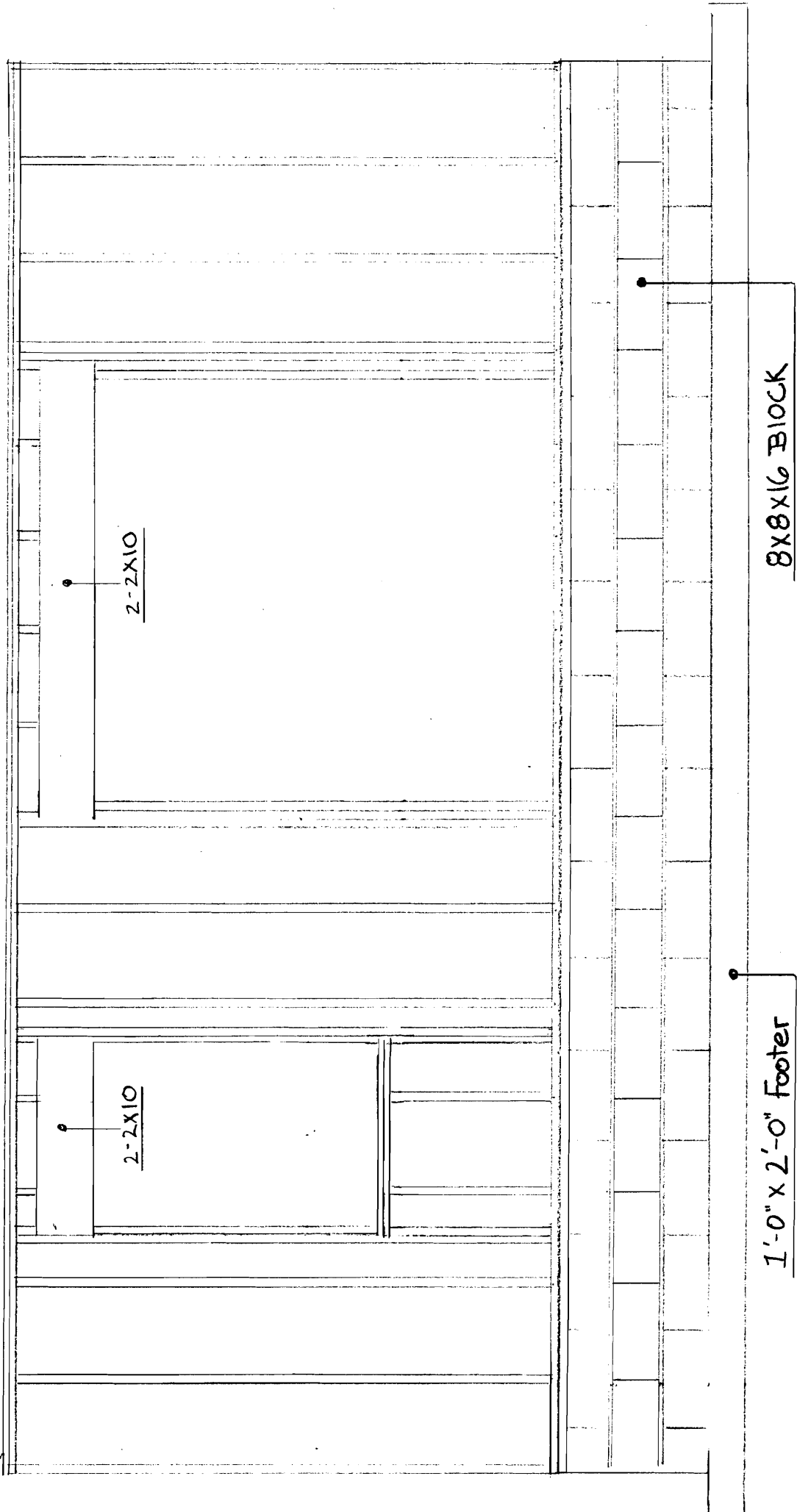
2-2x10

Front Wall Framing Detail

Framing Detail / North Wall

Scale: 1/2" = 1'-0

FDI



Note: Wall studs are existing 2X4
 except at Door & Window
 Headers built with 1/2" plywood

Framing Detail / East Wall

CHARLOTTE'S WEB GARAGE RESTO
 Sept. 4, 2007

Scale: 1/2" = 1'-0"

FDZ

LOCATION:
Charlottes
Web
29 SPRUCE AVE
Peaks Island
Maine

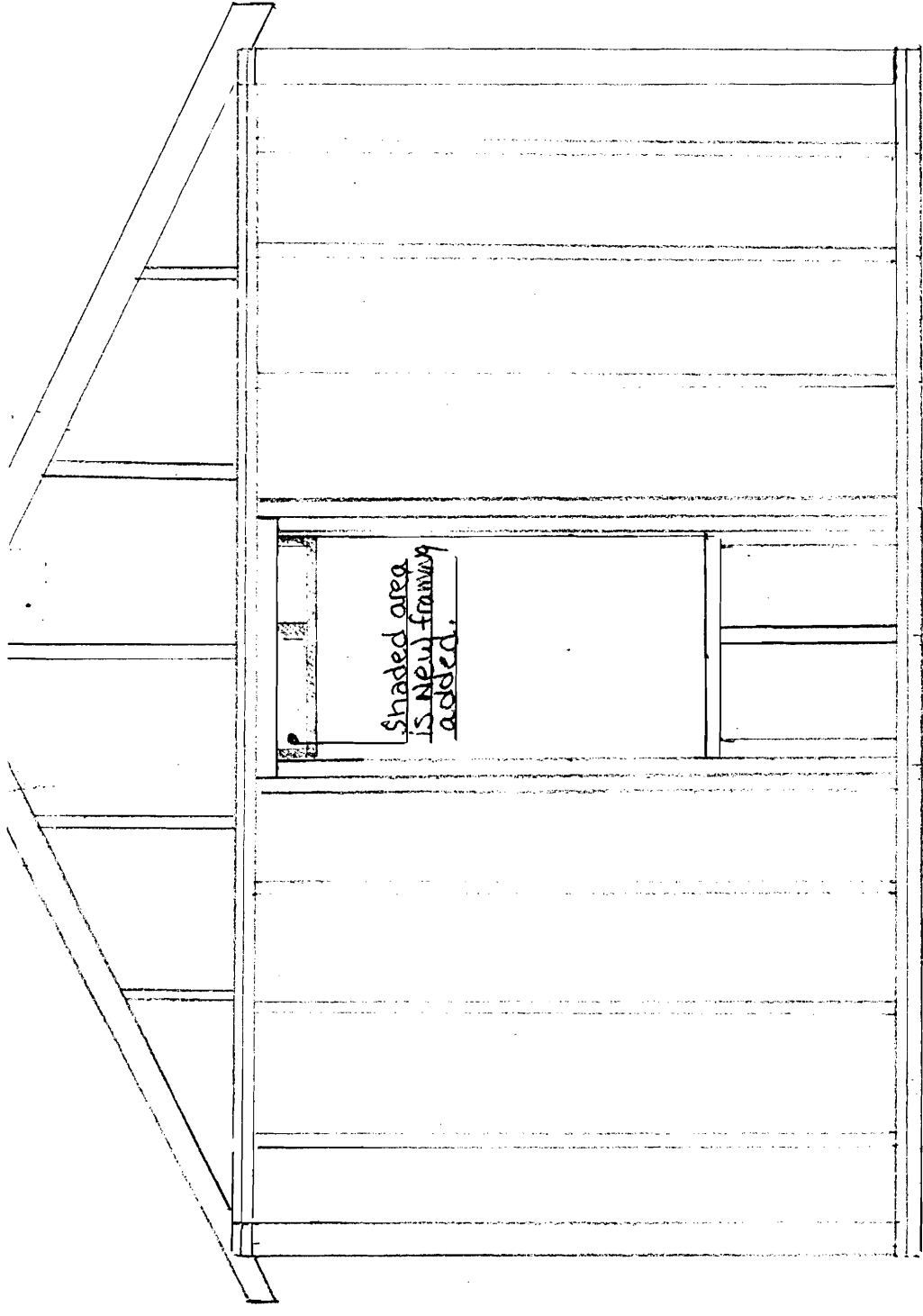
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Renovations
79 Welch St.
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Maine

Drawn by:
Greg Landry
Island
Renovations

Sept. 4 2007

FD3

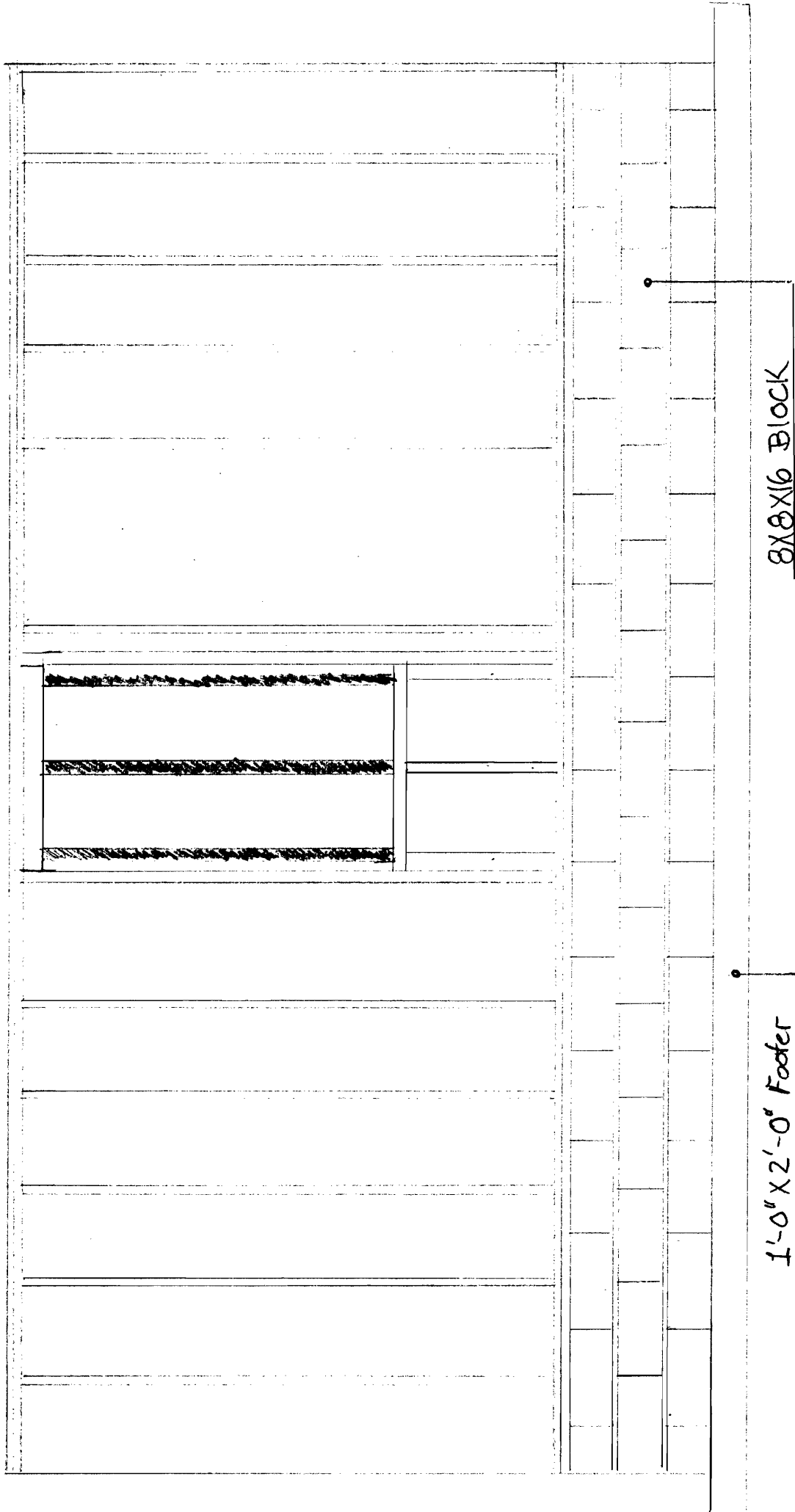


Note: ALL Framing is existing 2x4, Except where added.

Rear wall

Framing Detail / South wall

Scale: 1/4" = 1'-0"



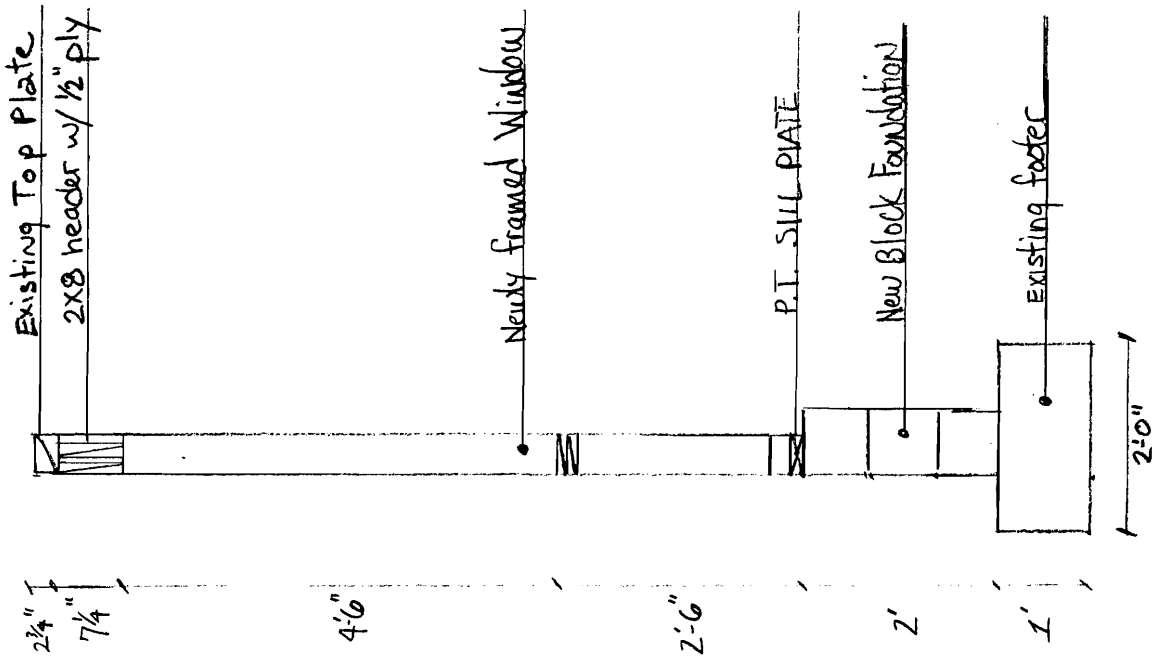
Note: Shaded area above is the only new framing

CHARLOTTE'S WEB GARAGE RESTO

Framing Detail / West Wall

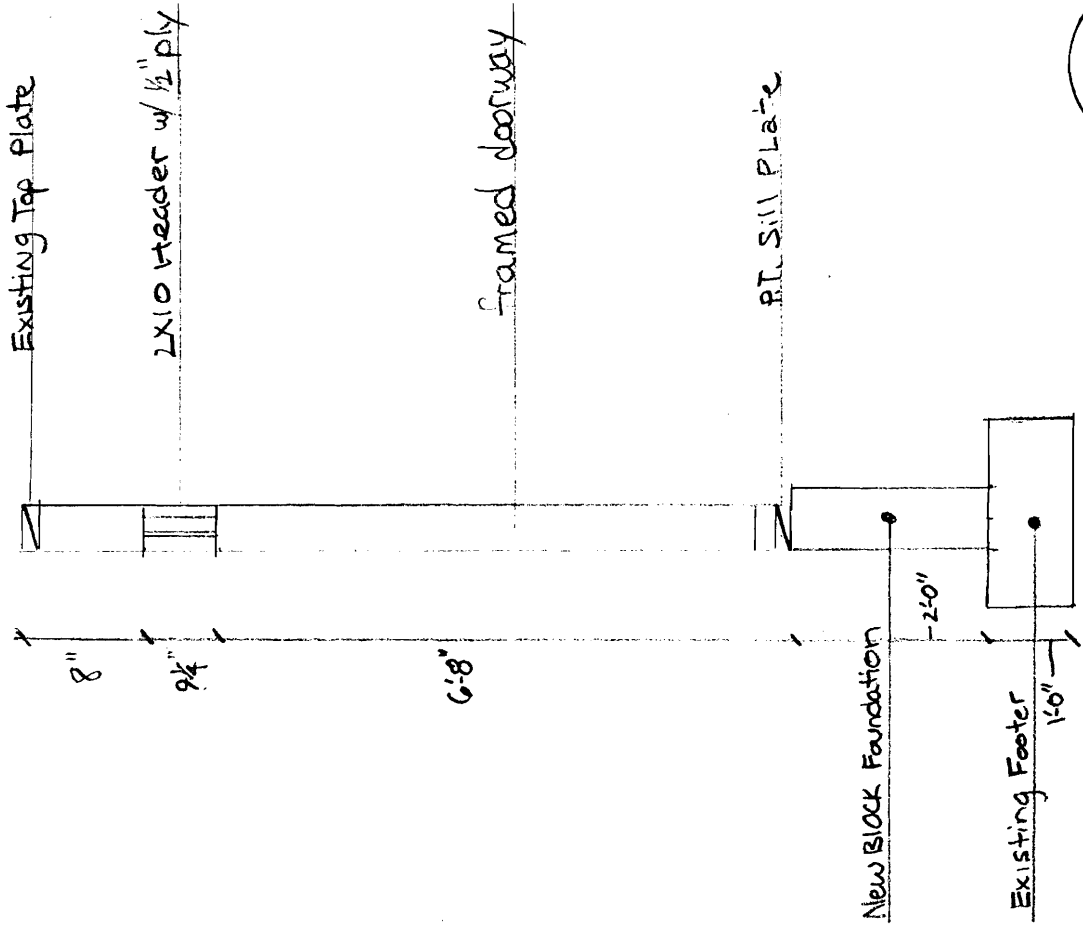
Scale: 1/2" = 1'-0"

FD4



CS1

Sept. 04, 2007



CS2

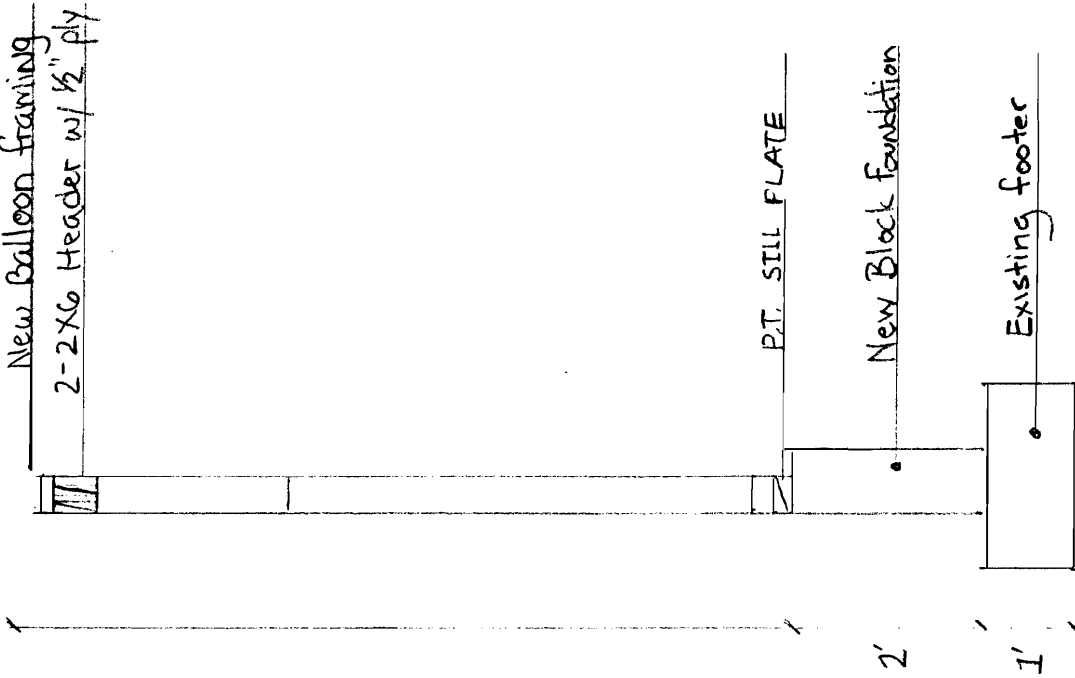
Sept. 04, 2007

CHARLOTTE'S WEB GARAGE RESTO

Cross Sections / page 2

CSa

New Balloon framing
2-2X6 Header w/ 1/2" ply



PT. SILL FLATE

New Block foundation

Existing footer

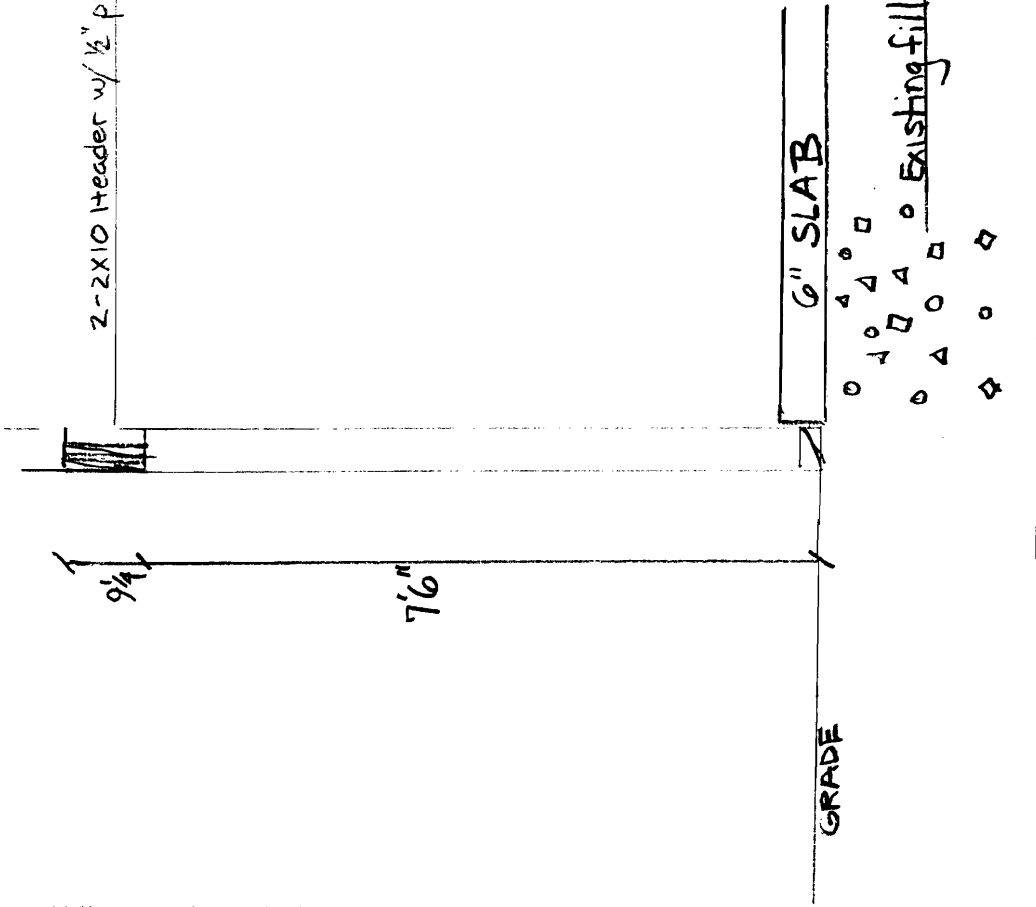
2'

1'

CS3

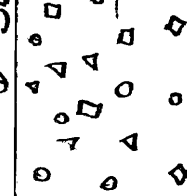
Sept. 04, 2007

2-2X10 Header w/ 1/2" ply



6" SLAB

Existing fill



GRADE

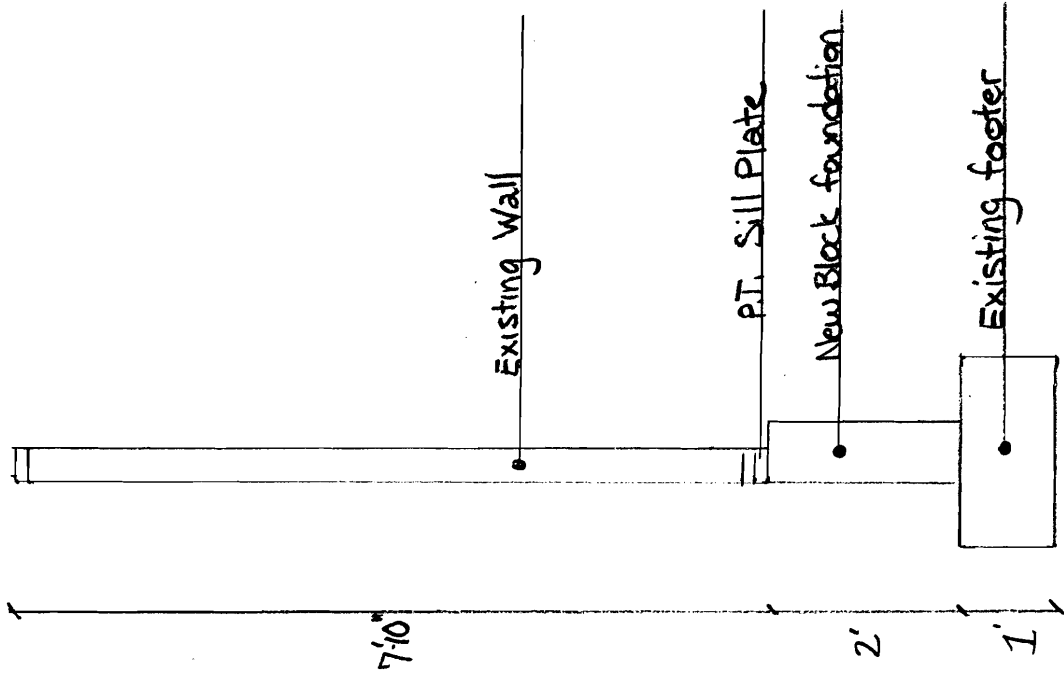
CS4

Sept. 04, 2007

CHARLOTTE'S WEB GARAGE RESTORATION

Cross Sections / page b

CSb



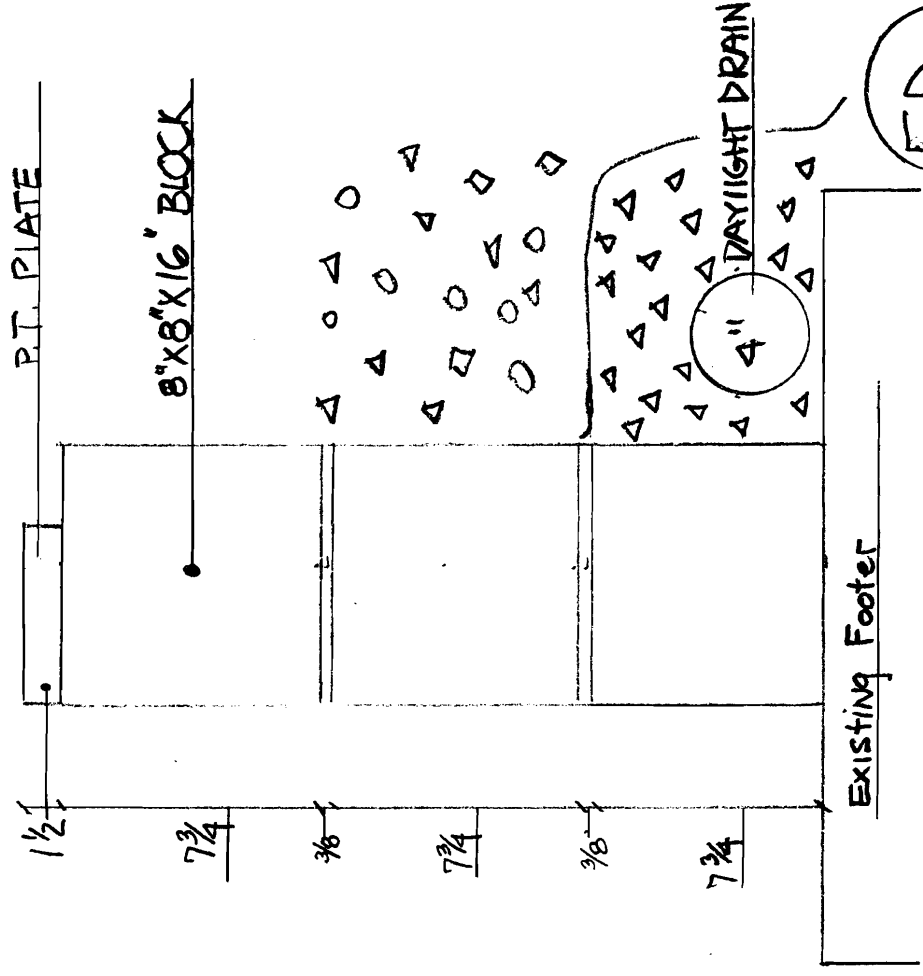
CS5

Scale: 1/2" = 1'-0"

Sept. 04, 2007

Cross Section / page c

Foundation Detail



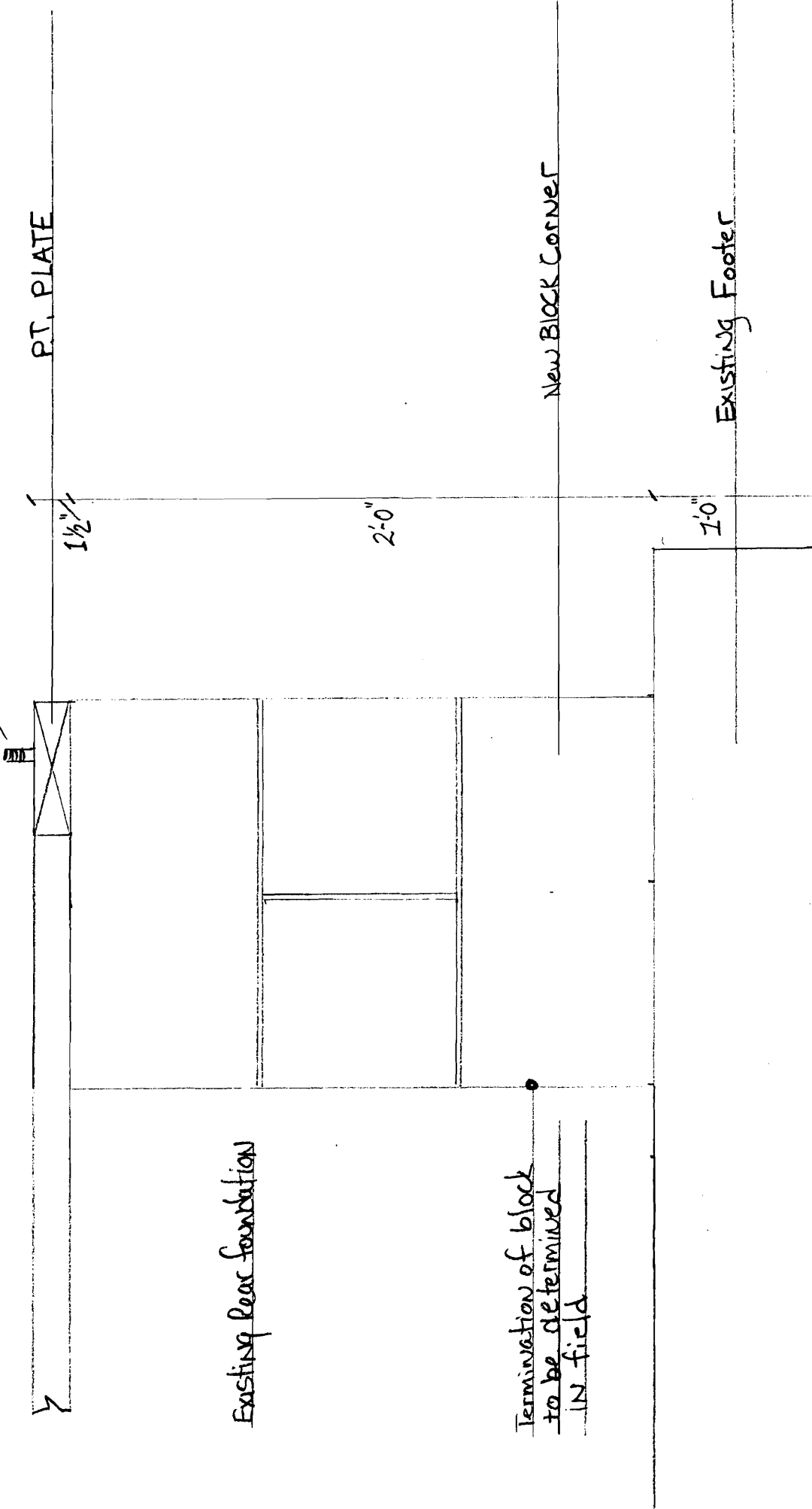
FD

Sept. 04, 2007

Scale: 2" = 1'-0"

CSc

1/2" Foundation Bolt



PT. PLATE

1 1/2"

2'-0"

New Block Corner

Existing Footer

1'-0"

Existing Rear foundation

Termination of block
to be determined
IN field

Rear Corner

Scale: 2" = 1'-0"

Foundation Detail / a

CHARLOTTE'S Web Garage Restoration

Sept. 4, 2007

SD