

ex. / Prop. Grades (low slopes)
 Des. All curbs All panels
 Show well + sewer + water services
 2 street trees
 15 more All set w/ setbacks +
 utility work lot line?

Called w/ w/ 1-02-03

CITY OF PORTLAND, MAINE
 DEVELOPMENT REVIEW APPLICATION
 PLANNING DEPARTMENT PROCESSING FORM
 DRC Copy

2002-0250
 Application I. D. Number
 12/19/2002
 Application Date
 103 Herman Island
 Project Name/Description

Alves Anthony J
 Applicant
 15 Prince Ave, Peaks Island, ME 04108
 Applicant's Mailing Address

103 - 103 Herman Ave, Portland, Maine
 Address of Proposed Site

Applicant Ph: (207) 766-2464 Agent Fax:
 Applicant or Agent Daytime Telephone, Fax

087 HH008001
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 12/19/2002

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
<input type="checkbox"/> Building Permit Issue	_____ date _____		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date _____
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2002-0250
Application I. D. Number

Alves Anthony J
Applicant
15 Prince Ave, Peaks Island, ME 04108
Applicant's Mailing Address

12/19/2002
Application Date

103 Herman Island
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 766-2464 Agent Fax:
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103 - 103 Herman Ave, Portland, Maine
Address of Proposed Site
087 HH008001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building | Building Addition | Change Of Use | Residential | Office | Retail
 Manufacturing | Warehouse/Distribution | Parking Lot | Other (specify)

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 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date 12/19/2002

DRC Approval Status:

Reviewer **Jay Reynolds**

Approved Approved w/Conditions See Attached Denied

Approval Date 01/03/2003 Approval Expiration 01/03/2004 Extension to Additional Sheets Attached

Condition Compliance **Jay Reynolds** signature 01/03/2002 date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2002-0250
Application I. D. Number
12/19/2002
Application Date
103 Herman Island
Project Name/Description
103 - 103 Herman Ave, Portland, Maine
Address of Proposed Site
087 HH008001
Assessor's Reference: Chart-Block-Lot

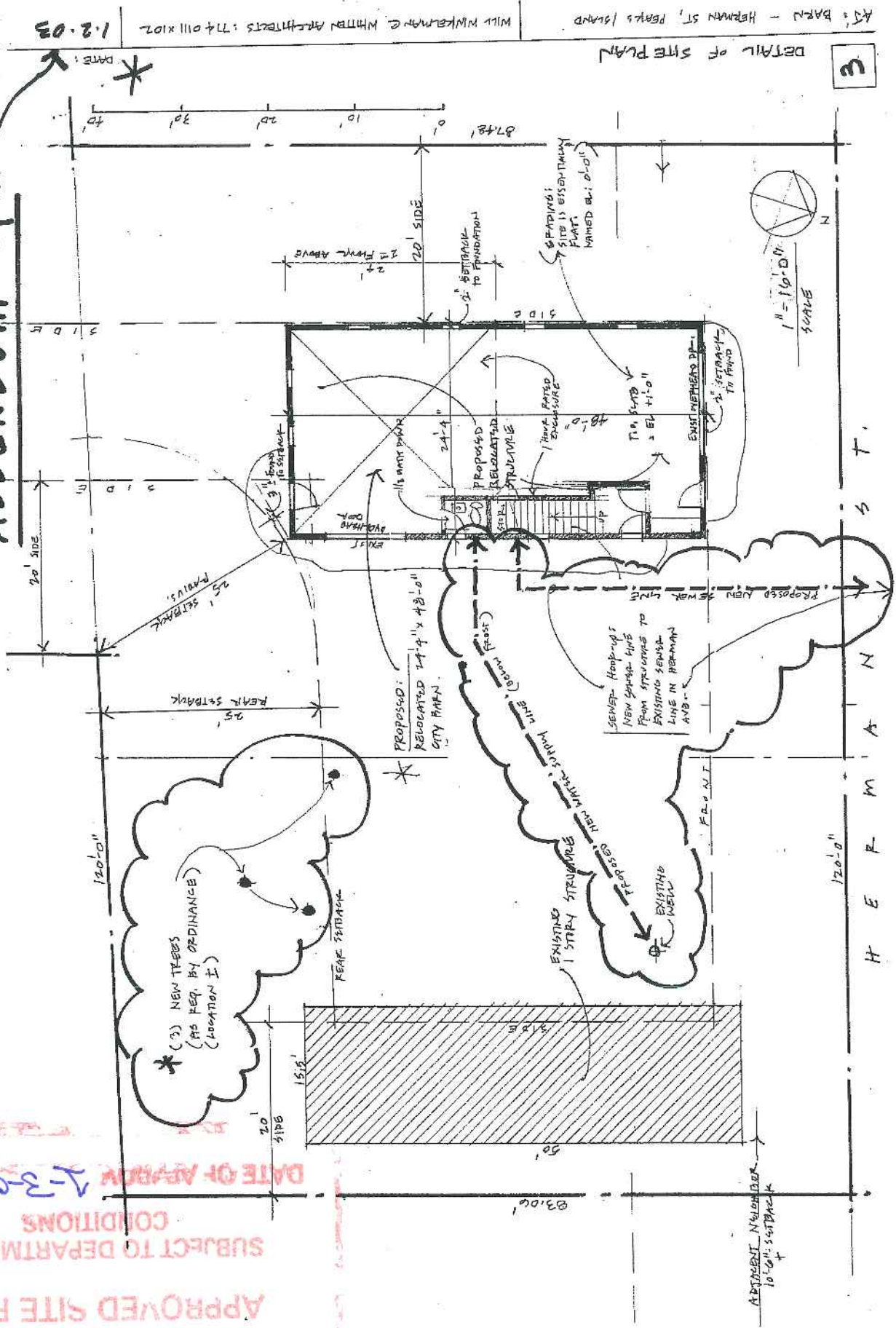
Alves Anthony J
Applicant
15 Prince Ave, Peaks Island, ME 04108
Applicant's Mailing Address
Consultant/Agent
Applicant Ph: (207) 766-2464 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted ON YOUR STREET FRONTAGE prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now # 103 HERMAN AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 7-3-03

APPENDUM #1



3

DETAIL OF SITE PLAN

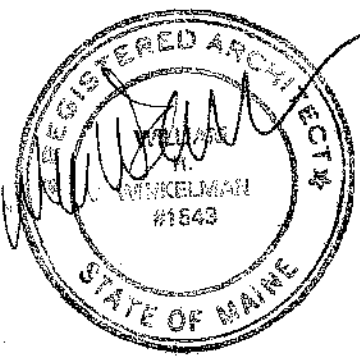
AS: BARK - HERMAN ST, PEARLS ISLAND
 WILL WINKELMAN & WHITE ARCHITECTS: 774 0111 X107

1.2.03
 DATE: *



CITY OF PORTLAND
ASSESSORS' PLAN
SCALE: 1" = 100'

Revised H-1-01

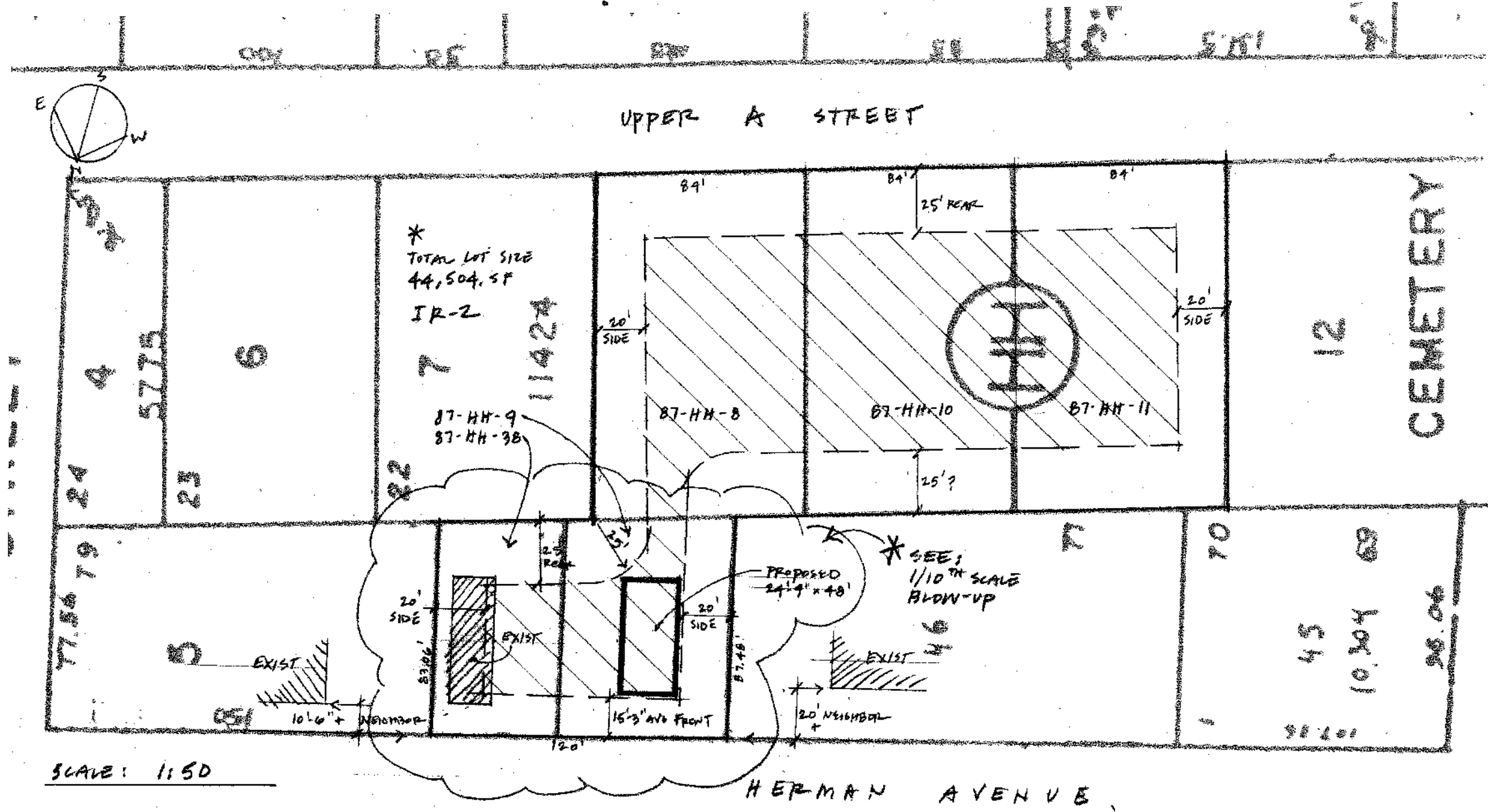


DATE: *

11.4.02

WILL WINKELMAN & WHITTEN ARCHITECTS: 774 0111 X102

AJ'S BARN - HERMAN ST, PEAKS ISLAND



ADDRESS: HERMAN AVE, PEAKS ISLAND

CLIENT: AJ IVERS

LOT: 87-HH-8,9,10,11,3B

SF AREA: TOTAL LOT = 44,504 SF

ZONE: IR-2

MAX LOT COVERAGE: 20% (OK. * 8,900 ALLOWED VS 1,980 PROPOSED)

UTILITIES: WELL AS DRILLED ON SITE (EXIST); SEPTIC HOOK-UP TO STREET

USE: * CURRENTLY - LOT HAS A 1 STORY 155' x 50' WOOD FRAME STRUCTURE USED FOR STORAGE (EXISTING).

* PROPOSED - NEW STRUCTURE IS ^{BEING} RELOCATED CITY BARN, (1 STORY 24'9" x 48' WOOD FRAME STRUCTURE) BEING MOVED TO A NEW FOUNDATION ON THIS SITE.

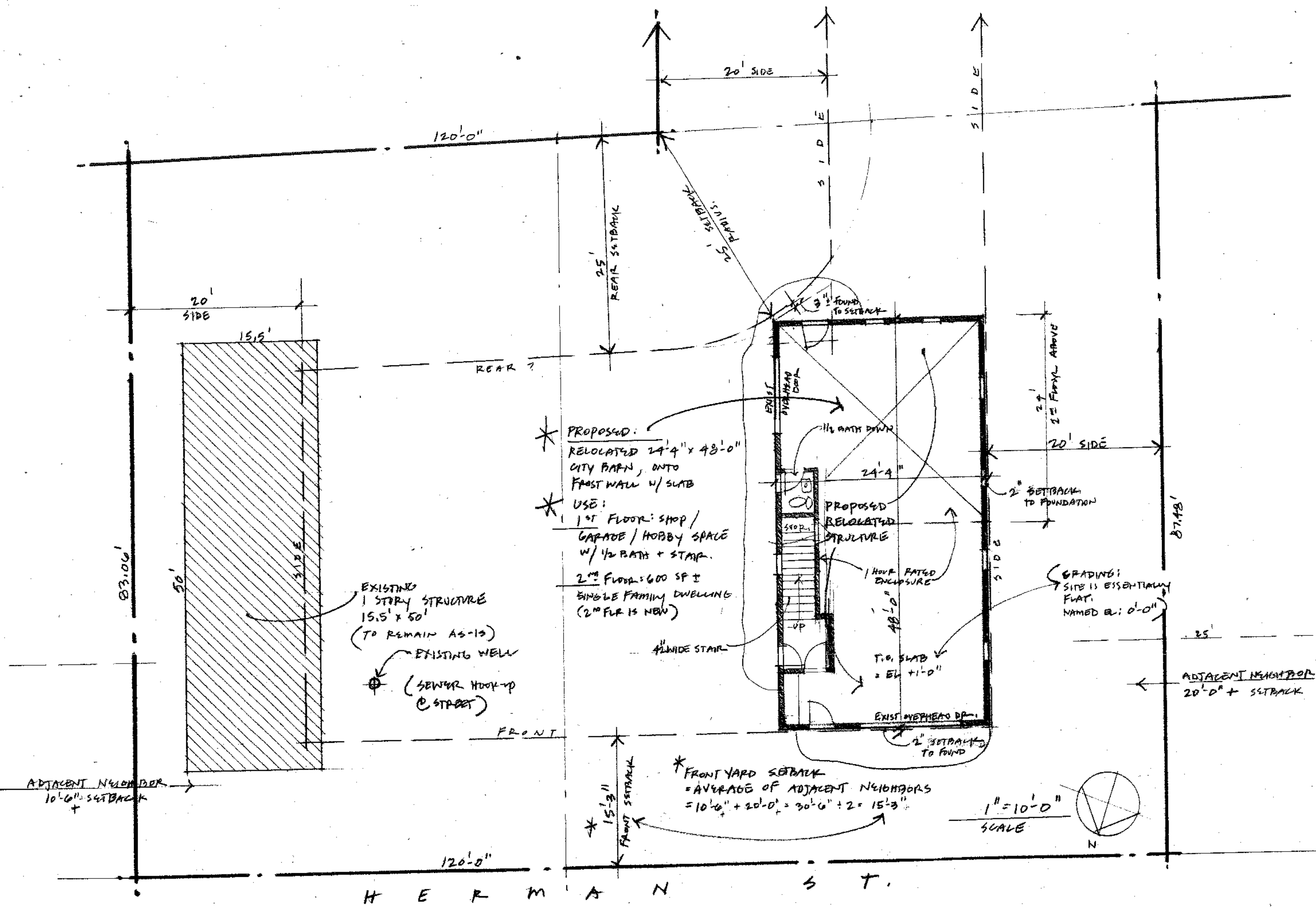
THE STRUCTURE WILL HAVE A SINGLE FAMILY DWELLING ON A NEW SECOND LEVEL (600 SF±) - OVER THE FIRST FLOOR TO BE USED FOR STORAGE / HOBBIES / GARAGE.

GRADING: THE LOT IS ESSENTIALLY FLAT + WILL REMAIN SO. TOP OF SLAB WILL BE ELEVATED 12" ABOVE GRADE + APRON'S WILL BE FILLED ACCORDINGLY

Accessories to a single family only

SITE PLAN

1



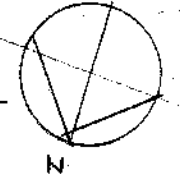
- * PROPOSED:
 RELOCATED 24'-4" x 48'-0"
 CITY BARN, ONTO
 FRONT WALL W/ SLAB
- * USE:
 1ST FLOOR: SHOP /
 GARAGE / HOBBY SPACE
 W/ 1/2 BATH + STAIR.
- 2ND FLOOR: 600 SF ±
 SINGLE FAMILY DWELLING
 (2ND FLR IS NEW)

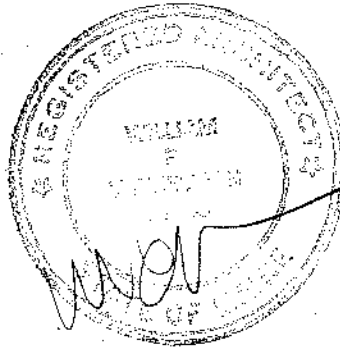
EXISTING
 1 STORY STRUCTURE
 15.5' x 50'
 (TO REMAIN AS-IS)

EXISTING WELL
 (SEWER HOOK-UP
 @ STREET)

* FRONT YARD SETBACK
 = AVERAGE OF ADJACENT NEIGHBORS
 = 10'-0" + 20'-0" = 30'-0" ÷ 2 = 15'-3"

1" = 10'-0"
 SCALE

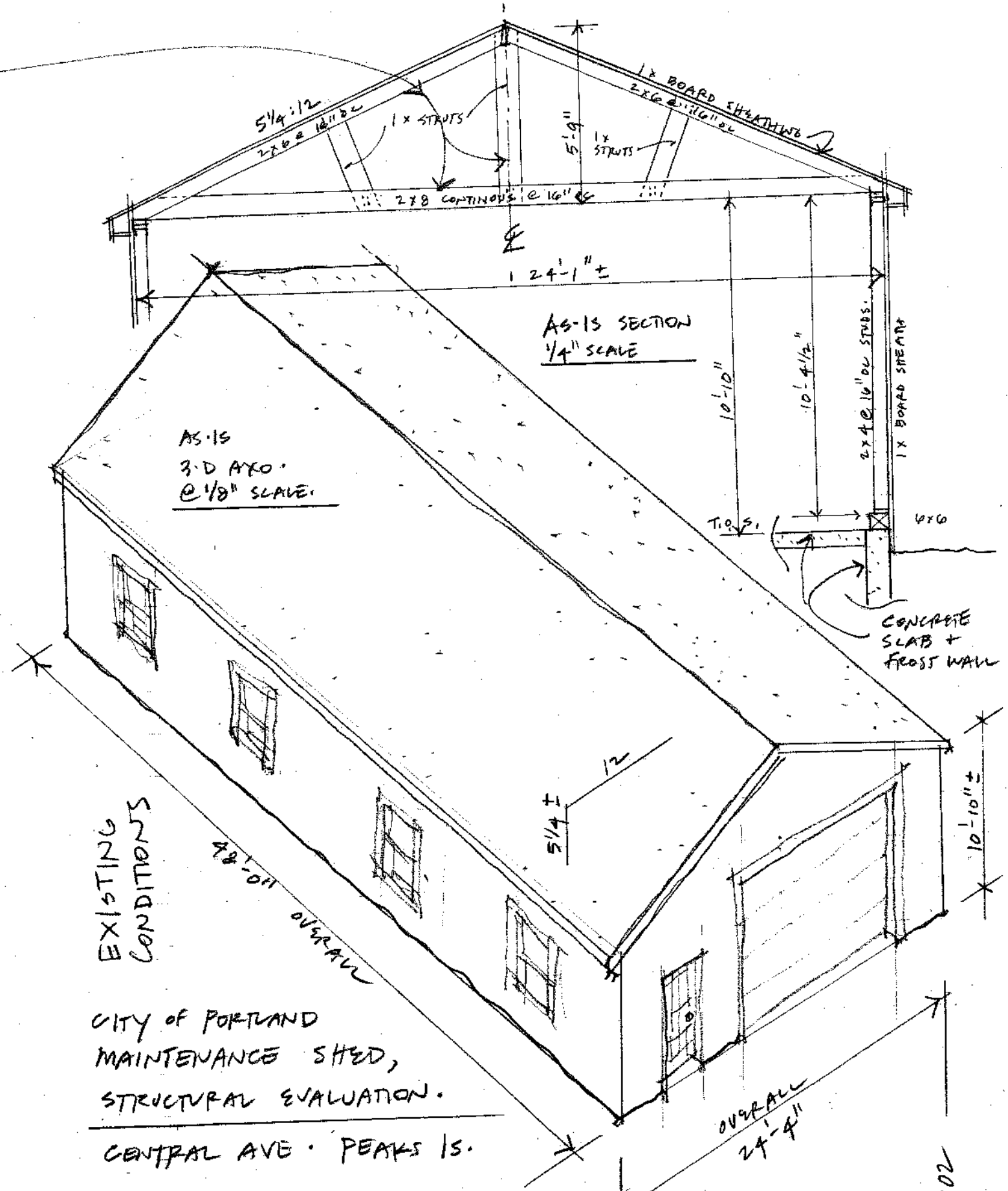




* SEE SHT #7
FOR REINFORCEMENT REQUIREMENTS
FOR EXISTING ROOF TRUSSES

*
NOTE:
THE EXISTING BUILDING IS FUNDAMENTALLY
SOUND. THE SITE BUILT ROOF TRUSSES
ARE TO BE REINFORCED PER NOTES ON
SECTIONS ON SHT #7

ALL TEMPORARY REINFORCING / BRACING
REQUIRED FOR LIFTING + MOVING
THIS STRUCTURE IS PER RECOMMENDATIONS
OF BUILDING MOVING CONTRACTOR.



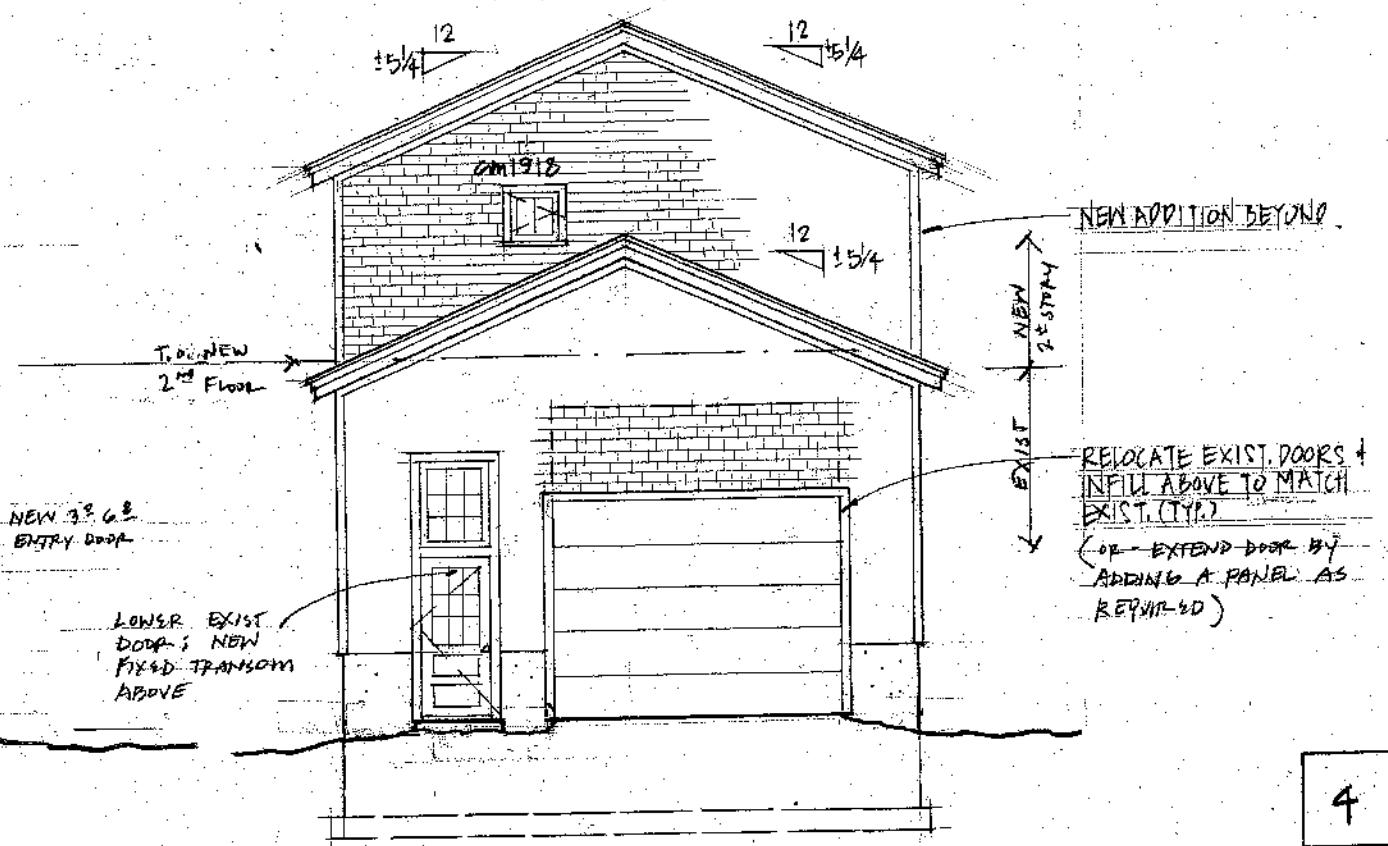
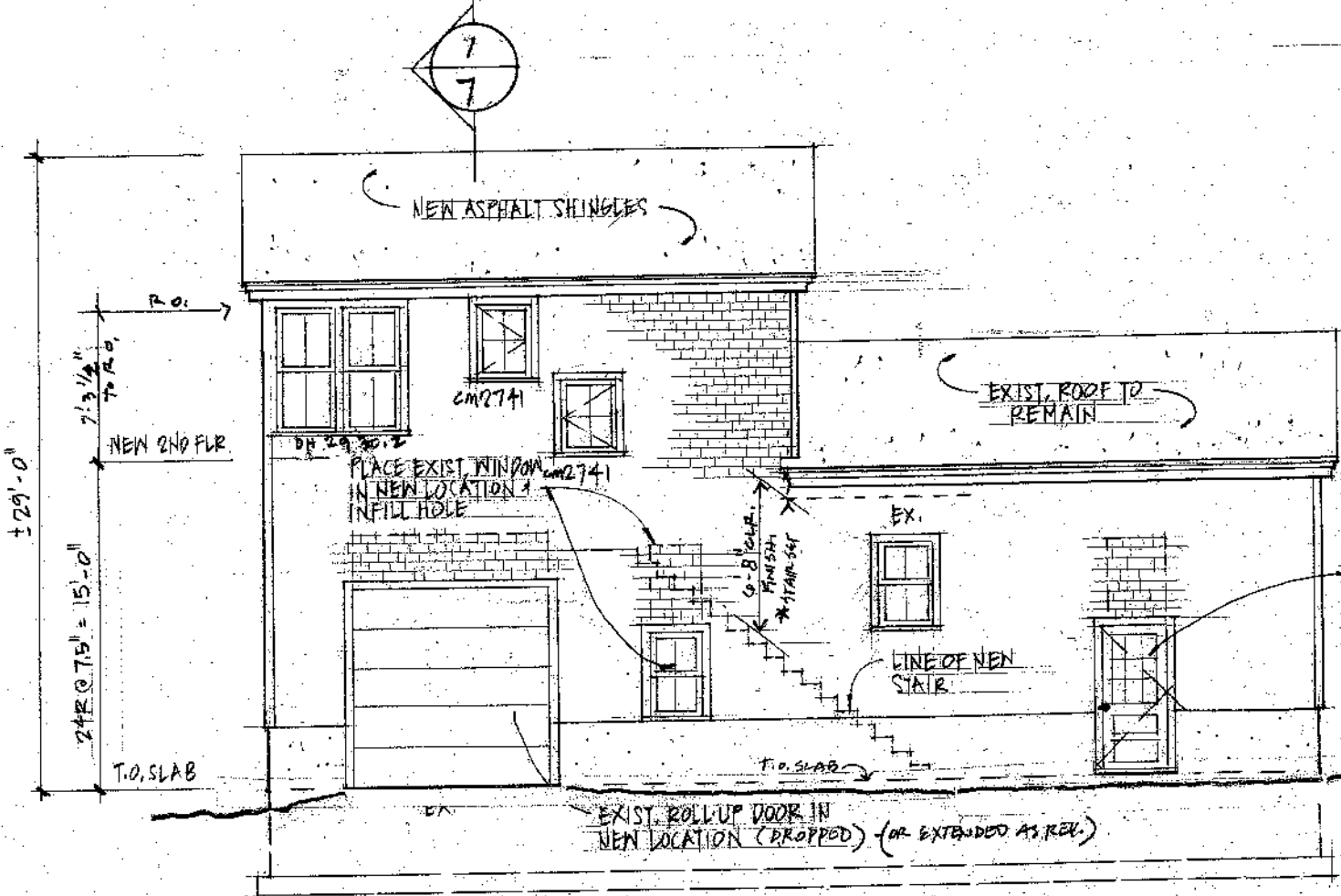
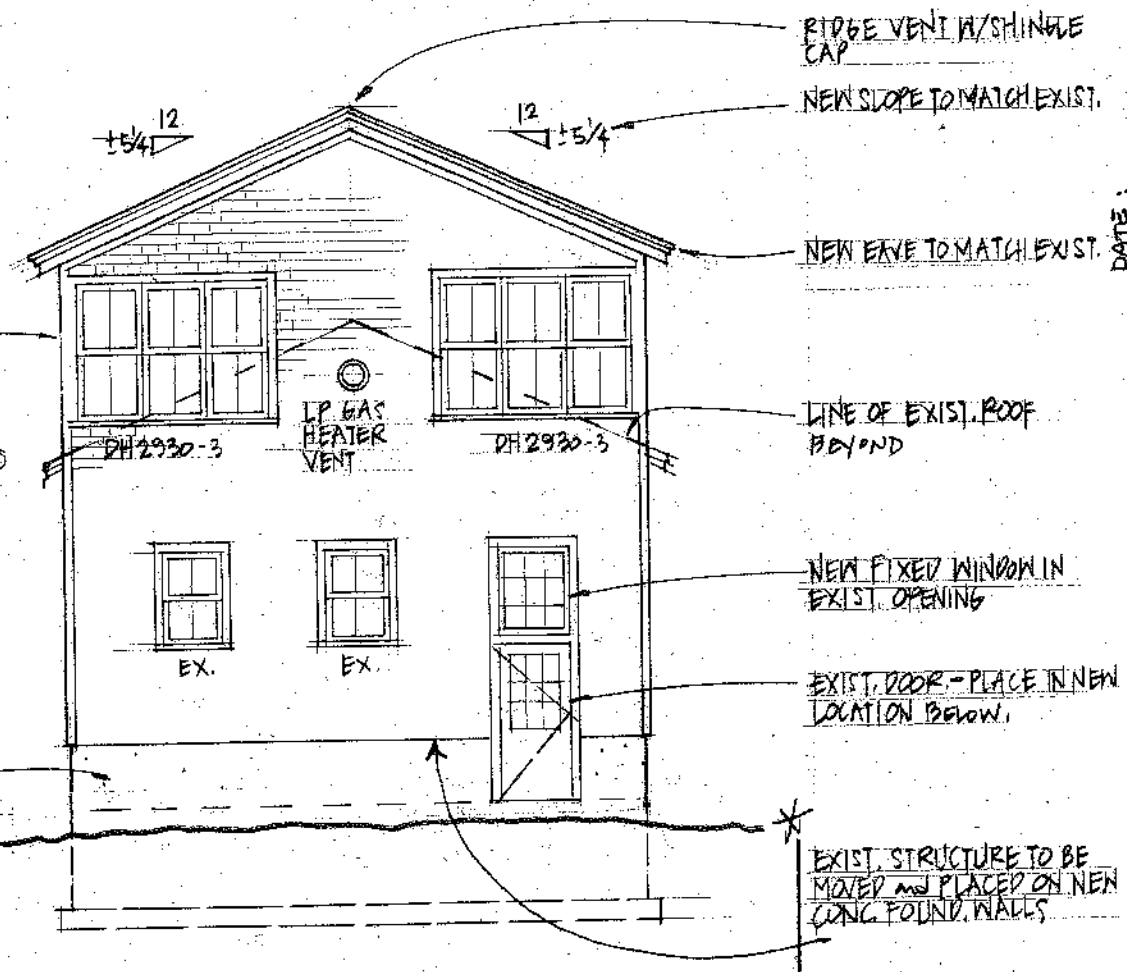
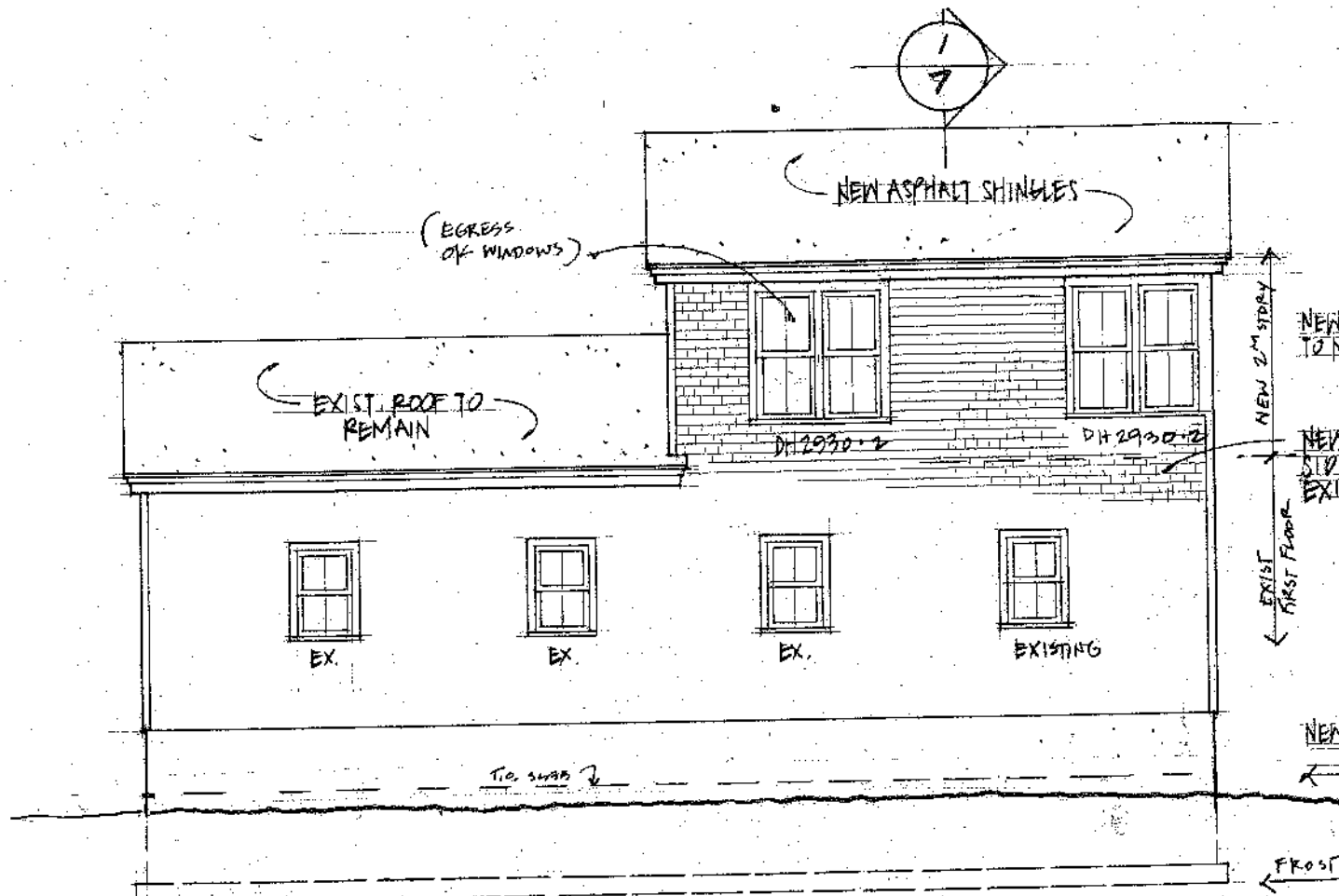
CITY OF PORTLAND
MAINTENANCE SHED,
STRUCTURAL EVALUATION.
CENTRAL AVE. PEAKS IS.

CLIENT: AT - WILL @ WHITTEN ARCHITECTS 7740111 X 102 9.13.02

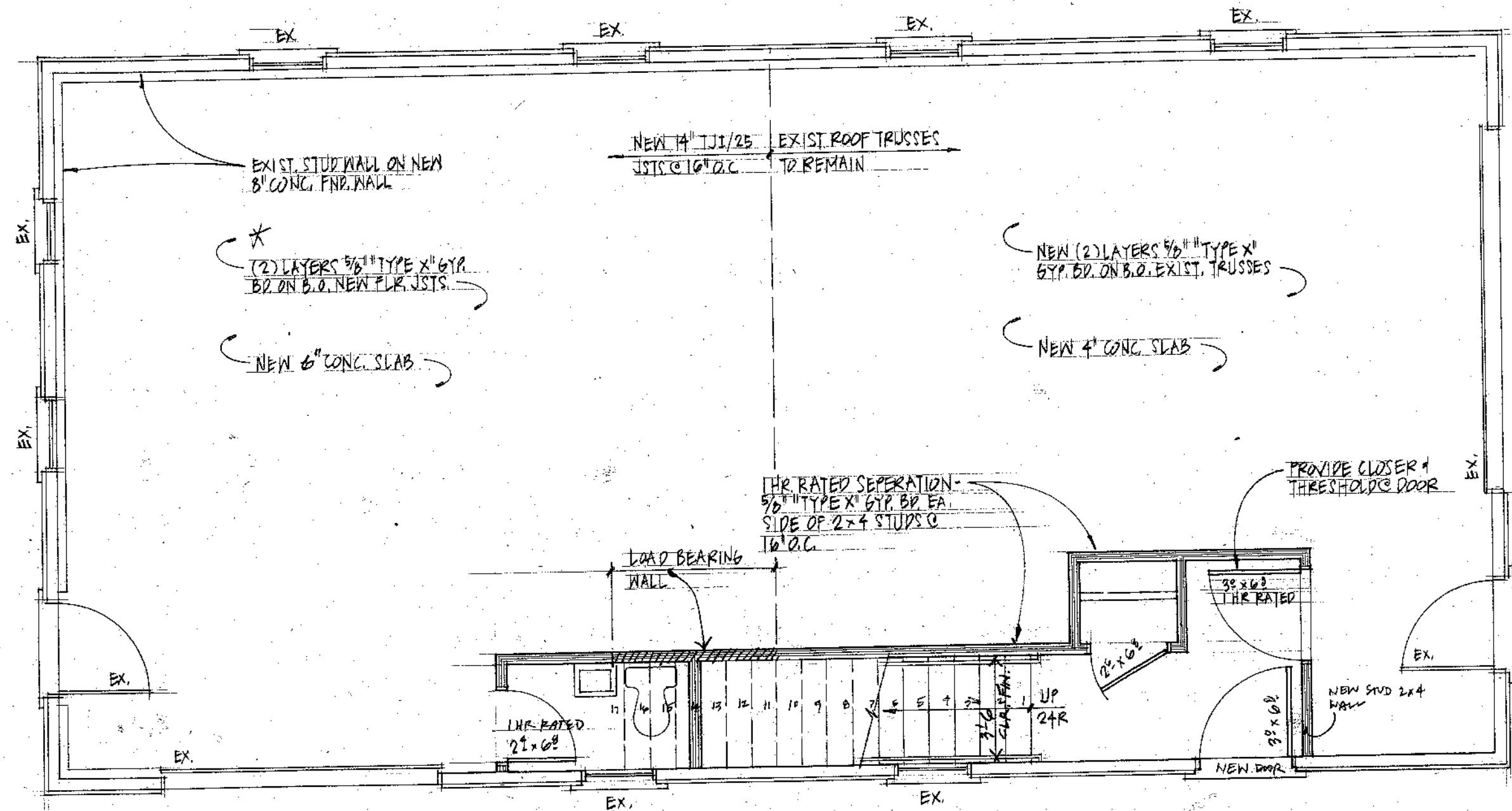
* EXISTING STRUCTURE TO BE MOVED

3

DATE: 11.4.02
WILL NINKELMAN @ WHITTEN ARCHITECTS : 774 0111 X 102
AT'S BARN - HERMAN ST, PEAKS ISLAND



ELEVATIONS - SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN - SCALE 1/4" = 1'-0"

DATE:

11.4.02

WILL WINKELMAN & WHITTEN ARCHITECTS: 714 011 102

AT'S BARN - HERMAN ST, PEAKS ISLAND

±48'-0" (EXIST.)

±24'-4"

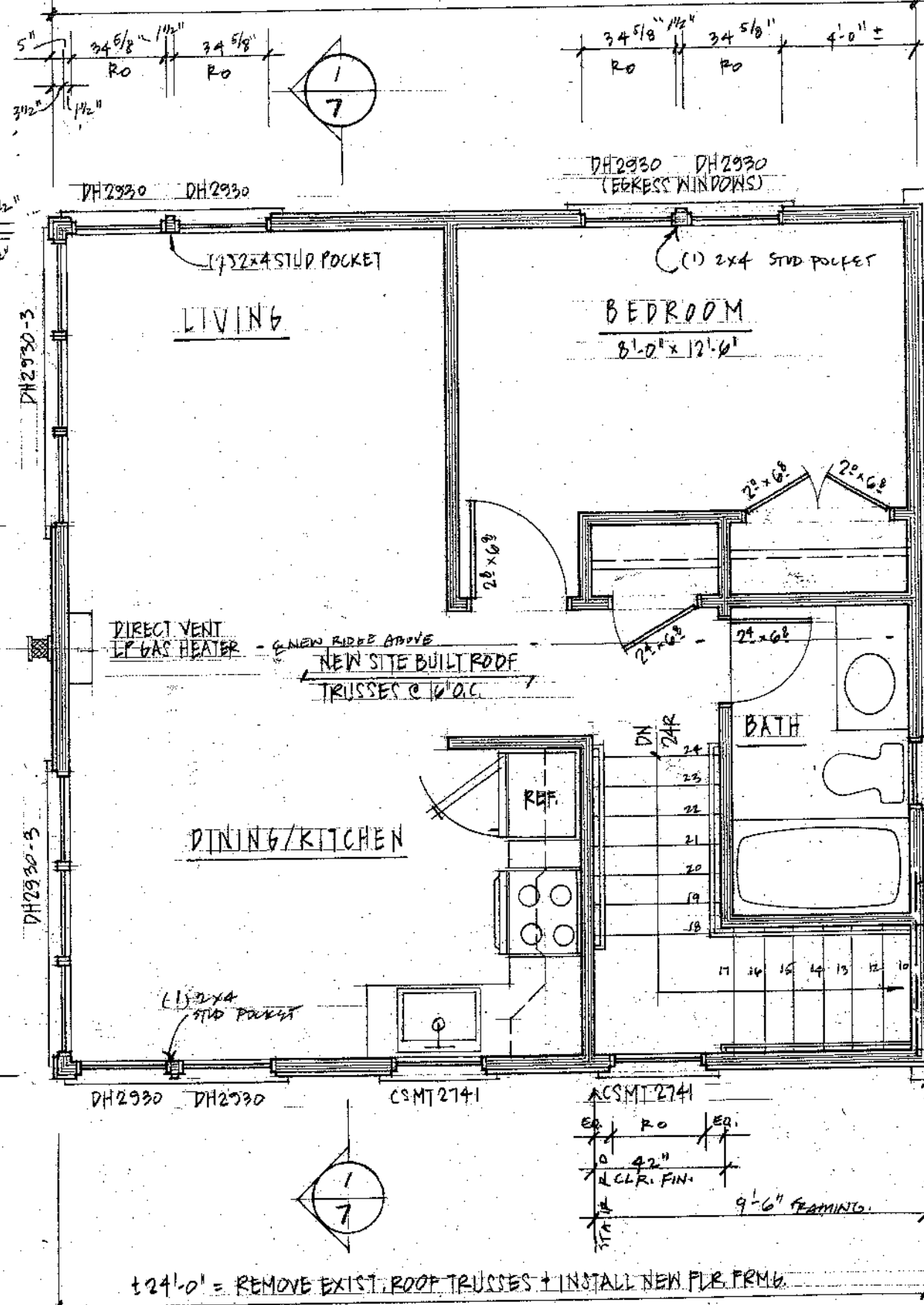
WINDOW SCHEDULE:

ALL UNITS BY BONNVILLE (AVAIL @ HILLSIDE)
DHS: 'BRONZE' LINE 1 3/8" TH SASH. ALU WOOD, PRIMED
LOW E, 1/16" GLASS.
SDL BAR @ 2" DIVIDED LIGHTS (OR 4 LIGHT SQ.)
7/8" W, W/ SHADOW BAR

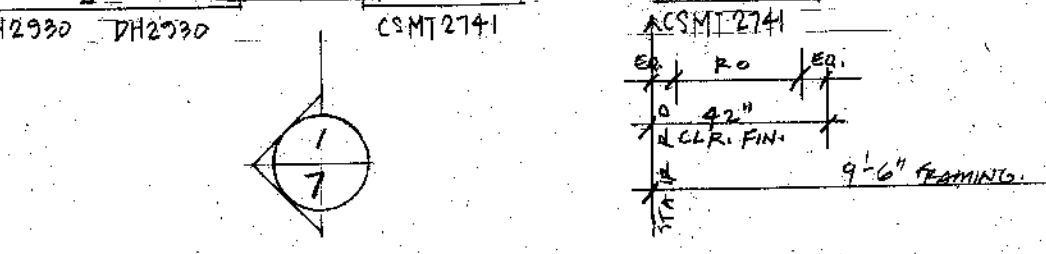
1/2 HGT SCREENS & DOUBLE HUNG - CONFIRM COLOR
WHITE SCRT HDW @ CASIMENTS
SET UP W/ 2" STUD POCKET AS SHOWN
5/4 X 4 FEET CASING, STANDARD JAMBS.

ROOF BELOW
(EXIST.)

±24'-0"
(MATCH EXIST.)



SET NEW 2x4 STUDS ON EXIST. ROOF TRUSS
STAIR: 15'-0" RISE FTOF
24 RISERS = 7 1/2" RISE
10" RUN + NOSINGS TO COPE



SECOND FLOOR PLAN - SCALE 1/4" = 1'-0"

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

NEW ASPHALT SHINGLES TO MATCH EXIST. ON 15# ROOF FELT ON 5/8" PLYWR. SHTG ON SITE BUILT ROOF TRUSSES @ 24" O.C.

DBL COURSE SHINGLES @ 1ST COURSE ON 8" MTL DRIP EDGE

NEW EAVE, SOFFIT and FRIEZE BR. TO MATCH EXIST.

CONT. 2" SOFFIT VENT W/ INSECT SCREEN

NEW WOOD SHINGLES TO MATCH EXIST ON ASPHALTIC BURR. PAPER ON NEW SHTG TO MATCH EXIST. (OR 5/8" PLY) ON 2x4 STUDS @ 16" O.C. W/ 3/2" BATT INSUL.



14" TJI/25 @ 16" O.C.
(Rim Joist per TJI specs)

EXIST. T.O. P. TO REMAIN

EXIST. SHINGLES

2" INSUL. BATTLE CEA. TRUSS BAY

(2) LAYERS 6" BATT INSUL.

SEE FRMB. PLAN FOR HEADER

3" DOWEL PLATE

1/2" GYP. BD. ON 6 MIL V.B. ON 1x3 STRAPPING @ 16" O.C. ON B.O. TRUSSES @ 24" O.C.

5/8" GYP. BD. ON 6 MIL V.B. ON STUDS

2x2x8 HEADS @ WINDOWS

TYP: 8-1/2" TIO PLY SUB F. @ B.O. TRUSS.
7'-3/2" @ TOP OF R.O.
@ WINDOW R.O.

3/4" ADVANTECH" SUBFLR. GLEUED & SCREENED TO 14" TJI/25 JOISTS @ 16" O.C.

WOOD BASE @

9" BATT INSUL.

EXIST TIES @ 16" O.C. 2x8

B.O. BATT TIES / NEW JOISTS

(2) LAYERS 5/8" TYPE X" GYP. BD. ON B.O. JOISTS.

5/8" TYPE X" GYP. BD. ON 6 MIL V.B. ON EXIST. STUDS W/ NEW 3/2" BATT INSUL.

MIL FLASH @ 6" EA WAY OVER MEMB. FLASH @ 8" EA WAY @ ROOF/WALL JCT.

5/8" GYP. BD. ON 6 MIL V.B. ON NEW 2x4 STUDS @ 16" O.C.

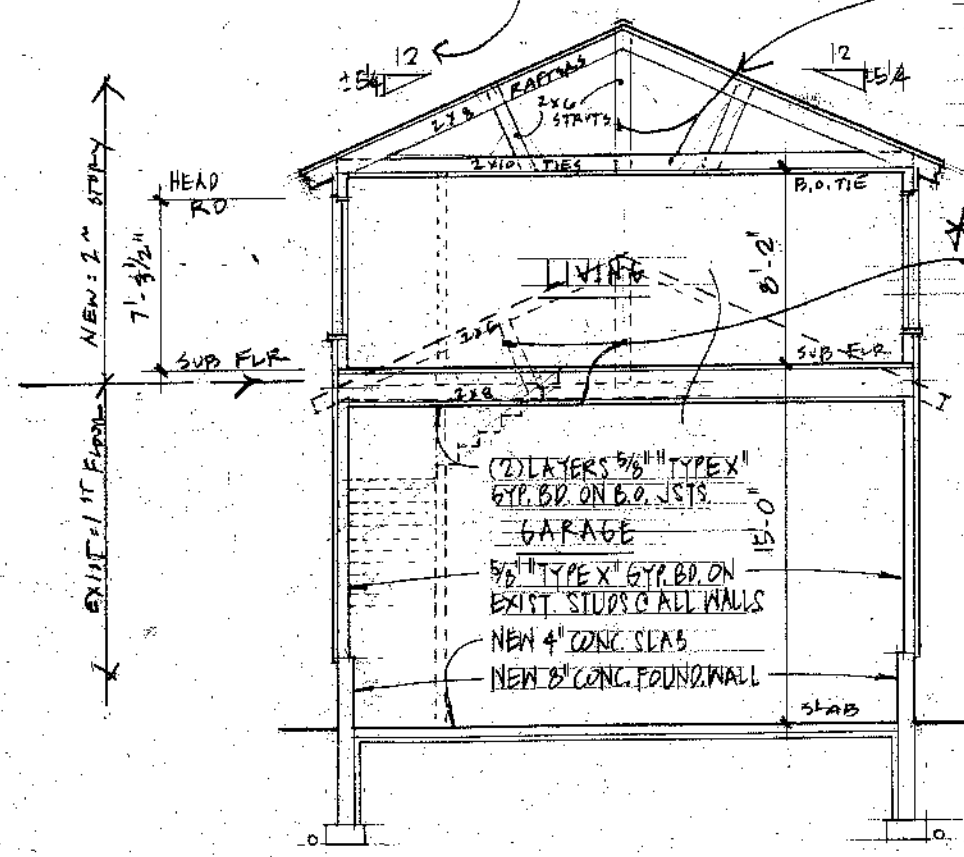
3/4" ADVANTECH" SUBFLR. GLEUED & SCREENED TO NEW 14" TJI/25 JOISTS @ 16" O.C.

9" BATT INSUL.

(2) LAYERS 5/8" TYPE X" GYP. BD. ON B.O. NEW JOISTS AND EXIST. ROOF TRUSSES

DETAIL @ NEW/EXIST. JCT. - 3/4" = 1'-0"

(NEW ROOF PITCH: MATCH EXIST)

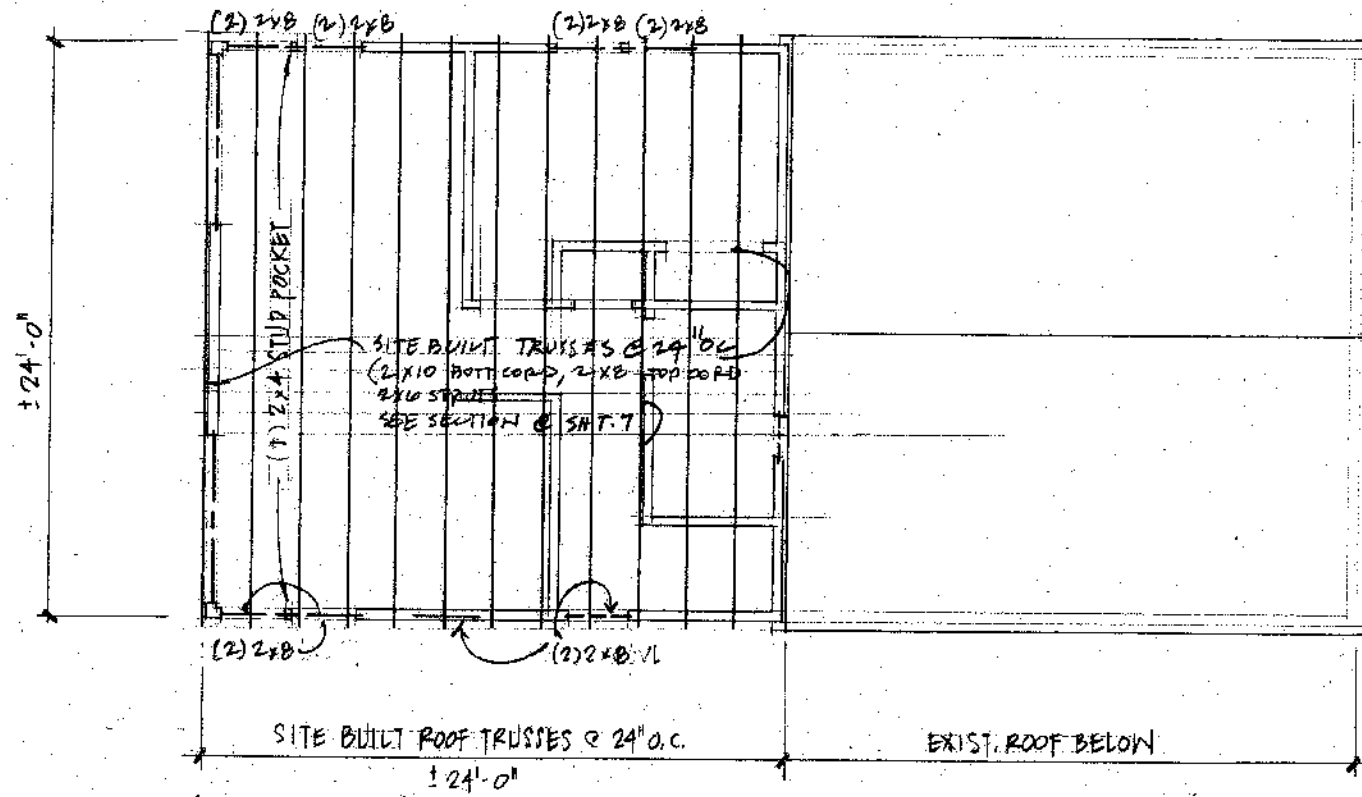
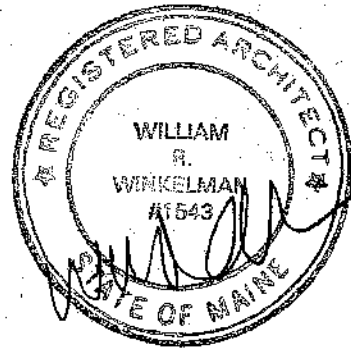


* NEW ROOF TRUSSES: (24" O.C.)
2x10 TIES CONTINUOUS (BOTT CORN) W/ 2x8 RAFTERS (TOP CORN) W/ 2x6 STUDS AS DRAWN (EQUALLY SPACED) (SITE BUILT) (FASTENERS: (5) 20d NAILS @ EACH JOINT, BEND OVER)

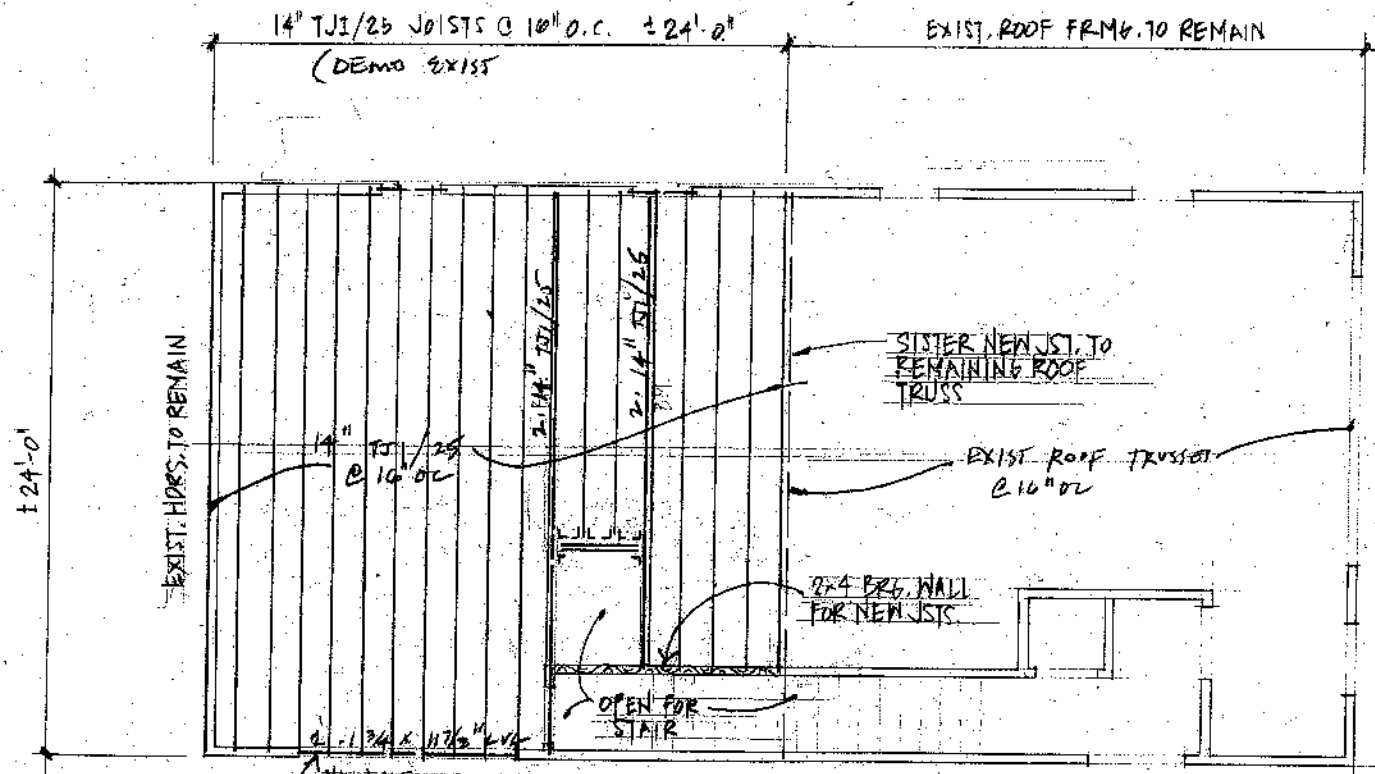
* EXIST ROOF TRUSSES: (16" O.C.)
REPLACE ANY/ALL MISSING OR IMPROPERLY FASTENED 1x8 STRUTS W/ NEW 1x8 STRUTS (FASTENERS: (5) 16d MIN. @ EACH, BEND OVER)

BUILDING SECTION - SCALE 1/8" = 1'-0"

WALL SECTION @ ADDITION - SCALE 3/4" = 1'-0"



NEW ROOF FRAMING PLAN SCALE: 1/8" = 1'-0"



NEW 2ND FLOOR FRAMING PLAN SCALE: 1/8" = 1'-0"

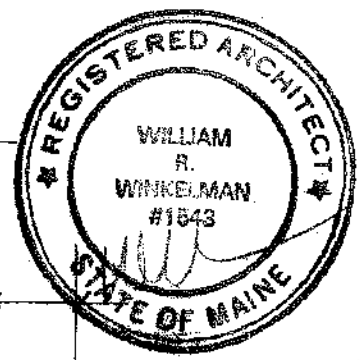
DATE: 11.4.02

WILL WINKELMANN & WHITTEN ARCHITECTS : 774 0111 X102

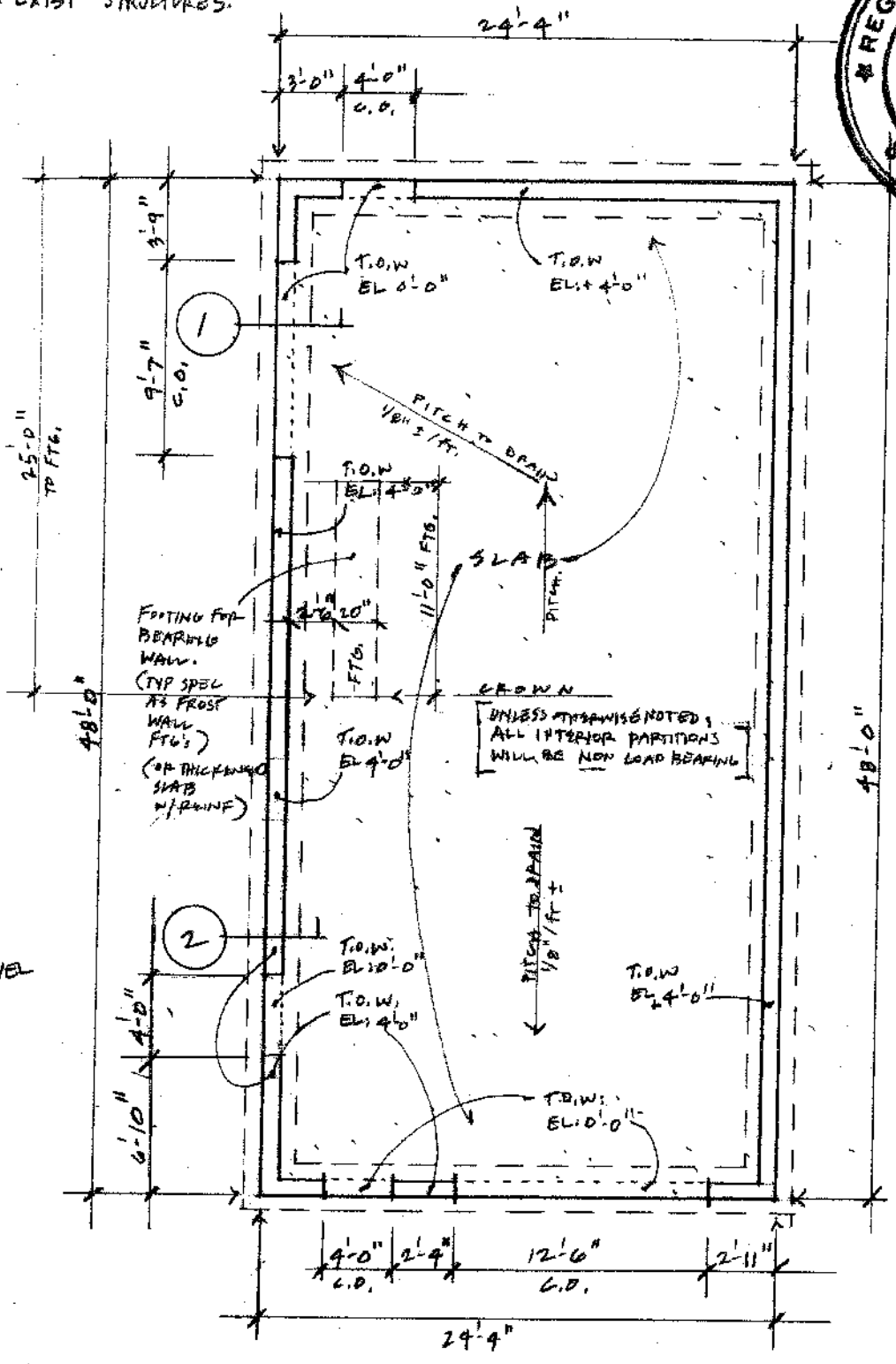
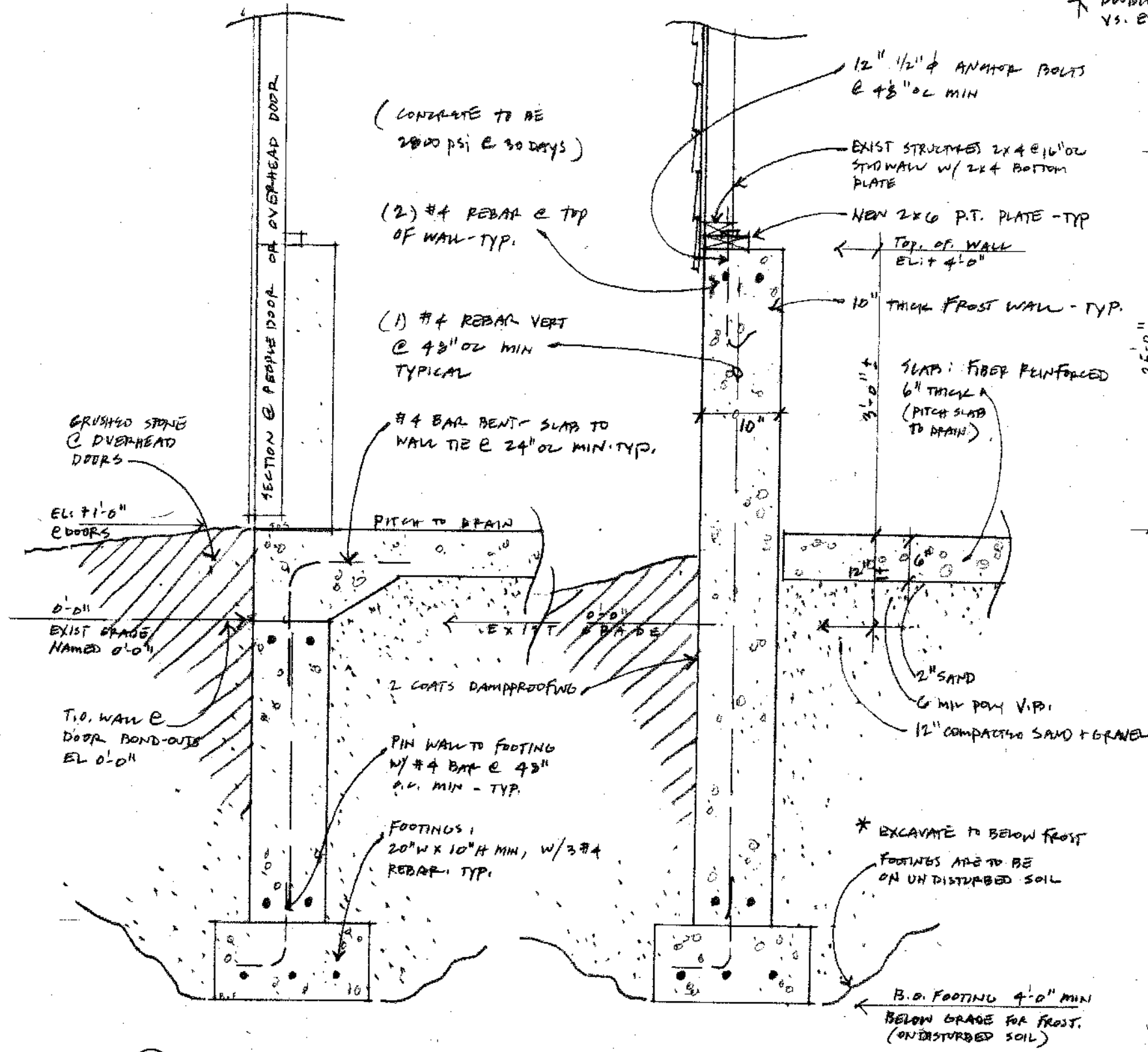
AJ'S BARN - HERMAN ST, PEAKS ISLAND

NOTE: CONC. OPENINGS (C.O.) ARE 4" BIGGER ON EACH SIDE THAN THE WOOD FRAMED R.O. (USE (2) 2x4 P.T. STUDS TO SLAB).

* DOUBLE CHECK + REVISE AS REQ. ALIGNMENT OF OPENINGS DRAWN VS. EXIST STRUCTURES.



DATE: 11.4.02



1 FROST WALL @ DOORS 3/4" SCALE

2 FROST WALL - TYPICAL 3/4" SCALE

FOUNDATION PLAN 1/8" SCALE

FOUNDATION PLAN + DETAILS

WILL WINKELMAN & WHITTEN ARCHITECTS : 774 0111 X102

PEAKS ISLAND - HERMAN ST.