

970060

Location of Construction: 92 Luther St, P.I.	Owner: Levy/Bigalow	Phone:
Owner Address:	Leasee/Buyer's Name:	Phone:
Contractor Name: D.C. Smith, Builder	Address: 72 Elizabeth St P.I. 04108	Phone: 766-5716
Past Use: 1-fam	Proposed Use: Same	COST OF WORK: \$46,000.00
		PERMIT FEE: \$ 250.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group <i>A3</i> Type <i>5B</i> <i>BOCA 96</i>
		Signature: _____
Proposed Project Description: Construct Addition 24 x 12 Construct Dormer Construct Shed Dormer	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
	Signature: _____	Date: _____

Permit No: 970060

PERMIT ISSUED

Permit Issued:
JAN 28 1997

CITY OF PORTLAND

Zone: *IR-2* CBL: 087-Z-001, 2, 3

Zoning Approval: *OK with conditions 31, 40*

Special Zone or Reviews:

Shoreland *not in it*

Wetland

Flood Zone *MAP 15 Not in it*

Subdivision

Site Plan *major* minor mm

1/20/97

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Permit Taken By: Mary Gresik Date Applied For: 21 January 1997

1. This permit application doesn't 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..

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 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

SIGNATURE OF APPLICANT *David Smith* ADDRESS: _____ DATE: 21 January 1997 PHONE: 766-5716

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE *DAVID SMITH* PHONE: 766-5716

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Action:

Approved

Approved with Conditions

Denied

Date: *1/22/97*

J. Anderson

CEO DISTRICT *6*

m. Leary

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 92 Luther St, P.I.		Owner: Levy/Bigalow		Phone:		Permit No: 970060	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: D.C. Smith, builder		Address: 72 Elizabeth St P.I. 04108		Phone: 768-5716		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> JAN 28 1997 </div> CITY OF PORTLAND </div>	
Past Use: Barry Shaw 1-fam		Proposed Use: Same		COST OF WORK: \$46,000.00		PERMIT FEE: \$ 250.00	
Proposed Project Description: Construct Addition 24 x 12 Construct Dormer Construct Shed Dormer		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 43 Type: 513 POC-496 Signature: [Signature]		Zone: CBL: 087-2-001	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Zoning Approval: 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"/>	
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: David Smith						PHONE: 766-5716	

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
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 Approved
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Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 1/28/97

CEO DISTRICT

COMMENTS

3-19-97 Sht is in progress. Framing is almost complete
4-9-97 Framing is all complete
6-17-97 Shud rock & all day. Final work left

Inspection Record

	Type	Date
Foundation:	_____	_____
Framing:	OK M 7	4-9-9
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 28/Jan/96 ADDRESS: 92 Luther St. Peaks Is.

REASON FOR PERMIT: Construct addition/Decks

BUILDING OWNER: Levy/Bigelow

CONTRACTOR: D.C. Smith, Builder.

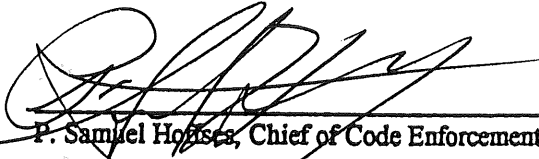
PERMIT APPLICANT: APPROVAL: *1 *2 *6 *7 DENIED: *8 *9 *11 *15 *20

CONDITION OF APPROVAL OR DENIAL

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. 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...
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces...
8. Headroom in habitable space is a minimum of 76".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19.
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- *20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code. 7
- 25. _____
- 26. _____
- 27. _____



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 92 Lubber St. PI DATE: 1/28/97
REASON FOR PERMIT: construct 12'x24 addition ^{add} construct ^{veg} driveway ^{inst} const. ^{shed} down
BUILDING OWNER: Levy / Bigelow C-B-L: 087-Z-1, 2, 3, 39, 40
PERMIT APPLICANT: DAVID Smith
APPROVED: with conditions DENIED: _____

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

The MAXIMUM height is 35 feet. Your plans don't specifically outline the height. You shall verify this compliance prior to construction

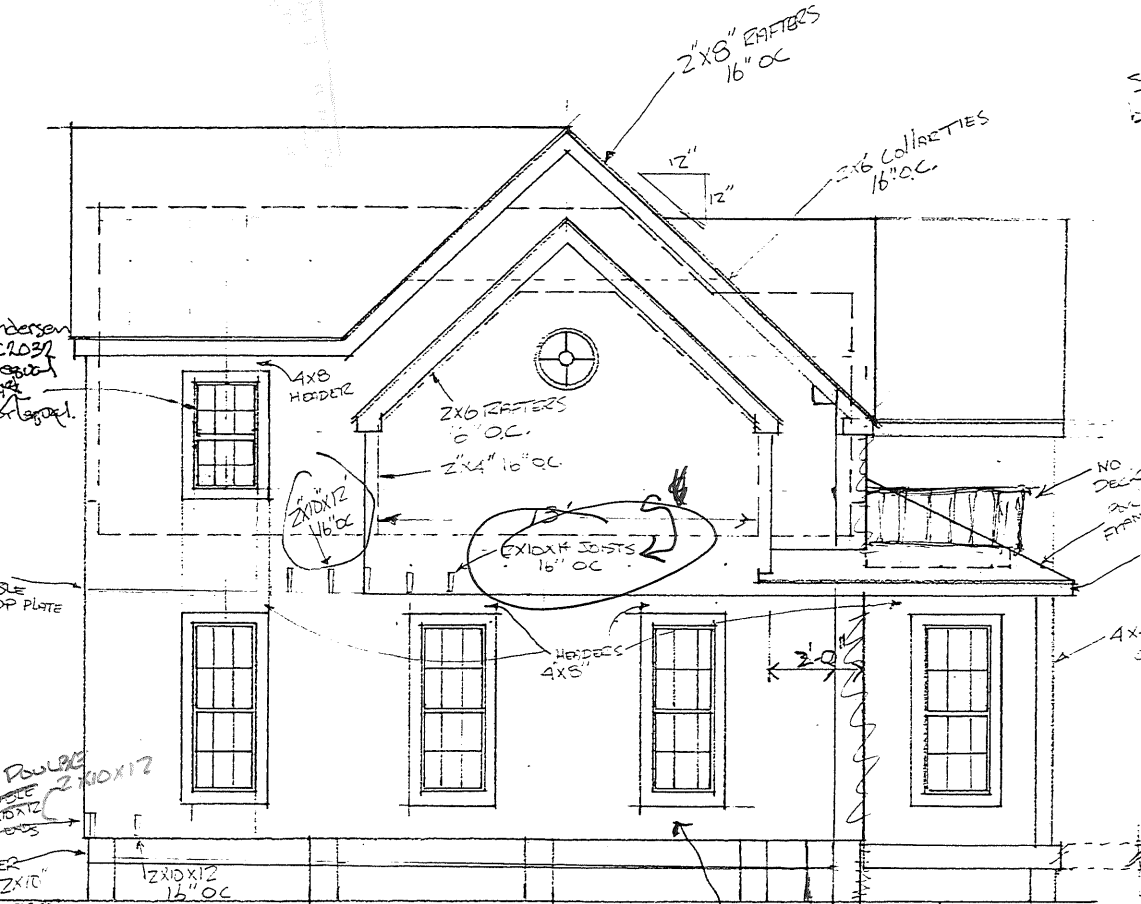
Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

12'x24' ADDITION / 12'x8' CORNER / 7' SHED DOMNER

NOTE: • All wall & roof sheathing

5/8" ACX Plywood

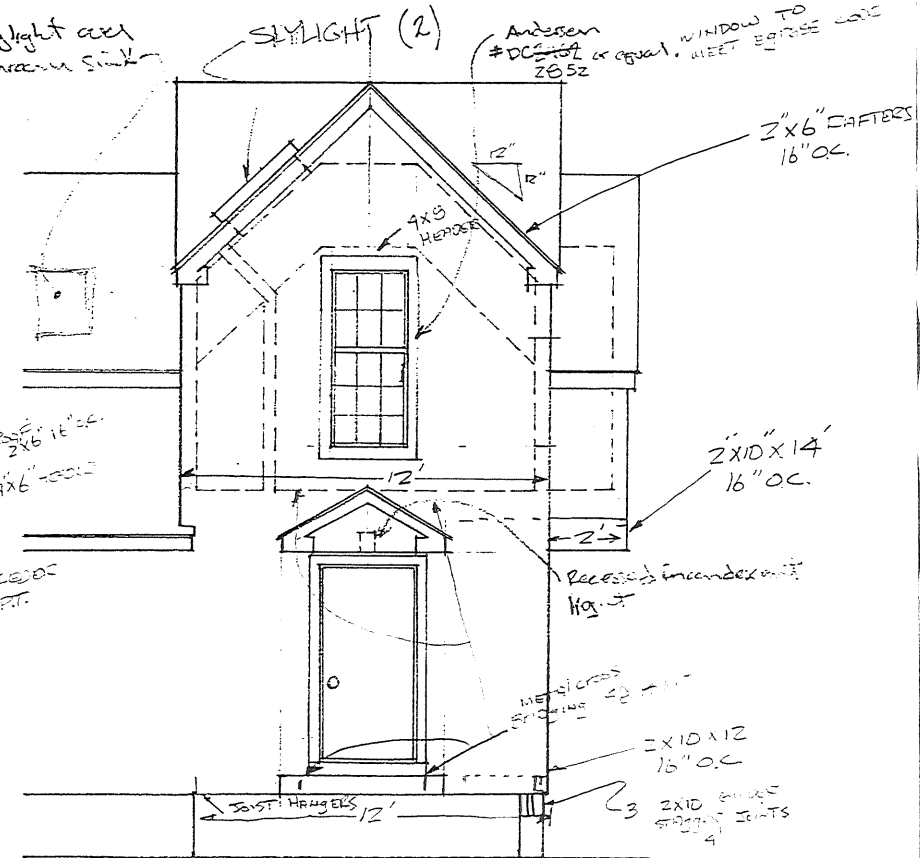
- Floors 5/8" ACX Plywood w/ 3/4" wood flooring or 5/8" underlayment & vinyl
- Wall framing 2"x4" 16" O.C.



10" solid tubes 6" O.C. North Elevation

Alternate first floor window placement

Skylight over bathroom sink



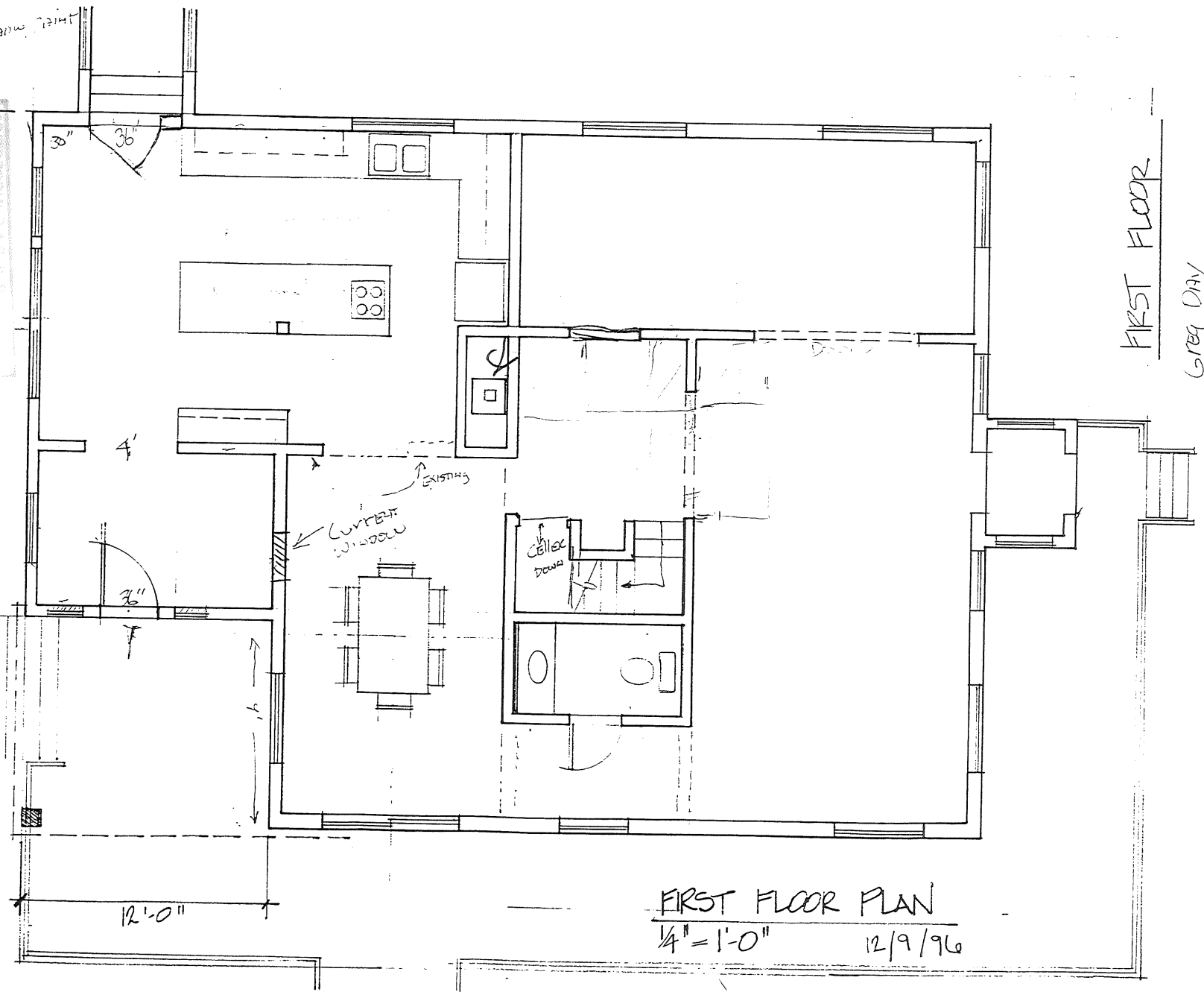
EAST ELEVATION 20 January 1997

OLD FLOOR
1.25 → 1.50 RAMP TRIM
NEW 1.25 FT

POST
6'3"
0.4"
CERES

11'-0"
2'-0"

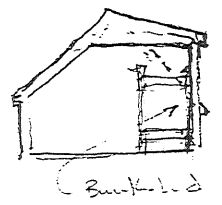
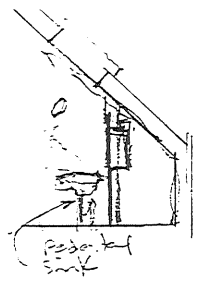
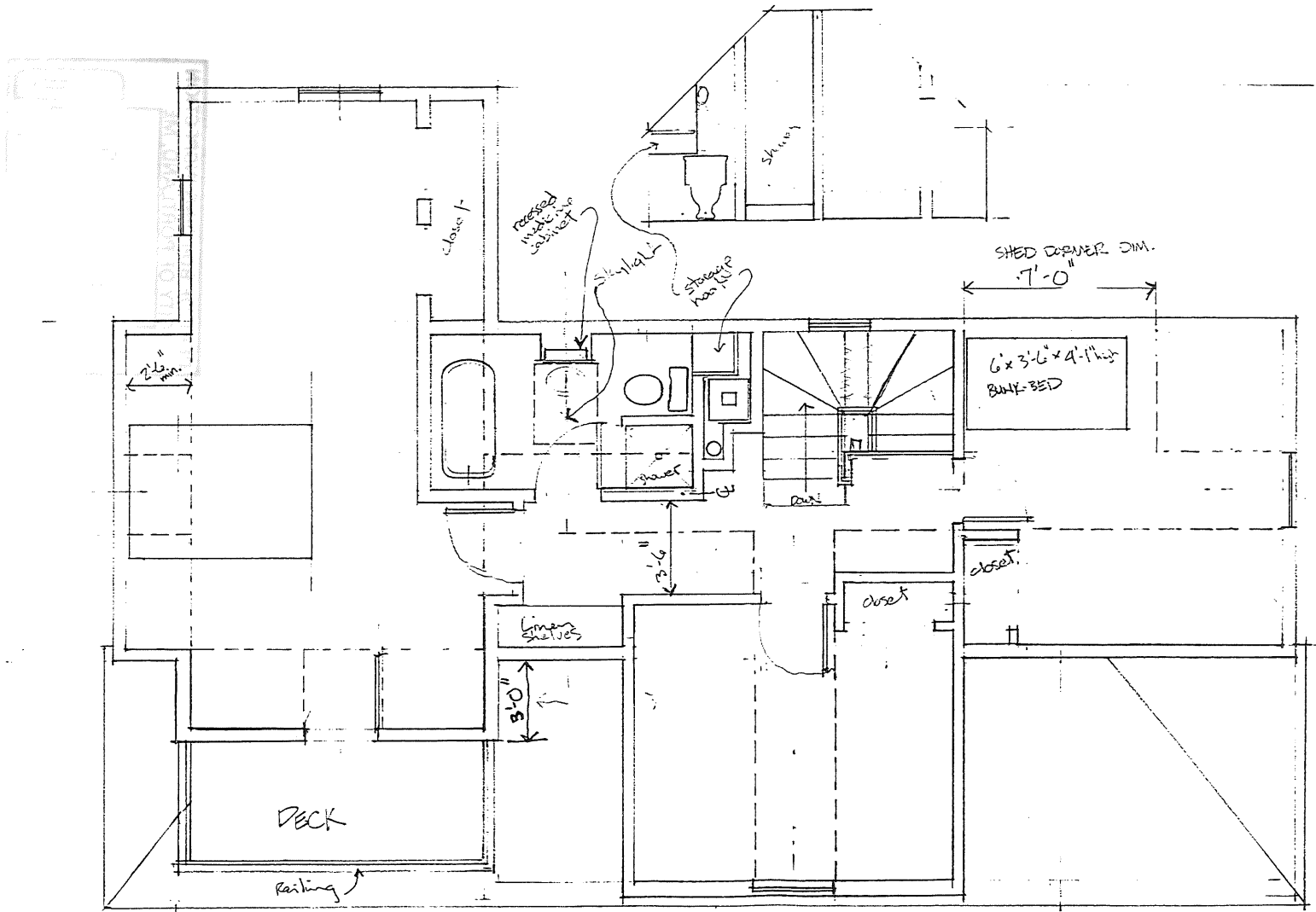
EXISTING
L.V.C. IMBROCCIO



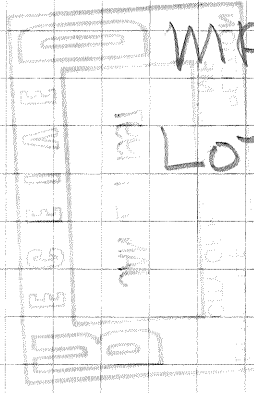
FIRST FLOOR

Greg Day
871-8283

FIRST FLOOR PLAN
1/4" = 1'-0"
12/9/96



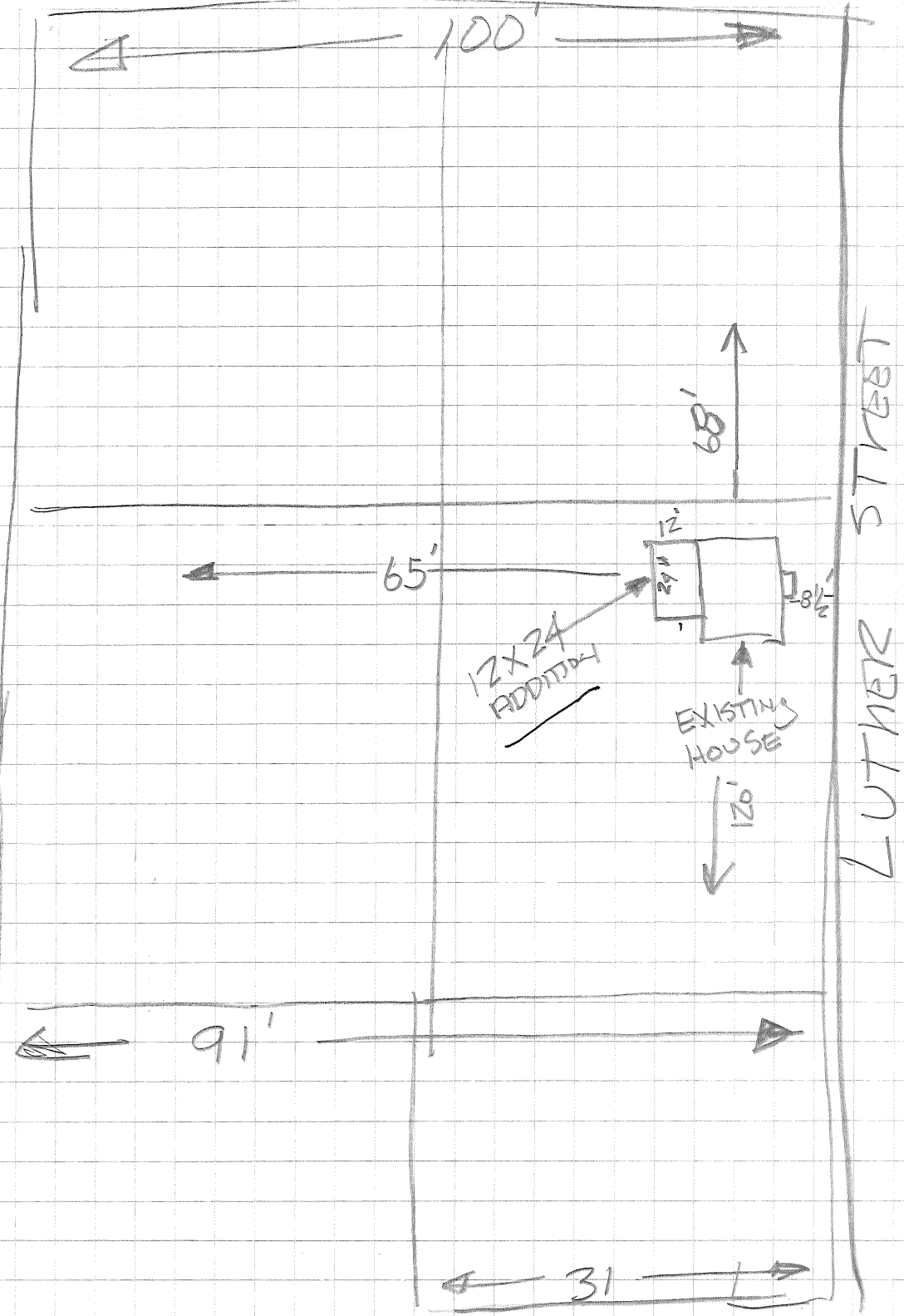
Preliminary Revised SECOND FLOOR PLAN
 20 January 1997



MAP 87 Z

- LOT 1
- 2
- 3
- 39
- 40

LOT PLAN
LEVY/Bigalow



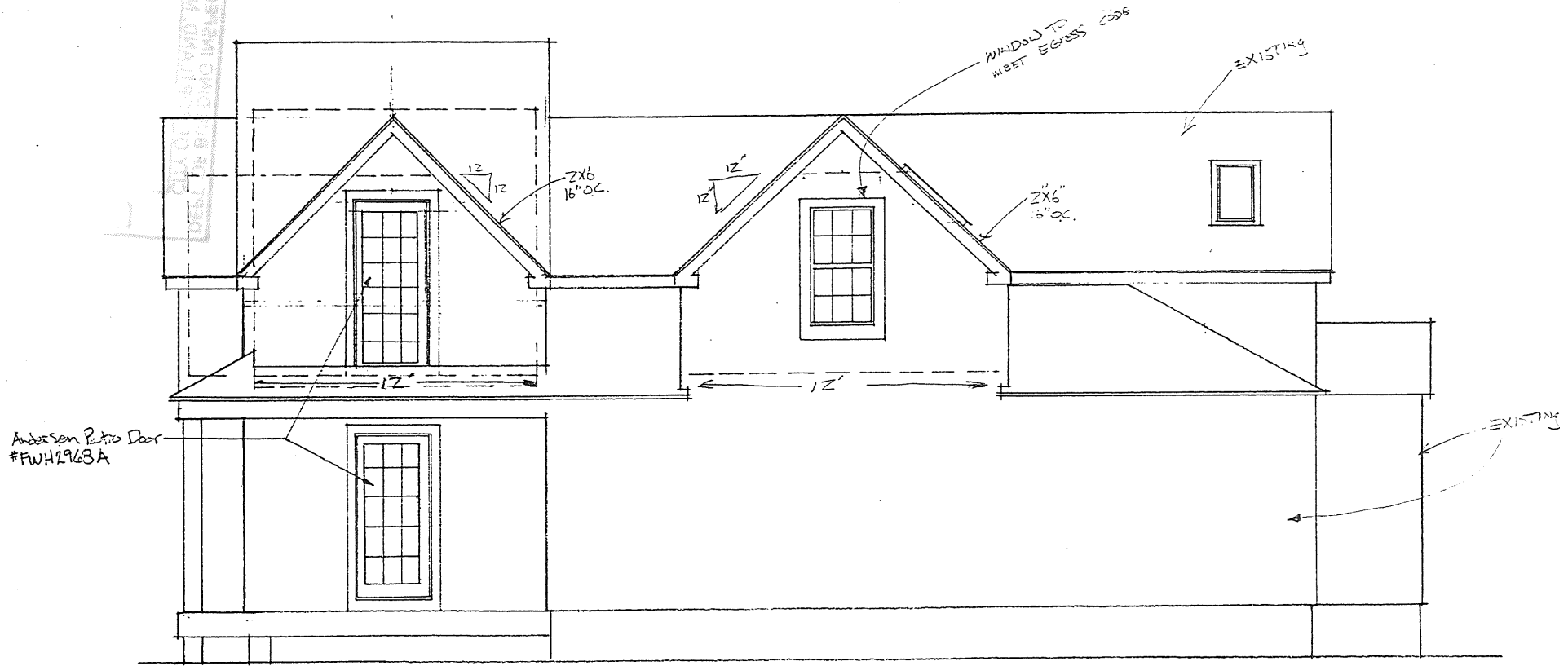
LUTHER STREET

92 LUTHER

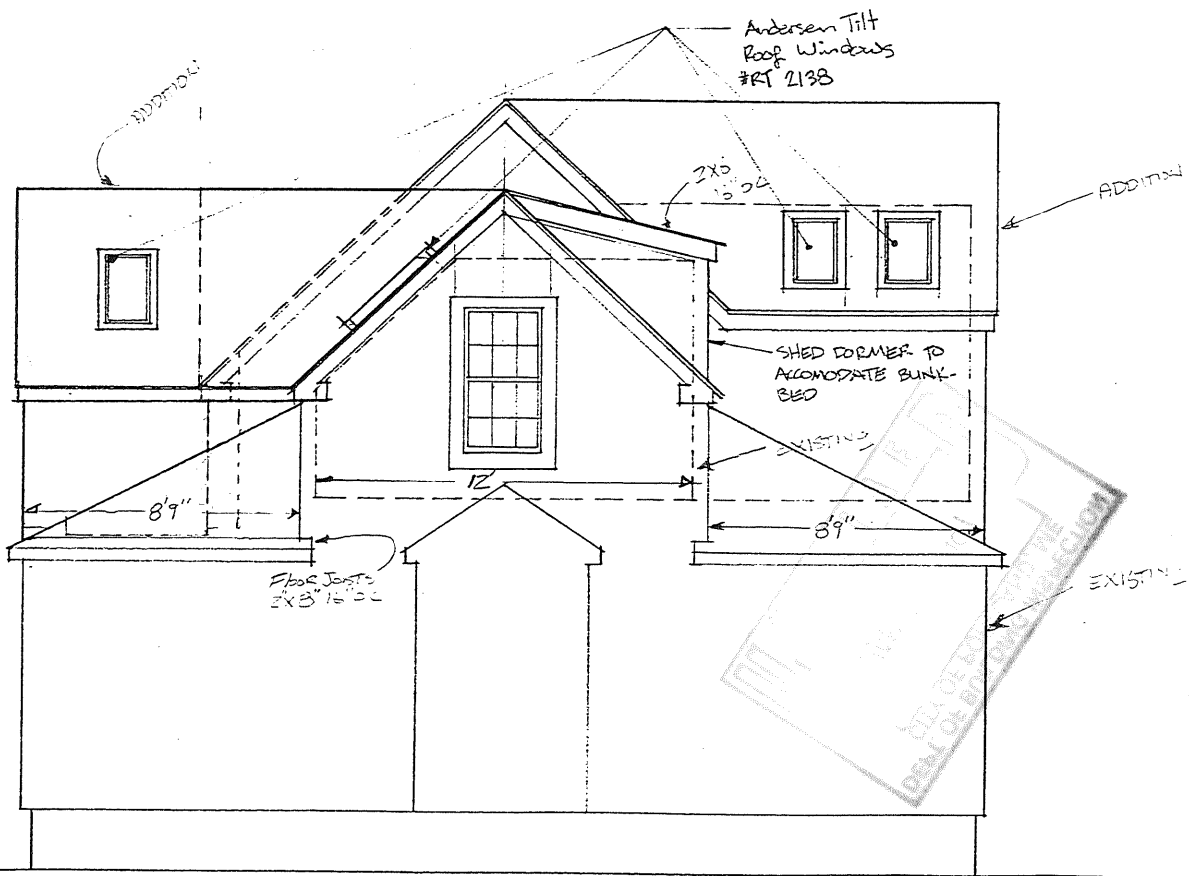
BOULDER

IR-2

OFFICE OF CULTURAL HERITAGE
DEPARTMENT OF HISTORIC PRESERVATION



WEST ELEVATION
10 January 1997



SOUTH ELEVATION
20 January 1977

Applicant: DAVID Smith
Address: 92 Luther St, P.I

Date: 1/28/97
C-B-L: 87-2-1, 2, 3, 39, 40

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - construct 12 x 24 addition and add reg. Dormer and add shed Dormer

Sewage Disposal -

Lot Street Frontage - 20' req - 200' shown

Front Yard - 25' req N/A in FEAT

Rear Yard - 25' req - 65' shown

Side Yard - 20' req (same on side st) - 68' & 120'

Projections -

Width of Lot - 80' req - 200' shown

make a condition → Height - 35' MAX height → NO SCALA shown

Lot Area - 20,000 ~~sq~~ req - 24,082 Φ

Lot Coverage/Impervious Surface - 20% of lot or MAX 4816.4 Φ

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - in Zone C map 15 of 17

30 x 30 = 900
4 x 12 = 48
4 x 5 = 20
NEW 12 x 24 = 288

1256 Φ