

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090264

PERMIT ISSUED

This is to certify that BEDKER PATRICIA A / Island Renovations / Island Renovations / Laundry
has permission to Re-building floors & walls of steam room, add bay window, new 2 ft entry, demolish 198 sq ft shop at rear of ho
AT 121 PLEASANT AVE PI City of Portland, Oregon 97205 Phone: 503 888 1019001

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 lath or other used-in. 2 HOUSING 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

Frank W. Maloney 4/2/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

- X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- X **Final inspection required at completion of work.**

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

X. Greg A. Landry
Signature of Applicant/Designee

4/2/09
Date

Thomas H. Moulley
Signature of Inspections Official

4/2/09
Date

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0264	Issue Date:	CBL: 088 I019001
-----------------------	-------------	---------------------

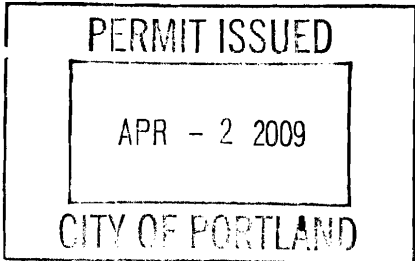
Location of Construction: 121 PLEASANT AVE PI	Owner Name: BEDKER PATRICIA A	Owner Address: 121 PLEASANT AVE	Phone:
Business Name:	Contractor Name: Island Renovations /Greg Landry	Contractor Address: 79 Welch St Peaks Island	Phone 2077662812
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR1

Past Use: Single Family Home	Proposed Use: Single Family Home - Re-building floors & walls of sunroom, add bay window, new 22 sq ft entry, demolish 198 sq ft shop at rear of home.	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Re-building floors & walls of sunroom, add bay window, new 22 sq ft entry, demolish 198 sq ft shop at rear of home.	Signature:	Signature: <i>Jm 4/2/09</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: Ldobson	Date Applied For: 04/02/2009	Zoning Approval
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>OK</i> <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"/> Date: <i>Jm 4/2/09</i>	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Jm</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: 09-0264	Date Applied For: 04/02/2009	CBL: 088 I019001
------------------------------	--	----------------------------

Location of Construction: 121 PLEASANT AVE PI	Owner Name: BEDKER PATRICIA A	Owner Address: 121 PLEASANT AVE	Phone:
Business Name:	Contractor Name: Island Renovations /Greg Landry	Contractor Address: 79 Welch St Peaks Island	Phone (207) 766-2812
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Re-building floors & walls of sunroom, add bay window, new 22 sq ft entry, demolish 198 sq ft shop at rear of home.	Proposed Project Description: Re-building floors & walls of sunroom, add bay window, new 22 sq ft entry, demolish 198 sq ft shop at rear of home.
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 04/02/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.			
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			

Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 04/02/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.			
3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			



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>121 PLEASANT AVE Peaks Island, Me. 04108</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>8365</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>88 I 19</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Patricia Bedker</u> Address <u>121 Pleasant Ave.</u> City, State & Zip <u>Peaks Island, Me. 04108</u>	Telephone: <u>207-899-3357</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>120⁰⁰</u>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>We will be keeping the existing Sun Room Footprint and Re-building the Floors and Walls. We'll be adding a bay window and a New 27 sq/ft Entry. We will also be demolishing a 198 sq/ft shop located at the rear of the home.</u>		
Contractor's name: <u>Greg Landry / Island Renovations</u> Address: <u>79 Welch St.</u> City, State & Zip <u>Peaks Island Me. 04108</u> Telephone: <u>207-766-2812</u> Who should we contact when the permit is ready: <u>Greg Landry</u> Telephone: <u>207 615 5826</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: Patricia A. Bedker Date: 3-19-09

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

Sun Room Project

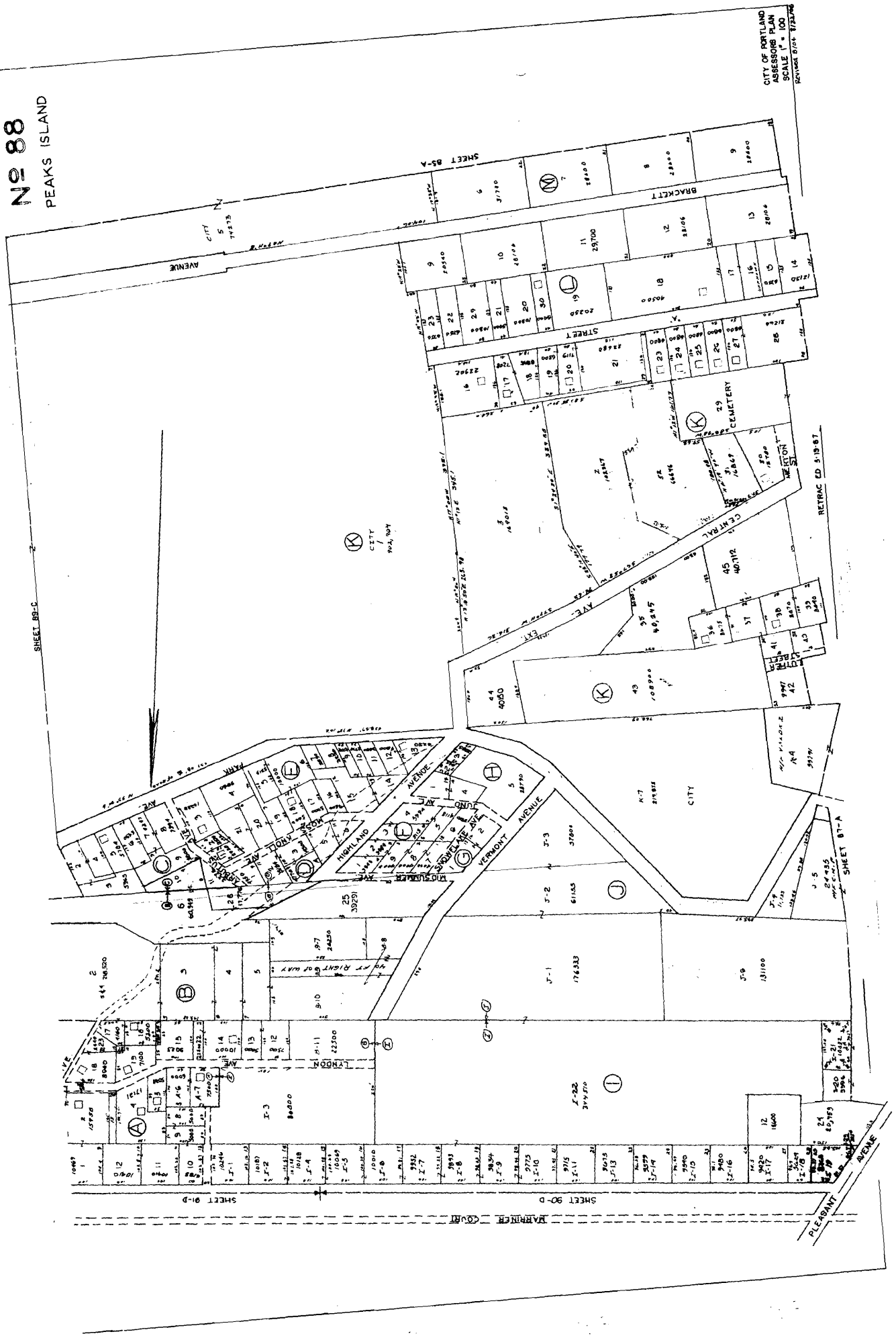
BEDKER/DUGAN
RESIDENCE

121 Pleasant Ave.
Peaks Island, Maine

March 31, 2009

WORK BY: ISLAND RENOVATIONS - PEAKS ISLAND, MAINE

No 88
PEAKS ISLAND



CITY OF PORTLAND
CROSSBOR PLAN
SCALE 1" = 100'
REVISED DATE 8/23/76

SHEET 89-C

SHEET 85-A

RETRAC ED 5-19-87

SHEET 87-A

SHEET 91-D

SHEET 90-D

HARRISON

PLEASANT AVENUE

CITY
903, 904

CITY

CEMETERY

CENTRAL

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

CITY

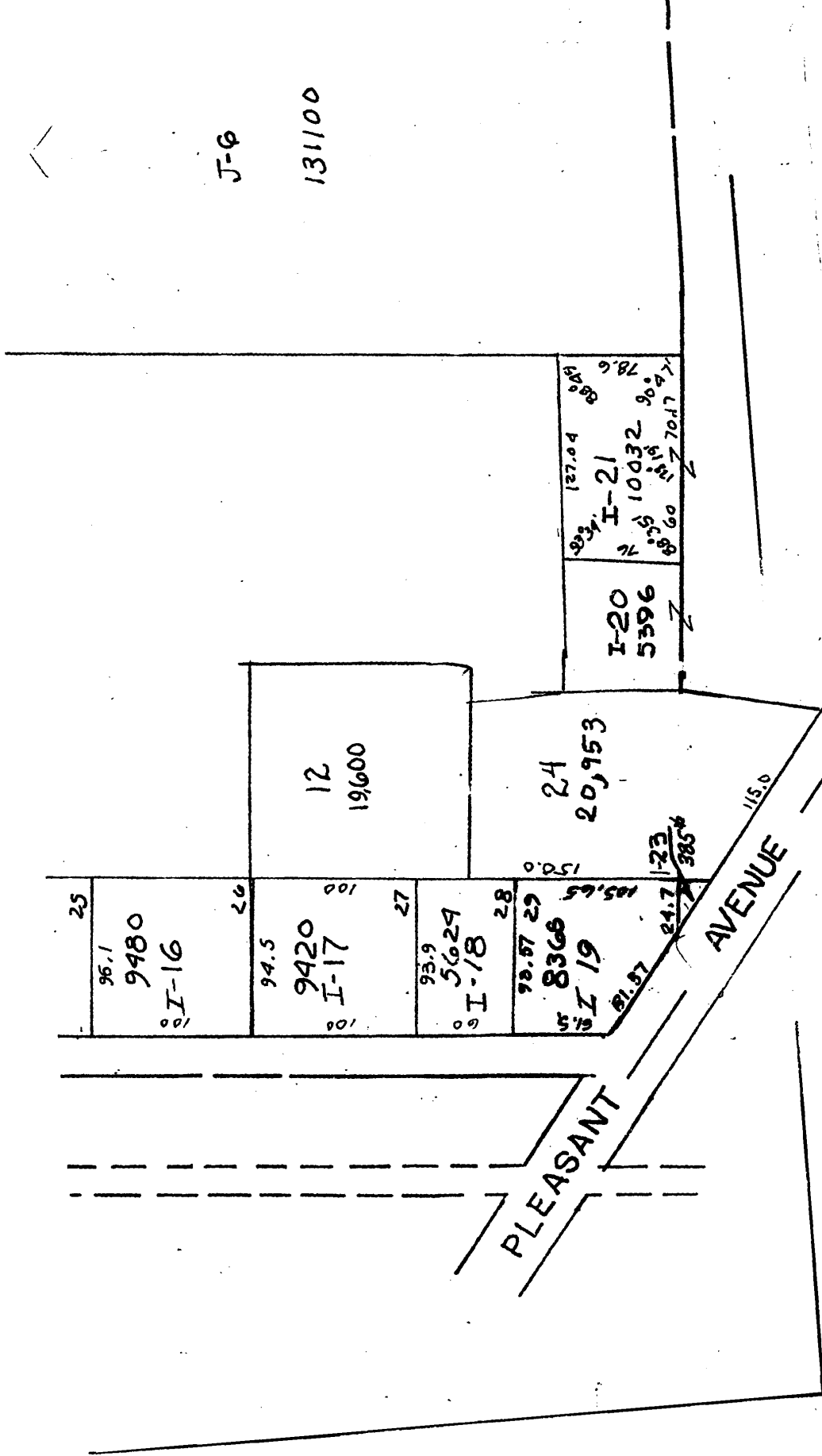
CITY

CITY

CITY

CITY

CITY



J-6

131100

25

96.1
9480
I-16

26

94.5
9420
I-17

27

93.9
5624
I-18

28

90.57
8368
I-19

24
20,953

I-20
5396

127.04
I-21
10032

PLEASANT AVENUE

15.0



Note: This project is intended to re-build the family room and to add an Entry w/ STAIRS
The project includes demolishing a 190 sq/ft shop at the rear of the residence

CONTENTS

<u>PLOT PLAN</u>	<u>PP1</u>
<u>Existing Floor Plan</u>	<u>FP1</u>
<u>Proposed Floor Plan</u>	<u>FP2</u>
<u>Floor Framing / Foundation</u>	<u>FP3</u>
<u>West Elevation / Existing</u>	<u>E1</u>
<u>West Elevation / Proposed</u>	<u>E2</u>
<u>South Elevation / Existing</u>	<u>E3</u>
<u>South Elevation / Proposed</u>	<u>E4</u>
<u>East Elevation / Existing</u>	<u>E5</u>
<u>East Elevation / Proposed</u>	<u>E6</u>
<u>Window / Insulation Schedule</u>	<u>S1</u>
<u>New Wall Sections</u>	<u>S2</u>
<u>New Wall Sections</u>	<u>S3</u>
<u>Cross Section / Deck</u>	<u>S4</u>
<u>Railing Details</u>	<u>D1</u>
<u>STAIR Details</u>	<u>D2</u>

LOCATION:

Bedker
Residence
121 PLEASANT
Peaks Island
Maine

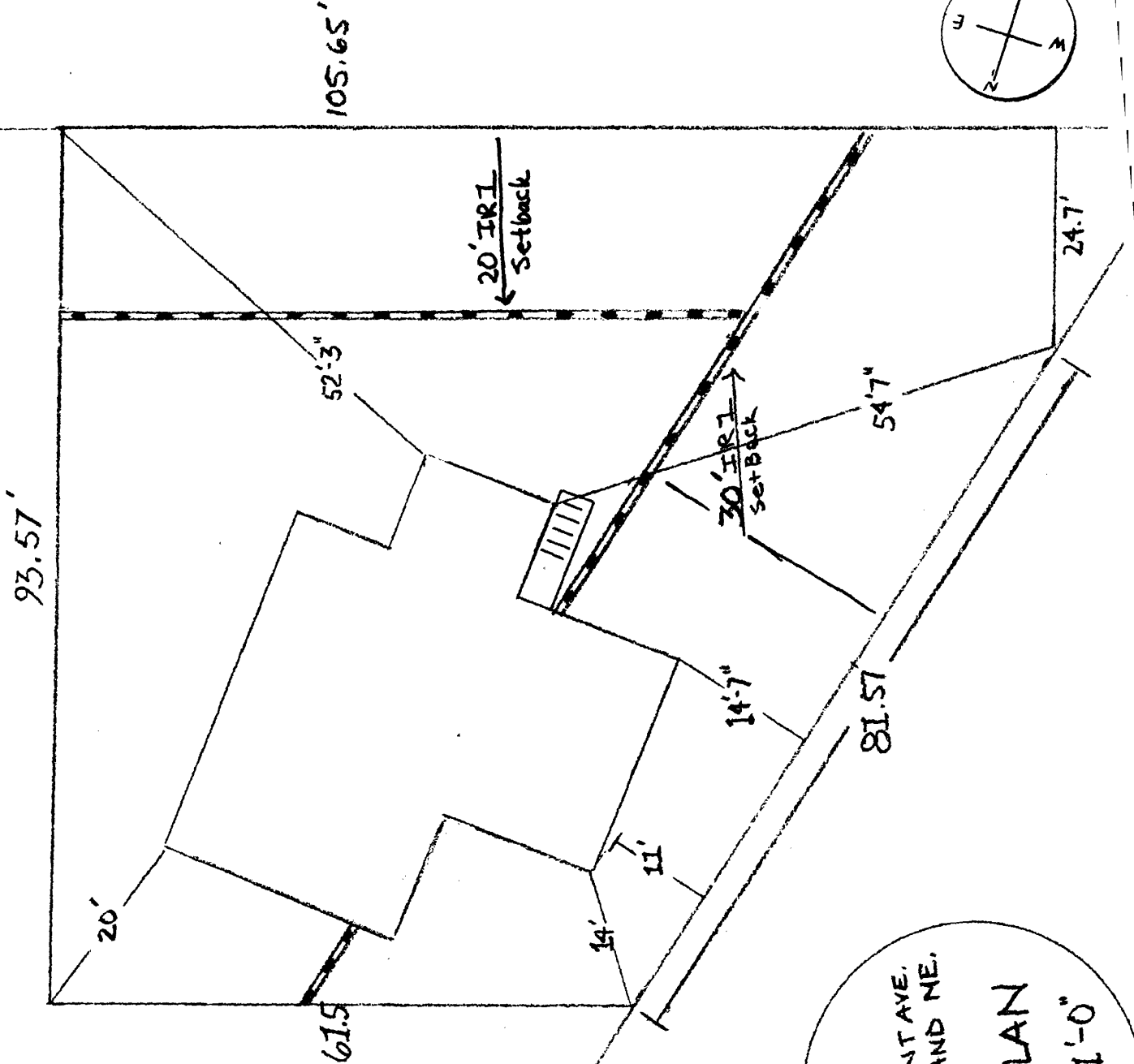
SUN
Room
Project

Work by:
Island
Renovatic
79 Welch St.
Peaks Island,
MAINE

Drawn By:
Greg Land
Island
Renovatic

March 3,
2009

PPI



121 PLEASANT AVE.
PEAKS ISLAND ME.
PLOT PLAN
3/16" = 1'-0"

LOCATION:

Bedker
Residence
121 Pleasant
Peaks Island
Maine

Sun
Room
Project

Work by:

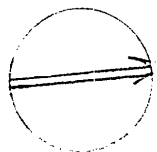
Island
Renovations
79 Welch St.
Peaks Island
Maine

Drawn by:

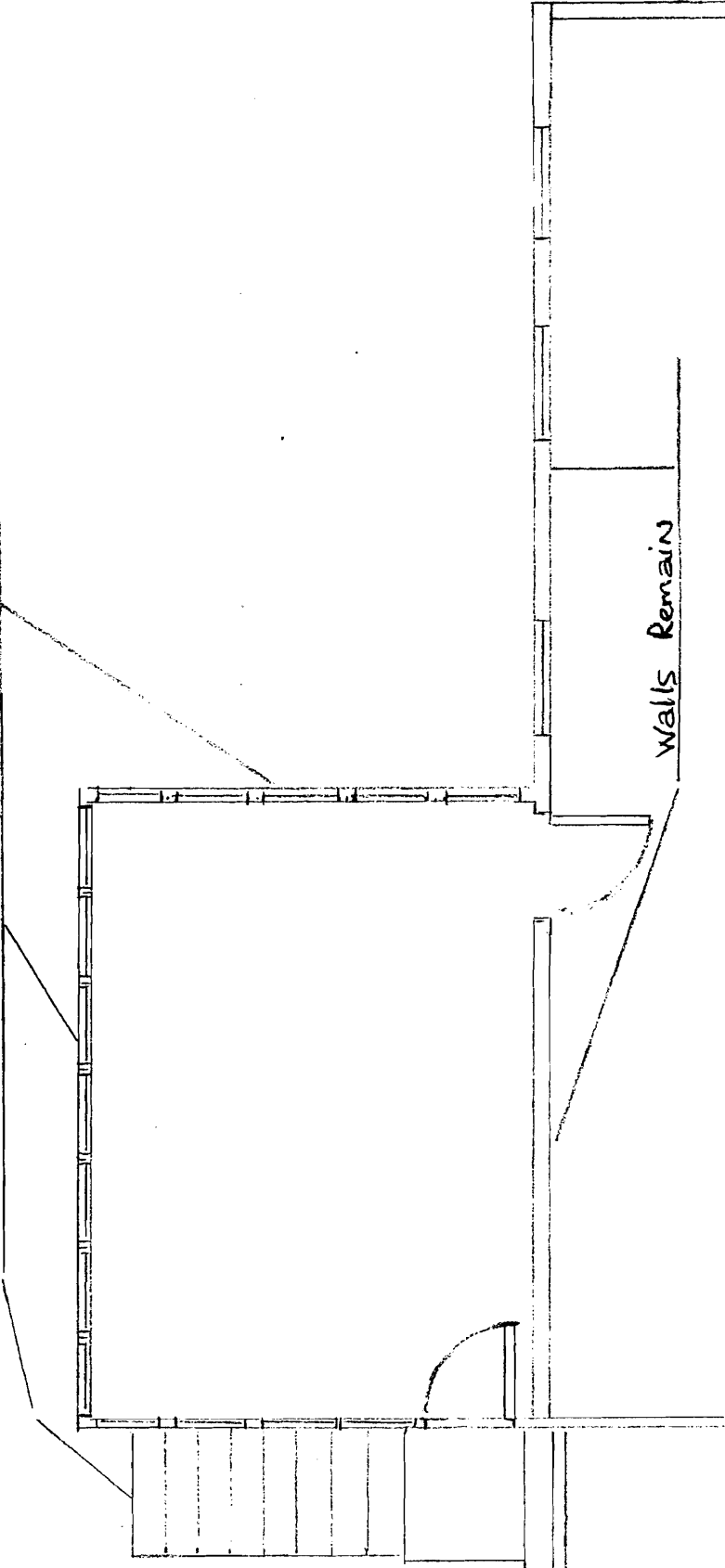
Greg Landry
Island
Renovations

March 21
2009

FP1



Walls and Stair Case to be demolished



Scale = 1/4" = 1'

Existing Floor Plan

LOCATION:

Bedker
Residence

121 Pleasant A
Peaks Island
Maine

SUN
Room
Project

Work by:

Island
Renovations
79 Welch St.
Peaks Island
Maine

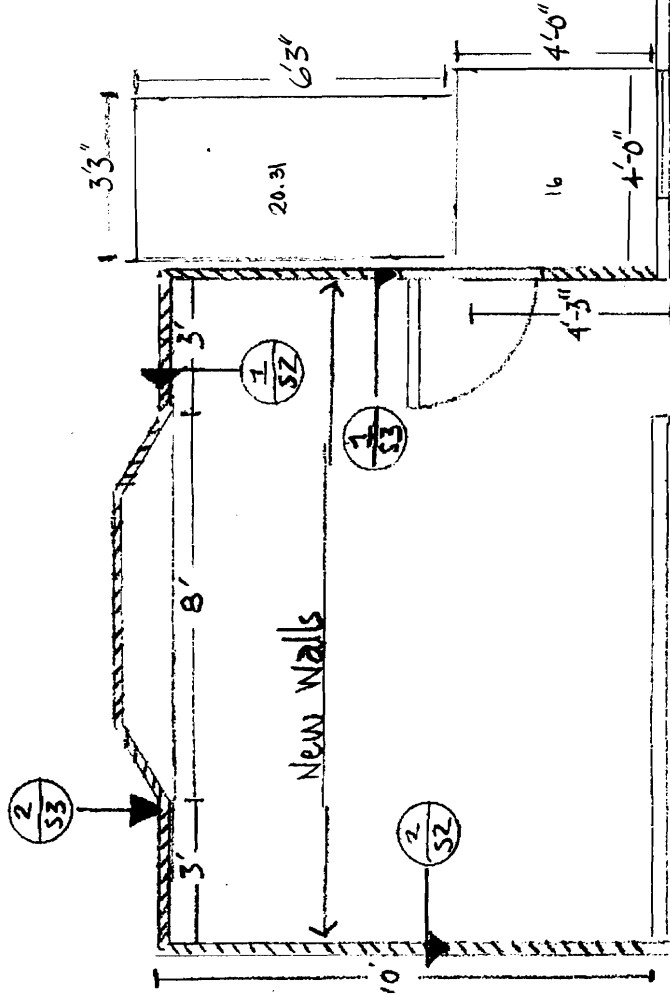
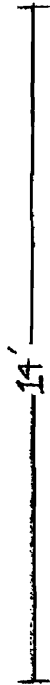
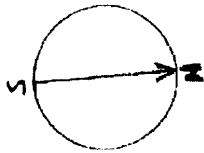
Drawn by:

Greg Landry
Island
Renovations

March 21
2009

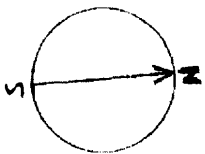
FP2

Notes: Total of 37 sq/ft Added
for Stairs and Landing



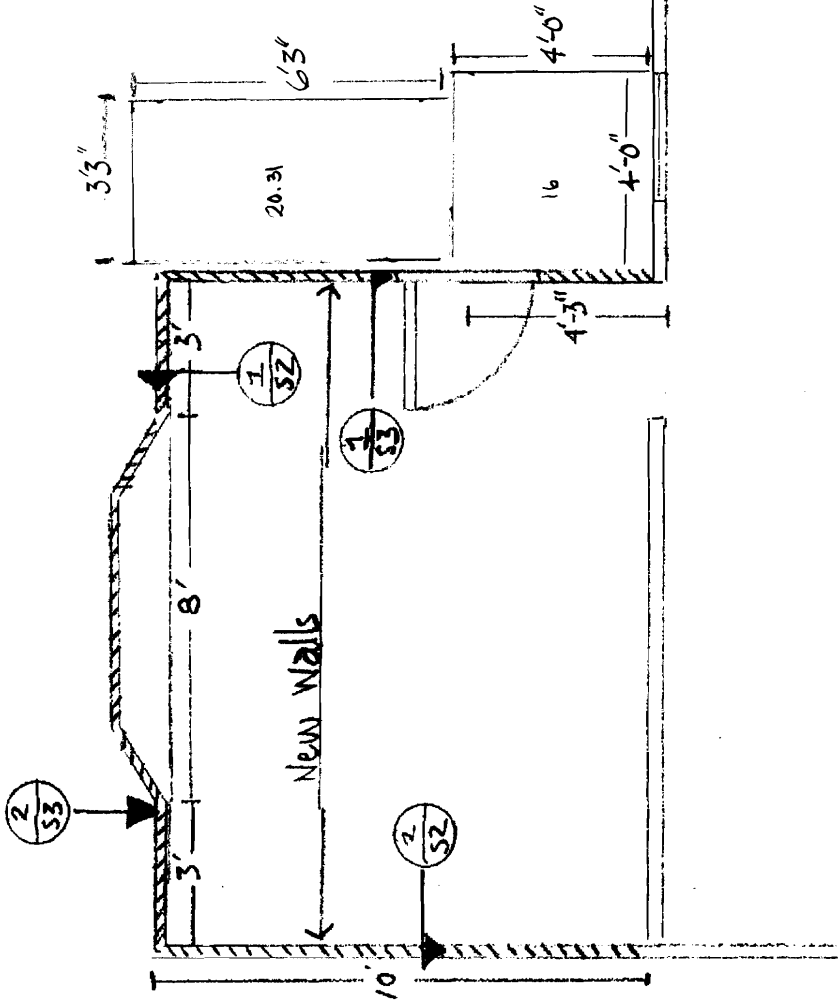
Scale: 3/4" = 1'-0"

Proposed Floor Plan



14'

Note: Total of 37 sq/ft Added for Stairs and Landing



Proposed Floor Plan

Scale: 3/4" = 1'-0"

LOCATION:

Bedker Residence

121 Pleasant A
Peaks Island
Maine

SUN
Room
Project

Work by:

Island
Renovations
79 Welch St.
Peaks Island
Maine

Drawn by:

Greg Landry
Island
Renovations

March 21
2009

FP2

LOCATION

Bedker
Residence
121 Pleasant
Peaks Island
MAINE

Sun
Room
Project

Work by:

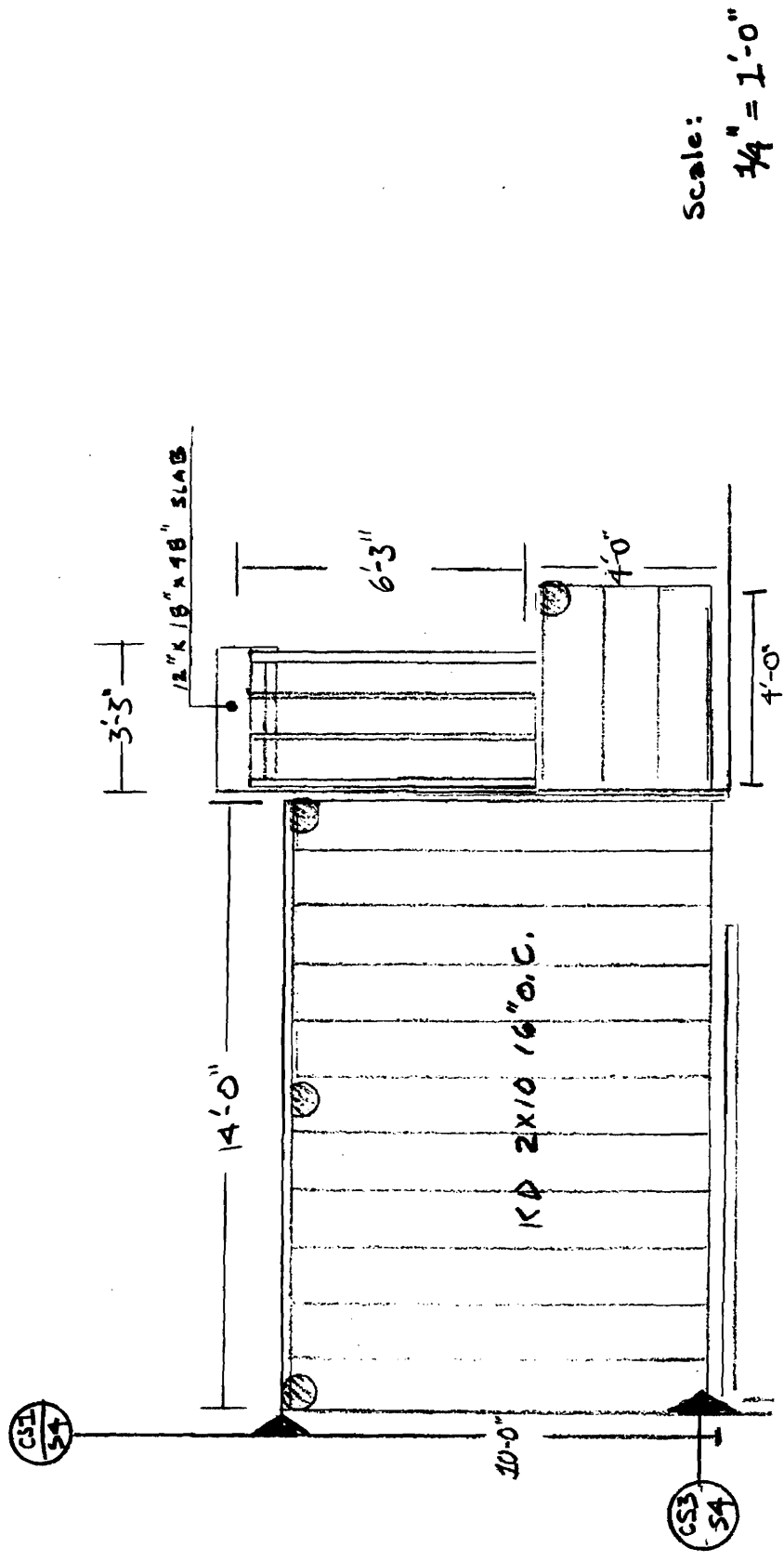
Island
Renovations
79 Welch St.
Peaks Island
MAINE

Drawn by:

Greg Landry
Island
Renovations

March 31
2009

FP3



Scale:

1/4" = 1'-0"

⊗ = 10" Sawtube

Floor Framing / Foundation

LOCATION:

Bedker
Residence
121 Pleasant A
Peaks Island
MAINE

Sun
Room
Project

Work by:

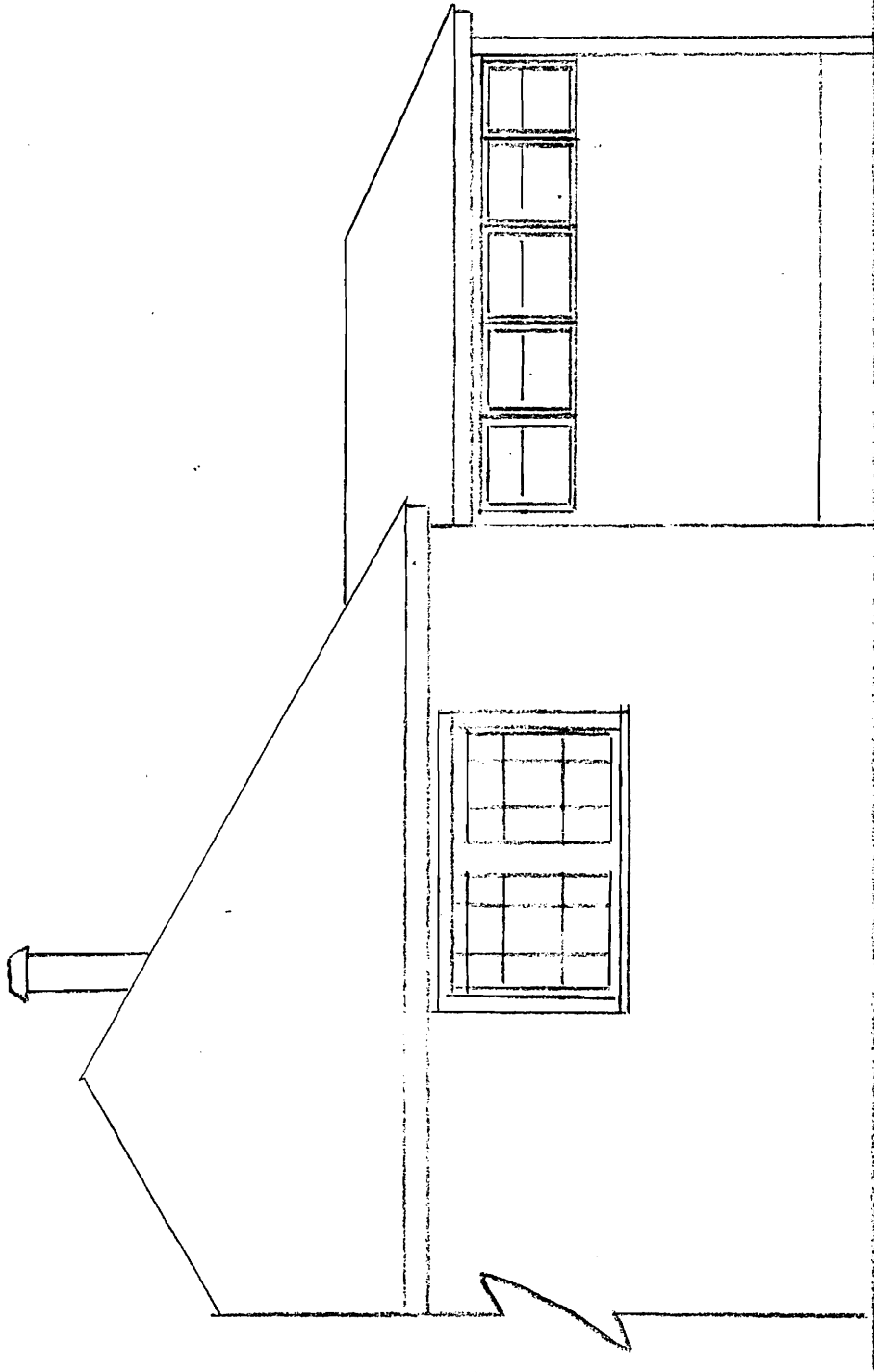
Island
Renovations
79 Welch St.
Peaks Island
MAINE

Drawn by:

Greg Landry
Island
Renovations

March 21
2009

E1



West Elevation / Existing

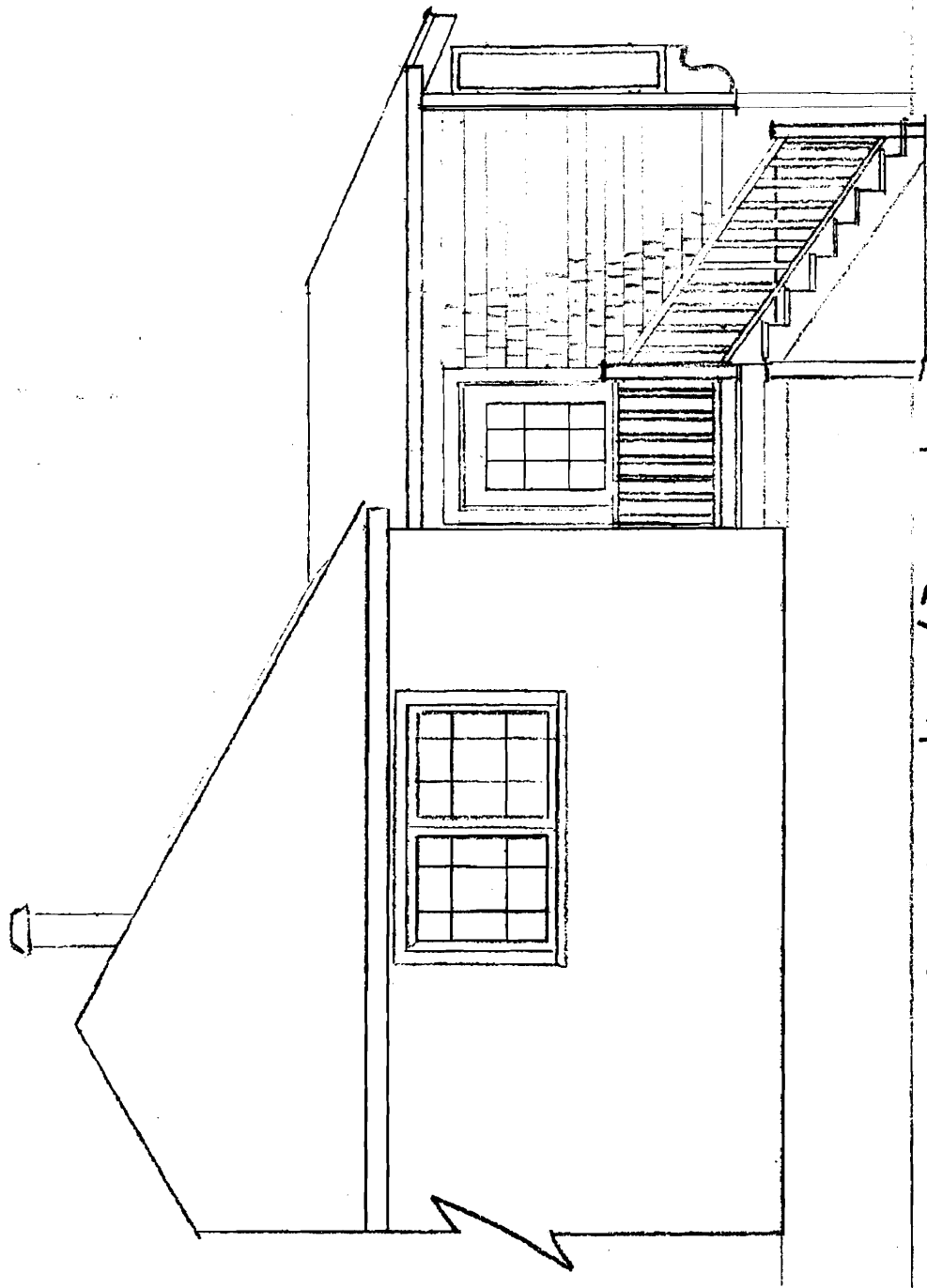
LOCATION:
Bedker
Residence
121 Pleasant A
Peaks Island
Maine

SUN
Room
Project

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

Drawn by:
Greg Landry
Island
Renovations
March 27
2009

E2



West Elevation / Proposed

LOCATION:

Bedker
Residence
121 Pleasant
Peaks Island
Maine

SUN
Room
Project

Work by:

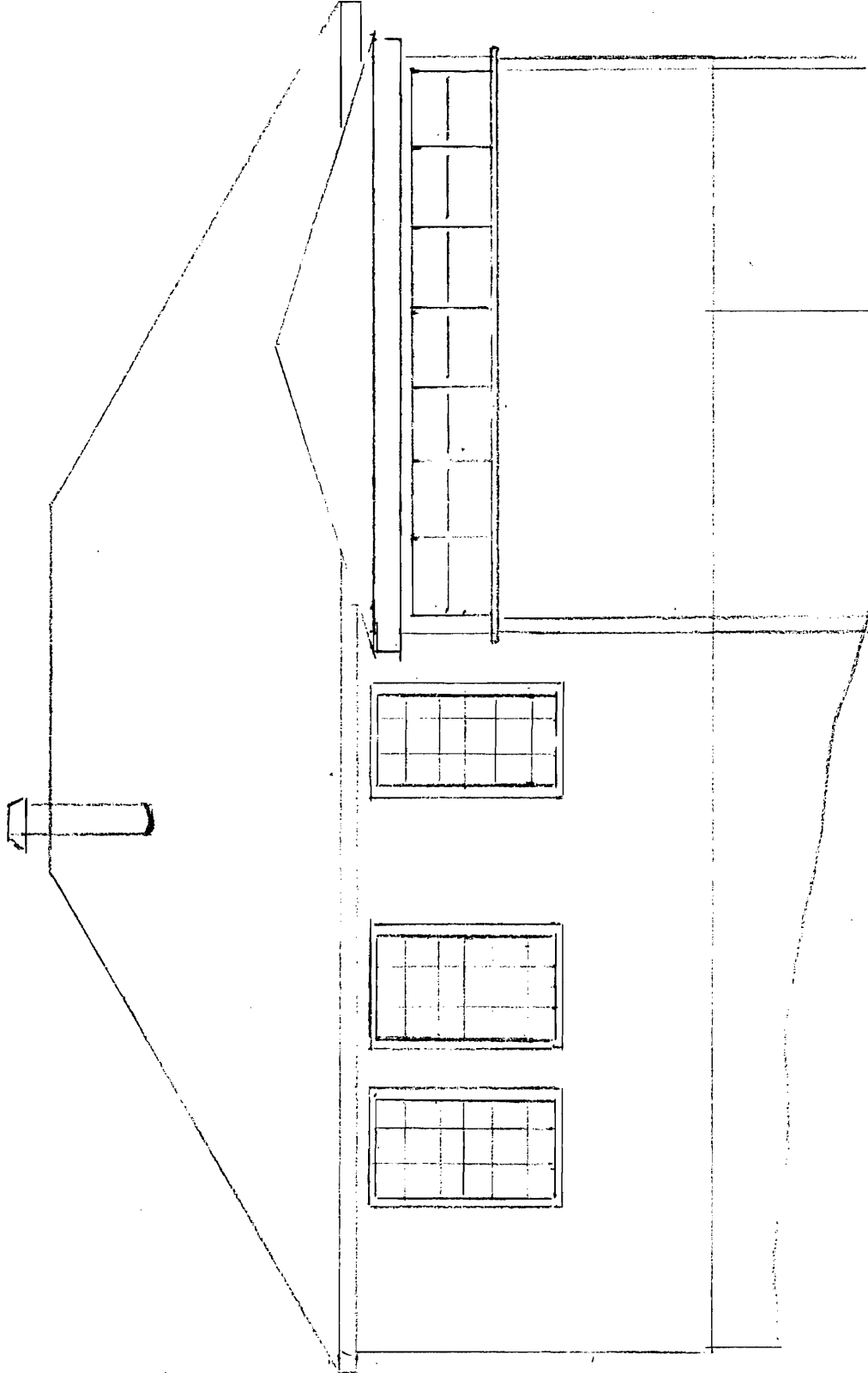
Island
Renovations
79 Welch St,
Peaks Island
Maine

Drawn by:

Greg Landry
Island
Renovations

March 27
2009

E3



South Elevation / Existing

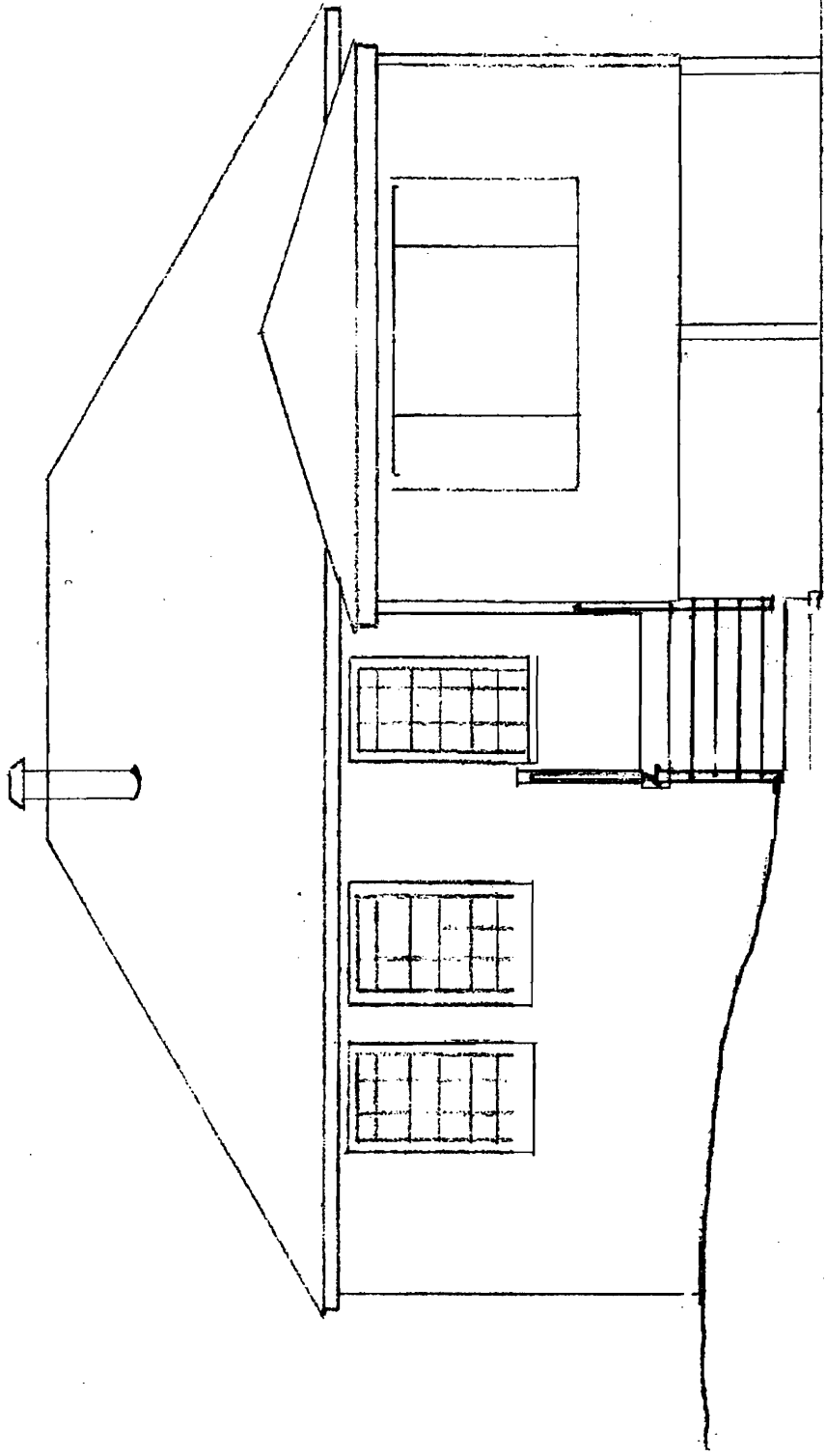
LOCATION:
Bedker
Residence
121 Pleasant A
Peaks Island
MAINE

SUN
Room
Project

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

Drawn by:
Greg Landry
Island
Renovations
March 21
2009

E4



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

South Elevation/Proposed

LOCATION:

Bedker
Residence
121 Pleasant A
Peaks Island
Maine

SUN
Room
Project

Work by:

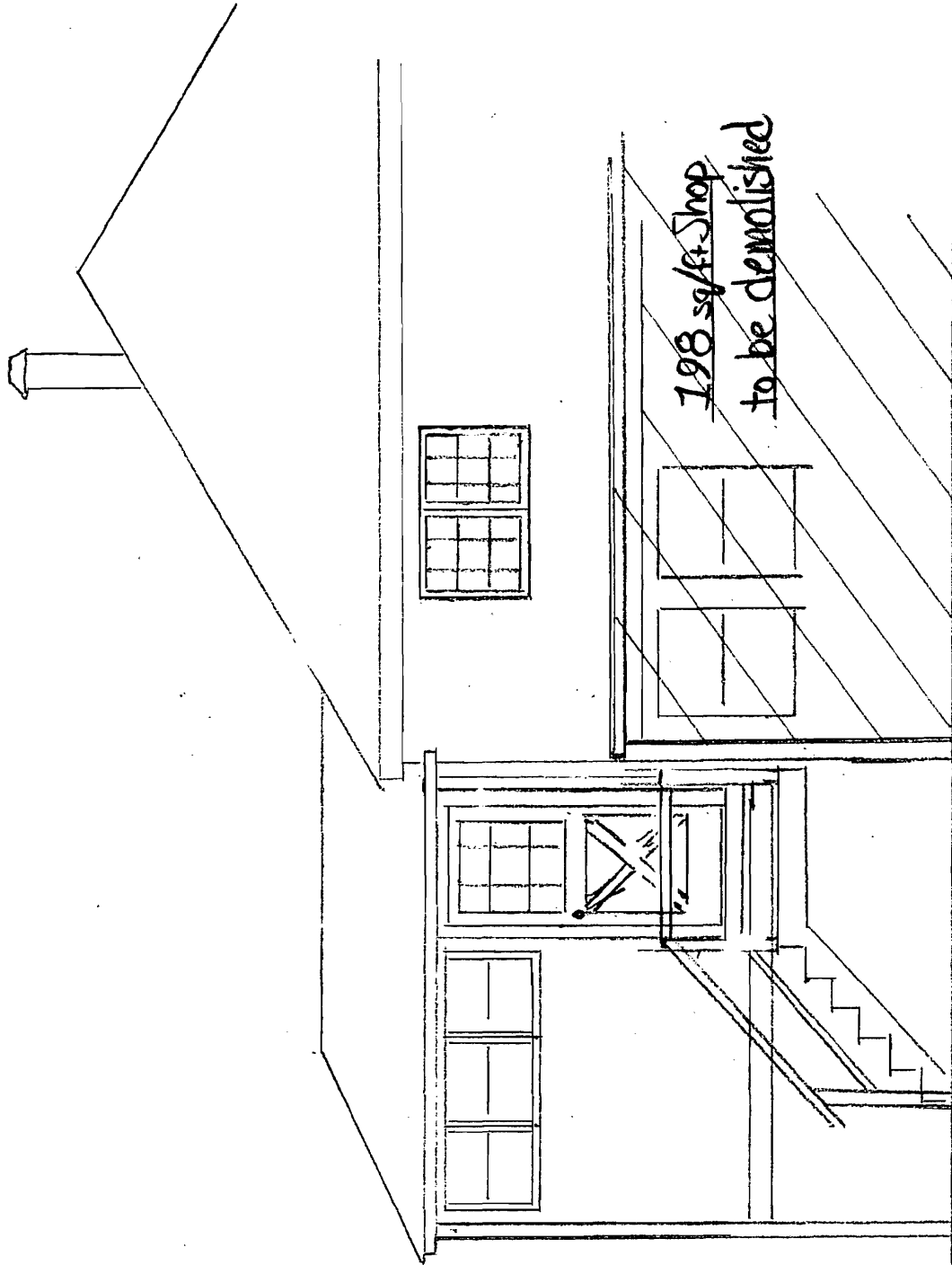
Island
Renovations
79 Welch St,
Peaks Island
Maine

Drawn by:

Greg Landry
Island
Renovations

March 21
2009

E5



East Elevation / Existing

LOCATION:

Bedker
Residence
121 Pleasant
Peaks Island
Maine

Sun
Room
Project

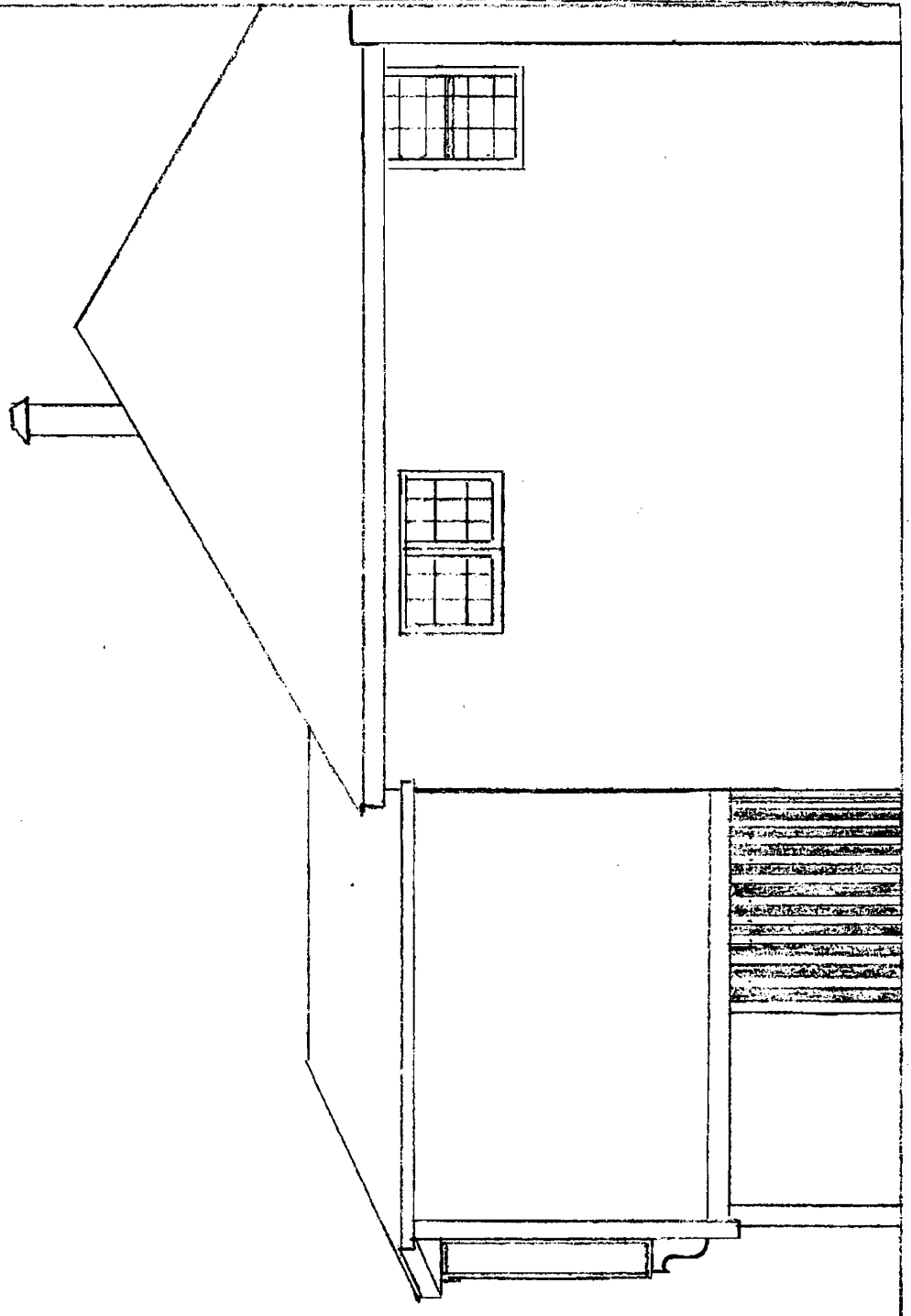
Work by:

Island
Renovations
79 Welch St.
Peaks Island
Maine

Drawn by:

Greg Landr
Island
Renovations
March 21
2009

E6



East Elevation / Proposed

R-Factors

$$\text{Walls} - R-13 + R6.8 = R-19.8$$

$$\text{Floors} - R-30$$

$$\text{Ceiling} - R-19 + R6.8 = R-25.8$$

Walls = R-13 Kraft faced
+ 1/2" PolyIsoocyanate/fat faced.

Floors = R-30 Batts / unfaced

Ceiling = R-19 Batts
+ 1/2" PolyIsoocyanate

Insulation Information

Doors:

A) Thermo-Tru - 3'0 x 6'8"
Fiberglass door
K-Factor = 0.14

Windows:

A) Anderson Bay Window
Mod. 30 - P4045 - 20
U-Factor = 0.30

Window Schedule

LOCATION:

Bedker
Residence

121 Pleasant
Peaks Island

Maine

Sun
Room
Project

Work by:

Island
Renovation
79 Welch St.
Peaks Island
Maine

Drawn by:

Greg Landl
Island
Renovation

March 27
2009

S1

LOCATION:
Bedker
Residence
121 Pleasant
Peaks Island
Maine

SUN
Room
Project

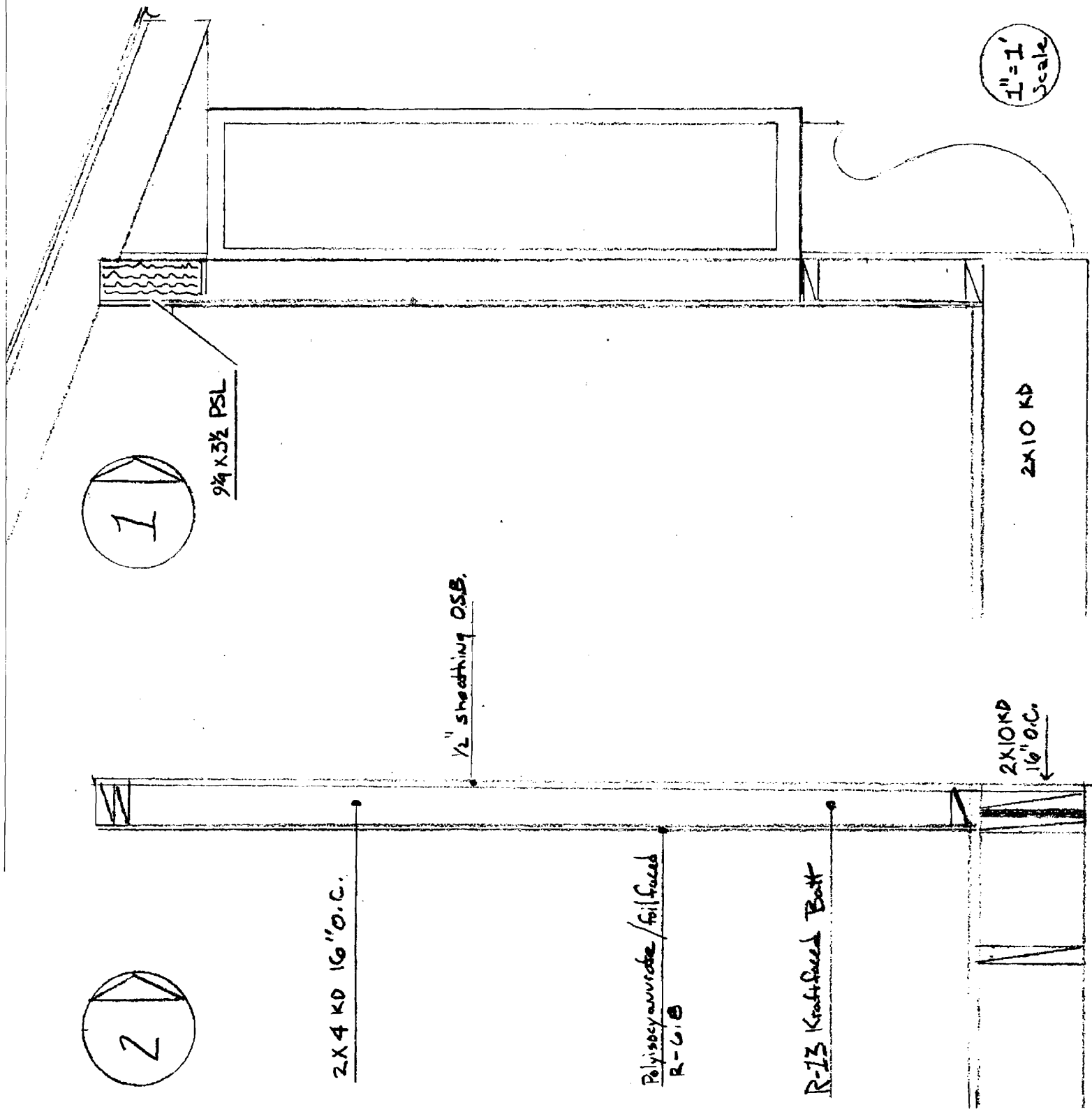
Work by:
Island
Renovations
79 Welch St.
Peaks Island
Maine

Drawn by:
Greg Landr
Island
Renovations

March 21
2009

S2

1" = 1'
Scale



2

2x4 KD 16" O.C.

Polyisocyanurate / foil faced
R-6.0

R-13 Kraft-faced Batt

1

9/4 x 3 1/2 PSL

1/2" sheathing OSB.

2x10 KD
16" O.C.

2x10 KD

LOCATION:

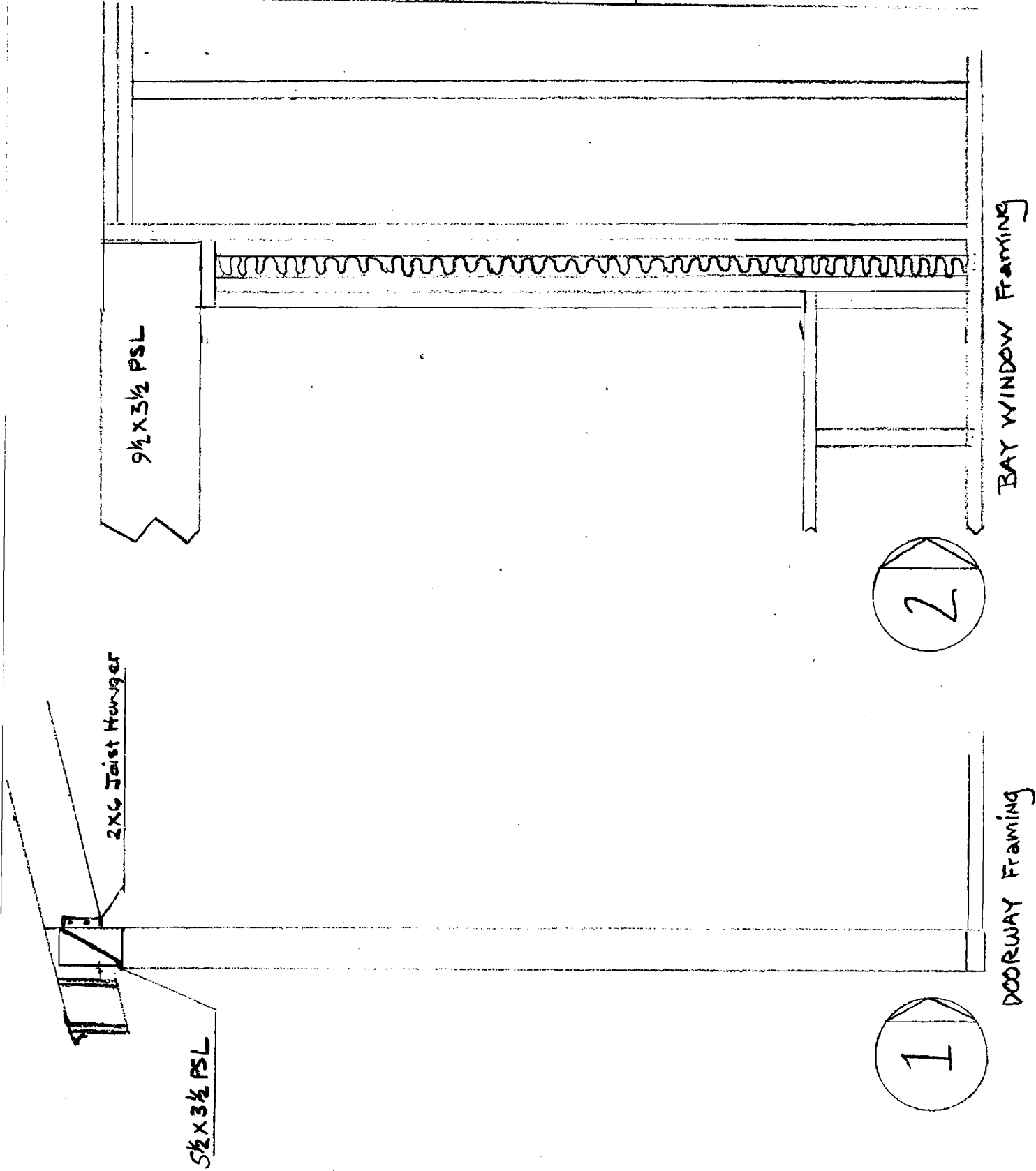
Bedker
Residence
121 Pleasant Ave.
Peaks Island
Maine

SUN
Room
Project

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

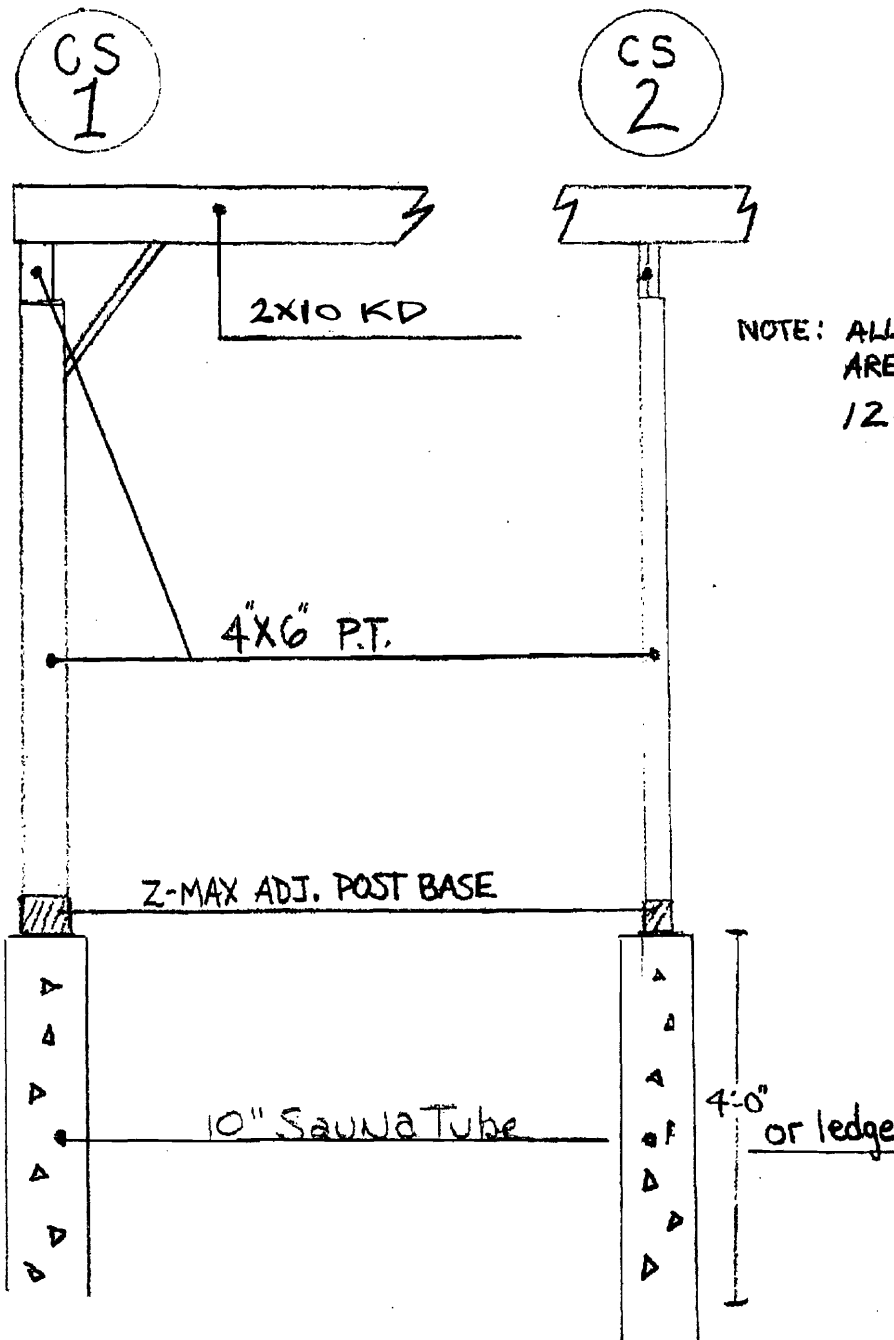
Drawn by:
Greg Landry
Island
Renovations
March 27
2009

S3



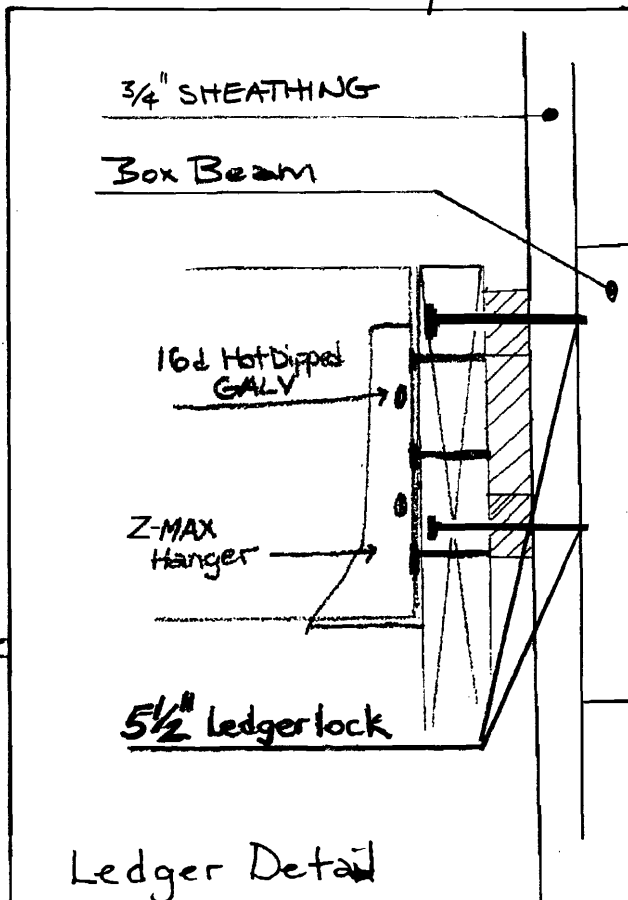
Scale - 1"=1'

DOORWAY FRAMING
New Wall Sections



Cross Section

NOTE: ALL FRAMING FASTENERS
ARE HOT DIPPED GALVANIZED
12d & 16d



Ledger Detail

LOCATION:
Bedker
Residence
121 Pleasant A
Peaks Island
Maine

Sun
Room
Project

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

Drawn by:
Greg Landry
Island
Renovations
March 21
2009

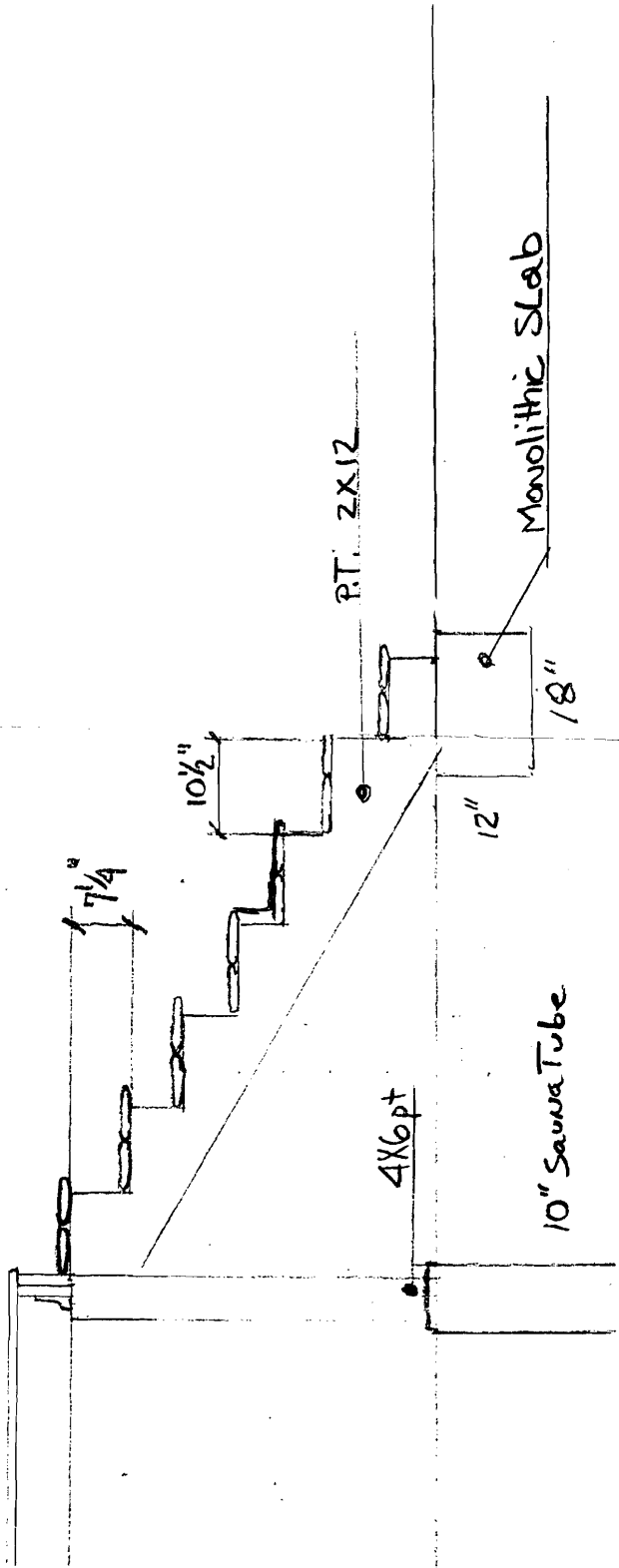
S4

LOCATION:
Bedker
Residence
121 Pleasant A
Peaks Island
Maine

Den &
Deck
Project
Work by:
Island
Renovations
79 Welch St.
Peaks Island
Maine

Drawn by:
Greg Landry
Island
Renovations
March 27
2009

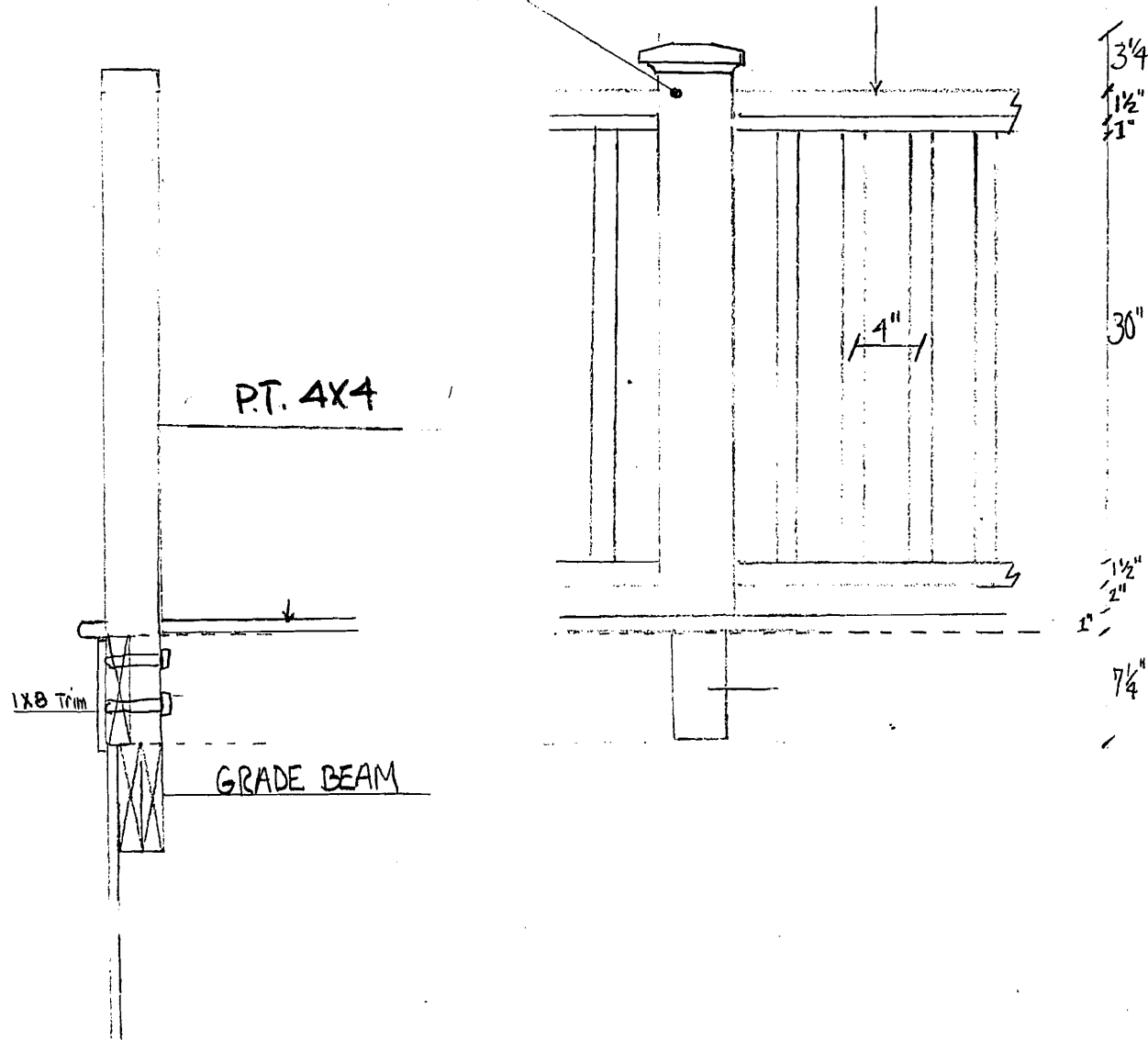
DZ



Stair Detail

SCALE: 1/2" = 1'0"

Composite Railing System



RAILING DETAIL

LOCATION:
Bedker
Residence
121 Pleasant A
Peaks Island
Maine

Den
&
Deck
Project

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

Drawn by:
Greg Landry
Island
Renovations

March 21
2009

Scale - 1" = 1'-0"

D1