

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080183

This is to certify that BERRANG NANCY C /Cap Construction & Renovation /Inc

has permission to Renovate existing garage for personal parking st

AT 135 GLENWOOD AVE 131 H009001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 procured before this building or part thereof is leased or otherwise closed-in. 24 HOUR NOTICES 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. _____

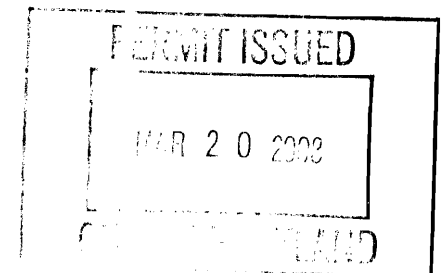
Appeal Board _____

Other _____

Department Name

Thomas M. Mackley 3/12/08
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.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

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.

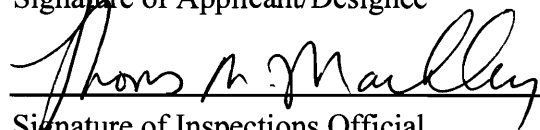
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

3/26/08

Date



Signature of Inspections Official

3/13/08

Date

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0183	Issue Date:	CBL: 131 H009001
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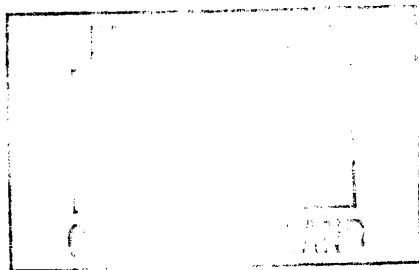
Location of Construction: 135 GLENWOOD AVE	Owner Name: BERRANG NANCY C	Owner Address: 135 GLENWOOD AVE	Phone:
Business Name:	Contractor Name: Cape Construction & Renovation /Je	Contractor Address: 777 Cape Road Limington	Phone: 2078072070
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R5

Past Use: Single Family Home	Proposed Use: Single Family Home - Renovate existing garage for personal painting studio	Permit Fee: \$470.00	Cost of Work: \$45,000.00	CEO District: 4
Proposed Project Description: Renovate existing garage for personal painting studio		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature:	Signature: <i>Am</i> 3/12/08	
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: 02/29/2008	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 type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<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: 3/11/08 <i>Am</i>	Date: _____	Date: <i>Am</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



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>135 Glenwood Avenue Portland</u>		
Total Square Footage of Proposed Structure/Area <u>302 sq'</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>131 H 9</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Dave + Nancy Berrang</u> Address <u>135 Glenwood Ave</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>772-3284</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>45,000</u> C of O Fee: \$ Total Fee: \$ <u>470⁰⁰</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>renovate garage attachment into printing studio</u> <u>Personal use -</u>		
Contractor's name: <u>CAPE CONSTRUCTION + RENOVATION</u> Address: <u>777 CAPE RD</u> City, State & Zip <u>LIMINGTON, ME 04049</u> Telephone: <u>207-807-2070</u> Who should we contact when the permit is ready: <u>Jeremy</u> Telephone: <u>↑</u> Mailing address: _____		

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: Nancy Berrang Date: 2/29/08

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

MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278 (fax)

Borrower(S): David J. and
 Nancy C. Berrang
 St. No.: 00135
 Street: Glenwood Ave.
 Town: Portland, ME
 Source Deed Bk. 07411 Pg. 00295

CL No.: 011891

Job No.: CTC12-57.

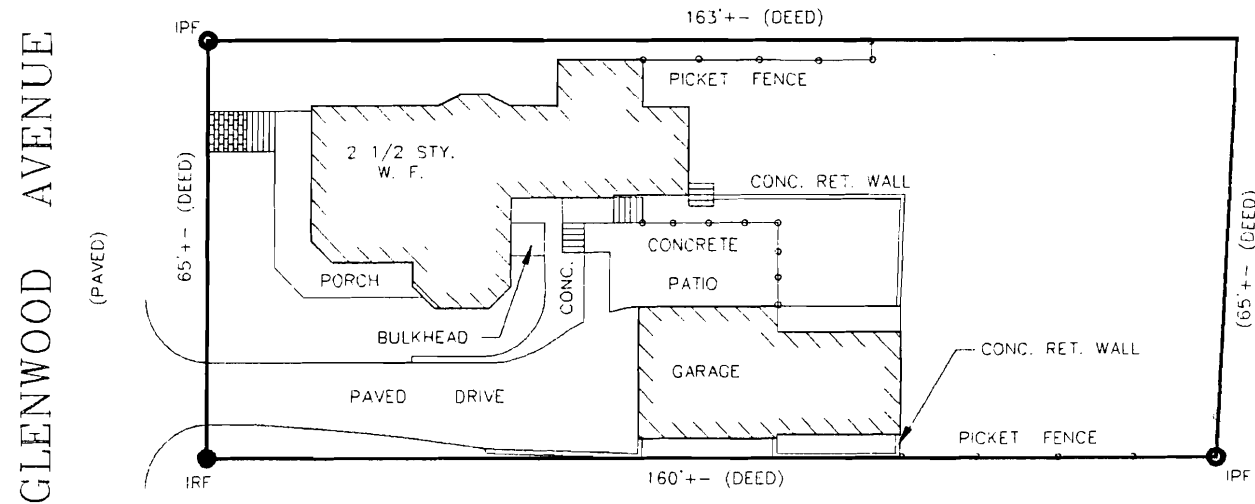
Date: 9/10/97

County: Cumberland

Plan Bk. Pg.

Lot(S):

Scale: 1" = 30'



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATON: I hereby certify to *Peoples Heritage Savings Bank*, and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- this plan was made from an inspection of the site.
- there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0183	Date Applied For: 02/29/2008	CBL: 131 H009001
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Location of Construction: 135 GLENWOOD AVE	Owner Name: BERRANG NANCY C	Owner Address: 135 GLENWOOD AVE	Phone:
Business Name:	Contractor Name: Cape Construction & Renovation /Je	Contractor Address: 777 Cape Road Limington	Phone (207) 807-2070
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Renovate existing garage for personal painting studio	Proposed Project Description: Renovate existing garage for personal painting studio
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/11/2008

Note: There is a small change in the roofline the of the rebuilt area, but the amount of volume that is being added is minimal and is therefore acceptable. **Ok to Issue:**

- 1) This permit is being issued with the understanding that the renovated area will be used as a studio for painting as a hobby only.
- 2) Since the structure is legally nonconforming to setbacks, all the work must be done within the existing footprint.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 03/12/2008

Note: **Ok to Issue:**

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

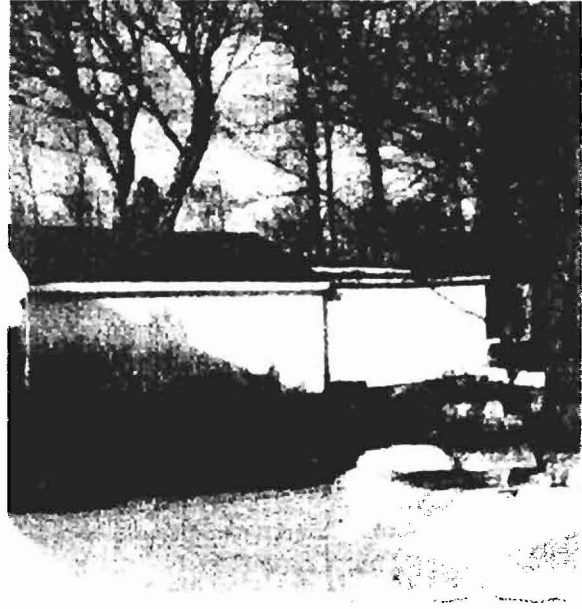
Comments:

2/29/2008-amachado: Left message for Nancy. Need confirmation that the space will be used as hobby only and the paintings will not be sold.

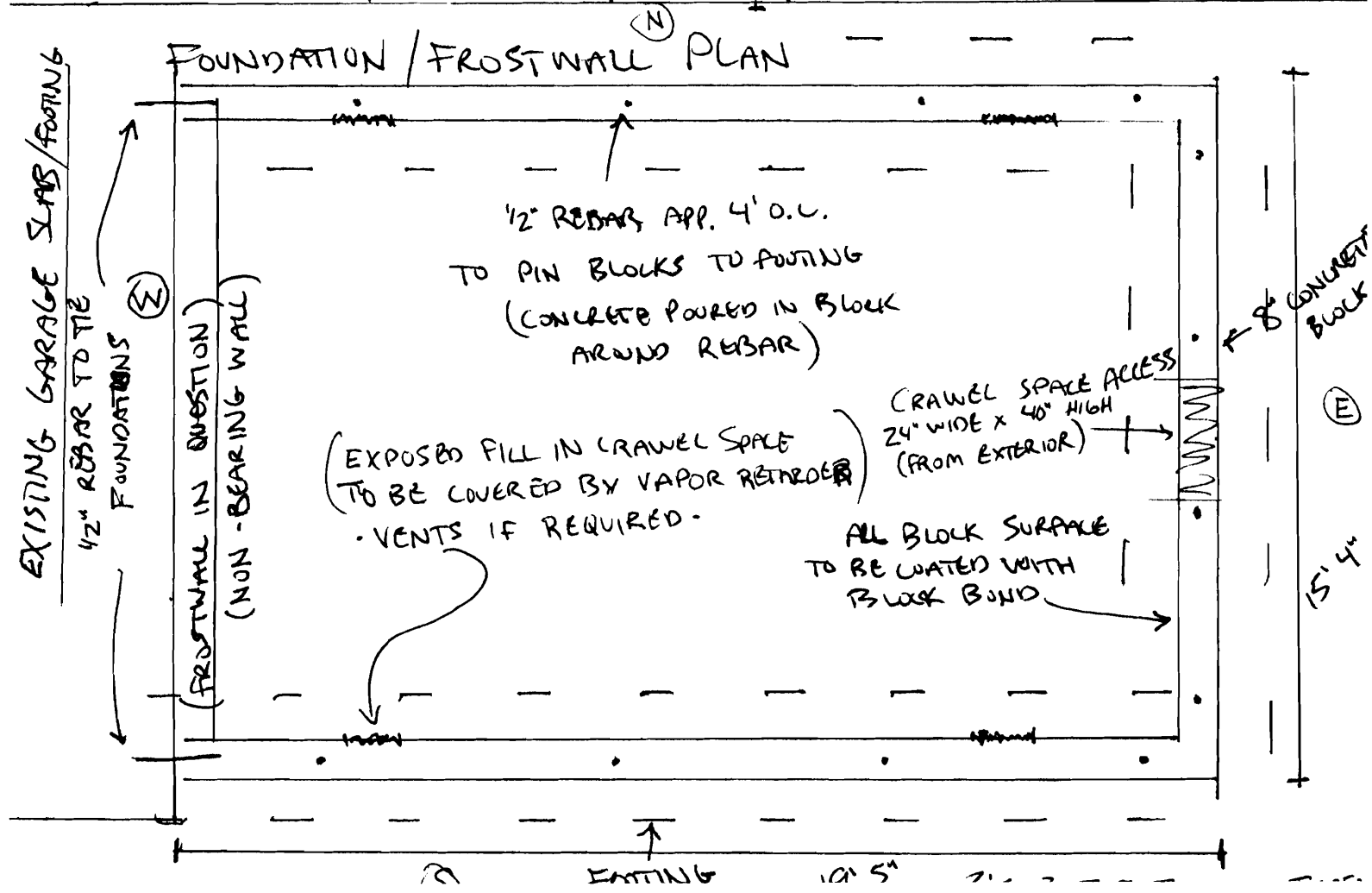
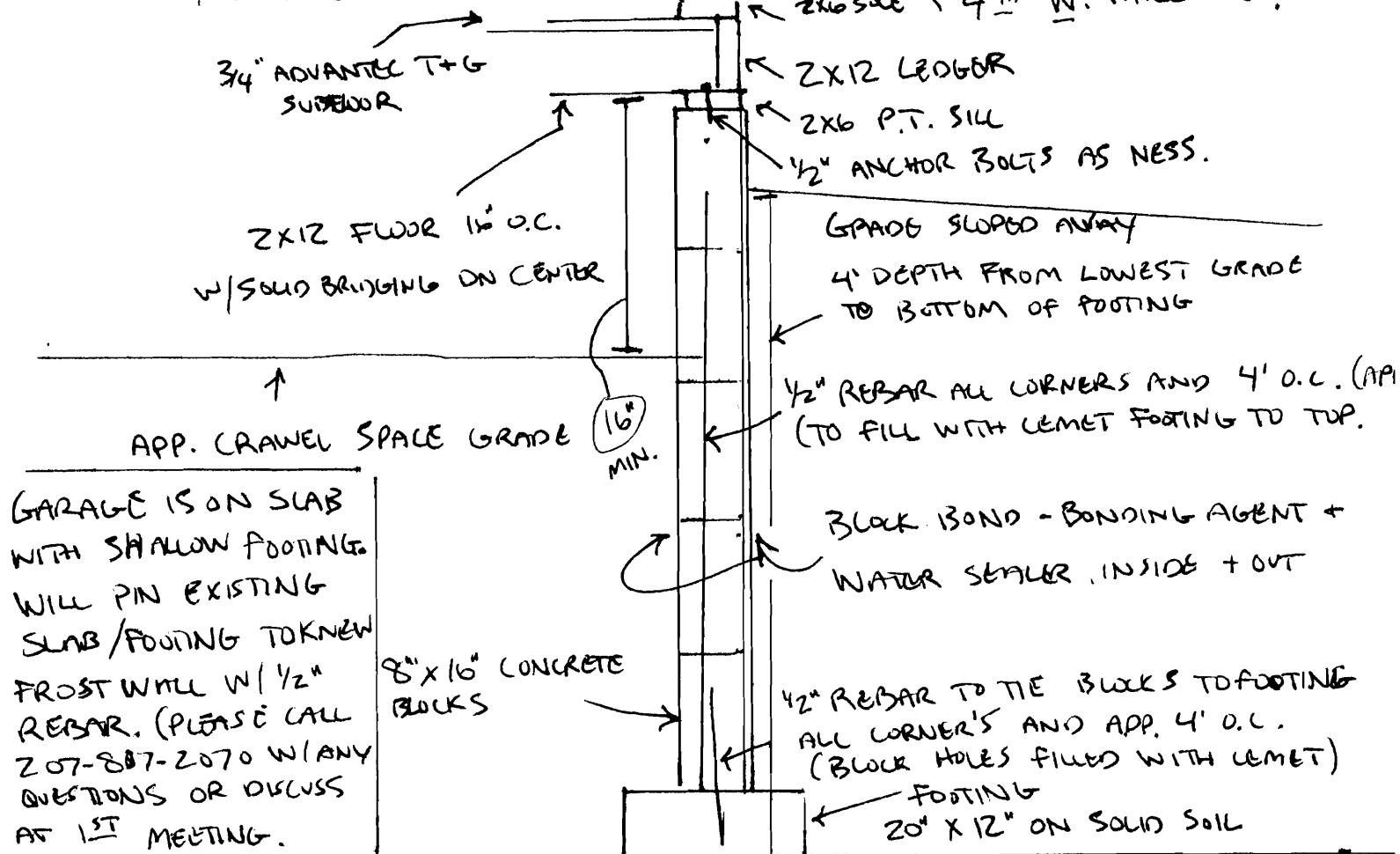
3/4/2008-amachado: Spoke to Nancy. She confirmed that the studio is a hobby only. No paintings will be sold. She will bring in a picture of the roof line of the existitng area.

3/10/2008-amachado: Nancy brought in pictures that shw the existitng rear of the garage.

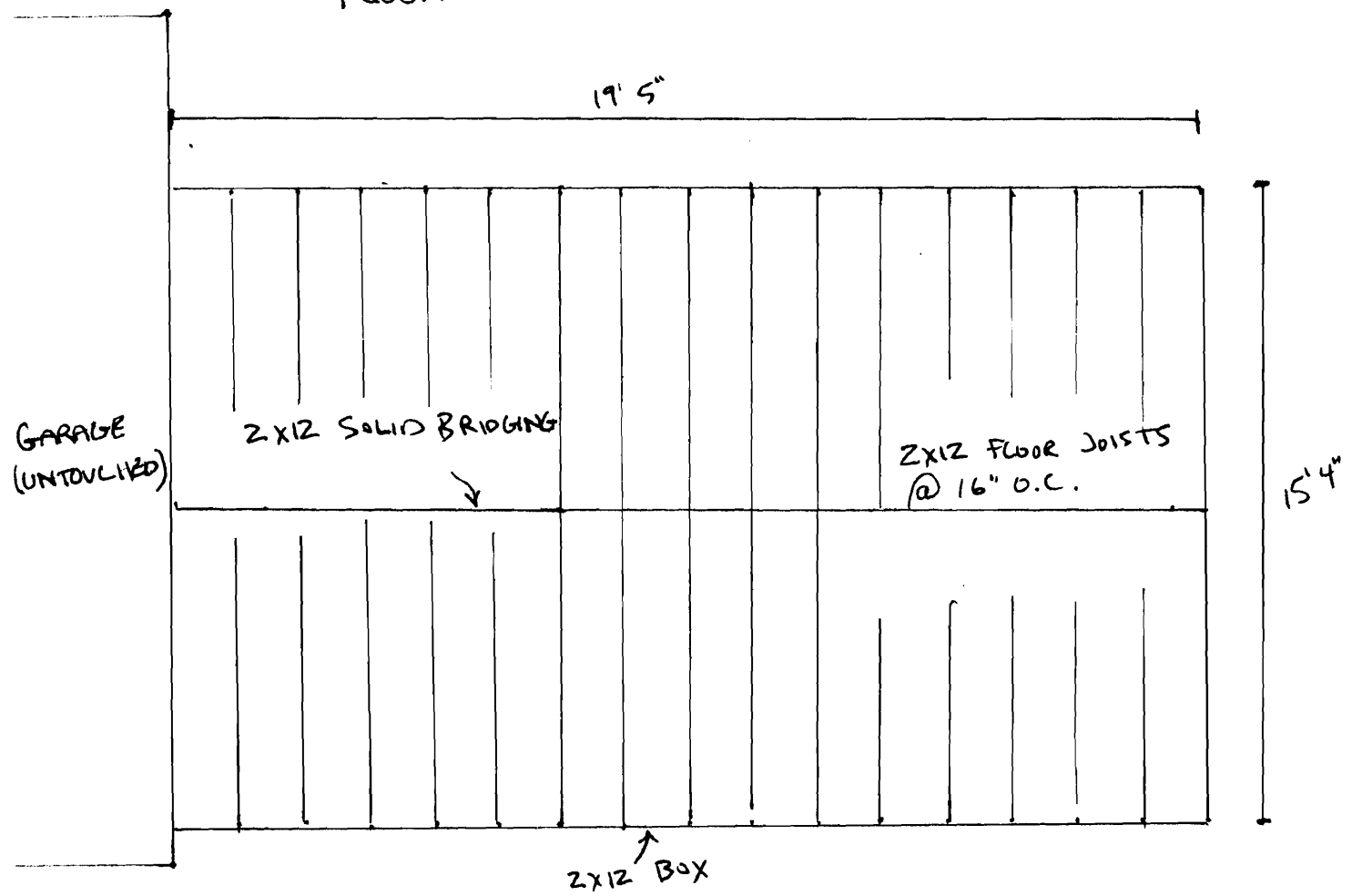




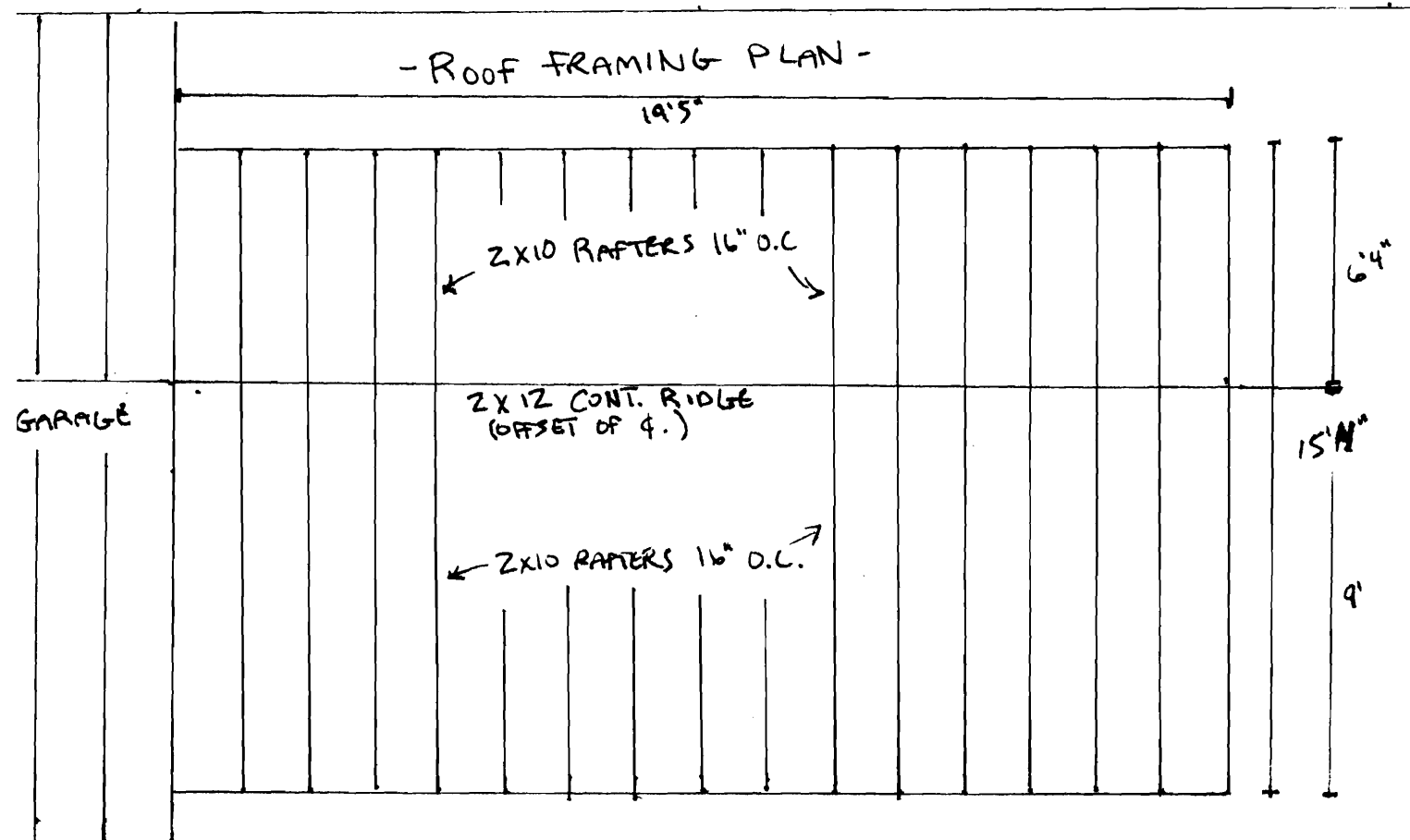
- FOUNDATION WALL SECTION - (3 WALLS N.E. + S 4TH W. WALL IN?)



- FLOOR FRAMING PLAN -

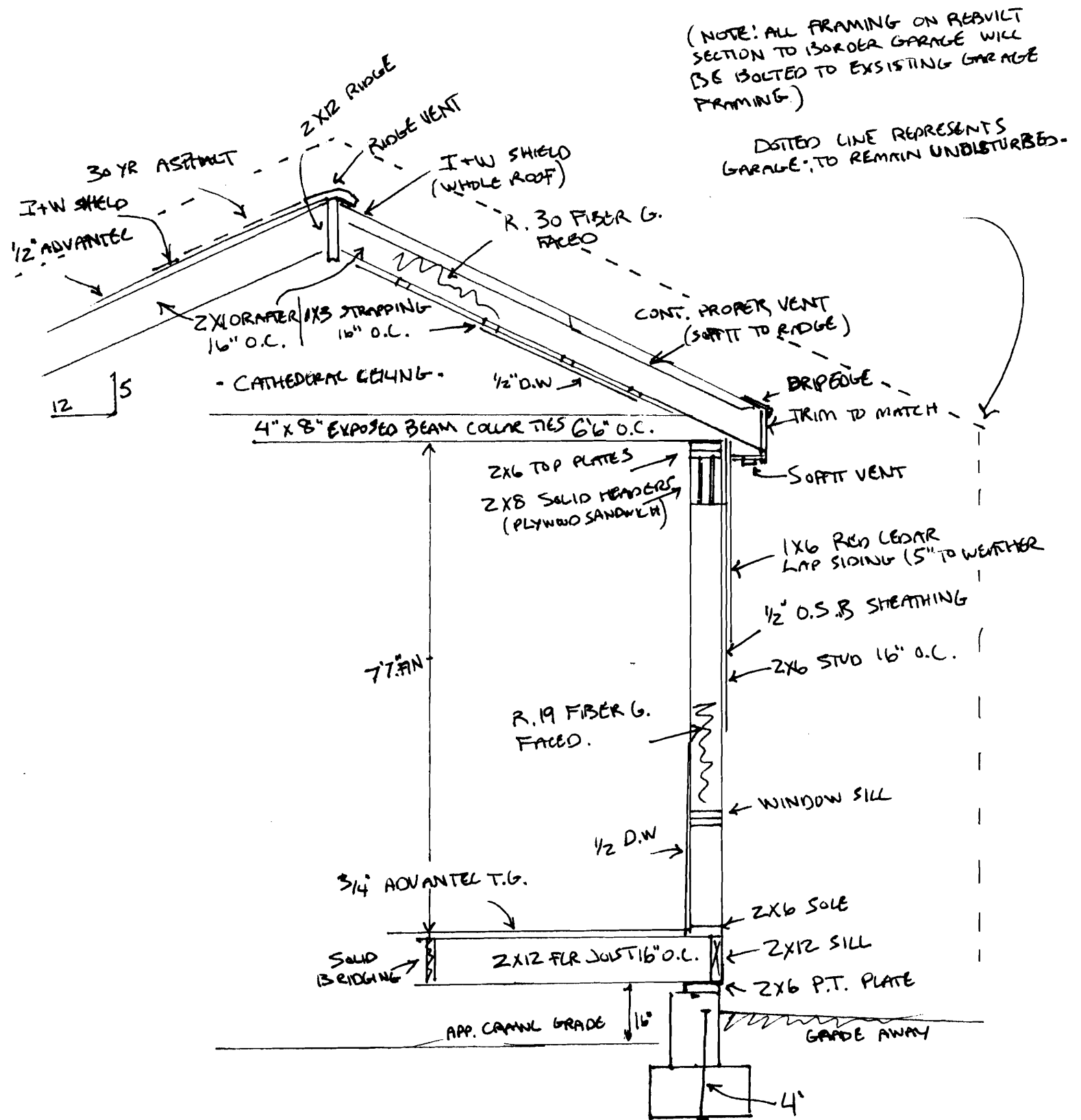


- ROOF FRAMING PLAN -

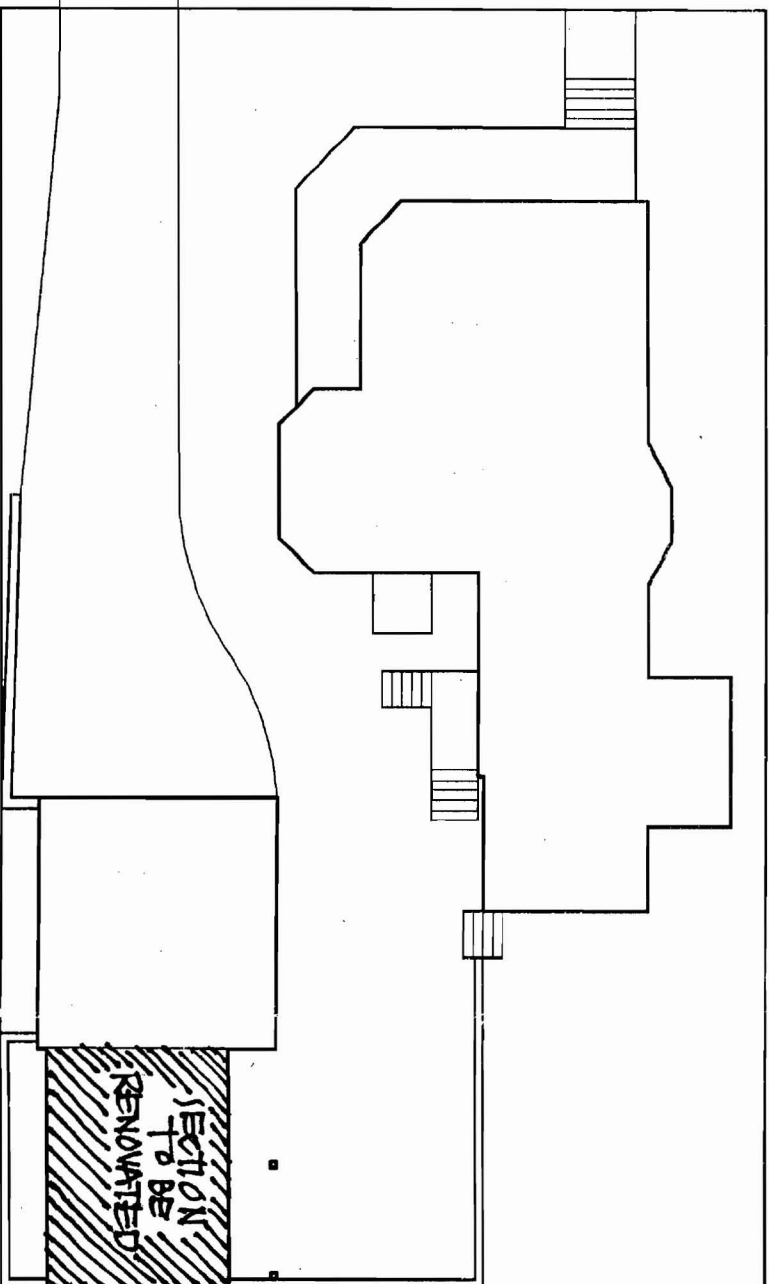


- ?'S CALL 207-807-2070, JEREMY - CAPE CONS.

- WALL SECTION DETAIL -



GLENWOOD AVENUE



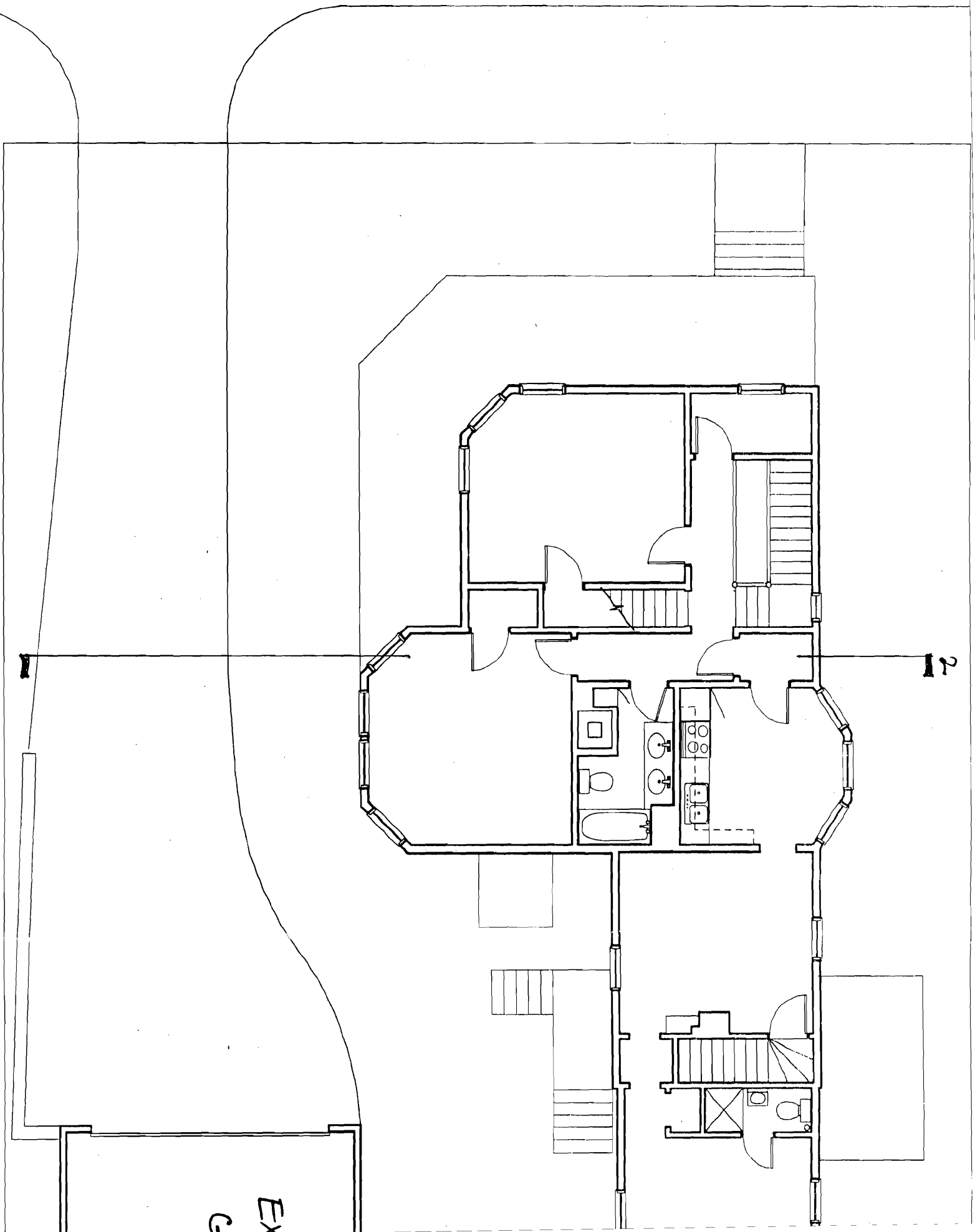
NANCY & DAVE BERRANG HOUSE

135 GLENWOOD AVENUE, PORTLAND, MAINE 04103

04 JANUARY, 2005

SITE PLAN
EXISTING
SCALE: 1/16"



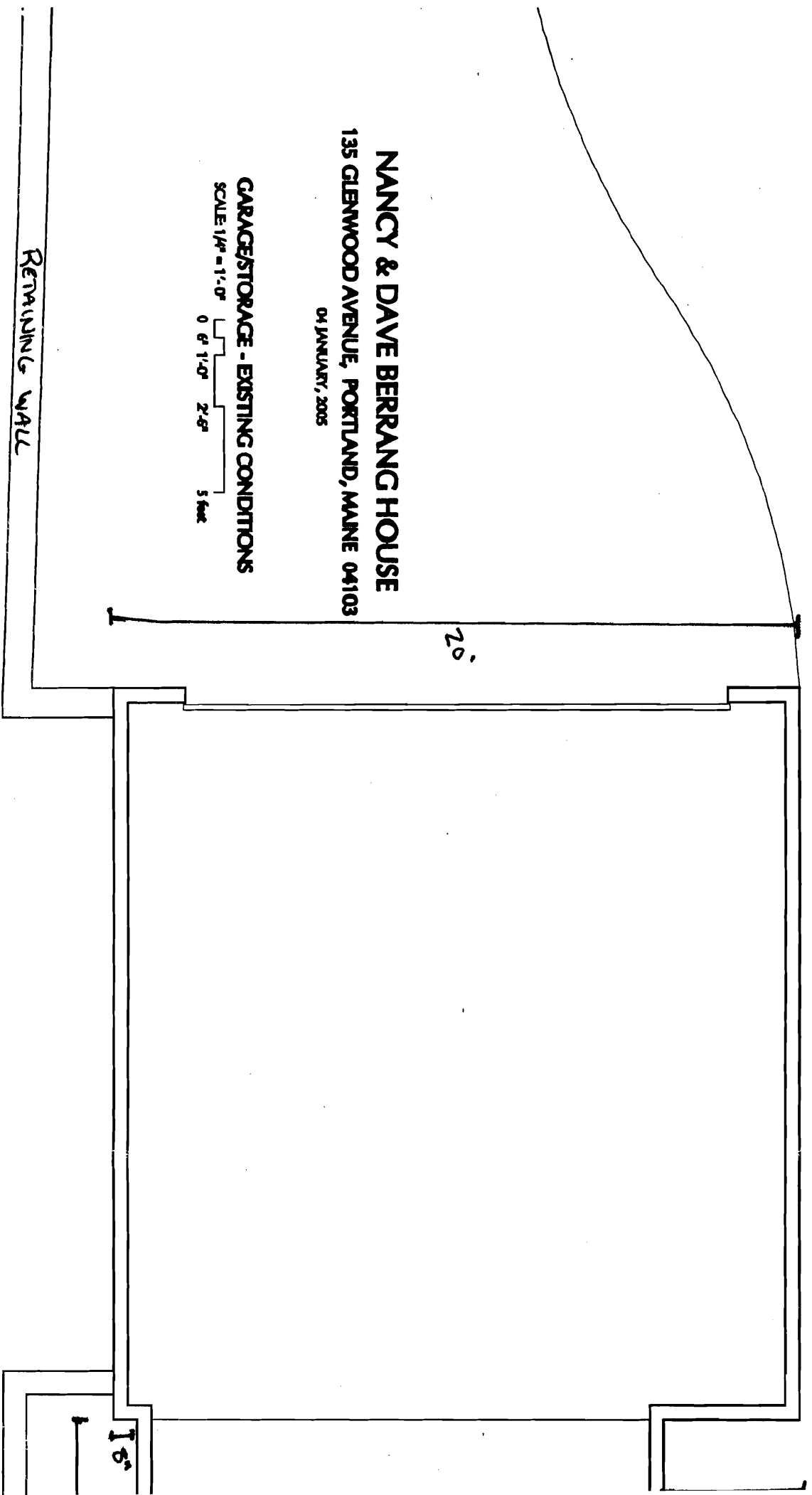
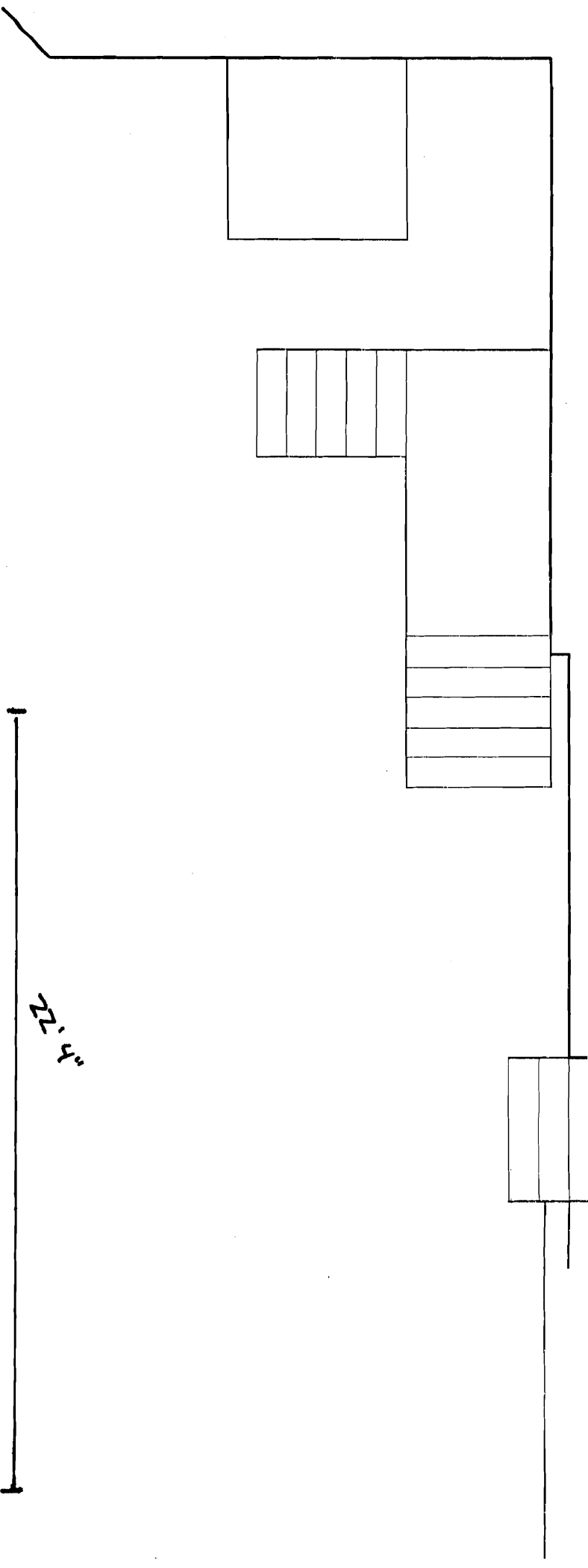


NANCY & DAVE BERRANG HOUSE

135 GLENWOOD AVENUE, PORTLAND, MAINE 04103

04 JANUARY, 2005

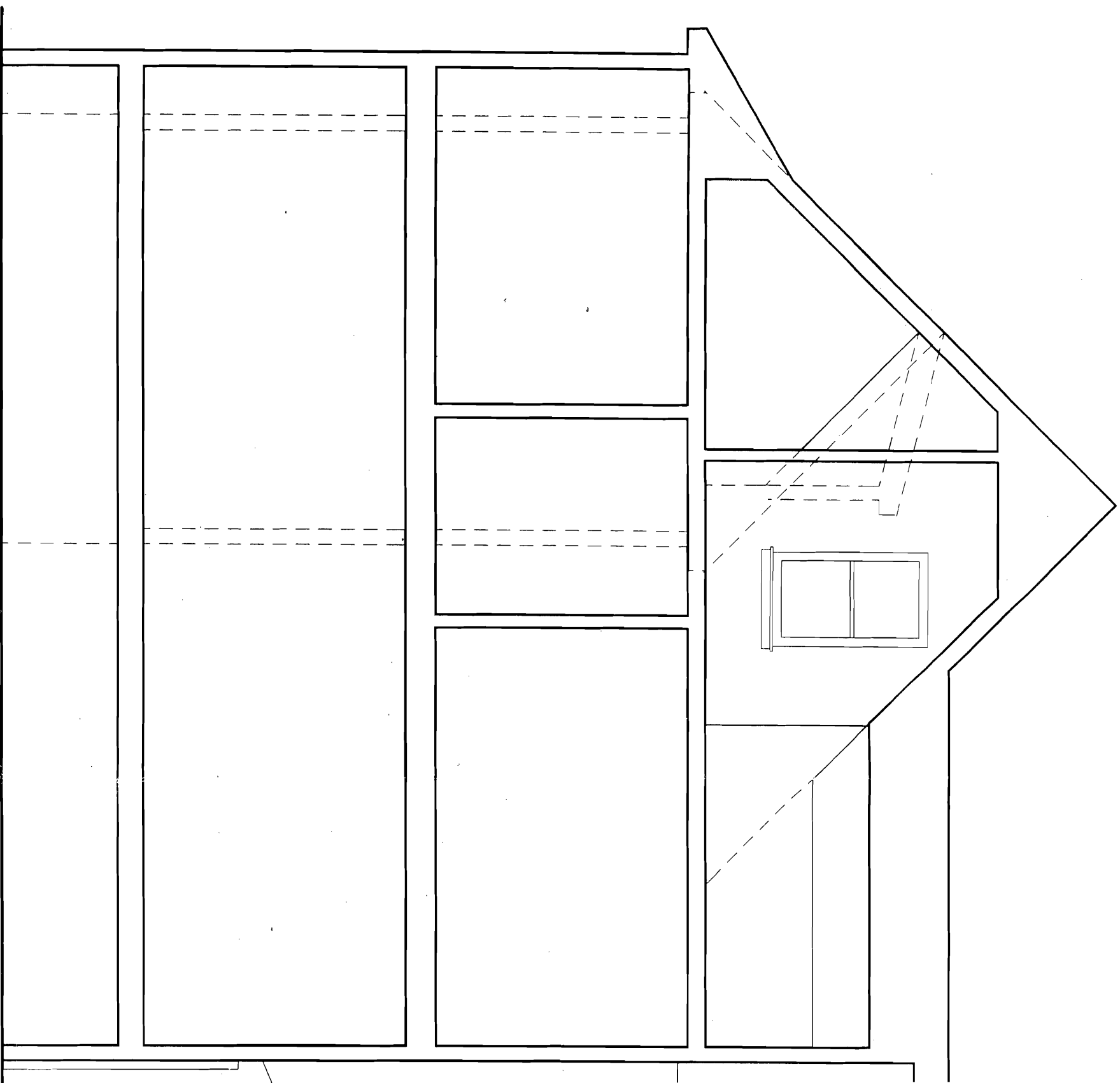
EX
G



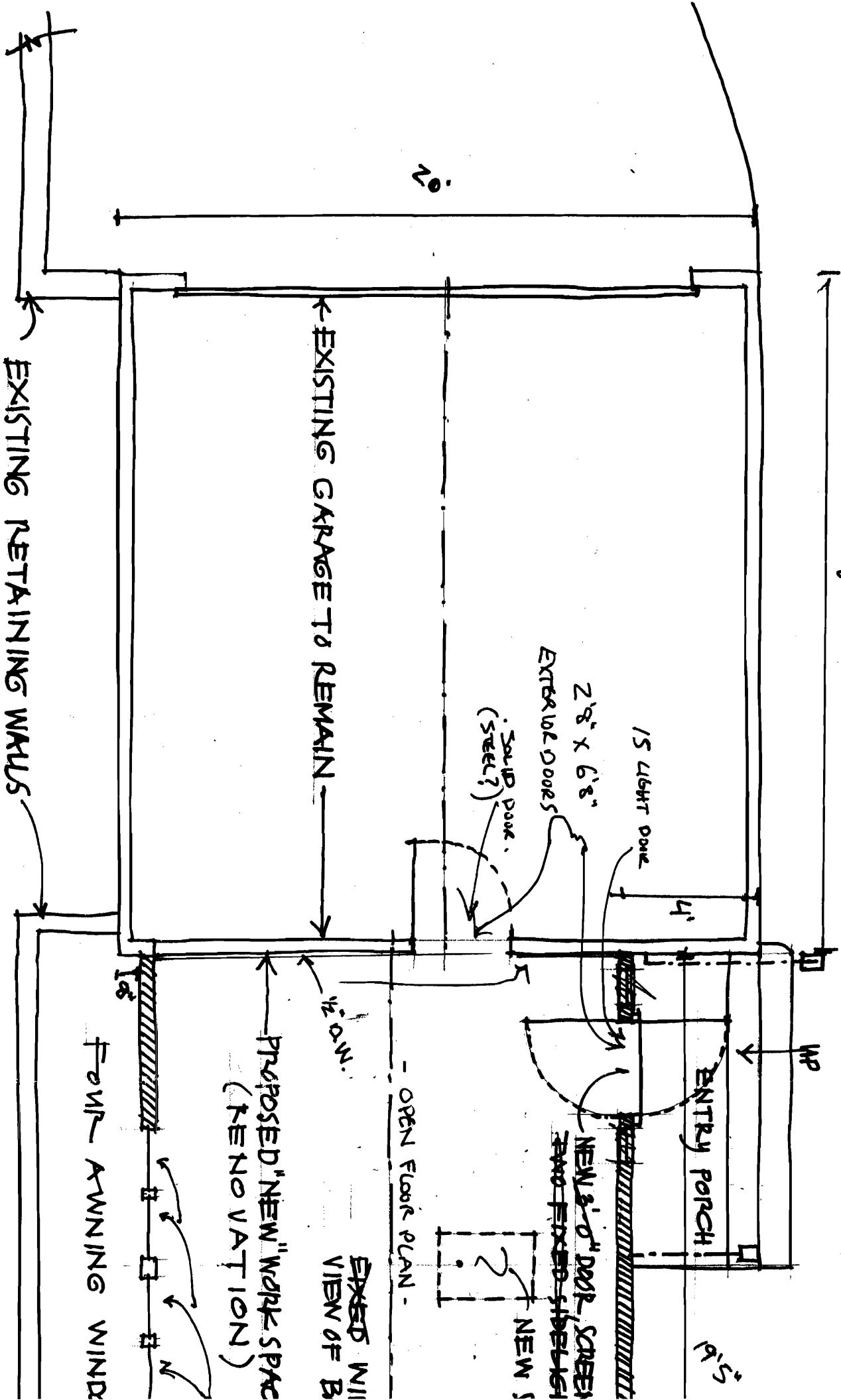
NANCY & DAVE BERRANG HOUSE
135 GLENWOOD AVENUE, PORTLAND, MAINE 04103
04 JANUARY, 2005

CARAGE/STORAGE - EXISTING CONDITIONS
SCALE 1/4" = 1'-0"





NANCY & DAVE BERRANG HOUSE
135 GLENWOOD AVENUE, PORTLAND, MAINE 04103
31 JANUARY, 2005



4' 22"

DN

PROPOSED 'NEW' WORK SPACE
(RENOVATION)

FOUR AWNING WIND

- OPEN FLOOR PLAN -

ENTRY PORCH

NEW 3'-0" DOOR SCREEN
~~TWO FIXED SIDELIGHTS~~
NEW 5'

EXISTED WILL
VIEW OF B

6' 5"

10'

← EXISTING GARAGE TO REMAIN →

EXISTING RETAINING WALLS

1/2 ON.

1/8"

WP

WP

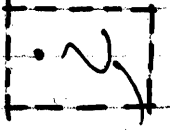
4'

1/5 LIGHT DOOR

2' 8" X 6' 8"

EXTERIOR DOORS

SOLID DOOR.
(STEEL?)



NEW 5'

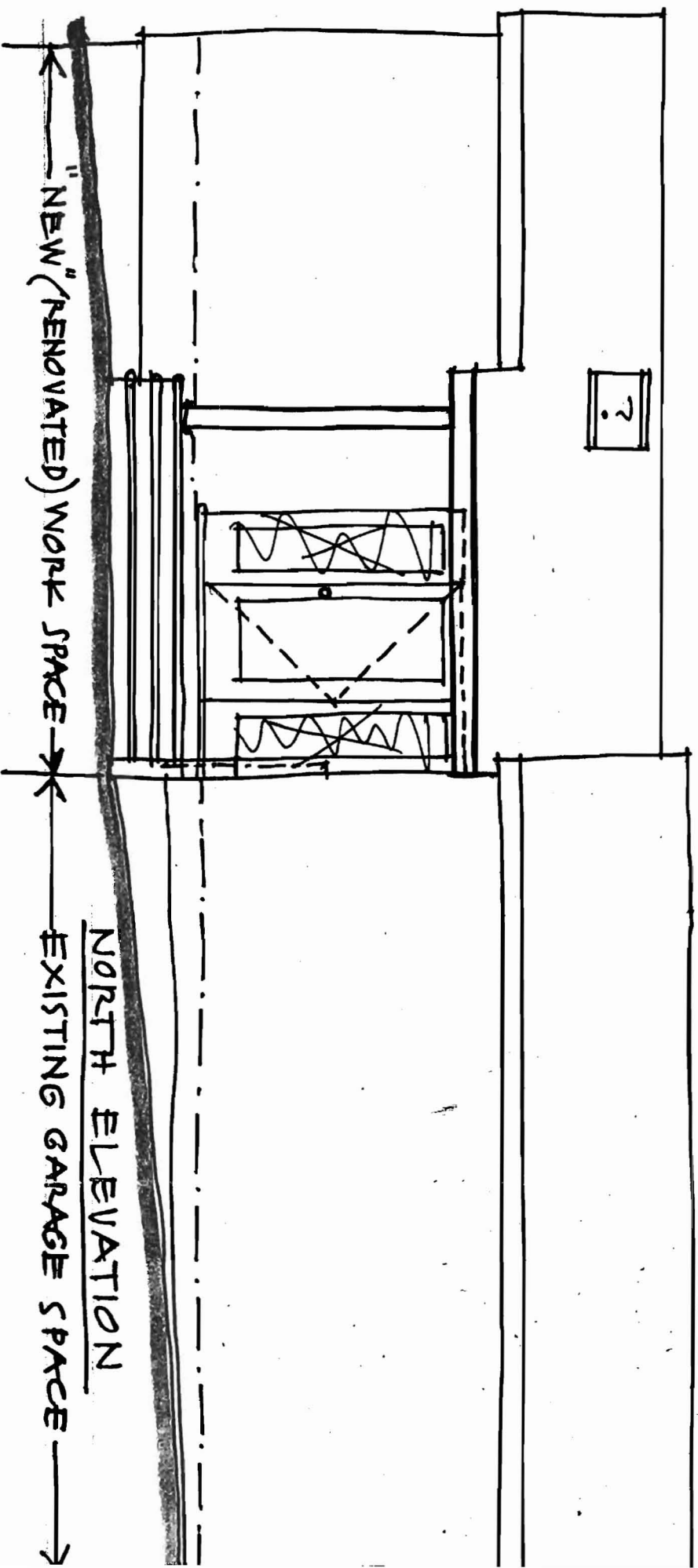
EXISTING GARAGE BEYOND

RENOVATED WORK SPACE

CRANE ACCESS

EAST ELEVATION
1/4" = 1'-0" SCALE

SOUTH ELEVATION
1/4" =



NORTH ELEVATION

EXISTING GARAGE SPACE