

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 07142

This is to certify that LOGAN DEIRDRA L /Brace Renovations /David

has permission to Build second story room above garage & connect to existing house

AT 10 BIRCHVALE DR 272 M001001

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 is procured before this building or part thereof is occupied or services are provided. 24 HOUR NOTICE 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

11/28/07 *Chet J. 114*  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

         **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

  n/a   **Footing/Building Location Inspection:** Prior to pouring concrete

  n/a   **Re-Bar Schedule Inspection:** Prior to pouring concrete

  n/a   **Foundation Inspection:** Prior to placing ANY backfill

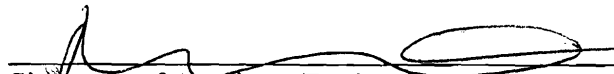
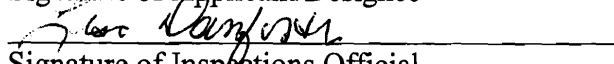
         **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

         **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

         **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**

<u></u>	<u>11/30/2007</u>
Signature of Applicant/Designee	Date
<u></u>	<u>11/30/2007</u>
Signature of Inspections Official	Date

CBL: 272 m001

Building Permit #: 07-1427

**City of Portland, Maine - Building or Use Permit Application**

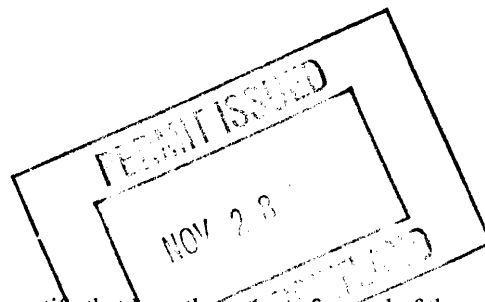
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1427	Issue Date: 11/29/07	CBL: 272 M001001
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Location of Construction: 10 BIRCHVALE DR	Owner Name: LOGAN DEIRDRA L	Owner Address: 10 BIRCHVALE DR	Phone:
Business Name:	Contractor Name: Brackett Renovations /David	Contractor Address: 52 Melbourne Portland	Phone 2072324948
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home - Build second story room above garage & connected existing home	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 3
Proposed Project Description: Build second story room above garage & connected existing home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB JRC-2003	
		Signature: _____		Signature: 11/29/07 CLR
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: Idobson	Date Applied For: 11/26/2007	<b>Zoning Approval</b>		
1. This permit application does not 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..	<b>Special Zone or Reviews</b> <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"/> Date: _____	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input 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: _____	


**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

<b>Permit No:</b> 07-1427	<b>Date Applied For:</b> 11/26/2007	<b>CBL:</b> 272 M001001
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<b>Location of Construction:</b> 10 BIRCHVALE DR	<b>Owner Name:</b> LOGAN DEIRDRA L	<b>Owner Address:</b> 10 BIRCHVALE DR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Brackett Renovations /David	<b>Contractor Address:</b> 52 Melbourne Portland	<b>Phone</b> (207) 232-4948
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Build second story room above garage & connected existing home	<b>Proposed Project Description:</b> Build second story room above garage & connected existing home
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Chris Hanson      **Approval Date:** 11/29/2007  
**Note:** I used 14-436B allowing 80% expansion      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 11/29/2007  
**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) The attic scuttle opening must be 22" x 30".
- 3) Fastener schedule per the IRC 2003
- 4) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



# 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: 10 Birchvale Drive, Portland		
Total Square Footage of Proposed Structure 24x25 = 600 sq. ft.	Code § 14.436	Square Footage of Lot 6543
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 272 M 1	Owner: Deirdra Logan	Telephone: 761-0468 253-6507
Lessee/Buyer's Name (If Applicable) n/a	Applicant name, address & telephone: Deirdra Logan 10 Birchvale Dr. Portland, ME 04102	Cost Of Work: \$ 30000 Fee: \$ C of O Fee: \$
Current Specific use: garage roof If vacant, what was the previous user: n/a Proposed Specific use: model train room - Lionel & N-gauge	Project description: remove garage roof, install steel I beam, build full second story (24x25) room above garage, double insulate floor & ceiling, connect to existing home through 4th bedroom closet (36" deep), reinstall roof.	
Contractor's name, address & telephone: Brackett Renovations LLC 52 Melbourne St 04101 232-4948	Who should we contact when the permit is ready: David Brackett Mailing address: Phone: 232-4948	

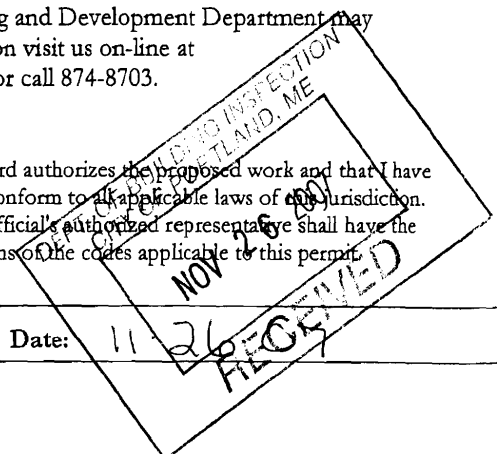
Please submit all of the information outlined in the Commercial Application Checklist.  
Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: Deirdra Logan

Date: 11-26-08



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

Applicant:

Date: 11/29/67

Address: 10 Birchvale dr

C-B-L: 272-M-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Addition

Sevage Disposal - Sewer

Lot Street Frontage - 100<sup>+</sup> Shown

Front Yard - ~~10<sup>+</sup>~~ 20<sup>+</sup>

Rear Yard - 5<sup>+</sup>

Side Yard - 10<sup>+</sup>

Projections -

Width of Lot -

Height - 2 story

Lot Area - 6513 6500 req.

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

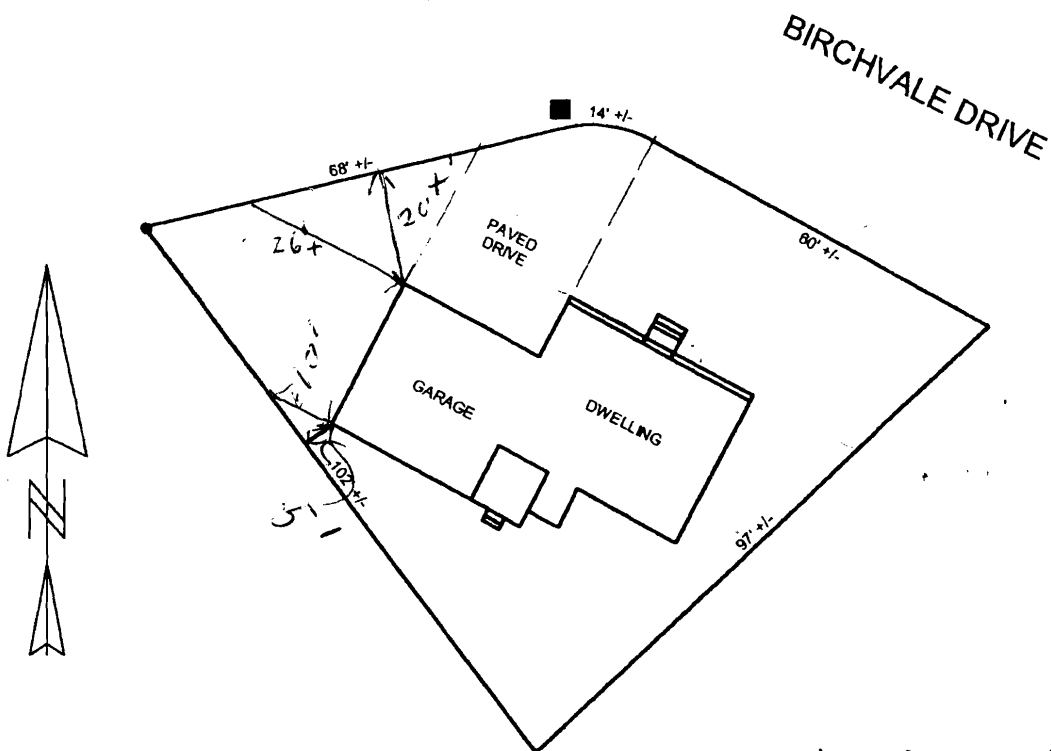
Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

14 - 436 B.  
used 20%  
expansion  
Allowed



### MORTGAGE LOAN INSPECTION PLAN

The dwelling does conform to local zoning building setbacks at the time of construction.

The dwelling is not in a special flood zone as defined by flood insurance rate map 230051-0006 dated 12-8-1998.

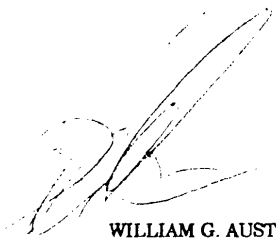
**THIS IS NOT A STANDARD BOUNDARY SURVEY.** Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (referenced below), and tax map information. **A STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** This plan may not be recorded or used for any land divisions. Anyone who uses this plan for anything other than for mortgage purposes does so at their own risk. The property shown on this plan may be subject to easements, covenants, and restrictions of record which may or may not be shown on this plan.

This inspection conforms to the standards of the Maine Board of Licensure for Professional Land Surveyors, standards of practice for a mortgage loan inspection.

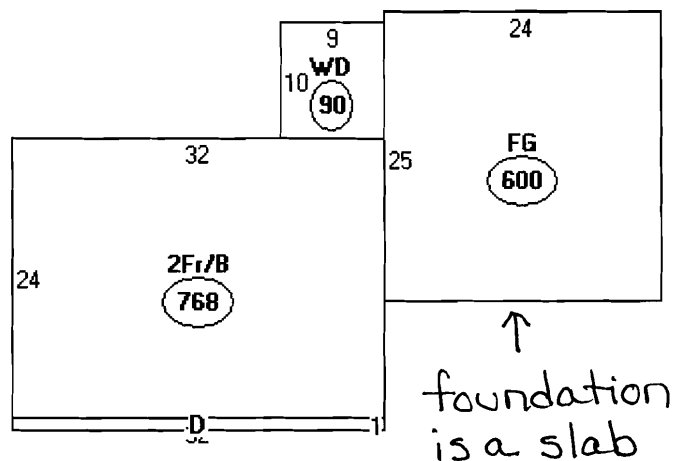
#### PROPERTY INFORMATION:

Street: 10 BIRCHVALE DRIVE City/Town: PORTLAND County: CUMBERLAND , Maine  
 Buyer: DEIDRA LOGAN  
 Owner: HARRY & SUSANNE FULLERTON  
 Deed Reference: book 4246 page 148  
 Plan Reference: book 114 page 60 Lot 30  
 Tax Map # 272 Lot 1 Block M  
 Lending Institution: ALLIED MORTGAGE CAPITAL CORPORATION  
 Scale: 1 inch = 30 feet Date: JUNE 6, 2001  
 ATC file # 2001-1078

**Atlantic Title Company**  
 76 Atlantic Place  
 South Portland, Maine 04106

  
 WILLIAM G. AUSTIN  
 STATE OF MAINE  
 PROFESSIONAL LAND SURVEYOR # 2174

## Corner lot

Descriptor/AreaA: 2Fr/B  
768 sqftB: WD  
90 sqftC: FG  
600 sqftD: FOH  
32 sqft

$24 \times 25 = 600$  sq. ft.  
planned train room

$768 \times .8 = 614.4$  sq. ft.

I would like to apply using section 14-436 of the Code. Because our family home is a pre-existing, non-conforming corner lot, we are in hopes of using the one-time option of expanding up to 80% of our home's first-floor footprint by building a train room over the garage. Assessor records show our first floor is 768 sq ft. Eighty percent of this would be 614 sq. ft. Our garage is 24x25, so the train room would be 600 sq. ft.

Thank you for your  
consideration

Deirdra Logan  
761-0468



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	272 M001001
<b>Location</b>	10 BIRCHVALE DR
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	LOGAN DEIRDRA L 10 BIRCHVALE DR PORTLAND ME 04102
<b>Book/Page</b>	16479/048
<b>Legal</b>	272-M-1 BIRCHVALE DR 8-18 6543 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$61,800	\$151,700	\$213,500

### Property Information

<b>Year Built</b> 1978	<b>Style</b> Garrison	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1568	<b>Total Acres</b> 0.15	
<b>Bedrooms</b> 4	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Total Rooms</b> 7	<b>Attic</b> None	<b>Basement</b> Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b> 07/02/2001	<b>Type</b> LAND + BLDING	<b>Price</b> \$184,900	<b>Book/Page</b> 16479-048
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### Picture and Sketch

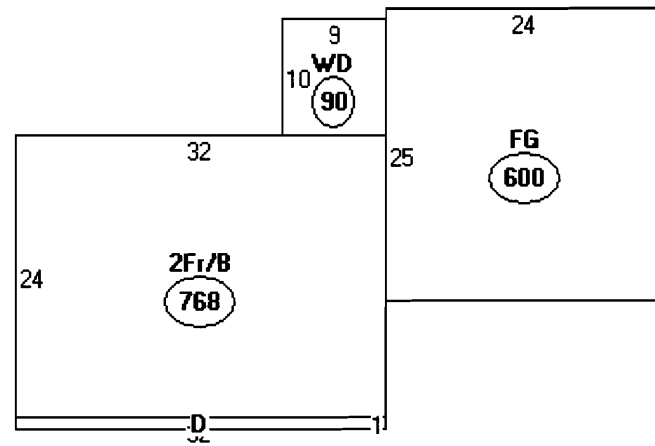
<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**





Descriptor/Area

A: 2Fr/B  
768 sqft

B: WD  
90 sqft

C: FG  
600 sqft

D: FOH  
32 sqft



Andersen Windows - Abbreviated Quote Report  
Project Name: Logan



Quote #: 000485

Print Date: 01/22/2007

Quote Date: 01/19/2007

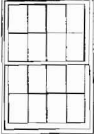

IQ Version: iq7.0

Page 1 Of 2

Dealer: Loranger Door & Window  
2325 Broadway  
So. Portland, Maine 04106  
207-772-2223  
Sales Rep: Fran Loranger

Customer:  
Billing: 10 Birchvale Dr  
Address: Portland, Maine 04102  
Phone: 761-0468  
Contact: Dierdra Logan

Fax:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 0001	2	TW3046 (AA) RO Size = 3' 2 1/8" W x 4' 8 7/8" H Unit Size = 3' 1 5/8" W x 4' 8 7/8" H Unit, Equal Sash, White/PI White, High Performance Low-E4 Glass (Each Sash) Grille, Equal Sash, Interior, Removable, White/Prefinished White, Colonial, 4W2H, 3/4", Roman Ogee Insect Screen, White	Front wall to match existing house	\$ 365.48	\$ 730.96
 0002	5	TW3056E (AA) RO Size = 3' 2 1/8" W x 5' 8 7/8" H Unit Size = 3' 1 5/8" W x 5' 8 7/8" H Unit, Equal Sash, White/PI White, High Performance Low-E4 Glass (Each Sash) Grille, Equal Sash, Interior, Removable, White/Prefinished White, Colonial, 4W3H, 3/4", Roman Ogee Insect Screen, White	Back wall for solar gains and to make certain a fireman can get access.	\$ 424.17	\$ 2120.85
0005	7	RO Size = N/A Unit Size = N/A Lock, Sash, TW, Estate Style - Bright Brass (Includes Keeper and Screws)	windows are tall Brass locks jobsite applied they will NOT be 44" above the floor.	\$ 45.88	\$ 321.16

Customer Signature

Dealer Signature

Total Load Factor

2.399

Subtotal	\$ 3,172.97
Tax ( 5.000%)	\$ 158.65
Grand Total	\$ 3,331.62

\*\* All graphics viewed from the exterior

WINDOW SCHEDULE

\* High Performance Low-E4 glass will be available as a running change on Andersen Architectural Specialty Windows. See order acknowledgement to verify glass type. \*

### Garage Beam

Date: 9/18/07      BeamChek 2.2

**Choice**      **W 12x 35   A36 Wide Flange Steel**      **Lateral Support at: Lc = 6.9 ft max.**

**Conditions**      Actual Size is 6-1/2 x 12-1/2 in.,  
Min Bearing Length    R1= 1.0 in.    R2= 1.0 in.    DL Defl 0.14 in    Suggested Camber 0.21 in

**Data**

Beam Span	24.0 ft	Reaction 1	6180 #	Reaction 1 LL	4320 #
Beam Wt per ft	35.0 #	Reaction 2	6180 #	Reaction 2 LL	4320 #
Beam Weight	840 #	Maximum V	6180 #		
Max Moment	37080 #'	Max V (Reduced)	N/A		
TL Max Defl	L / 240	TL Actual Defl	L / 620		
LL Max Defl	L / 480	LL Actual Defl	L / 887		

**Attributes**

	Section (in <sup>3</sup> )	Shear (in <sup>2</sup> )	TL Defl (in)	LL Defl
Actual	45.60	3.75	0.46	0.32
Critical	18.73	0.43	1.20	0.60
Status	OK	OK	OK	OK
Ratio	41%	11%	39%	54%

**Values**

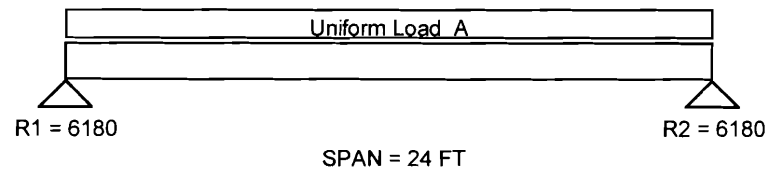
	Fb (psi)	Fv (psi)	E (psi x mil)
Base Value Fy	36000	36000	29.0
Base Adjusted	23760	14400	29.0

**Adjustments**

YP Factor, Lc	0.66	0.40
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BeamChek has automatically added the beam self-weight into the calculations.

**Loads**      Uniform TL: 480 = A      Uniform LL: 360



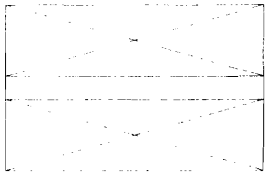
Uniform and partial uniform loads are lbs per lineal ft.

10 Birchvale dr  
Deidra Logan ( owner )  
Brackett Renovations LLC  
David Brackett  
232-4948  
[Brackettren@gwi.net](mailto:Brackettren@gwi.net)

2<sup>nd</sup> Floor addition to garage to make one larger room for model train display

- Door and window headers ✓
  - 4' or less double 2x6 with ridged foam insulation ✓
  - 4'-7' double 2x8 with ridged foam insulation ✓
- Roof framing 24' trusses 24" oc with 6/12 pitch flat ceiling ✓
- Wall framing 2x6 16" oc not more than 8' high ✓
- Floor framing "alljoist" I joists 9 1/2" x 2 1/2" 19.2" oc. spanning 12'6" max ( per spec ) ✓
- W12 X 35 steel I beam 25' free span ( per spec ) ✓
- Joist hangers on all joist to beam joints ✓
- 3/4" T&G advantech sub floor glued and ring nailed ✓
- 1/2" osb wall sheathing ✓
- 5/8" T&G advantech roof deck ✓
- 3' ice and water at eaves ✓
- roofguard II on remainder ✓
- 25 year 3 tab black shingles to match house ✓
- Vinyl siding to match house ✓
- Alum cap trim ✓
- Andersen low "E" windows ✓
- Removing a closet from second floor 4<sup>th</sup> bed room to extend hallway to give access to room ✓
- Moving closet in to new room to keep "legal bed room" ✓
- Insulation fiberglass ✓
  - Walls R19 ✓
  - Floor R30 ✓
  - Ceiling R38 w/ rafter mates ✓

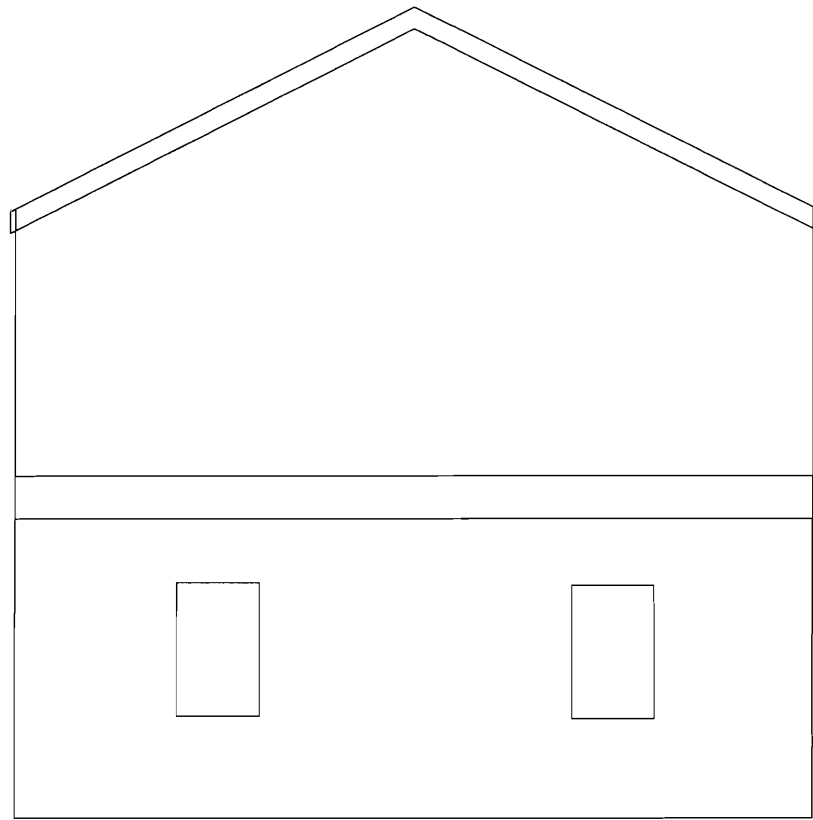
CST  
11/29



Window  
Header  
Detail  
Tail

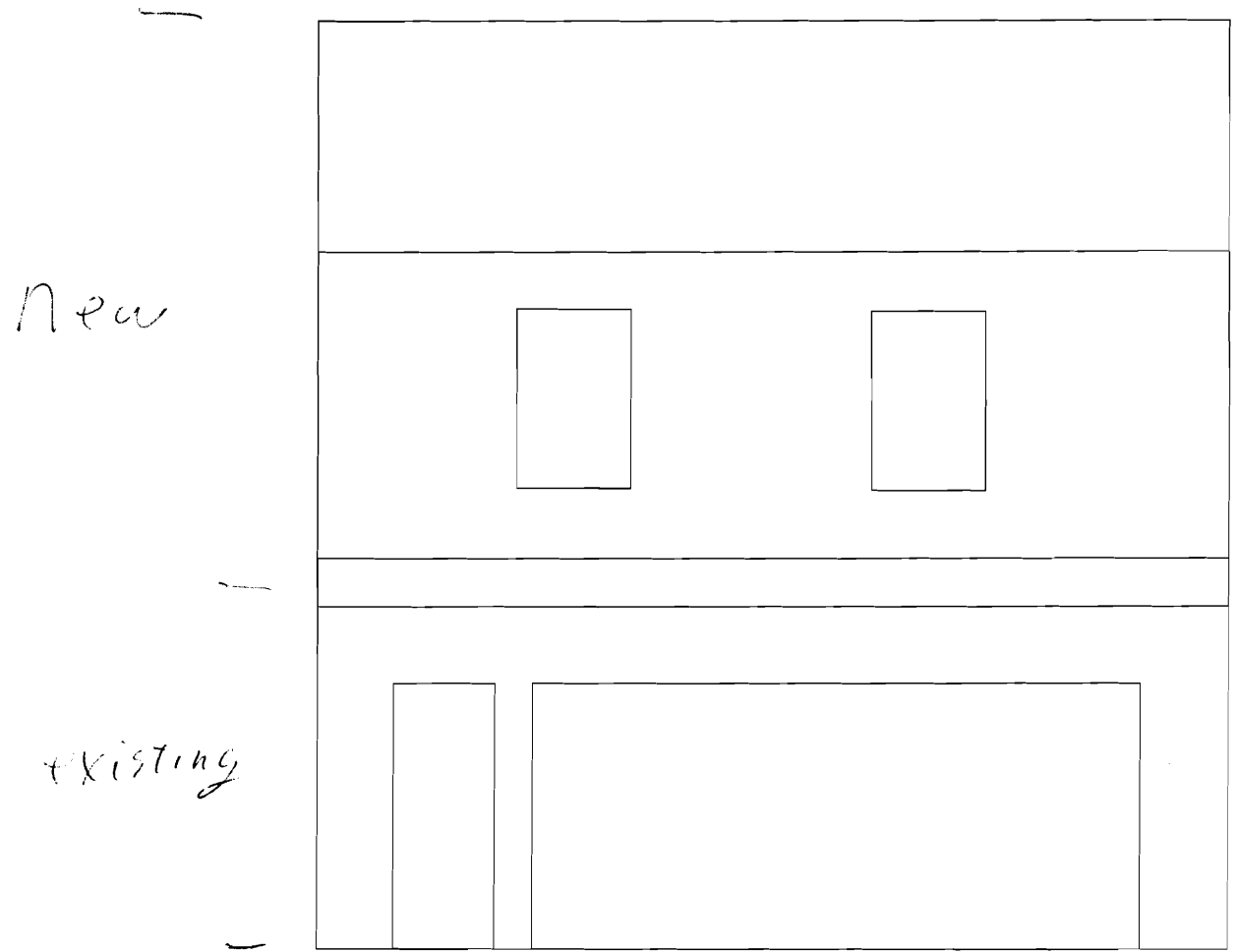
CST  
4/19

DOUBLE Header



side view

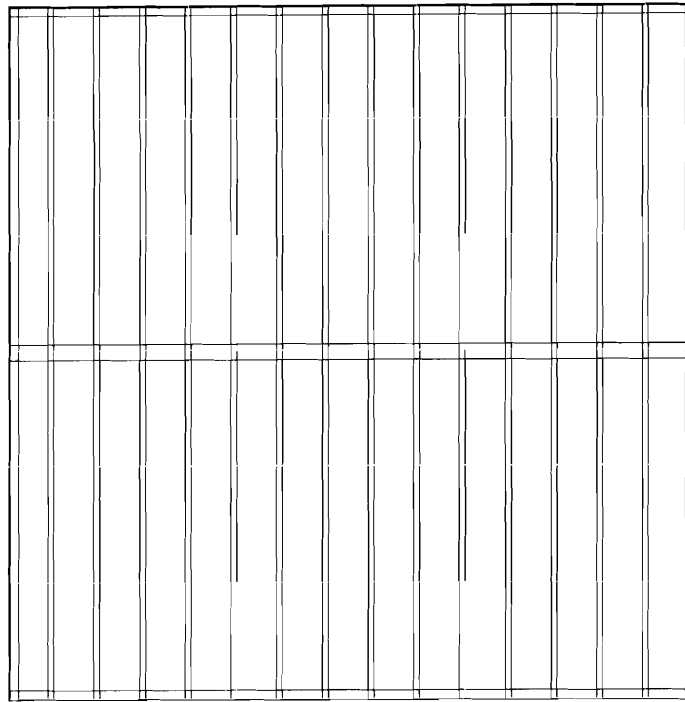




New

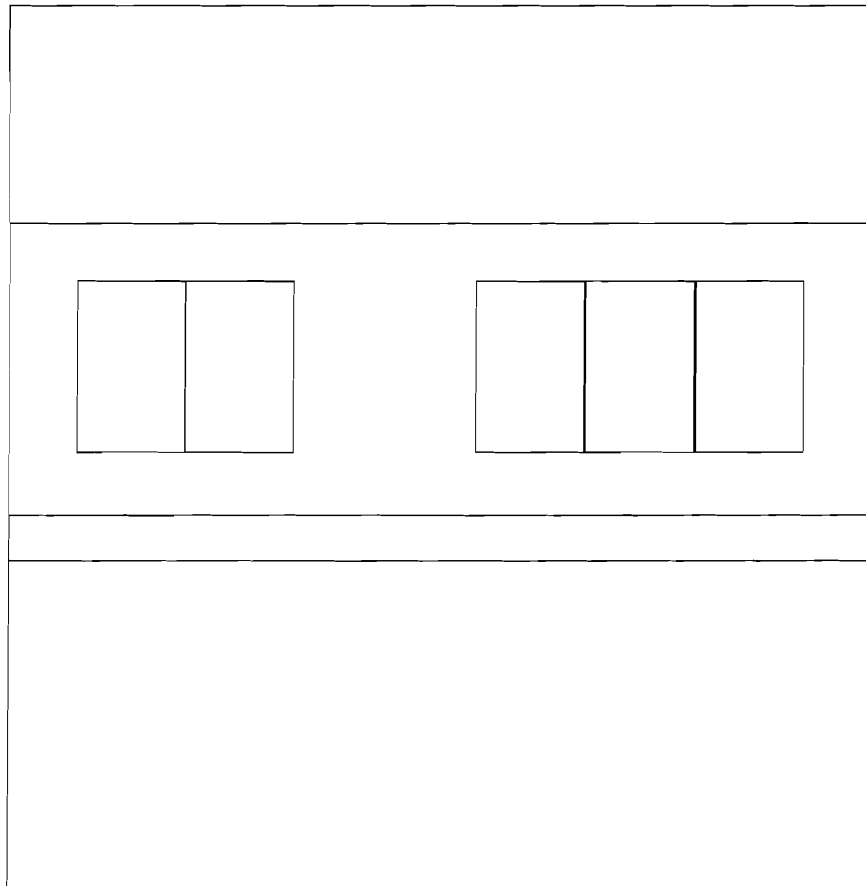
existing

Front view



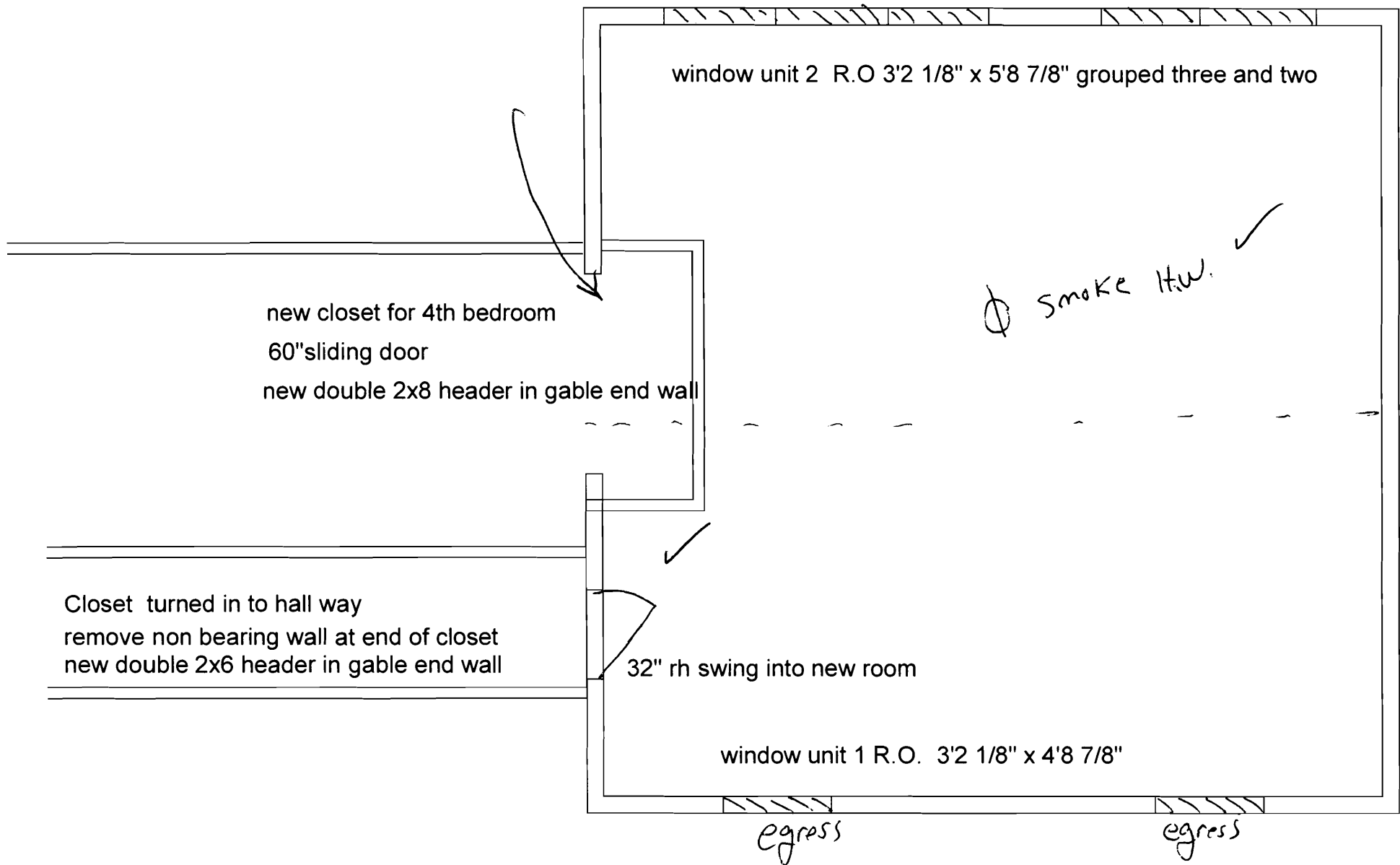
1 1  
└ 19.2" OC

Floor Framing



Rear view

Header 3 2x8 with center studs



5/8 t&g advantek roof deck  
Roofguard II underlayment  
3' strip ice & water at eaves  
25 year 3 tab black shingels

6/12 pitch trusses 24"oc  
R38 fiberglass ceiling insulation  
Gable end vents

1/2" osb sheathing  
Typar house wrap  
Vinyl siding

1/2" sheetrock walls and ceiling  
2x6 wall framing 16" oc  
R19 fiberglass wall insulation  
8' Wall framing height  
3/4" straping ceilings in new room and garage ceiling  
3/4" t&g advantek sub floor  
Painted finish grade plywood floor

CSH  
11/29

steel joist hangers on center beam  
W12x35 steel I beam wood blocked web for hangers  
Top and bottom wood blocked for sub floor and sheetrock

Ajs140 wood I joists 9  
1/2"x2 1/2" 19.2"oc  
Less then 12' span  
from outside wall to  
steel beam

existing Garage wall  
New 5/8" sheetrock walls and ceiling including steel beam  
R13 fiberglass wall insulation  
R30 fiberglass floor insulation

1/1000 1000

