

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT
PERMIT

PERMIT ISSUED

This is to certify that BERNARD DAVID A & RACHILLE A BERNARD /ITS/Property
has permission to converting 2nd floor storage area to a bathroom by adding a door
AT 18 BROOK RD OCT 19 2010
CPD 375 C002001

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 inhabited or otherwise occupied-in. 24 HOUR 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

[Handwritten Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

9.23 2010

Received from Rachelle Bernard

Location of Work 18 Brook Rd

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 50

Building (12) Plumbing (15) Electrical (12) Site Plan (12)

Other _____

CEL: 375-27

Check #: 670

Total Collected \$ 50

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: S. R.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 INK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1187	Issue Date:	CBL: 375 C007001
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Location of Construction: 18 BROOK RD	Owner Name: BERNARD DAVID A & RACHEL	Owner Address: 18 BROOK RD	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - converting 2nd floor storage area to a bathroom by adding a dormer - 6'4"	Permit Fee: \$50.00	Cost of Work: \$2,500.00	CEO District: 5
Proposed Project Description: converting 2nd floor storage area to a bathroom by adding a dormer - 6'4"		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>	

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 09/23/2010	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>stream protection 1.6% no volume added</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>v. city section 14-426 (b) 3.5% 3.5%</i></p> <p><input type="checkbox"/> Subdivision <i>of 30%</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/Cond. high</i></p> <p>Date: 10/1/10 <i>AKA</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>AKA</i></p>
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PERMIT ISSUED

OCT 19 2010

City of Portland

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

1-21-11 DWM Contact Rachelle 318-2481 Close in OK
Informed of hardwired + interconnected Smoke + hardwired CO

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1187	Date Applied For: 09/23/2010	CBL: 375 C007001
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Location of Construction: 18 BROOK RD	Owner Name: BERNARD DAVID A & RACHEL	Owner Address: 18 BROOK RD	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - converting 2nd floor storage area to a bathroom by adding a dormer (6'4")	Proposed Project Description: converting 2nd floor storage area to a bathroom by adding a dormer (6'4")
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/01/2010
Note: Property is in Stream Protection. Dormer is not adding any floor area. Adding 1.6 % increase in volume. Ok to Issue: ✓ Using section 14-436(b), first floor footprint is 820 sf. 80% is 656 sf. Dormer is adding 25.3 sf which is 3.9% of allowable 80% increase.			
<ol style="list-style-type: none"> 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) 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: Tammy Munson	Approval Date: 10/19/2010
Note: Ok to Issue: ✓			
<ol style="list-style-type: none"> 1) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments: 9/30/2010-amachado: Spoke to Rachele. Need to know what the side setbacks are for the principal structure. Property is within Stream Protection. Assuming that that the house is within 75', need to know the existing floor area and volume of the house to make sure that the addition is not more than 30%. 10/1/2010-amachado: Received the numbers to figure the volume.
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PERMIT ISSUED

OCT 19 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

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

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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City of Portland



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>18 Brook Road Portland 04103</u>		
Total Square Footage of Proposed Structure/Area <u>House - 1212 Dormer will add 30 sq. feet</u>	Square Footage of Lot <u>8700</u>	Number of Stories <u>Cape 2 Story</u>
Tax Assessor's Chart, Block & Lot Chart# <u>375</u> Block# <u>C</u> Lot# <u>007</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Rachelle and David Bernard</u> Address <u>18 Brook Road</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>(207) 318-2481</u> or <u>(207) 318-1705</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip	Cost Of Work: \$ <u>2,500</u> C of O Fee: \$ Total Fee: \$ <u>50.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>Bathroom</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>converting second floor storage area to a bathroom by adding a dormer.</u>		
Contractor's name: <u>Self</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Rachelle Bernard</u>		Telephone: <u>318-2481</u>
Mailing address: <u>18 Brook Road Portland Me 04103</u>		

please call!

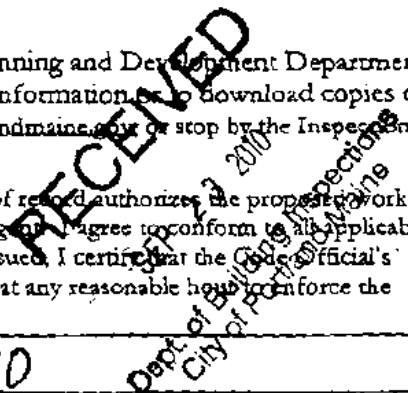
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

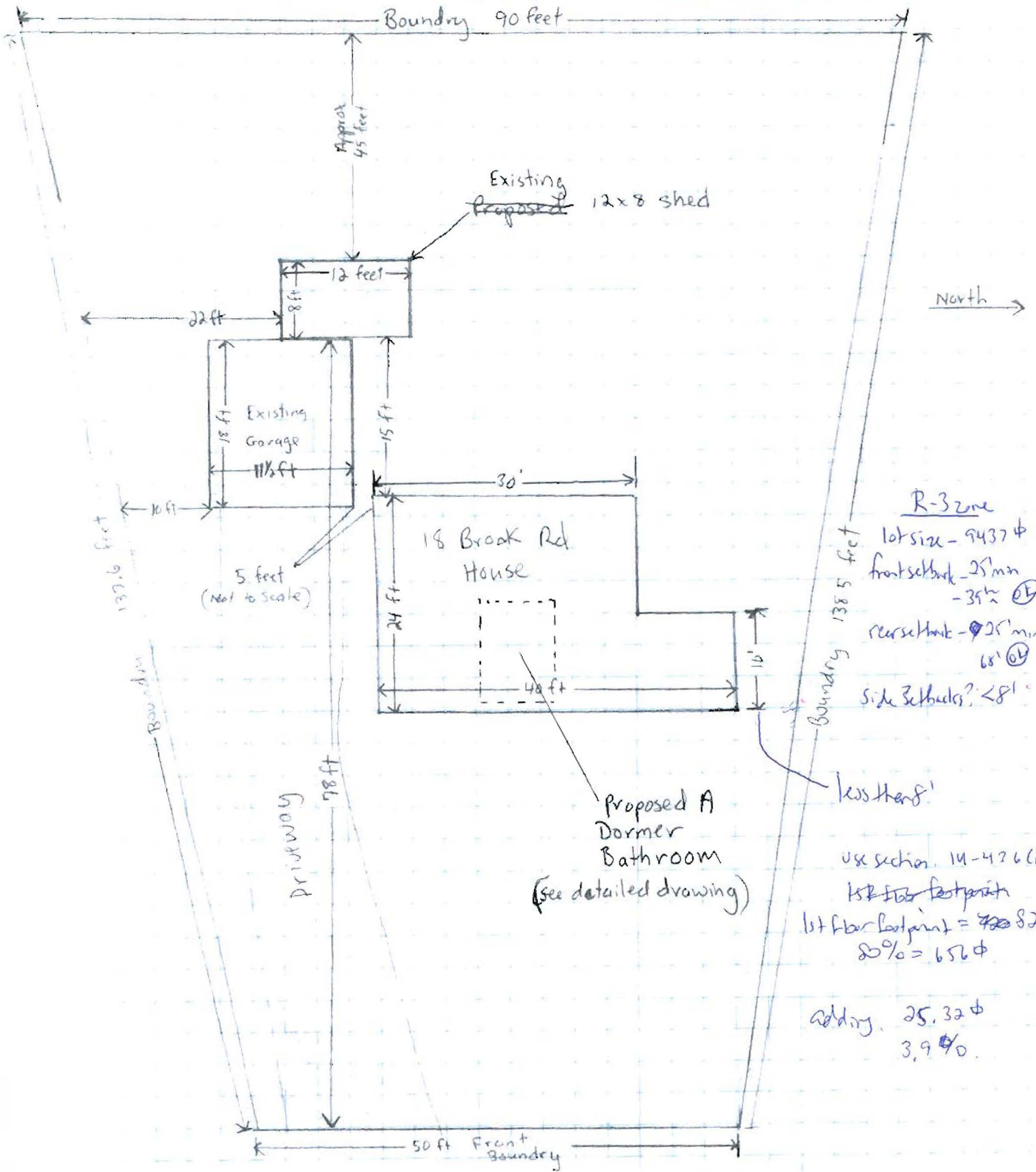
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 City's 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: Rachelle Bernard Date: 9/23/10

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





R-3 Zone
 lot size - 9437 sq ft
 front setback - 25' min
 - 35' @ 45°
 rear setback - 25' min
 65' @ 45°
 side setbacks? < 8'

use section 14-476(b)
 1st floor footprint
 1st floor footprint = ~~700~~ 820
 20% = 656 sq ft

adding 25.32 sq ft
 3.9%

Proposed A
 Dormer
 Bathroom
 (see detailed drawing)

18 Brook Rd - Plot Plan 2010

Plot Plan
 Not to Scale

Stream Protection

* used to figure volume

* not adding floor area - floor area already exists.

existing volume

$$\text{basement} - 23' \times 29' \times 7.5' = 5002.5 \text{ cu. ft.}$$

$$\text{first floor} - 23' \times 29' \times 7.5' = 5002.5 \quad 5776.84 \text{ cu. ft.}$$

$$9.5' \times 9.5' \times 7.33' = 661.53$$

$$\frac{1}{2} (9.5' \times 9.5' \times 2.5') = \underline{112.81}$$

$$\text{2nd floor} \quad \frac{1}{2} (29' \times 23' \times 10') = 3335 \text{ cu. ft.}$$

$$\text{total} \quad 14,114.34 \text{ cu. ft.}$$

$$30\% = 3334.30 \text{ cu. ft.}$$

dormer volume

$$\frac{1}{2} (7' \times 5.67' \times 8.5') = 168.68 \text{ cu. ft.}$$

$$\frac{1}{2} (5.67' \times 8.5' \times 2.5') = 60.24 \text{ cu. ft.}$$

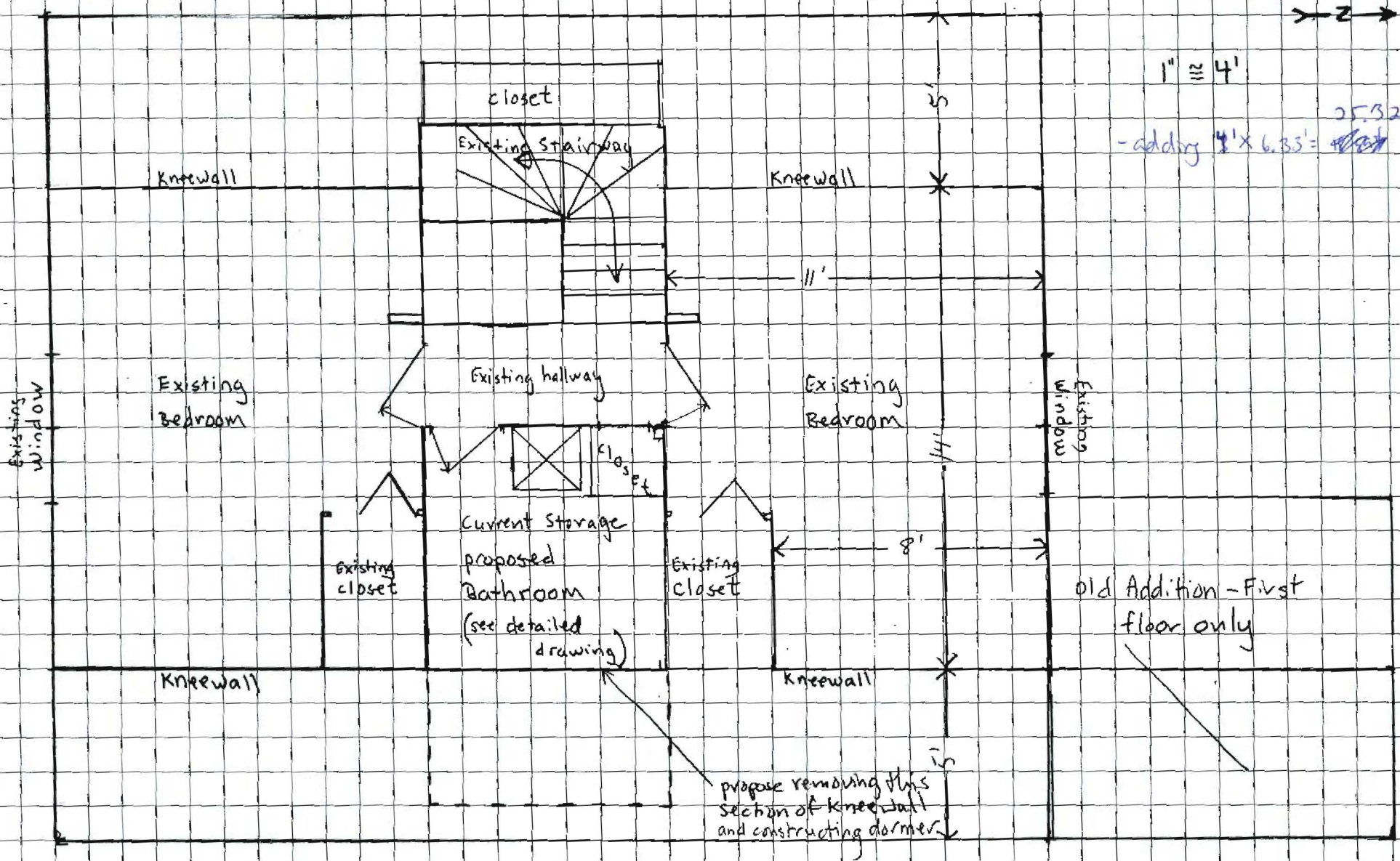
$$228.92 \text{ cu. ft.}$$

$$\frac{228.92}{14,114.34}$$

$$1.6\%$$

1.6% increase in volume

18 Brook Rd - 2nd floor



Russell Gaurin
592-0389

Volume

Basement $23'0" \times 29'0" \times 7'6" = 5,002$ cubic feet

1st floor $23'0" \times 29'0" \times 7'6" = 5,002$ cubic feet
Old Addition $9'6" \times 9'6" \times 7'4" = 662$

2nd floor $14'0" \times 29' \times 3" = 1,218$
 $3' \times 29' \times 4' = 348$
slope $\frac{1}{2} \times 11 \times 29' \times 4' = 638$
2,204

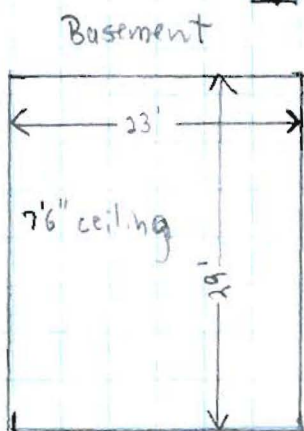
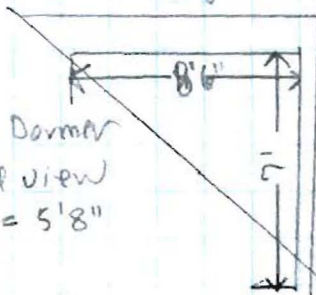
$\frac{2,204}{12,870}$ approx existing C.F.

Proposed Dormer Addition

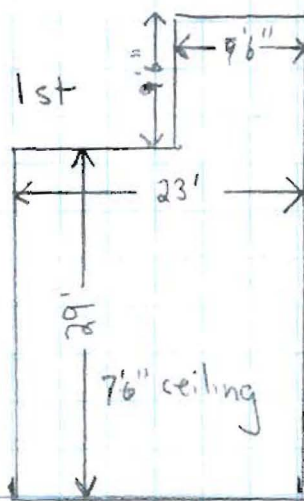
Slope $\frac{1}{2} \times 8'6" \times 5'8" \times 7' = 168$ C.F. approx.

or
Approx 1.3% increase in
Volume

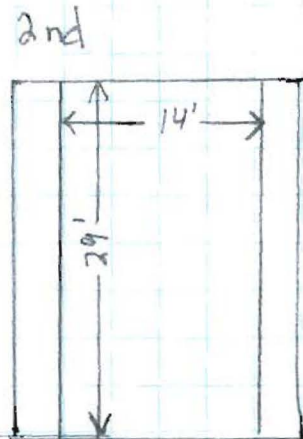
Proposed Dormer
Elevated view
width = 5'8"



5,002 CF



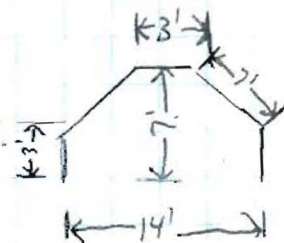
5,664 CF



2,204 CF

and - elevated view

* used these numbers - but Russell hadn't
include knee wall space - so see new sheet
18 Brock Rel - proposed dormer

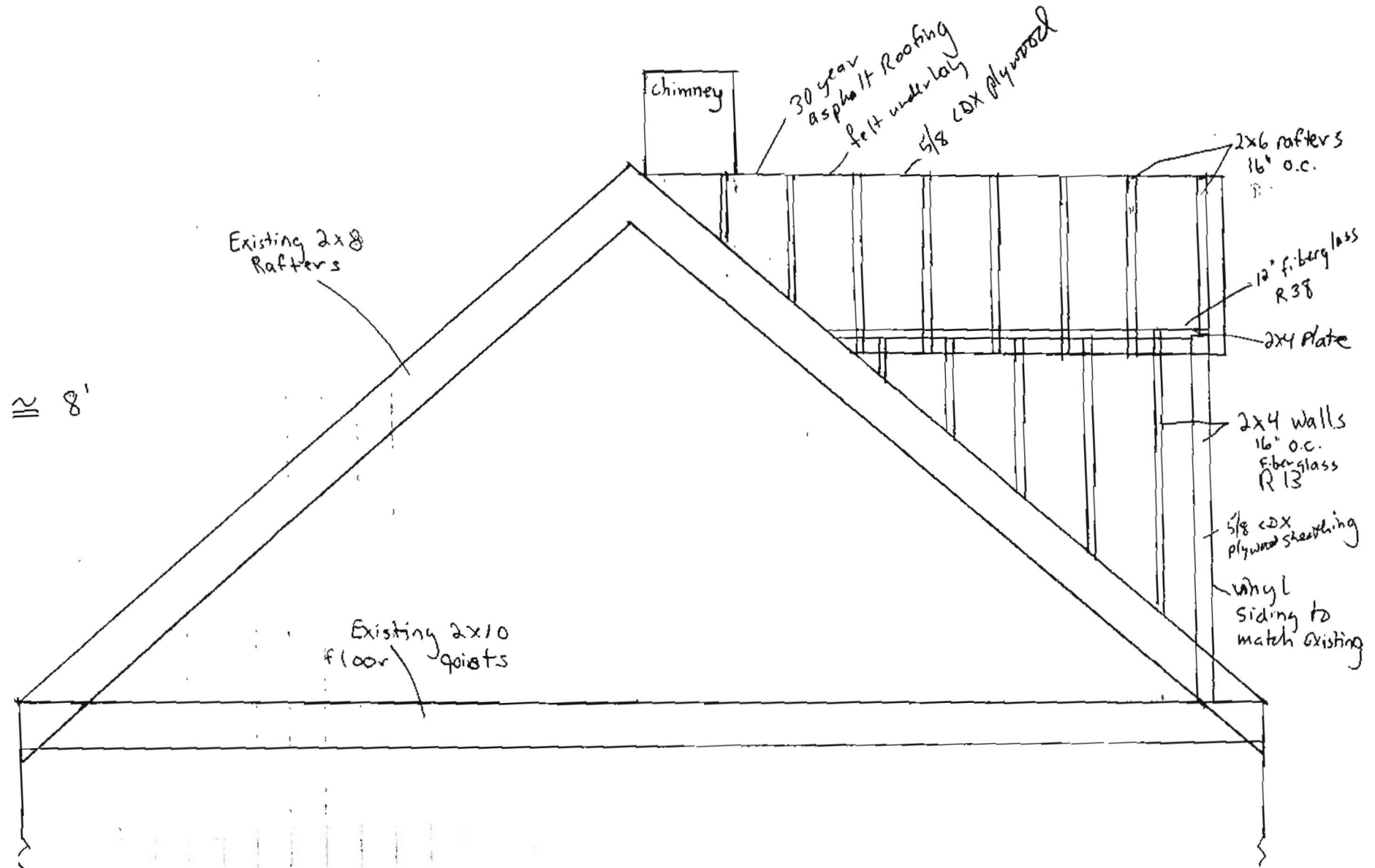


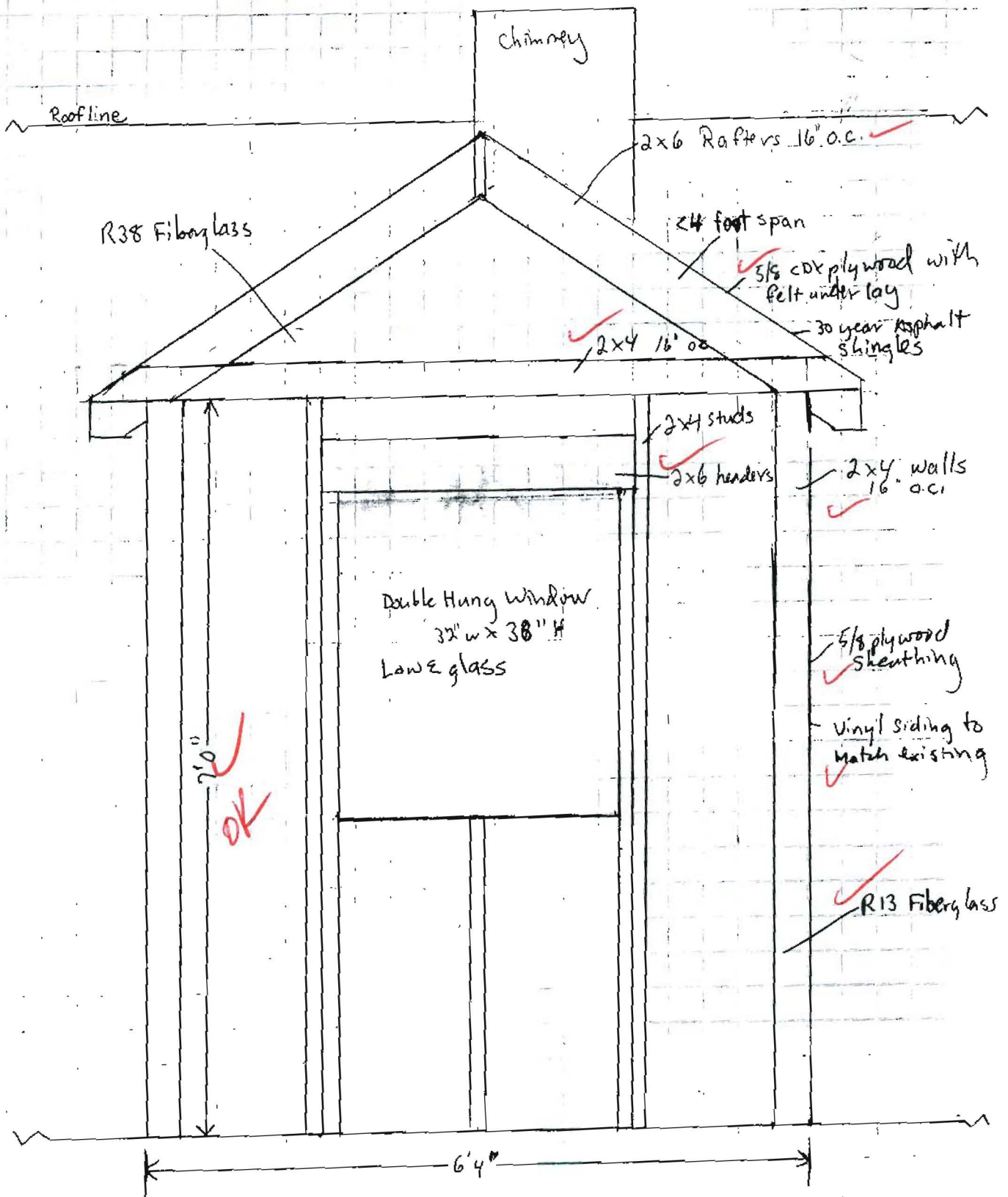
RECEIVED

OCT - 1 2010

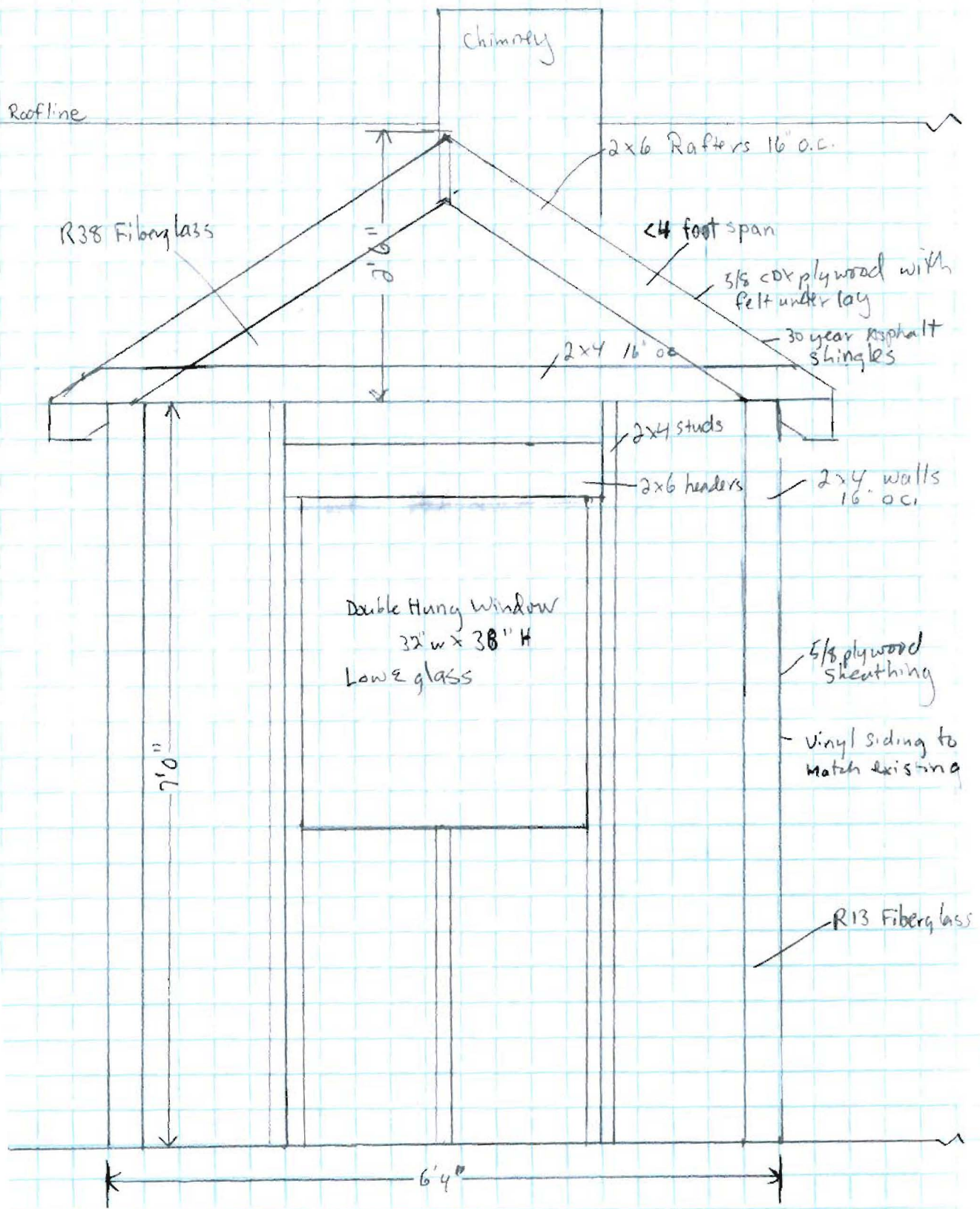
Dept. of Building Inspections
City of Portland Maine

18 Brook Rd - Proposed Bathroom A dormer



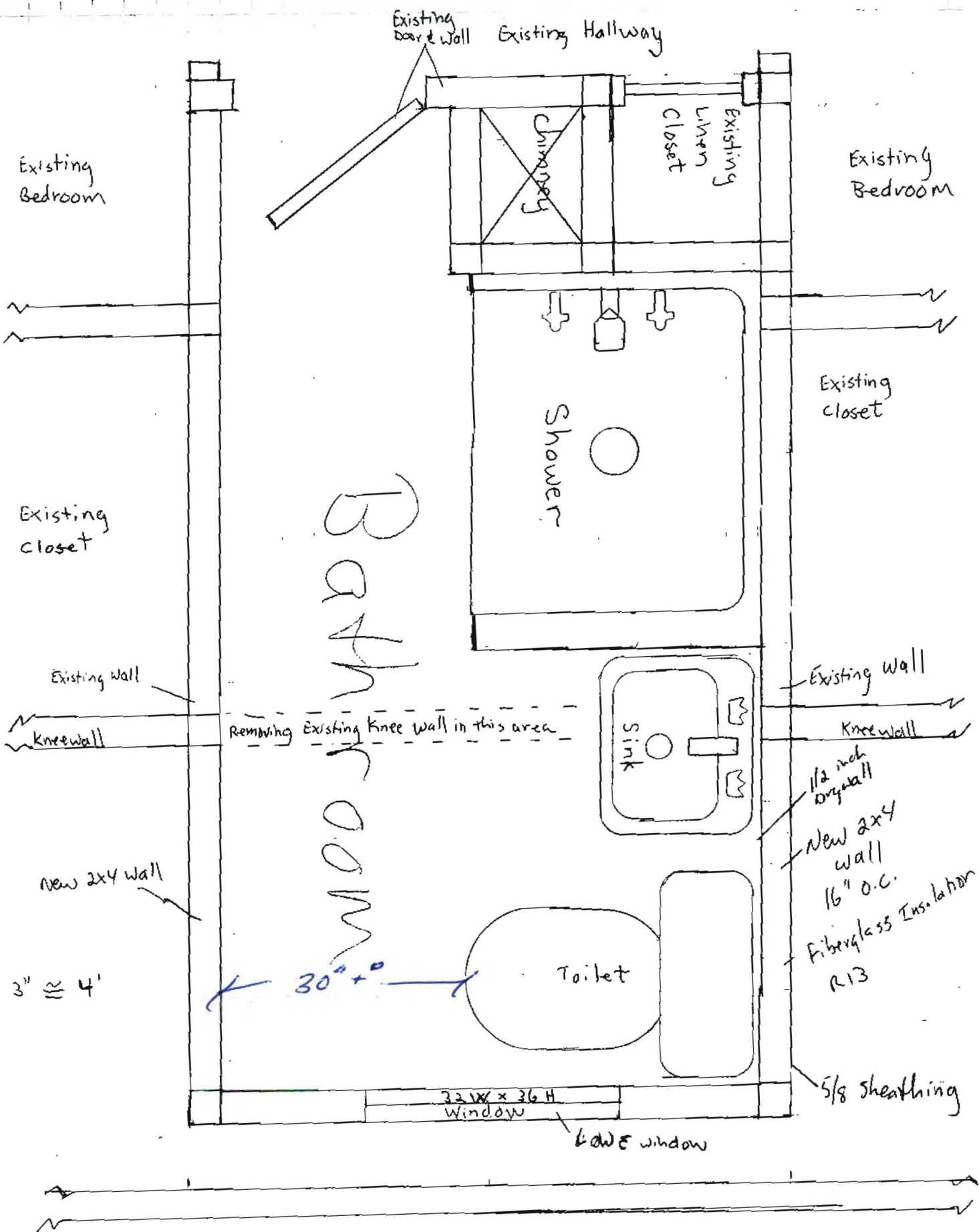


18 Brook Rd - Proposed bathroom A dormer



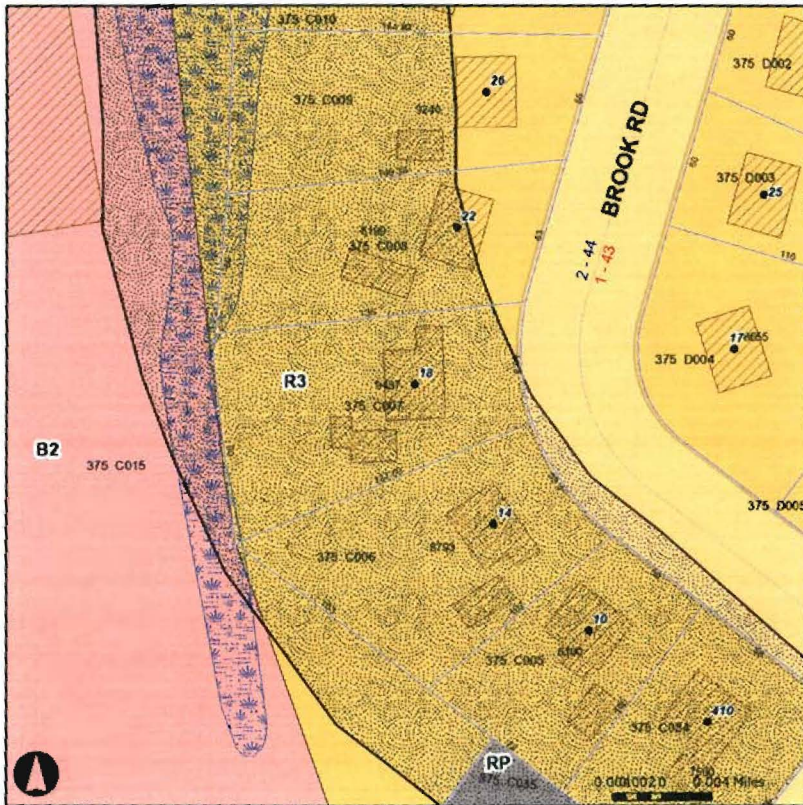
18 Brook Rd - Proposed bathroom A dormer

3' 1/2 x 4'



18 Brook Rd - proposed 2nd floor bathroom

Map



<p>Parcels</p> <ul style="list-style-type: none"> Interstate Streets Buildings Building Out Building Parcels Traveled Ways Stream Wetland Lake/Pond Coastal Bluff Overlay Zones Shoreland Overlay Zone 	<p>Stream Overlay Zone</p> <ul style="list-style-type: none"> Stream_protection Island Zoning C43 I-B I-TS I-R1 I-R2 I-R3 ROS RPZ Zoning AB Airport Business EWPZ C44 C45 B7 B1 Neighborhood Business B1b Neighborhood Business B2 Business Community B2b Business Community B3* Downtown Business B3c Downtown Business B4 Commercial Business B5 Urban Commercial B5b Urban Commercial IH Industrial - High Impact IL Industrial - Low Impact ILb Industrial - Low 	<p>Zoning (continued)</p> <ul style="list-style-type: none"> R2 Residential R3 Residential R4 Residential R5 Residential R6 Residential ROS Recreation Open Space RP Residential Professional RPZ Resource Protection WCZ* Waterfront WPDZ Waterfront WSUZ Waterfront C1 C2 C3 C5 C7 C8 C9 C10 C11 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 	<p>Zoning (continued)</p> <ul style="list-style-type: none"> C25 C26 C27 C28 C29 C30 C31 none B2c C32 C33 C34 C35 C36 B6 C37 C38 C39 C40 C41 C42 County Streets A15 A21 A31 ME Towns Land Water Body Ocean
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