

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050758
JUL 26 2005
CITY OF PORTLAND

This is to certify that Irwin Scott L & /CSI Builders

has permission to Addition of three level deck above existing living space

AT 83 Vesper St

003 D014001

provided that the person or persons, firm or corporation accepting 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 altered or closed-in. FOUR 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 and date 7/22/05

Director - Building Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No:	05-0758	Issue Date:	<b>PERMIT ISSUED</b> JUL 26 2005
		003	D014001

Location of Construction: 83 Vesper St	Owner Name: Irwin Scott L &	Owner Address: 83 Vesper St	Phone: 229-6447
Business Name:	Contractor Name: CSI Builders <i>Brian</i>	Contractor Address: 492 Woodfords Street, Portland, ME 04103	Phone: 229-6447
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: <i>R-6</i>

Use: Residential 3 unit	Proposed Use: Residential 3 unit Addition of a <del>three</del> <sup>two</sup> level deck above existing living space	Permit Fee: \$471.00	Cost of Work \$50,000.00	CEO District: 1 1
<i>Legal use: Three (3) residential condominium dwelling units</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description: *#05-003A*  
Addition of ~~three~~ <sup>two</sup> level deck above existing living space  
*revised 7/12/05*  
*To two level on - no roof top deck and no circular outside stairway*

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 06/14/2005	<b>Zoning Approval</b>	
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	<p><b>Special Zone or Reviews</b></p> <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"/> <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>8/7/05</i>	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <input checked="" 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: _____
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**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	

# DANCAUSE CONSTRUCTION

21 Caroline Crossing  
Hollis Me, 04042  
Phone: (207) 229-6447

## **Railings**

In the blue print the handrail height is specified to be 36". I am going the raise the height to 42".

## **Door Headers**

### Non load bearing

If the wall that the slider doors are not **load** bearing then I will simply install a 2x12 header with 1/2" CDX plywood and glue it together along with nailing.

### Load Bearing wall

If the **wall** is in fact load bearing then I will up grade to an LVL beam to **support** the load. The size of the LVL will be

## **Attaching the deck to the building**

The decks will be attached to the building using 4 1/2 inch lag bolts. These **will** be bolted into the studs of the wall and the box beam that **runs** along the length of the wall. I will place them approximately **ever** 16" on center and in a staggered pattern to try and support the entire piece of 2x12

## **Free span porch beam**

I will have to change the size of the header from 3- 2x8x12 to support the front of the second porch, to an LVL beam.  
The size of **the** new beam will be

Portland Code Enforcement Office  
Tammy

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

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

<b>Permit No:</b> 05-0758	<b>Date Applied For:</b> 06/14/2005	<b>CBL:</b> 003 D014001
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<b>Location of Construction:</b> 83 Vesper St	<b>Owner Name:</b> Irwin Scott L &	<b>Owner Address:</b> 83 Vesper St	<b>Phone:</b> 
<b>Business Name:</b>	<b>Contractor Name:</b> CSI Builders	<b>Contractor Address:</b> 492 Woodfords Street Portland	<b>Phone</b> (207) 797-5454
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	Additions - Commercial	
<b>Proposed Use:</b> Residential 3 condominium dwelling units Addition of a three level deck above existing living space		<b>Proposed Project Description:</b> Addition of three level deck above existing living space	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 0711212005**Note:** 7/11/05 went over with Jeannie - the submitted plans do not meet 14-436 and do not meet the R-6 zone      **Ok to Issue:**   
prohibiting open exterior stairways. - Also some building code problem - called owner  
7/12/05 S. Irwin has agreed to remove the roof-top deck and the open circular stairs from this application.

- 1) This permit is being approved on the basis of revised plans submitted concerning the rooftop deck and circular stairs. Any deviations shall require a separate approval before starting that work.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional litchen equipment including, but not limited to item such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) It is understood that the originally requested roof-top deck and open circular stairs have been removed from this permit application. They are both not approved with permit.
- 4) This property shall remain a three (3) residential family condominium dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/22/2005**Note:**      **Ok to Issue:** 

- 1) The bulkhead entrance on the plan is NOT approved as part of this permit.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.

**Comments:**

7/20/05-tmm: only permitted to build 2 levels - need header info, 42" high guards, detail on attachment to house, need lvl's for 12' span on carrying beam. Not building bulkhead per owner. - went over w/owner.



# Residential 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: 83 VESPER STREET

Total Square Footage of Proposed Structure

3913 - NO CHANGE

Square Footage of Lot

3200 SF

Tax Assessor's Chart, Block & Lot

Chart#

TAX MAP 3

Block#

D

Lot#

14

Owner:

SCOTT IRWIN

Telephone.

450 0550

Lessee/Buyer's Name (If Applicable)

Applicant name, address & telephone:

PAUL MITCHELL  
WHITECAP DESIGN  
62 STATE ST #21  
PORTLAND, ME  
PH 233.2235

cost Of

Work: \$ 50,000

Fee: \$

471.00

Current Specific use: RESIDENTIAL

Proposed Specific use: RESIDENTIAL / EXTERIOR DECK

Project description: THE ADDITION OF A THREE LEVEL  
DECK ABOVE EXISTING LIVING SPACE

Contractor's name, address & telephone: CSI BUILDERS - 207.831.6966

Who should we contact when the permit is ready: ~~SCOTT IRWIN~~ SCOTT IRWIN

Mailing address: 83 VESPER ST #1  
PORTLAND, ME 04101

Phone: 450 0550

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

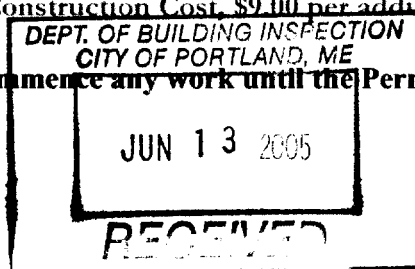
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/ her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Paul Mitchell

Date: 6/10/05

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

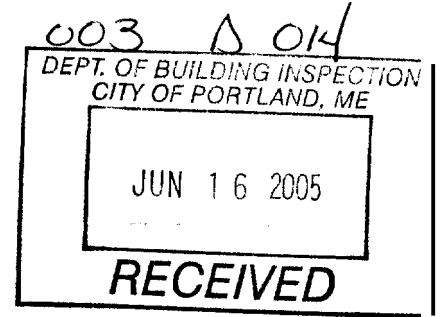
**This is not a Permit; you may not commence any work until the Permit is issued.**



83 Vesper  
Routed to  
Marge  
Not there  
on w/  
RES



CITY OF PORTLAND  
DING CODE CERTIFICATE  
9 Congress St., Room 315  
Portland, Maine 04101



LIABILITY CERTIFICATE

Designer: PHIL KAPLAN ARCHITECT

Address of Project: 83 VESPER STREET, PORTLAND

THREE

Signature: *Phil Kaplan*

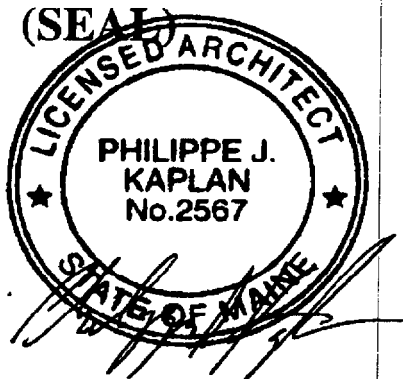
Title: ARCHITECT

Firm: PHIL KAPLAN ARCHITECT

Address: 424 FORE ST

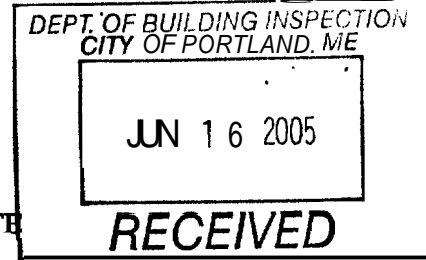
PORTLAND, ME 04101

Phone: 207.842.2888





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

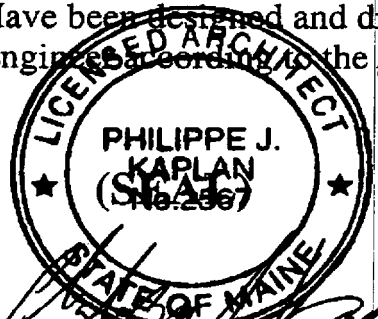


FROM: PHIL KAPLAN ARCHITECT

These plans and / or specifications covering construction work on:

DECK ADDITION @ 83 VESPER ST.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law

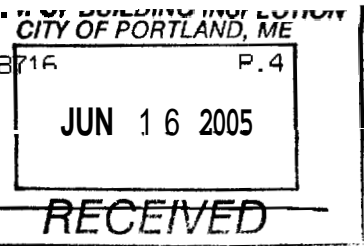
Signature: Phil Kaplan

Title: ARCHITECT

Firm: PHIL KAPLAN ARCHITECTS

Address: 124 FORE ST. - PORTLAND

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



FROM DESIGNER: PHIL KAPLAN  
 DATE: 6.14.05  
 Job Name: VESPER ST. DECK ADDITION  
 Address of Construction: 83 VESPER ST. PORTLAND, ME

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IRC '03 Use Group Classification(s) R-2

Type of Construction CR

Will the structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? NO Geotechnical/Soils report required? (See Section 1802.2)

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (108.1, 108.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
<u>RESIDENTIAL</u>	<u>40 PSF</u>
<u>DECK SNOW DRIFT</u>	<u>80 PSF</u>

Live load reduction (1603.1.1, 1607.9, 1607.10)	---
Roof live loads (1603.1.2, 1607.11)	---
Roof snow loads (1603.1.3, 1608)	---
Ground snow load, $P_g$ (1608.2)	<u>50</u>
If $P_g > 10$ psf, flat-roof snow load, $P_f$ (1608.3)	<u>35</u>
If $P_g > 10$ psf, snow exposure factor, $C_e$ (Table 1608.3.1)	<u>1.0</u>
If $P_g > 10$ psf, snow load importance factor, $I_s$ (Table 1604.5)	<u>1.0</u>
Roof thermal factor, $C_t$ (Table 1608.3.2)	<u>1.0</u>
Sloped roof snowload, $P_s$ (1608.4)	---

Wind loads (1603.1.4, 1609)

DECK ONLY

Design option utilized (1609.1.1, 1609.6)	---
Basic wind speed (1609.3)	---
Building category and wind importance factor, $I_w$ (Table 1604.5, 1609.5)	---
Wind exposure category (1609.4)	---
Internal pressure coefficient (ASCE 7)	---
Component and cladding pressures (1609.1.1, 1609.6.2.2)	---
Main force wind pressures (1609.1.1, 1609.6.2.1)	---

Seismic design category (1616.3)	<u>NA</u>
Basic seismic-force-resisting system (Table 1617.6.2)	<u>NA</u>
Response modification coefficient, $R$ , and deflection amplification factor, $C_d$ (Table 1617.6.2)	---
Analysis procedure (1616.6, 1617.5)	---
Design base shear (1617.4, 1617.5.1)	---

Earthquake design data (1603.1.5, 1614 - 1623)

Design option utilized (1614.1)	<u>NA</u>
Seismic use group ("Category") (Table 1604.5, 1616.2)	---
Spectral response coefficients, $S_{DS}$ & $S_{D1}$ (1615.1)	---
Site class (1615.1.5)	---

Flood loads (1603.1.6, 1612)	<u>NA</u>
Flood hazard area (1612.3)	<u>NA</u>
Elevation of structure	---
Other loads	<u>NA</u>
Concentrated loads (1607.4)	<u>NA</u>
Partition loads (1607.5)	<u>NA</u>
Impact loads (1607.8)	<u>NA</u>
Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)	<u>NA</u>

DECK ONLY





TRANSMITTAL

TO: DONNA MARTIN

VIA: FAX 874-8716

DATE: 6/16/06

PAGES: 4

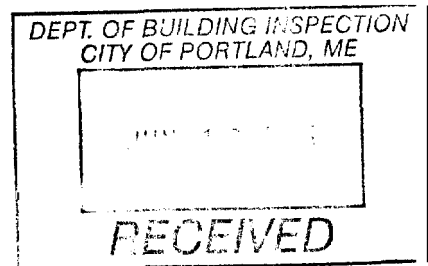
RE: (KETCHUM) 83 VESPER ST.

HI DONNA -

PLEASE ADD TO FILE FOR 83 VESPER ST.  
CALL W/ QUESTIONS.

THANKS!

PHIL KAPLAN



k24 FORE STREET PORTLAND, ME 04101  
 P 207.842.2888 F 207.842.2828  
 PKAPLAN@MAINE.RR.COM WWW.PHIL-KAPLAN.COM

additional dwelling unit within five (5) years from the date of issuance of the building permit. Any building reviewed as a two-family dwelling in accordance with section 14-524 or not reviewed under article V, which is altered or enlarged to include any additional dwelling unit after this five-year period, shall be reviewed as a major development pursuant to article V of this chapter.

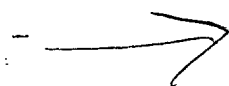
2. Multifamily dwellings, provided that any alteration of a structure in residential use on December 2, 1987:

- a. Shall not result in the creation of any additional dwelling unit of less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic; and
- b. Shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common **areas** and storage in basement and attic;
- c. Parking shall be provided as required by 'division 20 of this article;
- d. No open outside stairways or fire escapes above the ground floor **shall** be constructed;
- e. A below-grade dwelling unit shall be permitted only if access is provided directly to the outside of the building;
- f. Such development shall be subject to article V (site plan) of this chapter for site plan review and approval.

3. Handicapped family unit, as defined in section 14-47 (definitions) of this article, for handicapped persons plus staff.

4. Single-family, multiple-component manufactured

14-136(a)2



14-436

<i>Standard Percolation Test Rate of Percolation (minutes)</i>	<i>Lot Area Required (square feet)</i>
2	7,800
3	8,400
4	8,800
5	9,100
10	10,500
15....	11,800
30	13,800
45	15,500

(Code 1968, § 602.19.N)

**Sec. 14-436. Building extensions.**

Existing non-residential and residential principal structures which are nonconforming as to any area and/or yard requirements may be enlarged within the existing footprint subject to the following provisions:

- (a) *For principal structures lawfully nonconforming as to land area per dwelling unit as of July 19, 1988: The floor area of the expansion shall be limited to no more than fifty (50) percent of the first floor footprint.*

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

- (b) For *residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback* or *nonresidential principal structures that are lawfully nonconforming as to any yard setback*: The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint.. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.

Building expansions under this section may occur only once during the lifetime of an existing structure.  
(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, 53, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article 11, Sec. 8 of the Portland City Charter)

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\*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.  
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See. 14-437. )Setback reductions.

(a) **Authority.** The zoning administrator may grant setback reductions to the extent provided by this section.

(b) **Procedure.** Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

1. The name and address of the applicant and his or her