

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 070777

This is to certify that SAX DOUGLAS S & SHAW ARE A SAX ITS/CSI Builders

has permission to Interior renovations, Create central, remove interior partition

AT 74 ST LAWRENCE ST City of Portland Permit 016 H004001

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.

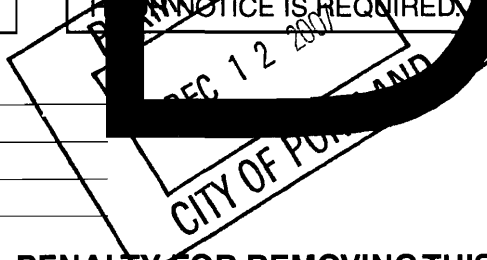
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or used in any way. 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



*01/28/07* *Cheryl RA*  
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: 07-0777	Issue Date: 6/28/07	CBL: 016 H004001
-----------------------	------------------------	---------------------

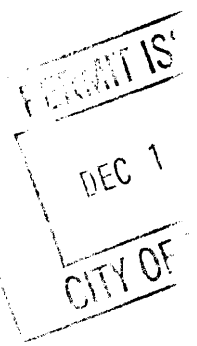
Location of Construction: 74 ST LAWRENCE ST	Owner Name: SAX DOUGLAS S & SHAWNEE	Owner Address: 74 ST LAWRENCE ST	Phone:
Business Name:	Contractor Name: CSI Builders	Contractor Address: 41B Woodville Falmouth	Phone: 2078316966
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - Interior renovations, Create cathedral, remove interior partition	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	

Proposed Project Description: Interior renovations, Create cathedral, remove interior partition	Signature:	Signature: 6/28/07 CSB
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: 06/28/2007	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 6/28/07 CSB</p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input checked="" 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: 6/28/07 CSB</p>
	<p style="text-align: center;"><i>OK int wk only</i></p>		



**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

# 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.

\_\_\_\_\_ **Footing/Building Location Inspection:** Prior to pouring concrete

\_\_\_\_\_ **Re-Bar Schedule Inspection:** Prior to pouring concrete

\_\_\_\_\_ **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**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

CBL: 122 H002

Building Permit #: 07-1472

016 4004

07-0771

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

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

<b>Permit No:</b> 07-0777	<b>Date Applied For:</b> 06/28/2007	<b>CBL:</b> 016 H004001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 74 ST LAWRENCE ST	<b>Owner Name:</b> SAX DOUGLAS S & SHAWNEE	<b>Owner Address:</b> 74 ST LAWRENCE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> CSI Builders	<b>Contractor Address:</b> 41B Woodville Falmouth	<b>Phone</b> (207) 831-6966
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Interior renovations, Create cathedral, remove interior partition	<b>Proposed Project Description:</b> Interior renovations, Create cathedral, remove interior partition
--	---

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Chris Hanson      **Approval Date:** 06/28/2007  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 06/28/2007  
**Note:**      **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) 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.
- 3) The attic scuttle opening must be 22" x 30".
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

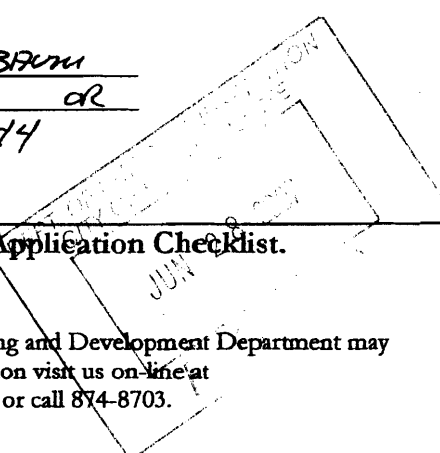




# General Building Permit Application

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: <u>74 ST. LAWRENCE ST</u>		
Total Square Footage of Proposed Structure <u>EXISTING</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>16</u> Block# <u>H</u> Lot# <u>Y</u>	Owner: <u>DOUG + SHAWNEE SMY</u>	Telephone: <u>874-2181</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ADAM ROSENBAUM</u> <u>C.S.I. BUILDERS INC</u> <u>413 WOODVILLE RD.</u> <u>FALMOUTH, ME 04105</u>	Cost Of Work: \$ <u>5,000</u> Fee: \$ <u>70</u> C of O Fee: \$
Current legal use (i.e. single family) <u>SINGLE</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: <u>CREATE CATHEDRAL CEILING ON 3RD FL. INSTALL STRUCTURAL RING.</u> <u>REMOVE PARTITION WALL ON FIRST FLOOR. INSTALL SUPPORT WHERE NOTED</u> <u>ON FIRST FLOOR. SEE DRAWING + ENGINEER SPEC'S.</u>		
Contractor's name, address & telephone: <u>C.S.I. BUILDERS INC.</u>		
Who should we contact when the permit is ready: <u>ADAM ROSENBAUM</u>		
Mailing address: <u>413 WOODVILLE RD.</u> <u>FALMOUTH, ME 04105</u>		Phone: <u>831-6966 or</u> <u>781-5544</u>



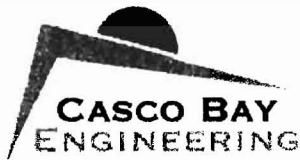
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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: <u>Adam Rosenbaum</u>	Date: <u>6/19/07</u>
---	----------------------

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



CIVIL & STRUCTURAL ENGINEERING  
www.cascobayengineering.com

424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

June 19, 2007

Ms. Jeanie Bourke  
Code Enforcement  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re: Sax Residence Renovation – Beam Design  
41 St. Lawrence Street


Project Number: 7057

Dear Ms. Bourke:


This letter is to confirm that we analyzed a new ridge beam above the existing second floor kitchen area. We also analyzed a second floor beam to support the ridge beam point load. For the proposed ridge beam, the contractor can choose to use either a triple 2x12 for the 16' ridge span and single 2x12's for the 9'-6" and 6'-6" ridge spans for option 1, or they can provide a 3 1/2"x9 1/2" LVL for the 16' ridge span, a double 2x10 for the 9'-6" ridge span and a single 2x10 for the 6'-6" ridge span for option 2. The second floor beam, located below the wall between the kitchen and hallway, will need an additional 3 1/2"x9 1/2" LVL sistered to the side of the existing built-up 2x10 beam. We recommend that the supporting columns be a minimum of triple built-up 2x's. We determined that the partition wall between the first floor living room and dining room is parallel with the second floor joists and therefore is a non bearing wall which can be removed without additional structural modification. The contractor will also need to provide solid blocking between the floors at all column locations. Lastly, the contractor will need to provide Simpson ties for the existing rafter to the new ridge beam connection. The roof and floor systems were analyzed in accordance with the IBC International Building Code, Structural loads chapter, for the appropriate residential loading.

Please contact us if you have any additional questions or concerns.

Sincerely,

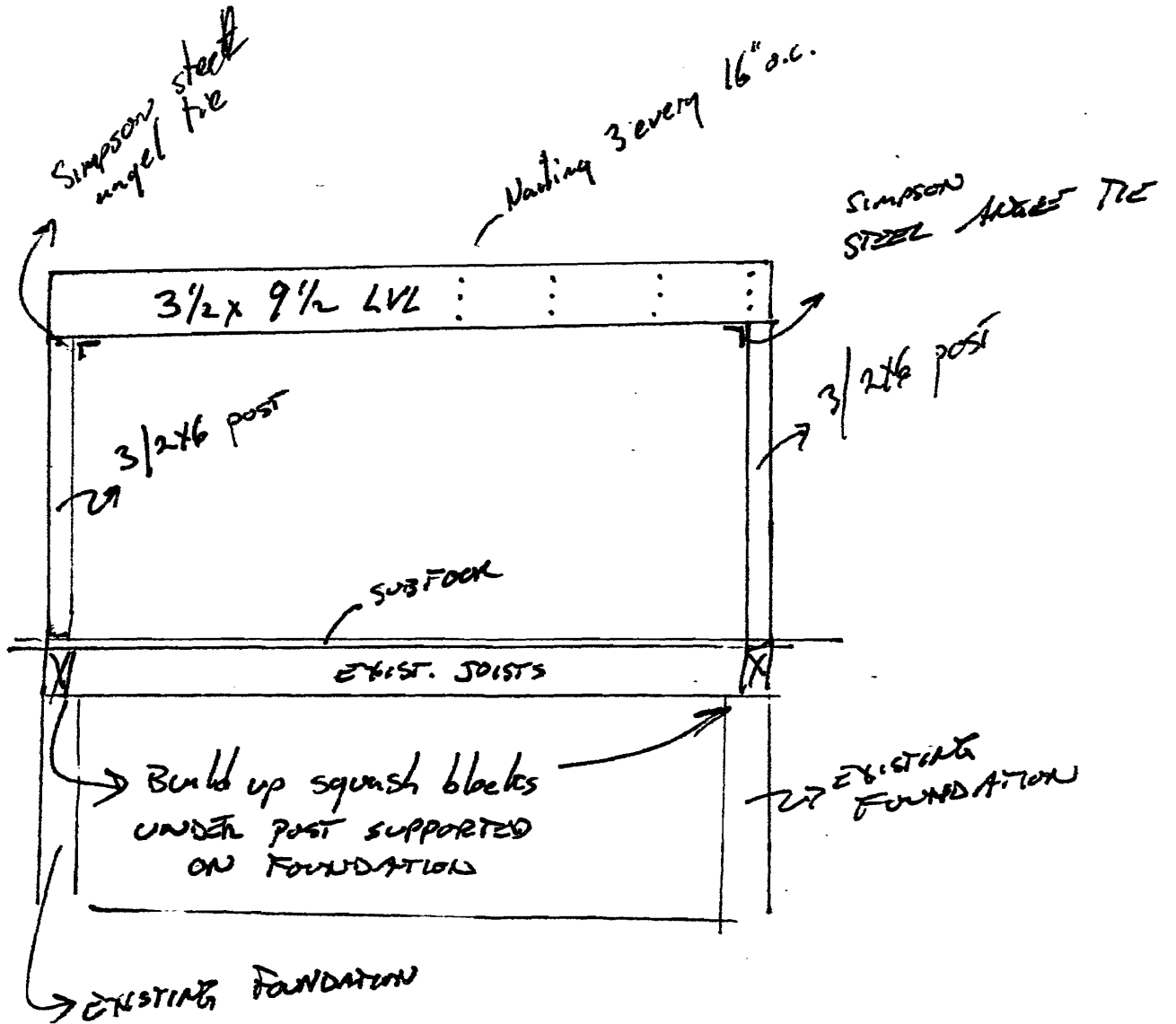
  
Eric Dube  
President  
Casco Bay Engineering



  
Carolyn C. Bird, P.E.  
Vice President  
Casco Bay Engineering

FIRST FLOOR CROSS SECTION

C.S.I. BUILDERS  
41 WOODVILLE RD.  
FALMOUTH, ME 04105

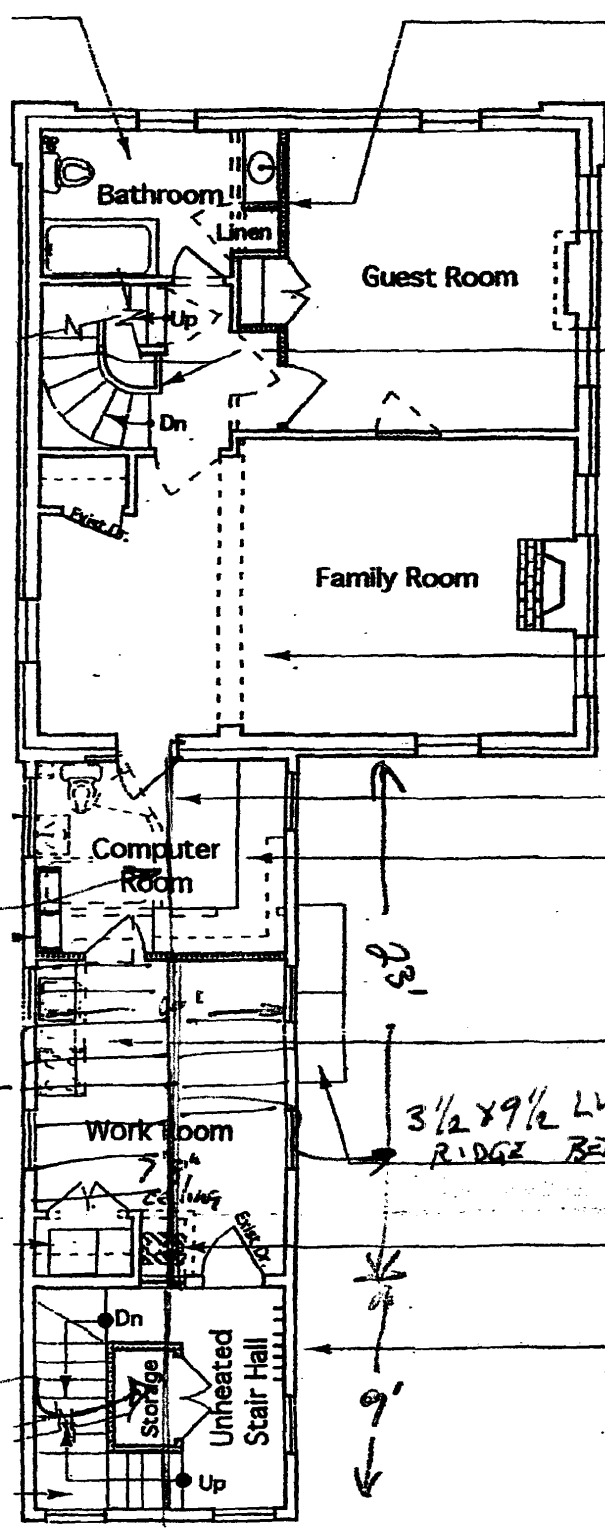


74 ST. LAWRENCE ST.  
PORTLAND, ME



DOUG SAH  
 74 St. LAURENCE ST  
 PORTLAND

C.S.I. BUILDERS  
 41 WOODVILLE RD.  
 FALMOUTH, ME 04105  
 781-5544



New walls. Reuse exist. trim and molding as possible from demo. on 2nd flr. Typ.

Note:  
 After demo, reuse exist. old paneled doors as possible

Replace exist. railing. Reuse exist balusters as possible. Remove post at railing. Restructure stairs above. Patch and repair ceiling.

Adjustable bookshelves each side of master bed

Exist. beam above to remain

New access door behind bed to storage

Remove existing Bathroom. Redo wood flooring to match Workroom. (NON BEARING WALL) (ENGINEER REVIEW)

30" +/- high work counter with file cabinets below and 3 wall hung shelves above

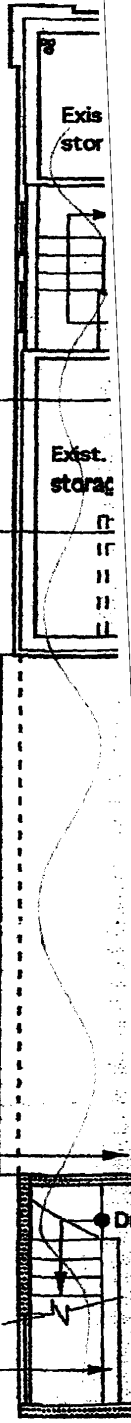
Remove existing Kitchen. Replace with new countertop, base cabinets and work sink.

Roof of bay window below

Remove exist. brick chimney. Provide new fixed window in wall. Patch roof to match.

New coat hooks

Low wall



2/2x10's Ridge  
 EXISTING RAFTERS  
 USE SIMPSON H-4 TIES

2x10 RIDGE

SECOND FLOOR

C.S.I. BUILDERS  
 41 WOODVILLE RD.  
 RALPHOOTH, ME 04105  
 781-5544

INSTALL 6x6 POST  
 TO ABUT EXIST. BEAM  
 TO BE REMOVED

seaboard heat  
 / Hall

Down ceiling  
 Down ceiling

new closet  
 ar/dryer

room. Exist  
 remain.

existing bathroom

existing wall

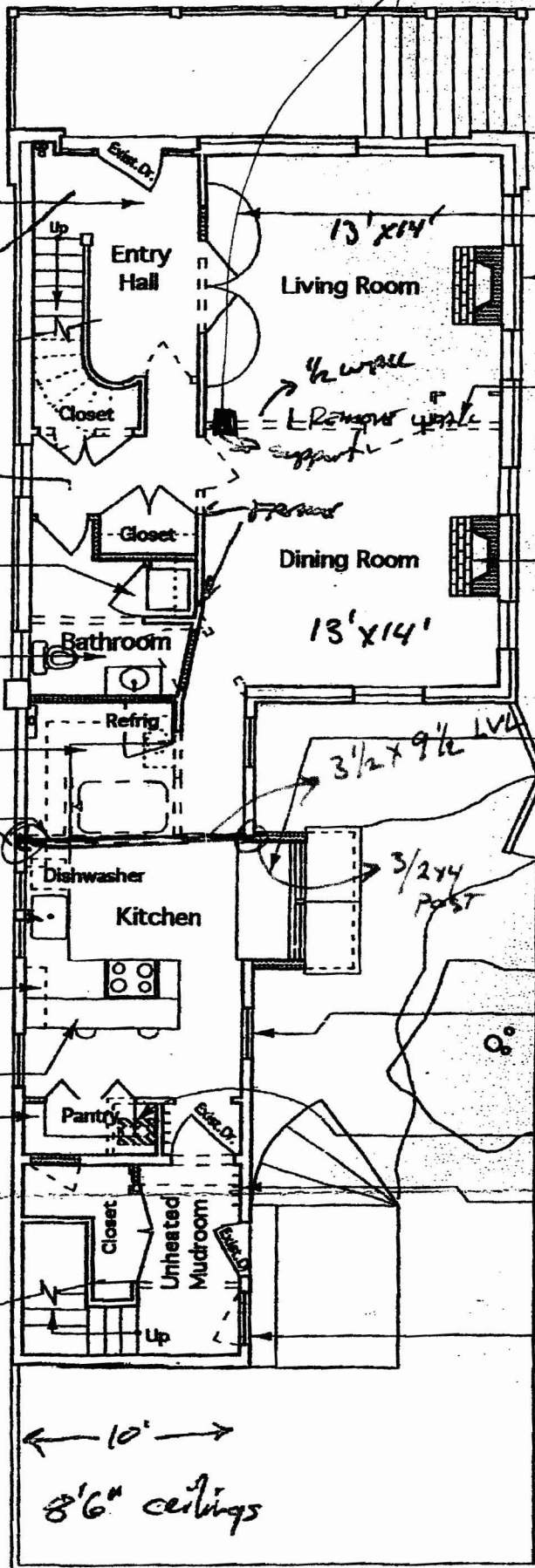
existing bulkhead  
 to fit bay above

storage with  
 age shelves.

1 countertops,  
 its and  
 ove

it  
 ty

-top



New Bathroom.

Relocate and enlarge  
 existing wall opening  
 for a pair of 2'-6"  
 French doors

Restore fireplace to match  
 second floor fireplace. Make  
 operable. Typ. this floor

~~NO REPAIR~~  
 Remove existing wall and do  
 Confirm with structural engineer  
 size of beam required if wall  
 load bearing. EXISTING  
 REMOVED NEW 2x4-0  
 0'-0"

Make this  
 fireplace operable

New 39" deep bay and seat  
 with new bulkhead below

Replace exist.  
 window with new  
 operable window

New  
 bookcases

Replace exist. window  
 with new 6'-0" tall fixed  
 window. Match head  
 height of exist. window

Remove exist.  
 brick chimney

New coat  
 hooks  
 Closet or  
 washer/dryer

Replace exist. door with  
 new operable window

Future stair up  
 to roof porch

First Floor

STEP 15