

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0364	Issue Date:	CBL: 044 H006001
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Location of Construction: 52 GRAY ST 15417 winter	Owner Name: HATHAWAY BARBARA E & TH	Owner Address: 163 DANFORTH ST	Phone:
Business Name:	Contractor Name: Bobs Coastal Contracting LLC / Ro	Contractor Address: PO Box 2323 South Portland	Phone: 2074006924
Lessee/Buyer's Name:	Phone:	Permit Type: Alteration Additions Duplex	Zone: R-6

Past Use: 2 Family Home	Proposed Use: 2 Family Home - Addition of Shed Dormer 17' long	Permit Fee: \$170.00	Cost of Work: \$14,950.00	CEO District: 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type SB IRC-2003		Signature: JMB 6/20/08		

Proposed Project Description:
 Addition of Shed Dormer 17' long
 Dormer on #17 side + 2nd FL Bath remodel #17

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

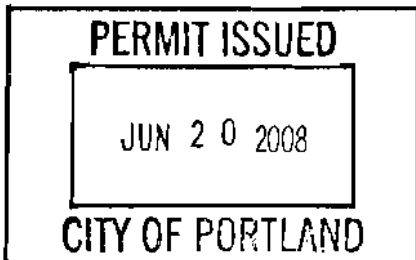
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 04/17/08 5.1.08	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 <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"/>	Zoning Appeal <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	Historic Preservation FO DA <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date: 5/12/08	Date: 5/12/08	Date: 5/13/08



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

5/21/08 - Met on site with Owners & contractor.
Reviewed Code issues - will check with historic approval.

- Photos show this ~~area~~ Attic area was finished w/ plaster
- existing stairs match those on other levels - curved and not to code
- Headroom $\pm 7'$ at ridge - exterior dormer wall 6'1"
- distance to adjacent house 34 1/2" - in Attic
- Egress window Framed in bathroom on Attic side
- Dormer constructed without approved permit

STOP WORK order issued. JMB

→ Roof framing 2x6 - needs to be assessed structurally.

→ Also covers the winter st. Entrance steps & deck that are to be rebuilt, JMB

06/26/08 Required Ltr. to amend permit / ok to plumb electric in 2nd floor bathroom. Advised to not continue work on steps / 3rd floor until permits are approved.

JGR & CH

7/31/08 See Engineered plans JMB

08/21/08 close. In

Not ready, so new work done to engineered specs, advised to pull after-the-fact permit for plumbing & call when windows / Framing / elect. & Plumbg are ready for close. In. JGR.

8/28/08 See Engineers REVISIONS JMB

9/3/09 Repair on Framing
Eng. + O.K. per CH
Plumbing Repair ok

→ Need Elect.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 080364

JUN 20 2008

CITY OF PORTLAND

This is to certify that HATHAWAY BARBARA J THOMAS W THOMSEN J Bob

has permission to Additon of Shed Dormer - 7' low

AT 52 GRAY ST 044 H006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 occupied. 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

Jamie Bouke 6/20/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

RESURGENCE
 ENGINEERING & PRESERVATION, INC.
 132 BREYNTWOOD STREET
 PORTLAND, ME 04103
 V/F (207) 773-4800
 RESURGENCE@VERIZON.NET

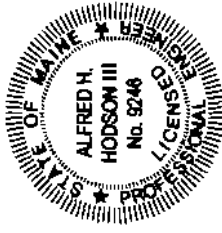
CLIENT: BARBARA WARD
 17 WINTER STREET
 PORTLAND, ME 04101

DATE: 30 JUL 08
 SCALE: AS NOTED

DRAWN BY: A. HODSON
 CHECKED BY: A. HODSON

PROJECT NUMBER: 08-025
 CAD FILE: WROLDWG

P.E. STAMP -- OWNER OF RECORD

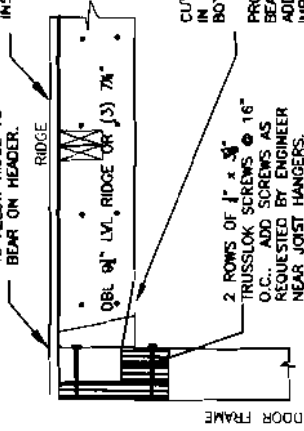


PROJECT: 17 WINTER STREET
 3rd FLOOR DORMER AND ROOF
 STRUCTURAL DESIGN

DRAWING NUMBER:
S1.4
 SHEET 4 OF 4

SUGGEST REMOVING SHINGLES AND SHEATHING FOR 16" EACH SIDE OF RIDGE TO FACILITATE INSTALLATION.

TPL LM, ARCHED HEADER ABOVE DOORWAY, NOTCH FRONT TWO PLIES TO ALLOW RIDGE TO BEAR ON HEADER.



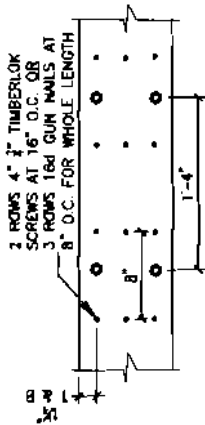
CUT END OF RIDGE AT 2 INCH IN 12 INCH SLOPE ON BOTTOM.

PROMOTE 6" LONG x 7/8" DP BEARING SEAT ONTO ARCH. ADDED SEAT LENGTH IS TO IMPROVE FIELD ADJUSTABILITY. SEAT WILL PROVIDE 3/4" ACTUAL BEARING.

2 ROWS OF 1" x 3" TRUSSLOK SCREWS @ 16" O.C. ADD SCREWS AS REQUESTED BY ENGINEER NEAR JOIST HANGERS.

SECTION B-B
 SCALE: 3/4" = 1'-0"

1
2
3
4
5
6
7
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9
10



CONTRACTOR MAY USE TRIPLE 7 1/4" OR DOUBLE 9 1/4"

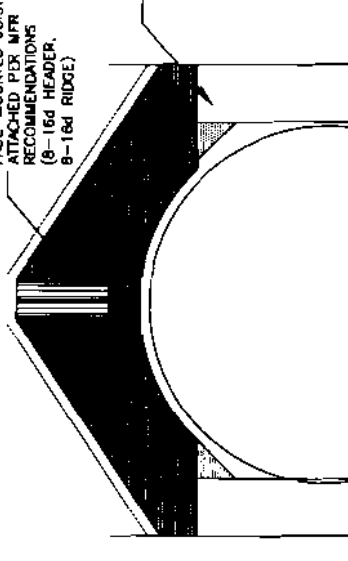
SECTION A-A
 SCALE: 3/4" = 1'-0"

TYPICAL VERSA-LAM RIDGE SISTERING DETAIL

- NOTES:
1. IT MAY BE ADVANTAGEOUS TO REMOVE EXISTING RIDGE SHINGLES AND TOP ROOF SHEATHING BOARDS TO INSTALL RIDGE.
 2. APPLY LIQUID NAILS CONSTRUCTION ADHESIVE TO EACH CONNECTED CRUDDER SURFACE.
 3. TOP SURFACES OF OUTERMOST FACE GIRDERS MAY BE CUT AT SLOPES TO MATCH EXISTING ROOF SLOPES. NOTE SLOPE CHANGE FROM 3:12 AT DORMER TO 8:12 AT EAST SIDE OF NORTH-MOST RIDGE MEMBER.

SIMPSON HUS46 FACE-MOUNTED JOIST HANGER ATTACHED PER MFR RECOMMENDATIONS (8-16d HEADER, 8-16d RIDGE).

SIMPSON END POST CAP. FIELD COORDINATE WITH ENGINEER.

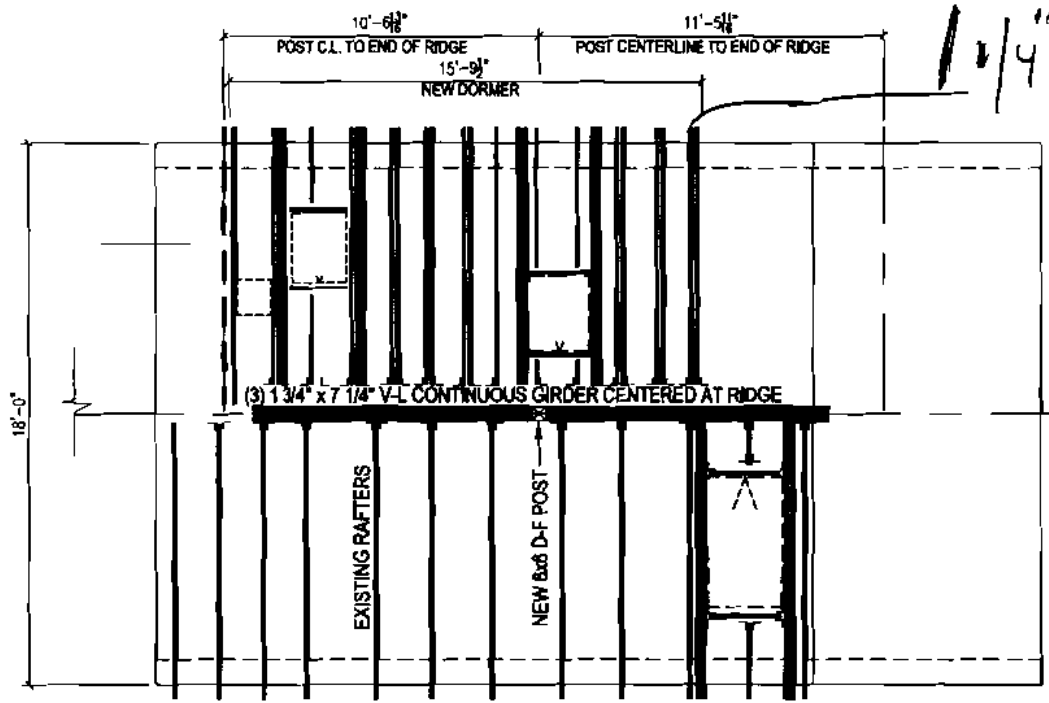


3'-1" CLEAR (N.T.S.)

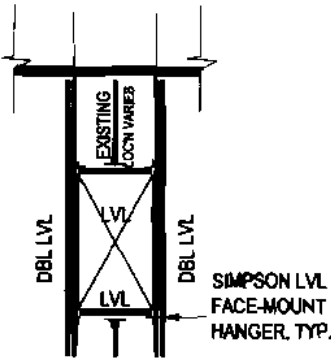
ELEVATION B-B
 SCALE: 3/4" = 1'-0"

JUL 31 2008

BUILDER NOTE: CONTACT ENGINEER PRIOR TO INSTALLING RIDGE TO VIEW CONDITIONS NOW COVERED BY DRYWALL



1 1/4" x 5 1/4" LVL's
Sistered



VELUX MODEL GPL M08 EGRESS WINDOW
 31 1/2" x 55 1/2" ROUGH OPENING
 REMOVE DRYWALL FINISH IN SURROUNDING
 AREA TO PERMIT ADJACENT FRAMING
 INSPECTION
 SEE SHEET S1.2 FOR OTHER WINDOWS

NOTE: LOCATIONS SHOWN APPROXIMATE. FIELD VERIFY ALL DIMENSIONS.
 NOTE: FOR CONSTRUCTABILITY, TWO 1 3/4" x 7 1/4" LVL MAY BE SUBSTITUTED FOR RIDGE

1 PART PLAN - DORMER AND ROOF FRAMING PLAN
 1/4" = 1'-0"

NOTE: RIDGE ADEQUATE FOR UP TO 12' SPANS
 NOTE: USE CONCEALED-FACE JOIST HANGERS (SIMPSON HUCQ) WHERE REQUIRED
 NOTE: CONDITIONS MAY VARY SLIGHTLY DUE TO EXACT LAYOUT OF EXISTING FRAMING ON SITE.
 NOTE: SUGGEST REMOVAL OF SHEATHING EITHER SIDE OF EXISTING RIDGE TO FACILITATE INSTALLATION.

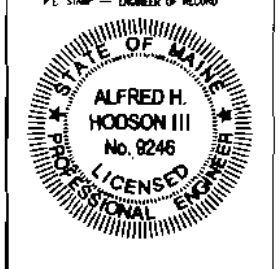
2 FRAMING DETAIL AT EGRESS WINDOW/SKYLIGHT OPENINGS
 1/4" = 1'-0"

NOTE: DETAIL APPLIES FOR ALL SKYLIGHT OPENINGS 14" WIDE TO 36" WIDE

RESURGENCE
 ENGINEERING & PRESERVATION, INC.
 132 BRENTWOOD STREET
 PORTLAND, ME 04103
 V/F (207) 773-4880
 RESURGENCE@VERIZON.NET

CLIENT: BARBARA WARD
 15-17 WINTER STREET
 PORTLAND, ME 04101

DATE: 30JUL 08	SCALE: AS NOTED
DRAWN BY: A. HODSON	CHECKED BY: A. HODSON
PROJECT NUMBER: 08-025	CAD FILE: WARD.DWG



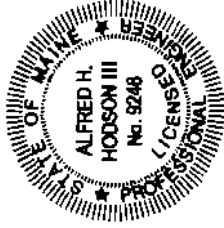
PROJECT: 17 WINTER STREET
 3rd FLOOR DORMER
 STRUCTURAL DESIGN

JUL 31 2008

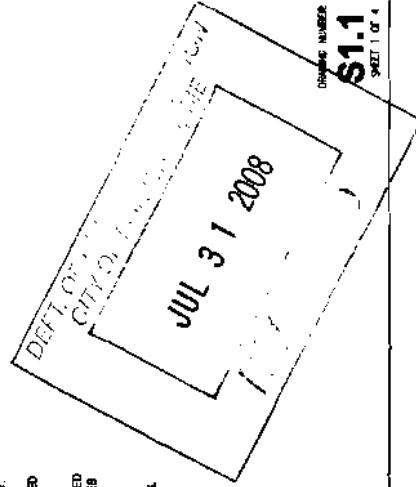
COPYING NUMBER
\$1.3
 SHEET 3 OF 4

RESURGENCE
 ENGINEERING & PROFESSIONAL ARCHITECTURE, INC.
 132 BRENTWOOD STREET
 PORTLAND, ME 04103
 V/F (207) 773-4880
 RESURGENCE@VERIZON.NET

CLIENT: BARBARA WARD
 17 WINTER STREET
 PORTLAND, ME 04101
 DATE: 25 JUL 08 SCALE: AS NOTED
 DRAWN BY: A. HOUSON CHECKED BY: A. HOUSON
 PROJECT NUMBER: CAD FILE 08-025 WARD.DWG
 P.L. SHEET NUMBER OF RECORD



PROJECT: 17 WINTER STREET
 3rd FLOOR DORMER AND ROOF
 STRUCTURAL DESIGN



DESIGN NUMBER
51.1
 SHEET 1 OF 4

LUMBER AND JOIST HANGERS

1. ALL COMPOSITE LUMBER USED ON THIS JOB SHALL BE VERNALAM MANUFACTURED BY ROSE ENGINEERING WOOD PRODUCTS. MEMBER STRESS IS 2,100 PSI. BASIC MODULUS E = 2,000,000 PSI. FRAMING LUMBER USED FOR OTHER WALL AND ROOF CARPENTRY APPLICATIONS SHALL BE SPULCR-SPECIFIED OR BETTER, RELATED TO A MOISTURE CONTENT OF LESS THAN 19 PERCENT.
2. FASTENERS TO ATTACH VERNALAM MEMBERS ARE TO BE 3/8" TRUSS OR FASTENERS, MANUFACTURED BY FASTENMASTER INC., AGAWAM, MA (1-800-91-LS-2888, www.fastenmaster.com)
3. ALL JOIST HANGERS, HANGER TIE, AND ATTACHMENT HARDWARE ARE TO BE AS SPECIFIED, MANUFACTURED BY BRIMFON STRONG-TIE. CONNECT ALL JOIST HANGERS PER BRIMFON STRONG-TIE REQUIREMENTS.
4. SPECIAL ATTENTION SHOULD BE TAKEN TO METAL FASTENERS AS INDICATED ON THE DRAWINGS.
5. WHEN FASTENING INTO EXISTING LUMBER, IT MAY BE NECESSARY TO PREDRILL HOLES SO THAT WALL JOIST DOES NOT CRACK. CONTACT THE ARCHITECT TO VERIFY THE FASTENER ALIGNMENT, TEMPORARILY PIN JOIST HANGERS IN PLACE WHILE DRILLING HOLES.
6. NEW STRUCTURAL FRAMING INSTALLATION SHOULD OCCUR WHILE TEMPORARY SHORING IS IN PLACE. FINISH CARPENTRY AND FINISH PAINTING SHOULD OCCUR AFTER TEMPORARY SHORING IS REMOVED.
7. KEEP LUMBER STUNDED ON SITE OFF OF THE GROUND BY USING SPACER BLOCKS. STORE OUT OF DIRECT SUNLIGHT TO DIMINISH UNIFORM DRYING EFFECTS.
8. DO NOT MATCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPAN. REPAIR EXISTING, NOTCHED JOISTS AND HANGERS BY RESTORING THEM WITH NEW MATERIAL OF THE SAME DEPTH.
9. ALL JOIST HANGERS AND HANGER TIES SHALL BE FASTENED TO EXISTING HANGERS. VERNALAM JOISTS INTO EXISTING JOISTS TO FORM AN UNINTERRUPTED TENSILE FOR EXISTING MATERIAL. REFER TO PLANS AND DETAILS FOR OVERLAP LENGTHS.

SPECIAL NOTES TO BUILDER

1. THE SCOPE FOR THIS PROJECT ENTAILS MODIFYING THE EXISTING FRAMING TO PROVIDE A STRUCTURALLY SOUND THIRD-FLOOR DORMER, WHILE SUPPORTING CODE-REQUIRED LIVE LOADS ON THE ROOF, AS NECESSARY.
2. IN ORDER TO NOT SIGNIFICANTLY PRESTRESS THE NEW FRAMING AND DAMAGE EXISTING INTERIOR FINISHES, THE EXISTING FRAMING SHOULD NOT BE SIGNIFICANTLY JACKED, DESCRIBE THE VERTICAL LEVEL OF THE FLOOR FRAMING. ANY JACKING THAT OCCURS SHOULD OCCUR SLOWLY, SO AS NOT TO CRACK EXISTING FINISHES. MINIMAL JACKING UP TO 1/2" MAY OCCUR BECAUSE SUGGESTED TEMPORARY BRACING PROVIDED THAT VERY LITTLE DEFLECTION IS ENCOUNTERED WHEN JACKING.
3. BECAUSE OF THE ANTICIPATED MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INSTALLED FOR THIS INCLUDE, THE CHANGERS SHOULD BE INSTALLED BEFORE SUBCONTRACTORS DRILL HOLES INTO THE FRAMING OR NOTCH FRAMING.
4. ALTHOUGH MENTION IS MADE OF EXCESS WINDOW INSTALLATION, THIS DESIGN DOES NOT CONSIDER A FULL SET OF ARCHITECTURAL FRAMING PLANS AND CODE COMPLIANCE REVIEWS. THIS SET OF CONSTRUCTION DOCUMENTS CONSIDERS ONLY STRUCTURAL BRIDGE.

STRUCTURAL GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.
2. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION PRIOR TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING PERMITS AND CONSTRUCTION OF ALL FORMS, BRACING, AND TEMPORARY BRACING DURING THE PROJECT.
3. NOTIFY ENGINEER OF ANY INTERFERENCES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK. BECAUSE THIS PROJECT INVOLVES THE MODIFYING AND MODIFICATIONS OF EXISTING STRUCTURES, THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURE TO FIELD VERIFY EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS.
4. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DOCUMENTS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY ON THE PART OF THE ENGINEER. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUBMITTED TO THE ENGINEER FOR REVIEW AND ACCEPTANCE GRANTED.
5. DO NOT SCALE FROM THE DRAWINGS.

DESIGN CRITERIA

1. INTERNATIONAL BUILDING CODE, 2003 EDITION, INCLUDING CONSIDERATION OF CHAPTER 16, EXISTING BUILDINGS.

ADDRESS: 17 WINTER STREET, PORTLAND, MAINE

SNOW LOAD: HEATED ROOF STRUCTURE
 30 POUNDS PER SQUARE FOOT, UNIFORM
 30 POUNDS PER SQUARE FOOT, ONE SIDE ONLY
 20 POUNDS PER SQUARE FOOT TRANSLATED POINT CHARGE ON DORMER
 PER IBC REQUIREMENTS OF TABLE 7.0.

LIVE LOAD: 40 PSF, 60 PSF IN SLEEPING ROOMS

WIND LOAD: PER IBC SECTION 1609.2 AND CHAPTER 19

BASE WIND SPEED, 0 SEC GUST: 100 MPH
 IMPORTANCE FACTOR, I: 1.0
 EXPOSURE CATEGORY: C
 BUILDING CLASSIFICATION: II
 BASIC WIND PRESSURE: 20 psf
 COMBINED WINDING PRESSURE: 20 psf

SEISMIC LOAD: PER IBC SECTION 1612.6
 SEISMIC DESIGN DATA PER SECTION 1612.3

SEISMIC IMPORTANCE FACTOR, I: 1.0
 SEISMIC USE GROUP: I
 SHORT PERIOD RESPONSE ACCELERATION: 0.07
 1-SECOND RESPONSE ACCELERATION: 0.10
 SEISMIC DESIGN CATEGORY: C
 BASIC SEISMIC FORCE-RESISTING SYSTEM: STEEL WALLS
 RESPONSE MODIFICATION FACTOR: 1.3
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

RESURGENCE
 ENGINEERING & PRESERVATION, INC.
 132 BRENTWOOD STREET
 PORTLAND, ME 04103
 V/F (207) 773-4880
 RESURGENCE@VERIZON.NET

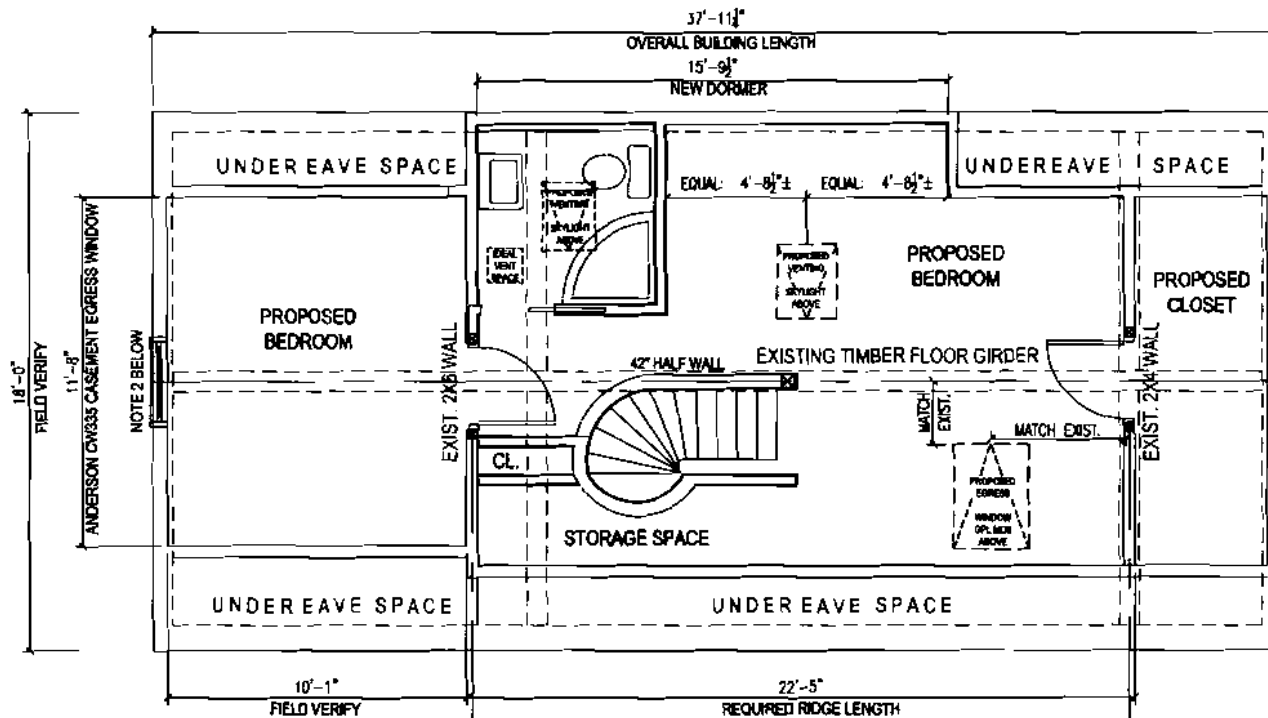
CLIENT: BARBARA WARD
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DATE: 30 JUL 08	SCALE: AS NOTED
DRAWN BY: A. HODSON	CHECKED BY: A. HODSON
PROJECT NUMBER: 08-025	CAD FILE WARD.DWG

P.E. STAMP -- ENGINEER OF RECORD



PROJECT 17 WINTER STREET
 3rd FLOOR DORMER
 STRUCTURAL DESIGN



NOTE

1. THIS PLAN IS PROVIDED FOR REFERENCE PURPOSES ONLY AND IS BASED UPON LAYOUT DESCRIBED BY OWNER AND CONTRACTOR. EGRESS DESIGN CONSISTS OF WINDOWS SHOWN ON PLANS. OTHER DESIGN IS FOR STRUCTURAL CONSIDERATIONS ONLY.
2. GRAY STREET EGRESS WINDOW IS ANDERSON CW335 CASEMENT, WITH MULLION TO MATCH EXISTING HISTORIC PROFILE.
3. WINTER STREET EGRESS WINDOW IS VELLUX QPL M04, CENTERED ON EXISTING SKYLIGHT OPENING. BOTTOM OF NEW EGRESS WINDOW APPROX. 2'-0" A.F.F. (44" REQUIRED).
4. BATHROOM SKYLIGHT IS VELLUX MODEL VS101 (PLD. 21 1/2" x 27 1/2").
5. BEDROOM SKYLIGHT IS VELLUX MODEL FS302 (P.O. 30 1/2" x 31").
6. BATHROOM EXHAUST IS BROAD CT9070 ULTRA-SILENT VENT FAN.

1 PROPOSED THIRD FLOOR PLAN
 1/4" = 1'-0"

JUL 31 2008

DRAWING NUMBER
\$1.2
 SHEET 2 OF 4

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0364	Date Applied For: 04/17/2008	CBL: 044 H006001
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Location of Construction: 52 GRAY ST	Owner Name: HATHAWAY BARBARA E & TH	Owner Address: 163 DANFORTH ST	Phone:
Business Name:	Contractor Name: Bobs Coastal Contracting LLC / Rob	Contractor Address: PO Box 2323 South Portland	Phone (207) 400-6924
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: 2 Family Home - Additon of Shed Dormer	Proposed Project Description: Additon of Shed Dormer -17' long
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Dept: Historic Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 05/13/2008

Note: Ok to Issue:

- 1) Approved as per Historic Preservation Board decision

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 05/12/2008

Note: Ok to Issue:

- 1) The 17' dormer expansion is allowed under 14-436 which for this property only allows an 80% expansion once during the lifetime of the building. This expansion is using only 8.45% (85 sq ft). Future expansions will be limited based on this current permit.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two (2) 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: Jeanine Bourke Approval Date: 06/20/2008

Note: Ok to Issue:

- 1) This approves the waiver request for a reduction in headroom based on the existing conditions of the finished attic space and restrictions by historic preservation on the dormer height to not exceed the existing ridge.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 3) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) 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.

Comments:

4/17/2008-ldobson: Need floor plan change, need window detail (egress) etc

5/1/2008-lmd: Received floor plan and window detail,

5/5/2008-ldobson: Moved on to Zoning 5/5/2008 New date of app 05/01/2008

Location of Construction: 52 GRAY ST	Owner Name: HATHAWAY BARBARA E & TH	Owner Address: 163 DANFORTH ST	Phone:
Business Name:	Contractor Name: Bobs Coastal Contracting LLC / Rob	Contractor Address: PO Box 2323 South Portland	Phone (207) 400-6924
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

5/12/2008-mes: using section 14-436 allowing no more than 80% expansion - this 17' dormer is only using 8.45% (for 85 sq ft)

5/16/2008-jmb: Spoke to Bob G. This is an attic space and historic will not allow to bump up the roof to meet headroom code. Other required details, headroom not adequate, need existing stair details, structural beam, fasteners, lumber dimensions, load of existing attic floor. Bob says they are sistering the floor joists to create a 100 psf load....need details. Doesn't look hopeful for approval per code.

5/20/2008-jmb: Barbara Ward called to discuss the permit. The work has already started, the dormer walls are installed. The contractor thought the permit was issued. I will place a stop work order on the property and inspect. Barbara claims the attic had been used for living space for many years, I explained that it probably did not have approvals to do so.

5/27/2008-jmb: I met with Deb Andrews to discuss historic approval process and this job. See printed email of her comments. See Bob G. Email and my response.

5/29/2008-jmb: Bob G. Came in with more narrative and photos, I asked that detailed drawings be submitted for review of items discussed previously. He also had historic approval drawings for the granite side entry, but I advised this will require a separate permit to review.

5/30/2008-jmb: Bob G dropped off another written description of details and said drawings would be submitted on Monday.

6/20/2008-jmb: Bob G. Came in with drawings and details, ok to issue

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.


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

 X **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

6/20/08

Date



Signature of Inspections Official

6/20/08

Date



CITY OF PORTLAND, MAINE

Department of Building Inspections

11.17 2008

Boys Coastal Court

15 of 17 units

Cost \$ 14950 1770

Permit \$ 170

Numbering (15) — Electrical (12) — Sewer (12) —

44111.6

Total Collected \$ 170

THIS IS NOT A PERMIT

No work is to be started until PERMIT COSTS are paid and posted on the premises. Appearance of fee is no guarantee the permit will be granted. RESERVE THIS RECEIPT. In some permits, a fee must be paid in advance of the fee will be refunded upon return of the receipt less 5% or 10% whichever is greater.

WRITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE
Department of Building Inspections

June 20 2008

Received from Bob's Coastal Construction LLC

Location of Work 62 Gray

Cost of Construction \$ 2,000

Permit Fee \$ 40.00

Building (L) Plumbing (P) Electrical (E) Sewer (S) Storm (ST)

Order 500 Removed \$10,000

-H-6

Permit No. 0719 Total Cost \$10.00

THIS IS NOT A PERMIT

No work is to be carried until PERMIT is issued. All work must be done in accordance with the provisions of the City of Portland Building Code. The amount of fee is based on the value of the work. The amount of the fee will be refunded upon return of the permit less \$10.00 or less, whichever is greater.

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6-3 2009

Received from Barbara Ward

Location of Work Gray St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 140

Building (1L) _____ Plumbing (1S) _____ Electrical (12) _____ Site Plan (12) _____

Other 1 _____

CBL: _____

Check #: CC Total Collected \$ 140

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

Taken by: S. [Signature]

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



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>15 & 17 WINTER ST</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>3444</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>44-14-6</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>BARBARA WARD</u> Address <u>163 DANFORTH ST</u> City, State & Zip <u>PORTLAND</u>	Telephone: <u>879-8754</u> <u>14950</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ <u> </u> Total Fee: \$ <u>2000</u>
Current legal use (i.e. single family) <u>TWO FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADDITION OF SHED DORMER 17' long</u>		
Contractor's name: <u>ROBERT GRAMM - BOBS CONTRACTING LLC</u> Address: <u>PO BOX 2323</u> City, State & Zip: <u>S. PORTLAND ME 0444-2323</u> Telephone: <u>400-6924</u> Who should we contact when the permit is ready: <u>ME</u> Telephone: _____ Mailing address: <u>SAME AS ABOVE</u>		

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

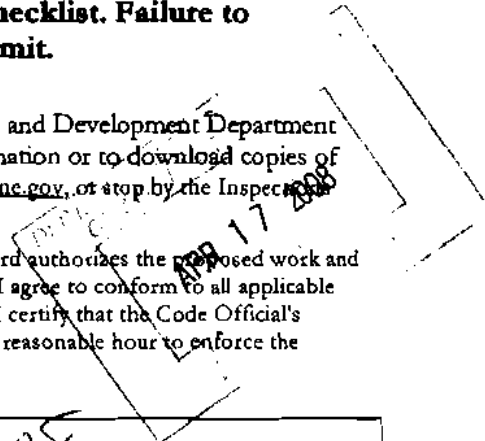
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

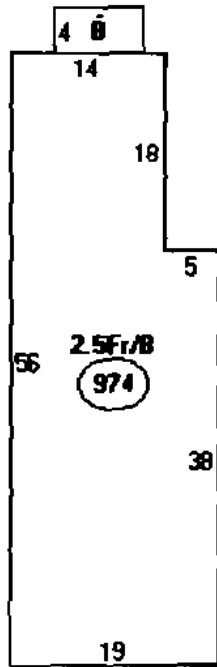
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Date: 4-17-08

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





Descriptor/Area
A: 2.5Fr/B 974 sqft
B: WD 32 sqft
006

R-6 Zone -
using 14-436

2 unit
80% Allowance

1st floor footprint

~~974~~ $1006 \# \times 80\%$ max. Allowed Expansion
 $= 804.8 \#$ max

Showing $5' \times 17'$

$= 85 \#$ Expansion of 8.45%
 being used



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

Card Number	1 of 1
Parcel ID	044 H006001
Location	52 GRAY ST
Land Use	TWO FAMILY
Owner Address	HATHAWAY BARBARA E & THOMAS W THOMSEN JTS 163 DANFORTH ST PORTLAND ME 04102
Book/Page	20858/018
Legal	44-H-6 GRAY ST 52-54 WINTER ST 15-19 3444 SF

Current Assessed Valuation

Land	Building	Total
\$143,200	\$191,100	\$334,300

Property Information

Year Built 1875	Style Colonial	Story Height 2	Sq. Ft. 2237	Total Acres 0.079	
Bedrooms 2	Full Baths 2	Half Baths	Total Rooms 6	Attic Full Finish	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
02/11/2004	LAND + BLDING	\$316,000	20858-18
09/01/2002	LAND + BLDING	\$287,500	18159-251
09/25/2000	LAND + BLDING	\$170,000	15746-063

Picture and Sketch

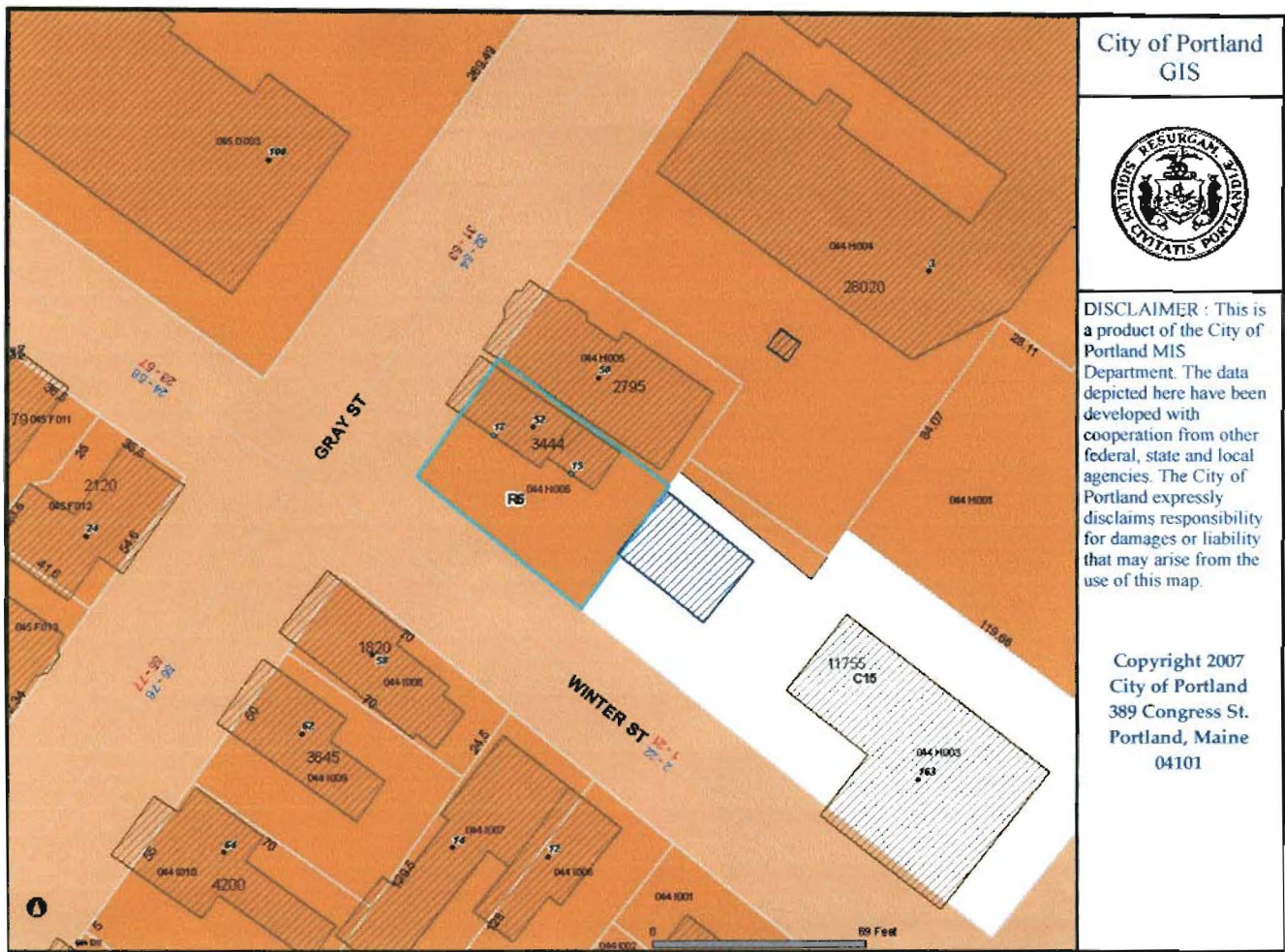
[Picture](#) [Sketch](#) [Tax Map](#)

[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!





City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland
389 Congress St.
Portland, Maine
04101

City of Portland
Inspection Services
RETURN OF SERVICE

On the 20th day of May, 2008 I made service of the stop work order no building permit
upon, Ron & Barbara Ward, at 52 Gray ST (15-17 winter)



By delivering a copy in hand.

_____ By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

_____ By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

_____ By (describe other manner of service) _____

Signature of Person Making Service

DATED: 5/21/08 _____ Jeanne Bonke _____

I have received the above referenced documents

Person Receiving Service

X _____ [Signature] _____

_____ Refused to sign

_____ Unable to sign



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban - Director of Planning and Development
Jennie Bourke - Inspections Division Director*

May 21, 2008

HATHAWAY BARBARA E &
163 DANFORTH ST
PORTLAND , ME 04102

CBL: 044 H006001
Located at 52 GRAY ST

Hand Delivery

Dear DEAR MRS. WARD,

STOP WORK ORDER

An evaluation of the above-referenced property on 05/21/2008 revealed that building construction was being conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

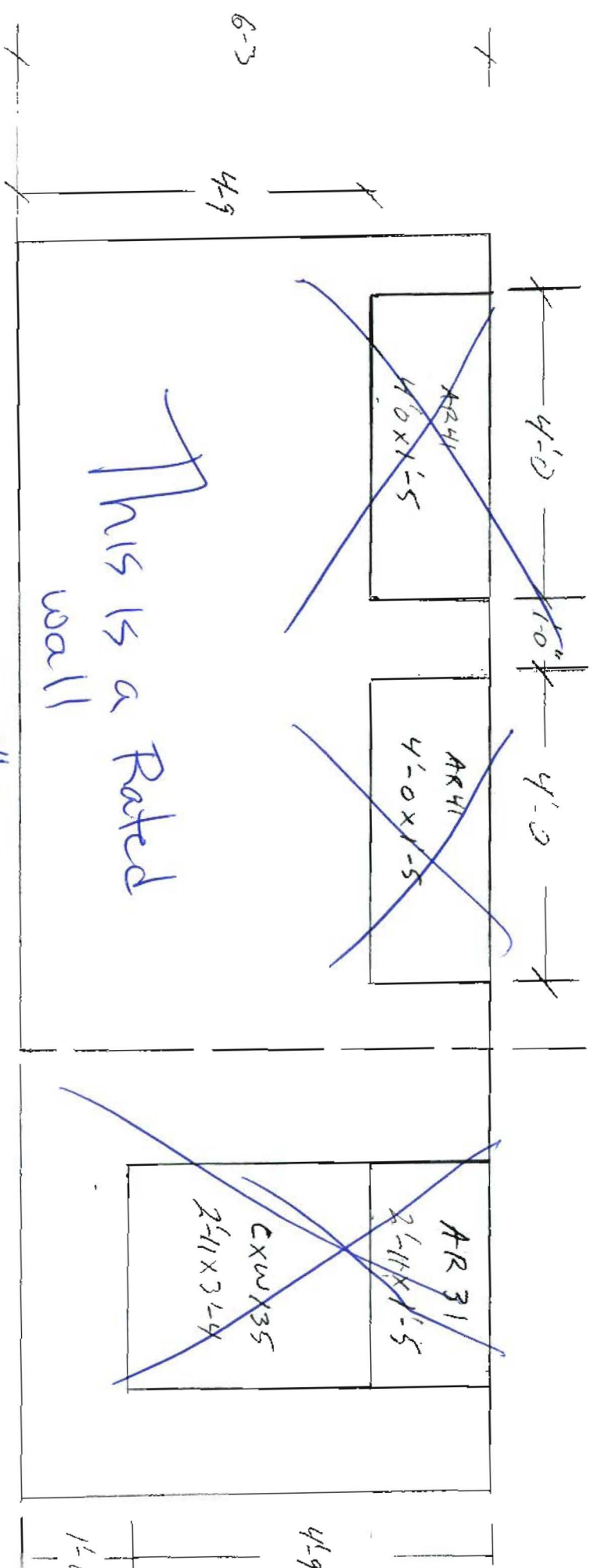
Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Jennie Bourke @ (207) 874-8715
Inspections Division Director

Not allowed



This is a Rated wall

< 36" between buildings

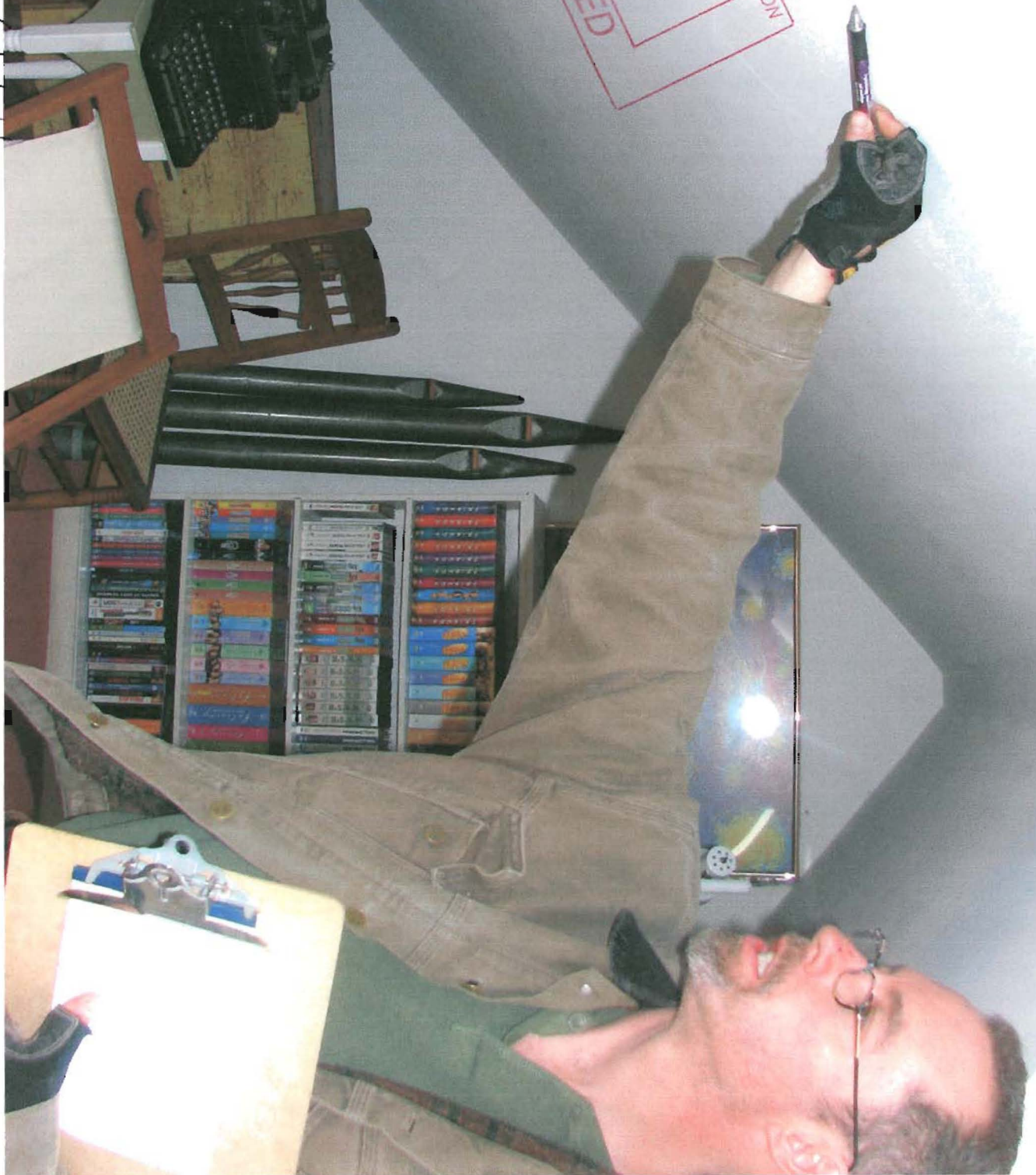
PERMIT 1222ED

REP 44-4-6

15 of 17 windows
WINDOW SCHEDULE

electric office / sketch

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 21 2008
RECEIVED



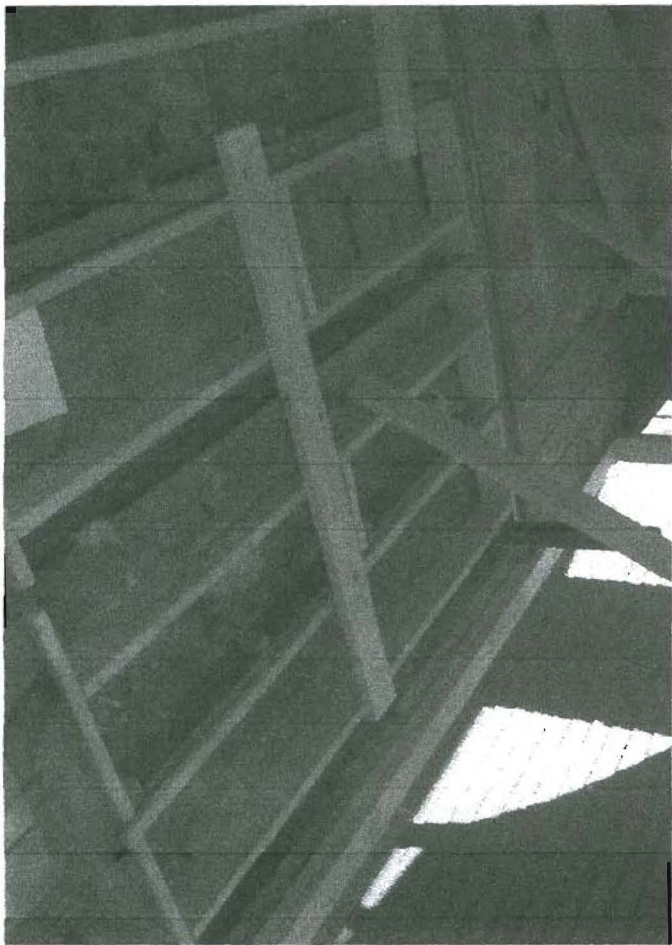
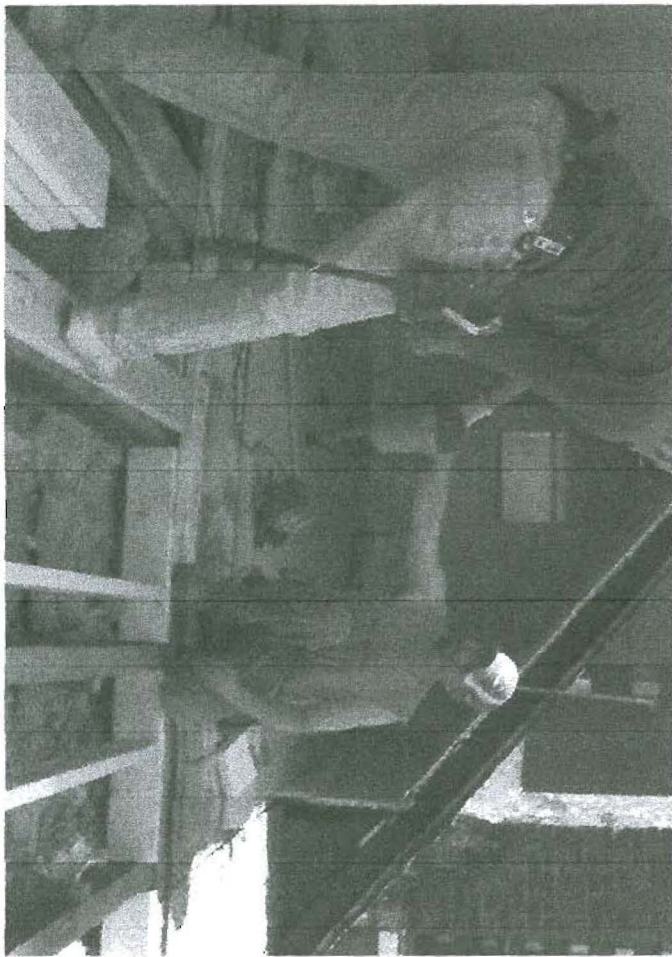
cable outlet

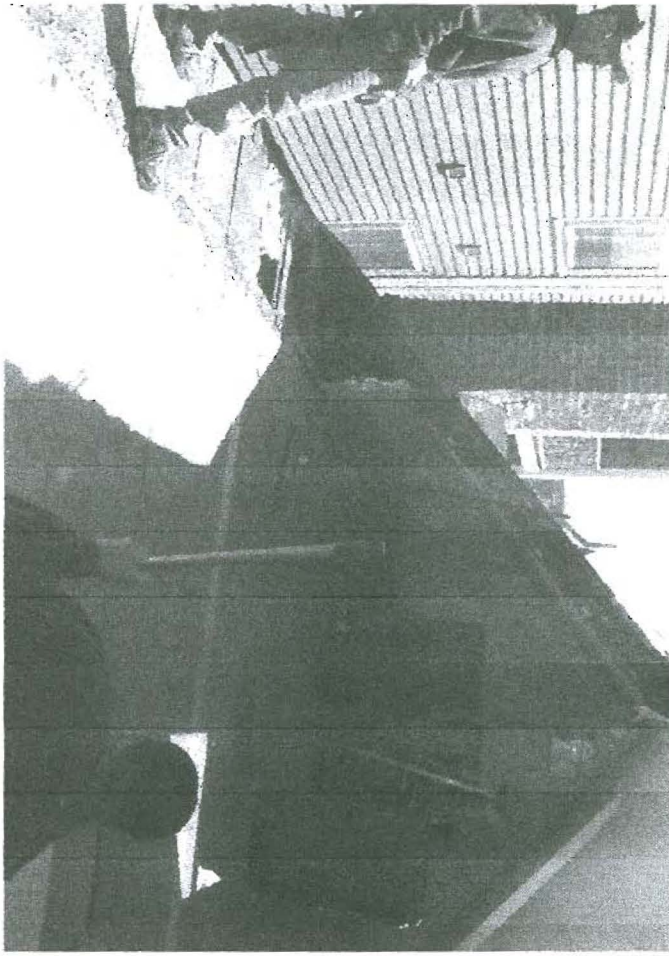
cable
bed room

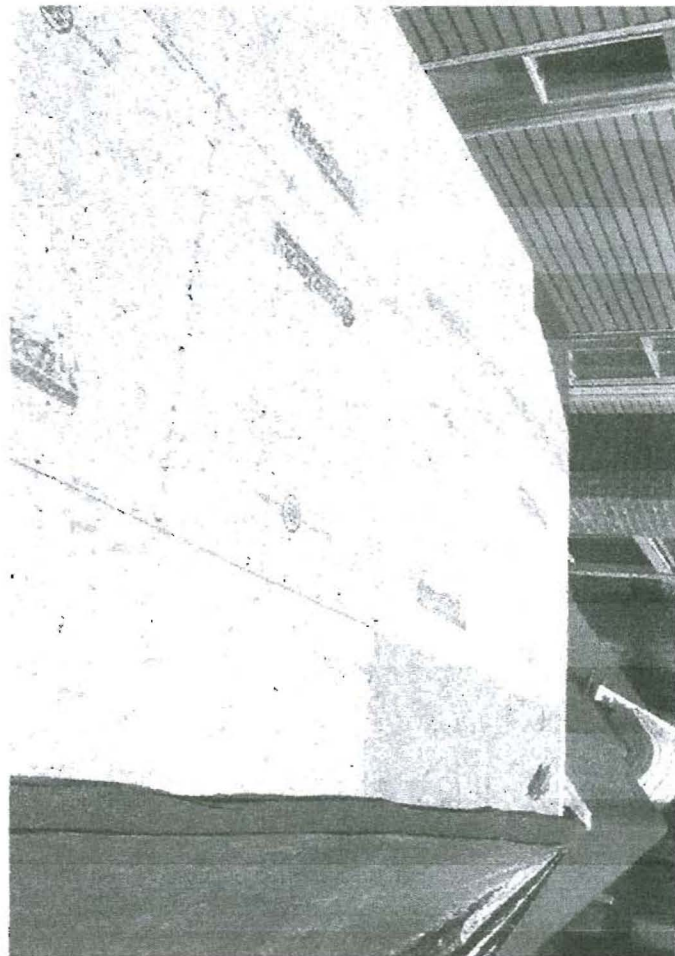
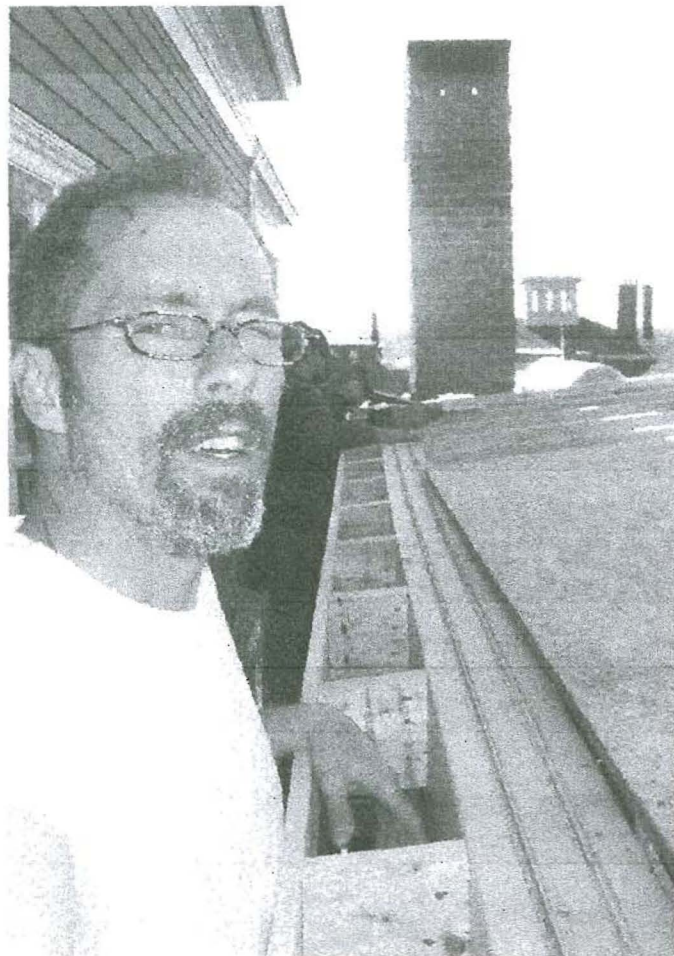


DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME.
MAY 21 2008
RECEIVED









BOB'S COASTAL CONTRACTING, LLC.

Established 1989

JEROME: 5/29

Needs
Amendment

- ENCLOSED PLEASE FIND THE ORIGINAL "APPROVED DRAWING" BY THE HP'S METS ON 3/19. AS WE SPOKE OF, I MAY NOT NEED A PERMITS BUT WILL PROVIDE IF REQUIRED.
- ALSO I'VE ENCLOSED THE FRAMING OF THE 3RD FLOOR. WHATS GOOD ABOUT THE EXISTING FRAMING IS THAT IT IS OF LOG TYPE RUNNING EAST-WEST (8-9" DIA) RUNNING NORTH-SOUTH ARE 4X5'S APPROX 24" OC, SOME MORE SOME LESS THAN. THE FLOOR SLOPED EAST TO WEST ABOUT 1.25" SO I SISTEMED THE "LOG BEAMS" AND RAN A SW FLOOR JOISTS PERPENDICULAR TO THAT. I TIED THAT ALL TOGETHER W/ CONST. ADK & 3/4" T & 6 ANCHORS. JOIST HANGERS WERE & ARE USED.
- I'M GETTING SKY LITES SIZED & THE NORTH GABLE END W/ SU SIZED FOR CROSS.

Sincerely

BOB EMMER

MAY 29 2008

From: Barbara Hathaway <parker_1@hotmail.com>
To: "jmb@portlandmaine.gov" <jmb@portlandmaine.gov>, LOAL <mward@dwmlaw.com>
Date: 8/27/2008 2:17:24 PM
Subject: FW: 15-17 Winter Sketches with added detail

Jeannie,

Enclosed please find revised drawings produced by Al Hodgson..the substance has not changed. We requested more detail to include location of the support pole as it relates to the half wall, location of the bath vent fan, and construction detail for our builder.

Thank you.

Barbara Ward

44-H-6

Date: Wed, 27 Aug 2008 11:02:48 -0400From: resurgence@verizon.netSubject: Re: 15-17 Winter Sketches with added detailTo: parker_1@hotmail.comCC: rnw@dwmlaw.com

Barbare and Ron,

Please find attached some revised sketches per my last site visit, calling out a few more details of the ridge construction.

Please forward to Jeannie Bourque, as I cannot find her edress and have to go to a jobsite now.

Al

AUG 28 2008

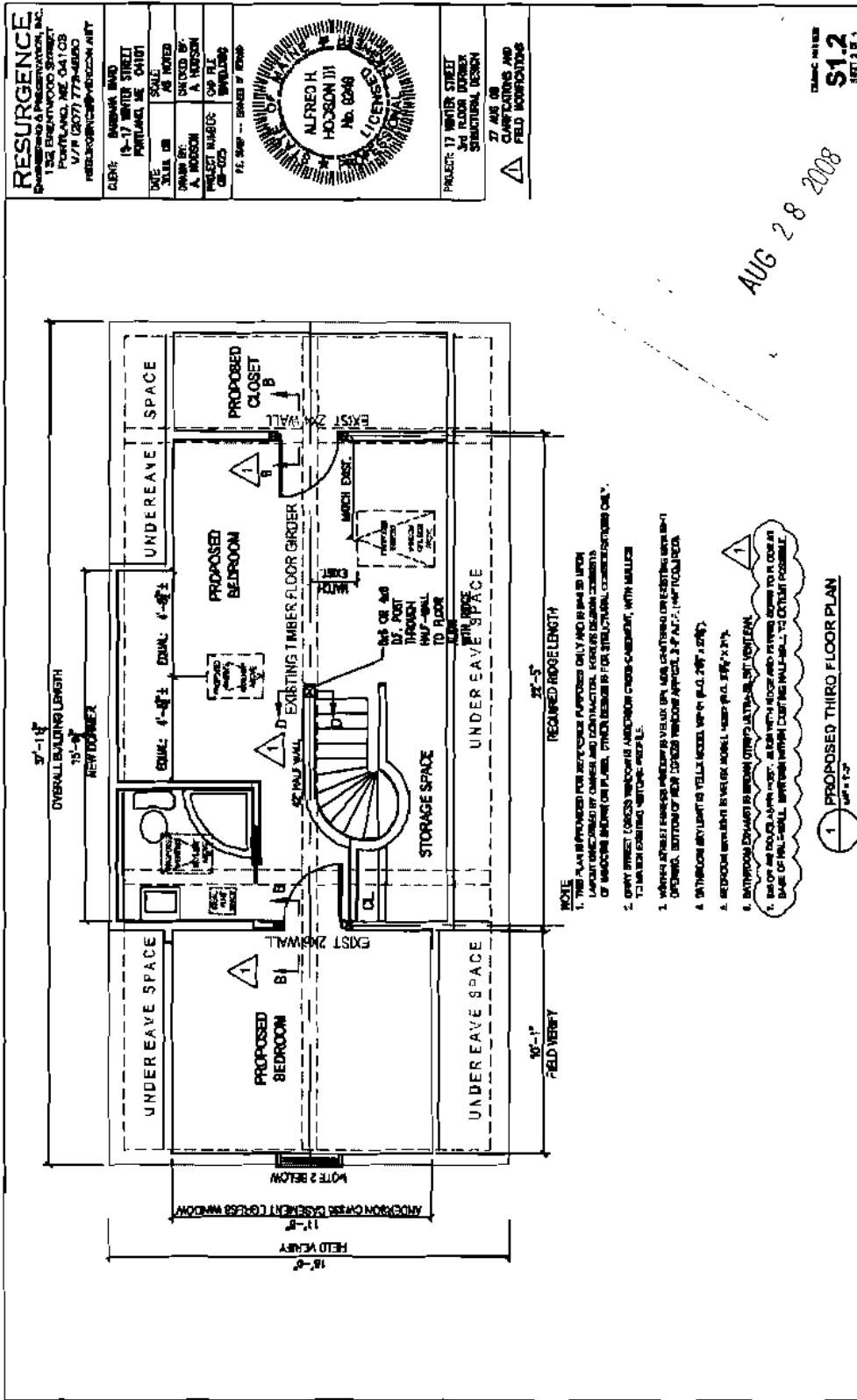
--- Original Message ---

From: Barbara Hathaway
To: ALFRED HODSON ; LOAL
Sent: Tuesday, August 26, 2008 7:58 PM
Subject: RE: 15-17 Winter

Hello Al, Bob has been terminated. We start tomorrow with a new GC.. Will look to you for completeness of material order for and exacution of the ridge beam if your time allows. Many Thanks, BW

Date: Tue, 26 Aug 2008 18:05:33 -0400From: resurgence@verizon.netSubject: Re: 15-17 WinterTo: parker_1@hotmail.com

!!update????



RESURGENCE
 INCORPORATED
 132 BROADWAY STREET
 PORTLAND, ME 04103
 U/P (207) 779-8800
 RESURGENCE@GMAIL.COM

CLIENT	BURMAN BLDG
DATE	12-17 WINTER STREET
SCALE	PORTLAND, ME 04101
DESIGNED BY	AS NOTED
CHECKED BY	A. HODSON
PROJECT NUMBER	09 FL
DATE	8/28/08



PROJECT: 13 WINTER STREET
 PORTLAND, ME 04101
 STRUCTURAL DESIGN
 27 AUG 08
 ALL DIMENSIONS AND
 FIELD BOUNDARIES

AUG 28 2008

DATE: 8/28/08
 SET: 3 OF 4
512

- NOTE**
- THIS PLAN IS PREPARED FOR THE PURPOSES STATED ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
 - THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.
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1. PROPOSED THIRD FLOOR PLAN

RESURGENCE
Engineering & Construction, Inc.
1/2 EIGHTH WOOD STREET
PORTLAND, ME 04103
V/P (207) 775-4883
RESURGENCE@VERIZON.NET

CLIENT: BUREAU STREET
11
PORTLAND, ME 04101

TYPE: TRAILER

DESIGN BY: A. HEDSON

CHECKED BY: A. HEDSON

PROJECT NUMBER: 100 FILE 08-025 REVOLUTIONS

PC Step - Section of above

PROJECT: 17 WINTER STREET
4th FLOOR FRAME AND ROOF
STRUCTURAL DESIGN

27 AUG 08
CLARIFICATIONS AND
FIELD NOTIFICATIONS

ISSUE DATE: **S1.4**
SHEET 1 OF 1

SECTION A-A
SCALE: 3/4" = 1'-0"

CONTRACTOR MAY USE TRIPLE 1-1/4" OR DOUBLE 1-1/4"

SECTION B-B
SCALE: 3/4" = 1'-0"

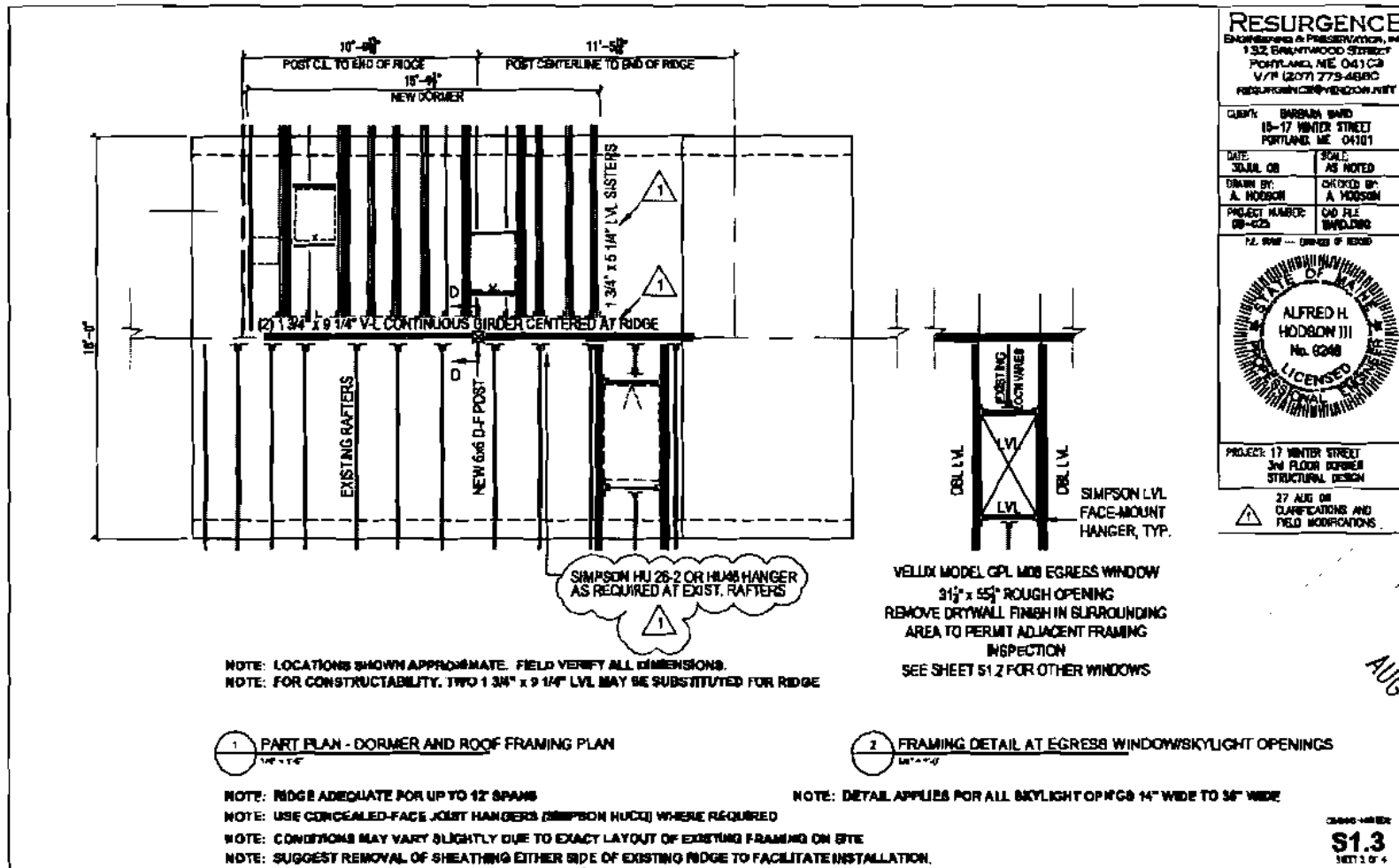
ELEVATION B-B
SCALE: 3/4" = 1'-0"

NOTES:

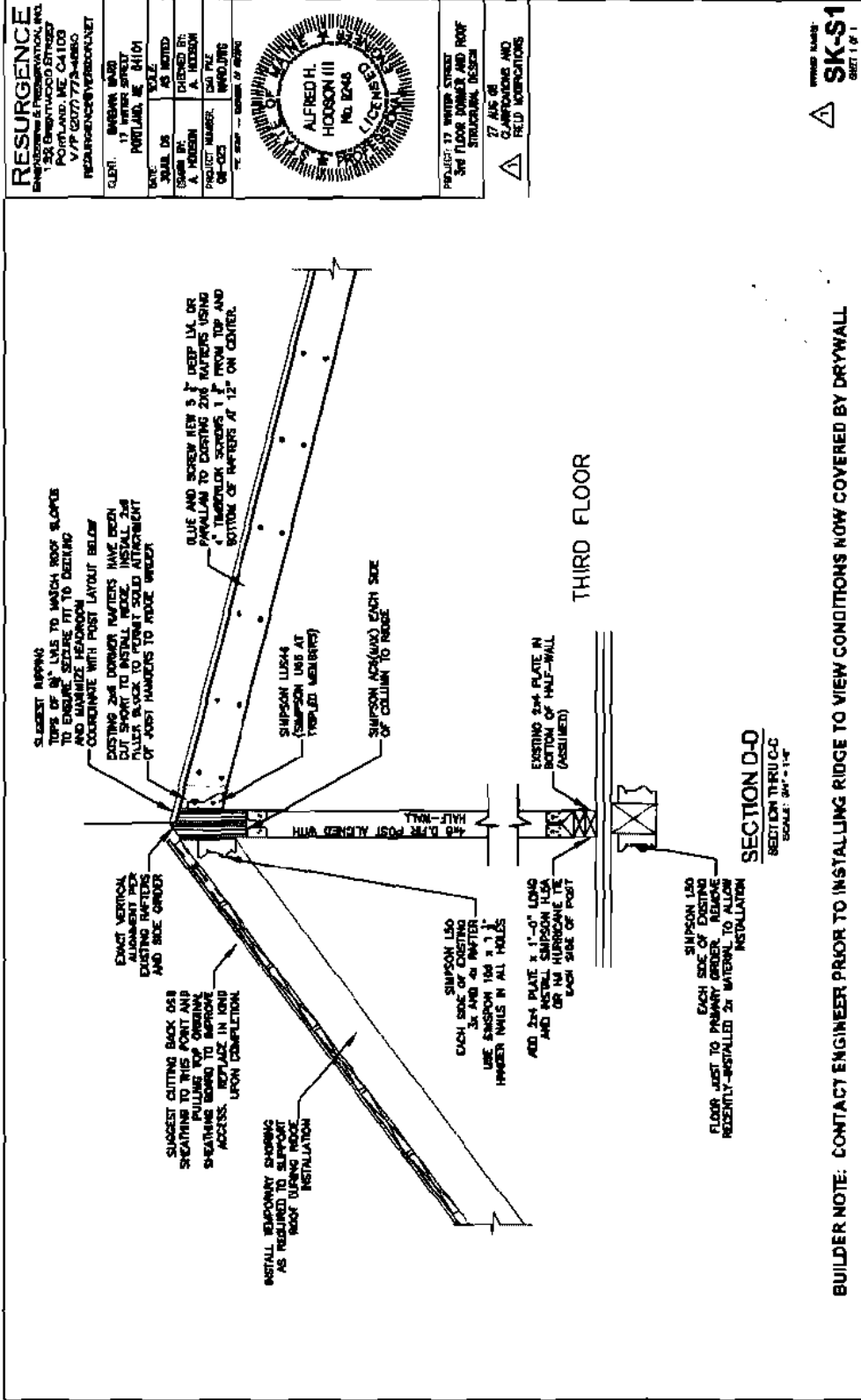
- IT MAY BE NECESSARY TO REMOVE EXISTING RIDGE BRACKETS AND TOP ROOF SHEETING JOISTS TO INSTALL RIDGE.
- APPLY LAMINATED CONSTRUCTION ADHESIVE TO EACH CONNECTED RIDGE SURFACE.
- TOP SURFACE OF OUTERMOST RIDGE BRACKETS MAY BE CUT AT SLOPE TO MATCH EXISTING ROOF SLOPE. NOTE SLOPE CHANGE SHALL BE AT CORNER TO CUT AT EACH SIDE OF NORTHWEST RIDGE BRACKET.

BUILDER NOTE: CONTACT ENGINEER PRIOR TO INSTALLING RIDGE TO VIEW CONDITIONS NOW COVERED BY DRYWALL

AUG 28 2008



AUG 28 2008



AUG 28 2008

Jeanie Bourke - Re: FW: PERMIT FOR 15/17 WINTER ST

From: Jeanie Bourke
To: Bob Graham
Date: 5/27/2008 5:00 PM
Subject: Re: FW: PERMIT FOR 15/17 WINTER ST

Thanks Bob....I will take a look at this, but the drawings will be most helpful. I'm not sure what your experience obtaining building permits is in other states/cities, but here in Portland, we require very detailed plans showing all phases of the work. In this instance some of the code issues may have been realized early in the process if a design professional had been involved.

Also, when a permit is approved and issued, you will be called to come in a pick it up. A building "B" Card is issued and we review with you when to call for the required inspections. Thanks

Jeanie Bourke
 Inspection Services Division Director

City of Portland
 Planning & Development Dept./ Inspections Division
 389 Congress St. Rm 315
 Portland, ME 04101
jmb@portlandmaine.gov
 (207)874-8715

>>> Bob Graham <graham963@hotmail.com> 05/27 8:41 AM >>>

Jeanie--Hope u had a fun w/e--I am "forwarding" this because when I started--i couldnt finish composing in my drafts---(village idiot here)--so this was done after we met--it isnt complets--as I will finish today--tues--I was hugely sick from sat till last nite--so thanks for ur patience--Bob Graham

From: graham963@hotmail.com
 To: parker_1@hotmail.com
 Subject: PERMIT FOR 15/17 WINTER ST
 Date: Thu, 22 May 2008 18:04:54 +0000

JEANIE--FIRST AND FOREMOST I WANTED TO LET YOU KNOW HOW MUCH I APPRECIATED YOUR TIME YESTERDAY HELPING TO BRING THIS PERMIT TO A REALITY. AS YOU MAY OR MAY NOT KNOW I HAVE BEEN DOING BUSINESS AS

BOBS COASTAL CONTRACTING SINCE 1989. I AM A REGISTERED LLC W/THE STATE OF MAINE NH AND VT. I RELOCATED "BACK" TO MAINE ABOUT A YEAR AGO AFTER BUING IN VT FOR SOME 2 YEARS. DURING THAT TIME I BUILT (BY MYSELF) 2 LOG HOMES, 1 IN VT THE OTHER IN NY. I REALLY ENJOY MY WORK, AND EVEN THOUGH I AM APPROACHING 20 YEARS AS A BUILDER, I LOOK FORWARD TO EVERY DAY. WHAT REALLY MAKES MY DAY IS A HAPPY CLIENT-- ON A DAILY BASIS, AND RON AND BARBARA WARD ARE SO FAR VERY HAPPY, AND I LOOK FORWARD TO MANY SUCCESS STORIES IN THE FUTURE.

NOW FOR THE PERMIT REG'S WE SPOKE OF TODAY AND AT THE MEETING ON WEDS I WILL EXPLAIN IN DETAIL WHAT I HAVE DONE THUS FAR TO ENSURE A SAFE,STABLE AND UP TO CODE BUILDING AT 15 AND 17 WINTER ST.

SHED DORMER----UPON INSPECTION OF THE EXISTING FLOOR JOISTS, AND NOTING THAT THE FLOOR ITSELF SLOPED 1.5 " FROM THE EXT WALL TO THE CENTER OF THE ROOM--MUCH THE SAME ON THE OTHER SIDE. HENCE I MADE THE DECISION TO RESUPPORT THE FLOOR, AND GAVE BARBARA AB\ND RON A CHANGE ORDER TO DO SO. I BELIEVE THEY WERE GONE, SO I WENT AHEAD AND COMMENCED THE WORK TAKING PICS AS I WENT. I HAD 2 SUBS DOING THIS WITH ME, AND AFTER "FLOATING" THE FLOOR WITH A LASER LEVEL IN THE MIDDLE OF THE FLOOR I MARKED FROM EAST TO WEST THE TOTAL SLOPE TO THE CENTER OF THE ROOM. I DID THE SAME FROM WEST TO EAST. IT WAS DETERMINED THAT I NEEDED TO "REBLOCK" THE FLOOR AND SET F.G. SO TO SPEAK AT ZERO ON FAR EAST AND WEST AXIS. UPON LAYING A STRING FROM EAST TO WEST THE DEFLECTION AVERAGED 1.5 ". THERE IS SIGNIFICANT "BOTTOM PLATE" TIMBERS THAT ARE LOG TYPE, ROUNDED ON THE EXTERIOR AND SQUARED OFF ON OTHER EDGES. THE THICKNESS IS ABOUT 6-8". THE FLOOR CAVITY IS ABOUT 10 " AND AFTER SISTERING THE LOG BOTTOM PLATE AND THEN RUNNING PERPENDICULAR TO THAT W/OTHER DIM LUMBER I FOULD THAT THE FLOOR WAS FINALLY LEVEL FOR THE FIRST TIME IN PROBABLY 60 YEARS. I HAVE PICS FOR ALL OF THIS, AND THE INSULATION IF CELLULOSE, AND IS STATED TO HAVE AN R-FACTOR OF ABOUT 22. THE SUBFLOOR IS 3/5 " ADVANTECH T@G AT RIGHT ANGLE TO THE JOISTS, AND SECURED W/PL400 ADHESIVE NAILED W/PNEUMATIC NAILER USING RING SHANK NAILS 2.75" LONG WITH A NAILING PATTERN OF 6 " OR BETTER. THE THREE OF US JUMPED ON THE MIDDLE OF THE FLOOR--AND IT DIDNT DEFLECT A MILLIMETER

RIDGE----AFTER TEARING OUT THE FOOR I FOUND THAT THERE WAS VERY LITTLE RIDGE IS ANY,AND THE ROOF RAFTERS WERE ATTACHED TO THAT. I REMOVED ALL OF THAT--ATTACHED A NEW RIDGE BEAM OF 2X8 AND SCREWED IT TO THE ENDS OF THE RAFTERS AT THE RIDGE. I THEN CALCULATED THE RAFTER LENGTH W/OUT A TAIL AS I DIDNT WANT ANY WOOD CUT FROM THE RAFTERS. OF COURSE SOME OF THE RAFTERS WERE A LITTLE LONGER/SHORTER THAN OTHERS BUT I COULDN'T CHANGE THAT. I ATTACHED USING SIMPSON STRONG TIES AS WIND BLOWOFF PROTECTION, AND

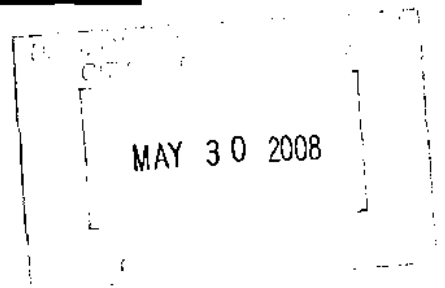
FASTENED W/SCREWS TO THE TOP PLATES AND HEADERS. THE SIDE WALL ON THE NORTH WALL WAS ALREADY THERE, AS WAS THE OPENING, IF NOT W/IN 6" OF WHERE IT IS NOW. THE WALL PLATE SITS SQUARE ON TOP OF ONE OF THE SISTERED FLOOR JOISTS.

Keep your kids safer online with Windows Live Family Safety. [Help protect your kids.](#)

Make every e-mail and IM count. [Join the i'm Initiative from Microsoft.](#)

5/22/08

BOB'S COASTAL CONTRACTING L.L.C.



TO: JEANNE BOURQUE
FROM: BOB GRANT

CHECKLIST FOR 15 & 17 WINTER ST.

- ① INSULATION FOR DORMER CEILING PLANNED IS R-19
 - ② INSULATION FOR DORMER WALLS IS R-19.
 - ③ ALL FLOOR JOINTS WHETHER 2x6 OR 2x8 HAVE JUST HANGERS
 - ④ EXISTING GABLE END (N) WINDOW IS A DOUBLE HUNG AND IS 8 SF. 18" UP
 - ⑤ EXISTING (W) SKYLITE IS 6 SF AND IS 51" UP. I WILL MAKE A PERMANENT BENCH OF 18" TO THE SEAT SO THAT HT WILL BE 51-18 OR 33"
 - ⑥ RIDGE FASTENERS ARE HURRICANE RATED WIND STRAP W/ 6-8 POINTS OF ATTACHMENT. ALSO USED EXT. WALL & THE HOLD THE RAFTERS TO THE HEADS.
 - ⑦ THE WALL SEPARATION ON THE 2ND FLOOR FOR 15 & 17 IS AS FOLLOWS:
" FIRE RESISTANT 5/8" GYPSUM - "TOUGHROCK" - FIRE RATED FOR 1 HR PER SIDE "
 - ⑧ SMOKE DETECTORS @ GABLE DORM, @ MAIN SLEEPING AREA (S) @ HALLWAY @ GABLE END DORM DOOR.
 - ⑨ NOTE: THE "LOGS" RUNNING IN THE FLOOR E. TO W. ARE 8-10" IN DIAMETER & 8' O.C., OVERLAPPING THE END N-TS LOGS BY MINORSE F-TION. I SISTERED BOTH SIDES OF TRASE & MY LONGEST FLOOR JUST IS 7'-4" & MOST OF THESE ARE "SISTERED" - JUST
- P.O. Box 2323 South Portland, Maine 04114-2323 HANGERS AT END.

YET TO PROVIDE → ① EXT. SHEATHING → ② LAPALOG CUTS FOR WINDOWS
 ② FLOOR DRAWING
 ③ AERIAL VIEW FOR #16 BURY

Jeanie Bourke - 15-17 Winter Street

From: "The Danforth Inn" <danforth@maine.rr.com>
To: <JMB@portlandmaine.gov>
Date: 6/16/2008 6:21 AM
Subject: 15-17 Winter Street
CC: "Barbara Hathaway" <parker_1@hotmail.com>

Good Morning Jean,

Attached please find the request for a waiver regarding the ceiling height on the dormer. Please let me know if there is anything else you need in order to process the permit. If you could offer a time frame when the permit would issue it would be helpful.

Thank you for working with us.

Barbara Ward

**163 DANFORTH STREET
PORTLAND, ME 04102**

June 15, 2008

Inspections Department
City of Portland
Portland City Hall
489 Congress Street
Portland, ME 04101
ATTN: Jean Bourke, Director

RE: 15-17 Winter Street

Ladies and Gentlemen:

Please consider this my request for a waiver relating to the above-captioned premises. Specifically, we are requesting a waiver for the ceiling height for the bathroom being added to the third floor dormer to allow that ceiling height to remain at its currently-framed height which apparently falls short of the code requirements by 1-2 inches. The restraining condition prompting this situation is the terms of the approval by the Historic Preservation Committee limiting the height of the roof and the achievable slope for the dormer.

Any construction details should be directed to the contractor, Bob Graham.

Thank you for your consideration of this request.

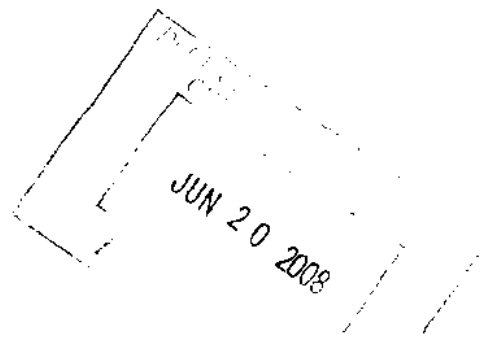
Sincerely,



Barbara H. Ward

BHW:kjl

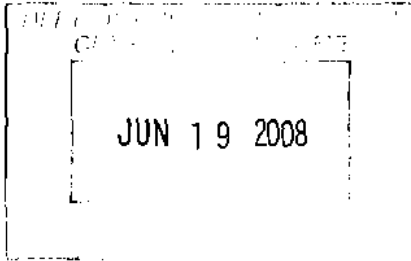
cc: Bob Graham



-16-08

GENE

I AM ENCLOSED A DRAWING OF THE SHED DOOR & ITS STRUCTURAL DETAILS & WHAT I DID RE: THE RIDGE BEAM.



Note:
5/8" tyrex &
5/8" fire rated
sheathing
will equal
1 in assembly

IT WILL BE INSTALLED, AT A MINIMUM
5/8" 1 HOUR RATED PLYWOOD ON THE EXT.
LEFT WALL & THE 2 SHORT WALLS. THE
INSIDE WILL BE 5/8" 1 HOUR RATING (GYPSUM)
DRYWALL. THE EXTERIOR TRIM WILL BE
AS EXISTING CLAPS ON THE SIDE &
HORIZONTAL 1 & 6 1x6'S ON THE EAST
SIDE.

THE PRODUCT FOR THE SHEATHING WILL BE
~~7/16" OR 3/8"~~ STRUCTURAL PLYWOOD APPLIED
TO THE VERTICAL SURFACE WITH JOINTS
OVER STUDS. 2 1/4" #6 TYPE S DRYWALL
SCREWS FOR THE DRYWALL & 6d COMMON
NAILS @ 6" EDGES.

THE #15 ENERGY STUDS WILL BE GRANITE-5'
WIDE AS THE GARMAIN IS ON THE LEFT
& > 3' FROM CENTER SO 6' WON'T BE EQUI-
PARTIAL.

Separate
Permit

JUN 19 2008

THE INSULATION CAN BE MADE TO APPROX R25-R27 BY INSTALLING MORE THAN IS RECOMMENDED & AS YOU KNOW THERE WONT BE ANY "RIDGE VENTING" SO "RAPPER MATES" ARE NOT AN ISSUE. THE SOFFITS WILL BE SOLID SINCE THEY ARE ATTACHED SEPARATELY ON THE OTHER SIDE OF THE HEADRILL THE SHEATHING HOWEVER HAS/WAS INSTALLED FROM FASQA TO RIDGE SO THAT, IN AFFECT, THE SOFFIT ACTS AS ONE & IS "TIED IN" TO THE REST OF THE ROOF.

I WILL GET YOU AN UPDATED PROPOSAL FOR #15 & ALSO WILL SUPPLY WINDOW CAPSULE CURS THAT WAS DELIVERED TO HP SOME TIME AGO.

THANKS FOR YOUR PATIENCE WITH THIS PROJECT.

BOB GRAHAM

MEMBER, BOBS COASTAL CONTRACTING LLC

RE - THE SEP. BARRICA IN THE WINDS WOULD BE 5/8" EXPSUM (1 HOUR RATING) W/ 2 1/4" # 6 TYPE 5 SCREWS.

21 JUNE 2008

TO: GENIE BOURQUE
FROM: BOB GRAHAM

GENIE - PER YOUR REQUEST.

① UPON CONSULT W/ SHAWN WATSON OF
QUALITY INSULATION HE STATES.

" YOU CAN EASILY GET R-38 IN A
2X6 CAVITY SPACED 16" O.C. I WOULD
USE K-WOOL REFRACTORY INSULATION
HELD IN W/ A NYLON NETTING.

R 38

② DRAWINGS ATTACHED.

① 2ND FLOOR BATH FIRE SEP.
DETAIL (#17)

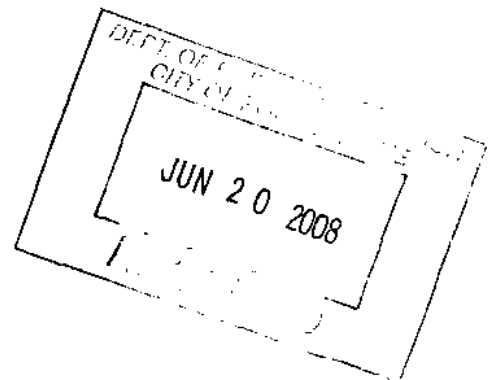
② DETAIL OF REBUILD OF 2ND
FLOOR BATH IN UNIT 17.

8755F ③ CATALOG CUTS FOR GRAY ST 2'-8" W X 3'-
6" GABLE END EGRESS WINDOW.

8755F CATALOG CUTS FOR EXISTING 3RD FLOOR
SKYLIGHT W/ MECHANISMS. SIZED 30" W X

→ OPENS A FULL 25° OR 90°

→ SPRING LOADED MECHANISM W/ RELEASE LEVER &
CLOSURE



Product Sizes

Velux w/ egress hardware

To assist you in your planning, these charts provide the data useful in specifying and installing your VELUX skylights. Each model is shown with the available size measurements and other necessary information.

Models VSE and VS

Size code		101	104	106	108	156	304	306	308	601	606
Outside frame	in.	21½ x 27½	21½ x 38½	21½ x 46½	21½ x 54½	23½ x 46½	30¾ x 38½	30¾ x 46½	30¾ x 54½	44¼ x 27½	44¼ x 46½
Finished framing	in.	20¾ x 26¾	20¾ x 37¾	20¾ x 45¾	20¾ x 53¾	22½ x 45¾	29¼ x 37¾	29¼ x 45¾	29¼ x 53¾	43½ x 26¾	43½ x 45¾
Rough opening*	in.	21½ x 27½	21½ x 38½	21½ x 46½	21½ x 55½	22½ x 45¾	30¾ x 38½	30¾ x 46½	30¾ x 55½	44¼ x 27½	44¼ x 46½
Daylight area (glass)	in.	16¼ x 20½	16¼ x 31½	16¼ x 39¼	16¼ x 48½	18½ x 39¼	25¼ x 31½	25¼ x 39¼	25¼ x 48½	40 x 20½	40 x 39¼
Ventilation area	sq. ft.	1.37	3.63	4.16	4.77	4.27	4.27	4.80	5.41	2.18	5.82
Net wt (Lam. glass)	VSE/VS lbs.	41/38	50/47	59/55	65/64	62/58	64/57	73/71	82/80	65/65	96/93

* Rough opening for type EDL, EDM, EDW flashings.

Model FS

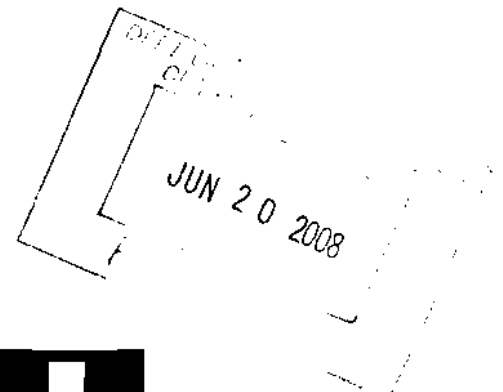
Size code		056	101	104	106	108	112	150	156	302	304
Outside frame	in.	15¼ x 46¼	21½ x 27½	21½ x 38½	21½ x 46½	21½ x 54½	21½ x 70¼	23½ x 23½	23½ x 46½	30¾ x 30¾	30¾ x 38½
Finished framing	in.	14¼ x 45¼	20¾ x 26¾	20¾ x 37¾	20¾ x 45¾	20¾ x 53¾	20¾ x 69¼	22½ x 22½	22½ x 45¾	29¼ x 29¼	29¼ x 37¾
Rough opening	in.	14¾ x 46¾	21½ x 27½	21½ x 38½	21½ x 46½	21½ x 55½	21½ x 71¼	22½ x 22½	22½ x 45¾	30¾ x 31	30¾ x 38½
Daylight area (glass)	in.	12 x 42½	18½ x 24½	18½ x 35½	18½ x 42½	18½ x 51½	18½ x 67¼	19½ x 20½	19½ x 42½	27¼ x 27¼	27¼ x 35½
Net wt (w/ temp. glass) lbs.		33	28	37	43	49	63	26	46	41	48

Model FS (continued)

Size code		306	308	601	606
		30¾ x 46½	30¾ x 54½	44¼ x 27½	44¼ x 46½
		29¼ x 45¾	29¼ x 53¾	43½ x 26¾	43½ x 45¾
		30¾ x 46½	30¾ x 55½	44¼ x 27½	44¼ x 46½
		27¼ x 42½	27¼ x 51½	41¾ x 24½	41¾ x 42½
		56	64	52	78



Model VSE, VS and FS sizes that fit perfectly between roof trusses. (see page 20 for additional information)



Model GPL

Size code		M08	S06
Outside frame	in.	30¾ x 55	44¼ x 46½
Rough opening	in.	31¼ x 55½	45¼ x 46½
Daylight area (glass)	in.	23¾ x 45¼	37¾ x 36½
Ventilation area (opening)	sq. ft.	11.34	11.64
Ventilation area (flap)	sq. in.	30.00	47.81
Net wt (w/ Lam. glass)	lbs.	111	123

Model GDL

Size code		P19
Outside frame	in.	37¾ x 99¼
Rough opening	in.	39¾ x 101
Daylight area (upper section)	in.	30 x 53¼
Daylight area (lower section)	in.	30 x 28¼
Ventilation area (upper section)	sq. ft.	22.5
Ventilation area (flap)	sq. in.	36.7
Net wt (w/ Lam. glass)	lbs.	160

Casement Window Opening Specifications

— replacement of Gable window for egress

Clear Opg. Straight Arm Split Arm Sq. Ft. (m ²)	Clear Opg. Split Arm Sq. Ft. (m ²)	Clear Opening In Full Open Position			Glass Sq. Ft. (m ²)	Crack Opening Vent Sash Only Lineal Ft. (mm)	Straight Arm Vent Sq. Ft. (m ²)	Split Arm Vent Sq. Ft. (m ²)	Top of Subfloor to Top of Inside Sill Stop Inches (mm)	Overall Unit Area Sq. Ft. (m ²)
		Straight Arm Width Inches (mm)	Split Arm Width Inches (mm)	Height Inches (mm)						
4.9 (.456)	4.0 (.372)	22 1/16" (567)	18 1/16" (475)	31 1/16" (789)	15.6 (1.449)	20' 6 1/2" (8258)	9.8 (.910)	9.6 (.892)	48 1/2" (1238)	21.1 (1.962)
5.7 (.530)	5.1 (.474)	22 1/16" (567)	20" (508)	36 1/16" (924)	18.0 (1.672)	22' 1 1/2" (6753)	11.4 (1.059)	11.1 (1.031)	43 1/8" (1114)	24.0 (2.228)
6.9 (.632)	6.0 (.557)	22 1/16" (567)	20" (508)	43 1/8" (1095)	21.6 (2.007)	24' 6 1/2" (7493)	13.6 (1.263)	13.1 (1.217)	36 1 1/8" (932)	28.2 (2.621)
7.5 (.697)	6.7 (.622)	22 1/16" (567)	20" (508)	47 15/16" (1218)	24.0 (2.230)	26' 1 1/2" (7972)	15.0 (1.394)	14.6 (1.358)	31 1/8" (810)	31.0 (2.883)
8.6 (.799)	7.6 (.706)	22 1/16" (567)	20" (508)	55" (1397)	27.6 (2.564)	28' 6 1/2" (8690)	17.2 (1.598)	16.7 (1.551)	24 1 1/8" (630)	35.2 (3.268)
4.2 (.388)	3.5 (.330)	25 11/16" (653)	21 13/16" (554)	23 1/16" (595)	4.4 (.412)	9' 6" (2898)	4.2 (.388)	4.1 (.380)	66 3/8" (1432)	6.2 (.577)
5.5 (.515)	4.7 (.437)	25 11/16" (653)	21 13/16" (554)	31 1/16" (789)	5.9 (.544)	10' 9 3/8" (3292)	5.5 (.515)	5.4 (.505)	48 3/8" (1238)	7.9 (.730)
6.4 (.596)	5.4 (.505)	25 11/16" (653)	21 13/16" (554)	35 15/16" (913)	6.8 (.629)	11' 7 1/2" (3536)	6.4 (.596)	6.3 (.585)	43 7/8" (1114)	8.9 (.829)
7.7 (.715)	6.5 (.607)	25 11/16" (653)	21 13/16" (554)	43 1/8" (1095)	8.1 (.755)	12' 9 3/8" (3901)	7.7 (.715)	7.6 (.703)	36 1 1/8" (932)	10.5 (.975)
8.6 (.795)	7.3 (.674)	25 11/16" (653)	21 13/16" (554)	47 15/16" (1218)	9.0 (.839)	13' 7 1/2" (4145)	8.6 (.795)	8.4 (.781)	31 1/8" (810)	11.6 (1.073)
9.8 (.912)	8.3 (.774)	25 11/16" (653)	21 13/16" (554)	55" (1397)	10.4 (.963)	14' 9 3/8" (4511)	9.8 (.912)	9.7 (.887)	24 1 1/8" (630)	13.1 (1.217)
10.7 (.993)	9.1 (.843)	25 11/16" (653)	21 13/16" (554)	59 1/8" (1522)	11.3 (1.049)	15' 7 1/2" (4755)	10.7 (.993)	10.5 (.978)	19 1 1/8" (505)	14.2 (1.317)
12.0 (1.111)	10.1 (.942)	25 11/16" (653)	21 13/16" (554)	67" (1702)	12.6 (1.172)	16' 9 3/8" (5121)	12.0 (1.111)	11.8 (1.094)	12 1 1/8" (325)	15.7 (1.461)
5.5 (.515)	4.7 (.437)	25 11/16" (653)	21 13/16" (554)	31 1/16" (789)	11.7 (1.088)	21' 7 1/8" (6584)	11.1 (1.030)	10.9 (1.010)	48 3/8" (1238)	15.7 (1.455)
6.4 (.596)	5.4 (.505)	25 11/16" (653)	21 13/16" (554)	35 15/16" (913)	13.6 (1.259)	23' 2 1/8" (7071)	12.8 (1.181)	12.6 (1.170)	43 7/8" (1114)	17.8 (1.652)
7.7 (.715)	6.5 (.607)	25 11/16" (653)	21 13/16" (554)	43 1/8" (1095)	16.3 (1.510)	25' 7 1/8" (7803)	15.4 (1.430)	15.1 (1.405)	36 1 1/8" (932)	20.9 (1.943)
8.6 (.795)	7.3 (.674)	25 11/16" (653)	21 13/16" (554)	47 15/16" (1218)	18.1 (1.678)	27' 2 1/8" (8291)	17.1 (1.588)	16.8 (1.563)	31 1/8" (810)	23.0 (2.138)
9.8 (.912)	8.3 (.774)	25 11/16" (653)	21 13/16" (554)	55" (1397)	20.7 (1.925)	29' 7 1/8" (9022)	19.6 (1.823)	19.3 (1.794)	24 1 1/8" (630)	26.1 (2.424)
6.5 (.604)	5.6 (.526)	30 1/8" (765)	28 1/4" (667)	31 1/16" (789)	6.6 (.622)	11' 6 1/8" (3513)	6.5 (.604)	6.1 (.567)	48 3/8" (1238)	9.0 (.836)
7.5 (.697)	6.8 (.613)	30 1/8" (765)	28 1/4" (667)	35 15/16" (913)	7.9 (.734)	12' 4 1/8" (3761)	7.5 (.697)	7.0 (.650)	43 7/8" (1114)	10.2 (.948)
9.0 (.836)	7.9 (.734)	30 1/8" (765)	28 1/4" (667)	43 1/8" (1095)	9.5 (.883)	13' 6 1/8" (4126)	9.0 (.836)	8.4 (.760)	36 1 1/8" (932)	12.0 (1.115)
10.0 (.929)	8.8 (.816)	30 1/8" (765)	28 1/4" (667)	47 15/16" (1218)	10.5 (.975)	14' 4 1/8" (4371)	10.0 (.929)	9.4 (.873)	31 1/8" (810)	13.2 (1.226)
11.5 (1.058)	-	30 1/8" (765)	-	55" (1397)	12.1 (1.124)	15' 6 1/8" (4729)	11.5 (1.068)	-	24 1 1/8" (630)	14.9 (1.384)
12.6 (1.171)	-	30 1/8" (765)	-	59 15/16" (1522)	13.1 (1.217)	16' 4 1/8" (4980)	12.6 (1.171)	-	19 1 1/8" (505)	16.2 (1.505)
14.0 (1.301)	-	30 1/8" (765)	-	67" (1702)	14.7 (1.366)	17' 6 1/8" (5339)	14.0 (1.301)	-	12 1 1/8" (325)	17.9 (1.663)
6.5 (.604)	5.6 (.526)	30 1/8" (765)	28 1/4" (667)	31 1/16" (789)	13.6 (1.263)	23' 0 1/8" (7026)	13.0 (1.208)	12.2 (.567)	48 3/8" (1238)	17.9 (1.661)
7.5 (.699)	6.5 (.608)	30 1/8" (765)	28 1/4" (667)	35 15/16" (913)	15.8 (1.466)	24' 8 1/8" (7522)	15.0 (1.394)	14.0 (.567)	43 7/8" (1114)	20.3 (1.886)
9.0 (.836)	7.9 (.730)	30 1/8" (765)	28 1/4" (667)	43 1/8" (1095)	19.0 (1.785)	27' 0 1/8" (8252)	18.0 (1.672)	16.8 (.567)	36 1 1/8" (932)	23.9 (2.218)
10.0 (.932)	8.7 (.811)	30 1/8" (765)	28 1/4" (667)	47 15/16" (1218)	21.0 (1.951)	28' 8 1/8" (8738)	20.0 (1.858)	18.8 (.567)	31 1/8" (810)	26.3 (2.440)
11.5 (1.069)	-	30 1/8" (765)	-	55" (1397)	24.2 (2.248)	31' 1 1/8" (9490)	23.0 (2.137)	-	24 1 1/8" (630)	29.8 (2.767)

These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24" when appropriate hardware (straight arm or split arm) is specified.

NOTE: Floor to sill heights are calculated based upon a structural header height of 6" 10-1/2"

Picture Square Feet Glass/Unit Area

Glass Area sq. ft. (m ²)	Overall Unit Area sq. ft. (m ²)
6.8 (.632)	9.0 (.836)
7.8 (.725)	10.2 (.948)
9.4 (.873)	12.0 (1.115)
10.4 (.966)	13.2 (1.226)
12.0 (1.115)	14.9 (1.384)
13.0 (1.208)	16.2 (1.505)
14.6 (1.356)	17.9 (1.663)
7.8 (.725)	10.2 (.948)
9.0 (.836)	11.6 (1.078)
10.8 (1.003)	13.6 (1.263)
12.1 (1.124)	15.0 (1.394)
13.8 (1.282)	17.0 (1.579)
15.1 (1.403)	18.4 (1.709)
16.8 (1.561)	20.4 (1.895)
9.4 (.873)	12.0 (1.115)
10.8 (1.003)	13.6 (1.263)
13.0 (1.208)	16.0 (1.486)
14.5 (1.347)	17.6 (1.635)
16.6 (1.542)	20.0 (1.858)
18.1 (1.682)	21.6 (2.007)
20.2 (1.877)	24.0 (2.230)
10.4 (.966)	13.2 (1.226)
12.1 (1.124)	15.0 (1.394)

SPLIT 6-4

Trensom Square Feet Glass/Unit Area

Glass Area sq. ft. (m ²)	Overall Unit Area sq. ft. (m ²)
14.5 (1.347)	17.6 (1.635)
16.1 (1.496)	19.4 (1.802)
18.4 (1.709)	22.0 (2.044)
20.1 (1.867)	23.8 (2.211)
22.4 (2.081)	26.4 (2.453)
12.0 (1.115)	14.9 (1.384)
13.8 (1.282)	17.0 (1.579)
15.6 (1.542)	20.0 (1.858)
18.4 (1.709)	22.0 (2.044)
21.1 (1.960)	24.9 (2.313)
23.0 (2.137)	26.9 (2.499)
25.7 (2.388)	29.9 (2.778)
13.0 (1.208)	16.2 (1.505)
15.1 (1.403)	18.4 (1.709)
18.1 (1.682)	21.6 (2.007)
20.1 (1.867)	23.8 (2.211)
23.0 (2.137)	26.9 (2.499)
14.6 (1.356)	17.9 (1.663)
16.8 (1.561)	20.4 (1.895)
20.2 (1.877)	24.0 (2.230)
22.4 (2.081)	26.4 (2.453)
25.7 (2.388)	29.9 (2.778)
0.7 (.065)	1.4 (.130)
0.8 (.074)	1.7 (.158)
1.0 (.093)	2.0 (.186)
1.2 (.111)	2.4 (.223)
1.4 (.130)	2.6 (.242)
1.6 (.149)	3.0 (.279)
1.5 (.139)	2.8 (.260)
1.8 (.167)	3.4 (.316)
2.2 (.204)	4.0 (.372)
2.6 (.242)	4.7 (.437)
2.9 (.269)	5.2 (.483)
3.4 (.316)	6.0 (.557)
3.4 (.316)	6.0 (.557)
4.0 (.372)	7.1 (.660)
1.8 (.167)	3.4 (.316)
2.4 (.223)	4.4 (.408)
2.8 (.260)	5.0 (.465)
3.0 (.279)	5.4 (.502)

JUN 20 2008

21 JUNE 2008

TO: GENIE BOURQUE
FROM: BOB GRAHAM

GENIE - PER YOUR REQUEST.

① UPON CONSULT W/ SHAWN WATSON OF
QUALITY INSULATION HE STATES.

" YOU CAN EASILY GET R-38 IN A
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HARD IN W/A NYLON NETTING.

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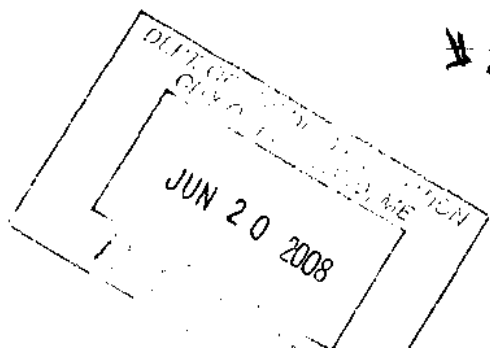
② DETAIL OF REBUILD OF 2ND
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SFF ③ CATALOG CUTS FOR GRAY ST 2-8" W X 3-6" H
GABLE END EGRESS WINDOW.

SF ④ CATALOG CUTS FOR EXISTING 3RD FLOOR
SKYLIGHT W/ MECHANISMS. SIZED 30" W X 36" H

OPENS A FULL 25° OR 90°

* CANNOT MARK WALLS IN UNITS 10 & 11



Jeanie Bourke - 15-17 Winter - correction on 2 skylights and one model number

From: Barbara Hathaway <parker_1@hotmail.com>
To: "jmb@portlandmaine.gov" <jmb@portlandmaine.gov>, Deb Andrews <dga@ci.portland.me.us>
Date: 9/10/2008 10:29 AM
Subject: 15-17 Winter - correction on 2 skylights and one model number

Despite extensive review of the design for the third floor we have several more corrections to make.

Correction and your approval is needed on the 2 (two) skylights that are within the new dormer's roof, the gable bedroom window and western egress skylight remain unchanged from the last submission from Al Hodgson of Resurgence Engineering., dated August 27, 2008.

The original model numbers/windows selected were not designed for a rubber roof installation (they are "deck mounted" and not raised off the roof to accommodate a box mounting of about 3.5 inches above the surface of the rubber roof. The model numbers we propose are both slightly smaller. I will confirm what the box mount is. They will be installed in the same locations.

The correct model numbers are:



1. The bath skylight: VCM 2222 (22 1/2 in x 22 1/2 in) replacing VS101 (21 .5 x 27 3/8)
2. The dormer bedroom: VCM 3030 (30 1/2 x 30 1/2) replacing FS302 (30 9/18 x 31)

The gable bedroom easement window dimensions and specs are correct, the model should be corrected to CW 135 NOT CW 335.

Will you need need drawings, catalog cuts?

We have terminated Bob's Coastal Contracting. Do we need to make any changes to the building permit to reflect a new contractor?

Many Thanks,

Barbara Ward

44-H-6

URGENT

44-H-6

FAX TO: John and Chris

From: Barbara Ward

I hope this helps to clarify:

Bob has done no work on the third floor since the June 20th permit was issued.

What you saw today on the 3rd floor was built to DIFFERENT drawings other than what Jeannie issued a permit for, and is the condition of the third floor when Jeannie did a site visit and issued a stop work order. I believe the drawings you had today that relate to the ridge were dated June 21, (s//b 20) and June 16. Notations in the Building Permit Application that the City generates (taken by Idobson) states: June 20th - jmb - Bob came in with drawings and details, ok to issue." The permit issued and was for the dormer.

What you saw at the job site was built approx. 6 weeks ago, and based on drawings that were previously submitted and approved by HP at an earlier and formal hearing. (Bob had submitted those plans to Planning/Inspections. We received a letter of approval from HP. Bob thought he had received the permission to build per those drawings.) When Jeannie came to the job site we were told to redesign the third floor,..... including the re-design or elimination of the exterior windows, sistering the ceiling joists, and adding additional support to the ridge beam. The drawings you had with you today are what is PROPOSED. They are the drawings the June 20th building permit was issued on. Bob did most of those drawings Friday the 20th at City Hall while communicating with Jeannie.


Barbara Ward

Cc Jeanie Bourke

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that THOMAS W. THOMSEN (being unmarried) of Portland, County of Cumberland, State of Maine, for consideration paid, releases to BARBARA E. HATHAWAY of Portland, County of Cumberland, State of Maine, with a mailing address of 52 Gray Street, Portland, Maine 04102, the land and all improvements in Portland, County of Cumberland, and State of Maine, described on the attached EXHIBIT A.

Meaning and intending to convey and hereby conveying all of my right, title and interest in and to those same premises described in that deed from Barbara E. Hathaway to Barbara E. Hathaway and Thomas W. Thomsen dated February 5, 2004 and recorded in the Cumberland County Registry of Deeds in Book 20858, Page 18.

WITNESS my hand and seal this 26th day of September, 2005.

Witness:



Thomas W Thomsen
THOMAS W. THOMSEN

State of Maine
County of Cumberland

September 26, 2005

Personally appeared before me the above named Thomas W. Thomsen and acknowledged the foregoing instrument to be his free act and deed.


Notary Public/Attorney at Law

Print Name SANDRA L. PERKINS
Notary Public, Maine
My Commission Expires July 26, 2010

My Commission Expires _____

EXHIBIT 'A'

A certain lot or parcel of land, with the buildings and improvements thereon, situated on the easterly corner of Winter Street and Gray Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Said lot has a frontage of forty-eight (48) feet more or less, on Gray Street and Seventy (70) feet, more or less, on Winter Street and is numbered on City Plans as 52-54 Gray Street and 15-19 Winter Street.

URGENT PLEASE

URGENT

Re: 15/17 Winter / 52 Gray

FAX TO: John and Chris

From: Barbara Ward

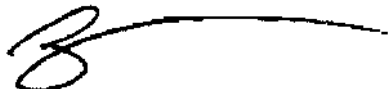
I hope this helps to clarify:

Bob has done no work on the third floor since the June 20th permit was issued.

What you saw today on the 3rd floor was built to different drawings other than what Jeannie issued a permit for, and is the condition of the third floor when Jeannie did a site visit and issued a stop work order. What you saw was built approx. 6 weeks ago, and based on drawings that were previously submitted and approved by HP at a formal hearing. Bob had submitted those plans to Planning/Inspections and we received a letter of approval from HP. Bob thought he had received the permission to build per those drawings. When Jeannie came to the job site and issued a stop work order, we were told to redesign the third floor,..... Including no windows on the exterior shed dormer well, sistering the ceiling, and adding additional support to the ridge beam. The drawings you had are what is PROPOSED and what the June 20th building permit was issued on. Bob did those drawings Friday the 20th at City Hall, the day the permit issued.

We will do what we need to make this safe.

What was the permit of the 20th for?



Barbara Ward

879 8755

Please have Mr. Rich! Call me - important.

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 080364

This is to certify that HATHAWAY BARBARA E & THOMAS W THOMSEN ITS/ Bob

has permission to Addition of Shed Dormer - 17' long

AT 52 GRAY ST

CDL 044 H006001

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 latched or otherwise closed-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

Marie Bonde
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

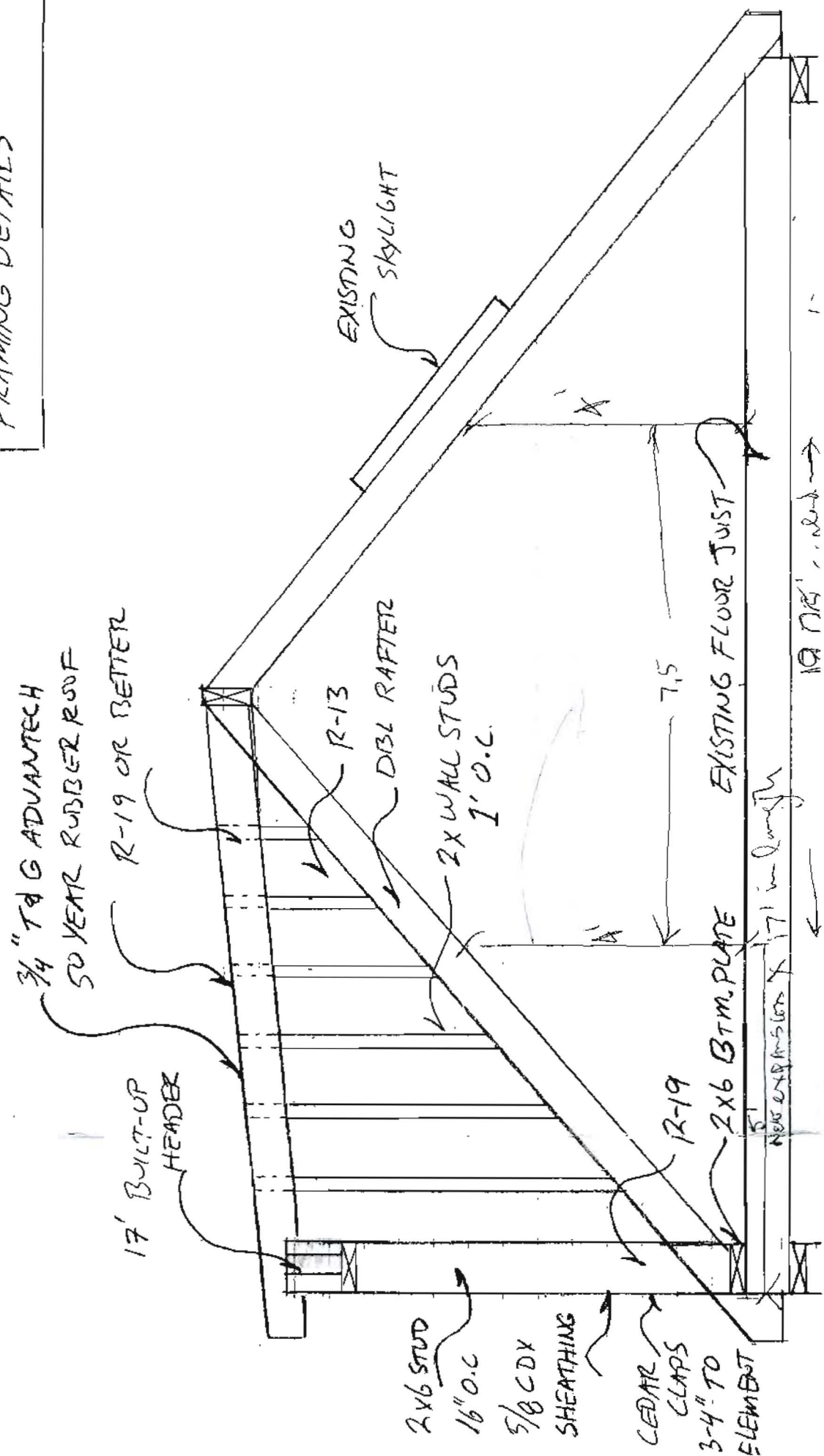
SCALE: 3/4" = 1'

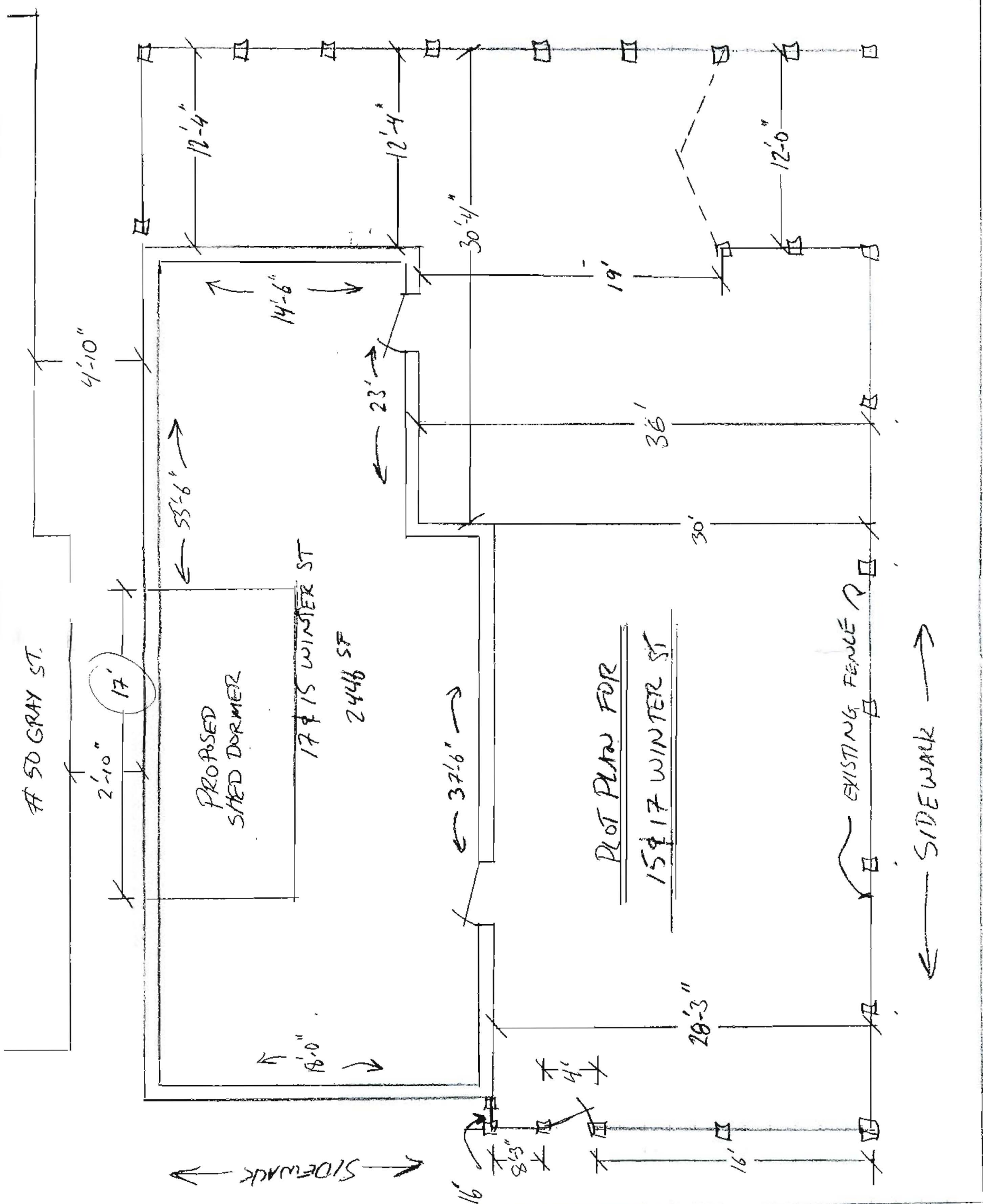
DRAWN BY: BOB GRAHAM

DATED: MARCH 2008

15 #17 WINTER ST. PORTLAND

FRAMING DETAILS





GRAY ST

DRAWN BY: BOB GRAHAM
 SCALE: NOT TO SCALE

MARCH 2008

PANFORTH ST

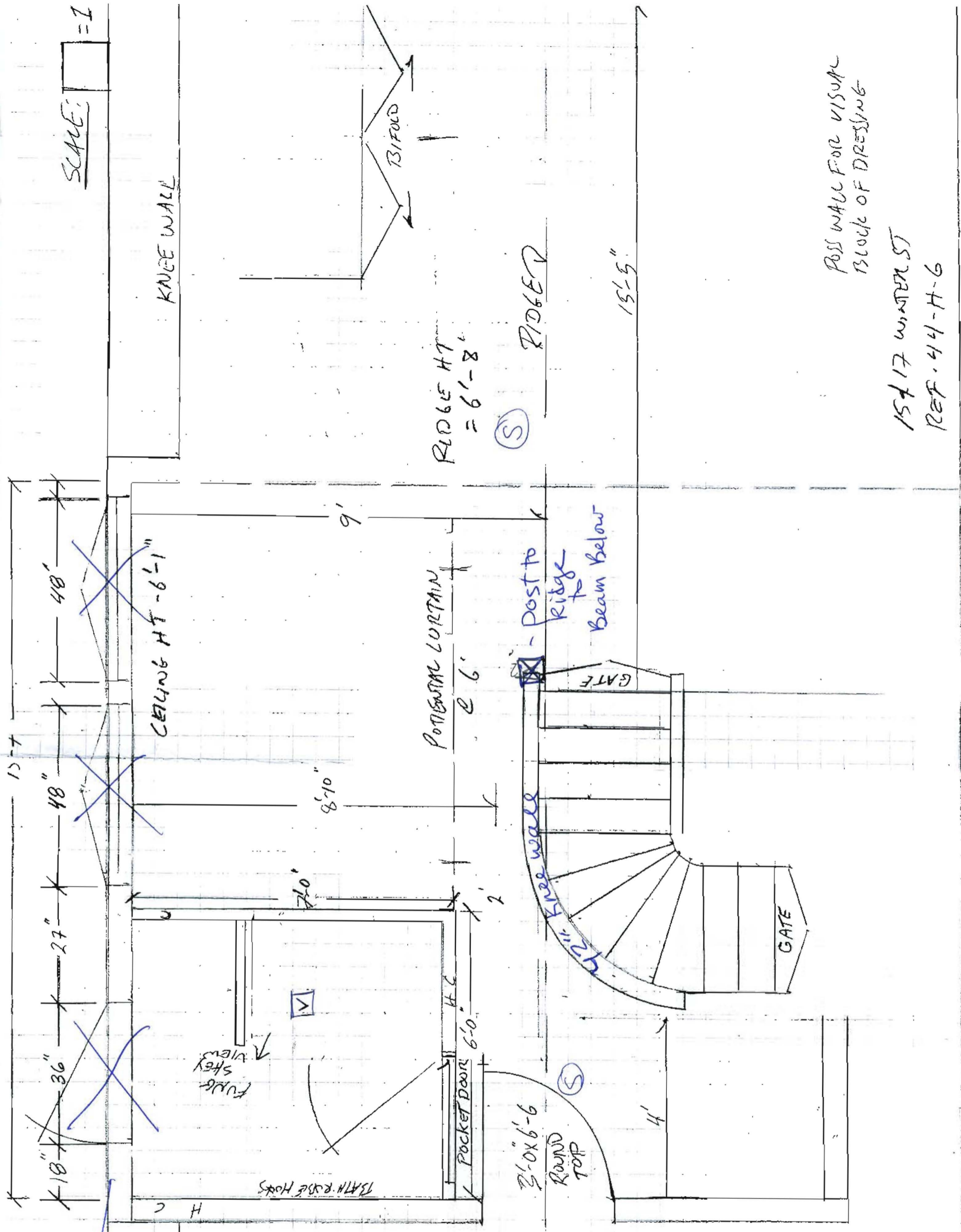
Fire Rated
Exterior wall

~~each~~ each side

KNEE WALL

SCALE: 1/2" = 1'

KNEE WALL



RIDGE HT
= 6'-8"

(S)

RIDGED

15'-5"

POSS WALL FOR VISUAL
BLOCK OF DRESSING

15417 WINTER ST

REF. 44-H-6

KNEE WALL - ADD G

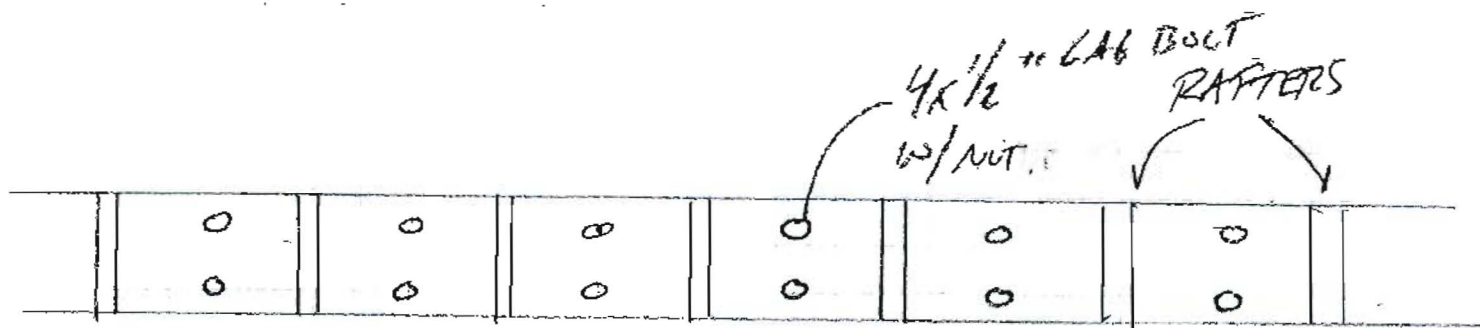
KNEE WALL - ADD 6 J

RIDGE BEAM DETAIL

16 & 17 WINTER ST

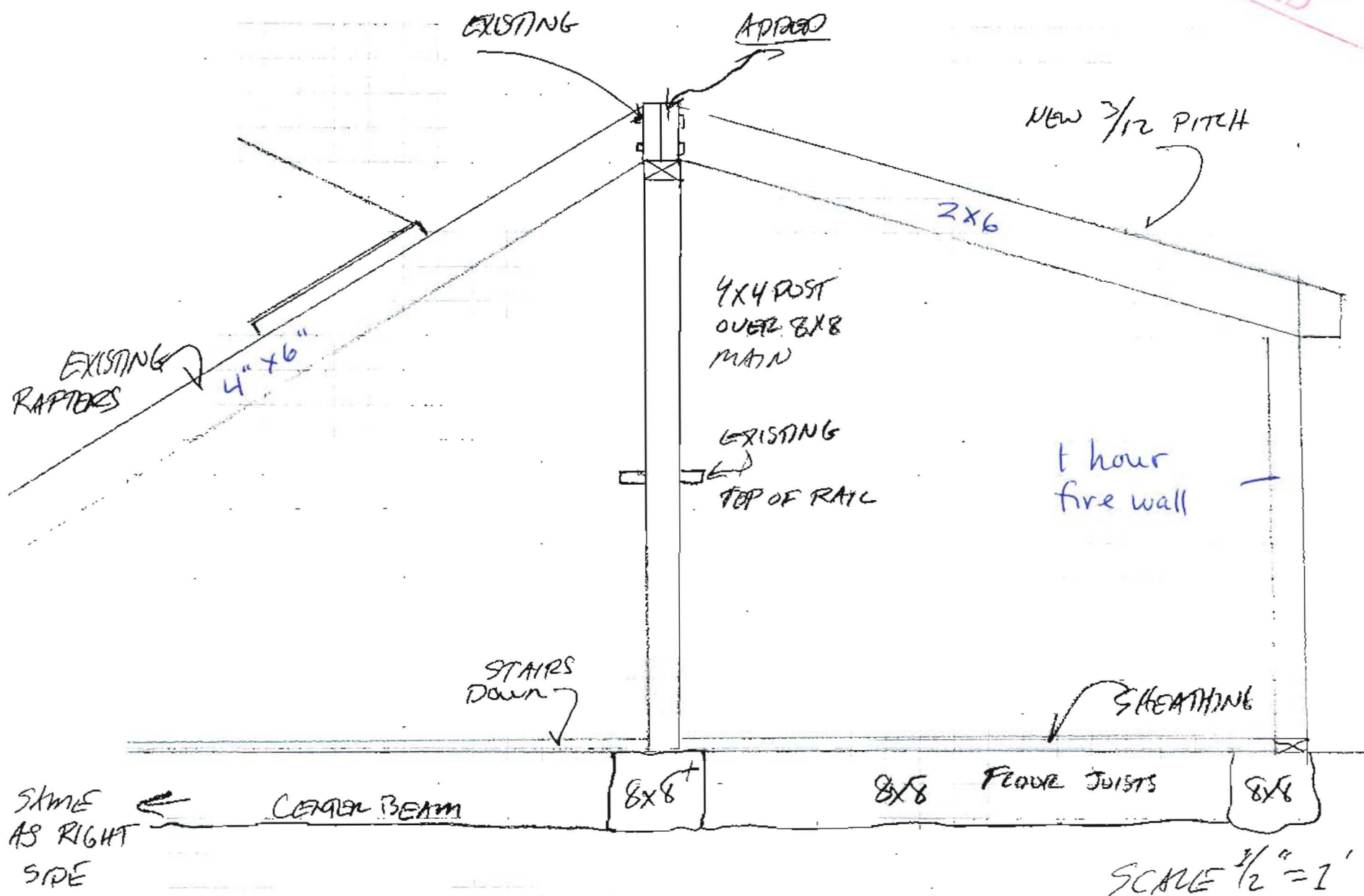
PREP BY: BOB GRANA

6-21-08



FRONT VIEW OF BUILT UP BEAM

NOT TO SCALE



SAME AS RIGHT SIDE

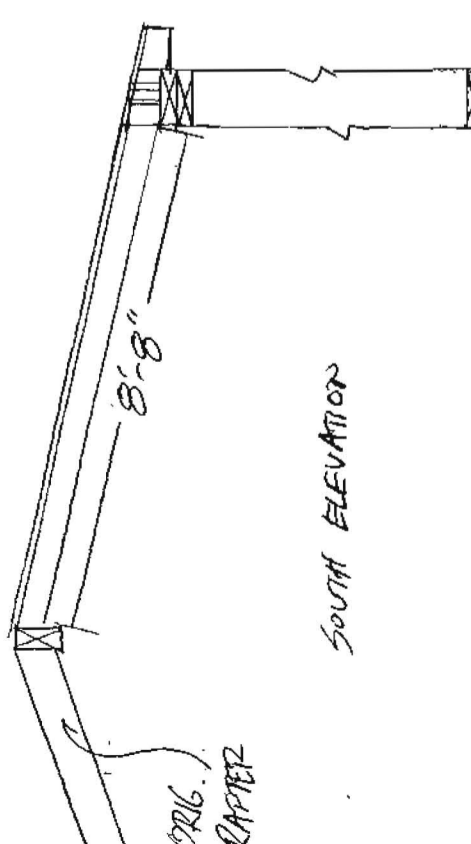
SCALE 1/2" = 1'

LOOKING NORTH

DEFLECTION = SPAN / 180
 360 OR
 240 OR
 180

REF: SPAN TABLES OF A.W.C.

(SNOW LOAD, C_D = 1.15)



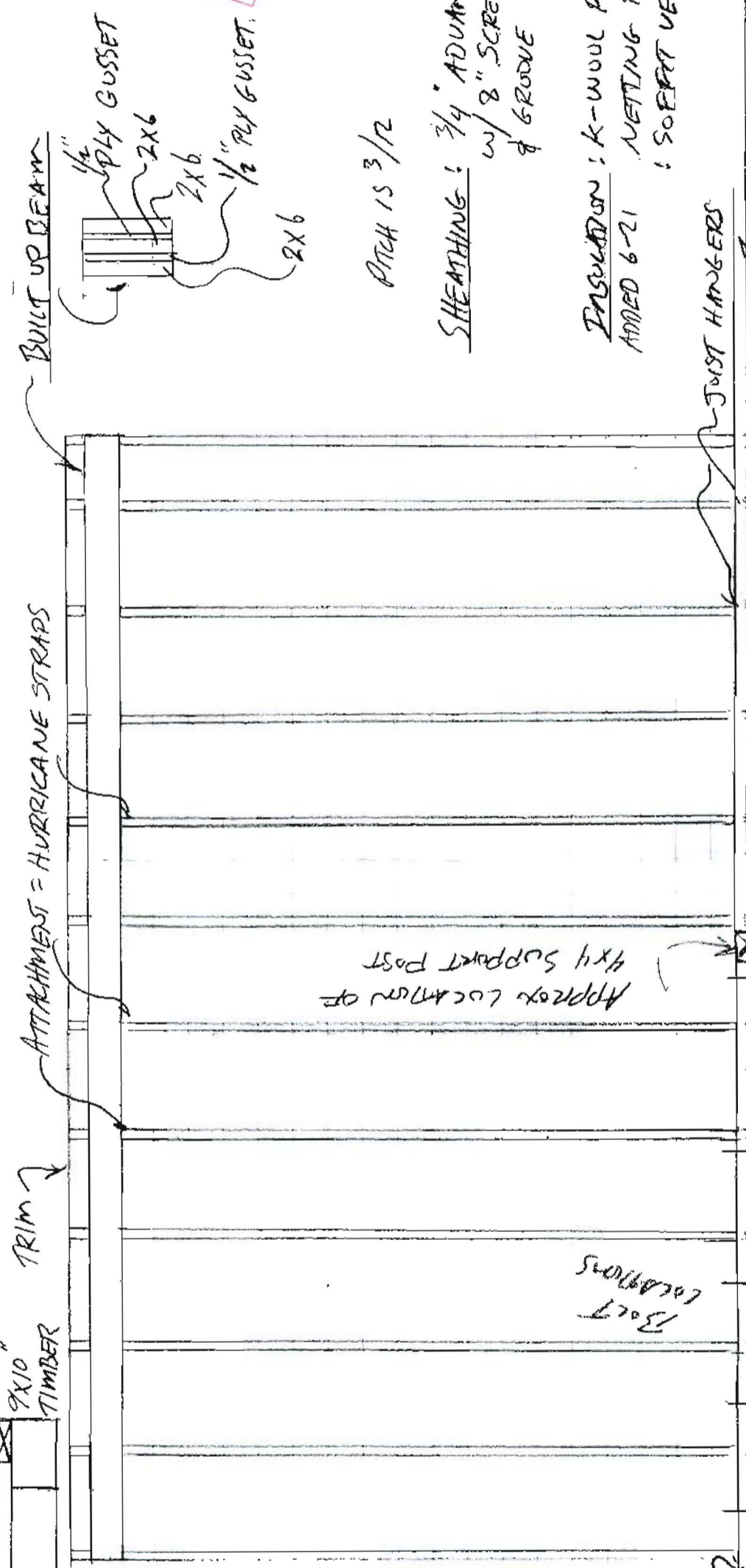
RAFTERS	LIVE LOAD (PSF)	DEAD LOAD	DEFLECTION LIMIT
2x6	50	20	240
2x6	SPACING	#1 S.Y.P.	#2 S.Y.P.
	16.0"	10'-7"	10'-2"
	19.2"	9'-11"	9'-4"

EXISTING SPAN IS 8'-8" TYP. INSIDE TO INSIDE OF BEARINGS

NOT TO SCALE

NEW SHED DORMER SIZED 17'x9'

NOTE: EXISTING N. SIDING TO BE REPLACED w/ EGRESS EXISTING w. SKYLITE TO BE REPLACED w/ EGRES



PITCH IS 3/12

SHEATHING: 3/4" ADVANTECH GLUED/SCREWED w/ 8" SCREW PATTERN, TONGUE & GROOVE

INSULATION: K-WOOL REFRACTIVE w/ AXION ADDED 6-21 NETTING FOR RETAINMENT; SOFFIT VENTING

DBL 2x6 BUILT UP BEAM w/ 4" x 1/2" BRACKETS w/ NUTS. ORIGINAL ROOF

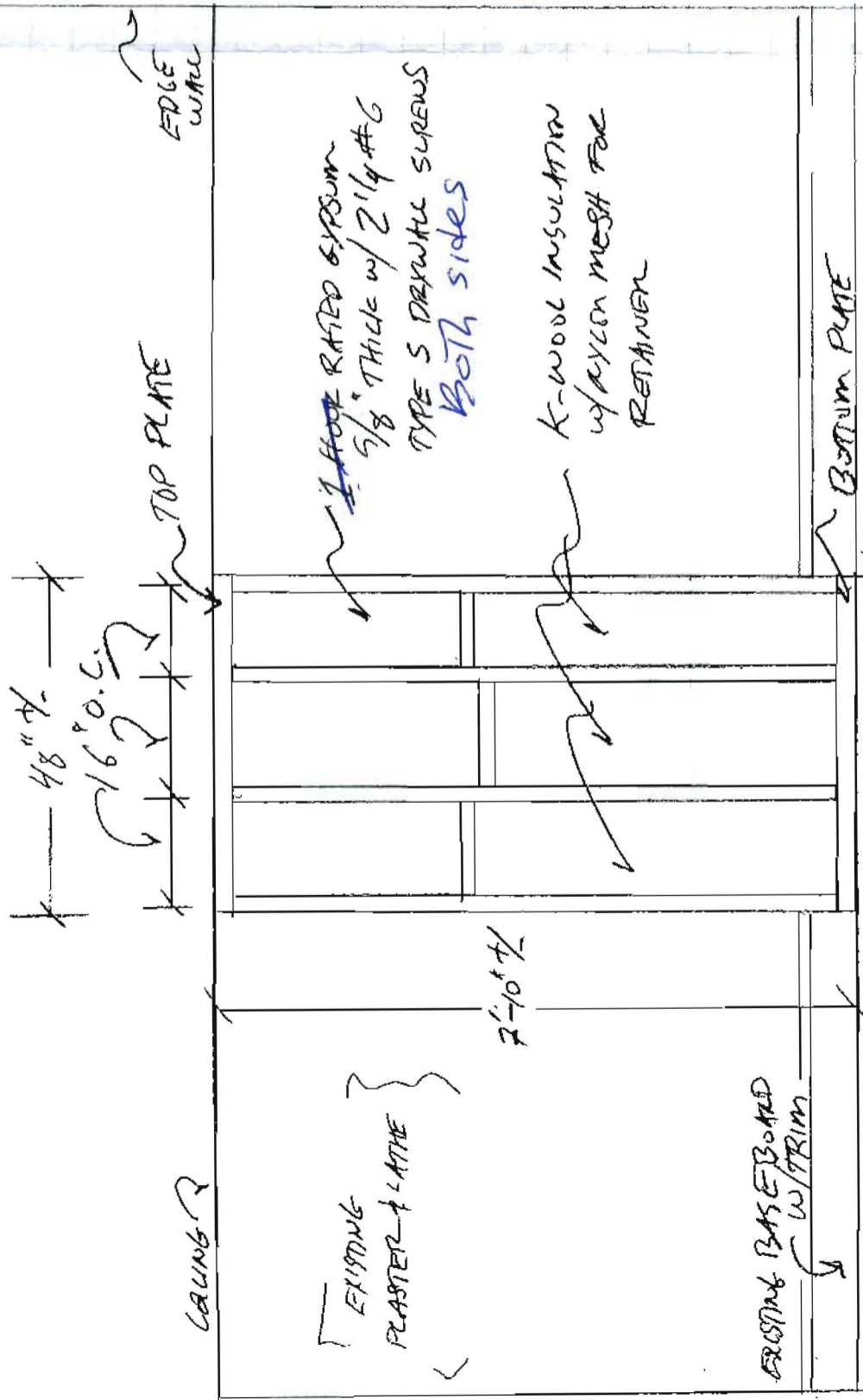
16" O.C. OR BETTER
 4'x1/2" LAG BOLT w/ NUT

20-24" O.C. 1/2"

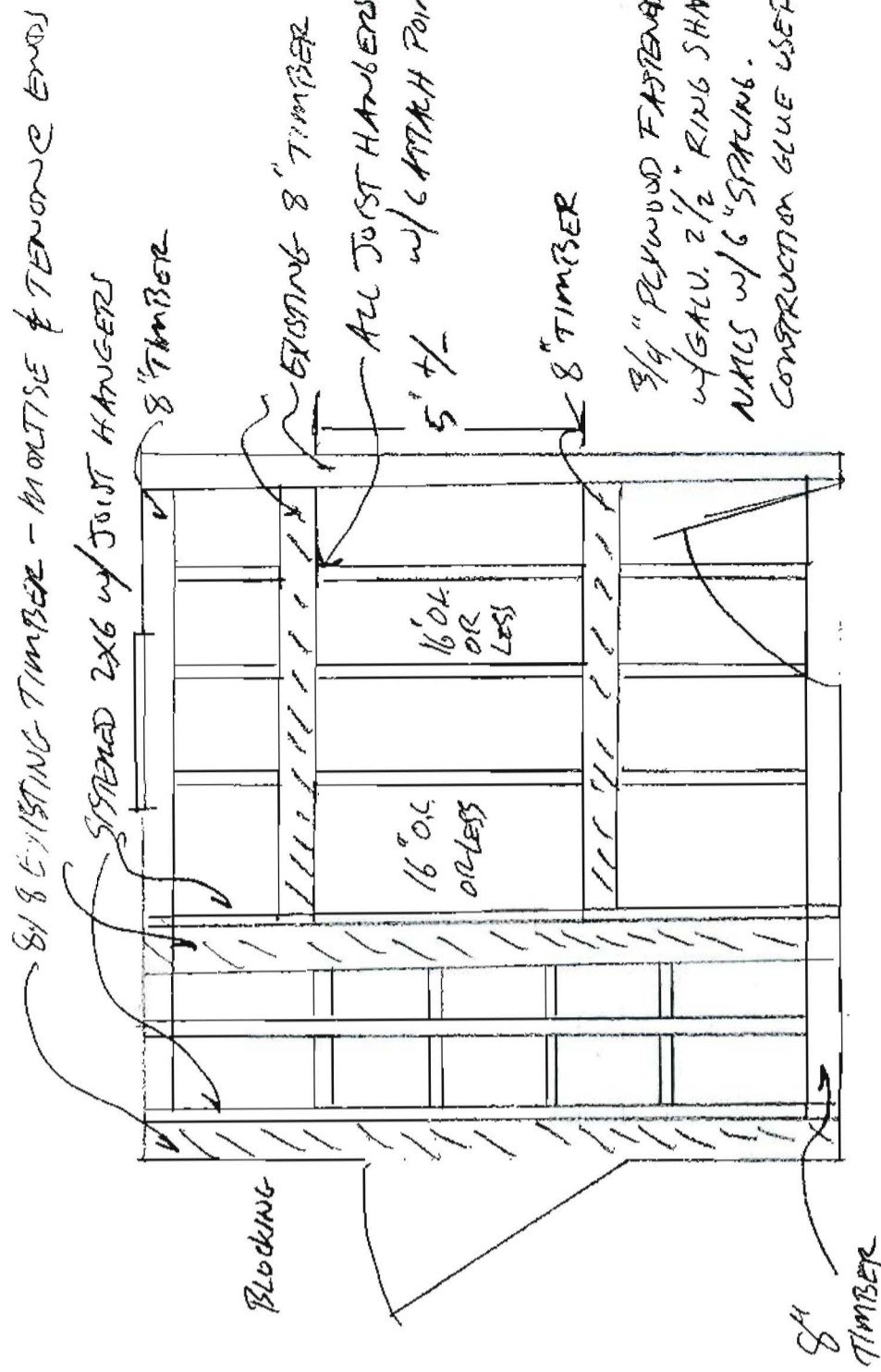
4x6 GROSS RAFTERS

ROOF BEAM DETAIL & SPANS FOR BARB & RON WARD 15 & 17 WINTER ST - PORTLAND 16 JUNE 2008 PREPARED BY BOB GRAHAM BOBS COASTAL CONTRACTING LLC

NOTE: 2-3 SKYLITES TO BE ADDED. ONE SIZING IS FACTORED.



WALL DIAGRAM FOR 2ND FLOOR @ WINTER
 SEPARATION WALL - SIZED 4x7-10 +/-
 2ND FL Bedroom Fill in of door to separate
 unit 15 & 17
 SCALE 3/2" = 1'



hatched /// EXISTING 2ND FLOOR BATH @ 17 WINTER ST.
 area
 SCALE 1/2" = 1'



WARD RESIDENCE
 15 & 17 WINTER ST - PORTLAND
 21 JUNE 2008
 PREPARED BY BOB GRATHAN
 BOBS COASTAL CONTRACTING LLC

ELECTRICAL PERMIT

City of Portland, Me.

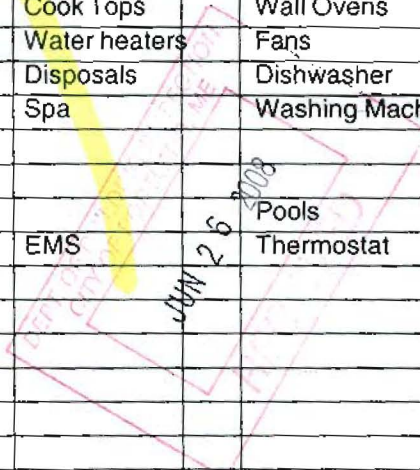


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 6-26-08
 Permit # 2008-1421
 CBL# 044-H-006

LOCATION: 52- Gray St METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER _____
 TENANT Barbara Hathaway PHONE # _____

							TOTAL EACH FEE		
OUTLETS	<u>20</u>	Receptacles	<u>10</u>	Switches	<u>5</u>	Smoke Detector		.20	
FIXTURES	<u>5</u>	Incandescent		Fluorescent		Strips		.20	
SERVICES		Overhead		Underground		TTL AMPS <800		15.00	
		Overhead		Underground		>800		25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
								25.00	
METERS		(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00	
		Insta-Hot		Water heaters		Fans		2.00	
		Dryers		Disposals		Dishwasher		2.00	
		Compactors		Spa		Washing Machine		2.00	
		Others (denote)						2.00	
	MISC. (number of)	<u>1</u>	Air Cond/win						3.00
			Air Cond/cent				Pools		10.00
			HVAC		EMS		Thermostat		5.00
			Signs						10.00
			Alarms/res						5.00
		Alarms/com						15.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
	E Lights						1.00		
	E Generators						20.00		
PANELS		Service		Remote		Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
							TOTAL AMOUNT DUE		
							MINIMUM FEE/COMMERCIAL 55.00	MINIMUM FEE 45.00	



CONTRACTORS NAME Anthony Gallant MASTER LIC. # 16272
 ADDRESS 21 Arden St LIMITED LIC. # _____
 TELEPHONE 415-3590

SIGNATURE OF CONTRACTOR Anthony Gallant *me*



CITY OF PORTLAND, MAINE

Department of Building Inspections

June 26 20 08

Received from

Anthony GILBERT

Location of Work

52 GRAY

Cost of Construction \$ _____

Permit Fee \$ _____

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) Site Plan (U2) _____

Other _____

2008-11421

CBL: 0214-H-006

Check #: (me)

Total Collected \$ 45.

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation

Street Subdivision Lot #

50 GRAY

PROPERTY OWNERS NAME

Last: Ward First: Barbara

Applicant Name: CHARLES A. FORTIN

Mailing Address of Owner/Applicant (If Different): 30 MONUMENT ST. PORTLAND, MAINE 04101

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Charles A. Fortin Signature of Owner/Applicant 8-22-2008 Date

2008-8226

PORTLAND PERMIT # 10728 TOWN COPY

Date Permit Issued: 8/22/08 \$ Double Fee Charged

[Signature] Local Plumbing Inspector Signature L.P.I. # 360

044.H 006

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input checked="" type="checkbox"/> OTHER - SPECIFY <u>2 FAMILY</u></p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>ME-1937</u></p>
--	---	---

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebib / Sillcock		Bathtub (and Shower)
		Floor Drain	/	Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		Sink
		Drinking Fountain	/	Wash Basin
		Indirect Waste	/	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
OR <input type="checkbox"/> TRANSFER FEE [\$6.00]		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

34

✓ 11388

TOWN COPY



CITY OF PORTLAND, MAINE

Department of Building Inspections

Aug 22

20 08

Received from

Charles A Fortin

Location of Work

52 Gray St.

Cost of Construction

\$

Permit Fee

\$

Building (IL)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other

2008 8036

CBL:

44-11 006

Check #:

11388

Total Collected \$

3402

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of this receipt less \$10.00 or 10% whichever is greater.

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