

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

BUILDING DEPARTMENT

Please Read Application And Notes, if Any, Attached

## PERMIT

Permit Number: 041306

This is to certify that Hutchings David &/Stephen Anderson has permission to make 2 units into 4 units demish interior repair foundation, replace frames AT 158 Grant St 053 C010001

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 inspection must be given and written permission procured before this building or part thereof is altered or occupied. 48 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 \_\_\_\_\_  
DepartmentName

# PERMIT DENIED

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

September 27, 2004

Stephen Sanderson  
Back Bay Properties, LLC  
878 North Road  
North Yarmouth, ME 04096

RE: 158 Grant Street – 053-C-010 – R-6 Zone – application # 04-1306

Dear Mr. Sanderson,

I am in receipt of your application to build an addition and to change the use of this property from two to four family dwelling units. Your permit is denied because it is not meeting the requirements of the Zoning Ordinance and has not received an approval under site plan review as required.

Section 14-136(a)2 of the ordinance requires that any alteration to a multifamily dwelling shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area. Your proposal shows that both existing units will be reduced to well under one thousand square feet.

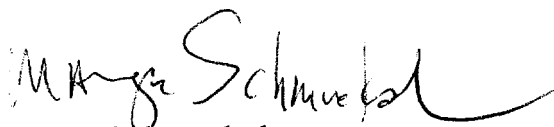
Section 14-136(a)2 also requires any such development to be reviewed and approved under article V, site plan review standards. There is no evidence that you have applied for this review and approval.

You have supplied a sketch of an apparent lot. It appears that there is some sort of right of way. This office requires a stamped, surveyed, site plan (as does the planning division under site plan review standards). We would need copies of the written right of way agreement. Your plan does not show existing property lines, nor the new addition, nor the setbacks of the new addition to the property lines. All dimensional requirements of the R-6 residential zone must be reviewed and met. Your project cannot be reviewed by this office without a complete, stamped, surveyed site plan in order to determine compliance.

You have the right to appeal my decision concerning the zoning ordinance. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If

you should fail to do so, my decision is binding and not subject to appeal Please contact this office for the necessary paperwork that is required to file **an** appeal.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long, sweeping tail.

**Marge Schmuckal**  
Zoning Administrator

Cc: file

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

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

Permit No: 04-1306	Issue Date:	CBL: 053 C010001
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Location of Construction: 158 Grant St	Owner Name: <del>Hutchings David &amp;</del> Stephen Sanderson	Owner Address: 158 Grant St	Phone:
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Business Name:	Contractor Name: Stephen sanderson	Contractor Address: 878 North Rd NO Yarmouth	Phone: 12077493998
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Lessee/Buyer's Name	Phone:	Permit Type:	Zone: R-6
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Past Use: residential 2 units	Proposed Use: residential 2 units demolish interior repair foundation, restore frames	Permit Fee: \$1,791.00	Cost of Work: \$180,000.00	(CEO District): 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type	
Signature:		Signature:	

**Proposed Project Description:**  
make 2 units into 4 units demolish interior repair foundation. restore frames

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: dmartin	Date Applied For: 09/02/2004	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>W/A</i> <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"/> late:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied late:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9</i>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

SEP - 1

~~Card~~  
~~Gate Dan Minor~~  
Bldg.

# All Purpose 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>158 Grant Street, Portland, ME</u>		
Total Square Footage of Proposed Structure <u>3</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#                      Block#                      Lot# <u>C</u>	Owner: <u>Stephen Sanderson</u> <u>Back Bay Properties LLC</u>	Telephone: <u>749-3998</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Stephen Sanderson</u> <u>878 North Rd</u> <u>North Yarmouth</u>	cost Of Work: \$ <u>180,000.00</u> Fee: \$ <u>1641.00</u>
Current use: <u>2 units</u>	<u>2 (0) 150.00</u>	
If the location is currently <b>vacant</b> , what was prior use:	<u>\$ 1791.00</u>	
Approximately how long <b>has</b> it been vacant:	_____	
Proposed use: <u>2 units to 4 units (multi family)</u>	_____	
Project description: <u>Demolish the Interior (Add New Portion of foundation, Rebuild/Restore frame)</u>	_____	
Contractor's name, address & telephone: <u>Addition?</u>	_____	
Who should we contact when the permit is ready: <u>Stephen Sanderson</u>	_____	
Mailing address: <u>878 North Rd</u> <u>North Yarmouth ME 04107</u>	_____	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>749-3998</u> or <u>816-7990</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, **WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

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 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: [Signature] | Date: 9/1/04

**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall  
CH# 1157

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** 053 C010001  
**Location** 158 GRANT ST  
**Land Use** TWO FAMILY

**Owner Address** HUTCHINGS DAVID & MARILYN J JTS  
 158 GRANT ST  
 PORTLAND ME 04101

**Book/Page**  
**Legal** 53-C-10  
 GRANT ST 158  
 4200 SF

**Valuation Information**

**Land** \$30,030      **Building** \$45,990      **Total** 576,020

**Property Information**

<b>Year Built</b> 1920	<b>Style</b> old style	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1404	<b>Total Acres</b> 0.096	
<b>Bedrooms</b> 4	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 8	<b>Attic</b> None	<b>Basement</b> Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
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**Picture and Sketch**

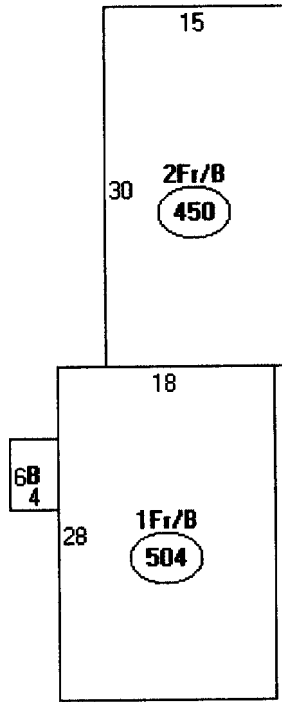
Picture	Sketch
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Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or e-mailed.

**New Search!**





Descriptor/Area

A: 1Fr/B  
504 sqft

B: OFF  
24 sqft

C: 2Fr/B  
450 sqft





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

ACCESSIBILITY CERTIFICATE

Designer: Stephen N Sanders

Address of Project: 158 Grant

Nature of Project: Change of use, currently a  
2 unit. Remodel to a 4 unit

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: [Handwritten Signature]

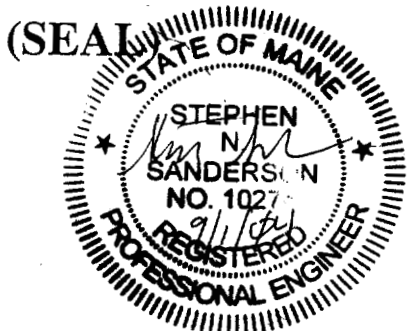
Title: Engineer

Firm: Self-emp

Address: 878 North Rd

North Yarmouth ME 04096

Phone: 749-3992 / 846-7990





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

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: Stephen Sanderson

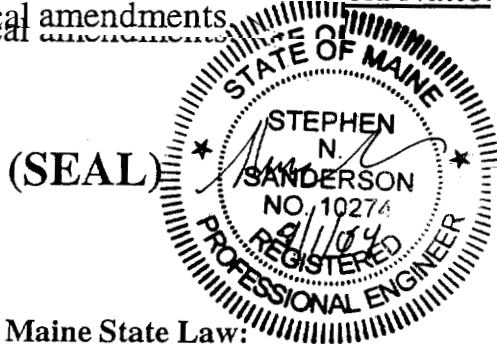
RE: Certificate of Design

DATE: 8/1/14

These plans and / or specifications covering construction work on:

158 Grant Street project. 2-unit to 4 unit  
conversion

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the BOCA National Building Code / 1999 (Fourteenth Edition) and local amendments.



Signature: [Handwritten Signature]

Title: Engineer

Firm: Self-employed

Address: 87- ... ME 04097

As per Maine State Law:

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



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

TO: Inspector of Buildings City of Portland, Maine  
 Department of Planning & Urban Development  
 Division of Housing & Community Service

FROM DESIGNER: Stephen N Sanders

DATE: \_\_\_\_\_

Job Name: 158 Grant St 4 unit Conversion

Address of Construction: 158 Grant Street

**THE BOCA NATIONAL BUILDING CODE 11999 (FOURTEENTH EDITION)**

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

Building Code and Year Boca 1999 Use Group Classification(s) R-3

Type of Construction Type IV or Type 4

**Structural Systems**

Roof Snow Load

60 Ground Snow Load (Pg)  
 per ASCE 7 0.9 If Pg > 10 psf, Flat Roof snow load, Pf  
0.9 If Pg > 10 psf, snow exposure factor, Ce  
1.0 If Pg > 10 psf, roof thermal factor  
1.0 If Pg > 10 psf, snow load importance factor, I

Earthquake Loads

0.10 Peak velocity-related acceleration, Av  
0.10 Peak acceleration, Ag  
Group I Seismic hazard exposure group  
B Seismic performance category  
S<sub>2</sub> Soil profile type  
braced Basic structural system / seismic-resisting system  
R=6 Cd=4 Response modification factor, R, and deflection amplification factor, Cd,

per ASCE 7 Sloped Roof Snowload Ps

Classification Cat II

\_\_\_\_\_ The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Unbalanced and roof live load have been considered for this design

Wind Loads

90 Basic Wind Speed  
II Wind Exposure Category 20.17 Wind Design Pressure 0.25 Internal Pressure Coefficient  
1 Wind Importance Factor

## EXHIBIT A

A **certain** lot or parcel of **land**, with the buildings thereon, situated on the southerly side of **Grant** Street, in said Portland, and bounded and described as follows:

Beginning at a point on the southerly side of said street distant ninety (90) feet westerly from the westerly line of Grove Street and at a distance **of** ninety (90) feet therefrom one hundred twenty (120) feet to a point; thence, westerly parallel with the southerly line of said Grant Street thirty-five (35) feet to a point; thence, northerly parallel to said line of Grove Street one hundred twenty (120) feet to said Grant Street; thence, easterly **by** said Grant Street thirty-five (35) feet to the **place** of beginning. Said Grove Street being now known as and called Deering Avenue.

**Being the same** premises conveyed to the Grantor herein **by deed** of David Hutchings dated October 21, **1982 and** recorded in the Cumberland County Registry of Deeds on October 25, 1982 in **Book 5052, Page 234.**

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF. DEED BOOK        PAGE        COUNTY Cumberland  
PLAN BOOK        PAGE        LOT       

ADDRESS: 158 Grant Street, Portland, Maine

Job Number:       

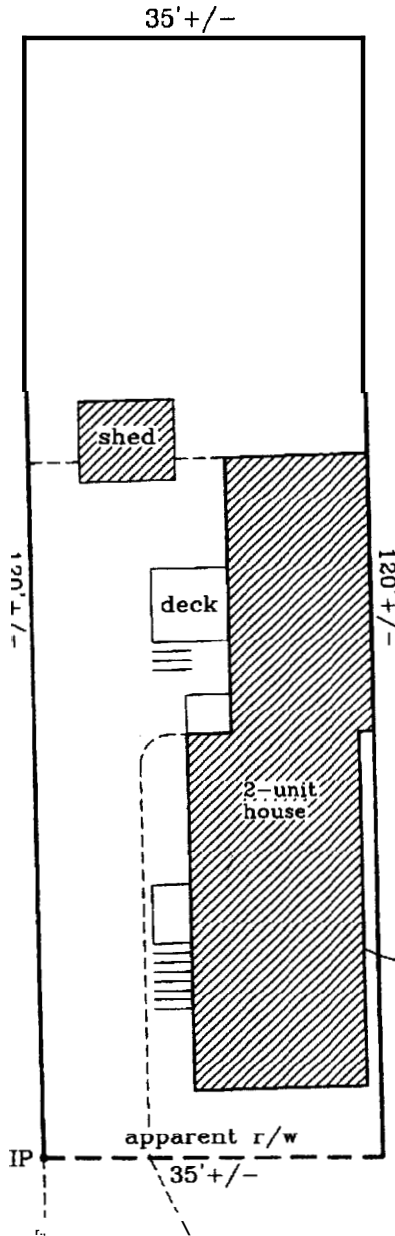
Buyers: Bay Properties, LLC

Inspection Date: 6-17-04

Sellers: Marilyn J. Gelegan

Scale:       

Client File#: H-BACKBAY



1 1/2 story wood structure w/ brick foundation

Note:  
Lines of occupation are shown.  
A boundary survey may yield different results.

to Deering St.

Grant Street

I HEREBY CERTIFY TO: Hopkinson, Abbondanza & Backer;  
the Lender and its title insurer.  
Monuments found did not conflict with the deed description.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY

As delineated on the Federal Emergency Management Agency Community Panel. 230051-0013 B  
The structure does not fall within the special flood hazard zone.  
The land does not fall within the special flood hazard zone.  
A wetlands study has not been performed.

**Livingston - Hughes**  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport - Maine 04046  
207-967-9761 phone 207-967-4831 fax

158 Grant St

Job	Truss	Truss Type	Qty	Ply	42# snow 120 mph wind	14838386
WSI_STK	624 R246	FINK	140	1	Job Reference (optional)	

Wood Structures, Biddeford, Mt 04005 5,100 s Mar 25 2003 Mitek Industries, Inc. Thu May 22 15:33:28 2003 Page 1

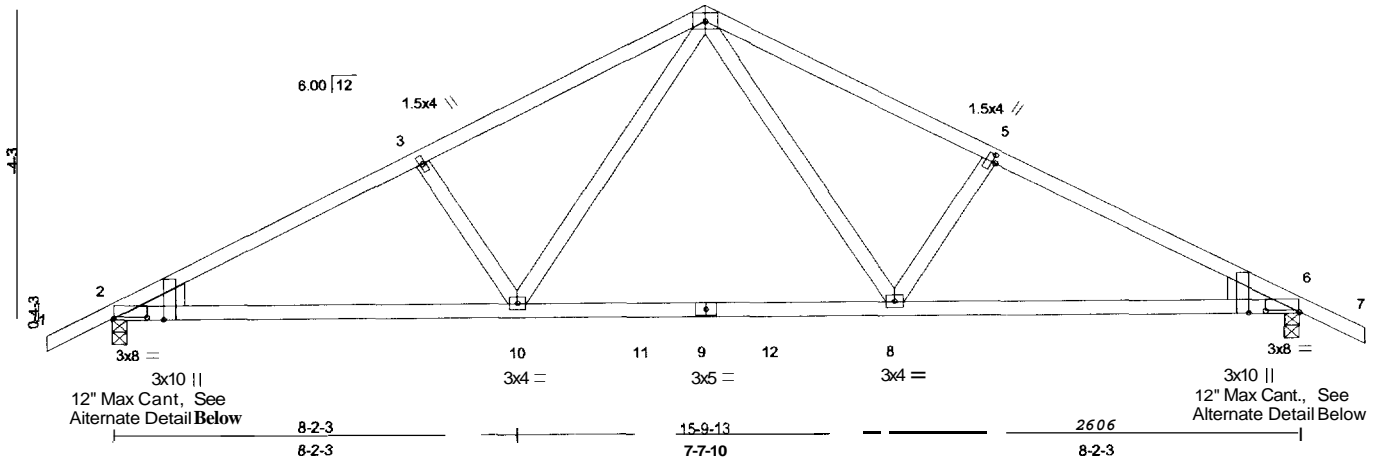


Plate Offsets (X,Y): [2:0-8-4,0-0-6], [2:0-0-4,Edge], [5:0-1-12,0-1-0], [6:0-8-4,0-0-6], [6:0-0-4,Edge]

LOADING (psf)	SPACING	2-0-0	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 42.0	Plates Increase	1.15	TC 0.54	Vert(LL)	-0.22 8-10	> 999	360	Mil20	169/123
TCDL 7.0	Lumber Increase	1.15	BC 0.67	Vert(TL)	-0.29 8-10	> 973	180		
BCDL 0.0	Rep Stress Incr	YES	WB 0.52	Horz(TL)	0.07 6	n/a	n/a		
ECDL 10.0	Code	BOCA/ANSI95	(Matrix)					Weight: 85 lb	

LUMBER  
 TOP CHORD 2 X 4 SPF 1650F 1.5E  
 BOT CHORD 2 X 4 SPF 1650F 1.5E  
 WEBS 2 X 4 SPF-S Stud  
 WEDGE  
 Left: 2 X 6 SPF 1650F 1.5E, Right: 2 X 6 SPF 1650F 1.5E

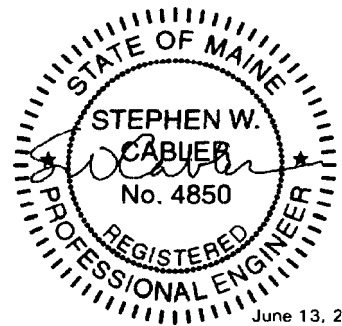
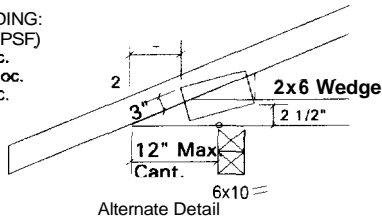
BRACING  
 TOP CHORD Sheathed or 3-11-6 oc purlins.  
 BOT CHORD Rigid ceiling directly applied or 7-4-12 oc bracing.

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-98; 120mph; h = 35ft; TCDL = 4.2psf; BCDL = 5.0psf; Category II; Exp C; enclosed; MWFRS gable end zone; cantilever left and right exposed; Lumber DOL = 1.33 plate grip DOL = 1.33.
- \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas with a clearance greater than 3-6-0 between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 752 lb uplift at joint 2 and 752 lb uplift at joint 6.

LOAD CASE(S) Standard

DESIGN LOADING:  
 TCLL/TOTAL (PSF)  
 42/59 @ 24" oc.  
 53/74 @ 19.2" oc.  
 63/77 @ 16" oc.



June 13, 21003

**Warning - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 W O R E USE**  
 Design valid for use only with Mitek connectors. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult QST-88 Quality Standard, DSB-89 Bracing Specification, and HIB-91 Handling, Installing and Bracing Recommendation available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719



