

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 061674  
**PERMIT ISSUED**  
DEC 19 2006

This is to certify that AMORY IONATHAN / Whelan Callender Architects  
has permission to Add 3rd unit w/ interior renovations to a kitchen, bath, living room & bedroom  
AT 156 SPRUCE ST 056 G02100

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.

**CITY OF PORTLAND**

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 placed or 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. Greg Cunniff 11-29-06  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**SCANNED**

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

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

Permit No: 06-1674	Issue Date:	CBL: 056 G021001
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Location of Construction: 56 SPRUCE ST	Owner Name: AMORY JONATHAN	Owner Address: 56 SPRUCE ST	Phone:
Business Name:	Contractor Name: Whipple Callender Architects	Contractor Address: 551 Congress St. Portland	Phone: 2077752696
Lessee/Buyer's Name	Phone:	Permit Type: <i>Change Use Alterations - Dwellings</i>	Zone: R6

Past Use: Residential 2 unit	Proposed Use: Residential 3 unit. Change of use add 3rd unit w/interior renovations to add a kitchen, bath, livingroom & bedroom	Permit Fee: \$545.00	Cost of Work: \$45,000.00	CEO District: 2
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Proposed Project Description: Add 3rd unit w/ interior renovations to add a kitchen, bath, livingroom & bedroom.	FIRE DEPT: NFPA 101	INSPECTION: Use Group: R2 Type: 5B 12/18/06
	Signature: <i>Greg Carr</i>	Signature: <i>[Handwritten Signature]</i>

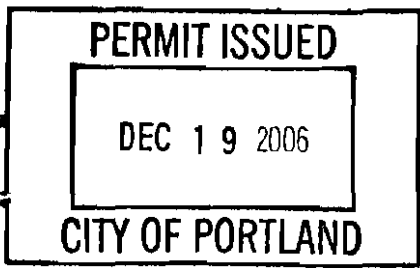
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 11/27/2006	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> <i>OK w/ conditions</i> Date: 11/27/06 <i>JEK</i>	<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  Date: _____	<b>Historic Preservation</b> YES <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: 11/29/06 <i>D. Andrews</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

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your  
inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

<input checked="" type="checkbox"/>	Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/>	Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/>	Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/>	Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/>	Final/Certificate of Occupancy:	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Joseph A. Adams  
Signature of Applicant/Designee

12/19/06  
Date

Dorinda Martin Admik  
Signature of Inspections Official

12 19 06  
Date

CBL: 56 G 021

Building Permit #: 06-1674

**TRANSMITTAL****DATE:** January 22, 2007**TO:** City of Portland  
c/o Capt. Greg Cass/Building Inspections  
389 Congress St.  
Portland, ME. 04101**RE:** 56 Spruce Street**WE ARE SENDING YOU THE FOLLOWING ITEMS:**

<input checked="" type="checkbox"/>	PRINTS	SHOP DRAWINGS	AS REQUESTED
<input type="checkbox"/>	LETTER	SAMPLE	FOR YOUR RECORDS
<input type="checkbox"/>	SPECIFICATIONS	ON LOAN	FOR REVIEW/COMMENT
<input type="checkbox"/>	ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
<input type="checkbox"/>	OTHERS	FOR BIDS USE	CONTRACT

NO. COPIES	DATE	DESCRIPTION
1 ea.	1/22/07	Stair and plan diagram sketches.

**REMARKS/MESSAGE:**

Hi Greg-

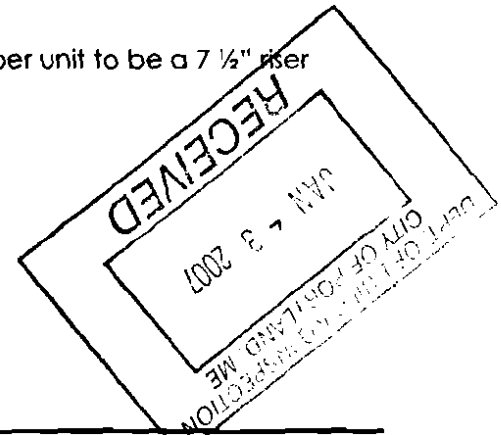
This plan diagram is intended to help clarify the egress situation at 56 Spruce St. where all three units will have dedicated egress at grade. Per NFPA 30.3.5.2 we are providing dedicated egress to grade for every unit in lieu of a sprinkler system for the new unit.

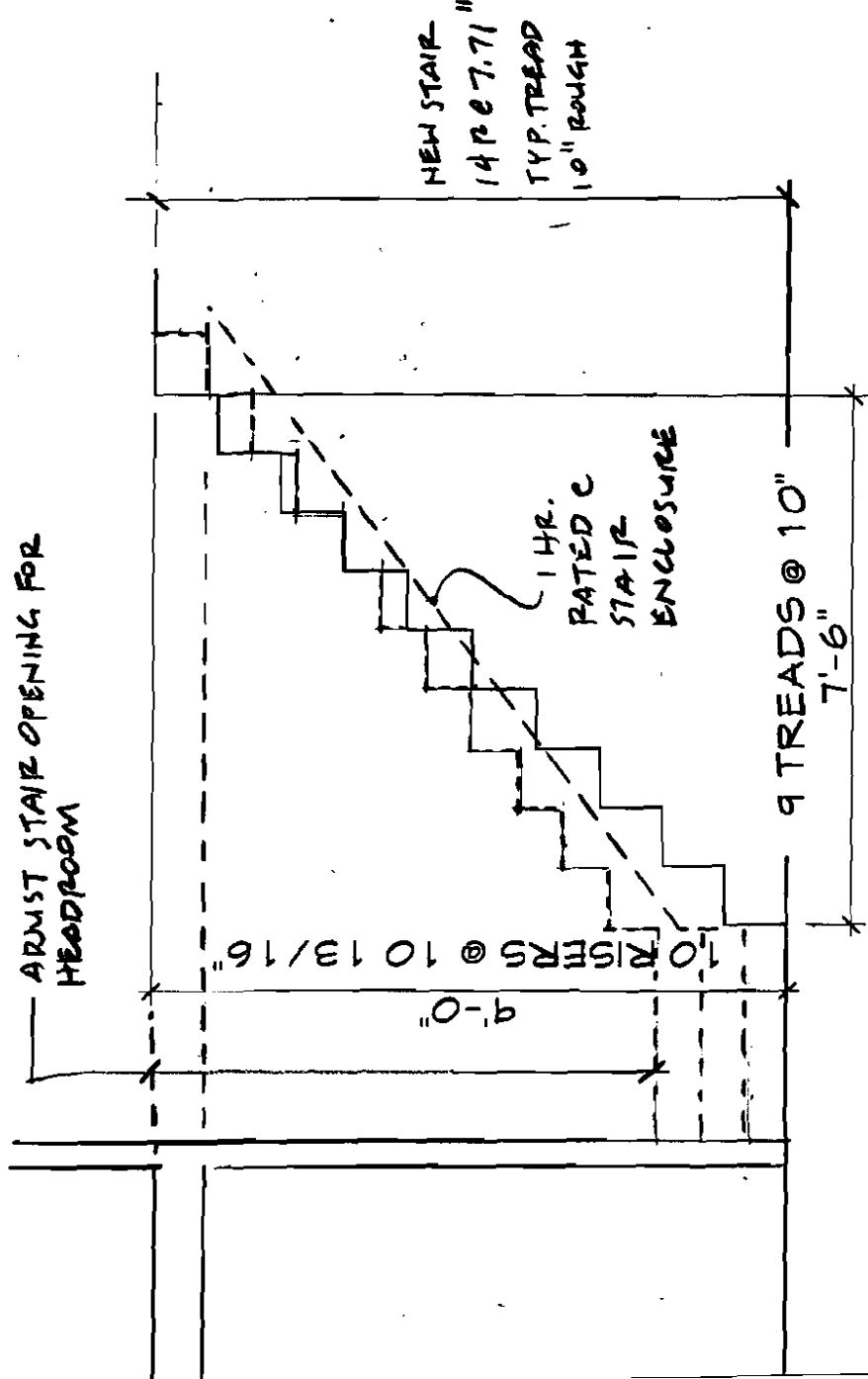
Please call when you can and we will then proceed with the fire rating, acoustic and egress improvements.

We are also proposing improving the existing stair to the upper unit to be a 7 1/2" riser rather than the existing riser in excess of 10".

Thanks,

Joe Delaney

**COPIES TO:** file, Mike Nugent, Jonathan Amory **FROM:** Joe Delaney



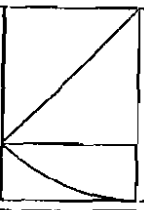
NEW STAIR  
 14 R @ 7.71"  
 TYP. TREAD  
 10" ROUGH

1 HR.  
 RATED C  
 STAIR  
 ENCLOSURE

9 TREADS @ 10"  
 7'-6"

ARMST STAIR OPENING FOR  
 HEADROOM

9'-0"  
 10" RISERS @ 10 13/16"

WHIPPLE CALLENDER ARCHITECTS		551 CONGRESS STREET PORTLAND ME 04101 775-2696
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56 SPRUCE ST.  
 STAIR DIAGRAM -  
 - EXISTING SHOWN SOLID -  
 - PROPOSED SHOWN DOTTED

# 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 1-9-06  
 Permit # 064025  
 CBL# 56 G 021

LOCATION: 56 Spruce St METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER Jonathan Amory  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

						TOTAL	EACH FEE
OUTLETS	<u>24</u>	Receptacles	<u>20</u>	Switches	<u>10</u>	Smoke Detector	.20
FIXTURES	<u>17</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)		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	<u>35.00</u>
						MINIMUM FEE/COMMERCIAL	45.00

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 JAN - 9 2006  
 RECEIVED

CONTRACTORS NAME Hannan's Electric MASTER LIC. # 16842  
 ADDRESS 897 Broadway So Port LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 767-2471

SIGNATURE OF CONTRACTOR Larry Hannan

# ELECTRICAL PERMIT

## City of Portland, Me.

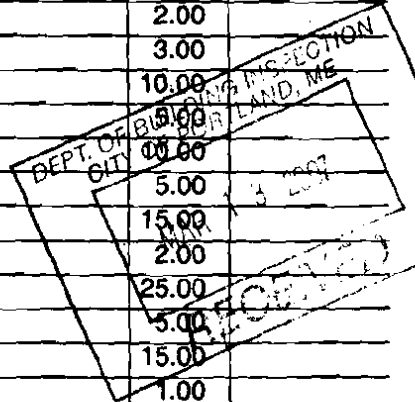


To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 3.13.07  
 Permit # 2007-4182  
 CBL# 056-G-21

LOCATION: 56 SPRUCE ST METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER \_\_\_\_\_  
 TENANT JONATHAN AMORY PHONE # \_\_\_\_\_

						TOTAL EACH FEE	
OUTLETS	20	Receptacles	10	Switches	2	Smoke Detector	.20
FIXTURES		Incandescent		Fluorescent		Strips	.20
SERVICES	1	Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
							25.00
METERS	1	(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES	1	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)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					5.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
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		Alterations					5.00
		Fire Repairs					15.00
E Lights					1.00		
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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 Keelley Electric MASTER LIC. # MC60018859  
 ADDRESS 1039 Riverside St. Suite 7 Port, Me. LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 797-3772

SIGNATURE OF CONTRACTOR Michael Keelley

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

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

Permit No: 06-1674	Date Applied For: 11/14/2006	CBL: 056 G021001
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Location of Construction: 56 SPRUCE ST	Owner Name: AMORY JONATHAN	Owner Address: 56 SPRUCE ST	Phone:
Business Name:	Contractor Name: Whipple Callender Architects	Contractor Address: 551 Congress St. Portland	Phone: (207) 775-2696
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Residential 3 unit. Change of use add 3rd unit w/interior renovations to add a kitchen, bath, livingroom & bedroom	Proposed Project Description: Add 3rd unit w/ interior renovations to add a kitchen, bath, livingroom & bedroom
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Dept: Historic      Status: Approved      Reviewer: Deborah Andrews      Approval Date: 11/29/2006  
 Note:      Ok to Issue:

Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 11/28/2006  
 Note: 11/17/06 Permit denied - doesn't have land area per dwelling for three units. See letter.      Ok to Issue:   
 11/27/06. Survey shows that the lot is big enough for three units, so the permit is moving forward.

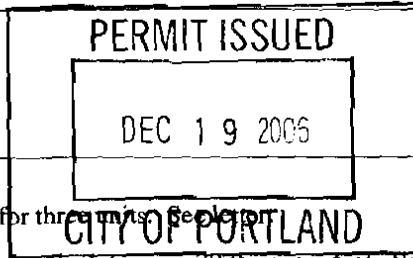
- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) With the issuance of this building permit and the Certificate of Occupancy this property will become a three family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building      Status: Approved with Conditions      Reviewer: Mike Nugent      Approval Date: 12/18/2006  
 Note:      Ok to Issue:

- 1) If rough sawn lumber is used in the Deck construction, it must comply with 2303.1.1 of the 2003 IBC.
- 2) Assemblies that separate the units from one another must have a fire resistance rating of 1 hour and a STC of 50
- 3) Roof Deck access is existing and currently in use

Dept: Fire      Status: Approved with Conditions      Reviewer: Cptn Greg Cass      Approval Date: 11/29/2006  
 Note:      Ok to Issue:

- 1) All construction shall comply with NFPA 101
- 2) New apartments shall be protected by an approved sprinkler system. NFPA 101 30.3.5.1



**Comments:**

11/21/2006-amachado: Permit denied. Doesn't meet land area per dwelling unit for three units. See letter.

11/27/2006-amachado: Joe Delaney brought in a survey of the property showing that the lot size is 3075 square feet. Since it is over 3,000 square feet, there can be three dwelling units, so the permit is moving forward.

11/28/2006-amachado: Left a message for Joe Delaney. Are the existing apartments staying the same? Does the roof deck already exist? Is the roofline changing with the new roof deck access bulkhead? Is the new roof over the entry bigger than the existing?

11/30/2006-amachado: Received revised plans. Put them with permit.



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

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

Permit No: 06-1674	Date Applied For: 11/14/2006	CBL: 056 G021001
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PLEASE GIVE THIS TO  
THE PERMITTEE

**NOMINAL SIZE (LUMBER).** The commercial size designation of width and depth, in standard sawn lumber and glued-laminated lumber grades; somewhat larger than the standard net size of dressed lumber, in accordance with DOC PS 20 for sawn lumber and with the *National Design Specification for Wood Construction* (NDS) for glued-laminated lumber.

**PARTICLEBOARD.** A generic term for a panel primarily composed of cellulosic materials (usually wood), generally in the form of discrete pieces or particles, as distinguished from fibers. The cellulosic material is combined with synthetic resin or other suitable bonding system by a process in which the interparticle bond is created by the bonding system under heat and pressure.

**PERFORATED SHEAR WALL.** A wood structural panel sheathed wall with openings, that has not been specifically designed and detailed for force transfer around openings.

**PERFORATED SHEAR WALL SEGMENT.** A section of shear wall with full-height sheathing that meets the aspect ratio limits of Section 2305.3.3.

**PRESERVATIVE-TREATED WOOD.** Wood (including plywood) pressure treated with preservatives in accordance with Section 2303.1.8.

**REFERENCE RESISTANCE ( $D$ ).** The resistance (force or moment as appropriate) of a member or connection computed at the reference end use conditions.

**SHEAR WALL.** A wall designed to resist lateral forces parallel to the plane of a wall.

**STRUCTURAL GLUED-LAMINATED TIMBER.** Any member comprising an assembly of laminations of lumber in which the grain of all laminations is approximately parallel longitudinally, in which the laminations are bonded with adhesives.

**SUBDIAPHRAGM.** A portion of a larger wood diaphragm designed to anchor and transfer local forces to primary diaphragm struts and the main diaphragm.

**TIE-DOWN (HOLD-DOWN).** A device used to resist uplift of the chords of shear walls.

**TREATED WOOD.** Wood impregnated under pressure with compounds that reduce its susceptibility to flame spread or to deterioration caused by fungi, insects or marine borers.

**UNADJUSTED SHEAR RESISTANCE.** The allowable shear set forth in Table 2306.4.1 where the aspect ratio of any perforated shear wall segment used in calculation of perforated shear wall resistance does not exceed 2:1. Where the aspect ratio of any perforated shear wall segment used in calculation of perforated shear wall resistance is greater than 2:1, but not exceeding 3.5:1, the unadjusted shear resistance shall be the allowable shear set forth in Table 2306.4.1, multiplied by  $2w/h$ .

**WOOD SHEAR PANEL.** A wood floor, roof or wall component sheathed to act as a shear wall or diaphragm.

**WOOD STRUCTURAL PANEL.** A panel manufactured from veneers, or wood strands or wafers, or a combination of veneer and wood strands or wafers, bonded together with waterproof synthetic resins or other suitable bonding systems. Examples of wood structural panels are:

**Composite panels.** A structural panel that is made of layers of veneer and wood-based material;

**Oriented strand board (OSB).** A wood structural panel that is a mat-formed product composed of thin rectangular wood strands or wafers arranged in oriented layers; or

**Plywood.** A wood structural panel comprised of plies of wood veneer arranged in cross-aligned layers.

## SECTION 2303 MINIMUM STANDARDS AND QUALITY

**2303.1 General.** Structural lumber, end-jointed lumber, prefabricated I-joists, structural glued-laminated timber, wood structural panels, fiberboard sheathing (when used structurally), hardboard siding (when used structurally), particleboard, preservative-treated wood, fire-retardant-treated wood, hardwood, plywood, trusses and joist hangers shall conform to the applicable provisions of this section.

**2303.1.1 Lumber.** Lumber used for load-supporting purposes, including end-jointed or edge-glued lumber, machine stress-rated or machine evaluated lumber, shall be identified by the grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20 or equivalent. Grading practices and identification shall comply with rules published by an agency approved in accordance with the procedures of DOC PS 20 or equivalent procedures. In lieu of a grade mark on the material, a certificate of inspection as to species and grade issued by a lumber-grading or inspection agency meeting the requirements of this section is permitted to be accepted for pre-cut, remanufactured or rough-sawn lumber, and for sizes larger than 3 inches (76 mm) nominal thickness.

Approved end-jointed lumber is permitted to be used interchangeably with solid-sawn members of the same species and grade.

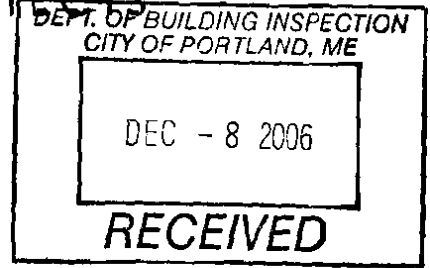
**2303.1.2 Prefabricated wood I-joists.** Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055.

**2303.1.3 Structural glued-laminated timber.** Glued-laminated timbers shall be manufactured and identified as required in AITC A190.1 and ASTM D 3737.

**2303.1.4 Wood structural panels.** Wood structural panels, when used structurally (including those used for siding, roof and wall sheathing, subflooring, diaphragms and built-up members), shall conform to the requirements for their type in DOC PS 1 or PS 2. Each panel or member shall be identified for grade and glue type by the trademarks of an approved testing and grading agency. Wood structural panel components shall be designed and fabricated in accordance with the applicable standards listed in Section 2306.1 and identified by the trademarks of an approved testing and inspection agency indicating conformance with the applicable standard. In addition, wood structural panels when permanently exposed in outdoor applications shall be of exterior type, except that wood structural panel roof sheathing ex-



# WHIPPLE-CALLENDER ARCHITECTS



## TRANSMITTAL

**DATE:** December 8, 2006

**TO:** City of Portland  
c/o Building Inspections  
Jeannie B.  
389 Congress St.  
Portland, ME. 04101

**RE:** 56 Spruce Street

### WE ARE SENDING YOU THE FOLLOWING ITEMS:

<input checked="" type="checkbox"/> PRINTS	SHOP DRAWINGS	AS REQUESTED
LETTER	SAMPLE	FOR YOUR RECORDS
SPECIFICATIONS	ON LOAN	FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS USE	CONTRACT

NO. COPIES	DATE	DESCRIPTION
1 ea.	12/5/06	Response to Permitting Questions

### REMARKS/MESSAGE: Keyed to numbering of Mike Nugent's email

Hi Jeannie-

From Mike's email, it sounded like you might be the person to get this info to. I have tried to answer all his concerns with this submittal. Please let me know if I can answer any additional questions.

- Item 1- Construction Budget attachment
- Item 2- Sketch #1 Framing details for proposed floor and roof construction.
- Item 3- See attached plans- Rated wall between proposed unit and existing spaces will be a UL 365 partition. Rated floor to be UL L537, see attached.
- Item 4- Sketch #2 for Stair detail and Bulkhead detail.
- Item 5- Sketch #3 for egress window.
- Item 6- There are no proposed penetrations at the rated walls.
- Item 7- See Sketch #2.
- Item 8- See attached IRC code.
- Item 9- See attached deck detail. I'm not exactly sure how to prove this detail with reference to 1607(BOCA ?). We are using solid cedar posts, through bolted to deck framing, screwed with 4" non corrosive fasteners. I think we will be stronger than most rail assemblies, especially the vinyl systems.

I hope this helps, please call with any questions.

**COPIES TO:** file, Jonathan Amory

**FROM:** Joe Delaney

*Jeannie - Is the set for this dated 11/30? If not, call and I'll set it to you.*

**From:** Joe Delaney <joe@whipplecallender.com>  
**Subject:** Re: Permit # 06-1674 56 Spruce St.  
**Date:** December 5, 2006 1:30:13 PM EST  
**To:** <architect@whipplecallender.com>



Hi Mike- I can provide most of what you want, can you clarify notes 3, below and I'll take care of it. MY NOTES ARE ALL CAPS  
On Dec 5, 2006, at 12:11 PM, architect wrote:

----- Original Message -----

**From:** "Mike Nugent" <mjn@portlandmaine.gov>  
**Date:** Mon, 04 Dec 2006 22:06:32 -0500

I have commence the reveiw of the above projectr and need the following information:

- 1) Construction Budget to Justify the submitted construction Cost. WILL DO
- 2) Complete framing details for all construction including fastener schedule, hangers, headers, beams/girders etc. WILL DO
- 3) Floor plans that show the existing two units and the third unit and which walls/ceiling will be fire resistance and sound transmission rated. CAN I MEASURE THE EXISTING UNITS IN A CONDOMINIUM DOCUMENT FASHION OR DO YOU WANT MORE DETAILED PLANS?
- 3A) Fire separation assembly details with STC ratings and UL Listings WILL DO
- 4) Stair details that show treads, risers,width, headroom, nosings and handrail details. WILL DO
- 5) Egress window schedule. THE EXISTING DOUBLE HUNG WINDOWS ARE TO BE RETAINED PER HDRC REVIEW. THEY ARE SMALLER THAN REQUIRED EGRESS SIZE.
- 6) Fire Separation Assembly penetration protection plan. THE SEPERATION WALLS ARE NOT INTENDED TO BE PENETRATED.
- 7) Roof Access detail that includes stair details as described in # 4 as well as the "bulkhead" detail. WILL DO
- 8) Because this part of the building is very close to the property lines, all new exterior walls must be rated in accordance with Table 602 with limited unprotected openings that conform with Table 704.8.. Any new roof construction may also need protection. THE EXISTING WALLS WITH WINDOW ARRANGEMENT ARE TO REMAIN. THE WALL IS ASBESTOS SIDED.
- 9) Guard details with product information that conforms to the loading requirements of Section 1607.7 WILL DO.

Jeannie, I'll return this permit to City Hall and have it placed on hold until complete submissions are received

## Job Description for 56 Spruce St.

ITEM #1

**Customer:** Jonathon Amory

**Contractor:** Native Sons Construction

**Job Overview:** Renovation/restoration of the "cobbler shop" at the rear space of 56 Spruce St. The purpose of this renovation is to create a one bedroom apartment with one full bathroom and kitchen.

### Phase One

#### **Demolition/Excavation:**

- Removal of approximately 250 square feet of asphalt.
- Excavation of all soil encroaching on sills of structure.
- Removal of first floor system.
- Removal of roof deck and dormer.
- Opening all doorways to 3' wide with a 6' 8" head clearance.
- Cutting upstairs floors back to accommodate new stairways.
- Opening up wall between kitchen and living room.
- Excavation of interior floor space to 18" below base of floor joists.

#### **Structural Work:**

- Replacement of sills with 6"x6" pressure treated wood (p.t.)
- Replacement of first floor joists with 2"x8" p.t. wood
- One poured concrete footing in center of floor
- One 6"x6" carrying beam transecting floor system
- Rough framing for new stairways (living room to kitchen, kitchen to bedroom, studio to deck).
- Heading off all floor joists, roof rafters and wall studs that have been cut to accommodate new stairs and doorways
- Roof rafters will be doubled 2x6 rough sawn to ensure strength against snow-load.
- Vapor barrier top-dressed with 2" of crushed stone in crawl space.
- Access panel framed into first floor space (crawl-space).
- 6"x6" pressure treated beams between footings to retain soil from crawl space.

#### **Details:**

- Copper faced ice and water shield will be applied as flashing over sills.

**Not to exceed: \$15,000**

## Phase Two

### **Roof:**

- Roof will be strapped and insulated with 4" rigid. Rubber roofing will be applied over surface along with drip-edge flashing.
- All gutters will be replaced and tied into existing catch basins.

### **Deck:**

- Rooftop deck will be constructed entirely of tamarack wood. The decking will rest on 2"x4" sleepers, there will be 6"x6" posts at the corners. All handrail, baluster and post details will be specified by the architect.
- A "bulkhead" style door will be fabricated and installed for deck access. John will be responsible for the design of this door.

### **Electrical:**

- An electrician will rough in all necessary outlets, light fixtures, switch plates, smoke detectors and a fan for the bathroom. All models and locations of these items will be specified by John.

### **Heating:**

- Natural gas lines will be run from the main in the basement to accommodate a heater.

Not to exceed: \$10,000

## Phase three

### **Bathroom:**

- All framing for bathroom walls and shower enclosure will be standard 2x4's at 16" on center.
- Green-board (water resistant sheet-rock) for wall sheathing inside bath.
- Bead-board paneling for walls outside of bath.
- Plumbing for sink, toilet and shower roughed in and installed by sub-contractor (John will provide all bathroom fixtures).

### **Kitchen:**

- Countertops will be framed with 2x4s. Slate will be applied as a surface and the trim wood will be specified at a later date.
- A "breakfast bar" will be constructed in the dividing wall between kitchen and living room.
- Any other minor blocking or framing related to kitchen appliances will be adapted and applied on site.
- Double sheathing of 5/8" drywall on kitchen ceiling.

**Bedroom:**

- Bead-board paneling for bedroom walls.
- One window of John's choosing to replace hatch door.
- R-14 membrane insulation on walls.

**Not to exceed: \$14,000**

**Phase four****Finish woodwork:**

- 1x8 pine baseboard in all rooms.
- Replacement of any bead-board removed for insulation.
- Pine step-treads and risers for all stairs.
- Basic handrail, baluster and skirt board solutions.
- Basic trim work where necessary.
- Addressing siding where asbestos has been removed.
- Replacing rotted window sills on main structure with cypress, cedar or mahogany.
- Extension jams, door jams and trim for all new windows and doorways.
- ¾ advantech plywood as sub-floor.
- 1x6 shiplap pine fastened with hard cut square nails for flooring in living room.

**Insulation:**

- R-40, 10" batts for insulation in first floor system.

**Floor Finishing:**

- Sanding all floors and applying three coats of polyurethane.

**Painting:**

- All walls and ceilings are to be painted to John's specifications. All other wood surfaces will receive a clear finish.

**Not to exceed: \$6,000**

**Additional Work****Front Porch:**

- Restoration and re-finishing of all wood work on front porch of main structure (this work is primarily to ensure longevity and not focused on restoration to original quality)
- Replacement of front porch decking with tamarack.
- Restoration or replacement of porch roof.

**Estimate: \$1,200**



**Landscaping:**

- A brick or stone patio and garden space adjoining the driveway.
- Exterior drain around cobbler shop footings.
- Crushed stone drip edge and drainage swale on east wall of shop.

**Estimate: \$2,000**

**Notes**

All "not to exceed" quotes represent the maximum possible necessary man hours and material expenditures. Our shared objective is to accomplish the substantial completion of this project for under \$45,000. Every effort will be made on the part of the contractor to keep material and labor costs as low as possible.

Invoices will be submitted bi-weekly for all expenditures and man hours. These will contain a detailed description of all work accomplished over the 14 day period, along with a projected time-line for the following two weeks.

Any deviations from the architect's drawings will require an amendment to the blue prints. These amendments must be stamped by the architect before the contractor will begin the work in question.

All work completed by Native Sons Construction will be guaranteed for one year after the substantial completion of the project in compliance with state law.

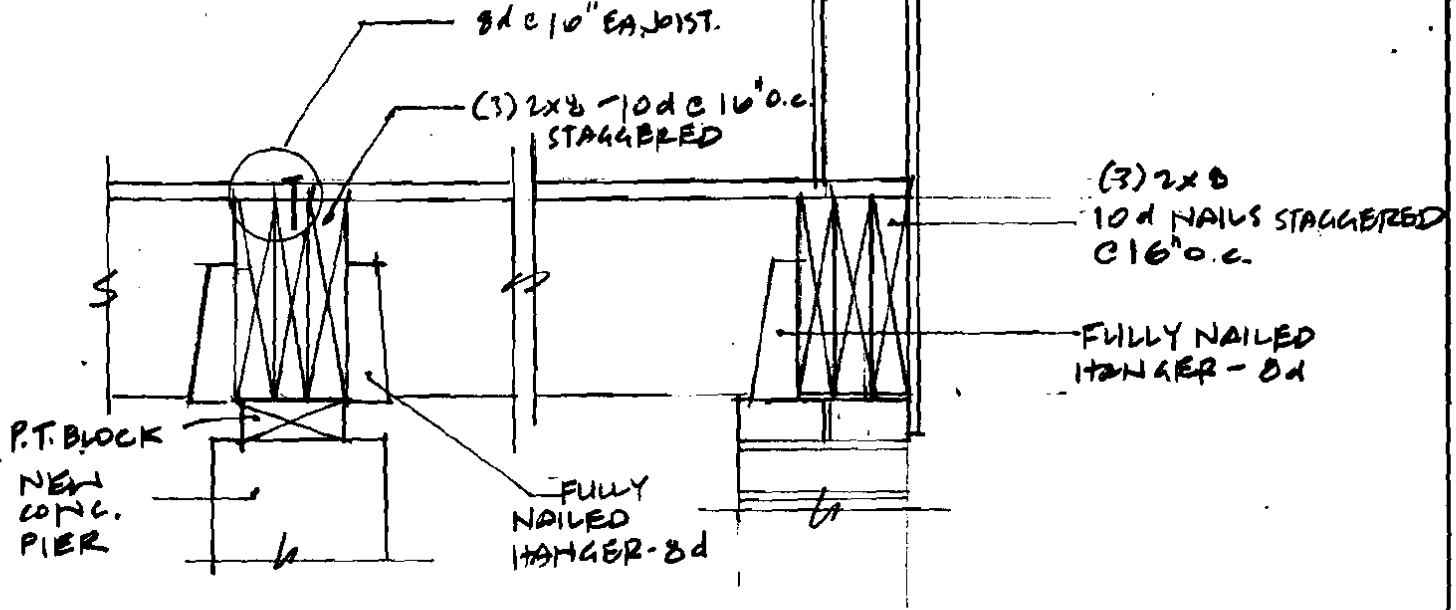
SK: 1

JOB: 56 SPRUCE ST.

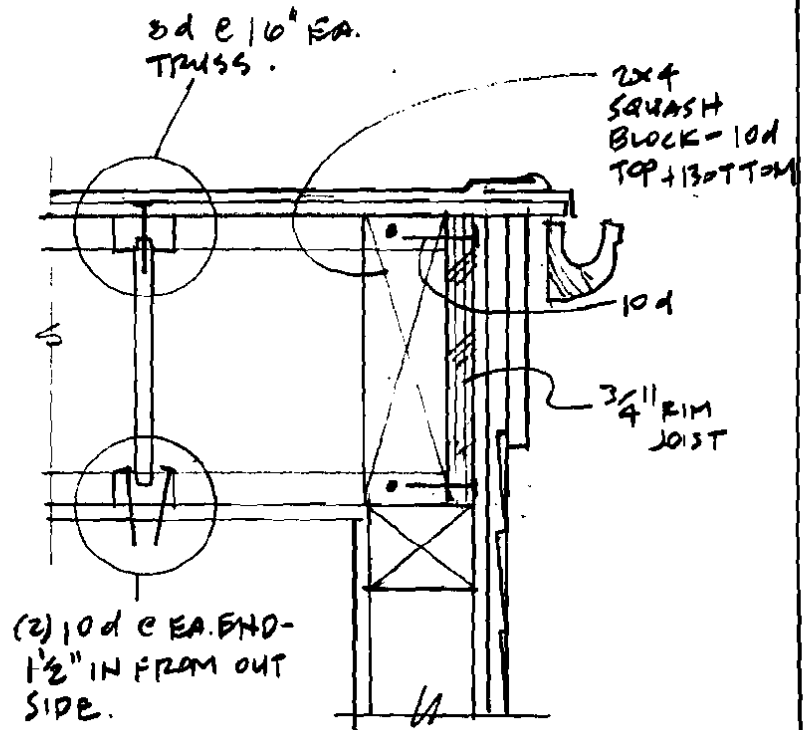
DATE: 11/5/06

SCALE: 1 1/2" = 1'-0"

ITEM #2

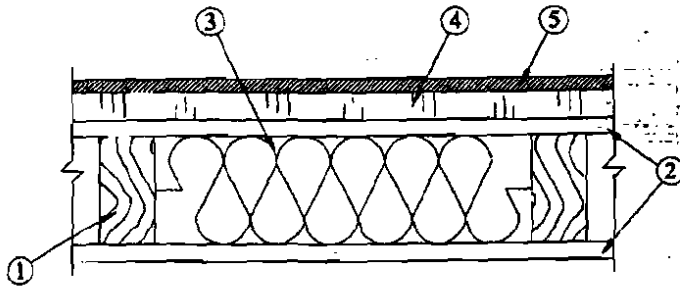


FLOOR FRAMING DETAIL



ROOF FRAMING DETAIL

## FIRE RESISTANCE RATINGS - ANSUL 263 (BXUV)

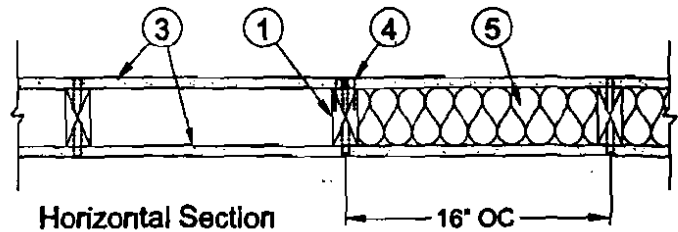
Design No. U364  
Bearing Wall Rating — 1 Hr.

1. Wood Studs — Min. nom 2 by 4 in., spaced 16 in. OC.
2. Gypsum Board\* — 5/8 in. thick (min) 4 ft wide bearing the ULI Classification Marking for Fire Resistance applied vertically. Attached to studs with 6d cement coated nails or 1-7/8 in. long No. 6 buglehead dry wall screws spaced 7 in. OC at the edges and in the fields. Vertical joints located over studs. Joints covered with paper tape and joint compound. Nail heads covered with joint compound.
3. Batts and Blankets\* — Min. 3-1/2 in. glass fiber or mineral wool batts placed to fill cavity of wall.  
See Batts and Blankets (BZJZ) Category for names of Classified Companies.
4. Foamed Plastic\* — Max. 2 in. thick rigid polystyrene insulation attached to studs with 2-1/2 in. long galvanized roofing nails.  
**OWENS CORNING SPECIALTY & FOAM PRODUCTS**
5. Exterior Facings — Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:
  - A. Vinyl Siding Molded Plastic\* — Contoured rigid vinyl siding having a flame spread value of 20 or less.  
See Molded Plastic (BTAT) category in the Building Materials Directory for names of manufacturers.
  - B. Particle Board Siding — Hardboard exterior sidings including patterned panel or lap siding.
  - C. Wood Structural Panel or Lap Siding — APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.
  - D. Cementitious Stucco — Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.
  - E. Hard board Paneling - Mineral and Fiber Boards\* — Untreated panels nom 7/16 or 1/2 in. thick, 12 to 48 in. wide. Ship lapped panel sidings are fastened to framing members with 10d rust-resistant nails thru the lap spaced 6 in. O.C. vertically. Butted panel siding fastened to framing members with 10d nails 3/8 in. from edge spaced 6 in. O.C. vertically. Lap sidings fastened to framing members with 12d nails 3/8 in. from edges spaced 16 in. O.C. horizontally. (Aluminum joint molding as required for lap products).  
**MASONITE CORP**
  - F. Brick — Brick veneer, meeting the requirements of local code agencies. Brick veneer attached to the studs with corrugated metal wall ties attached to each stud with 8d cement coated nails, every sixth course of bricks. When brick veneer is used the wall-board on the exterior side may be eliminated.

\*Bearing the UL Classification Mark

## FIRE RESISTANCE RATINGS - ANSUL 263 (BXUV)

745

Design No. U365  
Bearing Wall Rating — 1 Hr  
Finish Rating — 18 Min

1. Wood Studs — Nom 2 by 4 in., spaced 16 in. OC.
2. Bearing Plate — (Not Shown) - Nom 2 by 4 in.
3. Gypsum Board\* — 5/8 in. thick wallboard paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Wallboard fastened with Wall and Partition Facings and Accessories\* (Item 4). When used in widths of other than 48 in., wallboard is to be installed horizontally.  
**AMERICAN GYPSUM CO** — Types AGX-1, AGX-2, AGX-3, AGX-7, AGX-11, AG-C.  
**BEIJING NEW BUILDING MATERIALS CO LTD** — Type DBX-1.  
**CANADIAN GYPSUM COMPANY** — Type AR, C, FCV, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX, FRX.  
**BPB AMERICA INC**  
**BPB CELOTEX** — Type 1, SF3, or FRP.  
**CONTINENTAL GYPSUM COMPANY** — Type CG1-1, CG-2, CG-3, CG3-3, CG-5, CG5-5, CG6-6, CG-3W, CG-5W, CG-3WS, CG-5WS, CG-6, CG6-6, CG-C, CGT6-6, CG9-9, CGT6-6, CGTC-C.  
**G-P GYPSUM CORP, SUB OF**  
**GEORGIA-PACIFIC CORP** — Type 5, 6, 9, C, DGG, GPFS1, GPFS2, GPFS6.  
**JAMES HARDIE GYPSUM INC** — Type Fire X, Max "C"  
**LAFARGE NORTH AMERICA INC** — Type LGFC2, LGFC3, LGFC6, LGFC-C, LGFC6A, LGFC2A, LGFC-C/A.  
**NATIONAL GYPSUM CO** — Type FSK, FSK-C, FSK-G, FSW, FSW-2, FSW-3, FSW-C, FSW-G.  
**NATIONAL GYPSUM CO** — Type FR or WR.  
**NORGIPS A/S** — NORFIRE XA.  
**PABCO GYPSUM, DIV OF**  
**PACIFIC COAST BUILDING PRODUCTS INC** — Types C, PG-2, PG-3, PG-3W, PG-5W, PG-4, PG-6, PG-3WS, PG-5WS, PG-5, PG-9 or PG-C.  
**REPUBLIC GYPSUM CO** — Type RG-1, RG-2, RG-3, RG-4, RG-6 or RG-C.  
**SIAM GYPSUM INDUSTRY CO LTD** — Type EX-1  
**STANDARD GYPSUM I L C** — Type SGC, SGC-3, SGC or SGC-G.  
**TEMPLE-INLAND FOREST PRODUCTS CORP** — Types T, VPB-Type T, WR-T, T SHTG, FRX-6, FRWRX-6, TG-C or FRX-6 Exterior Gypsum Soffit Board.  
**UNITED STATES GYPSUM CO** — Types AR, C, FCV, FRX, IP-X1, IP-X2, IPC-AR, SCX, WRX, WRC, SHX.  
**WESTROC INC** — Type Westroc Fi-Rok.  
**USG MEXICO S A DE C V** — Type AR, C, FCV, IP-X1, IP-X2, IPC-AR, WRX, WRC, SHX, SCX.
4. Wall and Partition Facings and Accessories\* — Staples — 2 in. long 16 gauge staples max 3 in. OC along vertical joints and 6 in. OC in the field.  
**PASLODE**  
**ILLINOIS TOOL WORKS CO**
5. Batts and Blankets\* — (Optional, Not Shown) glass fiber or mineral wool insulation.  
**CERTAINTED CORP**  
**GUARDIAN FIBERGLASS INC**  
**JOHNS MANVILLE INTERNATIONAL INC**  
**KNAUF FIBER GLASS GMBH**  
**ROCK WOOL MANUFACTURING CO** — Delta Board  
**ROXUL INC**  
**THERMAFIBER I L C** — Type SAFB
6. Finishing System — Wallboard joints covered with paper tape and joint compound. Staples covered with joint compound.  
\*Bearing the UL Classification Mark

ITEM #36

FIRE RESISTANCE RATINGS - ANSUL 263 (BXUV)

FIRE RESISTANCE RATINGS - ANSUL 263 (BXUV)

els; or 1 in. when used with 15/32 in. thick wood structural panels.  
**UNITED STATES GYPSUM CO**—Levelrock SLC  
**Vapor Barrier**— (Optional) — Commercial asphalt saturated felt 0.030 in. thick.  
**Sub-flooring** — 15/32 or 19/32 in. thick wood structural panels min grade "C-D" or "Sheathing". Face grain of plywood to be perpendicular to joists with joints staggered.  
**Floor Mat Materials\*** (Optional) — Floor mat material nom 0.4 in. thick loose laid over the subfloor. Floor topping thickness a min 1 in. over the floor mat.

**UNITED STATES GYPSUM CO**—Type USG Sound Mat  
**System No. 17**

**Finish Flooring**—**Floor Topping Mixture\*** — Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mix a rate of 1.2 cu ft of preformed foam to 94 lbs Type I Portland cement and 300 lbs of sand with 5-1/2 gal of water. Cast density of floor topping mixture 100 plus or minus 5 pcf. Min compressive strength of 1000 psi. Thickness 1-1/2 in.

**CELLULAR CONCRETE LLC**

**Vapor barrier**— (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.  
**Subflooring** — 15/32 or 19/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood to be perpendicular to joists with joints staggered.

4. **Cross Bridging** — 1 by 3 in.
5. **Wood Joists** — 2 by 10 in. spaced 16 in. OC, firestopped.
6. **Resilient Furring Channels** — Formed of 25 MSG electrogalvanized steel, spaced 24 in. OC perpendicular to joists and located 12 in. from each long edge of base layer wallboard. Channels placed with 1/4 in. clearance at the ends and fastened to each joist with 1-7/8 in. long furring channel screws. Min end clearance of channels to walls: 3/8 in. Additional pieces, 60 in. long, placed immediately adjacent to channels for attachment of end joints of second layer, secured with 1-7/8 in. long furring channel screws driven through wallboard to joists. Ends to extend 6 in. beyond each side of end joint.
7. **Gypsum Board\*** — 5/8 in. thick, 4 ft wide. First layer installed perpendicular to joists with butted end joints of boards located at the joists. Nailed to joists with 8d cement coated cooler nails and spaced 7 in. OC in the field of the board. Nails to be 1/2 in. from the butted end joints.  
 Second layer secured to furring channels by 1 in. long wallboard screws, with long edge perpendicular to the furring channels, with the center line of boards located under a joist and so placed that the long edge joints are staggered with the butted end joints of the first layer.  
 Secured to furring channels with 1-in. wallboard screws 12 in. OC. Butted end joints of wallboard fastened at additional furring channels as shown in end joint detail. All screws located 1 and 1-3/4 in. from the long edges and the butted end of boards, respectively.

**BPB AMERICA INC**

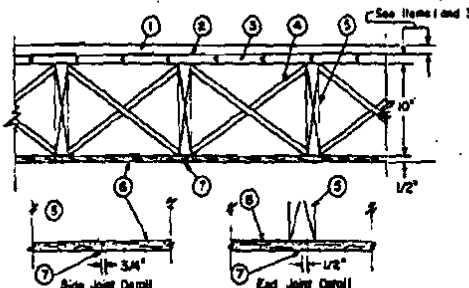
**BPB CELOTEX**—Type FRP.

8. **Screw, Furring Channel** — Case-hardened steel, 1-7/8 in. long, 0.150-in. diam shank, diamond point, 0.335-in diam Phillips-type head.
9. **Screw, Wallboard** — Case-hardened steel, 1 in. long, 0.150-in. diam shank, self-drilling and self-tapping, 0.335-in. diam Phillips-type head.
10. **Alternate Finishing System** — (Not Shown) — Wallboard joints covered with fiber tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

\*Bearing the UL Classification Mark

**Design No. L537**

Unrestrained Assembly Rating — 1 Hr.  
 Finish Rating — 21 Min.



1, 2, 3. **Flooring Systems** The finish flooring (Item 1), vapor barrier (Item 2), and subflooring (Item 3), may consist of any one of the following systems:

**System No. 1**

**Finish Flooring** — 1 by 3 in. T & G and end matched laid perpendicular to joists, or 19/32 in. thick wood structural panels, min grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.  
**Vapor Barrier** — Commercial rosin-sized, 0.010 in. thick.  
**Subflooring** — 1 by 6 in. T & G fastened diagonally to joists, or 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

**System No. 2**

**Finish Flooring** — **Floor Topping Mixture\*** — 6 gal max of water to 100 lbs. of floor topping mixture. Compressive strength to be 1500 psi min. Thickness to be 3/4 in. min.  
**UNITED STATES GYPSUM CO**—Levelrock 2500, Levelrock RH  
**Vapor Barrier**— (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.  
**Subflooring** — 19/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.  
**Floor Mat Materials\*** (Optional) — Floor mat material nom 0.4 in. thick loose laid over the subfloor. Floor topping thickness a min 1 in. over the floor mat.

**UNITED STATES GYPSUM CO**—Type USG Sound Mat

**System No. 3**

**Finish Flooring** — **Floor Topping Mixture\*** — 6 gal max of water to 100 lbs. of floor topping mixture. Compressive strength to be 1500 psi min. thickness to be 1 in. min.  
**UNITED STATES GYPSUM CO**—Levelrock 2500, Levelrock RH  
**Vapor Barrier**— (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.  
**Subflooring** — 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.  
**Floor Mat Materials\*** (Optional) — Floor mat material nom 0.4 in. thick loose laid over the subfloor. Floor topping thickness a min 1 in. over the floor mat.

**UNITED STATES GYPSUM CO**—Type USG Sound Mat

**System No. 4**

**Finish Flooring** — **Floor Topping Mixture\*** — 8 gal max water to 80 lbs. min of floor topping mixture to 180 lbs. max of sand. Compressive strength to be 1500 psi min. Thickness to be 3/4 in.  
**UNITED STATES GYPSUM CO**—Levelrock 2500, Levelrock RH  
**Vapor Barrier**— (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.  
**Subflooring** — 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.  
**Floor Mat Materials\*** (Optional) — Floor mat material nom 0.4 in. thick loose laid over the subfloor. Floor topping thickness a min 1 in. over the floor mat.

**UNITED STATES GYPSUM CO**—Type USG Sound Mat

**System No. 5**

**Finish Flooring** — **Floor Topping Mixture\*** — 6.8 gal. of water to 80 lb. of floor topping mixture to 1.9 cu ft. of sand. Thickness to be 3/4 in. min.

**HACKER INDUSTRIES INC**—Firm-Fill, Firm-Fill High Strength and Gyp-Span Radiant.

**Subflooring** — 5/8 in. thick plywood with exterior glue, min grade to be "standard," conforming to PS 1-66 specifications. Face grain of plywood to be perpendicular to joists with joints staggered.

**System No. 6**

**Finish Flooring** — **Floor Topping Mixture\*** — 10-13 gal. of water to 170 lbs. of floor topping mixture to 595 lbs. of sand. Compressive strength 900 psi minimum. Thickness to be 3/4 in. minimum when used with 5/8 in. thick plywood subflooring and 1 in. minimum when used with 1/2 in. thick plywood subflooring.

**ORTECRETE CORP**—Type II.

**Subflooring** — 1/2 or 5/8 in. thick plywood with exterior glue, minimum grade to be "standard," conforming to PS 1-66 specifications. Face grain of plywood to be perpendicular to joists with joints staggered.

**System No. 7**

**Finish Flooring** — **Floor Topping Mixture\*** — Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mix at rate of 1.4 cu feet of preformed foam to 94 lbs Type I Portland cement and 300 lbs of sand with 5-1/2 gal of water. Cast density of floor topping mixture 100 plus or minus 5 pcf. Min compressive

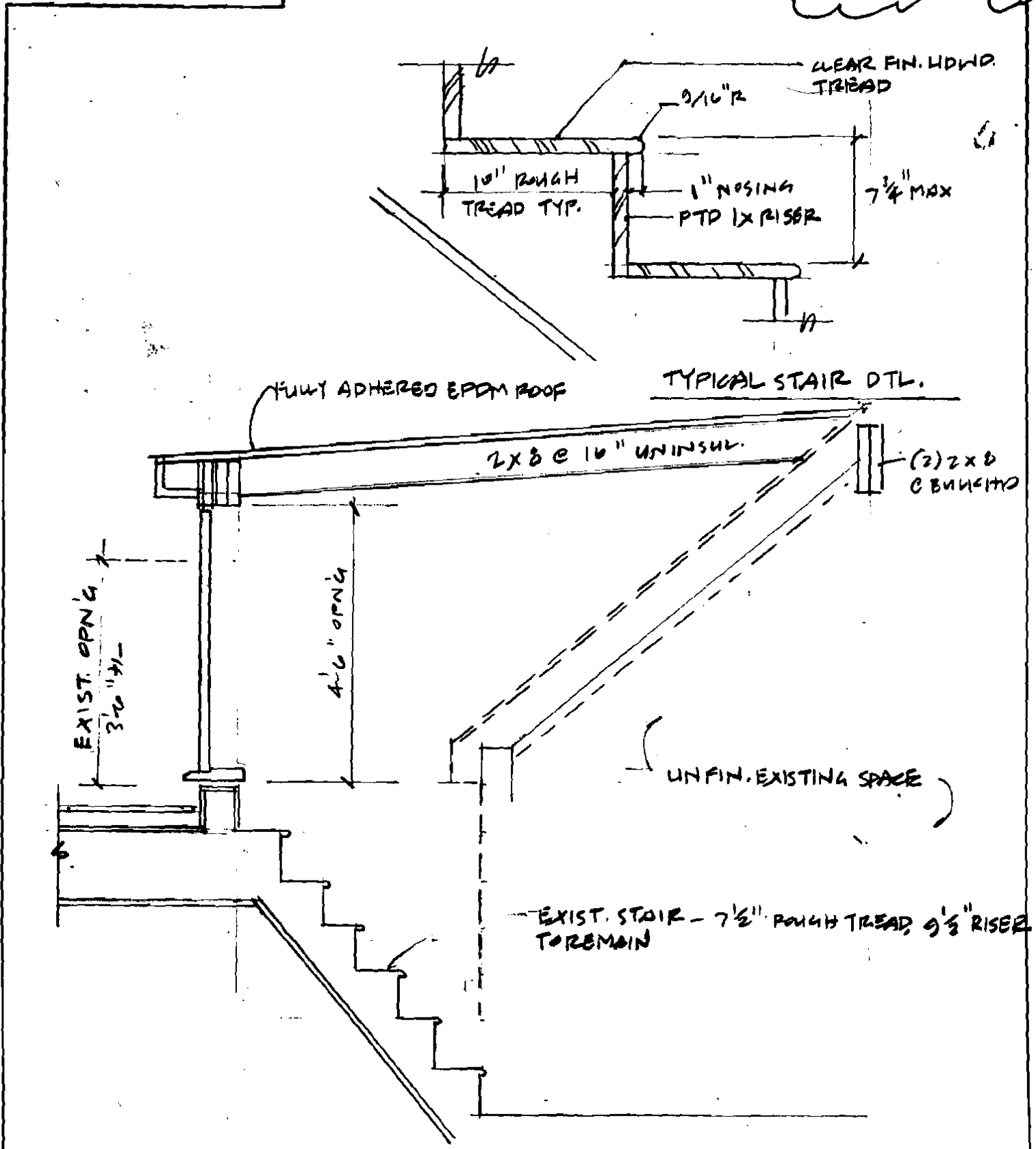
SK:2

JOB: 56 SPRUCE ST.

DATE: 12/5/06

SCALE: 1/2" = 1'-0" U.N.O.

ITEM #4 + #7



FAX TO:

FAX #

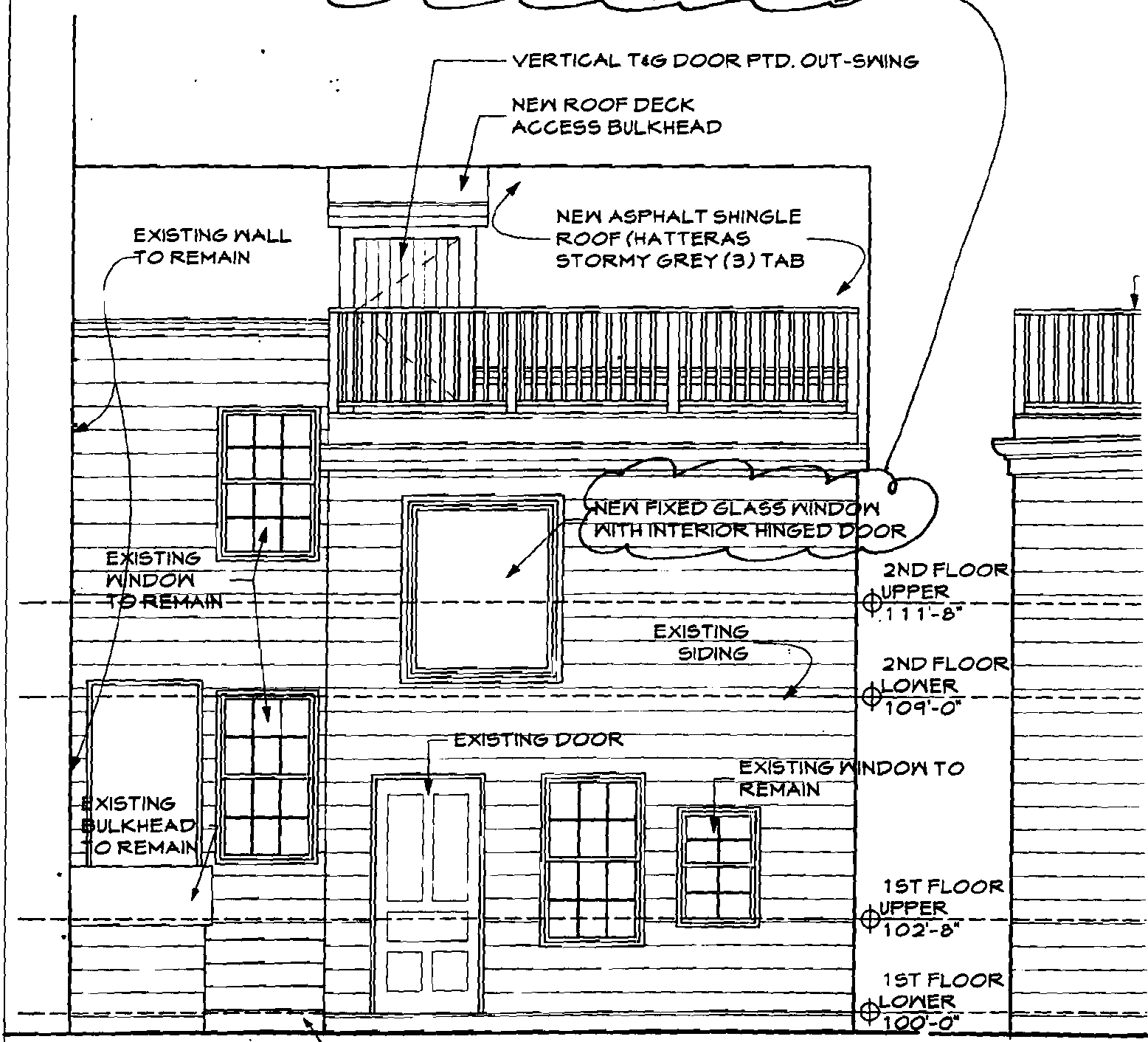
# PAGES:

WHIPPLE-CALLENDER ARCHITECTS

551 CONGRESS STREET PORTLAND MAINE 04101 775-2696

12/5/06 - PROPOSED INSWING HINGED WINDOW  
AS BULKHEAD - H - 4'-6" W - 4'-0"

ITEM #5



NEW STAIRS TO MATCH EXISTING

2 WEST ELEVATION  
A2.2 SCALE: 1/4" = 1'-0"

SK-3

56 SPRUCE ST.

12/5/06

**TABLE R301.5**  
**MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS**  
**(in pounds per square foot)**

USE	LIVE LOAD
Attics with storage <sup>b</sup>	20
Attics without storage <sup>b</sup>	10
Decks <sup>c</sup>	40
Exterior balconies	60
Fire escapes	40
Guardrails and handrails <sup>d</sup>	200
Guardrails in-fill components <sup>f</sup>	50
Passenger vehicle garages <sup>a</sup>	50 <sup>a</sup>
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 <sup>e</sup>

For SI: 1 pound per square foot = 0.0479 kN/m<sup>2</sup>, 1 square inch = 645 mm<sup>2</sup>, 1 pound = 4.45 N.

- Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- No storage with roof slope not over 3 units in 12 units.
- Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- A single concentrated load applied in any direction at any point along the top.
- See Section R502.2.1 for decks attached to exterior walls.
- Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

**TABLE R301.6**  
**MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE**  
**PER SQUARE FOOT OF HORIZONTAL PROJECTION**

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 to 200	201 to 500	Over 500
Less than 4 inches per foot (0:1)	20	16	12
4 inches per foot (1:3) to 12 inches per foot (1:1)	16	14	12
12 inches per foot (1:1)	12	12	12

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 pound per square foot = 0.0479 kN/m<sup>2</sup>, 12 inches per foot = 0.0833 mm/m.

**TABLE R301.7**  
**ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS<sup>a,b,c</sup>**

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior walls and partitions	H/180
Floors and plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls—wind loads <sup>a</sup> with brittle finishes	L/240
Exterior walls—wind loads <sup>a</sup> with flexible finishes	L/120

Note: L = span length, H = span height.

- The wind load shall be permitted to be taken as 0.7 times the Component and Cladding loads for the purpose of the determining deflection limits herein.
- For cantilever members, L shall be taken as twice the length of the cantilever.
- For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed L/60. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.

**R301.8 Nominal sizes.** For the purposes of this code, where dimensions of lumber are specified, they shall be deemed to be nominal dimensions unless specifically designated as actual dimensions.

### SECTION R302 LOCATION ON LOT

**R302.1 Exterior walls.** Exterior walls with a fire separation distance less than 3 feet (914 mm) shall have not less than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend to a point closer than 2 feet (610 mm) from the line used to determine the fire separation distance.

**Exception:** Detached garages accessory to a dwelling located within 2 feet of a lot line shall be permitted to have roof eave projections not exceeding 4 inches.

Projections extending into the fire separation distance shall have not less than one-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

**Exception:** Tool and storage sheds, playhouses and similar structures exempted from permits by R105.2 are not required to provide wall protection based on location on the

ITEM #9

MAT SHINGLES  
ICE WATER  
AD

B PTD.

SHING DOOR

WOOD SILL  
FLASH SILL

3/8 MIN.

(2) 4" NON CORROSIVE  
SCREWS

ALL FRAMING  
NATIVE WHITE  
CEDAR

1x4 POST. (CONTINUOUS)  
SOLD CEDAR 5' O.C. MAX.

1x4 STAINED  
CEDAR DECK

1x8 DARK PTD  
FACE TRIM

TRIM TO SUGGEST  
GUTTER PROFILE

TRIM

GLASS -  
ED

STOPS

L-PTD.

6 1/2" x 1"

EXIST ROOF

NEW ROOF  
FRAMING

NEW 1x TRIM PTA

EXIST FR. TO REMAIN

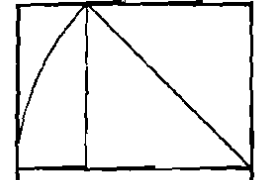
RAIL/ROOF DTL.  
3" x 1'-0"

12/5/06 - COPY OF  
11x17 DETAIL SHEET

56 SPRUCE ST.

for Jonathan Amory Portland, MAINE

WHIPPLE  
CALLENDER  
ARCHITECTS



19 Commercial St  
Portland  
ME 04101  
207-775-2696

www.whipplecallender.com

DATE:

11/1/06

CHECKED BY:

JD

DRAWN BY:

JB

JOB:

SHEET TITLE:

A3.2





# 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>56 SPRUCE STREET</u>		
Total Square Footage of Proposed Structure <u>EXISTING RENOVATED AREA - 1,056 S.F.</u>		Square Footage of Lot <u>3,075 S.F.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>56                  B                  21</u>	Owner: <u>JONATHAN AMARY</u>	Telephone: <u>617.335.9368</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JOE DELANEY</u> <u>WHIPPLE CALVENDER ARCH</u> <u>19 COMMERCIAL ST.</u> <u>PORTLAND, ME. 04101</u>	Cost Of Work: \$ <u>45,000</u> Fee: \$ _____ C of O Fee: \$ <u>470.00</u>
Current Specific use: <u>STORAGE - MOSTLY EMPTY. 2 units apt.</u>		
If vacant, what was the previous use? <u>SHOP -</u>		
Proposed Specific use: <u>RESIDENTIAL APARTMENT adding third unit</u>		
Project description: <u>Change of Use</u> <u>CONVERSION OF A CURRENTLY UN-USED BACK YARD INTO AN APARTMENT. INITIAL MAJOR WORK INCLUDES REPAIRMENT OF AN EXIST. WD. FRAMED FLOOR (ROTTED) AND ROOF DECK (UNDERFRAMED) INCLUDED ADDED KITCHEN, BATH, LIV/DIN, &amp; BEDROOM</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JOE DELANEY</u>		
Mailing address: <u>WHIPPLE CALVENDER ARCHITECTS</u> <u>19 COMMERCIAL ST.</u> <u>PORTLAND, ME 04101</u>		Phone: <u>207.775.2096</u> <u>FX Cell</u> <u>04.101</u>

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	
Signature of applicant: <u>Joe Delaney</u>	Date: <u>11/13/06</u>
NOV 14 2006	
<b>RECEIVED</b>	

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

# CC-COB #✓ 6524 permit

## Mail Message

N

Close Previous Next Forward Reply to Sender Reply All Move Delete Read Later Properties  
[Print View](#)

**From:** Joe Delaney <joe@whipplecallender.com>  
**To:** Mike Nugent  
**Date:** Wednesday - December 6, 2006 8:54 AM  
**Subject:** Fwd: Permit # 06-1674 56 Spruce St.  
Part.001 (2814 bytes) [View] [Open] [Save As]  
Mime.822 (6473 bytes) [View] [Save As]

Begin forwarded message:

> From: Joe Delaney <joe@whipplecallender.com>  
> Date: December 5, 2006 2:21:04 PM EST  
> To: <architect@whipplecallender.com>  
> Subject: Re: Permit # 06-1674 56 Spruce St.  
>  
> Hi Mike- I can provide what you want, can you clarify note 3 below?  
> MY NOTES ARE ALL CAPS.  
>  
> Thanks- Joe Delaney  
>  
> P.S. Are your drawings dated 11/30/06?  
>  
> On Dec 5, 2006, at 12:11 PM, architect wrote:  
>  
>> ----- Original Message -----  
>> From: "Mike Nugent" <mjn@portlandmaine.gov>  
>> Date: Mon, 04 Dec 2006 22:06:32 -0500  
>>  
>> I have commence the reveiw of the above projectr and need the  
>> following  
>> information:  
>>  
>> 1) Construction Budget to Justify the submitted construction Cost.  
>> WILL DO  
>> 2) Complete framing details for all construction including fastener  
>> schedule, hangers, headers, beams/girders etc. WILL DO  
>> 3)Floor plans that show the existing two units and the third unit and  
>> which walls/ceiling will be fire resistance and sound transmission  
>> rated. CAN I MEASURE THE EXISTING UNITS IN A CONDOMINIUM DOCUMENT  
>> FASHION OR DO YOU WANT MORE DETAILED PLANS? WE DO NOT PROPOSE ANY  
>> WORK AT THE EXISTING UNITS.  
>> 3A) Fire separation assembly details with STC ratings and UL  
>> Listings WILL DO  
>> 4) Stair details that show treads, risers,width, headroom, nosings and  
>> handrail details. WILL DO  
>> 5) Egress window schedule. THE EXISTING DOUBLE HUNG WINDOWS ARE TO BE  
>> RETAINED PER HDRC REVIEW. THEY ARE SMALLER THAN REQUIRED EGRESS SIZE.  
>> COULD I HINGE THE EXISTING SQUARE HATCH WINDOW AS AN EGRESS WINDOW?  
>> 6)Fire Separation Assembly penetration protection plan. THE  
>> SEPARATION WALLS ARE NOT INTENDED TO BE PENETRATED.  
>> 7) Roof Access detail that includes stair details as described in # 4  
>> as  
>> well as the "bulkhead" detail. WILL DO  
>> 8) Because this part of the building is very close to the property  
>> lines, all new exterior walls must be rated in accordance with Table  
>> 602  
>> with limited unprotected openings that conform with Table 704.8., Any

- >> new roof construction may also need protection. IBC CODE SECTION
- >> R302.1 STATES THE DISTANCE AS LESS THAN 3'. THE CLOSEST DIMENSION
- >> BETWEEN A NEIGHBORING STRUCTURE IS 3'8", SO I PLAN ON LEAVING THE
- >> EXISTING WALL CLAD IN ASBESTOS.
- >> 9) Guard details with product information that conforms to the loading
- >> requirements of Section 1607.7 WILL DO.
- >>
- >> Jeannie, I'll return this permit to City Hall and have it placed on
- >> hold
- >> until complete submissions are received.
- >>
- >>
- >>
- >



# WHIPPLE-CALLENDER ARCHITECTS

## TRANSMITTAL

**DATE:** November 13, 2006

**TO:** City of Portland  
c/o Building Inspections  
389 Congress St.  
Portland, ME. 04101

**RE:** 56 Spruce Street

---

### WE ARE SENDING YOU THE FOLLOWING ITEMS:

<input checked="" type="checkbox"/> PRINTS	SHOP DRAWINGS	AS REQUESTED
LETTER	SAMPLE	FOR YOUR RECORDS
SPECIFICATIONS	ON LOAN	FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS USE	CONTRACT

---

NO. COPIES	DATE	DESCRIPTION
1 ea.	11/13/06	11 x 17 set. (4) elevations, (2) plans, framing plan, details, cross section, schedules.

---

### REMARKS/MESSAGE:

The attached design is an incremental renovation of an existing structure in the Historic District at 56 Spruce Street. We are trying to maintain most of the historic character while improving floor structure and roof structure.

This submittal attempts to meet the requirements per the Change of Use Checklist. Please call if there are any omissions and I will supply the necessary material.

---

**COPIES TO:** file, Jonathan Amory

**FROM:** Joe Delaney



# WHIPPLE-CALLENDER ARCHITECTS

## MEMO

City of Portland  
c/o Inspections  
389 Congress Street  
Portland, ME. 04101

DATE: November 13, 2006

RE: 56 Spruce Street

An outline of proposed project at 56 Spruce St. :

Per Fire Department Requirements:

1. The architect is Joe Delaney of Whipple Callender Architects, 19 Commercial Street, Portland, ME. 04101
2. The use of the building is Residential-Apartment Building.
3. The square footage of the renovated existing structure is 1, 056 s.f. The additional unit is 800 s.f. and the remainder is attached to the upper floor existing unit.
4. The existing structure is currently unprotected. We propose one hour fire separation of the units. Common walls and floors will be sheathed in 5/8" GWB type "X".
5. There will be no sprinkler system but we will install hard wired smoke detectors at the bedroom and stair.

Insulation Values:

1. Roof- Two layers of 2" rigid on the roof deck and 10" batts within the truss space (R-55 total)
2. Walls- 2 x 4 existing framing filled with fiberglass batts (R-16 total)
3. Floor-10" fiberglass batts (R-40 total)
4. Ceiling over kitchen area- 8" blown in cellulose (R-32)

We propose reuse of existing windows and limited exterior work. The existing structure will remain with the exception of the wood framed floor at grade and the flat roof with deck. The existing staggered floor arrangement limits accessibility.

Please call with any questions.

Joe Delaney



## Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

### Fire Department requirements.

The following shall be submitted on a separate sheet

- Name, address and phone number of the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (NFPA and IBC classification)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

\$,470.00

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

## Floor—100% (PLF)

Depth	TJI®	Joist Clear Span																	
		8'		10'		12'		14'		16'		18'		20'		22'		24'	
		Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load
9 1/2"	110	*	190	127	152	77	127	50	95										
	230	*	236	159	190	98	158	64	126	44	88								
11 1/2"	110	*	190	*	152	*	127	83	109	57	92								
	230	*	236	*	190	*	158	105	136	73	119	52	97	39	78				
	360	*	241	*	193	*	162	136	139	95	121	69	108	51	97	39	78		
	560	*	294	*	236	*	197	*	169	138	148	101	132	76	119	58	108	45	91
14"	110	*	190	*	152	*	127	*	109	83	95	59	85						
	230	*	236	*	190	*	158	*	136	104	119	75	106	56	93	43	77		
	360	*	241	*	193	*	162	*	139	*	121	98	108	73	97	56	88	44	81
	560	*	294	*	236	*	197	*	169	*	148	*	132	107	119	83	108	65	99
16"	230	*	236	*	190	*	158	*	136	*	119	100	106	75	95	57	87		
	360	*	241	*	193	*	162	*	139	*	121	*	108	*	97	75	88	59	81
	560	*	294	*	236	*	197	*	169	*	148	*	132	*	119	*	108	86	99

\*Indicates TOTAL LOAD value controls.

*TOTAL CAPACITY OF 136 p.l.f. OK  
10016 s.f. x 1.33 (16' spacing) = 133 p.l.f.*

### How to Use This Table

1. Calculate actual total and live load in pounds per linear foot (plf).
2. Select appropriate JOIST CLEAR SPAN.
3. Scan down the column to find a TJI® joist that meets or exceeds actual total and live loads.

### General Notes

- Tables are based on:
  - Uniform loads.
  - No composite action provided by sheathing.
  - More restrictive of simple or continuous span.
- TOTAL LOAD limits joist deflection to L/240.
- LIVE LOAD is based on joist deflection of L/480.
- If a live load deflection limit of L/360 is desired, multiply value in LIVE LOAD column by 1.33. The resulting live load shall not exceed the TOTAL LOAD shown.



### PSF to PLF Conversions

O.C. Spacing	Load in Pounds Per Square Foot (PSF)									
	20	25	30	35	40	45	50	55	60	
	Load in Pounds Per Linear Foot (PLF)									
12"	20	25	30	35	40	45	50	55	60	
16"	27	34	40	47	54	60	67	74	80	
19.2"	32	40	48	56	64	72	80	88	96	
24"	40	50	60	70	80	90	100	110	120	



# 16 Roof Span Table

Trus Joist • TJI® Joist Specifier's Guide 2027 • October 2003

## Maximum Horizontal Clear Spans—Roof

D.C. Spacing	Depth	TJI®	Design Live Load (LL) and Dead Load (DL) in PSF												
			Non-Snow (125%)				Snow Load Area (115%)								
			20LL + 15DL		20LL + 20DL		25LL + 15DL		30LL + 15DL		40LL + 15DL		50LL + 15DL		
Low	High	Low	High	Low	High	Low	High	Low	High	Low	High				
15°	9 1/4"	110	19'-3"	17'-2"	18'-4"	16'-3"	18'-5"	16'-6"	17'-9"	15'-11"	16'-7"	15'-0"	15'-6"	14'-3"	
		230	21'-0"	18'-9"	20'-0"	17'-9"	20'-2"	18'-0"	19'-4"	17'-5"	18'-1"	16'-4"	17'-1"	15'-6"	
	11 1/4"	110	23'-0"	20'-6"	21'-11"	19'-5"	22'-0"	19'-9"	20'-11"	19'-1"	19'-0"	17'-11"	17'-6"	16'-11"	
		230	25'-1"	22'-5"	23'-11"	21'-3"	24'-1"	21'-7"	23'-1"	20'-10"	21'-7"	19'-7"	20'-3"	18'-7"	
	14"	360	27'-9"	24'-9"	26'-5"	23'-5"	28'-7"	23'-10"	25'-6"	23'-0"	23'-11"	21'-7"	22'-7"	20'-6"	
		560	31'-11"	28'-6"	30'-5"	27'-0"	30'-7"	27'-5"	29'-5"	26'-5"	27'-6"	24'-10"	26'-0"	23'-7"	
	16"	110	26'-3"	23'-5"	25'-0"	22'-2"	24'-1"	22'-6"	22'-9"	21'-9"	20'-8"	19'-11"	19'-1"	18'-5"	
		230	28'-7"	25'-6"	27'-2"	24'-2"	27'-4"	24'-6"	26'-4"	23'-8"	23'-11"	22'-3"	22'-0"	21'-1"	
	18"	360	31'-6"	28'-2"	30'-0"	26'-8"	30'-2"	27'-1"	29'-0"	26'-1"	27'-2"	24'-7"	25'-8"	23'-4"	
		560	36'-3"	32'-4"	34'-5"	30'-7"	34'-8"	31'-1"	33'-4"	30'-0"	31'-2"	28'-3"	29'-6"	26'-9"	
	18.2°	9 1/4"	110	18'-1"	16'-1"	17'-3"	15'-3"	17'-4"	15'-6"	16'-8"	15'-0"	15'-5"	14'-1"	14'-2"	13'-4"
			230	19'-9"	17'-7"	18'-10"	16'-8"	18'-11"	16'-11"	18'-2"	16'-4"	17'-0"	15'-4"	16'-1"	14'-7"
11 1/4"		110	21'-7"	19'-3"	20'-7"	18'-3"	20'-3"	18'-6"	19'-1"	17'-11"	17'-4"	16'-8"	16'-0"	15'-5"	
		230	23'-7"	21'-1"	22'-6"	19'-11"	22'-7"	20'-3"	21'-8"	19'-6"	20'-0"	18'-4"	18'-5"	17'-5"	
14"		360	26'-1"	23'-3"	24'-10"	22'-0"	24'-11"	22'-4"	24'-0"	21'-7"	22'-5"	20'-3"	21'-2"	19'-3"	
		560	30'-0"	26'-9"	28'-7"	25'-4"	28'-9"	25'-9"	27'-7"	24'-10"	25'-9"	23'-4"	24'-4"	22'-2"	
16"		110	24'-6"	22'-0"	22'-9"	20'-10"	22'-0"	20'-11"	20'-9"	19'-10"	18'-10"	18'-2"	17'-0"	16'-10"	
		230	26'-10"	23'-11"	25'-7"	22'-8"	25'-5"	23'-0"	24'-0"	22'-3"	21'-10"	20'-11"	20'-1"	19'-5"	
18"		360	29'-7"	26'-5"	28'-2"	25'-0"	28'-4"	25'-5"	27'-3"	24'-6"	25'-6"	23'-1"	21'-7"	21'-8"	
		560	34'-0"	30'-4"	32'-5"	28'-9"	32'-7"	29'-2"	31'-4"	28'-2"	29'-3"	26'-6"	26'-5"	25'-2"	
24°		9 1/4"	110	16'-9"	14'-11"	15'-11"	14'-2"	16'-0"	14'-4"	15'-2"	13'-10"	13'-9"	13'-0"	12'-8"	12'-3"
			230	18'-3"	16'-4"	17'-5"	15'-5"	17'-6"	15'-8"	16'-10"	15'-2"	15'-8"	14'-3"	14'-8"	13'-6"
	11 1/4"	110	20'-0"	17'-10"	18'-9"	16'-11"	18'-1"	17'-2"	17'-1"	16'-4"	15'-6"	14'-11"	13'-7"	13'-10"	
		230	21'-10"	19'-6"	20'-10"	18'-5"	20'-11"	18'-9"	19'-9"	18'-1"	17'-11"	17'-0"	16'-6"	16'-0"	
	14"	360	24'-1"	21'-6"	23'-0"	20'-5"	23'-1"	20'-8"	22'-2"	20'-0"	20'-5"	18'-9"	17'-3"	17'-4"	
		560	27'-9"	24'-9"	26'-5"	23'-6"	26'-7"	23'-10"	25'-6"	23'-0"	23'-10"	21'-7"	21'-1"	20'-3"	
	16"	110	21'-10"	20'-4"	20'-4"	19'-1"	19'-8"	18'-8"	18'-7"	17'-9"	16'-0"	16'-3"	13'-7"	14'-2"	
		230	24'-10"	22'-2"	23'-7"	21'-0"	22'-9"	21'-4"	21'-6"	20'-6"	19'-6"	18'-9"	16'-11"	16'-7"	
	18"	360	27'-5"	24'-6"	26'-1"	23'-2"	26'-3"	23'-6"	25'-0"	22'-8"	20'-5"	20'-2"	17'-3"	17'-4"	
		560	31'-6"	28'-1"	30'-0"	26'-8"	30'-2"	27'-0"	29'-0"	26'-1"	24'-11"	23'-7"	21'-1"	20'-3"	
	18"	110	27'-1"	24'-7"	25'-2"	23'-3"	24'-4"	23'-1"	23'-0"	22'-0"	20'-0"	19'-4"	16'-11"	16'-7"	
		360	30'-4"	27'-1"	28'-11"	25'-8"	28'-2"	26'-1"	25'-0"	24'-1"	20'-5"	20'-2"	17'-3"	17'-4"	
560	34'-10"	31'-2"	33'-2"	29'-5"	33'-4"	29'-11"	30'-6"	28'-3"	24'-11"	23'-7"	21'-1"	20'-3"			

See page 17 for General Notes and information on how to use this table

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	056 G021001
<b>Location</b>	56 SPRUCE ST
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	AMORY JONATHAN 56 SPRUCE ST PORTLAND ME 04102

<b>Book/Page</b>	23298/040
<b>Legal</b>	56-G-21 SPRUCE ST 56
	2745 SF

2 unit per '57  
accessory.

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$138,600	\$157,700	\$296,300

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1880	Old Style	2	2404	0.063	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
5	2		15	Part Finsh	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

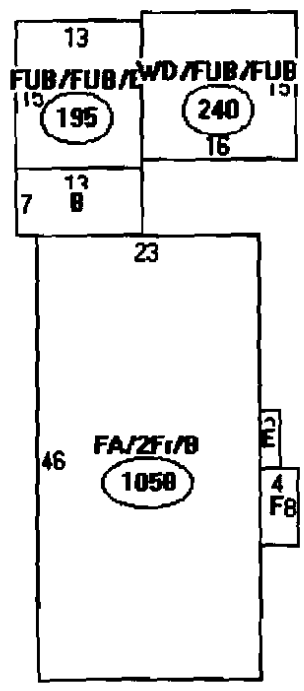
<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
10/24/2005	LAND + BLDING	\$375,000	23298-40
06/29/2001	LAND + BLDING		16474-175
07/01/1997	LAND + BLDING	\$139,000	13173-089
06/01/1994	LAND + BLDING	\$72,000	11496-117

### Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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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](#).



- Desci**
- A: FA/2F  
1058
  - B: FUB/  
91 sq
  - C: FUB/  
195 s
  - D: WD/L  
240 s
  - E: 2FBA  
12 sq
  - F: OFP  
32 sq





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

30 Day Period up  
Dec 21, 2006

November 21, 2006

Joe Delaney  
Whipple Callender Architects  
19 Commercial Street  
Portland, ME 04101

RE: 56 Spruce Street - 056 G021 - R6 - add dwelling unit - permit #06-1674

Dear Mr. Delaney,

I am in receipt of your application to add a third dwelling unit to the duplex at 56 Spruce Street. Section 14-139(1)(b)(1) of the ordinance states that the required minimum land area per dwelling unit in the R6 zone is one thousand (1,000) square feet. According to the assessor's records, the square footage of the lot is 2,745 square feet. Since this falls short of the three thousand square feet that are required by the ordinance for three dwelling units, I must deny your application to add a third dwelling unit to the property at 56 Spruce Street.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty 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. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

11/27/06

WHIPPLE-CALLENDER ARCHITECTS

Hi Anna -

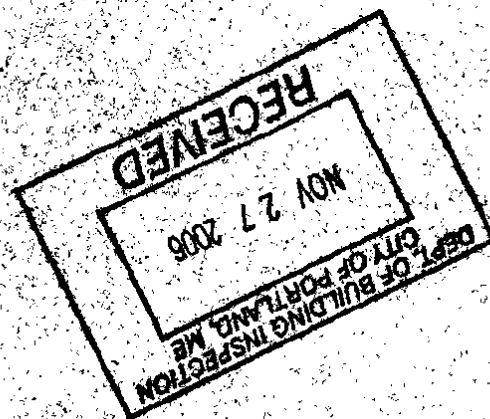
I think this is the plan you need -  
please call if you need more info.

I want to revise a foundation plan before  
you forward the set. Can I replace it  
tomorrow without causing a problem?

Call if you can -

*J. Whipple*

1-555-992-5522



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