

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT
PERMIT

MAR 12 2004
Permit Number: 040175
CITY OF PORTLAND

This is to certify that Robert Pfaffmann & Lisa Hestad/Unit
has permission to Residential / Unit 6B Renovation heating, plumbing, electrical, kitchen, & add new skylights
AT 144 Mckinley Ct 083E B062001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and work on permit must be completed before this building or part thereof is closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jeanie Bouke for T Munson 3/12/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

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

Permit No: 04-0175	Issue Date: MAR 12 2004	CBL: 083E B062001
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Location of Construction: 144 Mckinley Ct	Owner Name: Robert Pfaffmann & Lisa Haabestad	Owner Address: 604 Filbert Street CITY OF PORTLAND	Phone: 412-683-7763
Business Name:	Contractor Name: Unknown	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Duplex	Zone: IR-1

Past Use: Residential/ Unit 6B	Proposed Use: Residential / Unit 6B Renovate, heating, plumbing, electrical, kitchen, & add new skylights	Permit Fee: \$1,101.00	Cost of Work: \$119,874.00	CEO District: 1
Proposed Project Description: Residential / Unit 6B Renovate, heating, plumbing, electrical, kitchen, & add new skylights		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R Type: SB BOCA 1999	
		Signature: JMB for Timuson		Signature: JMB for Timuson
PEDESTRIAN ACTIVITIES DISTRICT (H.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 03/02/2004	Zoning Approval		
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 3/12/04	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <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 OK per D. Andrews <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 3/12/04
	OK		

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0175	Date Applied For: 03/02/2004	CBL: 083E B062001
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Location of Construction: 144 Mckinley Ct	Owner Name: Bauer Joseph A	Owner Address: 144 Mckinley Ct	Phone:
Business Name:	Contractor Name: Unknown	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Residential / Unit 6B Renovate, heating, plumbing, electrical, kitchen, & add new skylights	Proposed Project Description: Residential / Unit 6B Renovate, heating, plumbing, electrical, kitchen, & add new skylights
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Dept: Historical	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 03/12/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved	Reviewer: Tammy Munson	Approval Date: 03/12/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Tammy Munson	Approval Date: 03/12/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Architecture	Suite 800	Voice: 412.471.2470
Workplace Design	Benedum Trees Building	Fax: 412.471.2472
Urban Design	223 Fourth Avenue	Website: www.pfaffmann.com
Preservation	Pittsburgh, PA 15222	

PF AFFMANN + ASSOCIATES P C

Robert S. Pfaffmann, AIA
Principal

February 26, 2004

Ms. Tammy Munson
Plan Reviewer, City of Portland
Room 315
City Hall 389 Congress Street
Portland, Maine 04101

Tammy,

Enclosed are the permit application and drawings for the Renovation of unit 6B at Diamond Cove. We have also included a check in the amount of \$1,100 for the estimated cost of the work as calculated below.

2 sets 11x17 (FULL SIZE VIA MESSENGER)

General Construction		\$161,168
Plumbing & Heating Value	\$	29,424
Electrical Values	\$	11,870
General Permit Value		\$119,874
	\$	30
	\$	1,070
Permit Amount	\$	1,100

As we have discussed we will not be executing exterior work until the preservation review is complete. We have met with and submitted drawings to Deb Andrews and expect there will be no surprises.

My Contractor will be on site March 8 to begin work. We are shooting for close-in inspections in mid-April. At that point, contractor Jamie Goduti will take over the finish and exterior work. We are in the process of selecting subcontractors for Mechanical and Electrical. They will provide any additional MEP information that you might need when they apply for their permits.

(under separate cover)

Also attached are my structural engineers calculations for the chimney and window modifications.

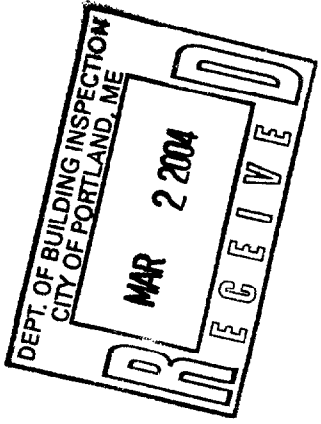
If you need anything else, please let me know. Thanks!

Sincerely,



Robert S. Pfaffmann, AIA
Principal

83 E B 06 2001

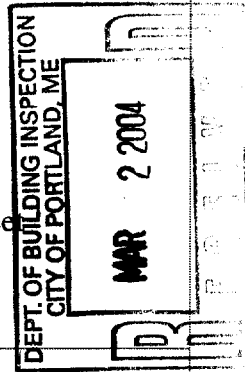




Residential Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 244 McKinley Court / Unit 6B		
Total Square Footage of Proposed Structure Existing Structure		Square Footage of Lot NA
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: Robert S. Pfaffmann	Telephone: 412.471.2470
Lessee/Buyer's Name (If Applicable) NA	Applicant name, address & telephone: Robert S. Pfaffmann 604 Filbert Street Pittsburgh, PA 15232	Cost Of Work: \$ 119,874 Fee: \$ \$1,100
Current Specific use: Residential		
Proposed Specific use: Residential		
Project description: Residential rehabilitation. New heating, plumbing, electrical systems and interior finishes All interior partitions to remain. New Kitchens and baths. New Skylights at third floor to meet code requirements for egress. Fire separation work to be completed as per agreement with previous adjacent owner.		
Contractor's name, address & telephone: Contractor (Phone TBD) to arrive at site on or around second week of March.		
Who should we contact when the permit is ready: Robert S. Pfaffmann		
Mailing address: 604 Filbert Street Pittsburgh, PA 15232		412 471-1470 412 398-7546 (cell on site) Phone:



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

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

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

Signature of applicant:	Date: February 26, 2004
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

83 EB062001

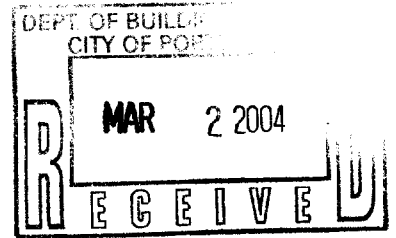


Residential Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A complete set of construction drawings must include:

- Cross sections w/framing details (for new windows and skylights)
- Detail of any new walls or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- NR Foundation plans with required drainage and damp proofing (if applicable)
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



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

If there are any additions to the footprint or volume of the new or existing structure(s), a plot plan is required and must include:

Not REQUIRED

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- Boundary survey to scale showing north arrow; zoning district and setbacks
- First floor sill elevation (based on mean sea level datum)
- Location and dimensions of parking areas and driveways
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Location of areas on the site that will be used to dispose of surface water
- Existing and proposed grade contours
- Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection.

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

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

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

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83 EB062001

Architecture
Workplace Design
Urban Design
Preservation

Suite 809
Benedum Trees Building
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Pittsburgh, PA 15222

Voice: 412.471.2470
Fax: 412.471.2472
Website: www.pfaffmann.com

PFAFFMANN + ASSOCIATES PC

Robert S. Pfaffmann, AIA
Principal

February 26, 2004

Ms. Tammy Munson
Plan Reviewer, City of Portland
Room 315
City Hall 389 Congress Street
Portland, Maine 04101

Tammy,

Attached is my structural engineer's calculations for the chimney and window modifications. Please let me know if you need any additional information.

If you need anything else, please let me know. Thanks!

Sincerely,



Robert S. Pfaffmann, AIA
Principal

8313 062001



Atlantic Engineering Services
650 Smithfield Street - Suite 1200
Pittsburgh - Pennsylvania 15222

JOB Pfaffmann House
SHEET NO. 1 OF 2
CALCULATED BY JMS DATE 02-27-04
CHECKED BY _____ DATE _____
SCALE _____

DESIGN WOOD HEADER AT ATTIC TO SUPPORT CHIMNEY

ASSUME: SOUTH PINE OR DOUG-FIR #1 JOISTS (2x10 OR 2x12)

PROPERTIES:

$$F_b = 1250 \text{ PSI}$$
$$F_v = 90 \text{ PSI}$$
$$E = 1,700,000 \text{ PSI}$$

- ① DETERMINE LOAD OF CHIMNEY:

$$9.58' (2.92') (100 \text{ PSF}) = 2.8 \text{ K}$$

- ② DETERMINE FORCES ON BEAM:

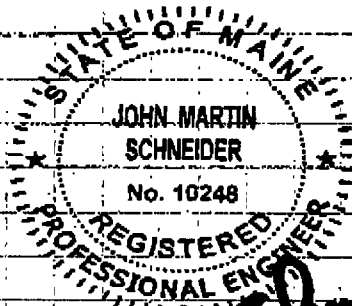
$$M = \frac{2.8 \text{ K} (13.25')}{4} = 9.275 \text{ K}$$

$$\therefore S_{req'd} = \frac{9.275 \text{ K} (12 \text{ in}') (1000 \text{ #/K})}{1250 \text{ PSI}} = 89 \text{ in}^3$$

$$V = 1.4 \text{ K} \rightarrow A_{req'd} = \frac{1400 \text{ #} (3)}{2 (90 \text{ PSI})} = 23.3 \text{ in}^2$$

$$I_{req'd} = \frac{2.8 \text{ K} (13.25')^3 (1728) (1000 \text{ #/K})}{48 (1,700,000 \text{ PSI}) (.3 \text{ in}')} = 459 \text{ in}^4$$

MAX. ALLOWABLE DEFLECTION



John M. Schneider

\therefore USE 5-2x10
OR
4-2x12

BOLT TOGETHER W/
 $\frac{1}{2}$ " ϕ CARRIAGE BOLTS
@ 12" c/c TOP & BTM



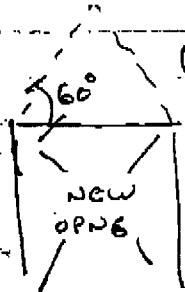
Atlantic Engineering Services
650 Smithfield Street • Suite 1200
Pittsburgh • Pennsylvania 15222

JOB Pfaffmann House
SHEET NO. 2 OF 2
CALCULATED BY JMS DATE 02-27-04
CHECKED BY _____ DATE _____
SCALE _____

DESIGN LINTEL FOR NEW 3'-4" WIDE OPENING

① DESIGN FOR ARCHING MASONRY ABOVE OPENING

② ∴ USE 3' OF MASONRY ABOVE FOR DESIGN



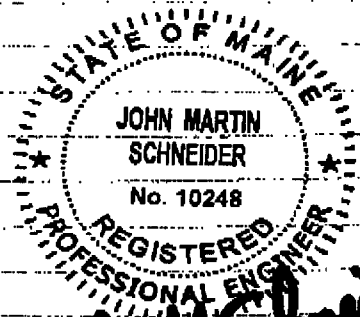
③ PER 4" WYTHE OF BRICK,

LOAD = 3' (40 PSF) = 120 #/L

USING SINGLE ANGLE LINTEL TABLE, USE L4x3 1/2x5/16 (LLV)

(USE GALVANIZED ANGLES)

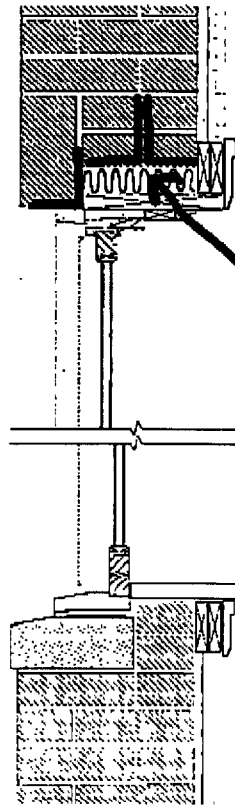
PROVIDE TEMPORARY SHORING DURING INSTALLATION.



John M. Schneider

83 EB 062004

HEAD DETAIL:
 NEW SOLDIER COURSE
 NEW STEEL LINTEL
 BRICK MOLD (REUSE/MATCH EXISTING)



INTERIOR OF EXTERIOR WALL:
 NEW FIRING W/INSULATION:
 3/4" EPS BOARD
 3/4" WOOD FIRING
 1/2" EPS OVERLAY
 1/2" GYPSUM LATH OR WALLBOARD

**3-GALVANIZED
 L4x3 1/2 x 5/16 (LLV)
 LINTEL W/ MIN. 6"
 BEARING ON BRICK
 MASONRY EA. END**

SILL DETAIL:
 MATCH WOOD SILL TRIM
 MATCH GRANITE SILL

**NOTE: CONTRACTOR TO
 PROVIDE TEMPORARY
 SHORING PRIOR TO
 REMOVING MASONRY
 SHORING TO REMAIN
 IN PLACE UNTIL
 NEW LINTEL
 INSTALLED**

1 TYPICAL WINDOW DETAIL
 A2 3" = 1'-0"



83 EB 062

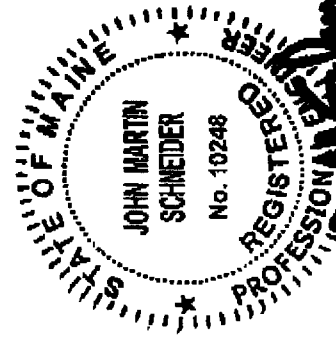
**STRUCTURAL LINTEL
 DETAIL AT NEW
 WINDOW**

02-27-04

NOTE: NEW JOISTS TO BE EITHER DOUG-FIR #1 OR SOUTHERN PINE #1 (OR BETTER). MIN. PROPERTIES:

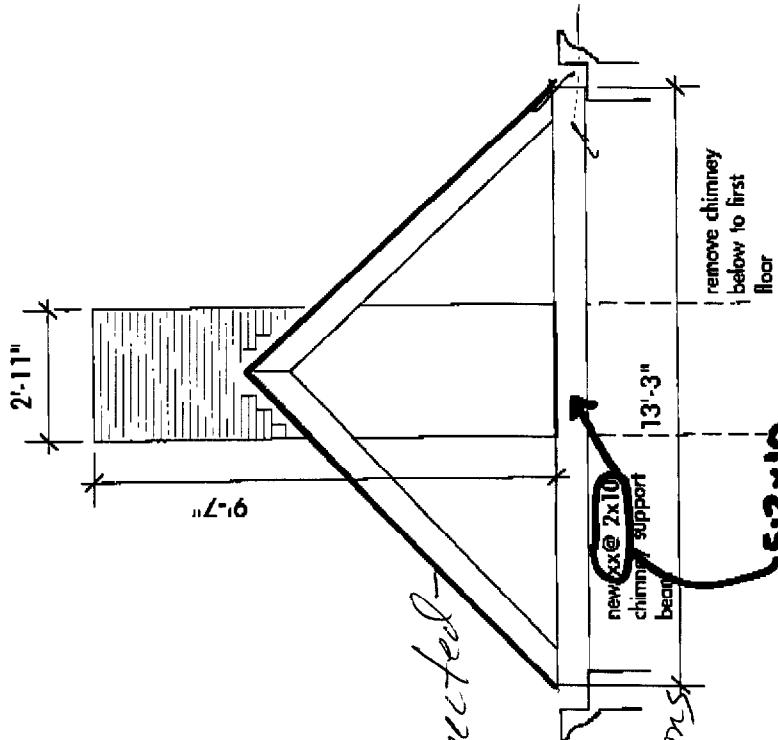
Fb = 1250 PSI
Fv = 90 PSI
E = 1,700,000 PSI

CONTRACTOR TO PROVIDE TEMPORARY SNORING FOR CHIMNEY ABOVE ROOF PRIOR TO CUTTING CHIMNEY BELOW. SNORING TO REMAIN IN PLACE UNTIL NEW 5-2x10 ARE IN PLACE



John M. Schneider

STRUCTURAL DETAIL AT ATTIC FOR SUPPORT



5-2x10
BOLT TOGETHER w/
1/2" CARRIAGE BOLTS
@ 12" c/c TOP & BTM. (STAGGERED)

Chimney NOT being used - disconnected - only for architectural & historic reasons

3 Chimney support section
A2
Scale: 1/4" = 1'-0"

83 EB 062