

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MACRAE ROBIN B & RODERICK MACRAE III
JTS/Weideman Carpentry LLC

PERMIT ID: 2013-00103

Located at

50 TORRINGTON AVE, Peaks Island

CBL: 084 S004001

has permission to **Interior remodel of pantry/bath to bedroom/bath; 238 sq ft. - 1st floor** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00103	Date Applied For: 01/16/2013	CBL: 084 S004001
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Location of Construction: 50 TORRINGTON AVE, Peaks Isla	Owner Name: MACRAE ROBIN B & RODERIC	Owner Address: 50 TORRINGTON AVE	Phone: (845) 279-7687
Business Name:	Contractor Name: Weideman Carpentry LLC	Contractor Address: 74 Welch St Peaks Island	Phone: (207) 650-4589
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Interior remodel of pantry/bath to bedroom/bath; 238 sq ft. - 1st floor
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/16/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This permit is being issued with the condition that all the work is taking place within the existing footprint. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 			

Dept: Building	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 02/28/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 			

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00103	Issue Date:	CBL: 084 S004001
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Location of Construction: 50 TORRINGTON AVE, <i>Peaks Island</i>	Owner Name: MACRAE ROBIN B & RODERICK MACRAE III JTS	Owner Address: 50 TORRINGTON AVE PEAKS ISLAND, ME 04108	Phone:
Business Name:	Contractor Name: Weideman Carpentry LLC	Contractor Address: 74 Welch St Peaks Island ME 04108	Phone (207) 650-4589
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$140.00	Cost of Work: \$12,000.00
Proposed Project Description: Interior remodel of pantry/bath to bedroom/bath; 238 sq ft. - <i>1st floor.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A <i>N/A</i>	INSPECTION: Use Group: <i>R3</i> Type: <i>S3</i> <i>IRC 09</i>
		Signature:	Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:	Date:

Permit Taken By: bjs	Date Applied For: 01/16/2013	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>Structure well beyond 75' set to eir - no change to footprint or volume</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ certified</i> Date: <i>1/16/13 ABU</i>	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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ARM</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

3-7-13 DWM Adam 650-4589 close-in OK.

7-13-13 DWM Adam Final Provide PE SDS



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>50 Torrington Ave., Peaks Island, ME 04108</u>		
Total Square Footage of Proposed Structure/Area <u>Building 1,513/area Remodel Interior 238 sq ft</u>	Square Footage of Lot <u>4,815</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>84-5-4-8</u>	Applicant: (must be owner, lessee or buyer) Name <u>MacRae</u> Address <u>50 Torrington Ave.</u> City, State & Zip <u>Peaks Island, ME 04108</u>	Telephone: <u>845-279-7687</u>
Lessee/DBA RECEIVED JAN 17 2013 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$12,000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>140⁰⁰</u>
Current legal use (i.e. <u>Single family</u>) <u>Single Family</u> Number of Residential Units <u>one</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>Interior remodel convert Pantry/Bath to Bed & Bath 238 sq ft</u>		
Contractor's name: <u>Weidemunn Carpentry, LLC</u> Email: <u>junkokay@exuhoo.com</u> Address: <u>74 Welch St., Peaks Island, ME 04108</u> City, State & Zip Telephone: <u>207-650-4589</u> Who should we contact when the permit is ready: <u>Adam Weidemunn</u> Telephone: Mailing address: <u>74 Welch St., Peaks Island, ME 04108</u>		

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

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

and 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: Adam Weidemunn Date: 16 Jan 13

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

50 Torrington Ave., Peaks Island



Owner: MacRae

Job: Residential Remodel 1st Floor Bath & Bedroom

Contents

- 2 Existing Floor Plan
- 3 Proposed Floor Plan
- 4 No Sprinkler Required
- 5 New Partition Walls
- 6 Window & Door Schedule
- 7 Proposed Ceiling Framing
- 8 New Beam Calculations
- 9 New Beam & Wall Cross Section

Parcel ID 084 S004001 Location 50 Torrington Ave Peaks Island, ME Land Use Seasonal Zoning IR 2 Legal 84-S-4-8 Torrington Ave 50 Oak Ave Lot Area 4,815 SF	Cover Page	
	1st Floor Bathroom/Pantry remodel	
	14 jan 13	pg 1

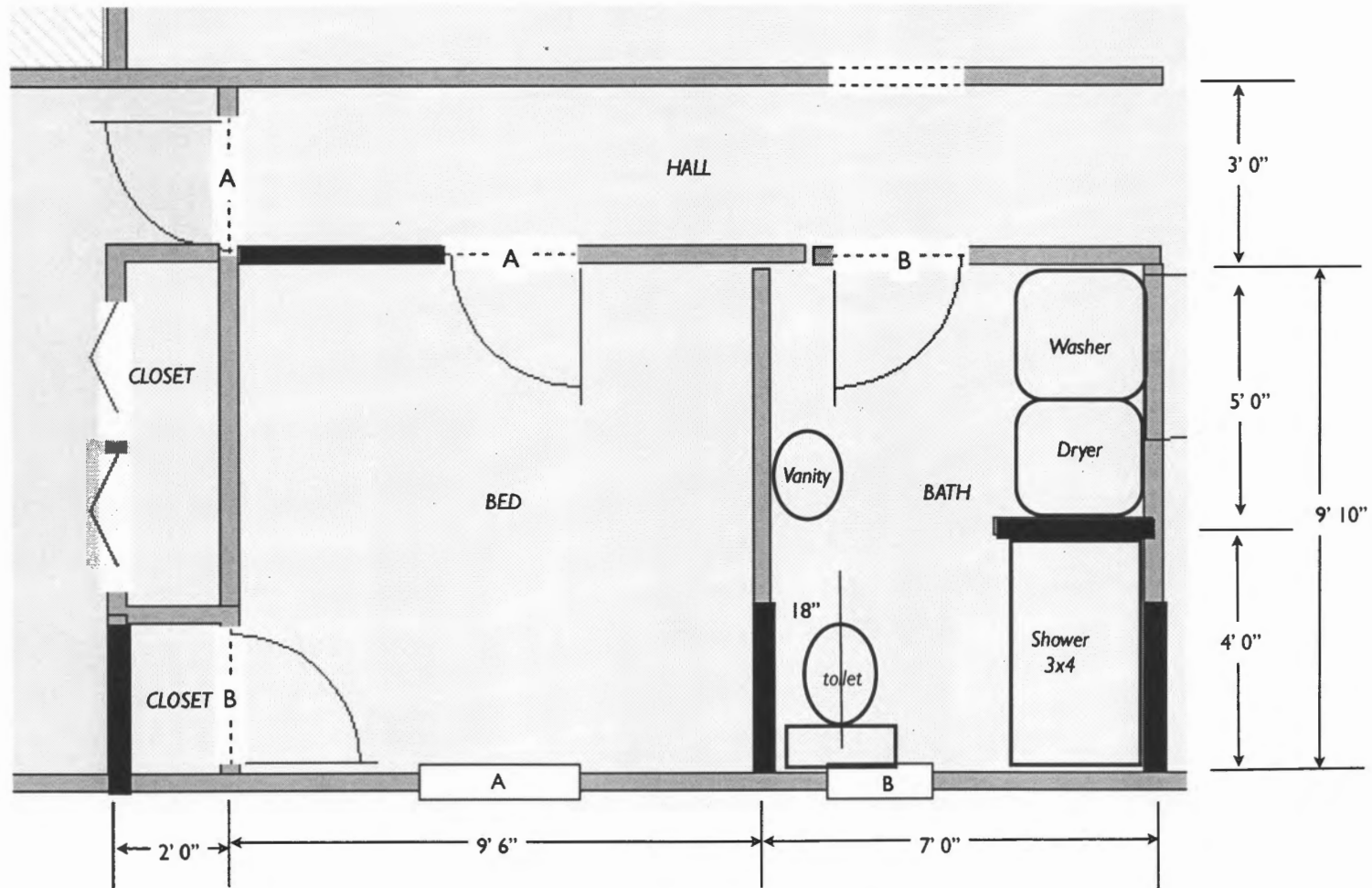
NOTES 1) New hard wired smoke detectors with CO detector in hall and bedrooms.

2) New egress window in bedroom

3) New electrical as per local current code

4) New plumbing as per local current code

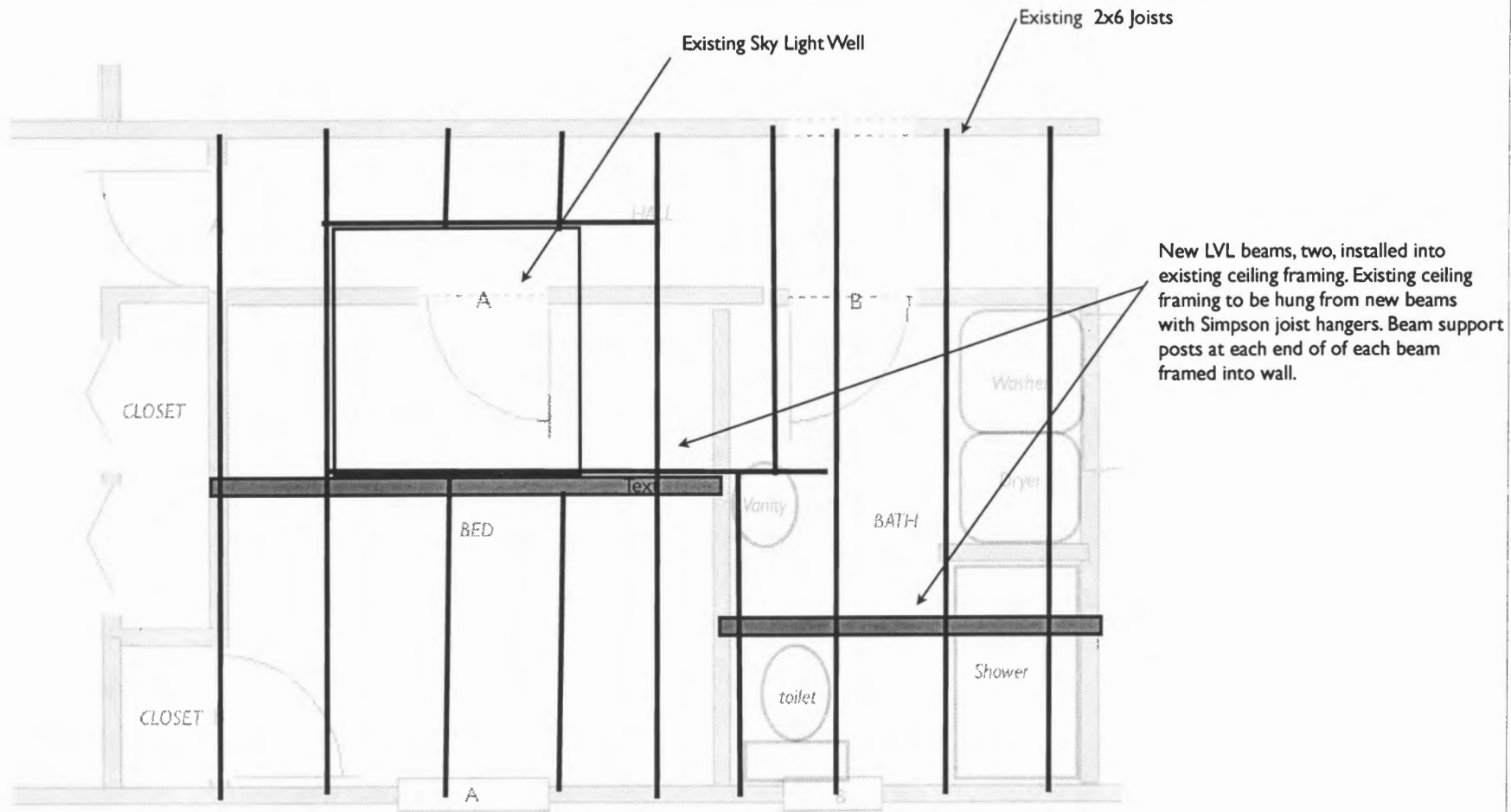
5) "█" = New partition walls 2x4



Not to Scale

Parcel ID	084 S004001	New Partition Walls	
Location	50 Torrington Ave Peaks Island, ME		
Land Use	Seasonal	1st Floor Bathroom/Pantry remodel	
Zoning	IR 2	14 jan 13	pg 5
Legal	84-S-4-8 Torrington Ave 50 Oak Ave		
Lot Area	4,815 SF		

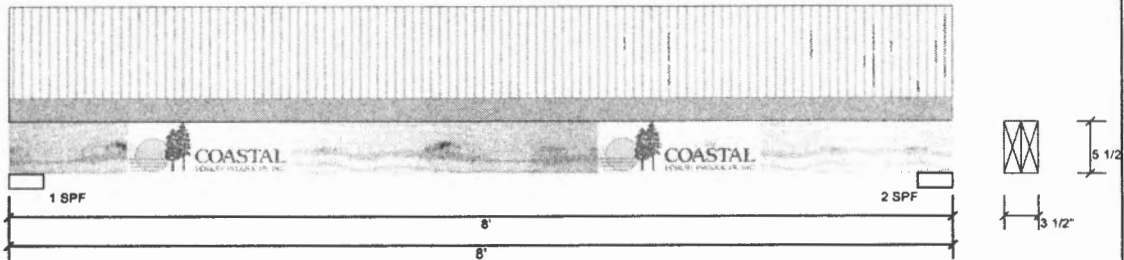
NOTES 1) New beams, LVL, 2 plies 1 3/4" x 5 1/2" = one 3 1/2" x 5 1/2" beam, as per beam calculations by Coastal Forest Products, INC



Not to Scale

Parcel ID	084 S004001	Proposed Ceiling Framing	
Location	50 Torrington Ave Peaks Island, ME		
Land Use	Seasonal	1st Floor Bathroom/Pantry remodel	
Zoning	IR 2	14 jan 13	pg 7
Legal	84-S-4-8 Torrington Ave 50 Oak Ave		
Lot Area	4,815 SF		

		Client 50 Torrington Macrae	Shipping
Project Name WEIDEMANN 2.0E CP-LAM 1.75" X 5.5" 2-Ply	Job#	Quantity 1 (2pcs.)	Description:
			12/10/2012 8:41 AM Page 1 of 1 Designer: JLP



Type: Girder	Application: Floor	Reactions					
Piles: 2	Design Method: ASD	Brg	Live	Dead	Snow	Wind	Const
Moisture Condition: Dry	Building Code: IBC/IRC	1	754	207	0	0	0
Deflection LL: 360	Load Sharing: No	2	754	207	0	0	0
Deflection TL: 240	Deck: Not Checked						
Importance: Normal	Vibration: Not Checked						
Temperature: Temp <= 100°F							

Bearings						
Analysis	Actual	Location	Allowed	Capacity	Load Comb.	Ld. Case
Moment	1813 ft-lb	4'	5256 ft-lb	0.345 (34%)	D+L	L
Shear	845 lb	8 1/4"	3857.5 lb	0.231 (23%)	D+L	L
LL Defl inch	0.150 (L/603)	4' 1/16"	0.251 (L/360)	0.800 (60%)	L	L
TL Defl inch	0.191 (L/473)	4' 1/16"	0.377 (L/240)	0.510 (51%)	D+L	L

Design OK.
Design Notes
1 Girders are designed to be supported on the bottom edge only.
2 Multiple plies must be fastened together as per manufacturer's details.
3 Top loads must be supported equally by all plies.

ID	Load Type	Location	Trib Width	Side	Dead	Live	Snow	Wind	Const.	Comments
1	Uniform		5-0-0	Top	10 PSF	40 PSF	0 PSF	0 PSF	0 PSF	
	Self Weight				5.00 PLF					

Notes
Calculated Structured Designs is responsible only for the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Handling & Installation
1. LVL beams must not be cut or drilled.
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals.
3. Damaged beams must not be used.
4. Design assumes top edge is laterally restrained.
5. Provide lateral support at bearing points to avoid lateral displacement and rotation.
6. For flat roofs provide proper drainage to prevent ponding.

Coastal Forest Products
451 South River Rd, NH
USA
03110

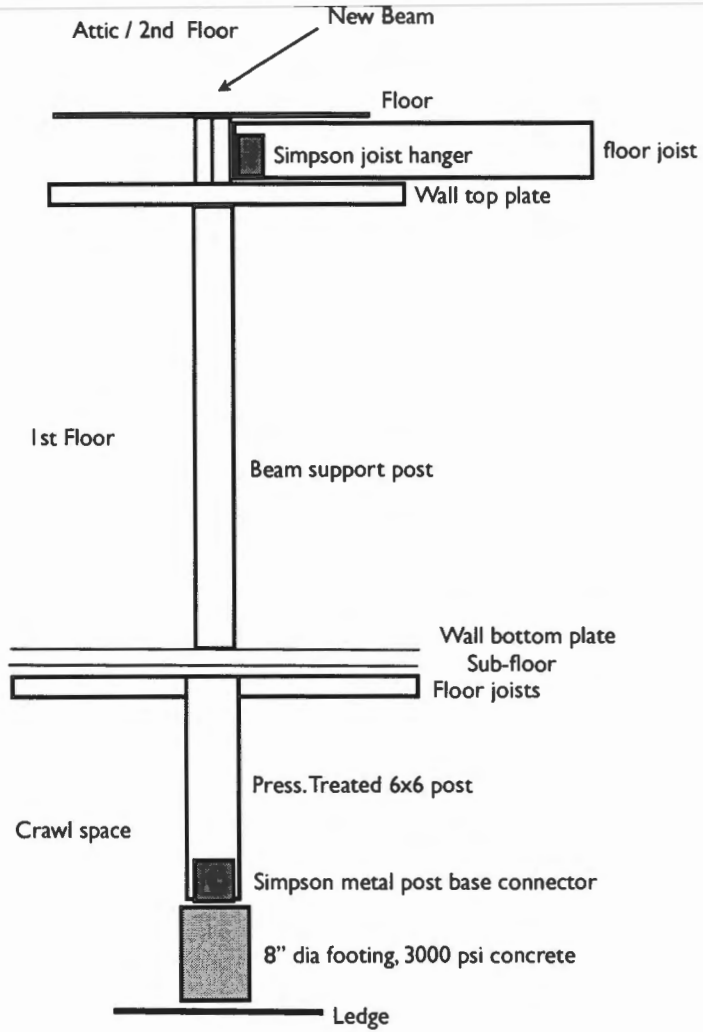
COASTAL FOREST PRODUCTS, INC.
www.coastalforest.com

Parcel ID	084 S004001
Location	50 Torrington Ave Peaks Island, ME
Land Use	Seasonal
Zoning	IR 2
Legal	84-S-4-8 Torrington Ave 50 Oak Ave
Lot Area	4,815 SF

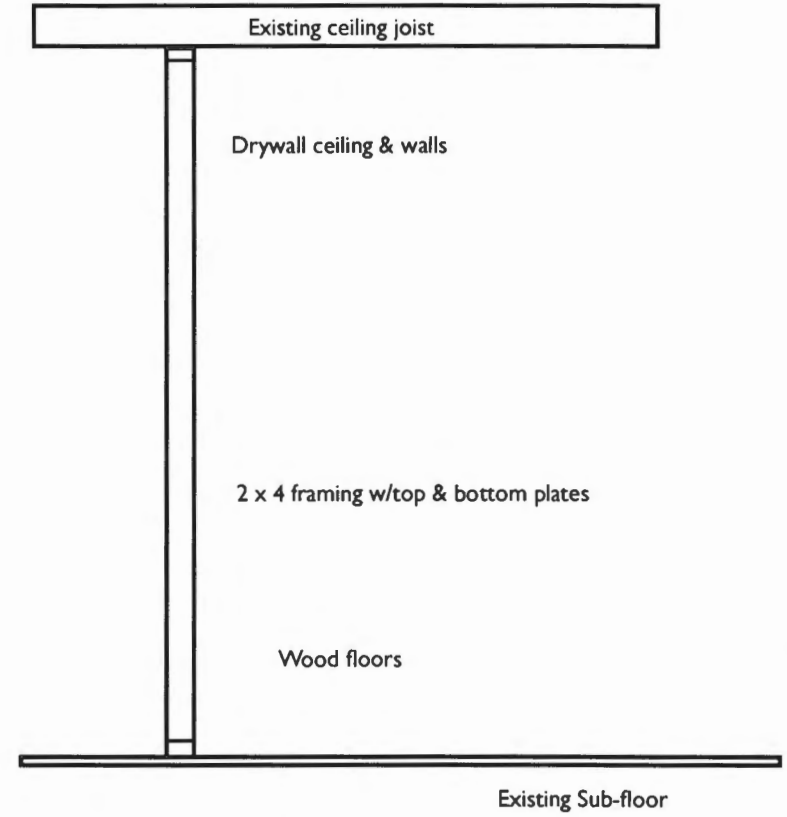
New Beam Calculations	
1st Floor Bathroom/Pantry remodel	
14 Jan 13	
pg 8	

Not to Scale

Typical new beam, support post, and footing

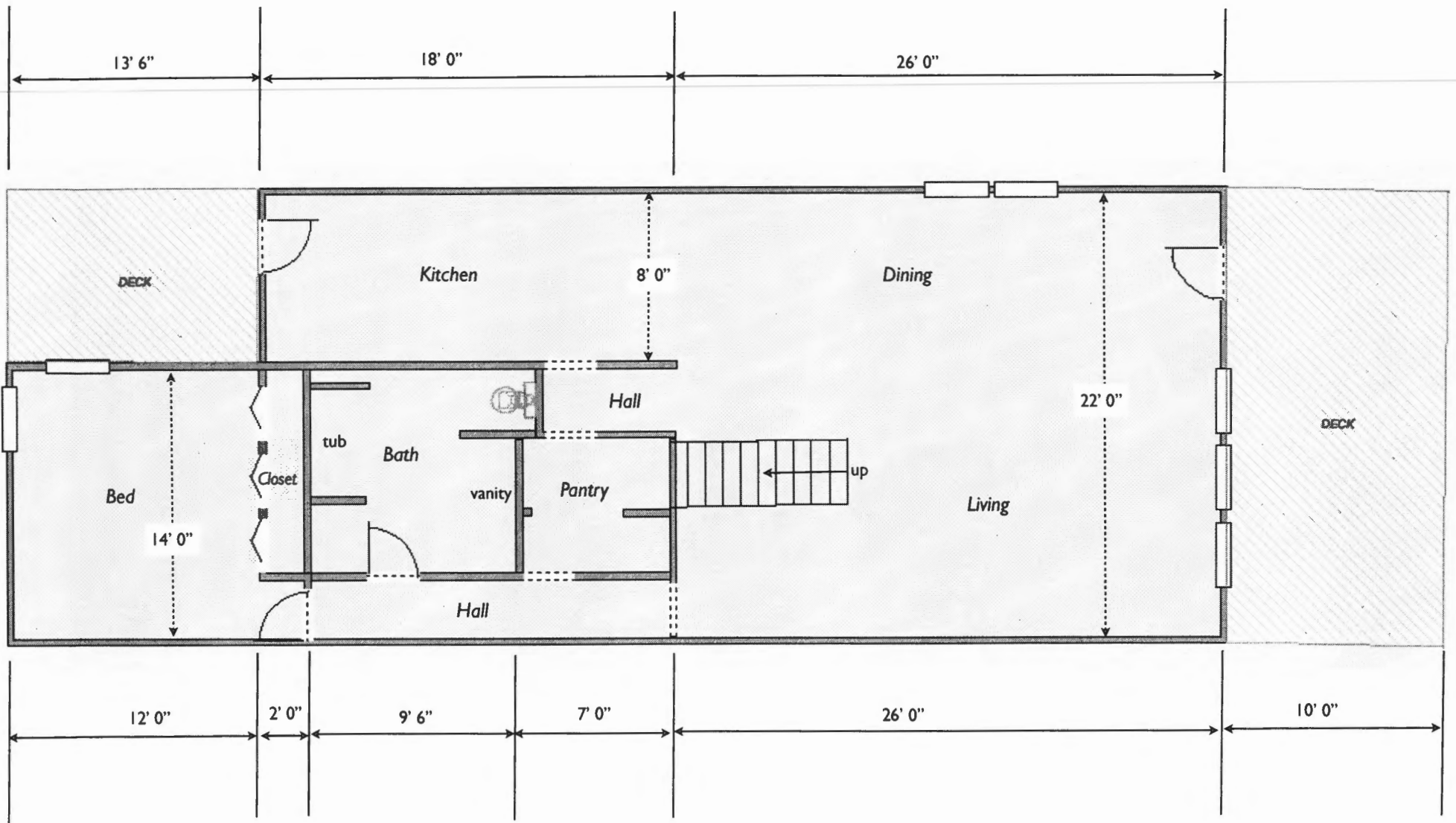


Typical new partition wall cross section



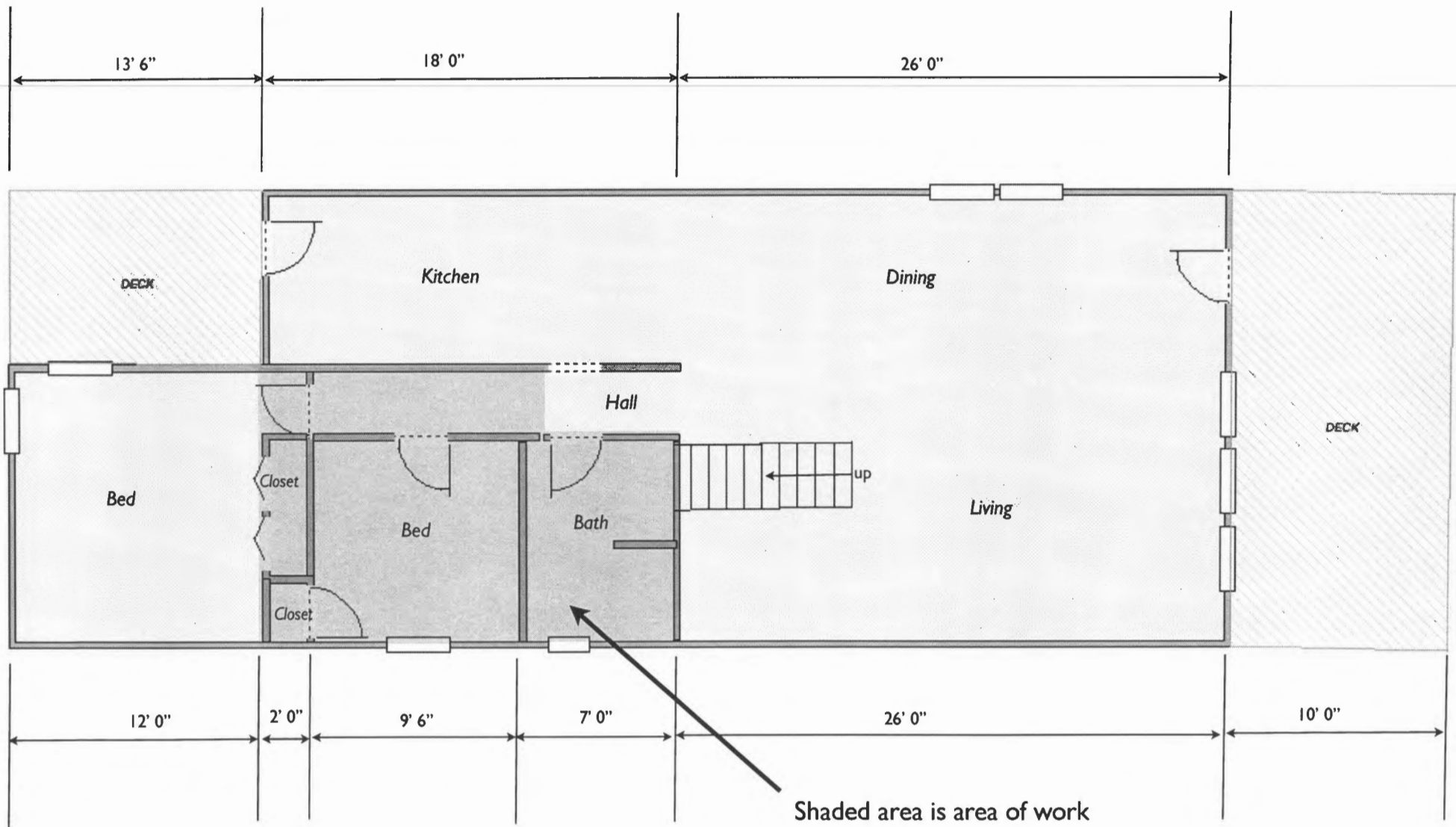
Parcel ID	084 S004001	New Beam & Wall Cross Section	
Location	50 Torrington Ave Peaks Island, ME		
Land Use	Seasonal	1st Floor Bathroom/Pantry remodel	
Zoning	IR 2	14 jan 13	pg 9
Legal	84-S-4-8 Torrington Ave 50 Oak Ave		
Lot Area	4,815 SF		

Not to Scale



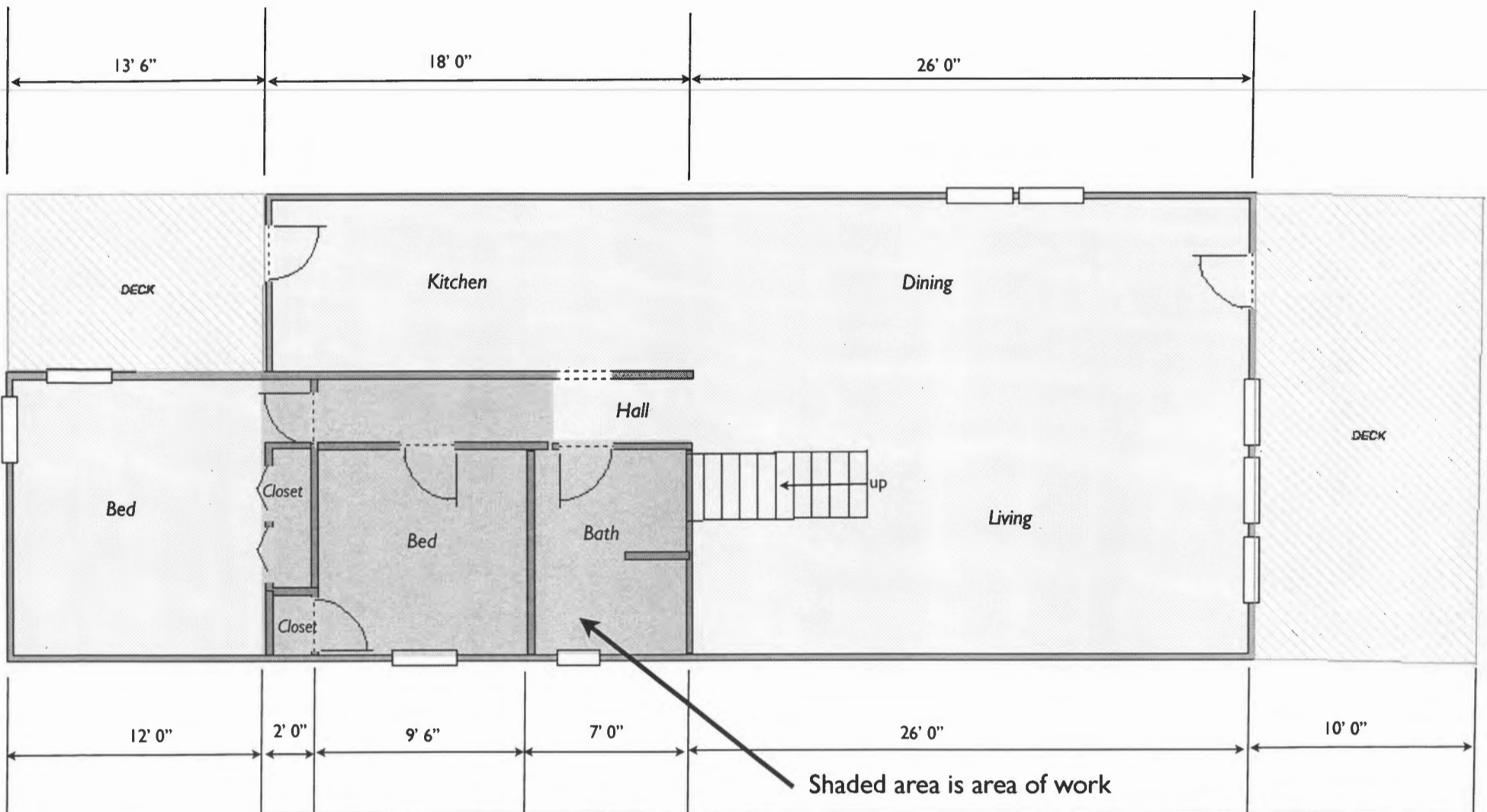
Not to Scale

Parcel ID	084 S004001	Existing Floor Plan	
Location	50 Torrington Ave Peaks Island, ME		
Land Use	Seasonal	1st Floor Bathroom/Pantry remodel	
Zoning	IR 2	14 jan 13	pg 2
Legal	84-S-4-8 Torrington Ave 50 Oak Ave		
Lot Area	4,815 SF		



Not to Scale

Parcel ID	084 S004001	Proposed Floor Plan	
Location	50 Torrington Ave Peaks Island, ME		
Land Use	Seasonal	1st Floor Bathroom/Pantry remodel	
Zoning	IR 2		
Legal	84-S-4-8 Torrington Ave 50 Oak Ave		
Lot Area	4,815 SF	14 jan 13	pg 3



No sprinkler system is required. Area to be remodeled is less than 50% of square footage. Shaded area 238 sqft. Non-shaded area 905 sqft not including decks.

← North

Not to Scale

Parcel ID	084 S004001	No Sprinkler Required	
Location	50 Torrington Ave Peaks Island, ME		
Land Use	Seasonal	1st Floor Bathroom/Pantry remodel	
Zoning	IR 2	14 Jan 13	pg 4
Legal	84-S-4-8 Torrington Ave 50 Oak Ave		
Lot Area	4,815 SF		

Windows

- (1) "A" = new, "egress", Anderson, double hung, wood interior vinyl exterior, 3' 0" wide x 4' 9" hi, opening area exceeds min required 5.7 sqft
- (1) "B" = new, Anderson, round venting, wood interior vinyl exterior, 2' dia

Doors

- (2) "A" = re-use existing bed room doors, wood, 2' 6" wide x 6' 6" hi
- (2) "B" = new, wood 6 panel doors, 2' 6" x 6' 6"

Parcel ID	084 S004001	Window & Door Schedule	
Location	50 Torrington Ave Peaks Island, ME		
Land Use	Seasonal	1st Floor Bathroom/Pantry remodel	
Zoning	IR 2		
Legal	84-S-4-8 Torrington Ave 50 Oak Ave		
Lot Area	4,815 SF	14 jan 13	pg 6