

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

Please Read  
 Application And  
 Notes, if Any,  
 Attached

DIVISION OF PERMITS  
**PERMIT**

PERMIT ISSUED

Permit Number: 051602

NOV 4 2005

CITY OF PORTLAND

This is to certify that YOUNG M CAROL

has permission to tear down existing 6' x 14' Pl room & install a 12' pl room

AT 81 UPPER A ST

PL 087 (103400)

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

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

Notification of inspection must be given and when permission procedure before this building or part thereof is altered or proposed-in-occupied. FOUR NOTICES 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

*Janice Banke* 11/03/05  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

**PERMIT ISSUED**

NOV 4 2005

CITY OF PORTLAND

Location of Construction: 81 UPPER A ST		Owner Name: YOUNG M CAROL	Owner Address: 81 UPPER A ST	Permit No: 05-1602	Issue Date: NOV 4 2005	CEC: 0871034001
Business Name:		Contractor Name:	Contractor Address: CITY OF PORTLAND	Permit Type: Additions - Dwellings		
Lessee/Buyer's Name:		Phone:	Zone: IR		Permit Fee: \$91.00	
Part Use: Single Family Home		Proposed Use: Single Family Home/ tear down existing 6' x 14' Playroom & rebuild a 12' x 12' playroom	Cost of Work: \$8,000.00		CEO District: 2	
Proposed Project Description: tear down existing 6' x 14' Playroom & rebuild a 12' x 12' playroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB PAL-2003 Signature: JMB 11/3/05		
		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: Idobson	Date Applied For: 10/31/2005	<b>Zoning Approval</b>		
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: JMB 11/3/05	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: JMB	

**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

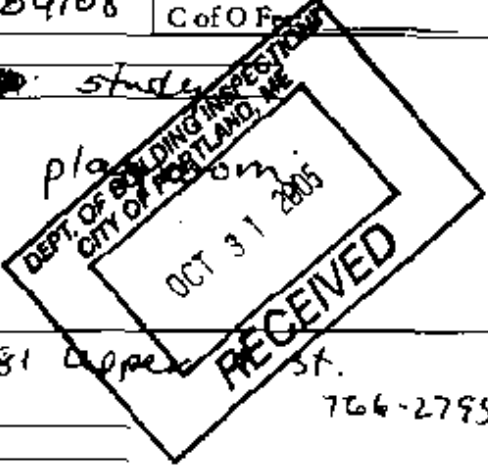
11-8-05 checked framing  
at books - OK  
Grading

11-22-05 checked V  
framing & electrical  
OK to close in  
at m



# 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>81 UPPER A ST PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>144 sf.</u>	Square Footage of Lot <u>8500 sqft (?)</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>091 1103 4001</u>	Owner: <u>Carol Young</u>	Telephone: <u>h- 766-2795</u> <u>w- 871-9272</u> <u>c- 450-8984</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Carol Young</u> <u>81 Upper A St.</u> <u>Peaks Island 04108</u>	Cost Of Work \$ <u>8,000</u> Fee: \$ _____ C of O Fee _____
Current Specific use: <u>playroom/ family room</u> Proposed Specific use: <u>study</u>		
Project description: <u>tear down existing 6x14' pla</u> <u>rebuild 12' x 12' same use.</u>		
Contractor's name, address & telephone: <u>Carol Young - 81 Upper A St.</u>	Who should we contact when the permit is ready: <u>Carol Young</u> Mailing address: _____ Phone: <u>766-2795</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.

Signature of applicant: <u>Carol Young</u>	Date: <u>Oct 31 '05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number	1 of 1
Parcel ID	087 11034001
Location	81 UPPER A ST
Land Use	SINGLE FAMILY
Owner Address	YOUNG M CAROL 81 UPPER A ST PEAKS ISLAND ME 04468
Book/Page	12646/237
Legal	87-11-34-39 4 ST PEAKS ISLAND 8100 ST

IR-1

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$186,300	\$51,180	\$237,480

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
\$175,100	\$49,300	\$224,400

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1975	<b>Style</b> Old Style	<b>Story Height</b> 1	<b>Sq. Ft.</b> 678	<b>Total Area</b> 0.186		
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 4	<b>Attic</b> None	<b>Basement</b> Pier/slab	

**Outbuildings**

<b>Type</b> SHED-FRAME	<b>Quantity</b> 1	<b>Year Built</b> 1980	<b>Size</b> 12X14	<b>Grade</b> C	<b>Condition</b> A
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**Sales Information**

<b>Date</b> 08/01/1996	<b>Type</b> LAND + BLDING	<b>Price</b> \$77,200	<b>Book/Page</b> 12646-237
10/01/1991	LAND + BLDING	\$63,500	09737-055

**Picture and Sketch**

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

[Click here](#) to view Tax Roll Information.

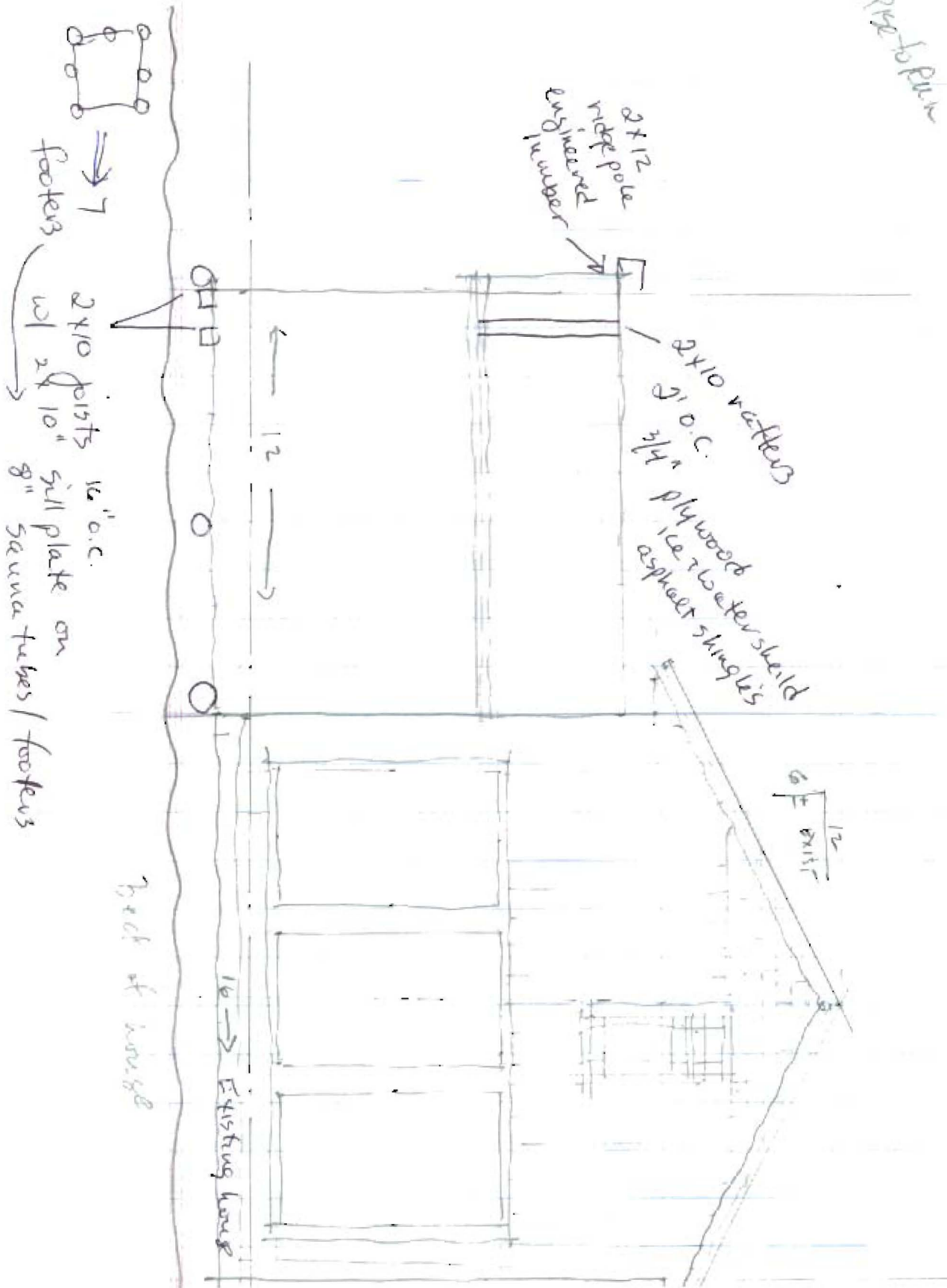
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-



5' P155

Carol Young

Re-to-Plan







Carol Young 766-2795

Renovation: Sun porch / play room / storage

- 12 x 12 size (144 sq. ft)
- 2x10 joists 16" oc P.T.
- 4" up footers / sauna tubes (7) 8" tubes every 6 feet
- 3/4" floor underlayment - advantech
- 2x10 rafters 24" oc w/ 3/4" plywood sheathing asphalt singles
- 2x6 studs 16" oc w/ T-11 siding
- 1 sliding door - 6' wide w/ 4x12" header
- 2 windows 4'4" x 4'4" on gable end.
- 2" insulation R-39 walls / ceiling  
R-38 w/ rigid insulation - floor  
ceiling

windows -

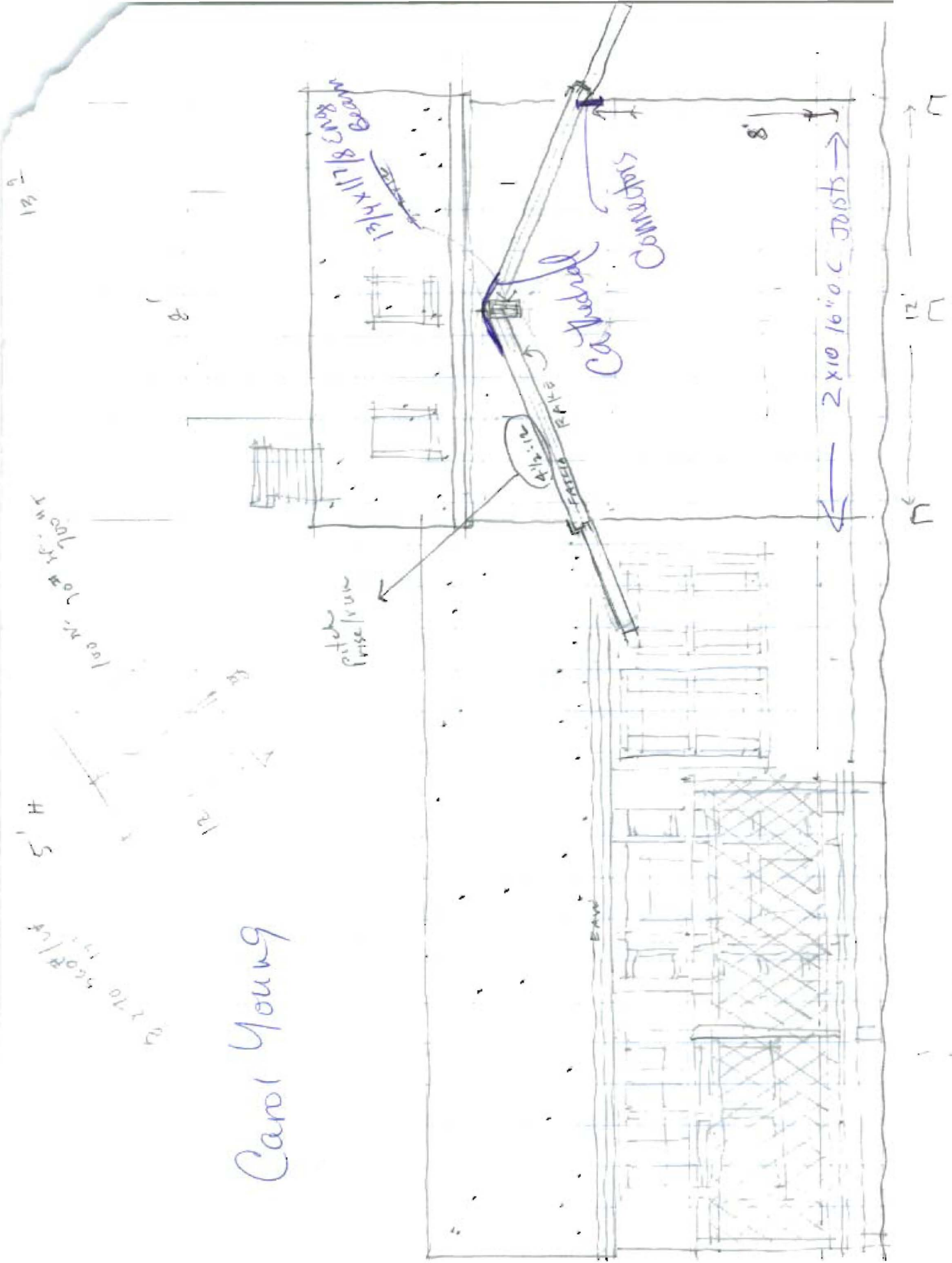
12-6

5' H

2 x 10 floor joist

100 sq ft floor joist

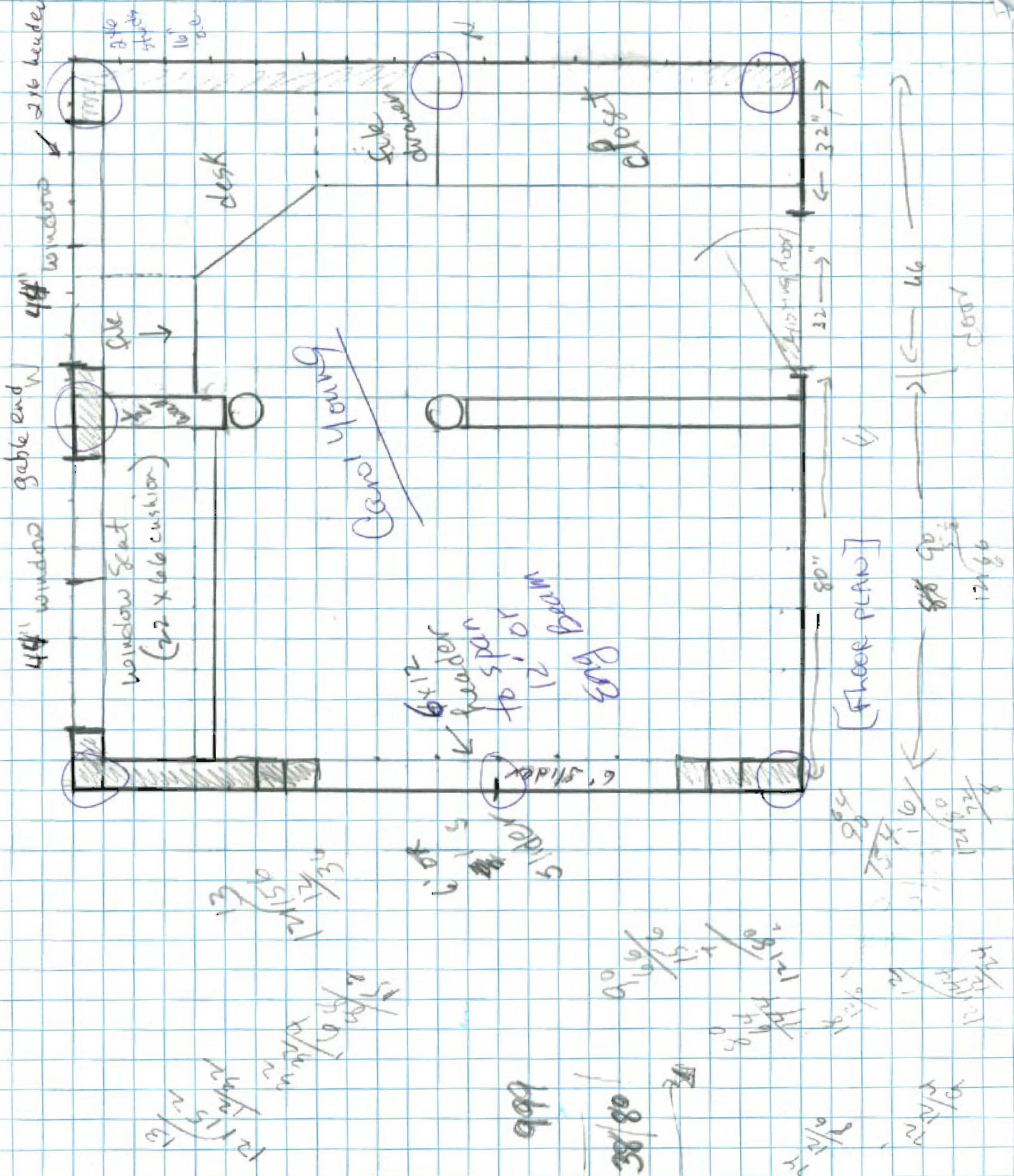
Carol Young



12-6

5' H

2 x 10 floor joist



[FLOOR PLAN]

666

38/80

door

closet

desk

side window

Window Seat  
(22 x 66 cushion)

gable end

44" window

44" window

2x6 header

8x6  
4x4  
16" oc

2x12/15/16  
2x14/15/16  
2x16/17/18  
2x18/19/20  
2x20/21/22  
2x22/23/24  
2x24/25/26  
2x26/27/28  
2x28/29/30  
2x30/31/32  
2x32/33/34  
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2x76/77/78  
2x78/79/80

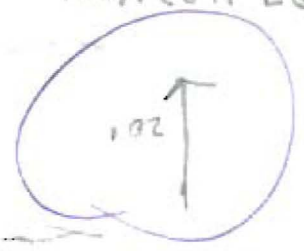
6x12 header  
2x10 joists  
2x12 beam  
2x4 studs

2x12/15/16  
2x14/15/16  
2x16/17/18  
2x18/19/20  
2x20/21/22  
2x22/23/24  
2x24/25/26  
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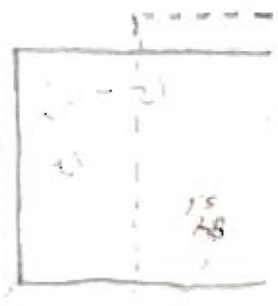
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2x76/77/78  
2x78/79/80

Parcel ID 08711034001 81 N. Hwy. A St



14' x 14' 9" ft.



H  
R  
-1

Side 20' Req  
Rear 30' req / Front 30' req

.186 acre

14

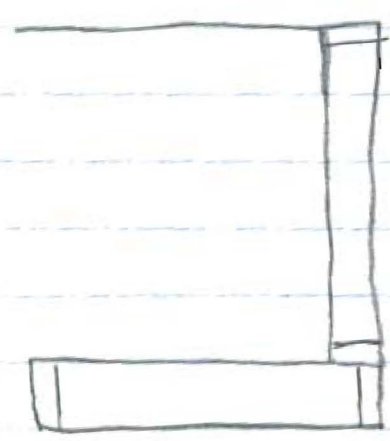
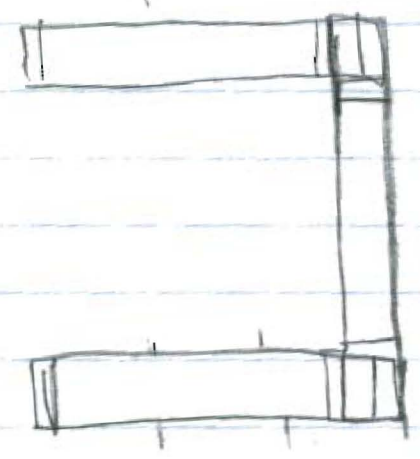
12

center property

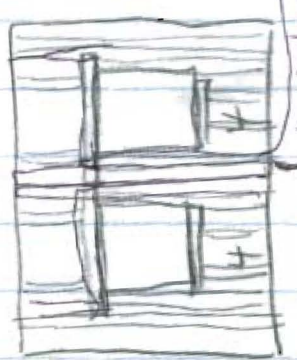
Site

Carol Young

bottom plate = 12'  
" = 12"  
1st top " = 4 7/8"  
2nd top " = 4 7/8"  
12' - width of 2x6

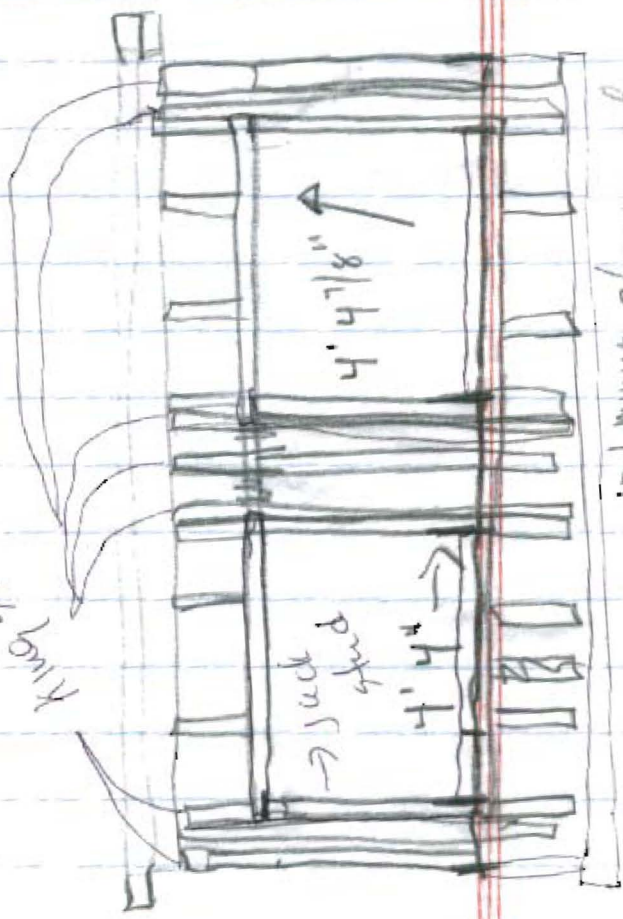


RO 4' 4" w x 4' 4 7/8 H



King stud  
Joist stud

King studs



12' minus 2 / 2x6 widths

124



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

11.31 2003

Received from

Carol Young

Location of Work

876 PAPER A-1

Cost of Construction

\$ 8,000

Permit Fee

\$

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

Other

CBL:

08711034

Check #:

CC

Total Collected \$

93.00

## THIS IS NOT A PERMIT

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

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

**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 initialzing 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.

- Call Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- Call Foundation Inspection: Prior to placing ANY backfill
- Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call 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.**

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*Kevin Jones*  
Signature of Applicant/Designee  
*Steve Smith*  
Signature of Inspections Official  
11/04/05  
Date  
CEL 089 II 034 Building Permit #: 051602



BC CALCO 2003 DESIGN REPORT - US

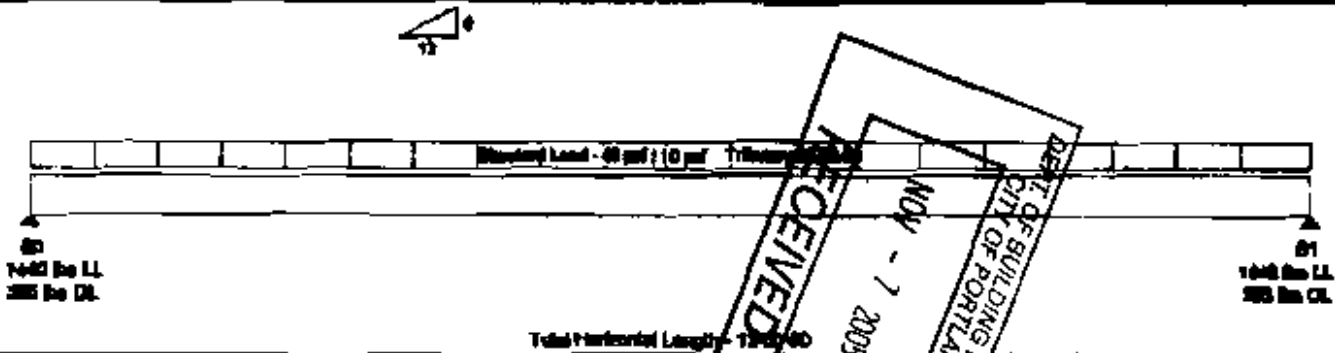
Monday, November 07, 2005 07:23

Single 1 3/4" x 11 7/8" VERSA-LAMB 3100 SF

Job Name:  
Address:  
City, State, Zip:  
Customer:  
Code Report: K80 3512, MER 828

File Name: BC CALCO Project: R001  
Description:  
Specifier:  
Designer: CB  
Company: Hancock Lumber  
Misc:

87 II 34



**General Data**

Version: US Imperial

Member Type: Roof Beam

Number of Spans: 1

Left Overhang: No

Right Overhang: No

Span: 012

Tributary: 08-00-00

Use Load: 40 psf

Wind Load: 90 psf

Seismic Load: 0 psf

Member: 115

**Load Summary**

ID	Description	Load Type	Ref.	Start	End	Value	Tri.	Dir.
0	Standard Load	Unif. Area	Lab	08-00-00	12-00-00	40 psf	08-00-00	105%
						10 ft	08-00-00	90%

**Criteria Summary**

Control Type	Value	% Allowable	Criteria	Local Code	Spec Location
Moment	8805 8-lb	61%	115%	2	1 - Interior
Req. Moment	0 8-lb	no	100%		
End Shear	1632 lb	31.2%	115%	2	1 - Left
Total Load Def.	1.489 (0.200)	31.0%		2	1
Live Load Def.	1.489 (0.200)	31.0%		2	1
Max Def.	0.200"	14.0%		2	1

**Disclaimer**

The completeness and accuracy of the input must be verified by anyone who is relying on the output in order to establish liability for a particular application. The output shown is based upon building code accepted design practices and accepted materials. Installation of BOISE engineered wood products must be in accordance with the correct installation details and the applicable building code. To obtain an installation detail or if you have any questions, please call (800)832-0788 before beginning product installation.

**Notes**

Design meets Code minimum (L/180) Total Span deflection criteria.  
 Design meets Code minimum (L/240) Live Load deflection criteria.  
 Design meets arbitrary (2) Maximum total deflection criteria.  
 Minimum bearing length for S1 is 1-1/2".  
 Minimum bearing length for S1 is 1-1/2".  
 Member Slope = 0, consider drainage.  
 Span-adj Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Carol Young  
 81 Upper A st  
 Peaks Island

cell- 450-8984  
 home- 764-2795  
 office- 871-9272

Specs on the Boise  
 engineered ridge beam.

Page 1 of 1 Hancock engineering says this is a adequate for this structure. ;



**SIMPSON STRAP TIES**  
**HRS/ST/FHA/PS/HST/LSTA/MST/MSTC/MSTI**

STRAP TIE

The HRS, a heavy 12 gauge strap tie, provides greater support in construction and repair of home projects. Straight lines and chamfered edges for better appearance. Easy racking pattern for connecting the sides of 2x members.

The MSTC series has countersunk nail slots for a lower racking profile. Coiled edges ensure safer handling.

Install Strap Ties where plate or joist are cut, at wall intersections, and as ridge ties. LSTA and MSTA straps are engineered for use on 1 1/2" splitting. For the MSTI, this may be a problem on lumber narrower than members. The 3" center-to-center nail spacing reduces the possibility of splitting. For the MSTI, other fill every nail hole with 100x1/4" nails or fill every other nail hole with 16d common. Reduce the allowable load based on the size and quantity of fasteners used. The LSTI tight strap ties are suitable where open web joists.

**FINISH:** PS-HDG, all others galvanized. Some products are available in stainless steel or Z-MAX; see Corrosion-Resistance, page 5.

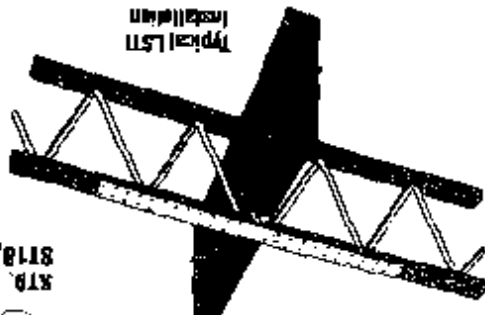
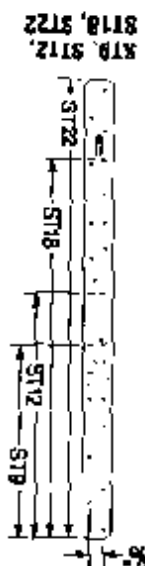
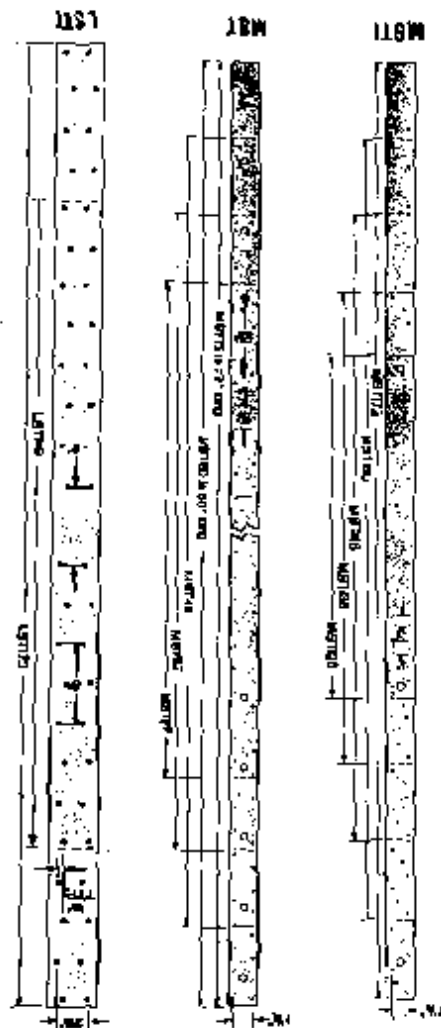
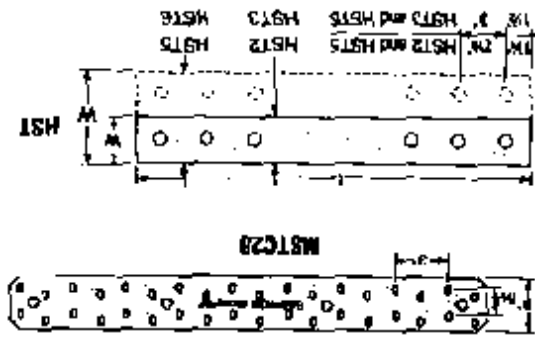
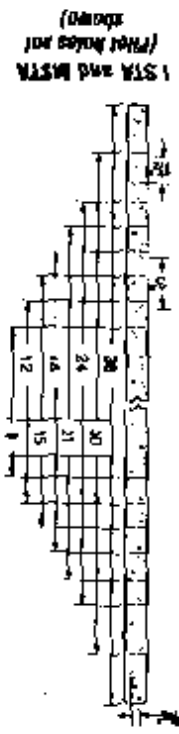
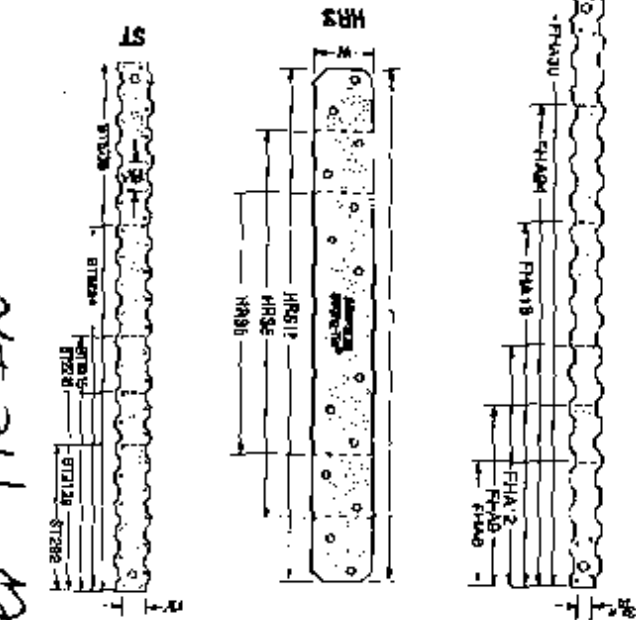
**METALLATION:** Use all specified fasteners. See General Notes.

**DRYING:** Special sizes can be made to order. See also HCS1.

**CODES:** See page 10 or Code Listing Key Chart.

MSTI and HRS meet code requirements for retaining cut members (1/8" gage) at top plate and RPS at sill plate. International Residential Code - 2006/2003 R602.6.1 International Building Code - 2006/2003 2306.4.4 (For APS, refer to page 152)

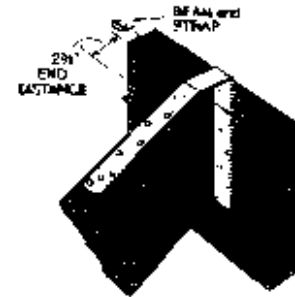
**Rafter Tie In**



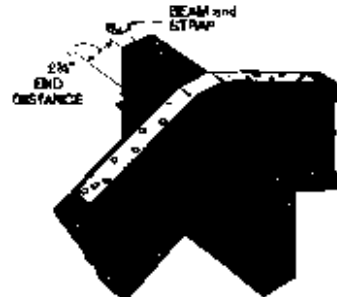
CAROL YOUNG - 81 Upper A St Peaks, VA

Available with additional corrosion protection. Check with factory.

Model No.	G <sub>a</sub>	Dimensions		Fasteners (Total)	Allowable Tension Loads (DF/SP)		Allowable Tension Loads (SPF/DF)		Code Ref.		
		W	L		Nails	(133)	(168)	(133)		(168)	
LSTA9	20	1 1/4	9	8-10d	645	775	552	665	7, 62, 90, 128		
LSTA12		1 1/4	12	10-10d	805	970	695	830			
LSTA15		1 1/4	15	12-10d	970	1160	830	1000			
LSTA18		1 1/4	18	14-10d	1130	1235	970	1165			
LSTA21		1 1/4	21	16-10d	1235	1235	1110	1235			
LSTA24		1 1/4	24	18-10d	1235	1235	1235	1235			
ST292		2 1/8	9 1/8	12-16d	1120	1265	970	1160	3, 39, 88, 104, 121, 128		
ST2122		2 1/8	12 1/8	16-16d	1505	1535	1290	1535			
ST2115		3/4	16 1/4	8-16d	665	665	665	665			
ST2215		2 1/8	16 3/4	20-16d	1880	1880	1625	1880			
LSTA30		1 1/4	30	22-10d	1640	1640	1555	1640			
LSTA36		1 1/4	36	24-10d	1840	1840	1640	1640			
LSTI49	16	3 3/4	49	32-10dx1 1/2	2580	3100	2220	2660	9, 121, 128		
LSTI73		3 3/4	73	48-10dx1 1/2	3870	4215	3330	3995	9, 128		
MSTA9		1 1/4	9	8-10d	650	780	565	680	7, 62, 90, 123, 128		
MSTA12		1 1/4	12	10-10d	815	975	705	850			
MSTA15		1 1/4	15	12-10d	975	1170	850	1020			
MSTA18		1 1/4	18	14-10d	1140	1365	990	1185			
MSTA21		1 1/4	21	16-10d	1300	1560	1130	1355			
MSTA24		1 1/4	24	18-10d	1465	1640	1270	1525			
MSTA30		1 1/4	30	22-10d	1835	2050	1585	1900	7, 62, 90, 128		
MSTA36		1 1/4	36	26-10d	2050	2050	1870	2050			
ST6215		2 1/8	16 1/8	20-16d	1895	2095	1640	1970		3, 39, 88, 104, 121, 128	
ST6224		2 1/8	23 1/8	28-16d	2540	2540	2315	2540			
ST9	1 1/4	9	8-16d	755	910	655	785	3, 39, 88, 121, 128			
ST12	1 1/4	11 3/4	10-16d	945	1135	820	965				
ST18	1 1/4	17 3/4	14-16d	1325	1420	1150	1380				
ST22	1 1/4	21 3/4	18-16d	1420	1420	1420	1420				
MSTC28	14	3	28 1/2	36-16d sinkers	3000	3600	2590		3110	9, 23, 121, 128	
MSTC40		3	40 1/4	52-16d sinkers	4335	4595	3745		4495	9, 23, 128	
MSTC52		3	52 1/4	62-16d sinkers	4585	4585	4465	4585			
MSTC66		3	65 3/4	76-16d sinkers	5850	5880	5680	5660			
MSTC78		3	77 3/4	76-16d sinkers	5880	5660	5660	5660			
ST6236		2 1/8	33 1/8	40-16d	3845	3845	3485	3845	3, 39, 88, 121, 128		
HRS6		12	1 3/8	6	6-10d	525	630	455	545		128
HRS8			1 3/8	8	10-10d	875	1050	760	910		
HRS12			1 3/8	12	14-10d	1225	1465	1085	1275		
FHA8			1 1/8	6 3/4	8-16d	810	975	705	845	3, 39, 88, 121, 128	
FHA9			1 1/8	9	8-16d	810	975	705	845		
FHA12			1 1/8	11 3/4	8-16d	810	975	705	845		
FHA18	1 1/8		17 3/4	8-16d	810	975	705	845			
FHA24	1 1/8		23 3/4	8-16d	810	975	705	845			
FHA30	1 1/8		30	8-16d	810	975	705	845			
MSTI26	2 1/8		26	26-10dx1 1/2	2355	2830	2045	2455	3, 39, 121, 128		
MSTI36	2 1/8		36	36-10dx1 1/2	3265	3915	2830	3400			
MSTI48	2 1/8		48	48-10dx1 1/2	4350	5080	3775	4530			
MSTI60	2 1/8	60	60-10dx1 1/2	5080	5080	4720	5080				
MSTI72	2 1/8	72	64-10dx1 1/2	5080	5080	5080	5080				



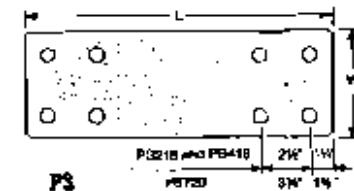
Typical LSTA Installation (hanger not shown)



Typical LSTA Installation (hanger not shown)

**CODES:**  
See page 10 for Code Listing Key Chart.

Model No.	G <sub>a</sub>	Dimensions		Bolts	Code Ref.
		W	L	Qty Dia	
PS216 <sup>®</sup>	7	2	15	4 3/4	180
PS416 <sup>®</sup>		4	18	4 5/8	
PS720 <sup>®</sup>		6 1/2	20	8 1/2	



PS



Typical PS720 Installation

1. Loads include a 33% or 60% load duration increase on the fasteners for earthquakes or wind loading, but DO NOT include a 33% stress increase on the steel capacity. Refer to page 12 for further explanation.
2. 10d/1 1/2" nails may be substituted where 16d sinkers are specified at 67% of the table loads.
3. 10d commons may be substituted where 16d sinkers are specified at 100% of table loads.
4. 16d sinkers (9 gauge x 3 1/4") or 16d commons may be substituted where 16d commons are specified at 0.85 of the table loads.
5. Use half of the nails in each member being connected to achieve the listed loads.
6. PS strap design loads must be determined by the building designer for each installation. Bolts are installed both perpendicular and parallel-to-grain. Hole diameter of the part may be oversized to accommodate the HDG. Designer must determine if the oversize creates an unacceptable installation.
7. For overlap splice details, refer to T-GMST.

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Straps & Ties

Carol Young

81 Upper A St

Peaks Island

db1 2x10 P.T.  
199

5/11 2x10 FT





dbl 2x12 header  
space for insulation





