

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BUILDING PERMIT

Permit Number: 100963

AUG 30 2010

Please Read Application And Notes, if Any, Attached

This is to certify that GELLER DONNA B /Everything Home Inc

has permission to removing existing 2 story front porch and building City of Portland

AT 140 DARTMOUTH ST CD 117 D016001

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 written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

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

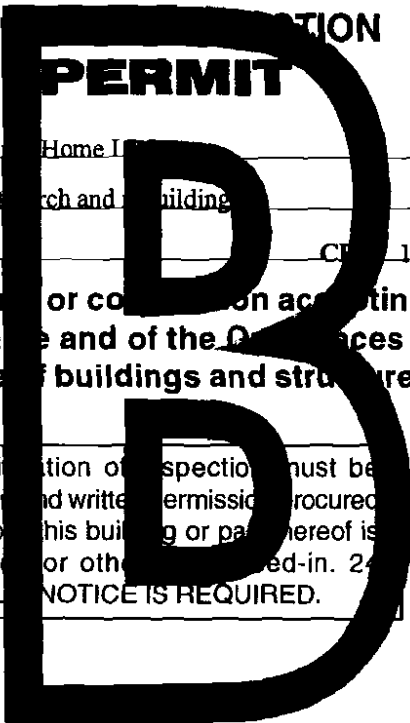
OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_



Handwritten signature





# 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>140 Dartmouth St Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>185.25 sq ft</u>	Square Footage of Lot <u>6682.5 sq ft</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>117</u> Block# <u>D</u> Lot# <u>16</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Donna Geller</u> Address <u>140 Dartmouth St</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>718-753-4416</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>24,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>two family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>2 unit</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Removing existing two story front porch which is failing and rebuilding it to its current state</u>		
Contractor's name: <u>Everything Home LLC Wade Bryant / member</u> Address: <u>49 Grandview Ave South Portland, ME</u> City, State & Zip: <u>South Portland, ME 04106</u> Telephone: <u>207-899-9830</u> Who should we contact when the permit is ready: <u>Wade Bryant</u> Telephone: <u>207-899-9830</u> Mailing address: <u>49 Grandview Ave. South Portland, ME 04106</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](http://www.portlandmaine.gov), or stop by the Inspections Division 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.

RECEIVED

AUG - 6 2010

Signature: Wade Bryant member Date: 8/6/2010 Dept. of Building Inspections  
City of Portland Maine

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

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  **X**   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  **X**   **Framing prior to close in and final inspection required at completion of work.**

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

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

<b>Permit No:</b> 10-0963	<b>Date Applied For:</b> 08/06/2010	<b>CBL:</b> 117 D016001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 140 DARTMOUTH ST	<b>Owner Name:</b> GELLER DONNA B	<b>Owner Address:</b> 770 OCEAN PKWY # 3L	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Everything Home LLC	<b>Contractor Address:</b> 49 Gradview Ave South Portland	<b>Phone</b> (207) 899-9830
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> 2 unit residential - removing existing 2 story front porch and rebuilding	<b>Proposed Project Description:</b> removing existing 2 story front porch and rebuilding
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/17/2010

**Note:** **Ok to Issue:**

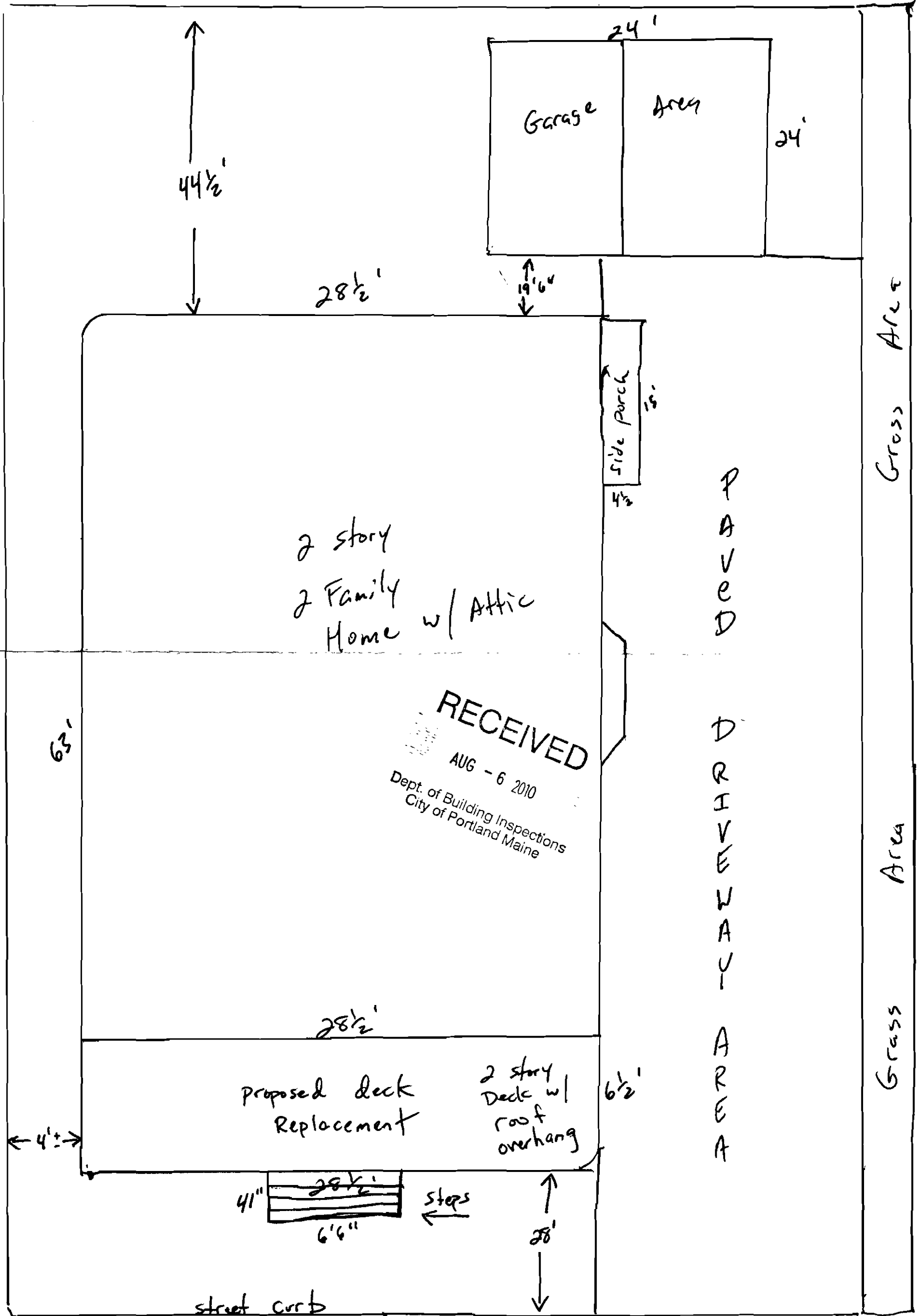
- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the front porch rebuilding will be within the existing foot print. You are not permitted to enlarge the rebuilt porch under this permit.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jonathan Rioux      **Approval Date:**

**Note:** **Ok to Issue:**

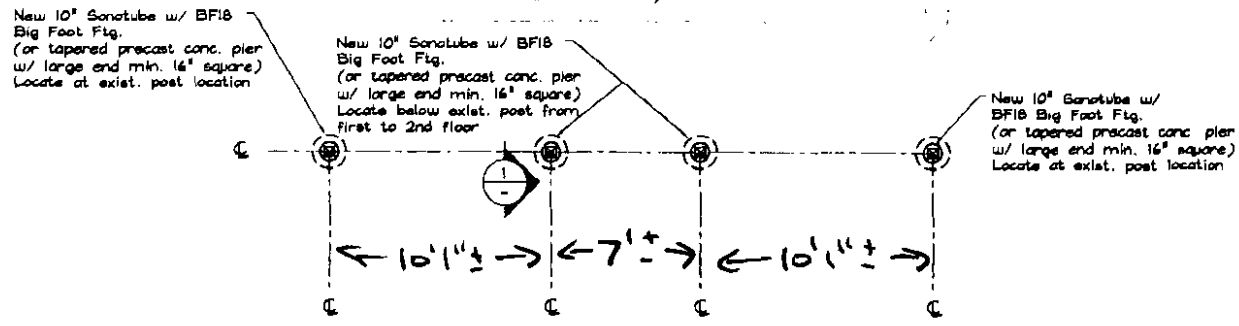
- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Fastener schedule per the IRC 2003

49.5' Rear



140 Dartmouth Street  
plot plan

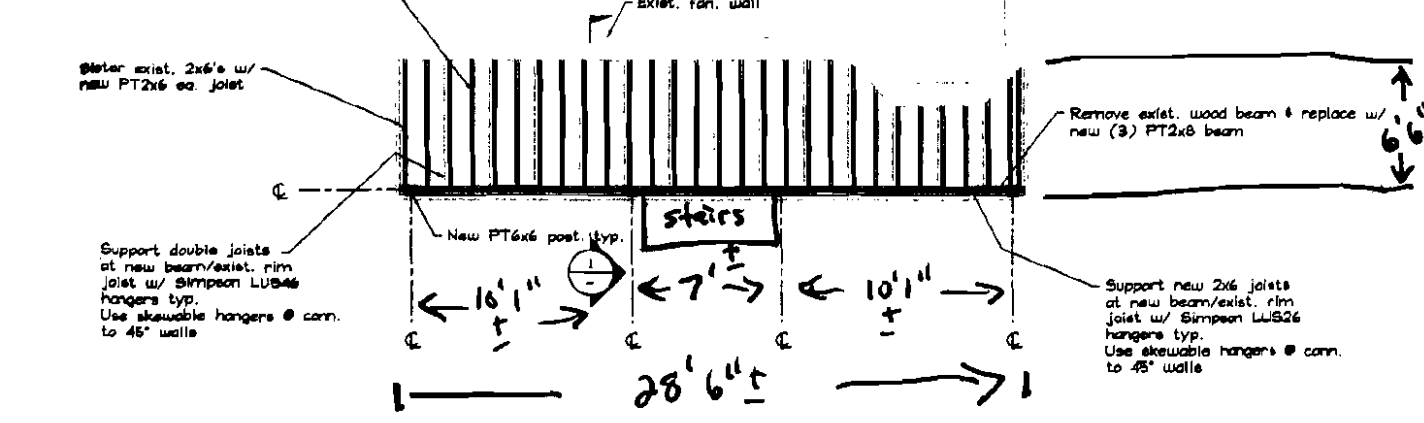
(street)



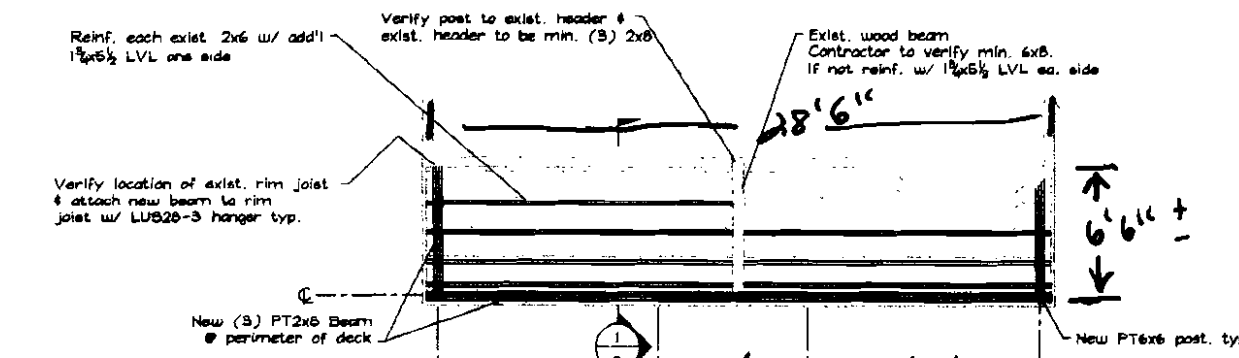
Note:  
Show Exist. 1st, 2nd and Roof/Attic Framing prior to installing new sonotubes.

**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**\* Changes** All existing framing will be removed, not sistered and pressure treated 2x6's 16" oc will be installed. We are not salvaging existing floor joists!

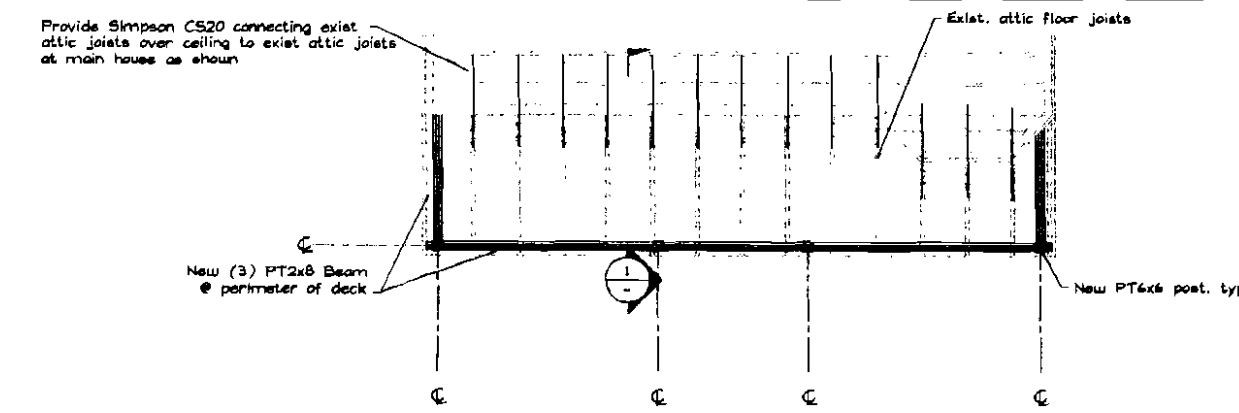


**FIRST FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

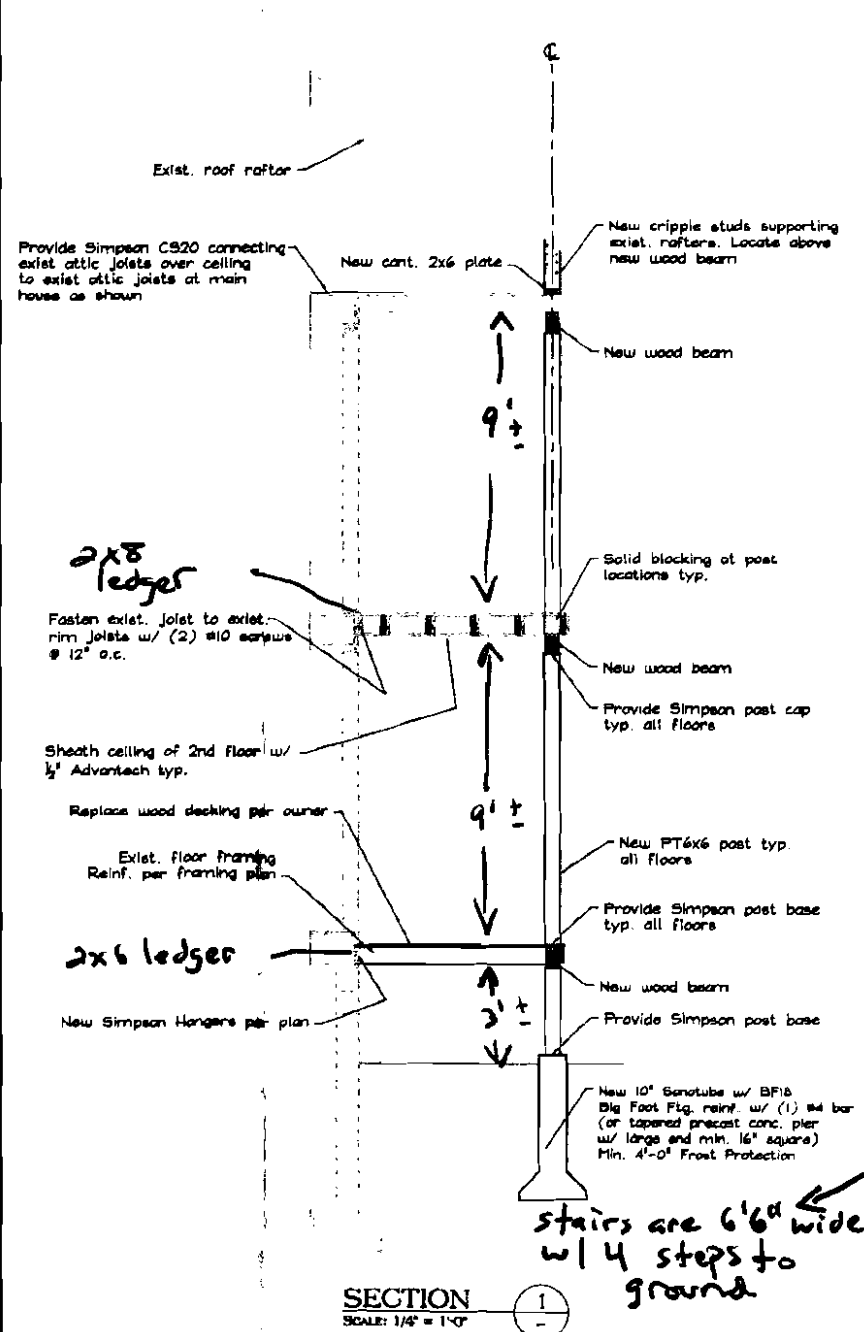


**\* Changes**  
Existing joists will not be sistered, but will be removed and framed in the opposite direction as in the first floor framing plan, with pressure treated 2x6's 16" oc.

**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**ATTIC FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**SECTION 1**  
SCALE: 1/4" = 1'-0"

- STRUCTURAL DESIGN CRITERIA:**
- BUILDING CODE: 2006 EDITION OF THE INTERNATIONAL BUILDING CODE
  - DESIGN WIND LOADS - MAIN WIND FORCE RESISTING SYSTEM:  
DESIGN WIND SPEED = 95 MPH  
BUILDING USE IMPORTANCE FACTOR (WIND) = 1.1  
BUILDING EXPOSURE CATEGORY = B
  - SNOW:  
GROUND SNOW LOAD = 60 PSF  
IMPORTANCE FACTOR, I = 1.0  
EXPOSURE FACTOR, C<sub>e</sub> = 0.7  
FLAT ROOF SNOW LOAD = 49 PSF
  - ROOF DEAD LOAD = 15 PSF  
FLOOR DEAD LOAD = 10 PSF
  - FLOOR LIVE LOAD = 50 PSF

- FOUNDATION NOTES:**
- FOUNDATION DESIGN BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2500 PSF. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY. NOTIFY THE ENGINEER AND STOP WORK IF CLAY, WET SOILS, FILL, OR OTHER DELETERIOUS MATERIALS ARE ENCOUNTERED.
  - DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FROST DEPTH OF 4'-0" BELOW FINISHED GRADE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, INSTALLATION, AND FINAL CLEARANCE OF ANY NEEDLING, SHORING, OR BRACING OF EXISTING STRUCTURES.

- WOOD FRAMING NOTES:**
- STRUCTURAL LUMBER: No. 2 SPRUCE PINE FIR OR BETTER  
F<sub>b</sub> = 750 PSI F<sub>y</sub> = 70 PSI  
F<sub>c</sub> = 975 PSI E = 1100000 PSI
  - DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
  - FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE, 2003 EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS
  - SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.

- All guardrails + railings will be enclosed and 36" min height
- stairs will have 4 steps 10" min. tread depth 7 3/4" max. rise.
- stairs handrails will be between 34" - 38" tall w/ grippable handrails and balusters w/ max 4" apart.
- Ledgers will be fastened w/ 2 @ 5/16 x 8" GRK lags @ 12" o.c.

REVISION/ISSUE	DESCRIPTION
#	DATE
1	7/27/10
2	FOR CONSTRUCTION

DRAWN BY:	PDJ
CHECKED BY:	PDJ
DATE:	JULY 27, 2010
SCALE:	AS NOTED
JOB NO.:	2010-000

140 DARTMOUTH STREET  
DECK REHABILITATION

SHIELLY ENGINEERING, INC.  
STRUCTURAL CONSULTANTS  
40 Dimes Street  
Portland, ME 04102  
Phone: (207) 854-6500  
Fax: (207) 854-6700  
www.shellyengineering.com

SEI

STATE OF MAINE  
REGISTERED PROFESSIONAL ENGINEER  
SHELLEY  
NO. 8524

SHEET TITLE:  
FRAMING PLANS  
SECTION AND  
NOTES

S1 OF 1  
CADD Cadd File