

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 040706

By / self

... or cooperation ...
... ne and of the ...
... of buildings and str ...

... inspection must ...
... and written permis ...
... this building or ...

... NOTICE IS REQUIRED.

- Fire Dept. _____
- Health Dept. _____
- Appeal Board _____
- Other _____

D-APPROVALS	
JUN 11 2004	
CITY OF PORTLAND	

[Handwritten Signature] 6/11/04

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 No: 04-0706	Issue Date: JUN 11 2004	CBL: 120 D020001
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Location of Construction: 118 Frances St	Owner Name: Schelasin Roland &	Owner Address: 118 Frances St	Phone: 207-541-3255
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3
Past Use: single family	Proposed Use: single family - add 2nd story	Permit Fee: \$291.00	Cost of Work: \$30,000.00
		CEO District: 3	
Proposed Project Description: add 2nd story		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: 5B <i>BOCA 1999</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
		Signature: _____ Date: _____	
Permit Taken By: tmm	Date Applied For: 06/02/2004	Zoning Approval	

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: <i>6/11/04</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>6/11/04</i>
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PERMIT ISSUED

 JUN 11 2004

 CITY OF PORTLAND

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

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Proposed Use: single family - add 2nd story	Proposed Project Description: add 2nd story
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Dept: Zoning	Status: Approved	Reviewer: Tammy Munson	Approval Date: 06/11/2004
Note: ok under 14-436b			Ok to Issue: <input checked="" type="checkbox"/>

Dept: Building	Status: Approved	Reviewer: Tammy Munson	Approval Date: 06/11/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:
6/2/04-tmm: need better plot plan - does not show 25' to front - shows dimension to road - spoke w/property owner about what requirements are and what is allowed. Also need safety glazing in bath, lvl sized for 15' opening.
6/11/04-tmm: Addressed all of the above - ok to issue under 14-436b - 80% expansion

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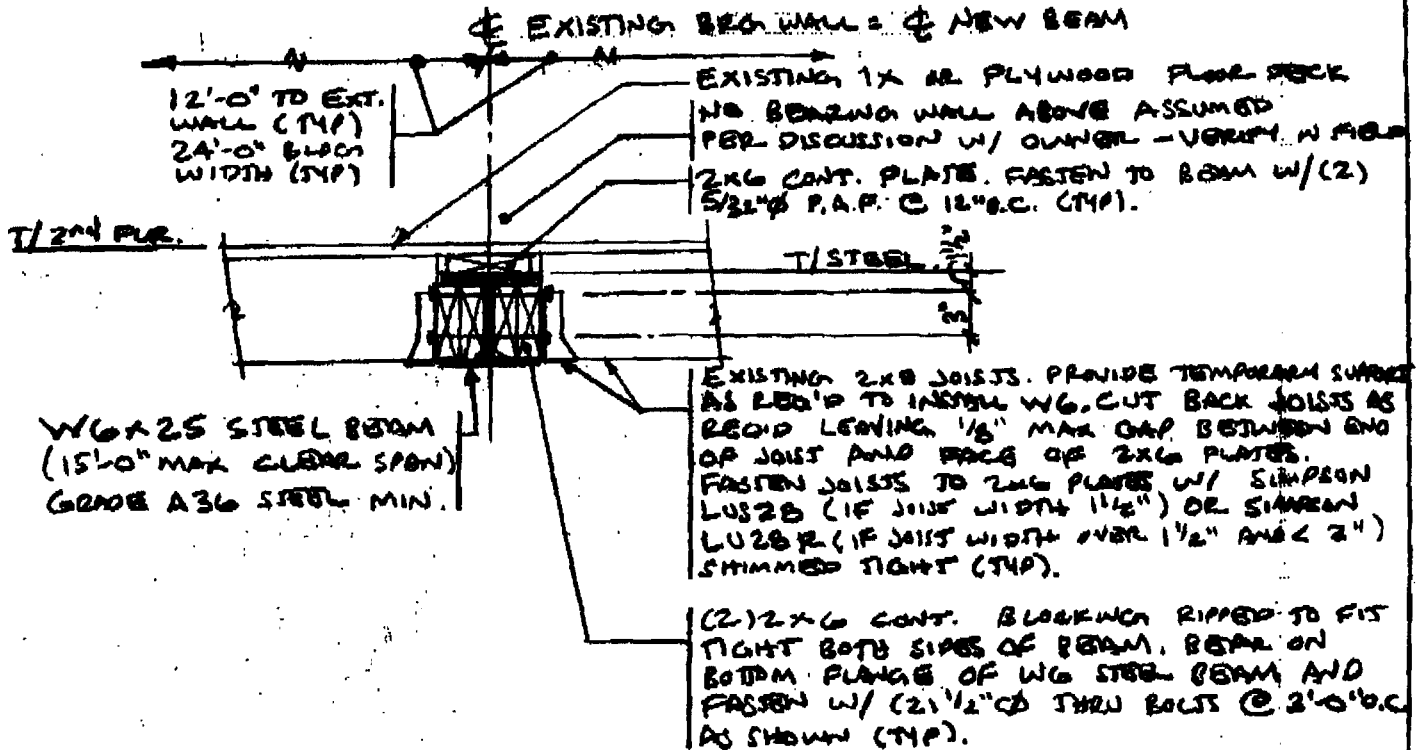
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1st Floor Support Beam

118 Frances Street Portland ME 04102

Attn: Tammy Munson

Roland & Laurel Schelasin



NEW STEEL BEAM SECTION

1" = 1'-0"

NOTE: BEAR W6x25 STEEL BEAM 3 1/2" ON A 2x4 PLATE ON TOP OF A 4x4 COLUMN MINIMUM AT BOTH ENDS WITH THE 6" COLUMN DIMENSION ACROSS THE STEEL BEAM WIDTH OF 6 1/8". FASTEN BEAM TO 2x4 PLATE ON TOP OF COLUMN W/ (2) 1/2" X 4" LONG LAG BOLTS AT 3" ON CENTER AND 1 1/2" FROM END OF BEAM (BOTH ENDS TYP.). G.C. SHALL INSURE THAT COLUMN IS PROPERLY SUPPORTED AT THE FIRST FLOOR LEVEL. CONSULT WITH ENGINEER IF ANY QUESTIONS.

Beam Supplier: Precision Welding 854-9330 (Steve)

designed by:	JHL	SKHELASIN RESIDENCE 118 FRANCES ST. PORTLAND, ME 04102	L & I STRUCTURAL ENGINEERING SERVICES, INC. 56X D STREET SOUTH PORTLAND, MAINE 04108
drawn by:	JHL		
checked by:	MFL		
scale:	NOTED		
date:	6/8/04		
NEW STEEL BEAM SECTION.		PHONE: (207) 787-4830 FAX: (207) 788-8438 EMAIL: LLI@IRACI.COM	51



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	I of 1
Parcel ID	120 D020001
Location	118 FRANCES ST
Land Use	SINGLE FAMILY
Owner Address	SCHELASIN ROLAND 8 LAUREL SCHELASIN JTS 118 FRANCES ST PORTLAND ME 04102
Book/Page	18794/260
Legal	120-D-20-21 FRANCES ST 114-118 8960 SF

Valuation Information

Land	Building	Total
\$32,870	\$65,730	\$98,600

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1948	Cape	1	1368	0.206	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		7	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1948	16X22	C	A

Sales Information

Date	Type	Price	Book/Page
01/01/2003	LAND + BLDING		18794-260
11/13/2000	LAND + BLDING	\$142,000	15841-110

Picture and Sketch

Picture Sketch

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.

New Search!



Prmt Text93 16898 Constr Type New Num1 40706

Permit Nbr 04-0706 Location of Construction 118 Frances St Appl. Date 06/02/2004
Status Hold Permit Type Additions - Dwellings Issue Date
CBL 120 D020001 District Nbr 3 Estimated Cost \$30,000.00 Date Closed

Comment Date	Comment				
06/02/2004	need better plot plan - does not show 25' to front - shows dimension to road - spoke w/property owner about what requirements are and what is allowed.				
Name	tmm	Follow Up Date		Completed	<input type="checkbox"/>

CreatedBy tmm CreateDate 06/02/2004 ModBy tmm ModDate 06/02/2004

Prmt [] Text93 [] 16898 [] Constr Type [New] Num1 [40706]

Permit Nbr [04-0706] Location of Construction [118] [Frances] Appl. Date [06/02/2004]
Status [Hold] Permit Type [Additions - Dwellings] Issue Date []
CBL [120 D020001] District Nbr [3] Estimated Cost [\$30,000.00] Date Closed []

Comment Date [06/02/2004] Comment [need better plot plan - does not show 25' to front - shows dimension to road - spoke w/property owner about what requirements are and what is allowed.]
Name [imm] Follow Up Date [] Completed

Permit Nbr [04-0705] Location of Construction [12] [Rackleff St] Appl. Date [06/02/2004]
Status [Open] Permit Type [] Issue Date [06/02/2004]
CBL [123 E034001] District Nbr [3] Estimated Cost [\$1,000.00] Date Closed []

All Purpose 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>118 Frances Street, Portland, ME 04102</u>		
Total Square Footage of Proposed Structure <u>720 sf 2nd Floor</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>120</u> Block# <u>D020001</u> Lot#	Owner: <u>Roland + Laurel Schelasin</u>	Telephone: <u>541-4837 work</u>
Lessee/Buyer's Name (If Applicable) <u>na</u>	Applicant name, address & telephone: <u>Roland Schelasin</u> <u>118 Frances Street</u> <u>Portland ME 04102</u> <u>541-3255 or 774-4837</u>	cost Of Work: \$ <u>30,000</u> Fee: \$ <u>291⁰³</u>
<p>_____</p> <p>_____</p> <p>_____ <u>na</u> _____</p> <p>_____ <u>Create 2nd floor with new roof + siding</u> _____</p>		
Contractor's name, address & telephone: <u>same as applicant</u>		
Who should we contact when the permit is ready: <u>Roland Schelasin</u>		
Mailing address: <u>118 Frances Street</u> <u>Portland, ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer, A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>774-4837</u> <u>14r-3255</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>[Signature]</u>	Date: <u>5/12/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

MEMO

To: Tammy Munson, Portland City Building Inspector
From: Roland Schelasin
Date: **6/1/2004**
Subject: Building Permit Application for Home Remodeling **118** Frances Street

Dear Tammy,

Per our phone conversation from last week, here is the building permit application package to add a second story to our single family home at **118** Frances Street. Please let me know, if you require any additional information beyond what has been provided and I will get it to you immediately so you can approve the permit by the end of the week.

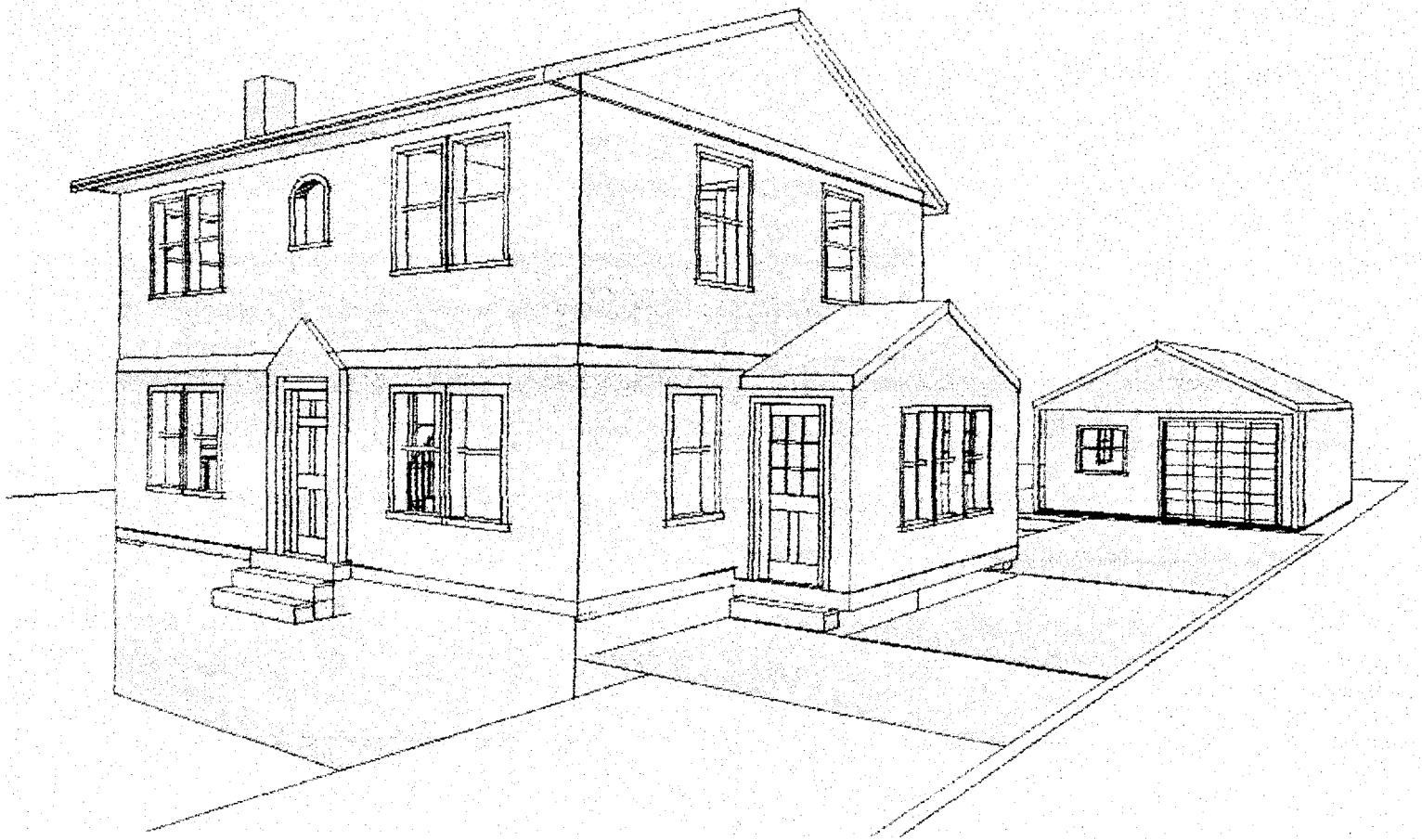
I am looking forward to hearing from you when the permit is approved so I can pick it up before the weekend.

Thank you so much for your accommodating this request.

Sincerely,



Roland Schelasin
Work: **541-3255**
Home: **774-4837**
Pager: **741-3080**



Second Floor and Roof Demolition and Rebuilding

Roland and Laurel Schelasin
118 Frances Street
Portland, ME 04102
(207) 7744837
(207) 541-3255

Scope of Work

Demolition

Demolition of existing roof and second floor except for hardwood flooring
No changes to footings or home foot print

First floor alterations

Replacing living room weight bearing wall with 8x10 carrier beam (built on site) sheetrock encased
Relocating thermostat, removing outlet in wall to be removed
Replacing back window with double French doors to back yard
Adding single step from French doors to back yard
See attached views of 1st floor interior and elevation views

New Walls

- ✓ 2x4 framing 16" on center
- ✓ South exterior wall (chimney side): 2x6 framing to allow HVAC ductwork to 1st floor
- ✓ 1/2" exterior sheathing
- ✓ 4" insulation (6" on south exterior wall)
- 4"x6" headers over all windows and doors (see header schedule)
- Tyvek on all outside walls
- Vinyl siding and aluminum cladding on outside of house

Roof

- ✓ Trusses (pre-built from Home Depot)
- ✓ ~336" with 5:12 Pitch
- ✓ ~12"-18" front/back overhang
- ✓ 16" on center with 5/8" sheathing
- Strapped ceiling below
- Vented soffit
- 30 yr grey/black architectural shingles
- 12" insulation in attic

Chimney

- ✓ Extending to 2' above ridge

Staircase

- Using existing interior staircase
- Replacing treads and railing

Plumbing

- Adding master bathroom on second floor (double sink, spa tub, shower stall, toilet)
- Plumbing fixture locations per attached plumbing plan
- Extending vent stack

HVAC

Adding split HVAC system (fan unit in trusses, condenser on ground – see floor layout + views)

Adding thermostat for new HVAC system

Supply register and return locations and quantities per attached HVAC plan

Ducting for 1st floor registers and returns thru 2x6 south wall + framed in 2nd floor closet space

Adding one steam radiator on second floor for new third bedroom

Electrical

Replacing existing 100A service with 200A service with 100A sub panel on second floor **or**

Adding **60A** sub panel on second floor only

Electrical fixture locations and quantities per attached electrical plan and schedule

Framing cross section attached

Door and Window schedule attached

Floor plans attached

Elevation views attached

Plot plan attached

Work To Be Performed By

Demolition, Framing, and Plumbing: To be done by home owner (774-4837, 541-3255)

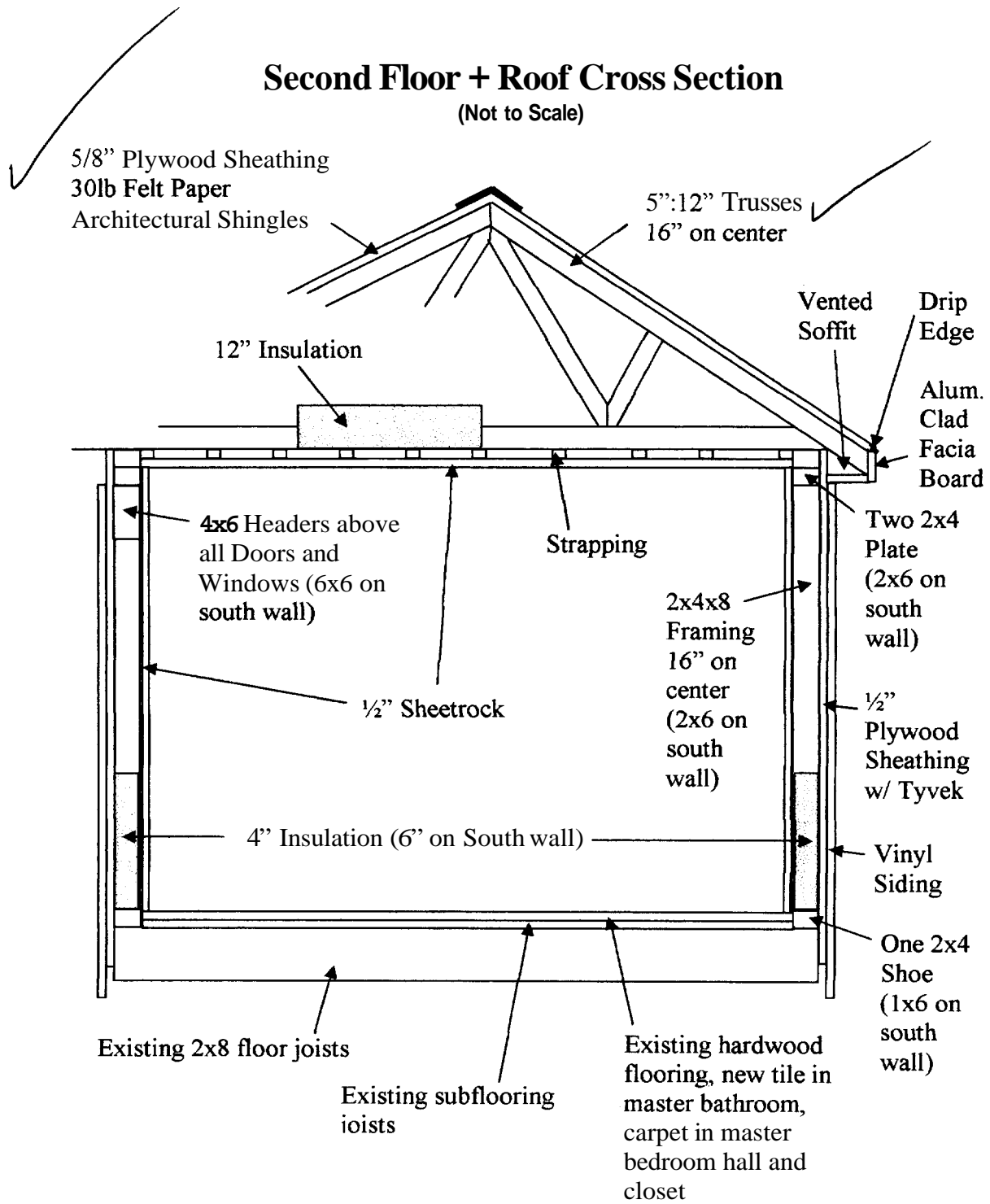
HVAC work: To be done by Spencer Gould (415-8087)

Electrical work: Wiring by home owner, Panel work by Spencer Gould (415-8087) and/or Scott Kelley (892-8428)

Planned Start Date: 6/7/2004

Second Floor + Roof Cross Section

(Not to Scale)



Second Floor Square Footage (±) 688

2'-6" x 4'-4" Double Hung	4 Bedroom front
2'-0" x 2'-6" Elliptical	1 Foyer
4'-0" x 3'-8" Double Hung	■ Spa tub
2'-6" x 4'-8" Double Hung	1 Master bath/closet hallway
3'-0" x 4'-8" Double Hung	6 Bedroom sides and back
2'-0" x 2'-0" Double Hung	1 Master bath toilet/shower
Window Schedule Totals	14

2'-6" x 7'-0" French	2 New living room door to back yard
15'-0" x 6'-8" 'Cased Opening'	1 Replacing existing living room wall
2'-10 x 6'-8" Cased Opening	1 To master bathroom walk in closed area
2'-8" x 6'-8" & Panel	3 Second floor bedroom doors
3'-0" x 6'-8" Bi-Fold	4 Bedroom closets
2'-6" x 6'-8" Pocket	2 Master bath
2'-6" x 6'-8" Bi-Fold	2 Master bedroom walk in closet
Door Schedule Totals	15

GFI Receptacle(110v)	3
Receptacle(110v)	23
TV/Cable Outlet	4
Electrical Receptacle Schedule Totals	30

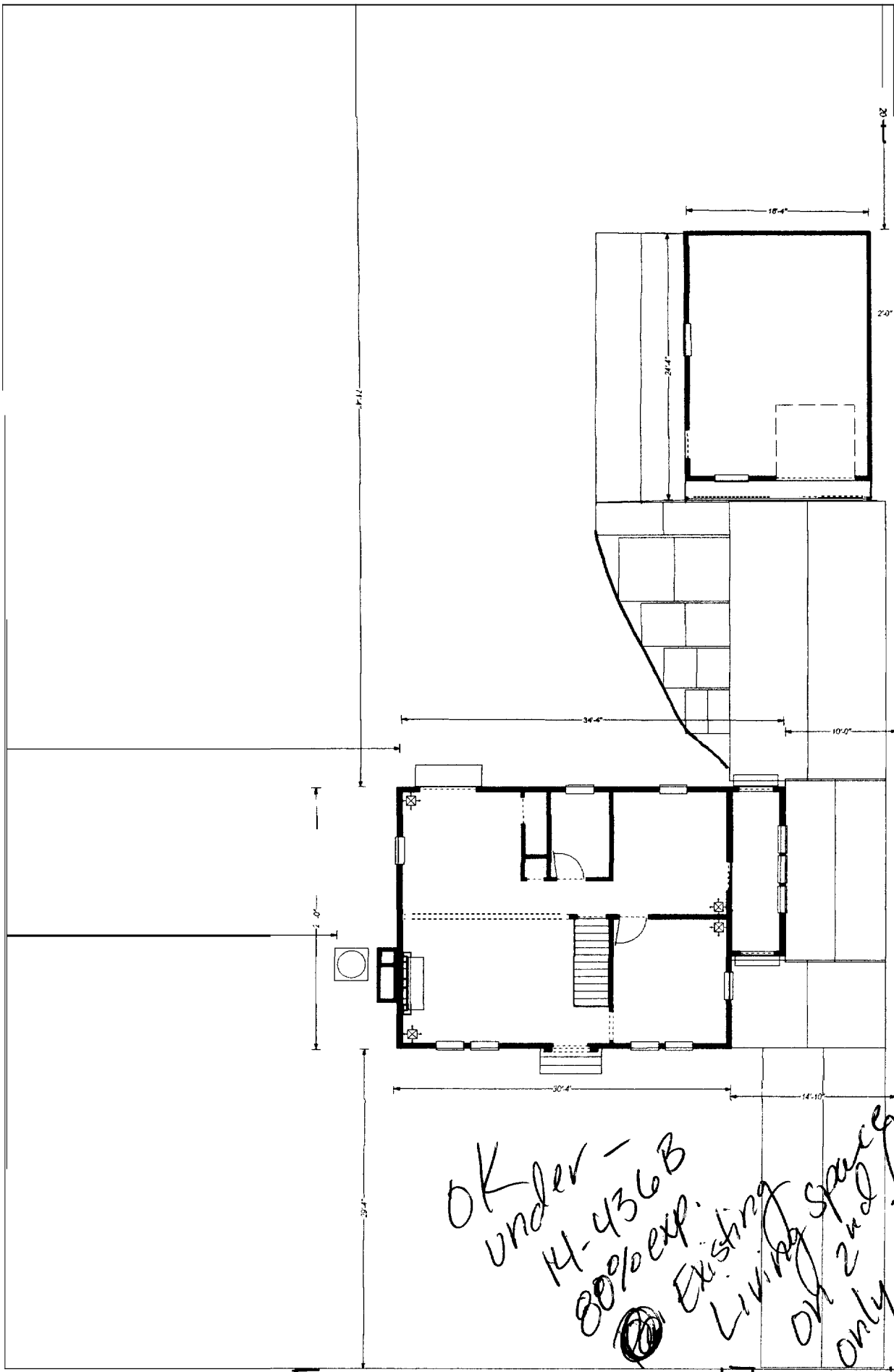
3-Way Switch	2
Dimmer Switch	2
Switch	7
Electrical Switch Schedule Totals	11

Std. Light Fixture	9
Bedrm closet lighting (not on electrical plan)	2
Heat-Vent-Light Fixture	2
Lighting Schedule Totals	13

Double sink	1
3'-0" x 3'-0" Shaver	1
5'-0" x 2'-6" Spa Tub	1
Toilet	1
Plumbing Schedule Totals	4

Air Return	4
Ceiling Register 2nd floor	5
Ceiling Register 1st floor	4
Split HVAC System	1
HVAC Component Totals	14

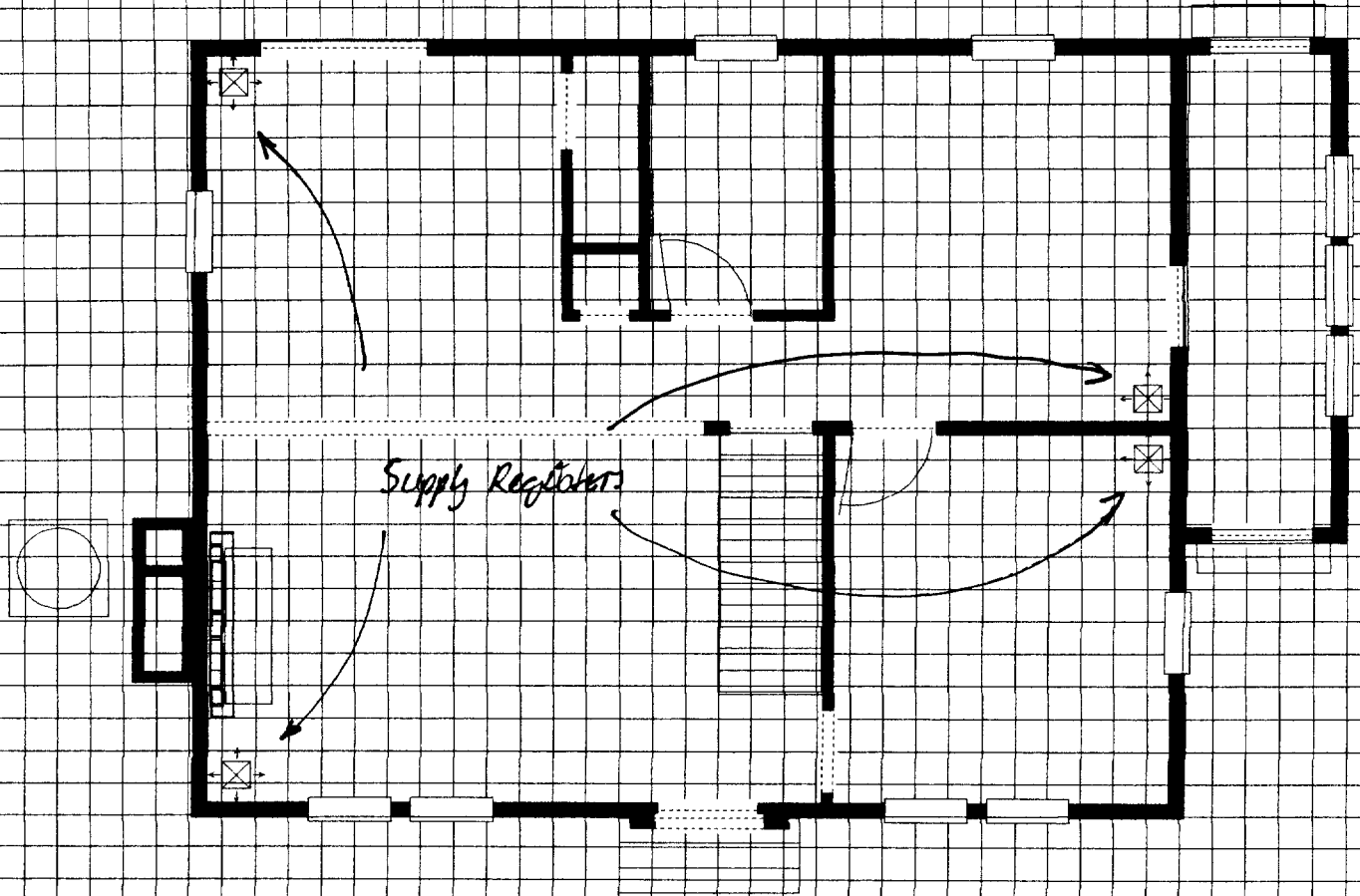
2'-6" (Door Header)	2 Master bath sliders
5'-0" (Door Header)	1 Master bedroom bi-folds
5'-0" (Door Header)	1 French doors 1st floor
15'-0 (Door Header)	1 8x10 carrier beam 1st floor
2'-10 (Door Header)	1 Master bath/closet opening
2'-8" (Door Header)	3 Bedroom doors
6'-0" (Door Header)	2 Bedroom bi-folds
2'-6" (Window Header)	4 Bedroom front windows
2'-0" (Window Header)	1 Over Master bath toilet
4'-0" (Window Header)	1 Over Spa Tub
2'-6" (Window Header)	1 Master bath/closet hallway
3'-0" (Window Header)	6 Bedroom side and back windows
2'-0" (Window Header)	2 Master toilet/shower, foyer
Window/Door Header Schedule Totals	26



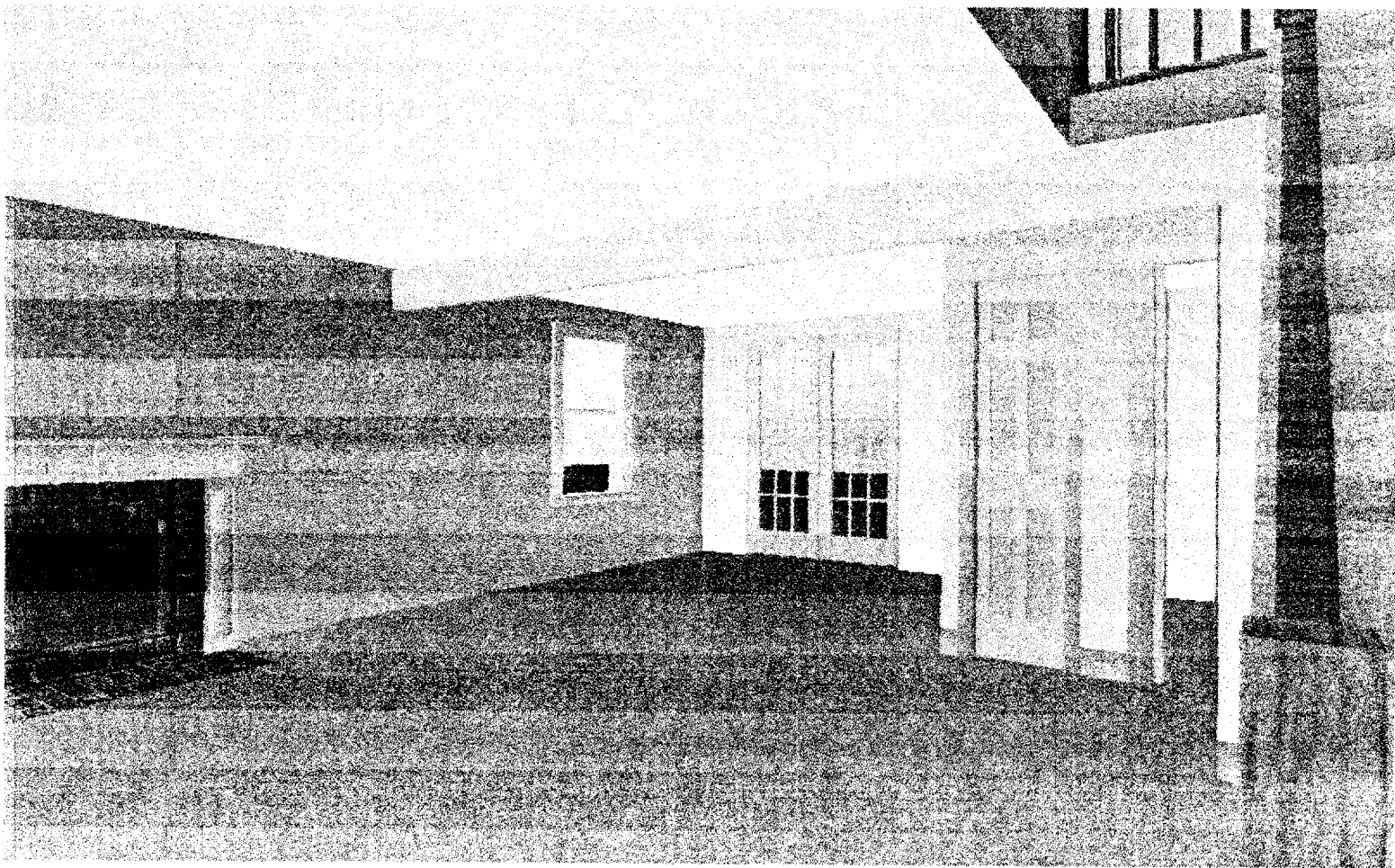
Road Pavement

Sewer

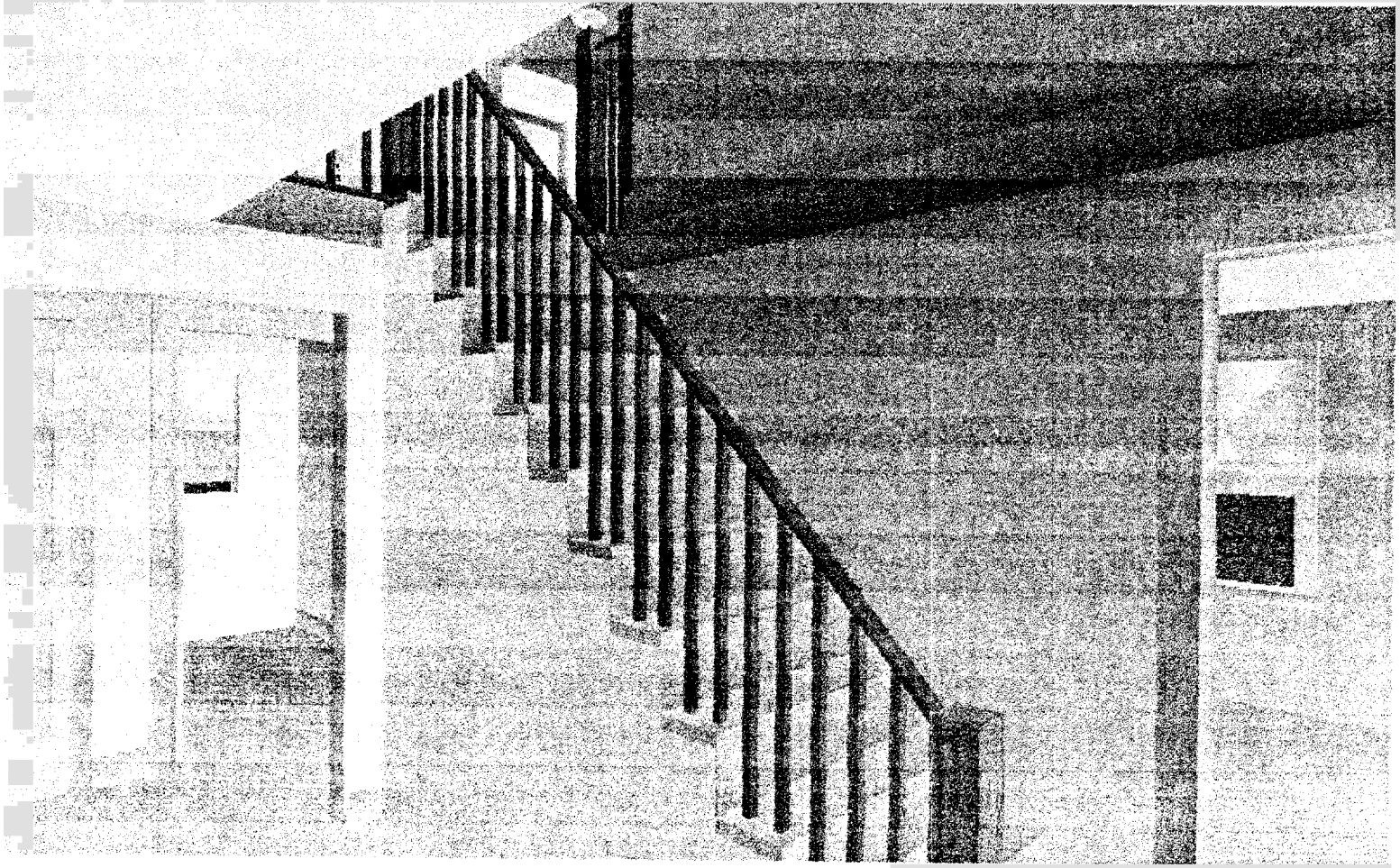
OK under -
 M-436B
 80% exp.
 Existing Living space
 on 2nd floor -
 only adding
 less than
 50%



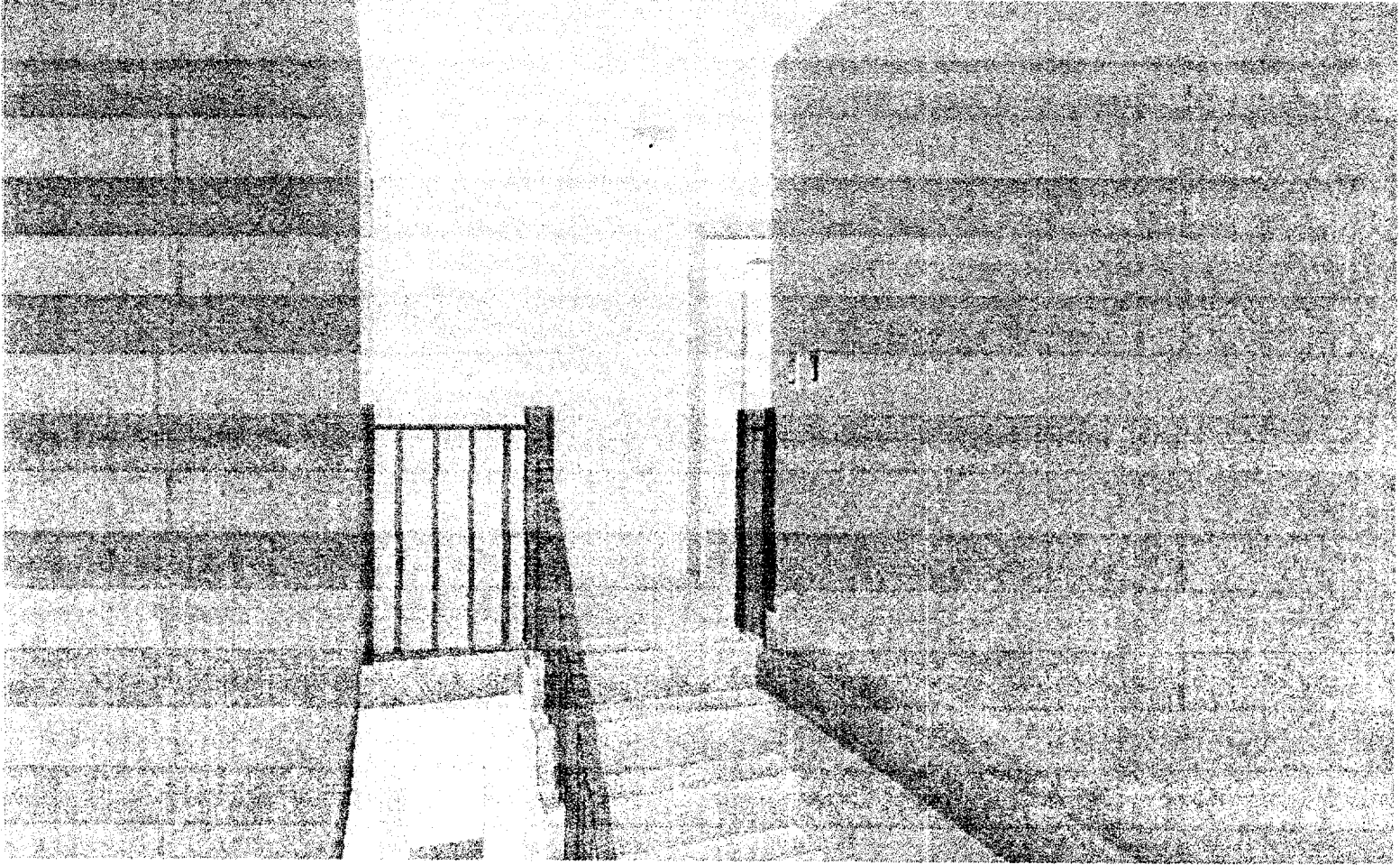
HVAC 1st Floor



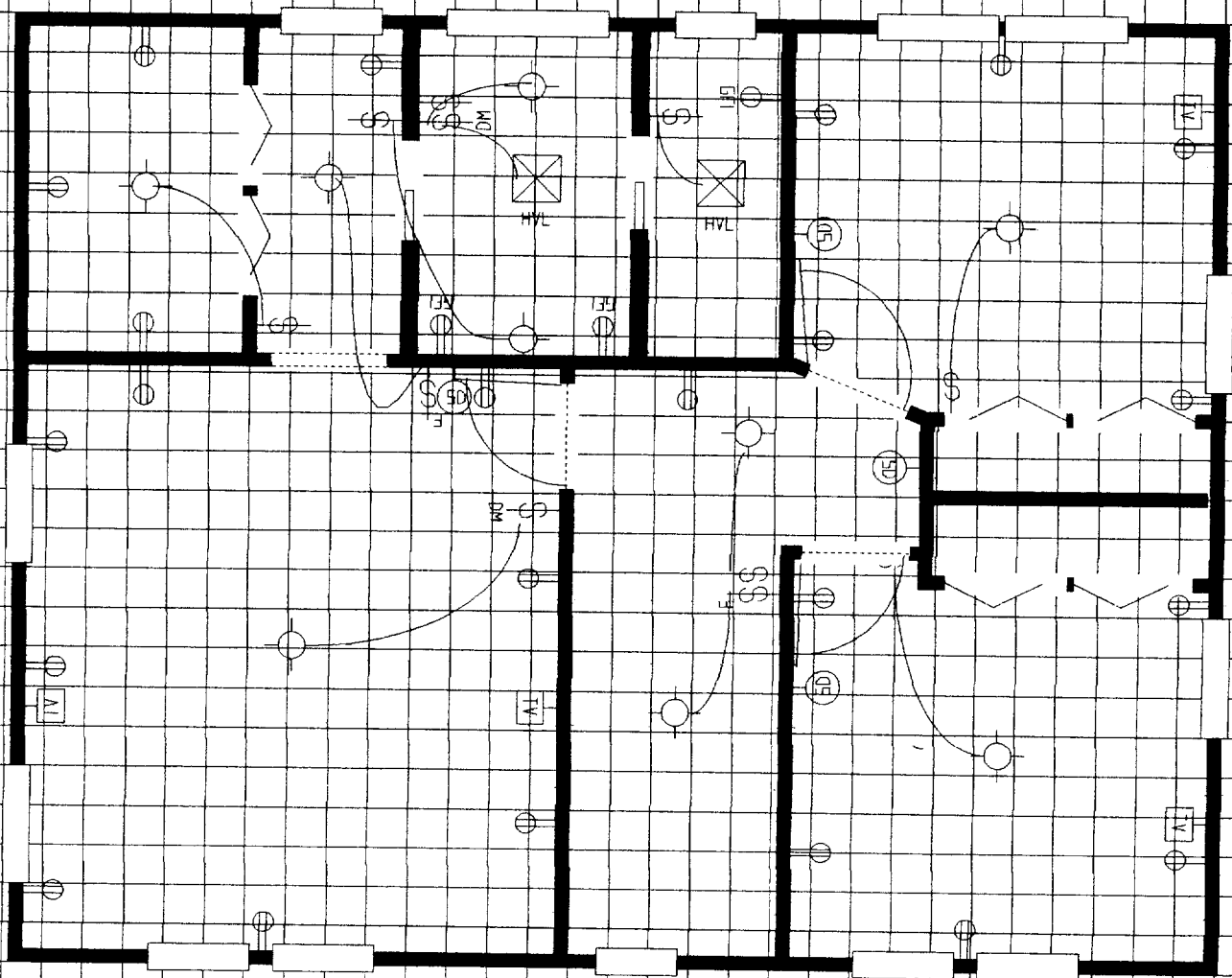
1st Floor Interior



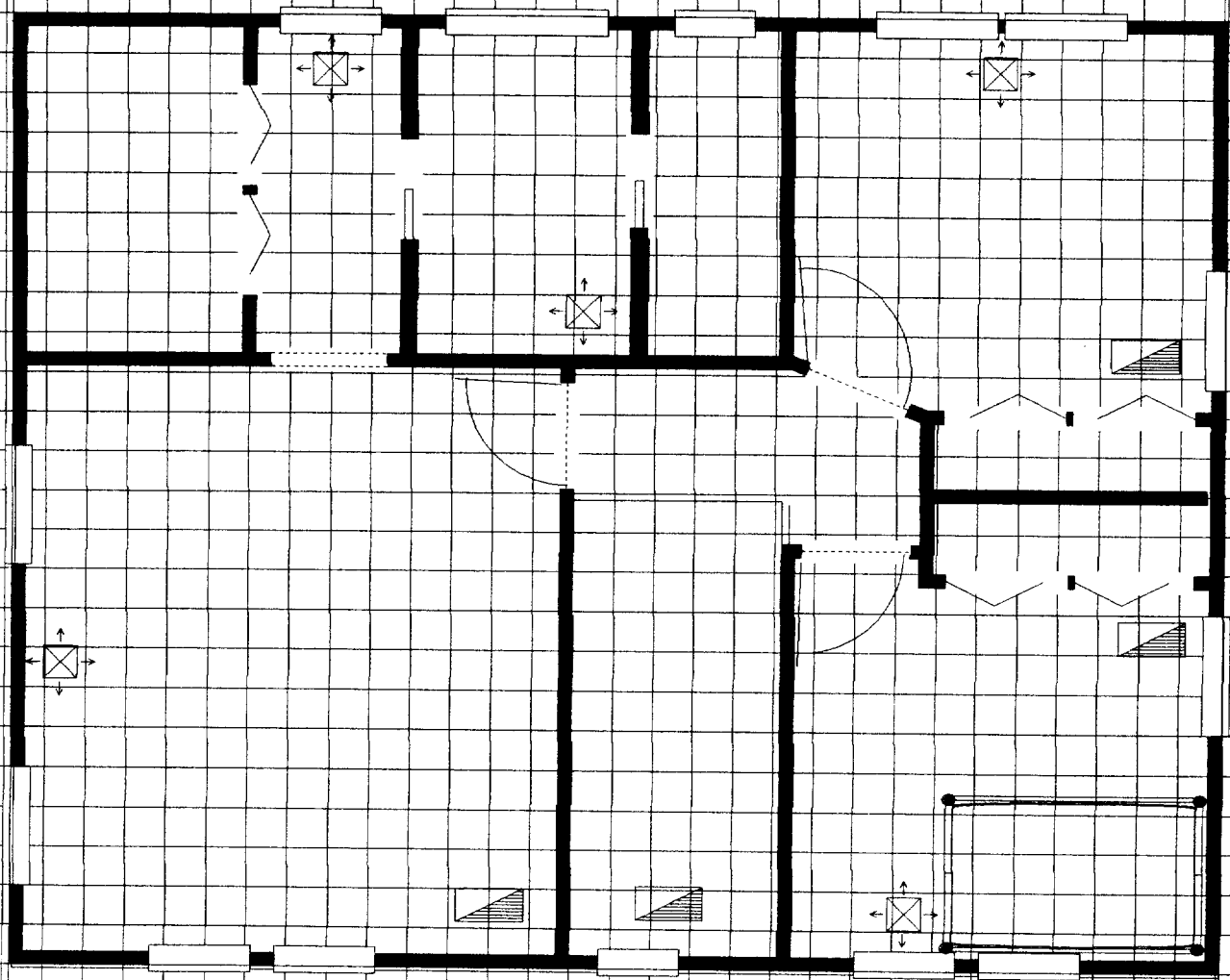
Stair Case View 1st floor



Stair Case View 2nd Floor



Electrical Plan 2nd Floor



HVAC Plan 2nd Floor



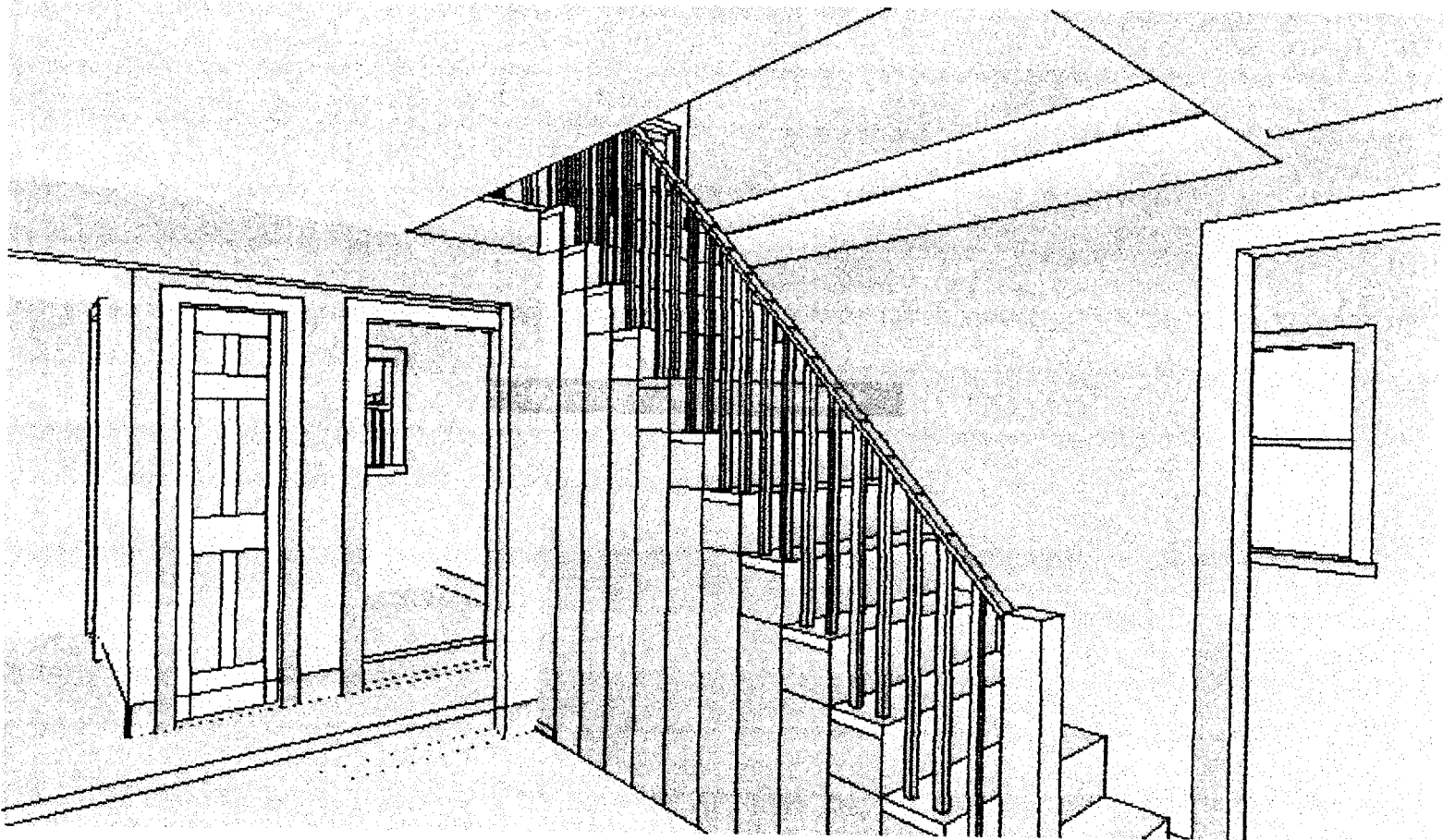
Plumbing Plan 2nd Floor



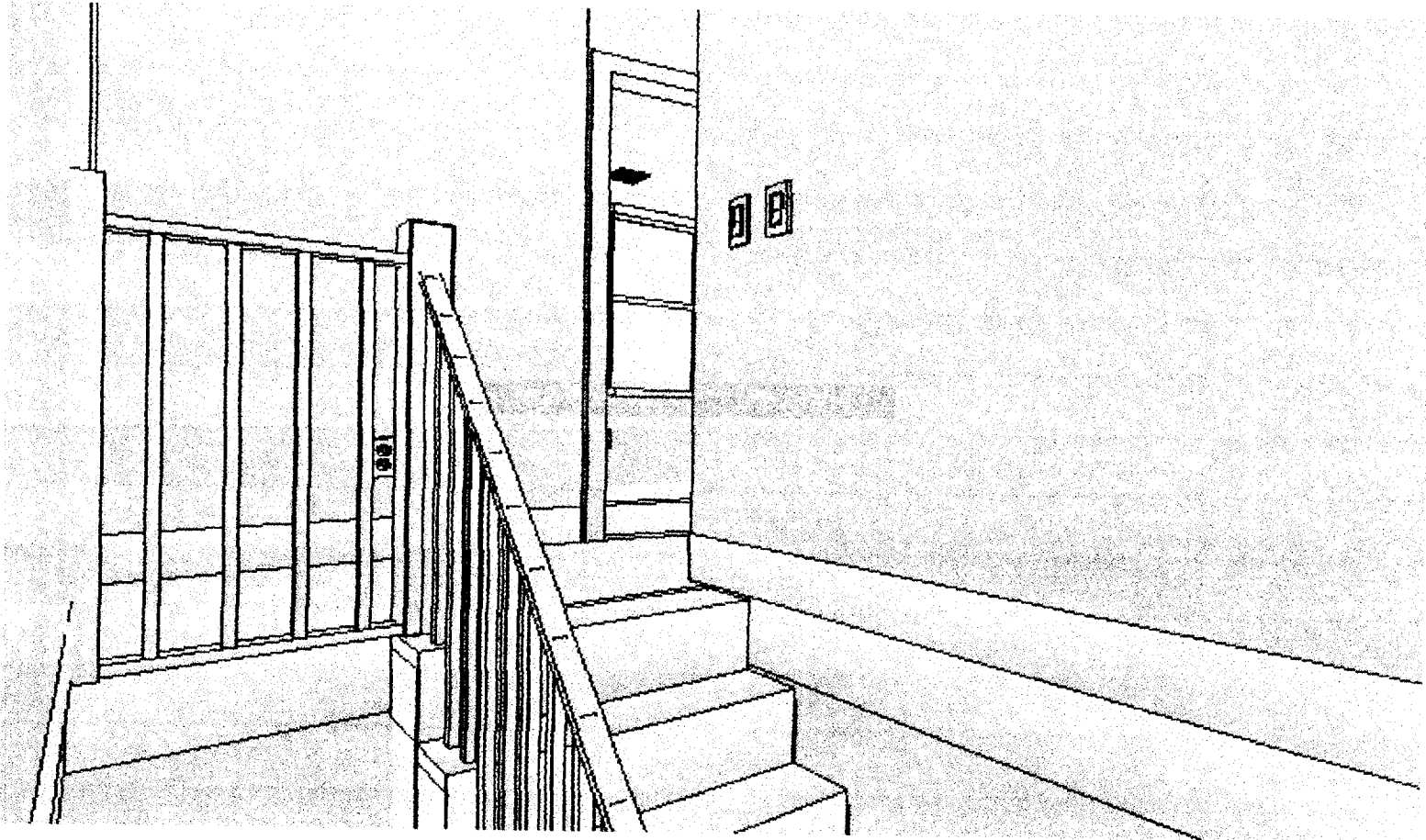
← Ground Lvl

Basement

East Side
Elevation View



1st Floor Interior
Stairs



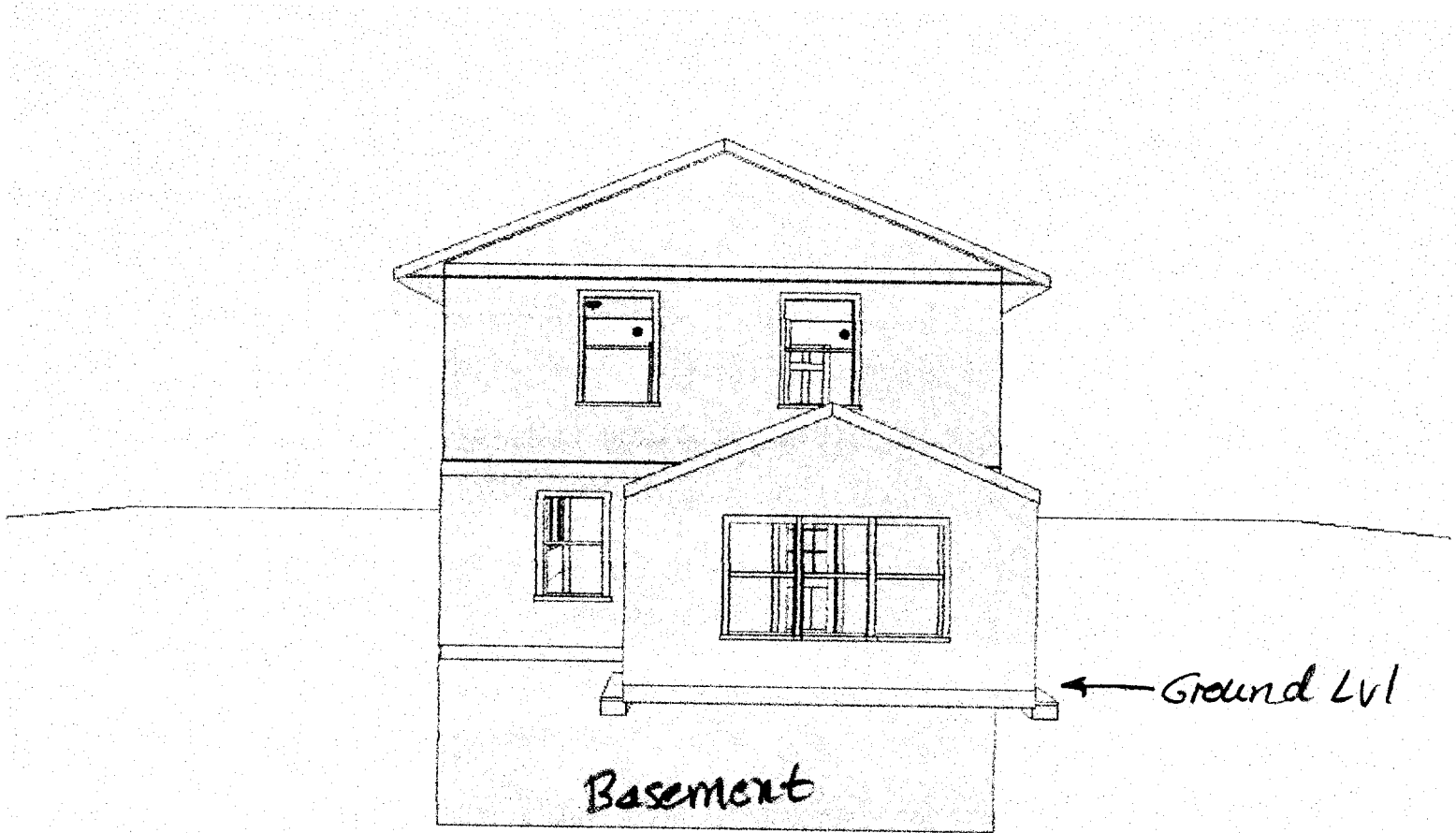
2nd Floor

Interior

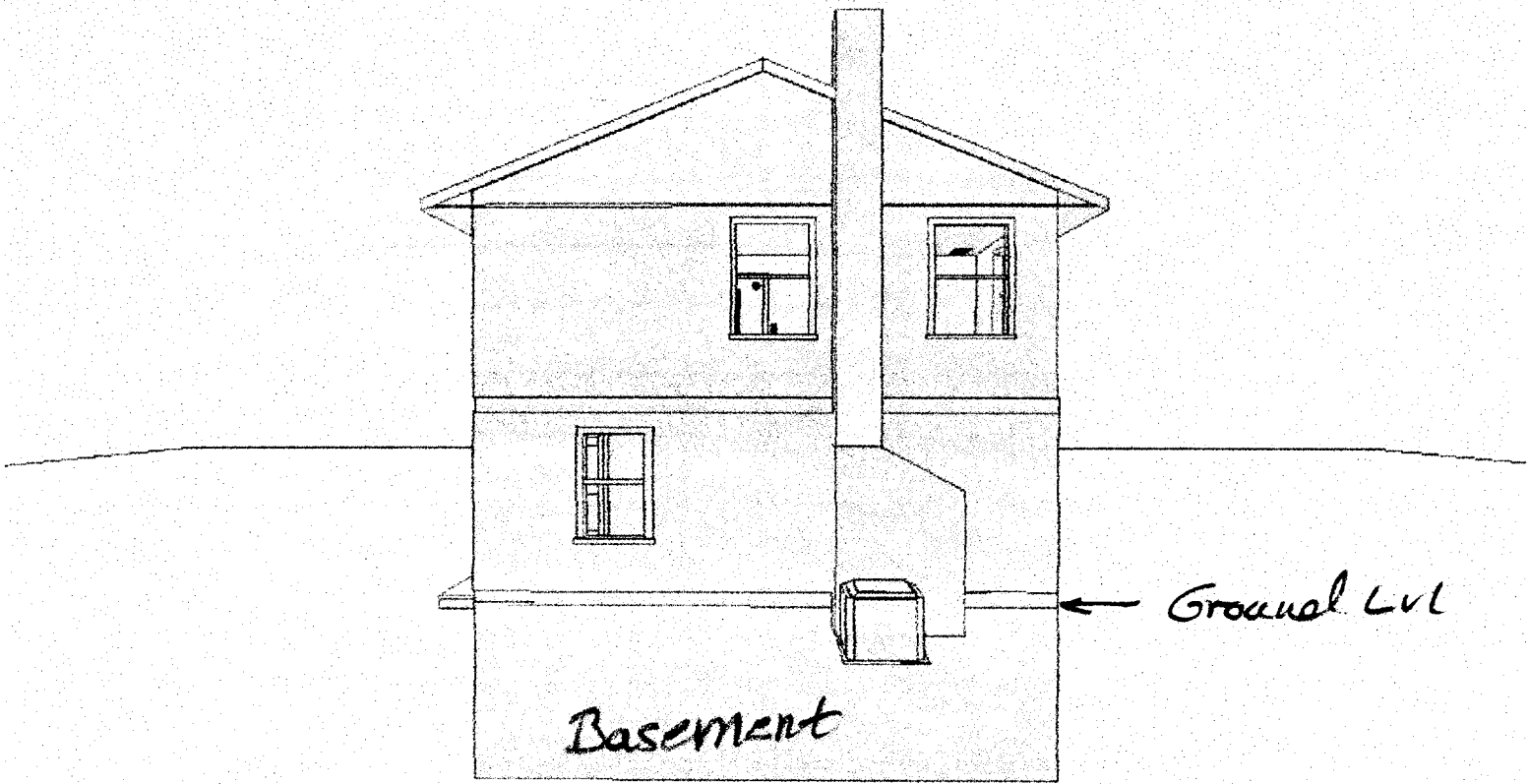
Stairs



West Side
Elevation View



North Side
Elevation View



South Side
Elevation View