

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 021150

This is to certify that Duncan Laura L & /Applicant

has permission to Renovate 3rd Floor and Rear Front St

AT 207 Coyle St 124 H016001

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. 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. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

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: 02-1150	Issue Date:	CBL: 124 H016001
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Location of Construction: 207 Coyle St	Owner Name: Duncan Laura L &	Owner Address: 207 Coyle St # 3	Phone: 775-2275
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-5

Past Use: Multi Family/Four Units	Proposed Use: Multi Family/Four Units	Permit Fee: \$408.00	Cost of Work: \$55,000.00	CEO District: 3
<p><i>LEGAL USE: 4 D.U. OK per microfiche</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: <i>HMM</i>	Signature:	

Proposed Project Description: Renovate 3rd Floor and Rework Front Steps	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:
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Permit Taken By: gad	Date Applied For: 10/07/2002	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"/> Denied Date: <i>10/17/02</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:
	<p><i>1A-425</i></p> <p><i>ok with conditions</i></p>		<p><i>9</i></p>

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

Application ID Number:

2-1150

Done

Save

Close

Department:

Building

Status:

Approved with Conditions

Reviewer:

Mike Nugent

Comment:

Approval Date:

12/09/2002

Given On Date:

11/20/2002

OK to Issue Permit

Name:

Mike Nugent

Date:

12/09/2002

Page: 2

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

Must provide egress window details and fire separation assembly details.

Actual stringer cut on stairs must be 10" minimum tread and 7 3/4 " maximum Riser

Create Date:

10/09/2002

By:

gad

Update Date:

12/09/2002

By:

mh

2-1150

Zoning

Approved with Conditions

Marge Schmuckal

207 Coyle St

10/17/2002

10/11/2002

Marge Schmuckal

10/17/2002

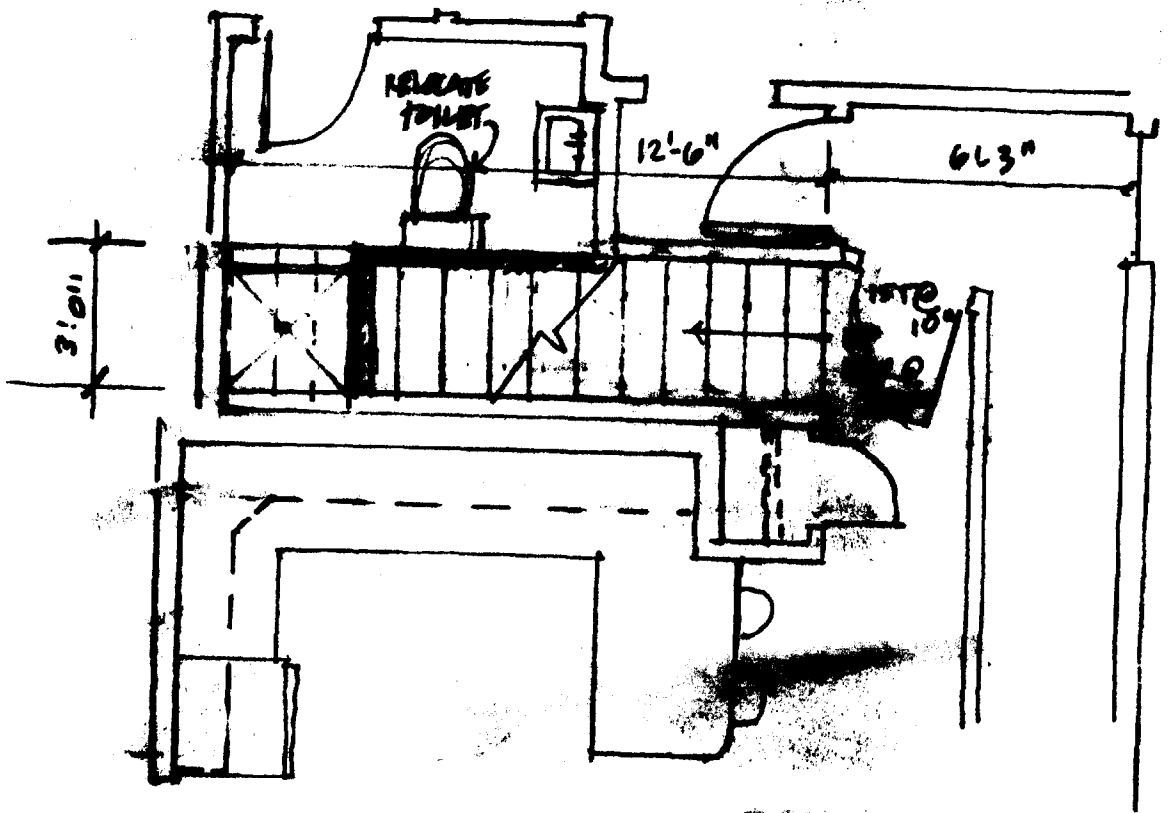
[Redacted/Blurred text block]

10/09/2002

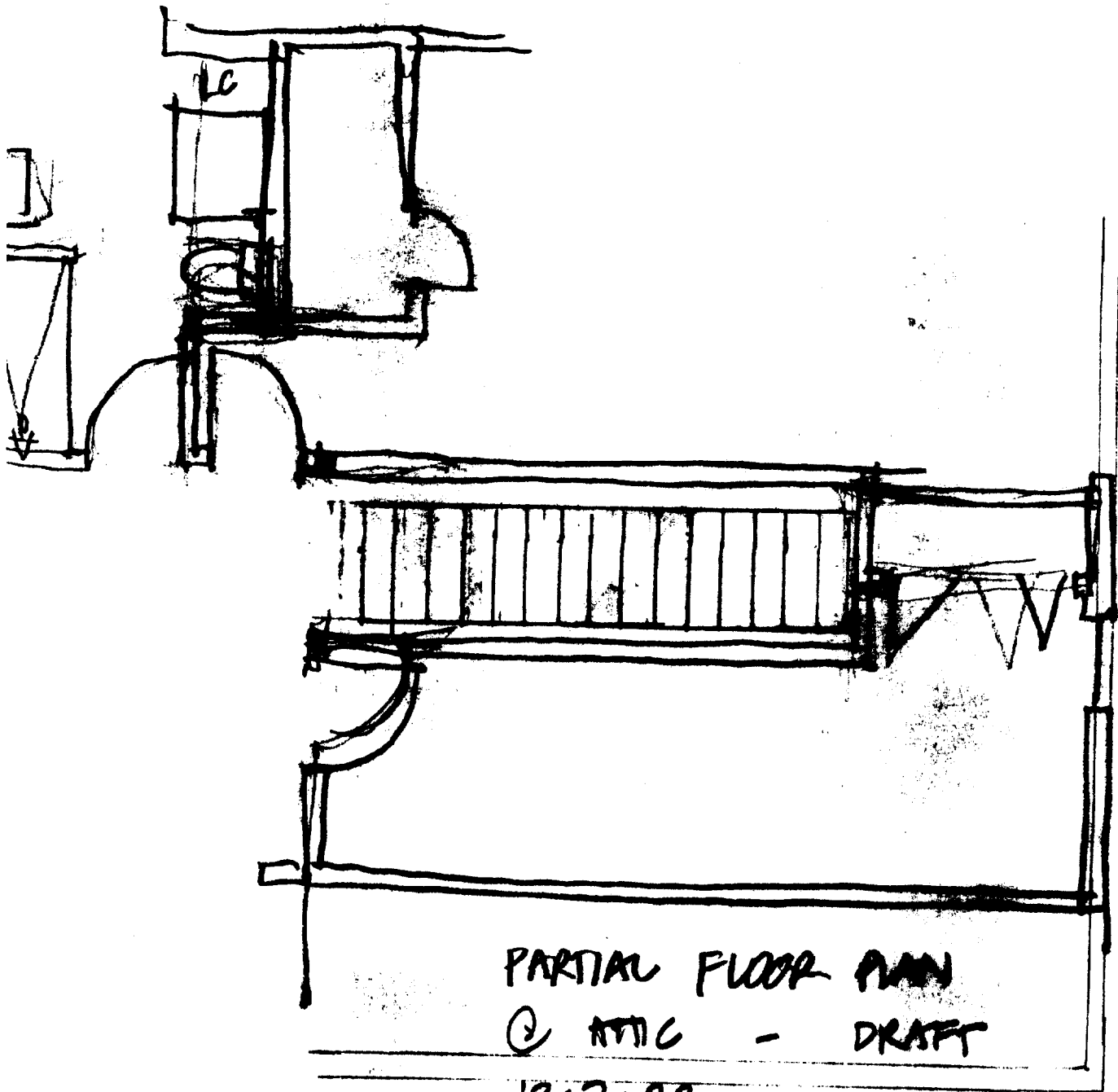
gad

10/17/2002

mes

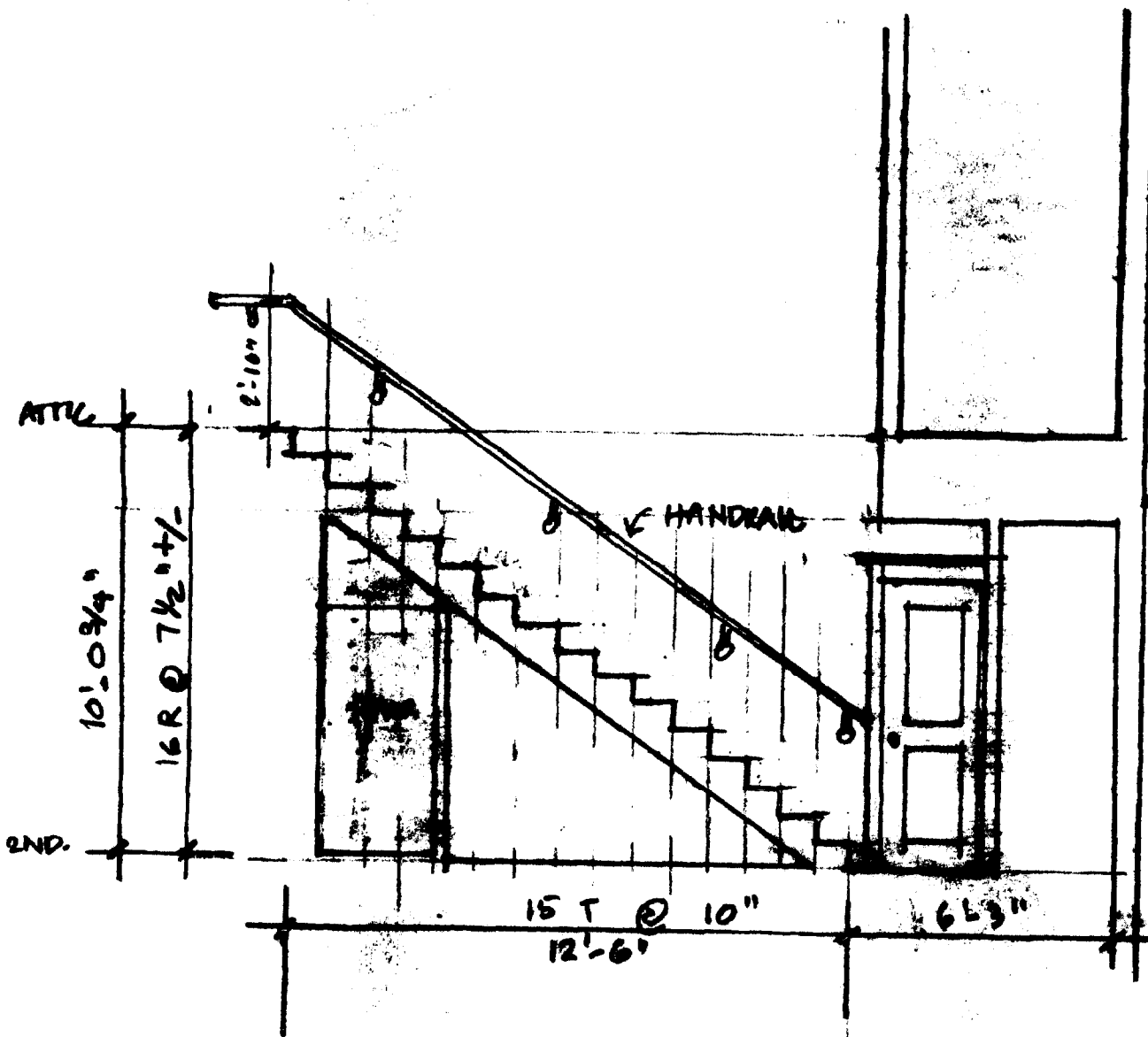


~~FLOOR~~ PLAN - 2ND FLOOR
1/4" = 1'-0" 12-7-02

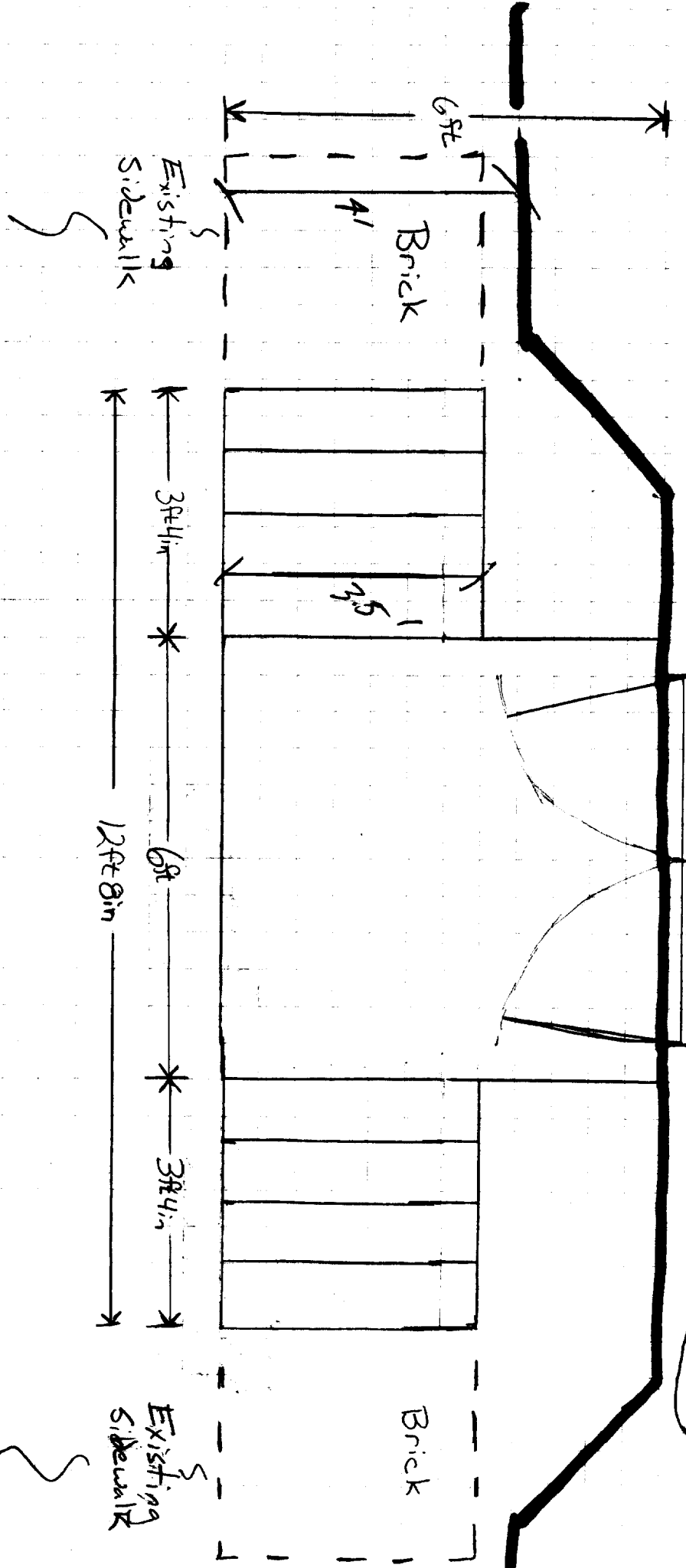


PARTIAL FLOOR PLAN
② ATTIC - DRAFT

12-7-02



PARTIAL SECTION @ REAR OF STAIR
 1/4" = 1'-0"
 12-7-02

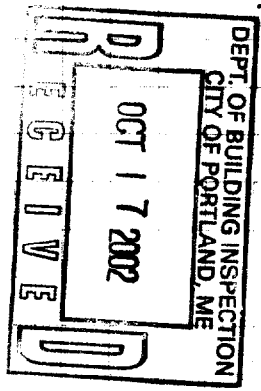


$$6.67 \times 3.5 = 23.35$$

$$4 \times 6 = 24$$

$$\frac{24}{47.35}$$

OK per 14-125 - less than 50'



LAWRENCE AND GEORGINA BUNKARD
 207 COYLE STREET
 PORTLAND STAINLESS FERRULE

10/17/02

MARCE,

Attached is a footprint drawing for the front steps. As drawn with both flights of stairs from the porch, it is above 50 square feet. If we just do one set of stairs, it falls within that parameter.

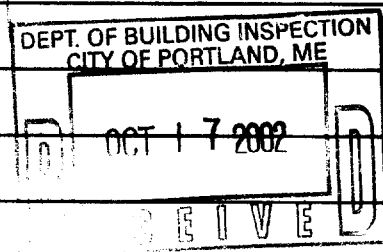
I'd like to touch base with you to discuss the possibility of building both stairs.

I have a rough drawing of the set backs to add to the plot plan on the back of ~~the~~ the stairs drawing.

I know you are leaving today for vacation, so if you could call me at work to review this, I would really appreciate it. My number is 822-9874 x 225.

Thanks,

Larry Duncan



10/15/02 met with owner —
The Third floor only goes with
than 2nd floor wit — No kitchen
stuff on the 3rd floor — only bedrooms
and bath — ok

02-1150

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.

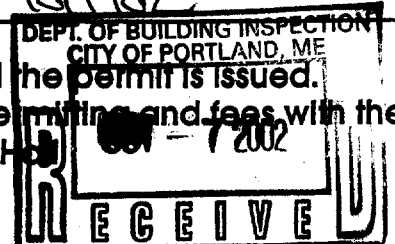
Location/Address of Construction: <u>207 Coyle St Portland 04103</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>6,788</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>124</u> Block# <u>H</u> Lot# <u>016</u>	Owner: <u>Laura & Graham Duncan</u>	Telephone: <u>775-2275</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>55,000.00</u> Fee: \$ <u>408.00</u>
Current use: <u>Residential / 4 Unit</u>		
If the location is currently vacant, what was prior use: _____ <u>well being in 11' x 17'</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>Front Step Renovation</u>		
Project description: <u>Renovation of 3rd floor and connection to #3 apartment existing attic and new working steps</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Laura & Graham Duncan</u>		
Mailing address: <u>207 Coyle St #3 Portland, ME 04103</u> <u>W: 822-9874 x 228</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>775-2275 + Cell</u>		

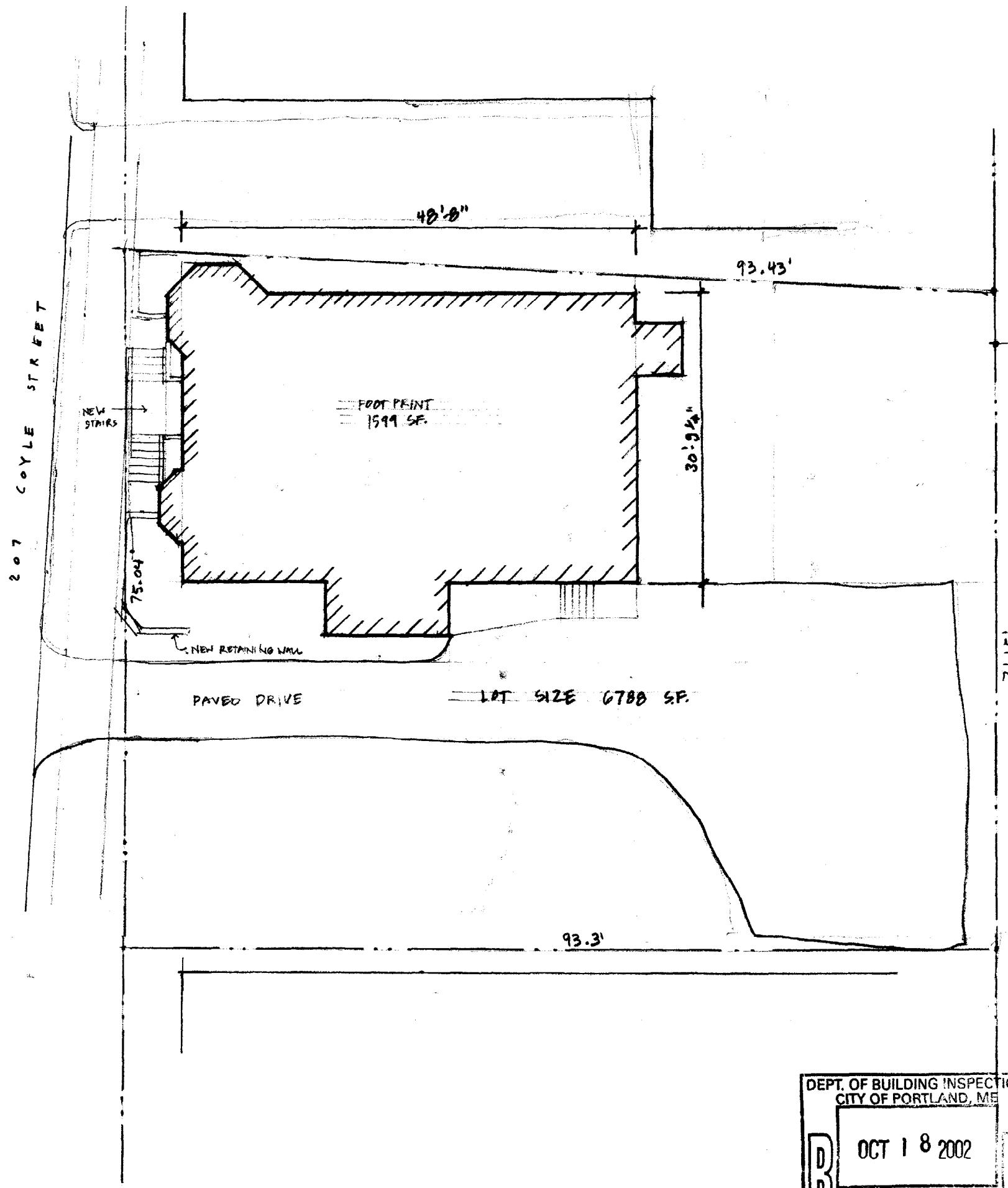
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Laura & Graham Duncan</u>	Date: <u>10/1/02</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.





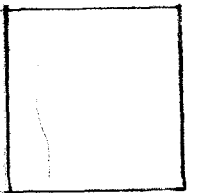
General Notes:

1. Mechanical work is to be executed on a design build basis. The mechanical system has not been integrated into these documents. System design, coordination and installation are the responsibility of the mechanical contractor and general contractor.
2. Electrical work is to be executed on a design build basis. The electrician shall verify that the panel has enough capacity to accommodate the anticipated loads prior to commencing work. All work shall comply with local and state codes.
3. All dimensions and conditions shall be verified in the field prior to construction. Bring discrepancies to the attention of the architect prior to the installation of the work.
4. The architectural drawings are general in scope and are an abbreviated "builders set" to aid the general contractor. Details are the responsibility of the general contractor and the owner.
5. Builder shall provide all thru bolts, hangers, fasteners, clips, nails, straps, tie downs and all necessary hardware for a complete job.
6. All applicable state and local codes shall be followed including Federal Department of Labor OSHA requirements.

Materials:

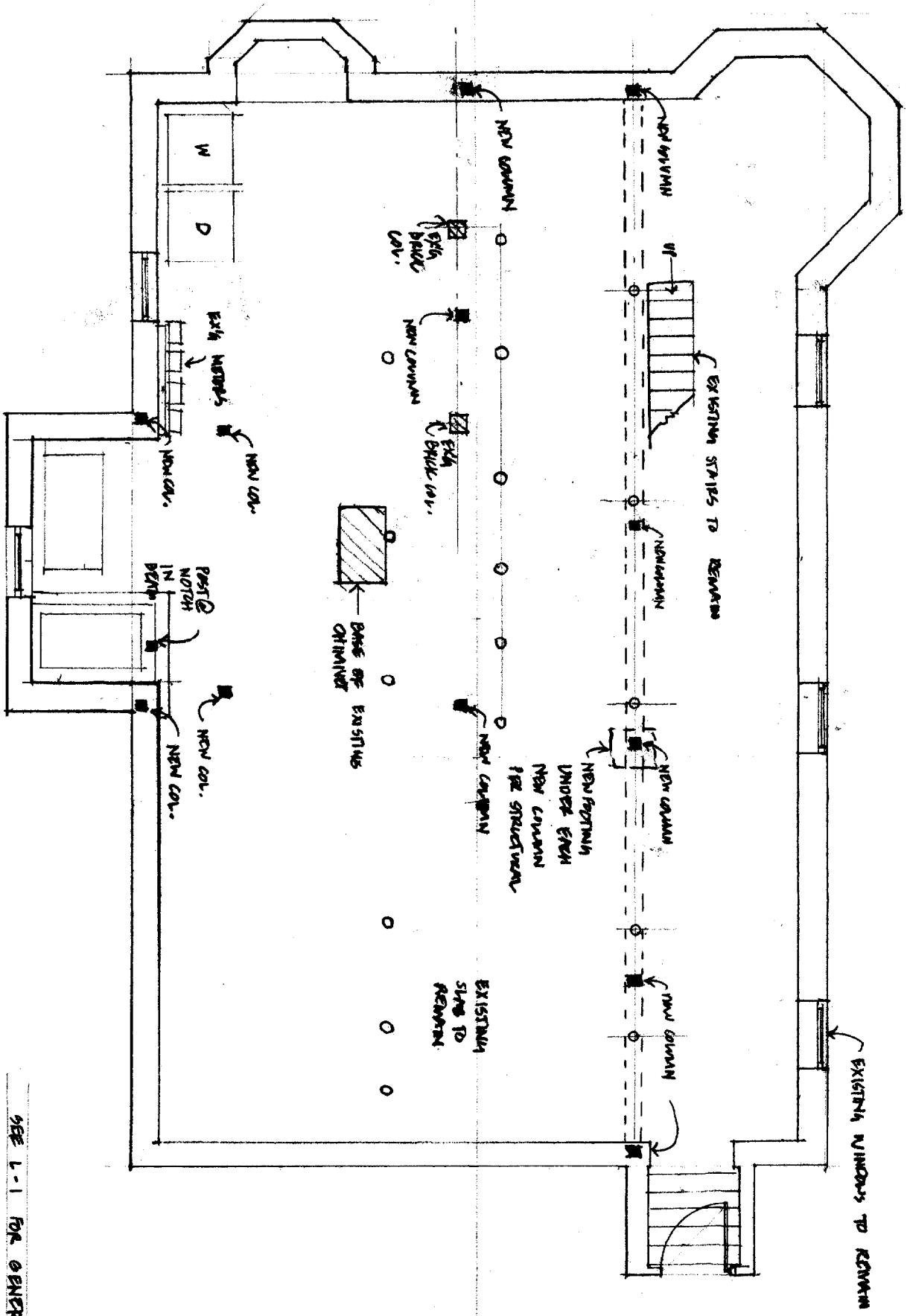
1. Windows are Andersen as designated on plan. Color and trim shall match existing house. Include all hardware and screens for a complete installation.
2. Wall construction shall be 2 x 6 wood framing with a exterior sheathing, TYVEC vapor barrier and extra clear cladding as indicated on the plans. All walls shall be insulated with 6" fiberglass batt insulation and half inch sheetrock.
3. Roof construction shall be vented with Ridge Master ridge vent and continuous eave vent as well as Prop-R Vent where rooms are finished to rafters. Roof shingles shall be 25 year architectural type to match existing.
4. Install 3" of Ice and Water Shield at all valleys and eaves.
5. All exterior wood trim shall be #2 fine preprimed or backprimed typical prior to installation.
6. All rake trim shall be 1 x #2 fine backprimed. Lay up face with (2) pieces and finish soffit to 1 x 4 applied to face of the house. Match existing where new work butts it.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 18 2002
RECEIVED

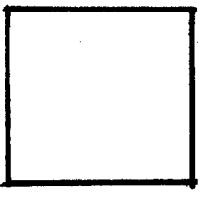


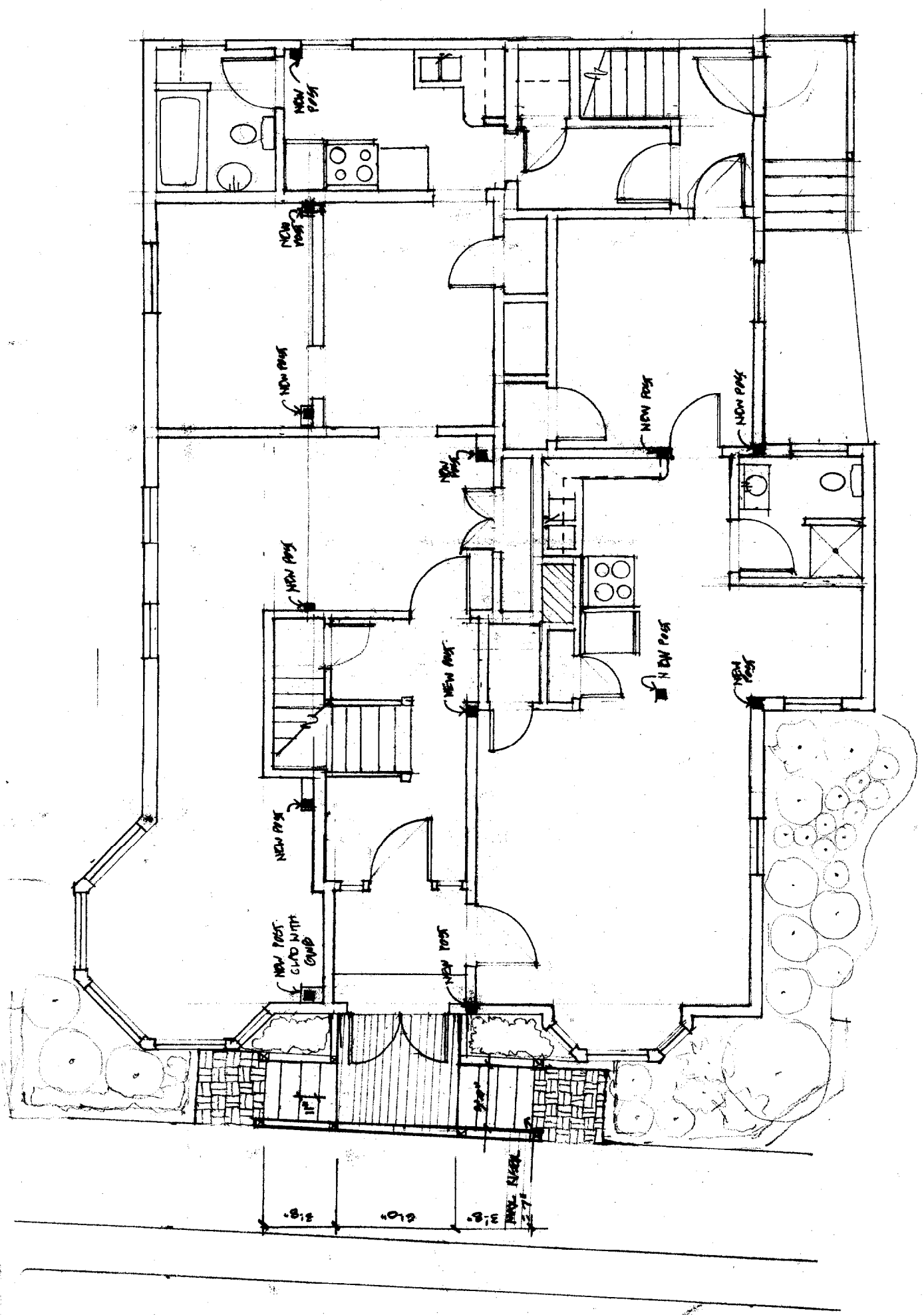
GRAHAM + LARA DUNCAN
207 COYLE STREET
 PORTLAND, MAINE
 DATE: 10-7-02 DRAWN BY: BMC SCALE: 1/8"=1'-0"

SITE PLAN
F-1



SEE L-1 FOR GENERAL NOTES
 SEE STRUCTURE DWS. FOR DETAILS.



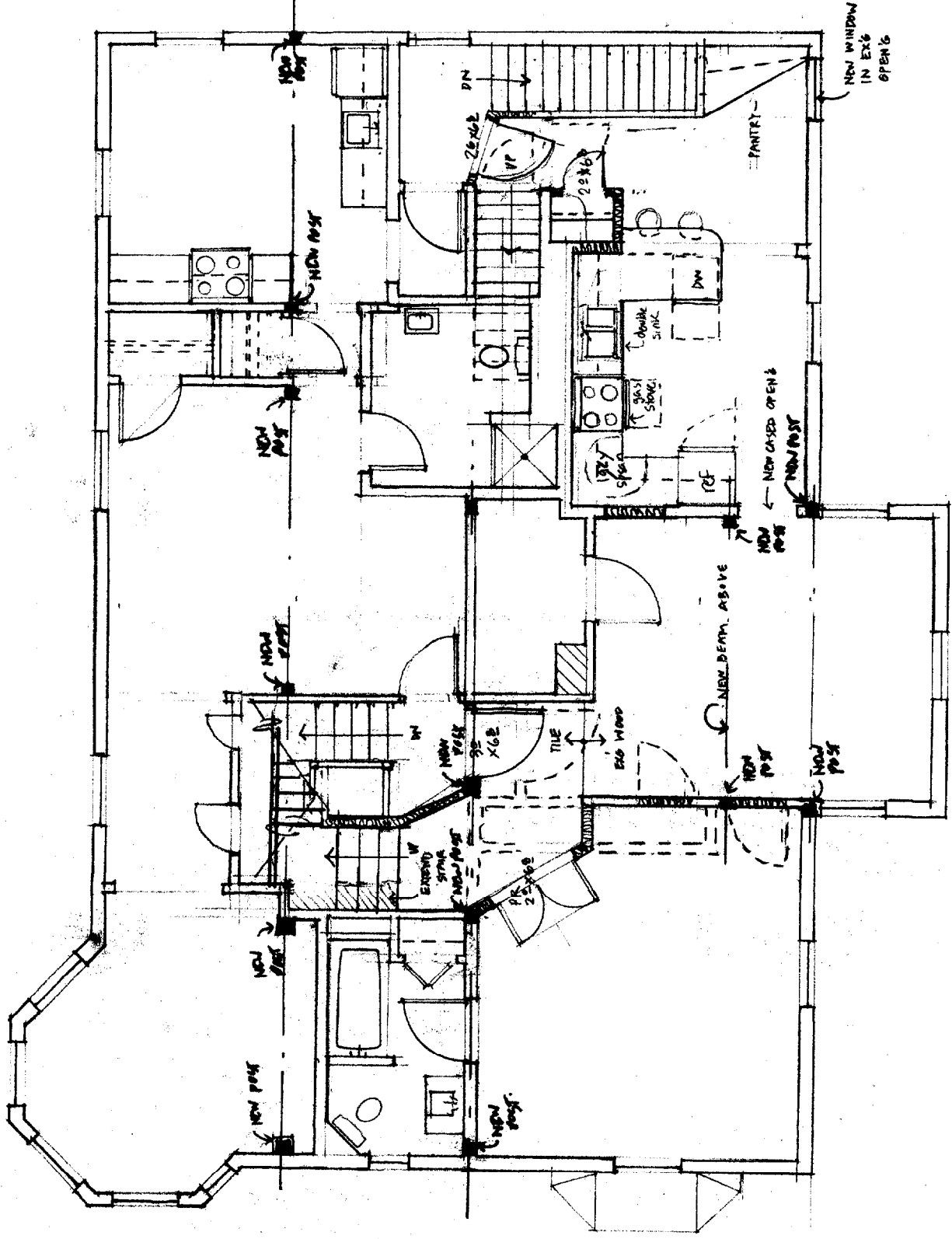


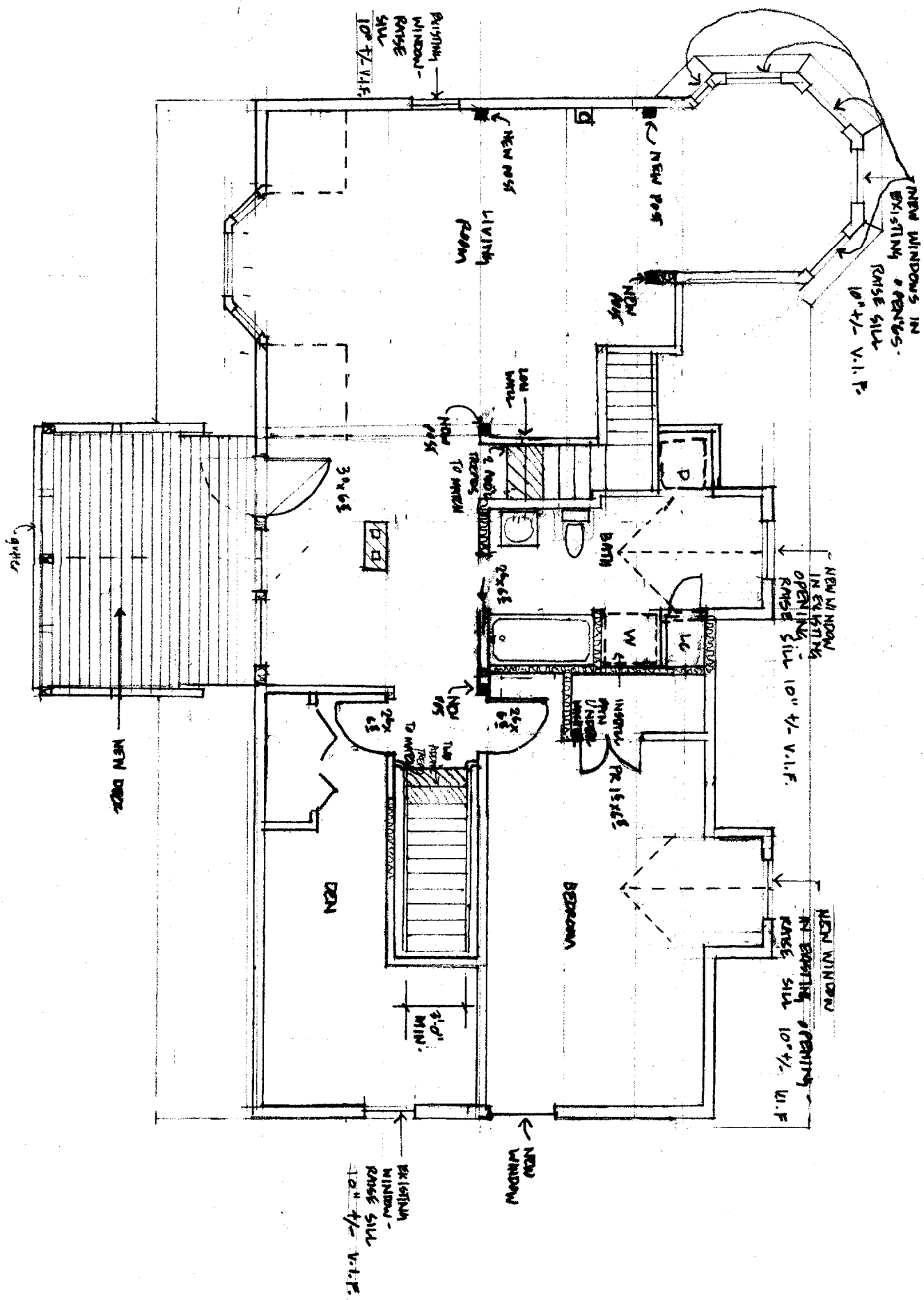
SEE L-1 FOR GENERAL NOTES

- NOTE:
- INTERIOR STAIRS ARE EXISTING.
 - MINIMUM TREAD DEPTH IS 15 1/2"
 - MINIMUM RISER HEIGHT IS 7 3/4"
 - ALL STAIRS SHALL HANDRAILS ON BOTH SIDES

KEY	
---	EXISTING WALL TO BE REMOVED
---	EXISTING WALL

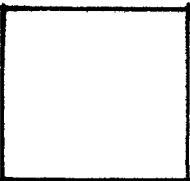
NEW WALL
 ALL INTERIOR NON-LOAD BEARING WALLS ARE 2x4 UNLESS NOTED OTHERWISE

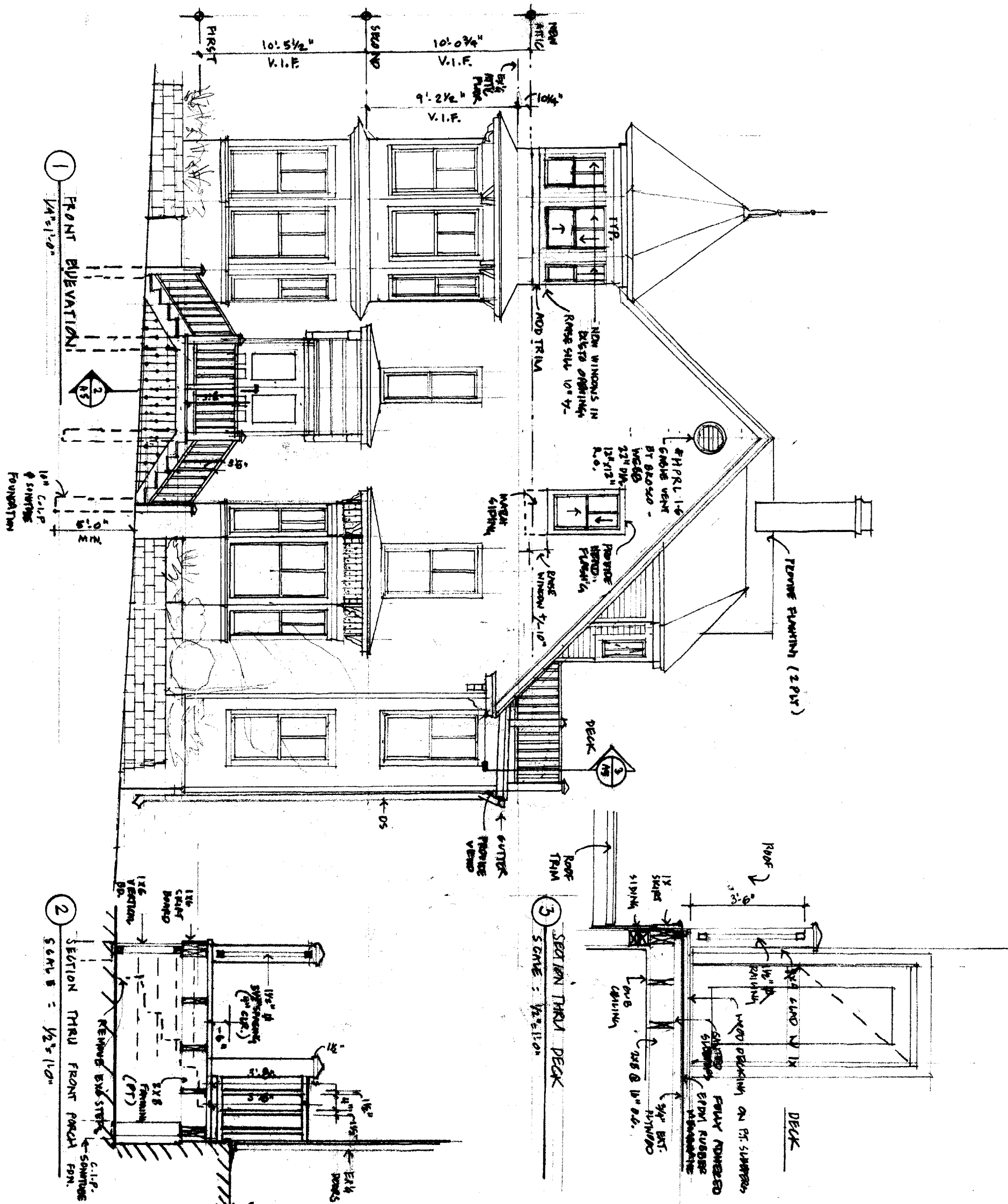




ATTIC
PLAN
A-4

GRAHAM + LAURA DUNCAN
207 COYLE STREET
 DATE: 10.7.02 DRAWN BY: BMC SCALE: 1/4" = 1'-0" PORTLAND, MAINE

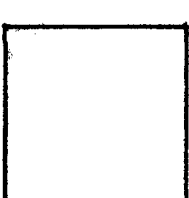


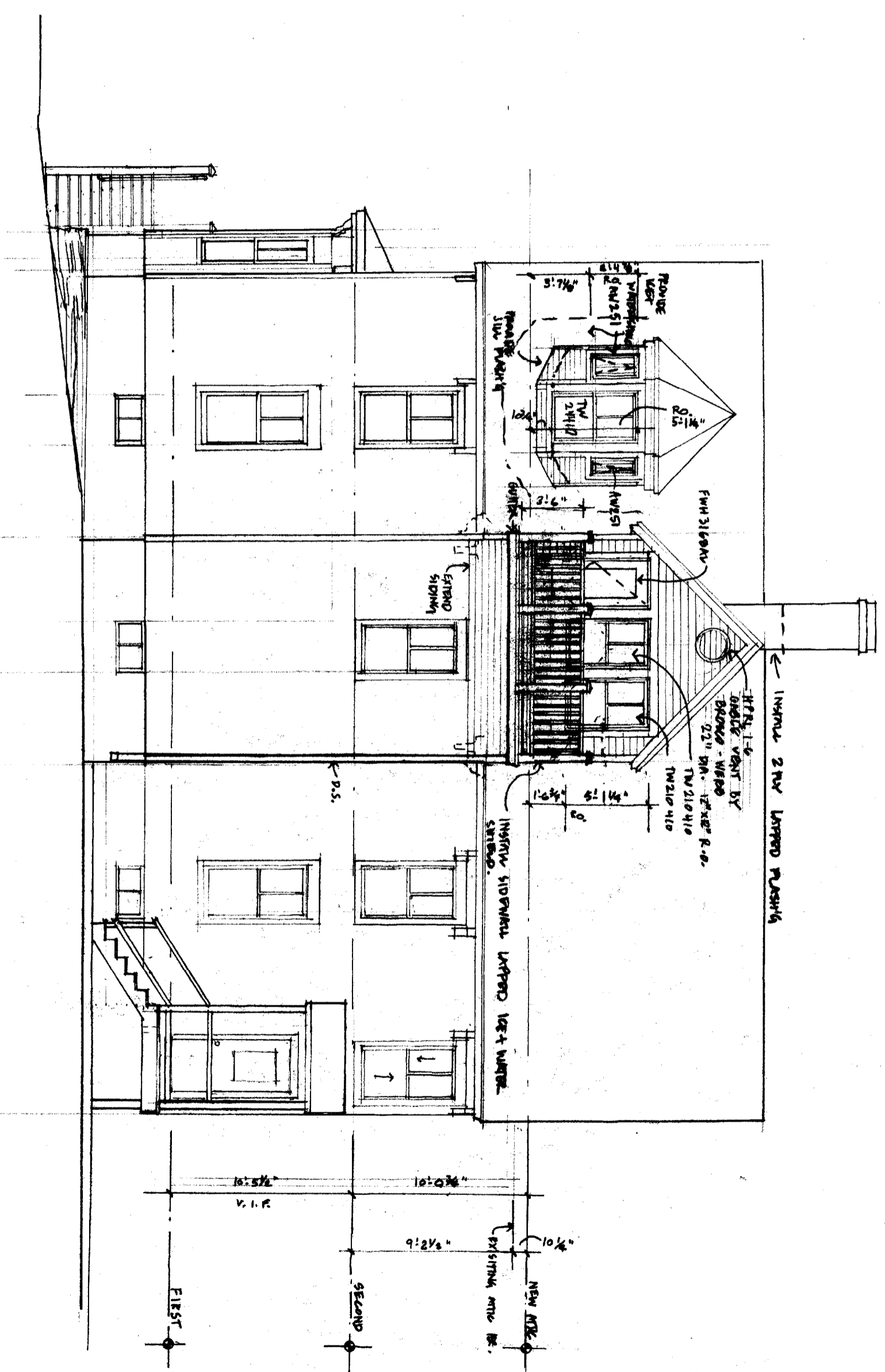


* VERIFY ALL DIMENSIONS IN FIELD

FRONT
ELEVATION
A-5

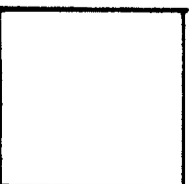
SKAHAM + LAURA DUNCAN
207 COYLE STREET
 DATE: 10-7-02 DRAWN BY: BMC SCALES: VARIES
 PORTLAND, MAINE

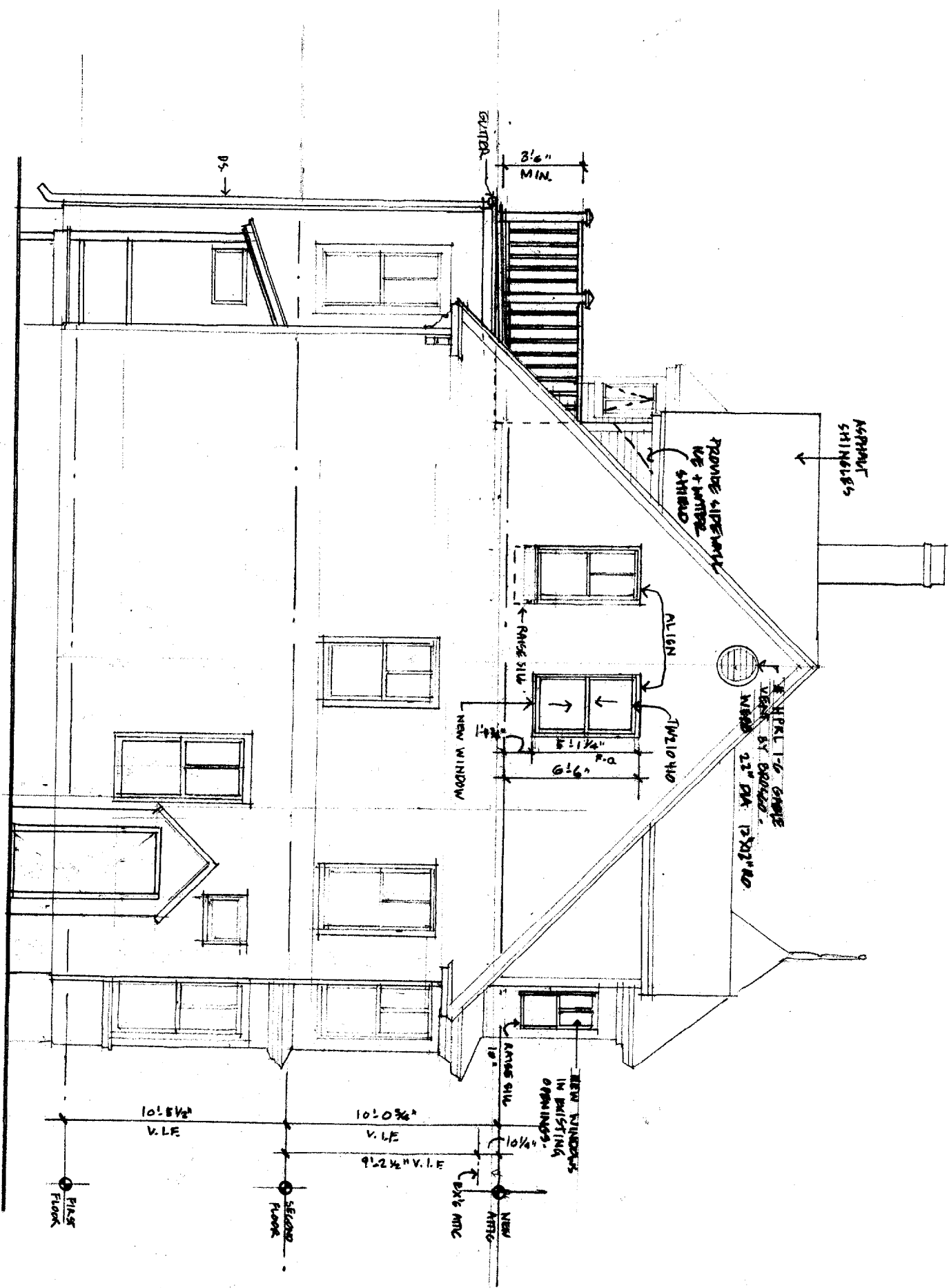




A-6
SIDE
ELEVATION

GRAHAM + LAURA DUNCAN
207 COYLE STREET
 DATE: _____ DRAWN BY: _____ SCALE: _____ PORTLAND, MAINE

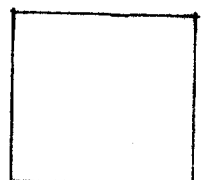


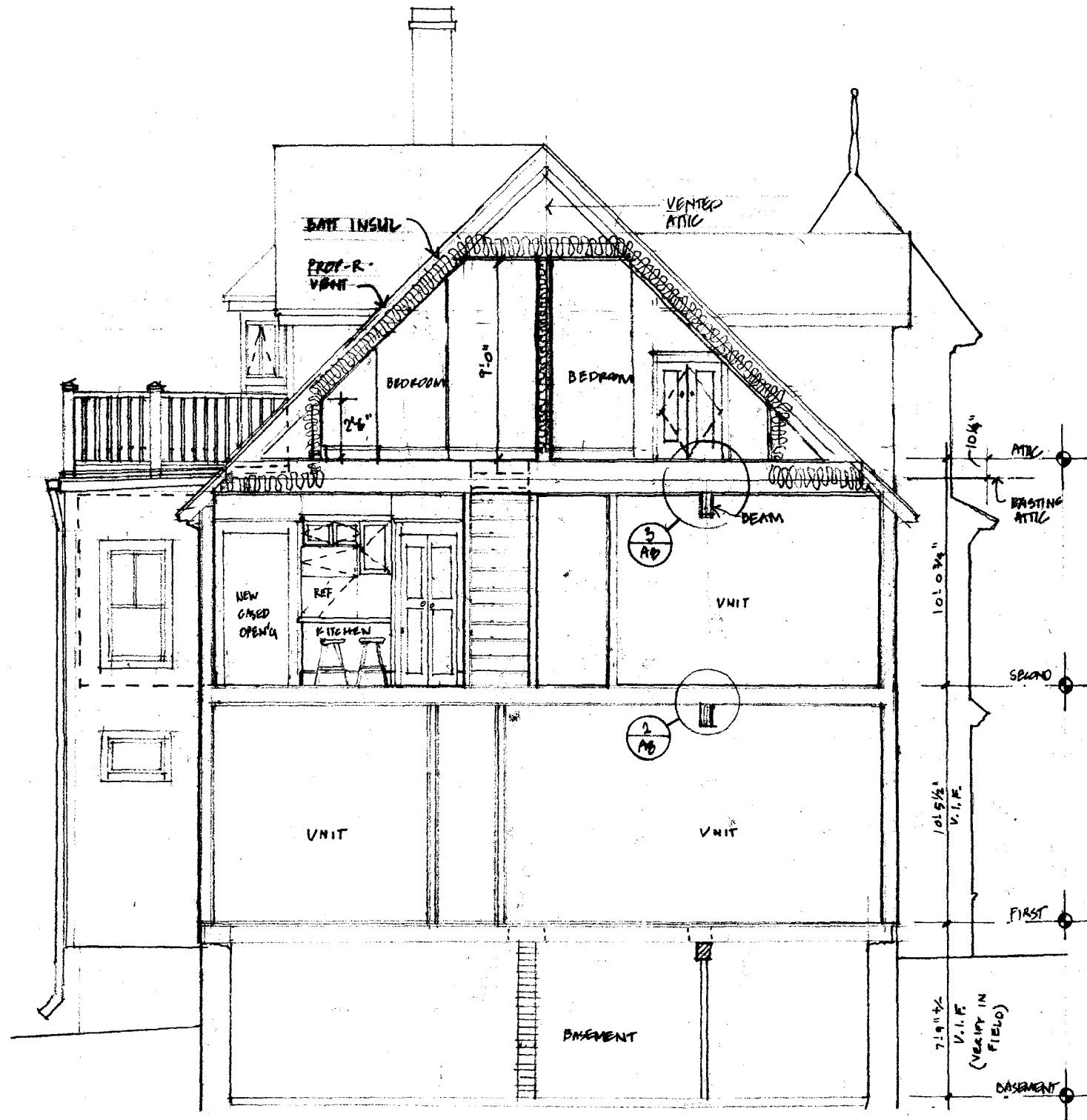


1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

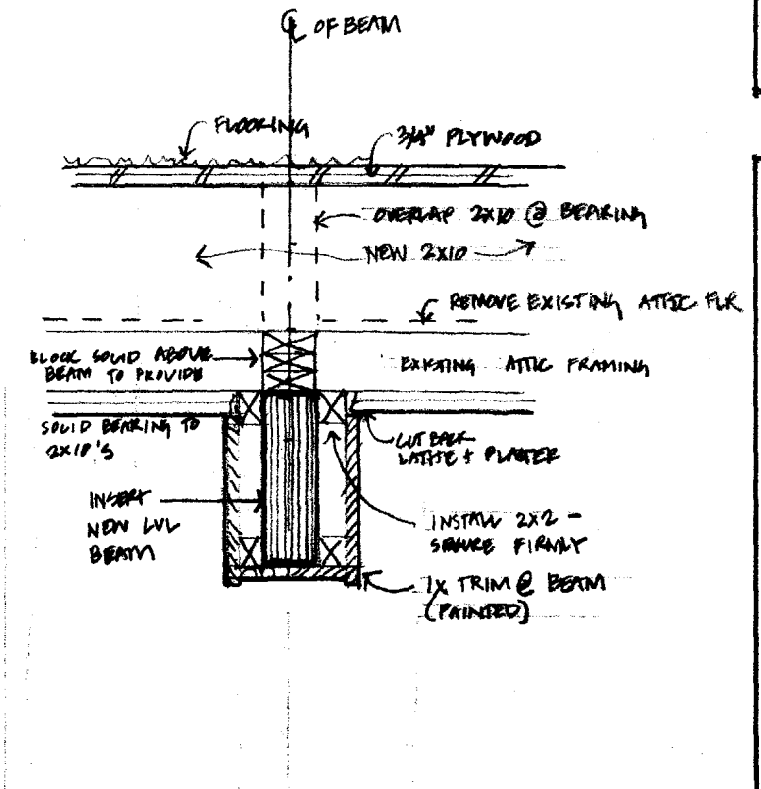
REAR ELEVATION
A-7

GRAHAM + LAURA DUNCAN
207 COYLE STREET
 DATE: 10-7-02 DRAWN BY: SCALE: PORTLAND, MAINE

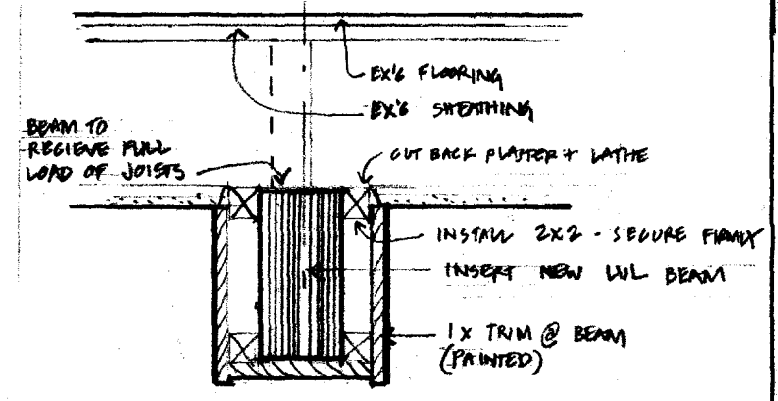




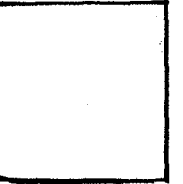
1 SECTION THRU ATTIC BEDROOMS
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR CEILING AT NEW BEAM
1/2" = 1'-0"

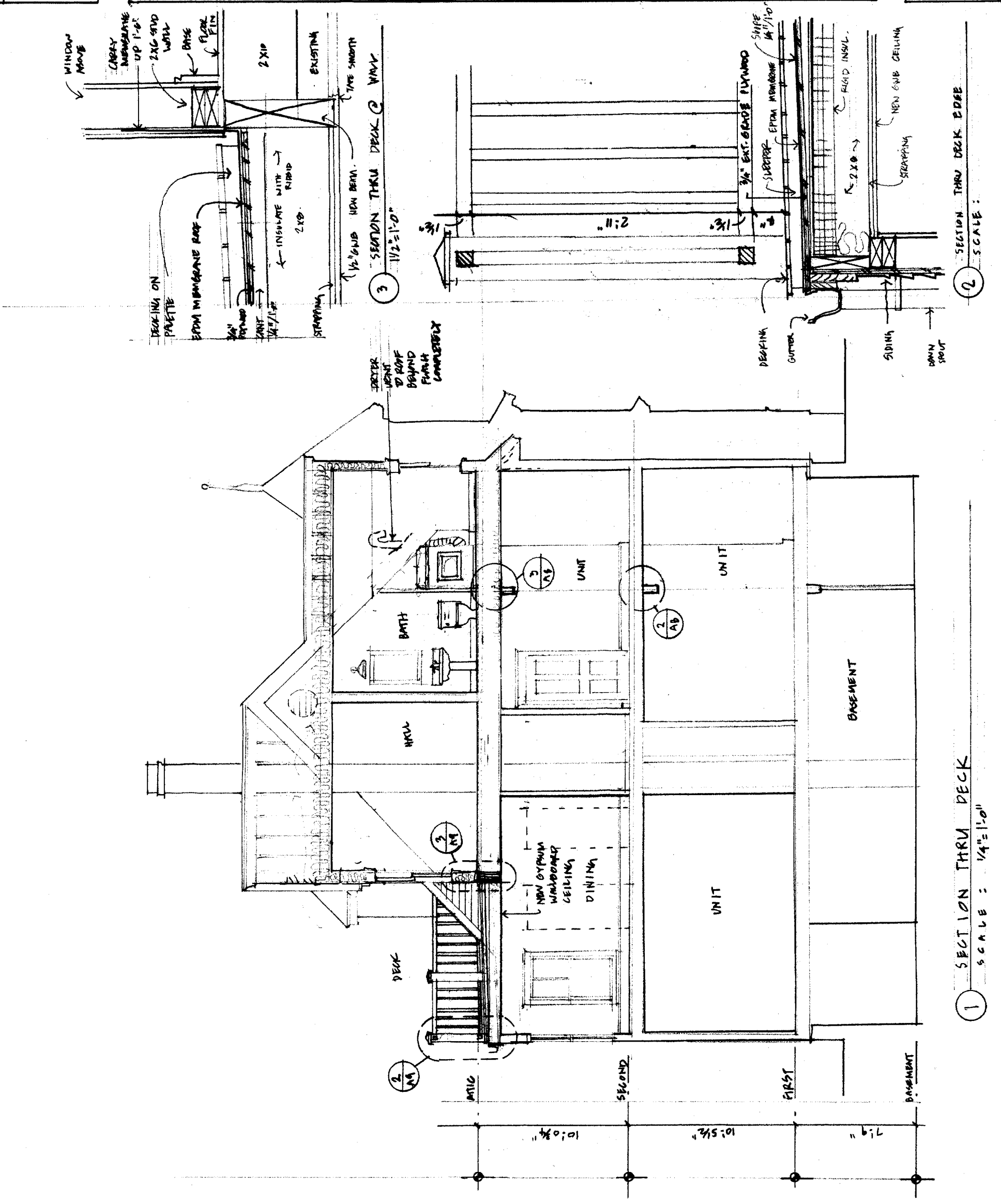


2 FIRST FLOOR CEILING AT NEW BEAM
1/2" = 1'-0"



GRAHAM + LAURA DUNCAN
207 COYLE STREET
 PORTLAND, MAINE
 DATE: 10.7.02 DRAWN BY: SCALE:

CROSS SECTION
A-8

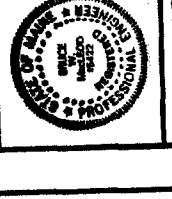


DATE: 8/20/02	SCALE: As Noted	JOB NO.: 2002-277
DRN BY: JRM	CHKD BY: BMM	
DESCRIPTION: 2 nd FLOOR CONSTRUCTION		
# 820/02		
FOR CONSTRUCTION		

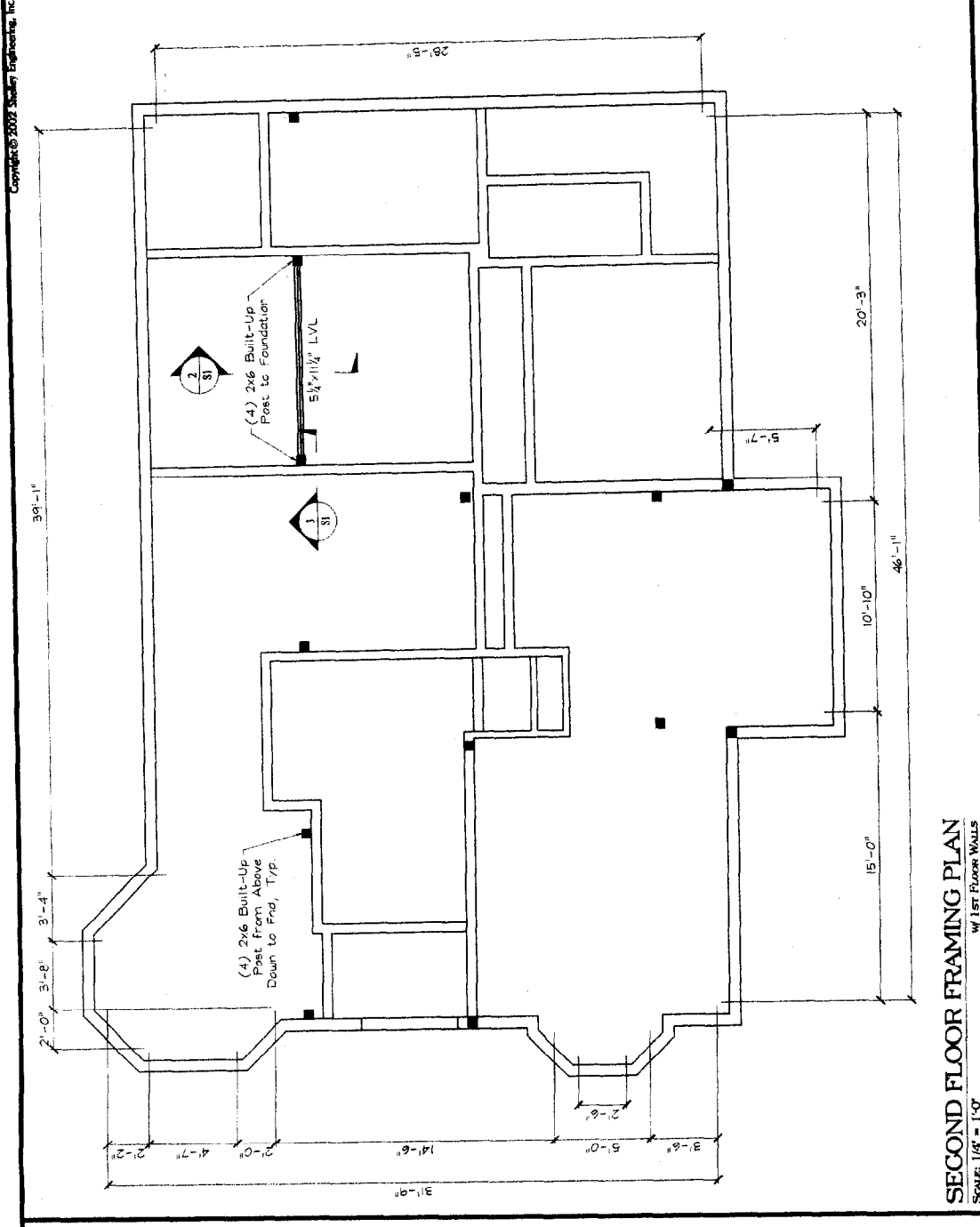
DATE: 8/20/02	SCALE: As Noted	JOB NO.: 2002-277
DRN BY: JRM	CHKD BY: BMM	
DESCRIPTION: 2 nd FLOOR CONSTRUCTION		
# 820/02		
FOR CONSTRUCTION		

MAINE
DUNCAN RESIDENCE
 207 COYLE STREET
 PORTLAND

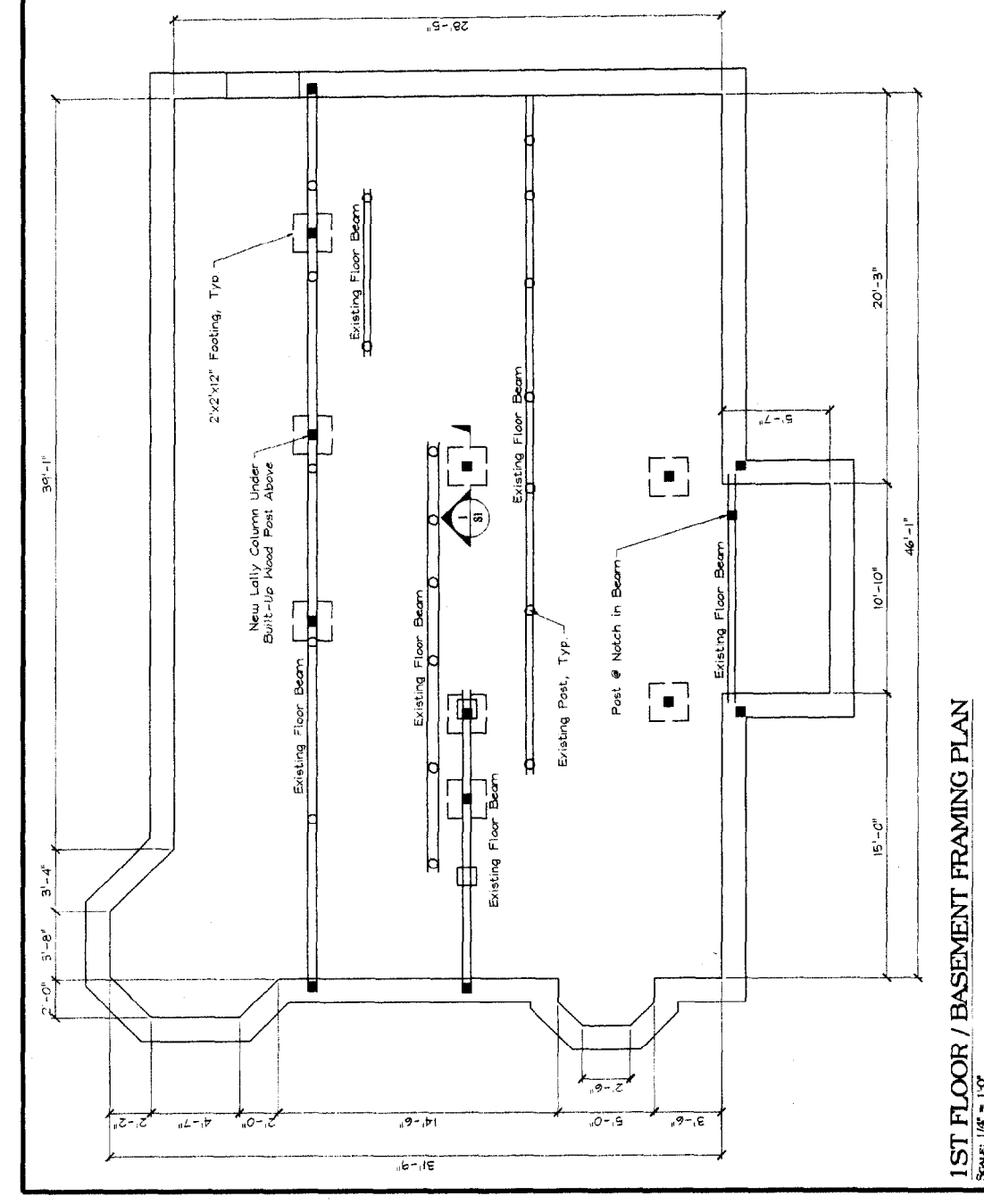
SHELLY ENGINEERING, INC.
 STRUCTURAL CONSULTANTS
 131 BRICK STREET
 PORTLAND, MAINE 04102
 PHONE (207) 854-6465
 FAX (207) 854-6706
 WWW.SHELLYENGINEERING.COM



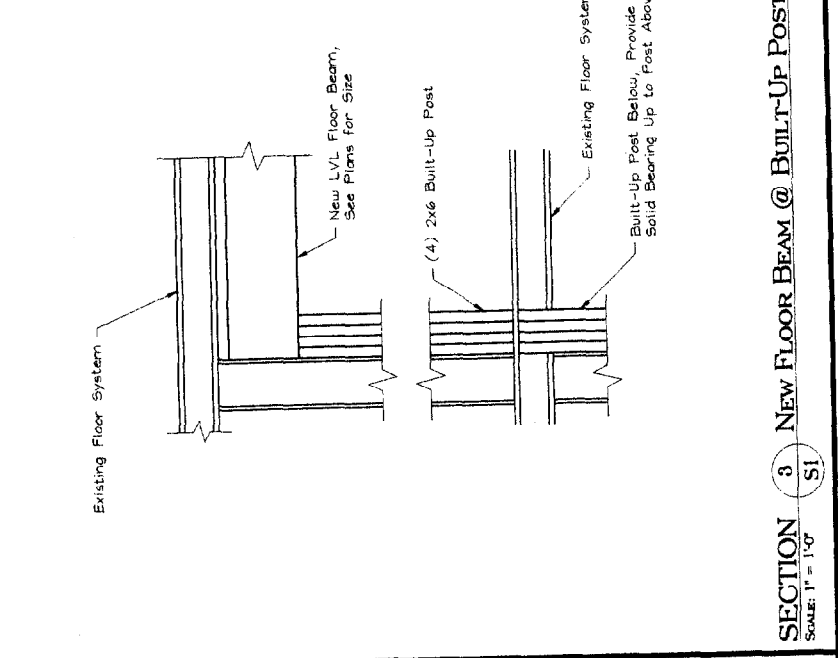
SHEET TITLE:
PLANS & DETAILS
S1 OF 3
 CADD 2002-277/S1



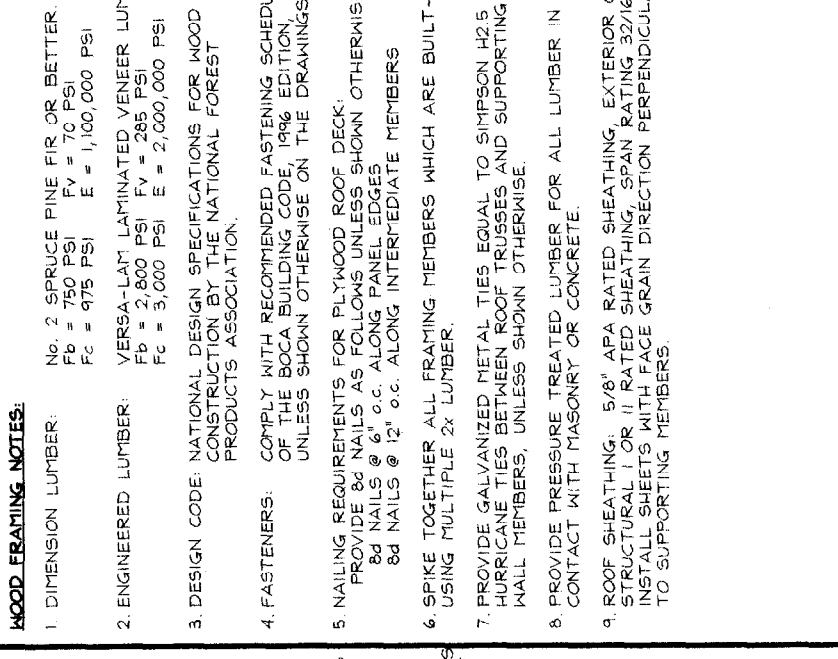
1ST FLOOR / BASEMENT FRAMING PLAN
 SCALE: 1/8" = 1'-0"



2ND FLOOR FRAMING PLAN
 SCALE: 1/8" = 1'-0"



SECTION 1 NEW FOOTING @ POST
 SCALE: 1 1/2" = 1'-0"



SECTION 2 NEW FLOOR BEAM @ CEILING
 SCALE: 1 1/2" = 1'-0"

WOOD FRAMING NOTES:

1. DIMENSION LUMBER: No. 2 SPRUCE PINE FIR OR BETTER. F_b = 750 PSI F_v = 70 PSI F_c = 975 PSI E = 1,100,000 PSI
2. ENGINEERED LUMBER: VERSA-LAM LAMINATED VENEER LUMBER F_b = 2,800 PSI F_v = 285 PSI F_c = 3,000 PSI E = 2,000,000 PSI
3. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
4. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA BUILDING CODE, 1996 EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
5. NAILING REQUIREMENTS FOR PLYWOOD ROOF DECK: PROVIDE 8d NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE; 8d NAILS @ 6" o.c. ALONG PANEL EDGES 8d NAILS @ 12" o.c. ALONG INTERMEDIATE MEMBERS
6. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
7. PROVIDE GALVANIZED METAL TIES EQUAL TO SIMPSON H2.5 HURRICANE TIES BETWEEN ROOF TRUSSES AND SUPPORTING WALL MEMBERS, UNLESS SHOWN OTHERWISE.
8. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
9. ROOF SHEATHING: 5/8" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 32/16. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.

GENERAL NOTES:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
3. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS, SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
4. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

STRUCTURAL DESIGN CRITERIA:

1. BUILDING CODE: 1996 EDITION OF THE BOCA NATIONAL BUILDING CODE
2. DESIGN WIND LOADS - MAIN WIND FORCE RESISTING SYSTEM: DESIGN WIND SPEED = 90 MPH BUILDING USE IMPORTANCE FACTOR (WIND) = 1.1 BUILDING EXPOSURE CATEGORY = B
3. SNOW: GROUND SNOW LOAD = 60 PSF IMPORTANCE FACTOR, I = 1.0 EXPOSURE FACTOR, C_e = 0.7 FLAT ROOF SNOW LOAD = 42 PSF
4. ROOF DEAD LOAD = 15 PSF

<input type="checkbox"/> Not For Construction <input checked="" type="checkbox"/> For Construction	
#	DATE
A	8/20/02
DESCRIPTION	
FOR CONSTRUCTION	

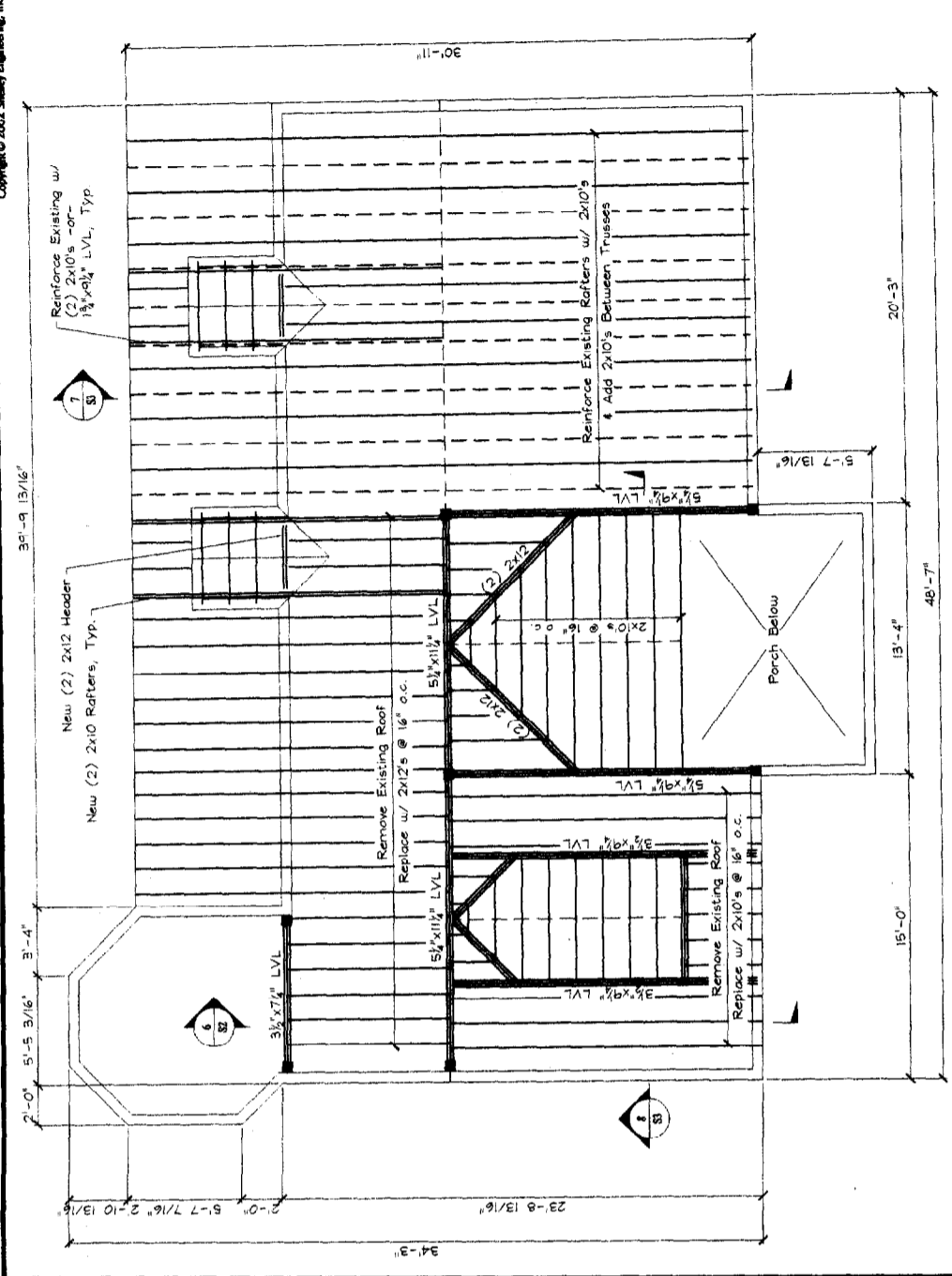
DRN BY: JRM
CHKD BY: EMM
DATE: 8/20/02
SCALE: AS NOTED
JOB NO.: 8002-277

PORTLAND
 DUNCAN RESIDENCE
 207 COYLE STREET
 MAINE

SEI
 SHELLY ENGINEERING, INC.
 STRUCTURAL CONSULTANTS
 90 BRIDGE STREET
 WETHELOK, MAINE 04402
 PHONE (207) 854-4456
 FAX (207) 854-6703
 WWW.SHELLYENGINEERING.COM

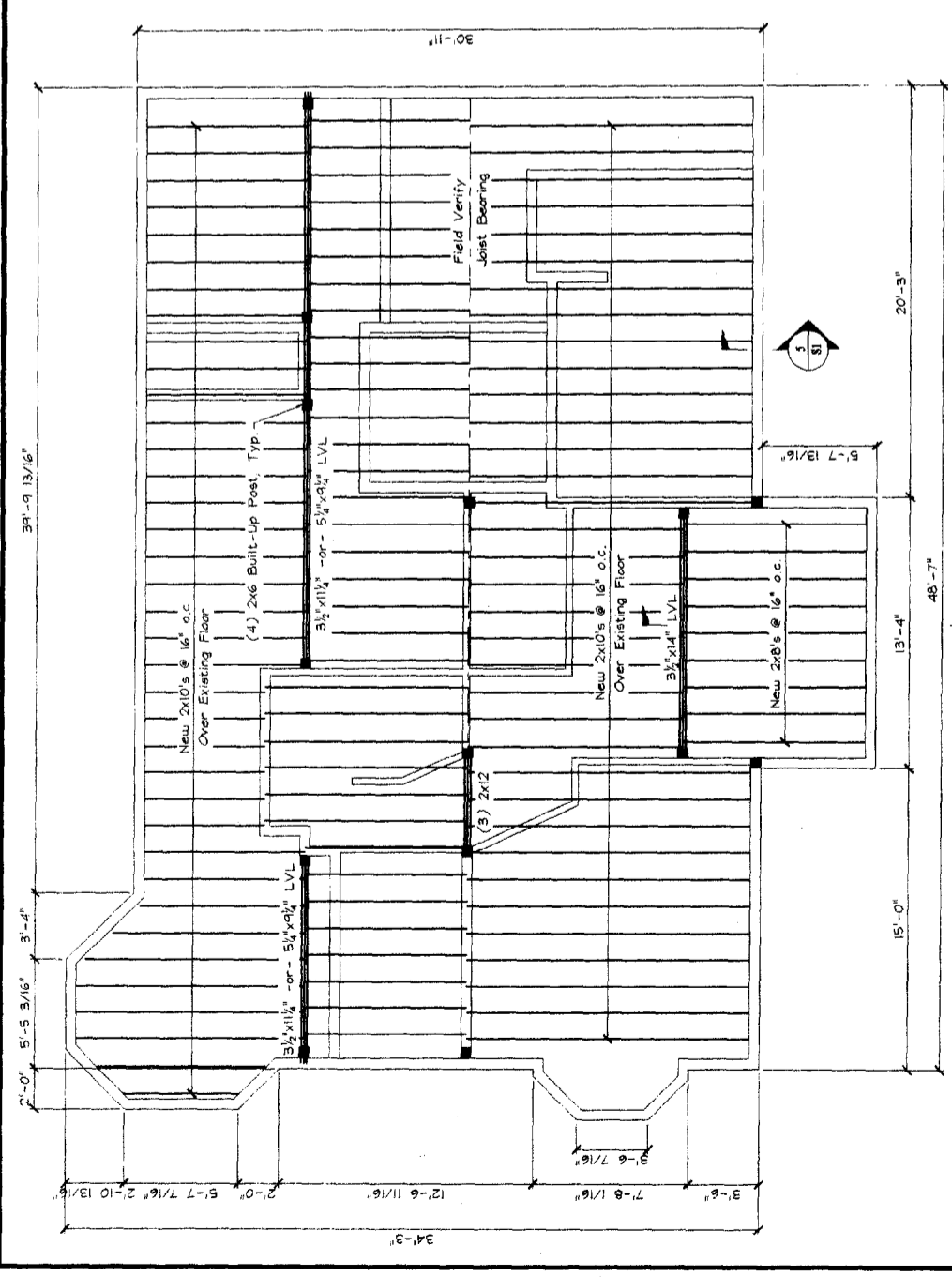


SHEET TITLE:
 PLANS & DETAILS
 S2 OF 3
 CADD 2002-277SI

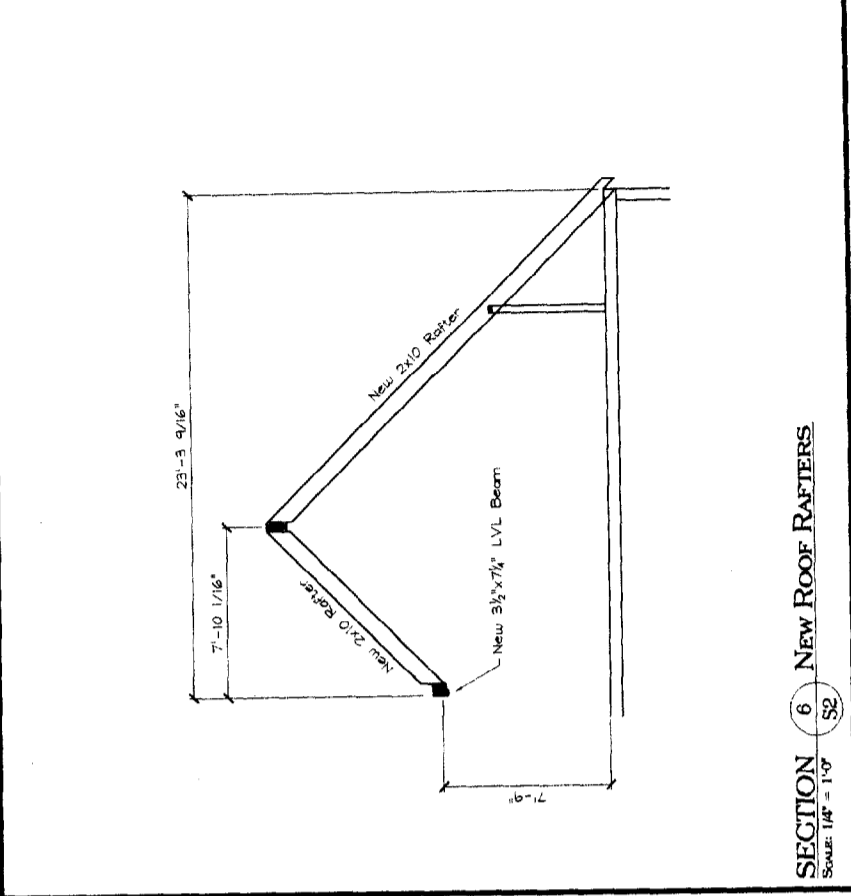


ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

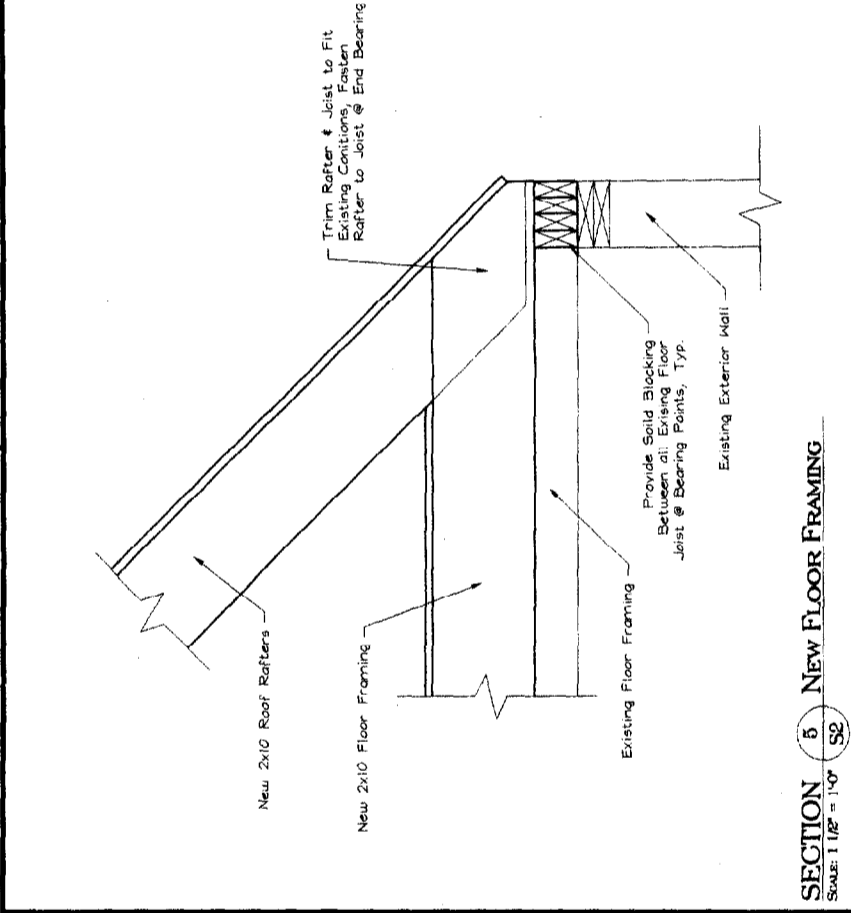
--- -- Indicates Existing Truss to Reinforce



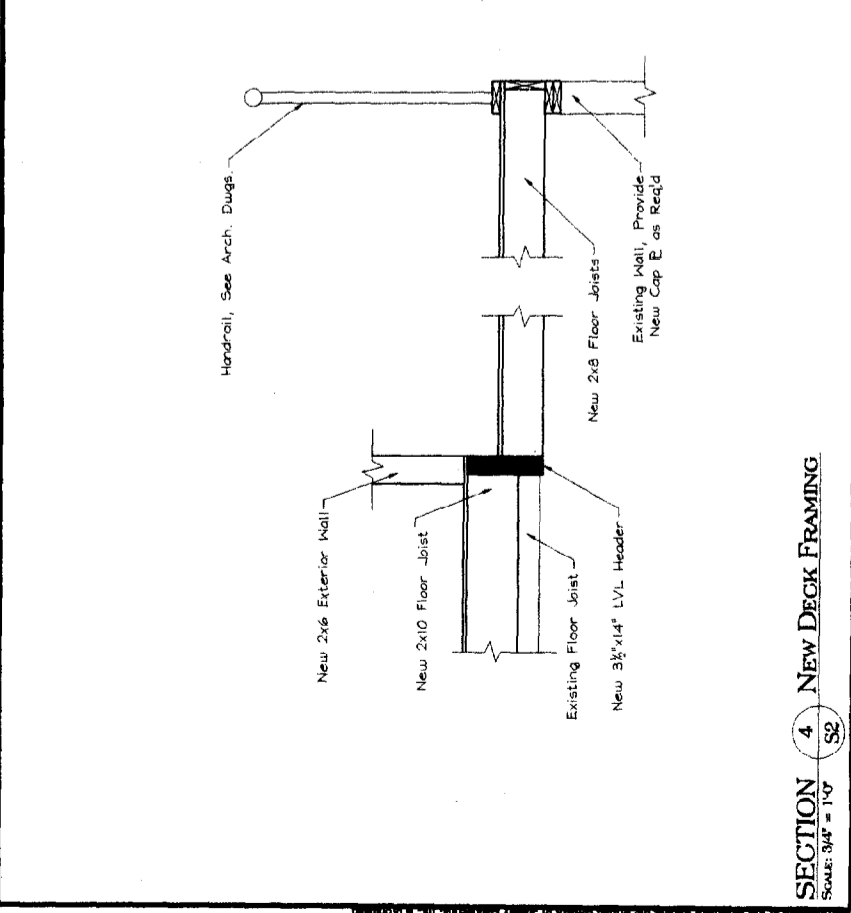
ATTIC FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 w/ 2nd Floor Walls



SECTION 6 NEW ROOF RAFTERS
 SCALE: 1/4" = 1'-0"



SECTION 5 NEW FLOOR FRAMING
 SCALE: 1/4" = 1'-0"



SECTION 4 NEW DECK FRAMING
 SCALE: 3/4" = 1'-0"

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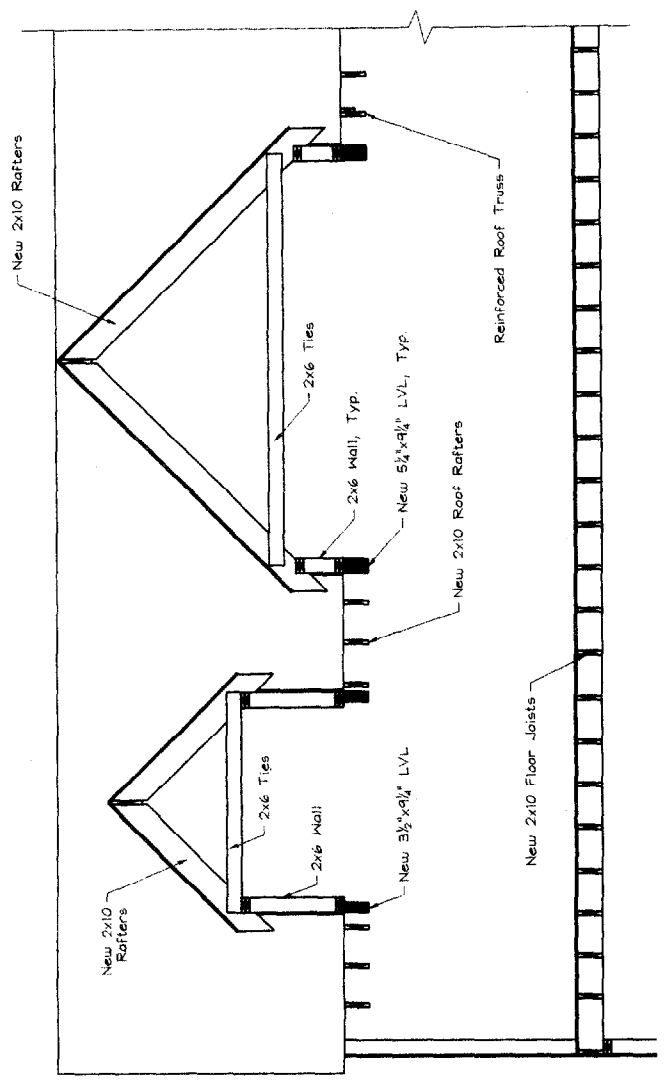
MAINE

DRN BY: JRM
 CHRD BY: BWM
 DATE: 8/20/02
 SCALE: As Noted
 JOB NO.: 2002-277

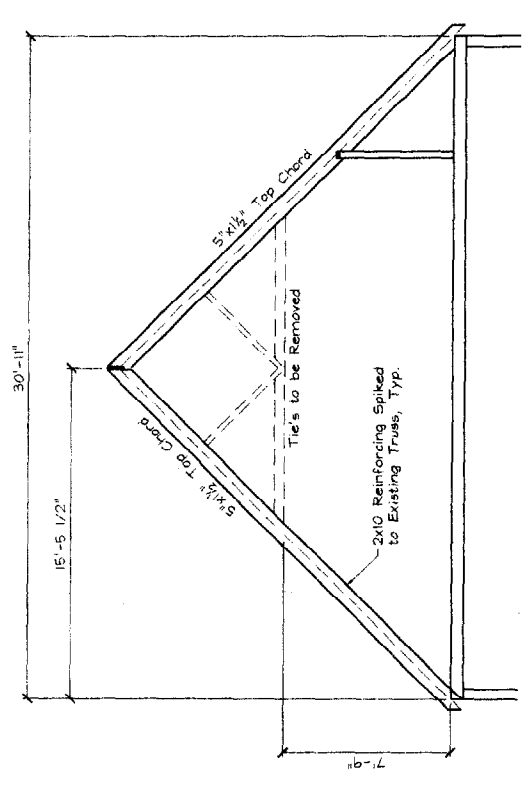
#	DATE	DESCRIPTION
A	8/20/02	FOR CONSTRUCTION

Not For Construction For Construction
 Current Revision

SHEET TITLE:
 SECTIONS & DETAILS
 S3 OF 3
 CADD 2002-277S1



SECTION 8 NEW DORMERS
 SCALE: 1/8" = 1'-0"



SECTION 7 EXISTING ROOF TRUSS REINFORCEMENT
 SCALE: 1/4" = 1'-0"