



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 95 MADELINE ST

CBL: 179- F-013-001

Issued to: JAMES JESSE THOMPSON &

ELIZABETH MOORE SCHEINTAUB JTS

Date Issued: 3/12/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-02-3385-UI (UI PERMIT #091102), has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

SECOND FLOOR ADDITON

Approved:

3-12-2012

(Date)

Inspector

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

APPROVED OCCUPANCY

USE GROUP R-3 / TYPE S-B, IRC 2003

Inspections Division Director

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND**BUILDING INSPECTION****PERMIT**

Permit Number: 091387

PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

This is to certify that THOMPSON JAMES JESSE & ELIZABETH MOORE SCHEINTAhas permission to amendment to permit #091102 reduce size of addition to 2nd floorAT 95 MADELINE ST

CBL 179 F013001

DEC - 9 2009

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 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas M. MacLellan 12/7/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

closed

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1387	Issue Date:	CBL: 179 F013001
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Location of Construction: 95 MADELINE ST	Owner Name: THOMPSON JAMES JESSE & ELI	Owner Address: 95 MADELINE ST	Phone:
Business Name:	Contractor Name: Porperty Owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: RS

Past Use: Single Family Home	Proposed Use: Single Family Home - amendment to permit #091102 reduce size of addition to 2nd floor	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: amendment to permit #091102 reduce size of addition to 2nd floor	Signature:	Signature: <i>Jim</i> 12/7/09
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: Ldobson	Date Applied For: 12/07/2009	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..

PERMIT ISSUED

DEC - 9 2009

City of Portland

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>Jim</i> 12/7/09	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 checked="" 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>Jim</i> 12/7/09
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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>95 Madeline</u>		
Total Square Footage of Proposed Structure/Area <u>1824</u>	Square Footage of Lot <u>12,325</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>179 - F-13-14</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Jesse Thompson</u> Address <u>95 Madeline</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207-210-8253</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>2nd Floor addition / Revised to shrink 2nd Floor, changed framing</u>		
Contractor's name: <u>Owner</u> Address: <u>95 Madeline</u> City, State & Zip <u>Portland 04103</u> Telephone: <u>207-210-8253</u> Who should we contact when the permit is ready: <u>Jesse Thompson</u> Telephone: _____ Mailing address: <u>95 Madeline St Portland 04103</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.

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: [Signature]

Date: 12.7.08

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

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
09-1387	12/07/2009	179 F013001

Location of Construction: 95 MADELINE ST	Owner Name: THOMPSON JAMES JESSE & ELI	Owner Address: 95 MADELINE ST	Phone:
Business Name:	Contractor Name: Porperty Owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family Home - amendment to permit #091102 reduce size of addition to 2nd floor	Proposed Project Description: amendment to permit #091102 reduce size of addition to 2nd floor
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 12/07/2009
Note: amendment to permit# 09-1102 reducing size of 2nd floor addition.			Ok to Issue: <input checked="" type="checkbox"/>
1) 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.			
2) 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 with Conditions	Reviewer: Tom Markley	Approval Date: 12/07/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.			
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMITPermit Number: 091102
PERMIT ISSUEDPlease Read
Application And
Notes, If Any,
AttachedThis is to certify that Thompson James Jesse & /selfhas permission to Second floor addition to single story house**OCT 16 2009**AT 95 Madeline St

CBL 179 F013001

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 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas H. Mackley 10/14/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD*closed***SCANNED**

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1102	Issue Date:	CBL: 179 F013001
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Location of Construction: 95 Madeline St	Owner Name: Thompson James Jesse &	Owner Address: 95 Madeline St	Phone: 207-210-8253
Business Name:	Contractor Name: 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 / Second floor addition to single story house.	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 5	12,335#
Proposed Project Description: Second floor addition to single story house.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature:		Signature: Jm 10/14/09	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 10/05/2009	Zoning Approval		
<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	Zoning Appeal	Historic Preservation
		<input type="checkbox"/> Shoreland using 14-436 <input type="checkbox"/> Wetland 48% of 1809 allowance's <input type="checkbox"/> Flood Zone being used <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: sk with conditions 10/6/09	<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:	<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: 9

PERMIT ISSUED**OCT 16 2009****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

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
09-1102	10/05/2009	179 F013001

Location of Construction: 95 Madeline St	Owner Name: Thompson James Jesse &	Owner Address: 95 Madeline St	Phone: 207-210-8253
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use:

Single Family / Second floor addition to single story house.

Proposed Project Description:

Second floor addition to single story house.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/06/2009**Note:****Ok to Issue:** ☒

- 1) The building is meeting the land area per dwelling unit, but not all the setbacks. Using 14-436(b). Is using 48% of the 80% expansion allowed.
- 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 single 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/14/2009**Note:****Ok to Issue:** ☒

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

BUILDING PERMIT INSPECTION PROCEDURES

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

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 initializing 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.

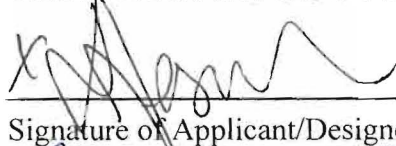
 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

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.

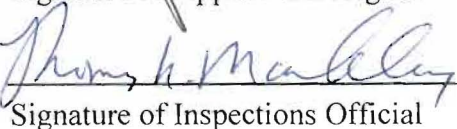
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

10/15/2009

Date



Signature of Inspections Official

10/14/09

Date



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>95 MADELINE ST, 04103</u>		
Total Square Footage of Proposed Structure/Area <u>835</u>		Square Footage of Lot <u>12,335</u>
Tax Assessor's Chart, Block & Lot Chart# <u>26271/069</u> Block# <u>179-F-13-14</u> Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>JESSE THOMPSON</u> Address <u>95 MADELINE ST.</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>(207)</u> <u>210-8253</u>
Lessee/DBA (If Applicable) RECEIVED OCT 5 2009 Dept. of Building Inspections City of Portland and Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ Total Fee: \$ <u>1,030.00</u>
	Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>N/A</u> If yes, please name Project description: <u>SECOND FLOOR ADDITION TO EXISTING SINGLE STORY HOUSE</u>	
Contractor's name: <u>JESSE THOMPSON</u> Address: <u>95 MADELINE ST</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>210-8253</u> Who should we contact when the permit is ready: <u>JESSE THOMPSON</u> Telephone: <u>11</u> Mailing address: <u>95 MADELINE ST</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.

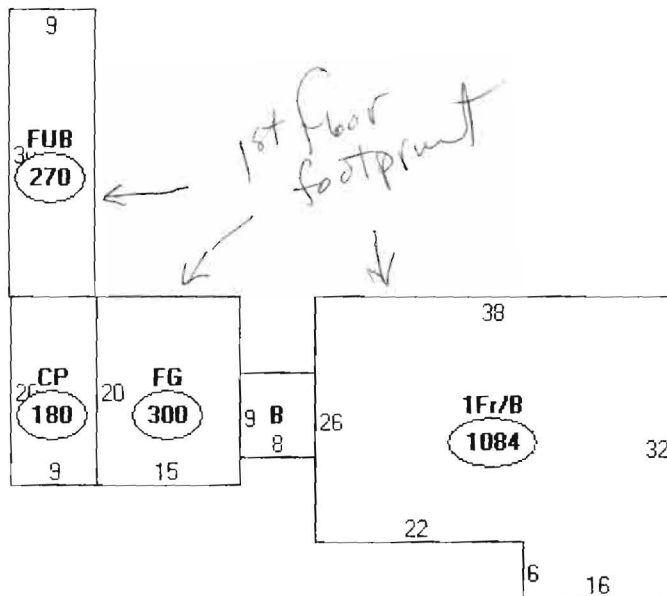
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

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: [Signature]

Date: 10/4/2009

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



Descriptor/Area

A: 1Fr/B
1084 sqft
B: EP
72 sqft
C: FG
300 sqft
D: CP
180 sqft
E: FUB
270 sqft

1084

72

300

180

270

1906# Existing footprint

141.61 = New Deck
88.33 = New Stairs

229.94 New

1906

230

2136#

$$12335 \times 35\% = 4317.25 \# \text{ max lot cov}$$

R-3 - Has lot area but not ~~the~~ ^{two} setback (side & rear)

80% rule - 14 - 436
based on existing footprint $1906 \# \times 80\% = 1527.2 \#$
max 2nd floor

New 2nd floor Area

$$14.5' \times 23' = 333.5 \#$$

$$17' \times 34' = 578.0 \#$$

$$911.5 \#$$

OK

less Than The max permitted

using approx 48% of The 80% Allowed

$$14 \times 23 = 322$$

$$17 \times 34 = 578$$

$$1245 \# \text{ of just the main living area} \times 80\% = 996 \# \text{ MAX still less}$$

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL

June 27, 1960

Ernest Sylvester, owner of property at 93-99 Madeline Street, under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit construction of an open addition 9 feet by 20 feet to be used for carport on side of single car garage attached to the dwelling at this location. This permit is presently not issuable because the addition is to extend to within 5 feet of the side lot line and thus would be an unlawful encroachment upon the side yard width of 8 feet required by Section 4-B-2 of the Ordinance applying to the R-3 Zone in which the property is located.

LEGAL BASIS OF APPEAL:

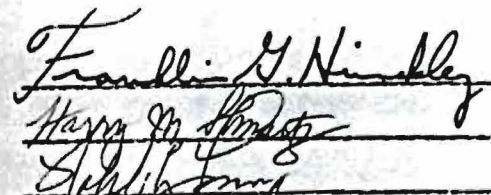
Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.


APPELLANT

DECISION

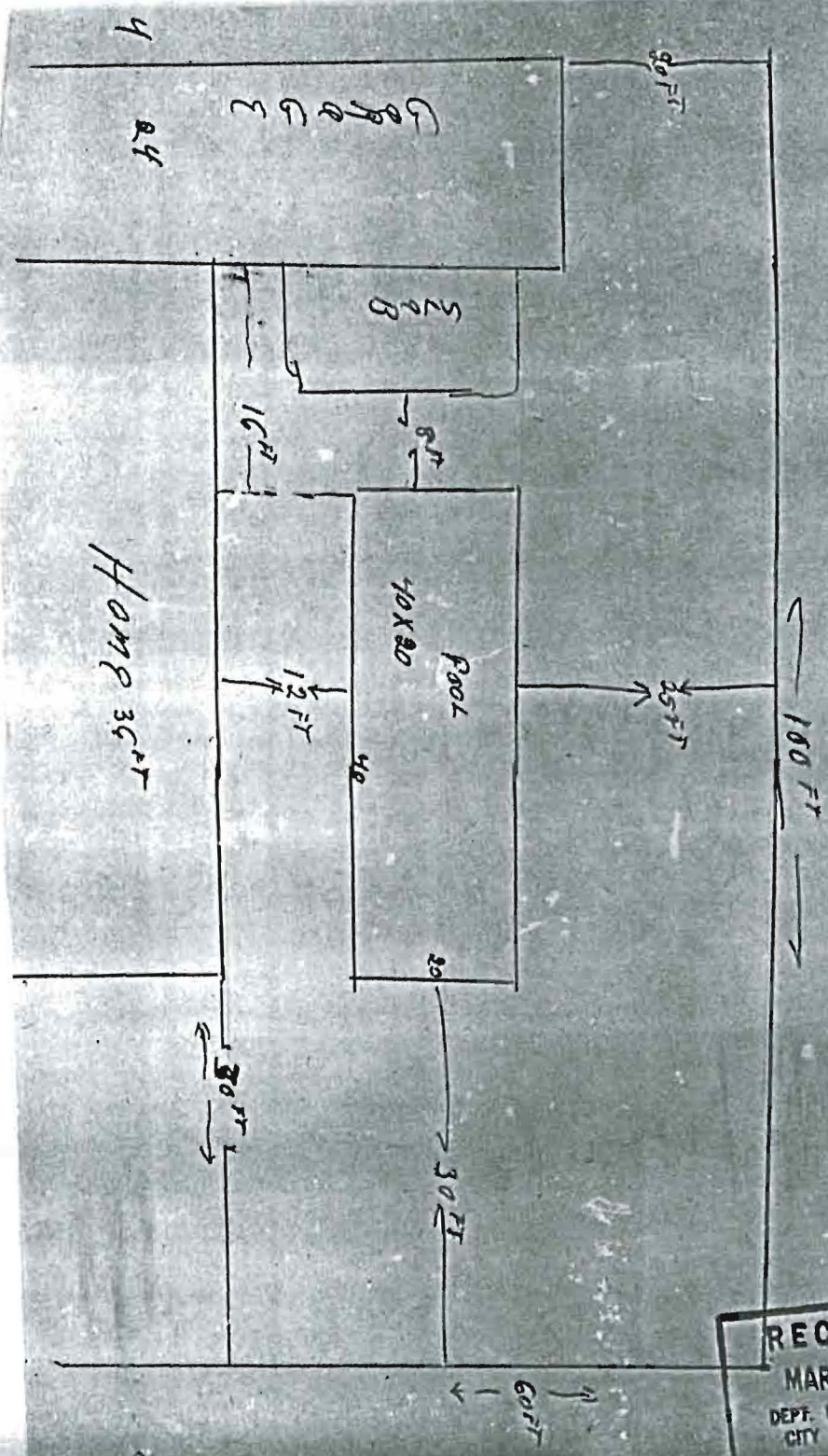
After public hearing held July 14, 1960, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit should be issued.


BOARD OF APPEALS

Pool: \$2,500.
 Self installed: .500
 Total: \$3,000

Buile Lot 12,3 + 58 FT 100 FT X 180 FT approx.



RECEIVED
 MAR 8 4 1975
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

Wm. R. Roberg
 95 Madison St
 Portland

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

- (b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback:* The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.

Building expansions under this section may occur only once during the lifetime of an existing structure.

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.

Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

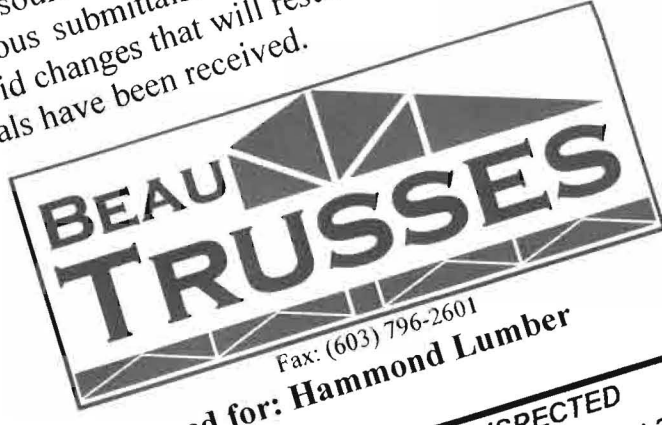
(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

1. The name and address of the applicant and his or her

179-F-013

SHOP DRAWING APPROVAL

submittal is the sole source for fabrication of your trusses and voids any previous architectural plans or previous submittals. Please review carefully and approve all drawings. Verify all conditions to avoid changes that will result in extra charges to you. No trusses will be manufactured until approvals have been received.



Fax: (603) 796-2601

Prepared for: Hammond Lumber



The following (if checked) is contained in this booklet:

Date: November 24, 2009

- ☐ WTCA 4-2002 Standard Responsibilities
- ☐ BCSI-BI WTCA Warning Poster
- ☐ TTB - Long Span Truss Installation
- ☐ TTB - Take Five
- ☐ TTB - How to Read a Truss Design Drawing
- ☐ SNF Crane Info
- ☐ Mitek Stabilizer Info

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☒

- Mitek Alternate T-Brace Detail
- Mitek Standard Gable End Detail
- Mitek Web Bracing Recommendations
- Mitek Hinge Cap Detail
- Mitek Piggyback Connection Detail
- Mitek Bearing Block Detail
- Truss Layout
- Truss Drawings

Plate Offset:
LOADING (psf):
TCLL
(Ground Snow)
TCDL
BCLL
BCDL
LUMBER
TOP CHORD 2 X
BOT CHORD 2 X
WEBS 2 X 6
REACTIONS (lb/size)
Max Hc
Max Up
FORCES (lb) - Max Cc
TOP CHORD 2-7=-26
BOT CHORD 2-6=-29/
WEBS 3-6=0/13
NOTES
1) Wind: ASCE 7-05, 100mp
2) TCLL ASCE 7-05; Pg= 6C
3) Unbalanced snow loads ha
4) This truss has been designe
loads.
5) This truss has been designe
6) * This truss has been designe
chord and any other members.
7) Bearing at joint(s) 2, 4 conside
8) Provide mechanical connection
9) This truss is designed in accord
10) This truss does not include any
parameter fits with the intended
LOAD CASE(S) Standard

Job: #0911044 / Thompson

Approved by: _____

Print Name: _____

Job site contact: _____

Date: _____

Phone: _____

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 3/25/10Permit # 2010 485CBL# 179 F013LOCATION: 95 Madeline St.

METER MAKE & # _____

CMP ACCOUNT # _____

OWNER Jesse Thompson

TENANT _____

PHONE # _____

TOTAL EACH FEE

OUTLETS	<u>42</u>	Receptacles	<u>23</u>	Switches	<u>6</u>	Smoke Detector	<u>71</u>	.20	<u>14.20</u>
FIXTURES	<u>20</u>	Incandescent	<u>17</u>	Fluorescent	<u>3</u>	Strips	<u>40</u>	.20	<u>8.00</u>
SERVICES	<u>1</u>	Overhead		Underground		TTL AMPS <800		15.00	<u>15</u>
		Overhead		Underground		>800		25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
								25.00	
METERS	<u>1</u>	(number of)						1.00	<u>1</u>
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00	
		Insta-Hot		Water heaters		Fans		2.00	
	<u>1</u>	Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher		2.00	<u>6</u>
		Compactors		Spa	<u>1</u>	Washing Machine		2.00	<u>2</u>
		Others (denote)						2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent				Pools		10.00	
		HVAC		EMS		Thermostat		5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
PANELS		Service		Remote		Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
						TOTAL AMOUNT DUE			<u>46.20</u>
						MINIMUM FEE	45.00		<u>45</u>

RECEIVED

MAR 26 2010

Dept. of Building Inspection
City of Portland MaineCONTRACTORS NAME Pat CoanMASTER LIC. # MS 6009303ADDRESS 142 Presumpscot St.

LIMITED LIC. # _____

TELEPHONE 323-1805SIGNATURE OF CONTRACTOR Pat Coan

White Copy - Office

• Yellow Copy - Applicant

2-29-12 DWM Jesse 210-8253 Cancel

3-2-12 DWM Jesse Final fall. Provide A FCI breakers
+ return handrail.

3-12-12 DWM Final OK

permit # 9-1102

179-F-013

SHOP DRAWING APPROVAL

This submittal is the sole source for fabrication of your trusses and voids any previous architectural plans or previous submittals. Please review carefully and approve all drawings. Verify all conditions to avoid changes that will result in extra charges to **you**. No trusses will be manufactured until approvals have been received.



Fax: (603) 796-2601

Prepared for: **Hammond Lumber**



Date: November 24, 2009

The following (if checked) is contained in this booklet:

- | | |
|---|--|
| <input type="checkbox"/> WTCA 4-2002 Standard Responsibilities | <input type="checkbox"/> Mitek Alternate T-Brace Detail |
| <input type="checkbox"/> BCSI-B1 WTCA Warning Poster | <input type="checkbox"/> Mitek Standard Gable End Detail |
| <input type="checkbox"/> TTB - Long Span Truss Installation | <input type="checkbox"/> Mitek Web Bracing Recommendations |
| <input type="checkbox"/> TTB -Take Five | <input type="checkbox"/> Mitek Hinge Cap Detail |
| <input type="checkbox"/> TTB - How to Read a Truss Design Drawing | <input type="checkbox"/> Mitek Piggyback Connection Detail |
| <input type="checkbox"/> SNF Crane Info | <input type="checkbox"/> Mitek Bearing Block Detail |
| <input type="checkbox"/> Mitek Stabilizer Info | <input type="checkbox"/> Truss Layout |
| | <input checked="" type="checkbox"/> Truss Drawings |

Job: #0911044 / Thompson

Approved by: _____ Date: _____

Print Name: _____

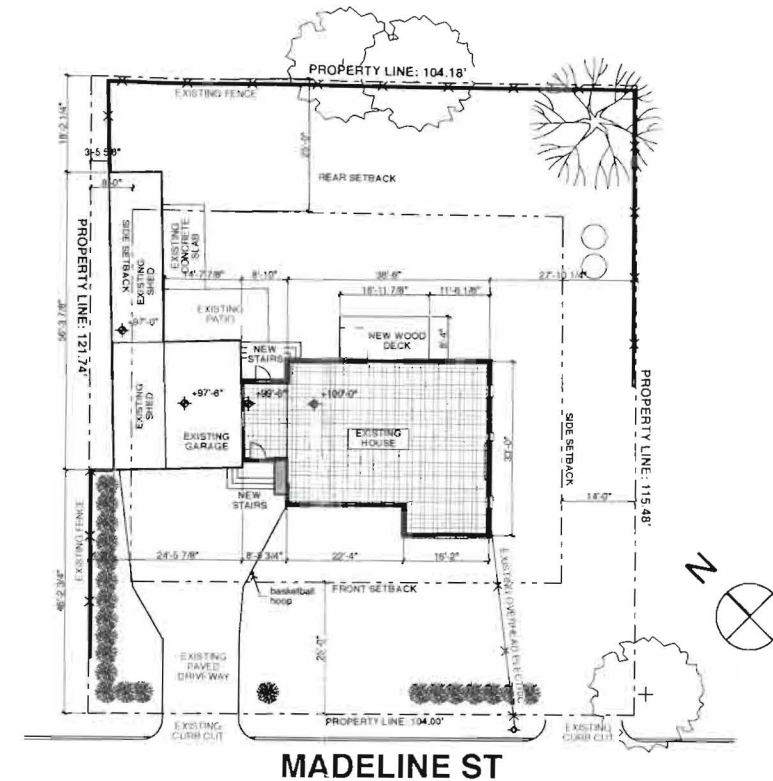
Job site contact: _____ Phone: _____

<p>LUMBER</p> <p>TOP CHORD 2 X 6 SPF-S No.2 BOT CHORD 2 X 4 SPF No.2 WEBS 2 X 6 SPF-S No.2</p> <p>REACTIONS (lb/size) 2=1366/0-3-8, 4=1366/0-3-8 Max Horz 2=73(LC 7) Max Uplift 2=-176(LC 7), 4=-176(LC 8)</p> <p>FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown TOP CHORD 2-7=-2616/71, 3-7=-2429/96, 3-8=-2433/119, 4-8=-2620/93 BOT CHORD 2-6=-29/2229, 4-6=-28/2233 WEBS 3-6=0/1337</p>	<p>BRACING</p> <p>TOP CHORD Structural wood sheathing directly applied or 3-0-5 oc purlins. BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Mitek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.</p> </div>
---	---

- NOTES**
- 1) Wind: ASCE 7-05; 100mph; TCDF=6.0psf, BCDL=6.0psf, h=25ft, Cat. II; Exp B, enclosed, MWFRS (low-nse) gable end zone, Lumber DOL=1.33 plate grip DOL=1.33
 - 2) TCLL: ASCE 7-05; P_g= 60.0 psf (ground snow); P_f=46.2 psf (flat roof snow), Category II; Exp B, Partially Exp., C_t=1
 - 3) Unbalanced snow loads have been considered for this design
 - 4) This truss has been designed for greater of min roof live load of 18.0 psf or 1.00 times flat roof load of 46.2 psf on overhangs non-concurrent with other live loads.
 - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads
 - 6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-6" tall by 1'-0" wide will fit between the bottom chord and any other members.
 - 7) Bearing at joint(s) 2, 4 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
 - 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 176 lb uplift at joint 2 and 176 lb uplift at joint 4
 - 9) This truss is designed in accordance with the 2006 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
 - 10) This truss does not include any time dependant deformation for long term loading (creep) in the total load deflection. The building designer shall verify that this parameter fits with the intended use of this component.

LOAD CASE(S) Standard

95 MADELINE ADDITION



1 SITE PLAN
SCALE 1/16" = 1'-0"

PROJECT INFORMATION

Client: Thompson / Scheintaub
Architect: Kaplan Thompson Architects
Contractor: Jesse Thompson
Map / Lot: 26271 / 069
Project Address: 95 Madeline St. : 179-F-13-14
Zoning: Portland R-3
Building Codes: IRC 2003
NFPA / 1999

Site Area: 12,335 SF / 0.28 ACRE
Building SF: 1,900 SF
Occupancy: Single Family Residential
Maximum Building Height: 35'-0"
Setbacks: Front: 25'-0"
Side: 8'-0" 1 story, 14'-0" 2 story, 16'-0" 2 1/2 story
Rear: 25'-0"

DRAWING INDEX

COVER SHEET / SITE PLAN

D-1.1 DEMOLITION / EXISTING PLANS

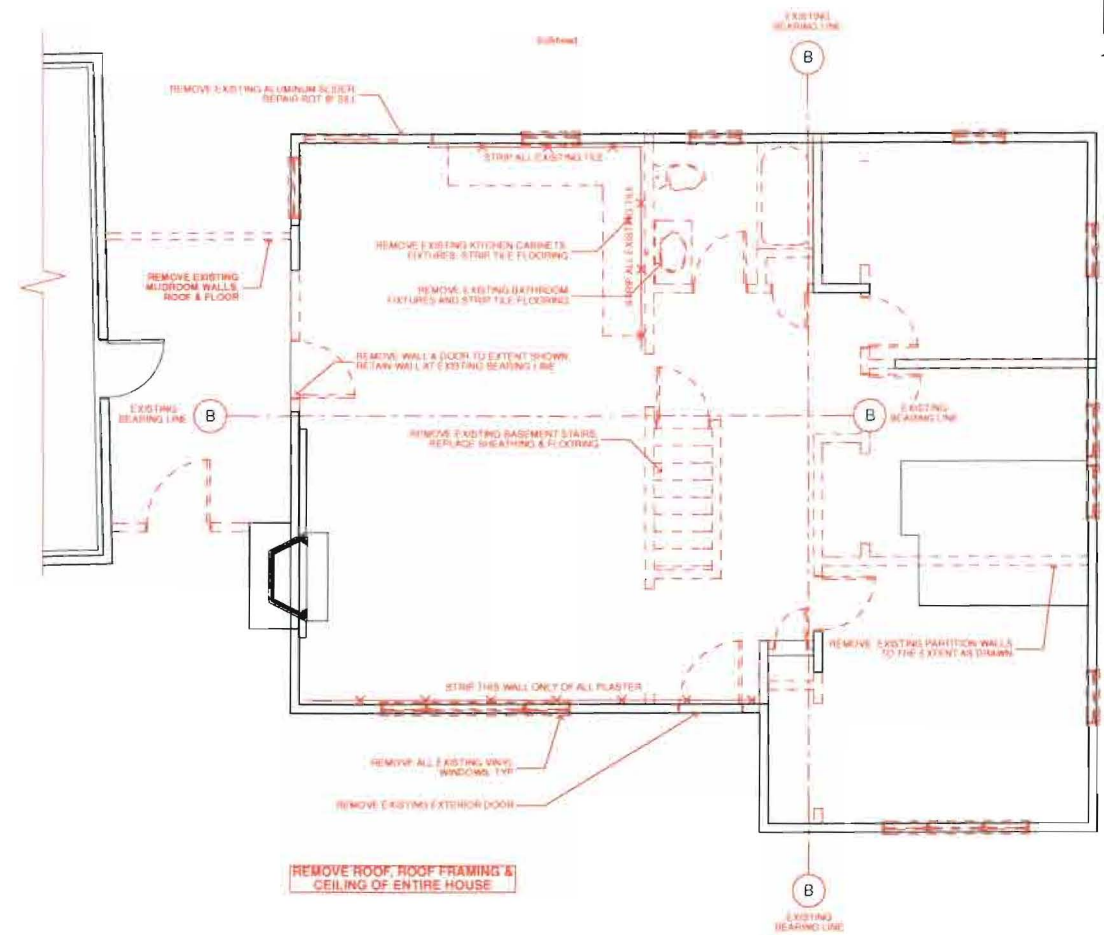
A-1.1 BASEMENT & MAIN PLANS

A-1.2 UPPER & ROOF PLANS

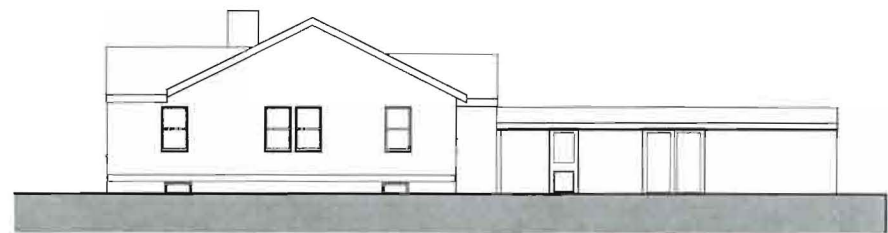
A-2.1 BUILDING ELEVATIONS

A-3.1 BUILDING SECTIONS

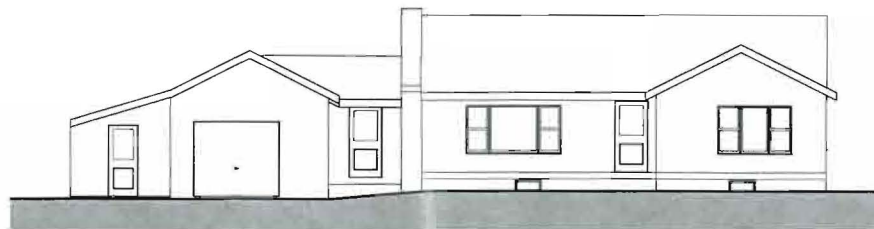
S-1.1 FRAMING PLANS



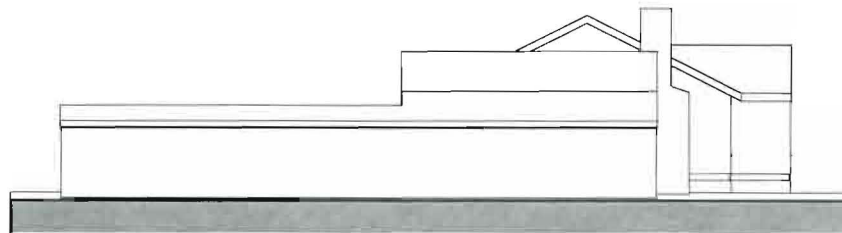
1 DEMOLITION PLAN: Main Floor
SCALE 1/4" = 1'-0"



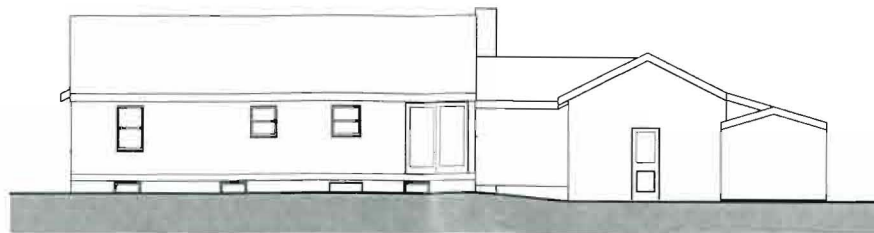
5 EXISTING: Northeast Elevation
SCALE 1/8" = 1'-0"



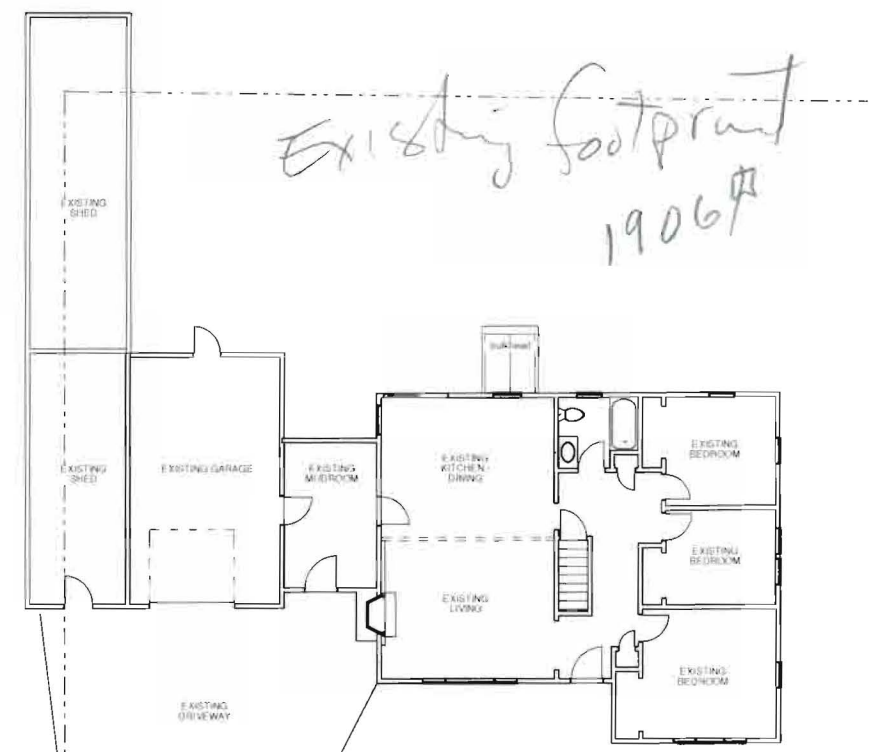
3 EXISTING: Southwest Elevation
SCALE 1/8" = 1'-0"



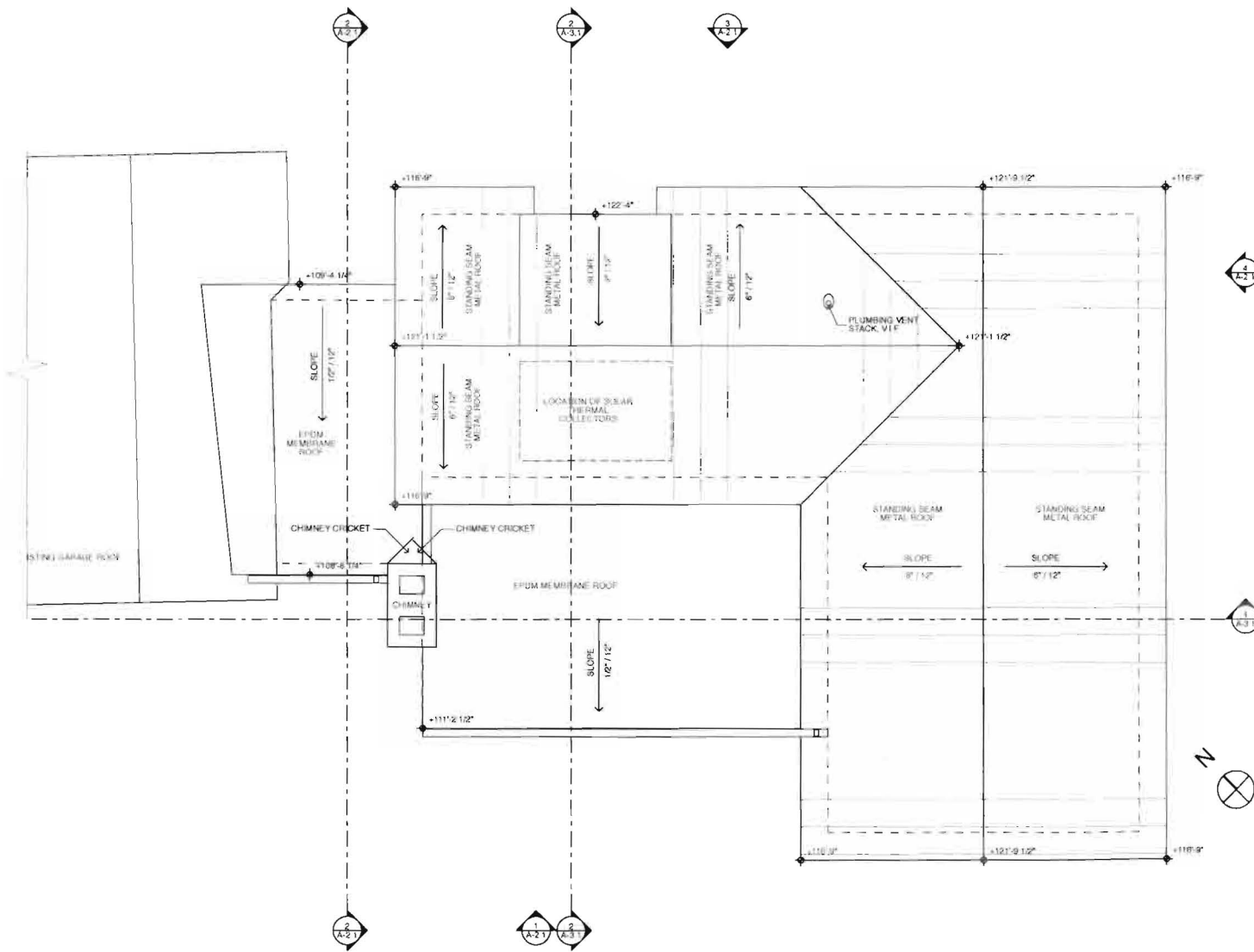
6 EXISTING: Northwest Elevation
SCALE 1/8" = 1'-0"



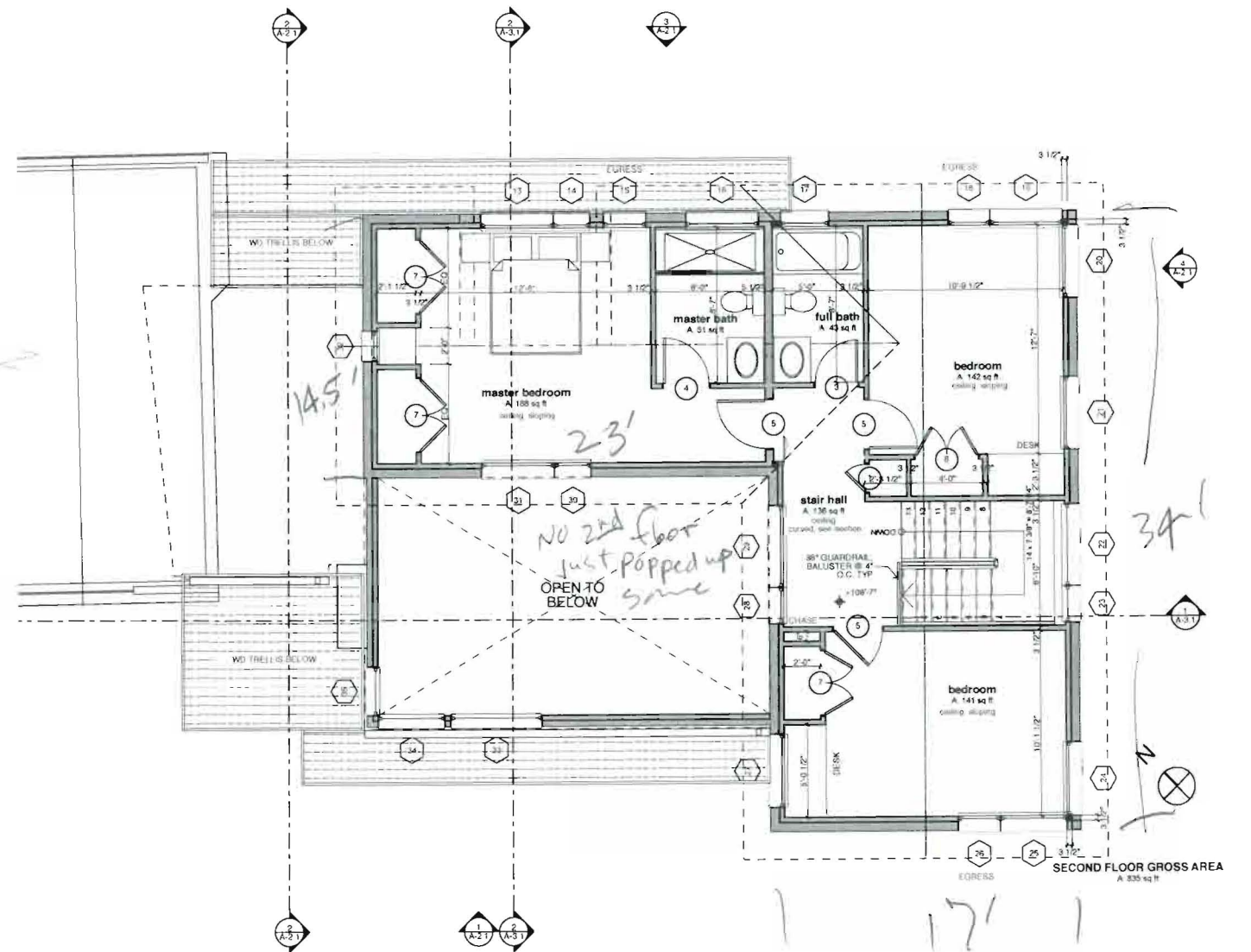
4 EXISTING: Southeast Elevation
SCALE 1/8" = 1'-0"



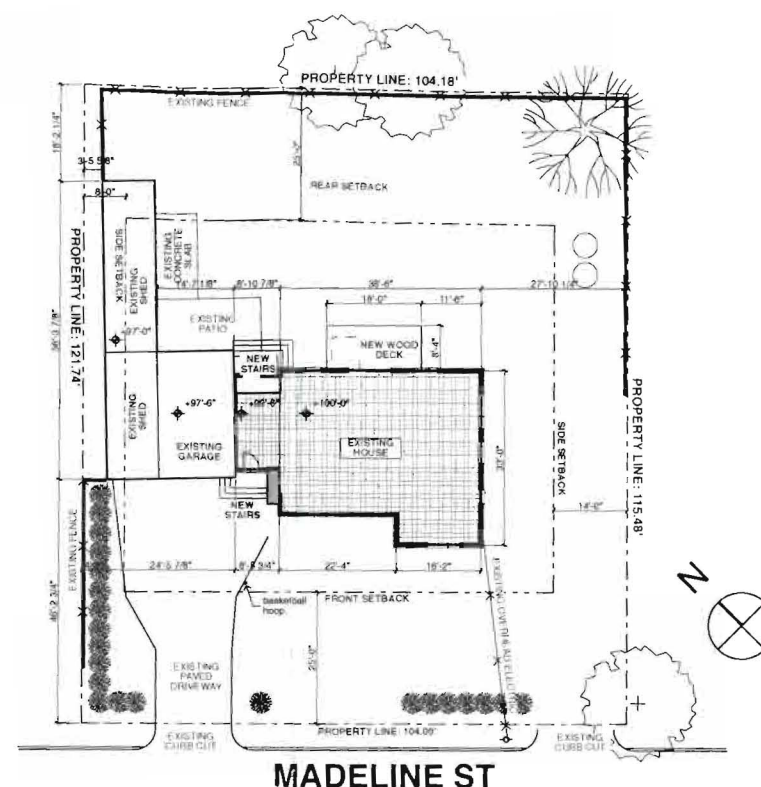
2 EXISTING: Main Floor
SCALE 1/8" = 1'-0"



2 Roof Plan
SCALE 1/4" = 1'-0"



1 Upper Floor
SCALE 1/4" = 1'-0"



Client: Thompson / Scheintaub

Architect: Kaplan Thompson Architects

Contractor: Jesse Thompson

Map / Lot: 26271 / 069

Project Address: 95 Madeline St. : 179-F-13-14

Zoning: Portland R-3

Building Codes: IRC 2003
NFPA / 1999

Site Area: 12,335 SF / 0.28 ACRE

Building SF: 1,824 SF

Occupancy: Single Family Residential

Maximum Building Height: 35'-0"

Setbacks: Front: 125'-0"
Side: 18'-0" 1 story, 14'-0" 2 story, 16'-0" 2 1/2 story
Rear: 125'-0"

DRAWING INDEX

COVER SHEET / SITE PLAN

D-1.1 DEMOLITION / EXISTING PLANS

A-1.1 BASEMENT & MAIN PLANS

A-1.2 UPPER & ROOF PLANS

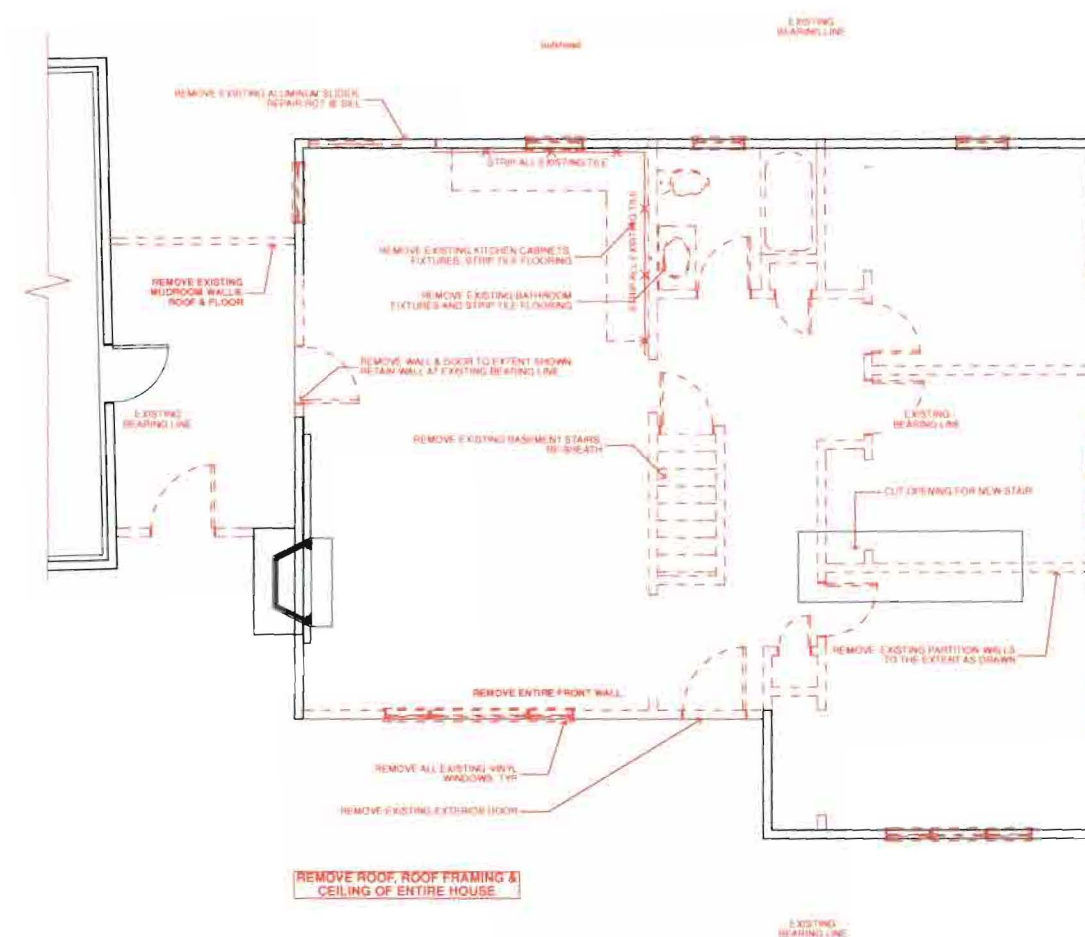
A-2.1 BUILDING ELEVATIONS

A-3.1 BUILDING SECTIONS

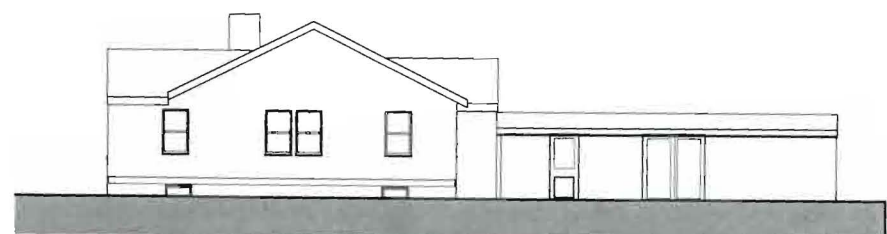
A-4.1 WALL SECTIONS & WINDOWS

S-1.1 FRAMING PLANS

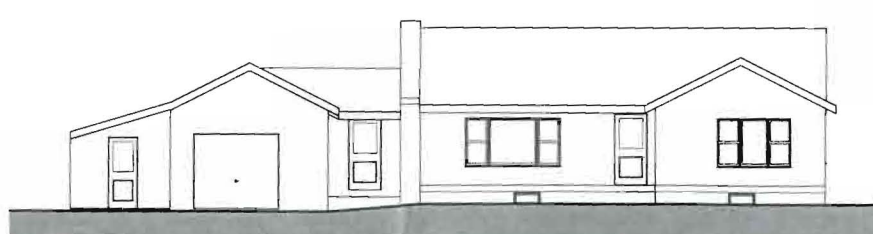
1 SITE PLAN
SCALE 1/16" = 1'-0"



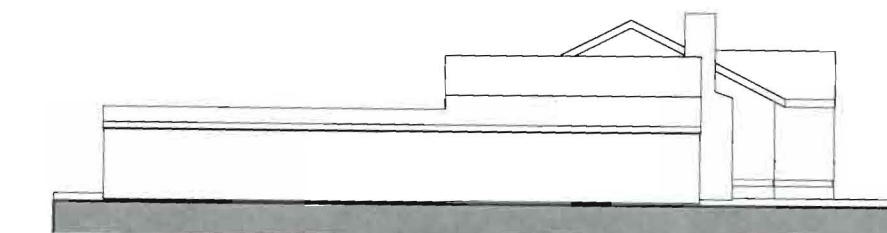
① DEMOLITION PLAN: Main Floor
SCALE 1/4" = 1'-0"



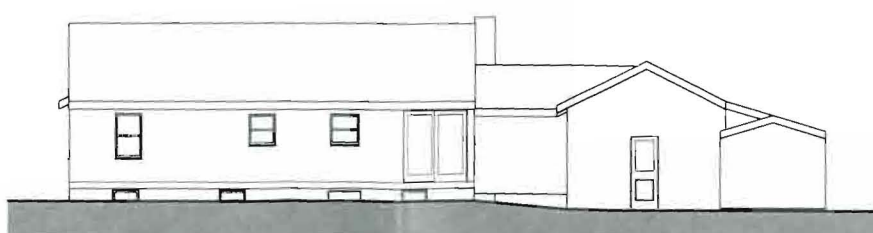
⑤ EXISTING: Northeast Elevation
SCALE 1/8" = 1'-0"



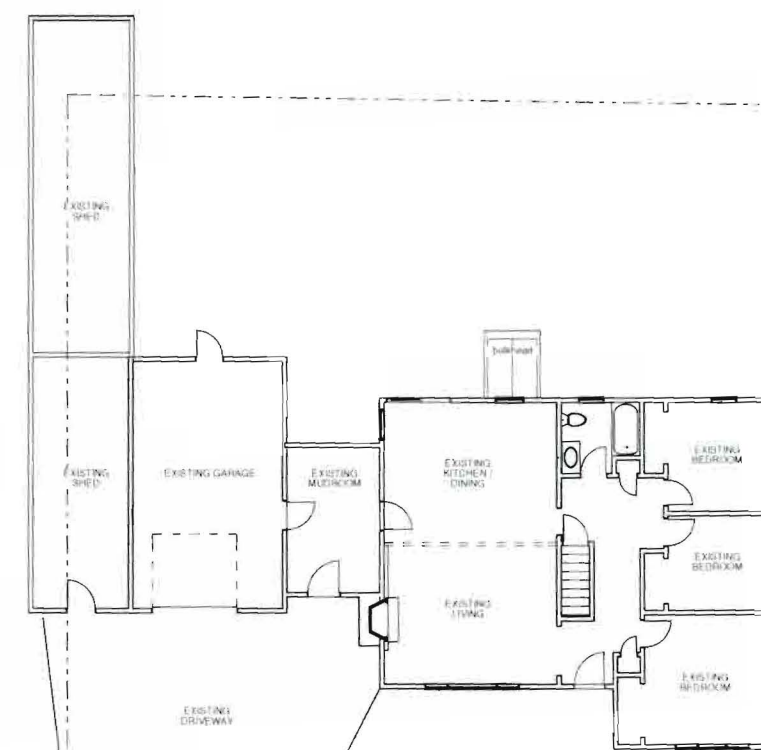
③ EXISTING: Southwest Elevation
SCALE 1/8" = 1'-0"



⑥ EXISTING: Northwest Elevation
SCALE 1/8" = 1'-0"



④ EXISTING: Southeast Elevation
SCALE 1/8" = 1'-0"

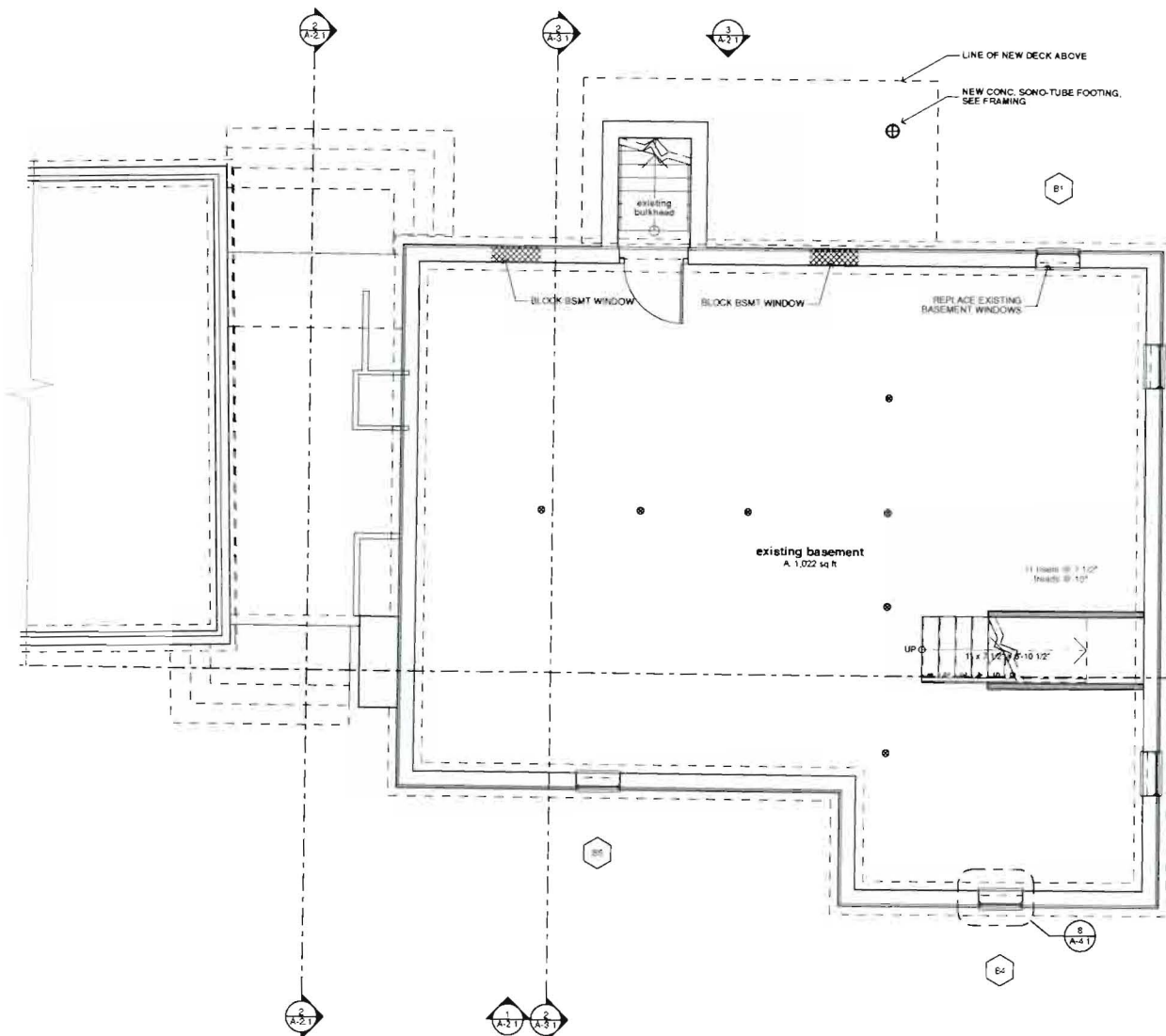


② EXISTING: Main Floor
SCALE 1/8" = 1'-0"

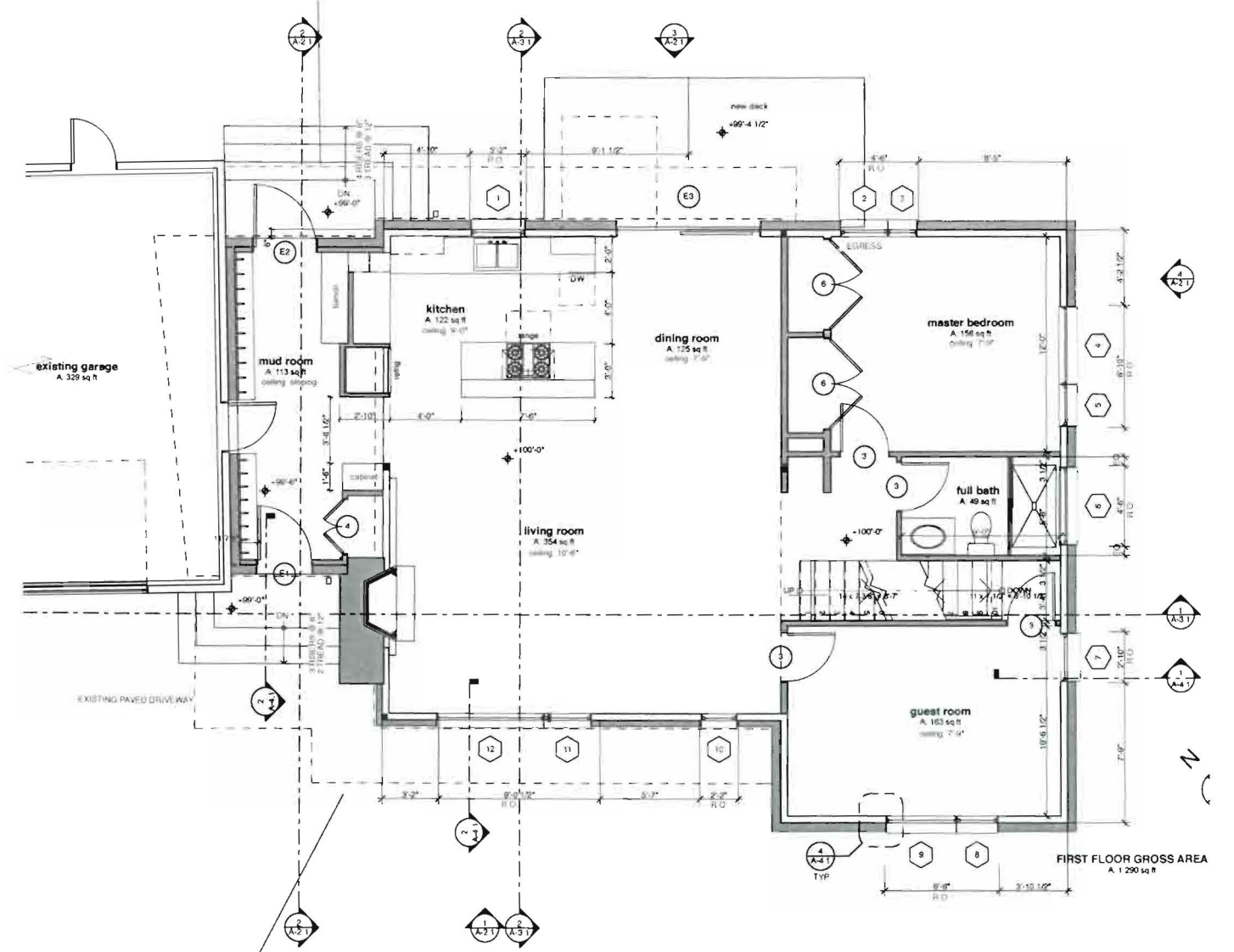
MARK	SIZE			Quantity	Model #	Manufacturer	Type	Material	Glazing	NOTES	3D Fro...
	W	HT	THK								
1	2'-0"	6'-8"	0-1 3/8"	1							
2	2'-4"	6'-8"	0-1 3/8"	1							
3	7'-6"	6'-8"	0-1 3/8"	6							
4	3'-0"	6'-8"	0-1 3/8"	1							
5	4'-0"	6'-8"	0-1 3/8"	1							
6	5'-0"	6'-8"	0-1 3/8"	2							
7	4'-0"	6'-8"	0-1 3/8"	1							
E1	3'-0"	6'-8"	0-1 3/4"	1			HALF LITE ENTRY DOOR		TRIPLE LOWE		
E2	3'-6"	7'-0"	0-1 3/4"	1			FULL LITE ENTRY DOOR W/ SIDE LIGHT		TRIPLE LOWE		
E3	5'-0"	6'-8"	0-1 3/4"	1			SLIDING PATIO	WG / GLASS	TRIPLE LOWE		
				18							

ID	3D F.	FRAME Size		Quantity	SF	Type	Orientation	Manu	Model #	Material	Glazing	SHGC	U-Value	Egress	Tempered	NOTES
		Width	Height													
1		3'-0"	5'-4"	1	16	AWN	NE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 2 & 3
2		2'-8"	4'-4"	1	12	CSMT	NE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 2 & 3
3		1'-8"	4'-4"	1	7	FIX LOW PROFILE	NE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 4 & 5
4		4'-0"	2'-8"	1	12	FIX LOW PROFILE	SE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 4 & 5
5		2'-4"	2'-8"	1	6	CSMT	SE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
6		2'-4"	2'-0"	1	9	AWN	SE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
7		2'-4"	4'-4"	1	12	CSMT	SE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
8		2'-4"	3'-4"	1	8	CSMT	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 8 & 9
9		4'-0"	3'-4"	1	13	FIX LOW PROFILE	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 8 & 9
10		2'-0"	4'-0"	1	8	CSMT	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
11		2'-4"	4'-0"	1	11	CSMT	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 11 & 12
12		5'-0"	4'-0"	1	24	FIX LOW PROFILE	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 11 & 12
13		2'-4"	3'-8"	1	9	CSMT	NE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 13 & 14
14		4'-0"	3'-8"	1	15	FIX LOW PROFILE	NE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 13 & 14
15		4'-0"	3'-8"	1	15	FIX LOW PROFILE	SE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
16		2'-0"	3'-8"	1	7	CSMT	SE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 16 & 17
17		4'-2"	3'-8"	1	15	FIX LOW PROFILE	SE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 16 & 17
18		4'-0"	3'-8"	1	15	FIX LOW PROFILE	SE	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
19		3'-8"	2'-4"	1	13	FIX LOW PROFILE	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 19 & 20
20		2'-4"	3'-8"	1	9	CSMT	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 19 & 20
21		4'-0"	2'-8"	1	11	AWN	NW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
22		3'-4"	2'-4"	1	8	FIX LOW PROFILE	NW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
23		2'-4"	2'-4"	1	10	AWN	NW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
24		4'-0"	2'-8"	1	11	AWN	NW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
25		6'-0"	2'-8"	1	16	FIX LOW PROFILE	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 25 & 26
26		2'-8"	2'-8"	1	7	AWN	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			MULL 25 & 26
27		2'-8"	3'-8"	1	7	POLYGON LOW PROFILE	SW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			POLYGON LEFT LG 2'-8" RIGHT SIDE 2'-8"
B1		2'-2 1/2"	1'-1 3/4"	1	3	FIX LOW PROFILE	NW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
B2		2'-2 1/2"	1'-1 3/4"	1	3	FIX LOW PROFILE	NW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
B3		2'-2 1/2"	1'-1 3/4"	1	3	FIX LOW PROFILE	NW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
B4		2'-2 1/2"	1'-1 3/4"	1	3	FIX LOW PROFILE	NW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
B5		2'-2 1/2"	1'-1 3/4"	1	3	FIX LOW PROFILE	NW	IN-LINE	325	FIBERGLASS	TRIPLE LOWE	LOF	0.22			
				32	321.90 ft											

MDL
12/01/2009



1 Basement
SCALE 1/4" = 1'-0"



2 Main Floor
SCALE 1/4" = 1'-0"

REVISED PERMIT DRAWINGS:
12/01/2009

KAPLAN THOMPSON
ARCHITECTS

424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX: 842-2828

PROJECT:
95 MADELINE
THOMPSON / SCHEINTAUB
95 MADELINE ST.
PORTLAND, ME

DRAWING: BASEMENT & MAIN PLANS

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

DATE: DECEMBER 1, 2009

DRAWN BY: JJT

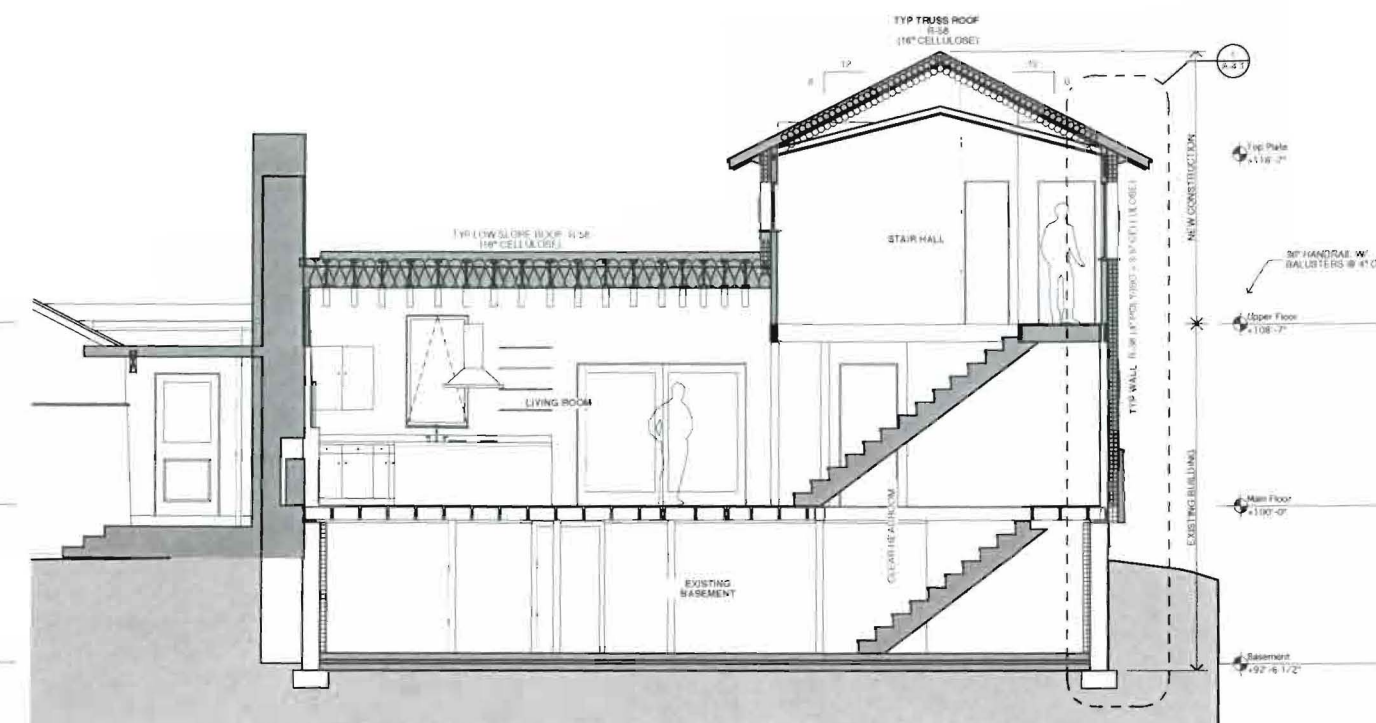
REVISED:

A-1.1

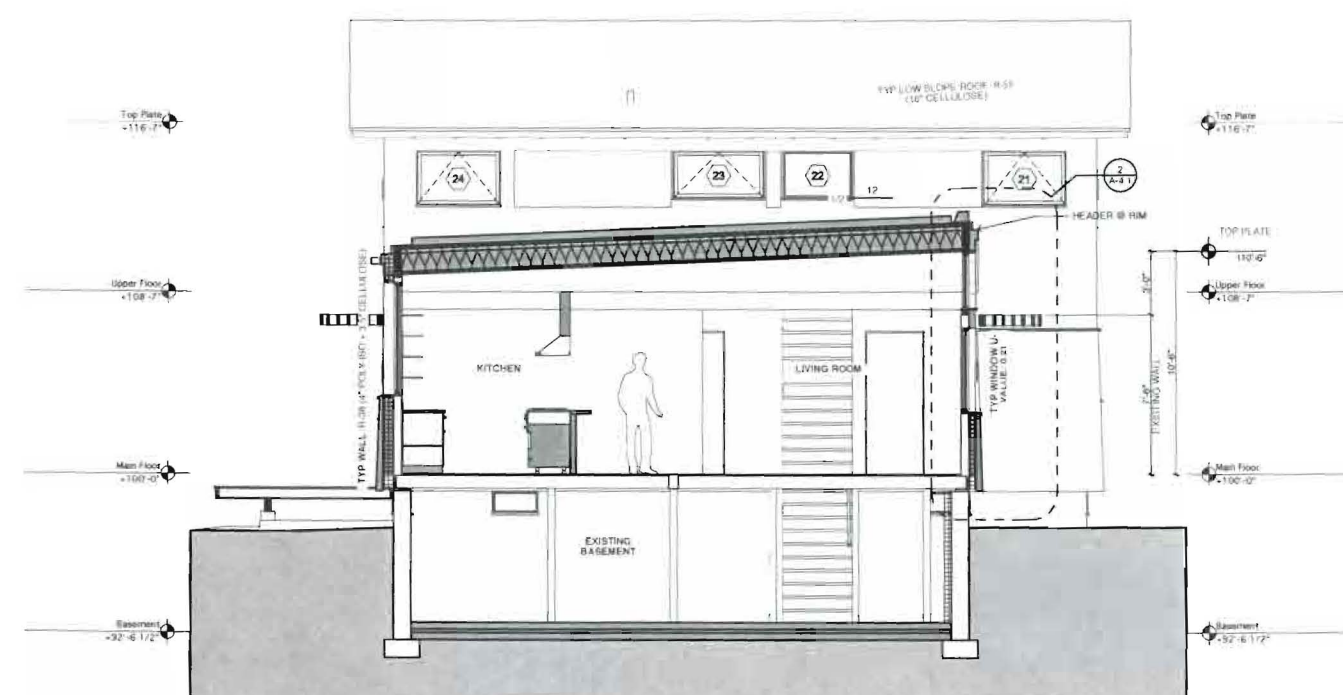




3 E/W SECTION: MUD / BATH
SCALE 1/4" = 1'-0"



1 E/W SECTION: LIVING / STAIR
SCALE: 1/4" = 1'-0"



2 N/S SECTION: KITCHEN / MASTER
SCALE 1/4" = 1'-0"



