

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

PERMIT ISSUED
 Permit Number: 060605
 JUN 30 2005
 CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

This is to certify that BARNARD CHARLES K & DONNA H JTS/Bay Cove Builders/R

has permission to 2 unit- Add second dwelling unit - 32' x

AT 93 HOBART ST L 197 H001004

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. 4
 YOUR 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

[Signature] 6/29/05
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0605	Issue Date:	FBL: 197 H001001
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Location of Construction: 93 HOBART ST	Owner Name: BARNARD CHARLES K & DONN	Owner Address: 93 HOBART ST	Phone:
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Business Name:	Contractor Name: Bay Cove Builders/Robert Lefurgy	Contractor Address: 4 Kings Road York	Phone: 2073635550
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R5
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Past Use: Single Family Home	Proposed Use: 2 unit- Add second dwelling unit. - 32' x 18'	Permit Fee: \$996.00	Cost of Work: \$100,000.00	CEO District: 3
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Proposed Project Description: 2 unit- Add second dwelling unit - 32' x 18'	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B 06/29/06 <i>[Signature]</i>
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Signature:	Signature:
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 04/28/2006	Zoning Approval	
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<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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>OK Section 14-425 extending building</i> <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"/> <i>OK w/ conditions</i> Date: 6/15/06 <i>ABM</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 <i>ABM</i> Date: _____
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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
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: 06-0605	Date Applied For: 04/28/2006	CBL: 197 HOOIOOI
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Location of Construction: 93 HOBART ST	Owner Name: BARNARD CHARLES K & DONN	Owner Address: 93 HOBART ST	Phone:
Business Name:	Contractor Name: Bay Cove Builders/Robert Lefurgy	Contractor Address: 4 Kings Road York	Phone (207) 363-5550
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/05/2006
Note: Front entry extends .5' x 12' into front yard for a total of 6 sf. Section 14-425 allows up to 50 s.f.			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property shall be a two family dwelling. Any change of use shall require a separate permit application for review and approval. 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.			

Dept: Building	Status: Approved with Conditions	Reviewer: Residential Plan Revie	Approval Date: 06/29/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Items that are unclear or not shown, such as exterior stairs and guard details, attic accesses, roof ventilation, protection of fire separation assembly penetrations. the final decision of the floor ceiling assembly, joist hangers, specific smoke detector location be submitted and approved prior to commencement of framing. 2) The approval is based on the emailed framing details upgrading the floor framing to 2" x 10" as shown on the 8 1/2 x 11 adendum sheets.			

Dept: Fire	Status: Not Applicable	Reviewer: Cptn Greg Cass	Approval Date: 06/12/2006
Note:			Ok to Issue: <input type="checkbox"/>

Comments:
5/17/2006-amachado: Going from single family to a two unit so needs minor site plan review. We need a copy of the stamped boudary survey to show complete lot and setbacks to all property lines. Left message with owner.
5/2/2006-amachado: Received boundary survey but copy was reduced so I can't scale it. I left a message with Chuck and I also have a question about the 2' bump out and the deck off the front.
5/5/2006-amachado: Chuck brought in scalable survey and drew in the bump out and front entry.
5/26/2006-mjn: Spoke w/owner cantalever is underframed as is the girder above, also nee fire separation and STC details for Part walls and Ceiling
6/29/2006-mjn: AWAITING PLANNING DEPT APPROVAL



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

June 27, 2006

Charles Barnard
93 Hobart Street
Portland, ME 04102

RE: 93 Hobart Street
CBL: 197-H-001001

Dear Mr. Barnard:

On June 27, 2006, the Portland Planning Authority approved a 32' x 18' building addition to your property located at 93 Hobart Street. The building addition will serve as an in-law apartment which will change your residence from a single family to a two family home.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. No performance guarantee will be required for this project.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

Permit Application Checklist - Response

Cross sections w / framing details -

Cross sections on dwg. 18. Framing on dwgs. 15, 16 & 17.

Floor plans and elevations existing & proposed -

See dwgs. 2, 3, 4, 7, 8, & 9.

Detail removal of all partitions and any new structural beams -

Removals occur at connection to existing and are indicated on dwgs. 2, 3 & 4.
New structural beams shown on framing plans dwgs. 15, 16 & 17.

Detail any new walls or permanent partitions -

Project Description gives some information and wall sections dwg. 19 shows more detail

Stair details -

No new interior stairs are planned.

Window and door schedules -

See dwg. 12.

Foundation plan w / -

Seedwg. 14.

Detail egress requirements-

Egress windows in bed rooms and basement recreation room. See dwg. 12.
1 hr. separation at first floor between existing and new, see Project Description & dwg. 3.

Insulation R-factor of walls -

See project description and dwg. 18. Exterior wall 2x6 studs w/ full tk. insul. - ceiling 12" batt or blown-in.

Deck construction-

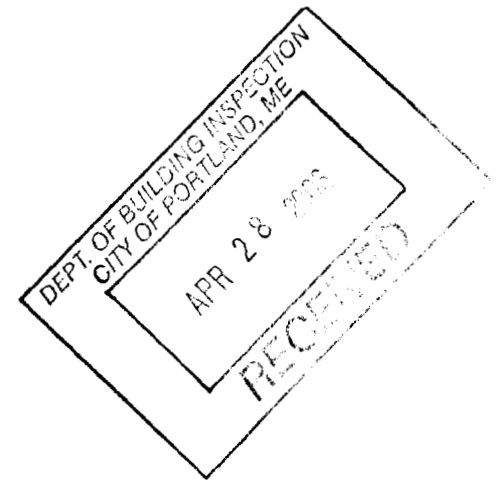
See dwgs. 14, 15, 16 & 19. Existing handrail and stair to be reused in new construction.

Reduced plans -

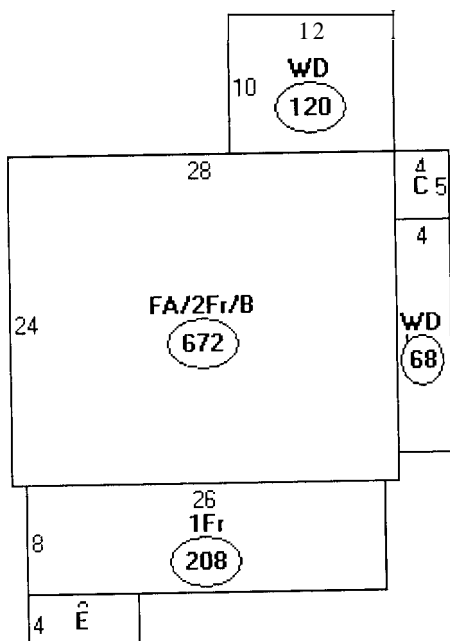
Drawings are 11 x 17.

Proof of ownership -

To be included.







Descriptor/Area

- A: FA/2Fr/B
672 sqft
- E:WD
120 sqft
- C:FUB
20 sqft
- D:1Fr
203 sqft
- E:WD
32 sqft
- F:WD
68 sqft

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

Current Owner Information

Card Number 1 of 1
Parcel ID 197 H001001
Location 93 HOBART ST
Land Use SINGLE FAMILY

Owner Address BARNARD CHARLES K & DONNA H JTS
 93 HOBART ST
 PORTLAND ME 04102

Book/Page 13226/114
Legal 197-H-1 TO 8-21 TO 24
 HOBART ST 93-105
 WESTLAND AVE
 40000 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$70,610	\$94,990	\$165,600

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$84,100	\$121,100	\$205,200

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

Property Information

Year Built 1928	Style old Style	Story Height 2	Sq. Ft. 1720	Total Acres 0.918		
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 5	Attic Part Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	size	Grade	condition
SHED FRAME	1	1975	8X10	C	A
SHED FRAME	1	1975		C	A

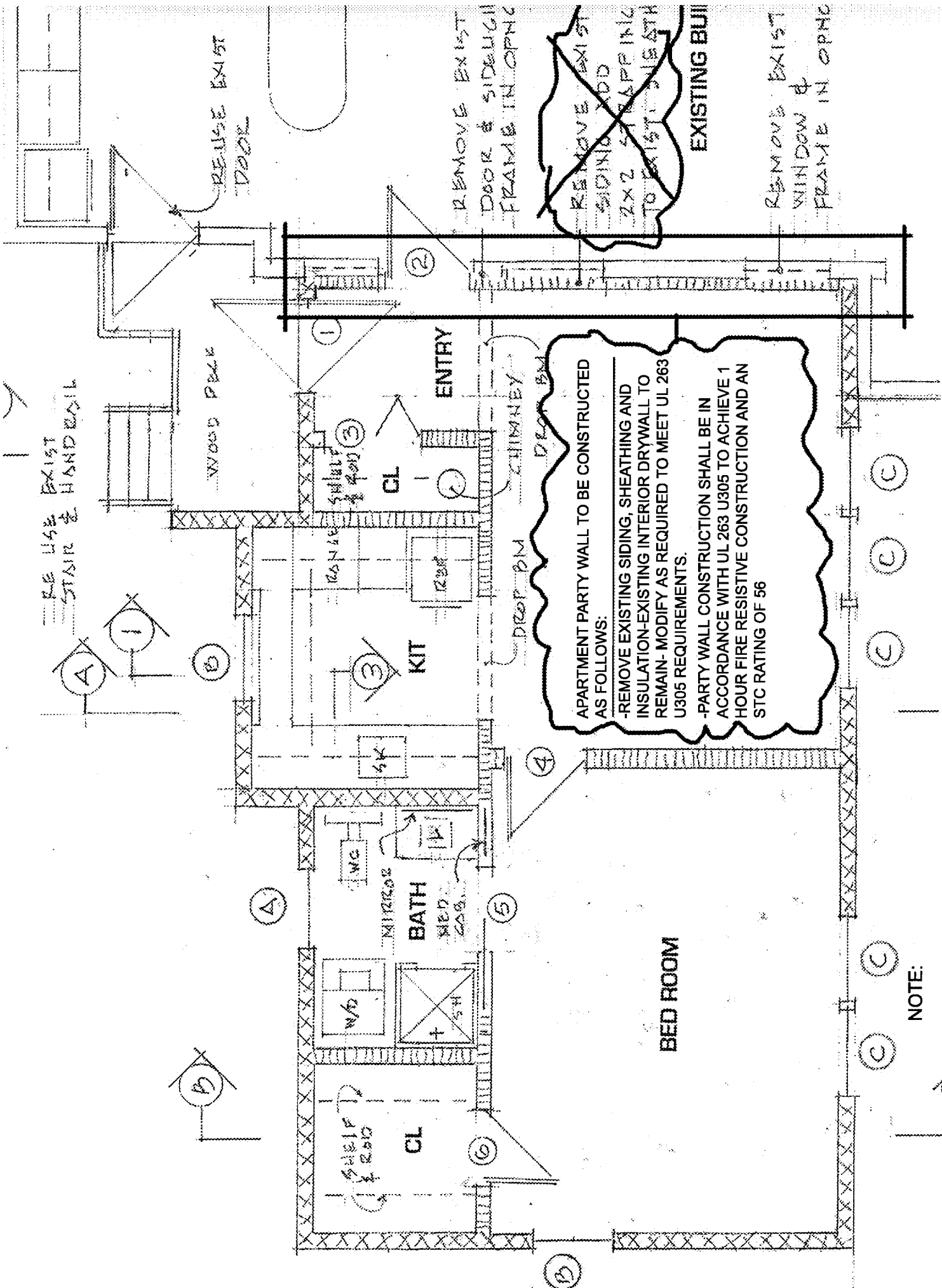
Sales Information

Date 07/31/1997	Type LAND + BLDING	Price \$109,500	Book/Page 13226-114
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Picture and Sketch

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

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



APARTMENT PARTY WALL TO BE CONSTRUCTED AS FOLLOWS:

- REMOVE EXISTING SIDING, SHEATHING AND INSULATION-EXISTING INTERIOR DRYWALL TO REMAIN- MODIFY AS REQUIRED TO MEET UL 263 U305 REQUIREMENTS.
- PARTY WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH UL 263 U305 TO ACHIEVE 1 HOUR FIRE RESISTIVE CONSTRUCTION AND AN STC RATING OF 56

NOTE:

THIS IS A PARTIAL VIEW OF PAGE 3 OF THE DRAWING SET FOR 93 HOBART STREET. THE CLOUDED CHANGES ARE ADDENDA TO THE ORIGINAL SET DATED 4-10-06. THESE CHANGES ARE TO BE CONSIDERED PART OF THE FINAL PERMIT AND CONSTRUCTION DOCUMENTS

June 29, 2006

In regards to: 93 Hobart Street Addition (Chuck Barnard)

Mike Nugent
Portland City Offices
Planning Division

Dear Mike Nugent:

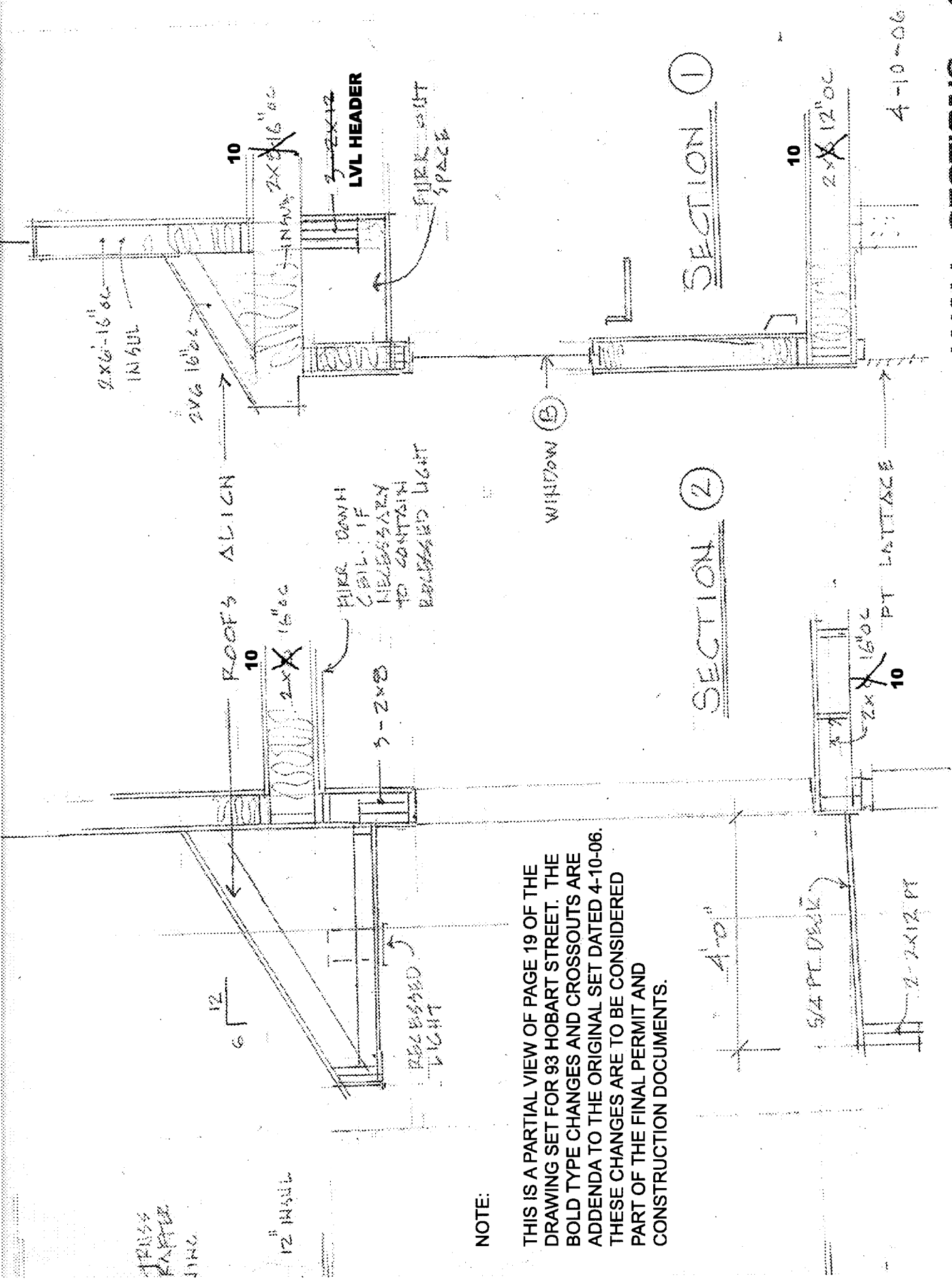
Thank you for assisting me over the phone yesterday as I was having trouble locating proper UL listings for some of the assemblies in this project. We hope we have met the requirements for permit.

Attached are PDF document files showing addenda to the originally submitted drawings set dated 4-10-06 as well as UL design sheers gleaned directly from the UL website showing the appropriate assemblies which are referenced in the addenda. The affected pages are the floor plans pages 2 & 3, the window schedule page 12, the framing plans pages 15 & 16, and the sections pages 18 & 19.

Thank you very much for your assistance and consideration and please let us know if there is anything else required to move forward with permitting.

Best regards,

Nicholas D'Angelo



TRUSS
RAFTER
LINE

12 WALL

NOTE:

THIS IS A PARTIAL VIEW OF PAGE 19 OF THE DRAWING SET FOR 93 HOBART STREET. THE BOLD TYPE CHANGES AND CROSSOUTS ARE ADDENDA TO THE ORIGINAL SET DATED 4-10-06. THESE CHANGES ARE TO BE CONSIDERED PART OF THE FINAL PERMIT AND CONSTRUCTION DOCUMENTS.

SECTION 2

SECTION 1

SCALE 1/2" = 1'-0"

WALL SECTIONS 19

4-10-06

UL Online Certifications Directory
BXUV.U305
Fire Resistance Ratings - ANSI/UL 263

[Page Bottom](#)

Fire Resistance Ratings - ANSI/UL 263

[See General Information for Fire Resistance Ratings - ANSI/UL 263](#)

Design No. U305

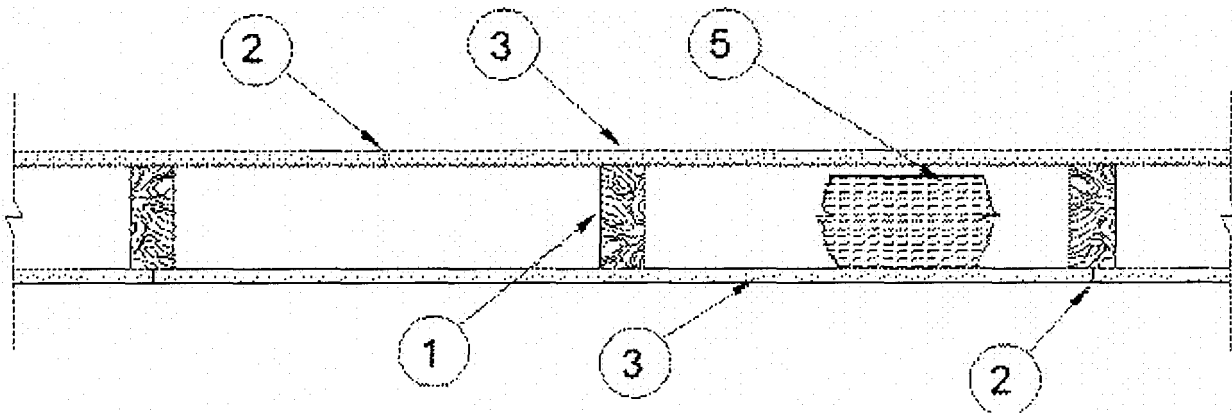
May 26, 2006

Bearing Wall Rating - 1 HR.

Finish Rating - See Items 3, 3A, 3D and 3E.

STC Rating - 56 (See Item 9)

Load Restricted for Canadian Applications - See Guide [BXUV7](#)



1. **Wood Studs** - Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads** - Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge gypsum board, joints covered with joint compound or fiber tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Nailheads exposed or covered with joint compound.

3. **Gypsum Board*** - 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Item 6 or 6A, Steel Framing Members*.

When Item 6, Steel Framing Members*, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO - Types AGX-1 (finish rating 23 min.), Type AGX-11 (finish rating 26 min) or Type AG-C

(B)

(A)

(2)

5-1/4" X 11-7/8" MICROLLAM LVL HEADER

3-2x8

3-2x8

3-2x12

3-2x8

2x8 16" OC

2x8 24" OC

(3)

CHIMNEY

2-2x12

2-2x12

2-2x4

TRUSS RAFTERS 2' OC

2x8 16" OC

NOTE:

THIS IS A PARTIAL VIEW OF PAGE OF THE DRAWING SET FOR 93 HOBART STREET. THE BOLD TYP CHANGES AND CROSSOUTS ARE ADDENDA TO THE ORIGINAL SET DATED 4-10-06. THESE CHANGES ARE TO BE CONSIDERED PART OF THE FINAL PERMIT AND

3-2x8

2-2x8

WINDOW SCHEDULE (all window heads at 6 - 8)

description	type	size (approx.)	description
solid core exterior weather-stripped right - alum. storm & screen door prefinished		W H	
solid core exterior weather-stripped ext existing door opening	A	2 - 6 x 3 - 0	vinyl double hung
over bi-fold interior	B	3 - 0 x 3 - 0	vinyl double hung
% interior	C	3 - 0 x 4 - 0	vinyl double hung

D 3'-0" X 6'-0"

VINYL CLAD SLIDING (GLIDER)
ANDERSEN G63 OR EQUIVALENT

NOTE: THIS WINDOW MUST MEET OR EXCEED ALL APPLICABLE EGRESS REQUIREMENTS

ADD TO THE WINDOW SCHEDULE WINDOW "D" AS SHOWN

wood interior sliding pocket

wood interior

wood interior

wood interior

wood interior

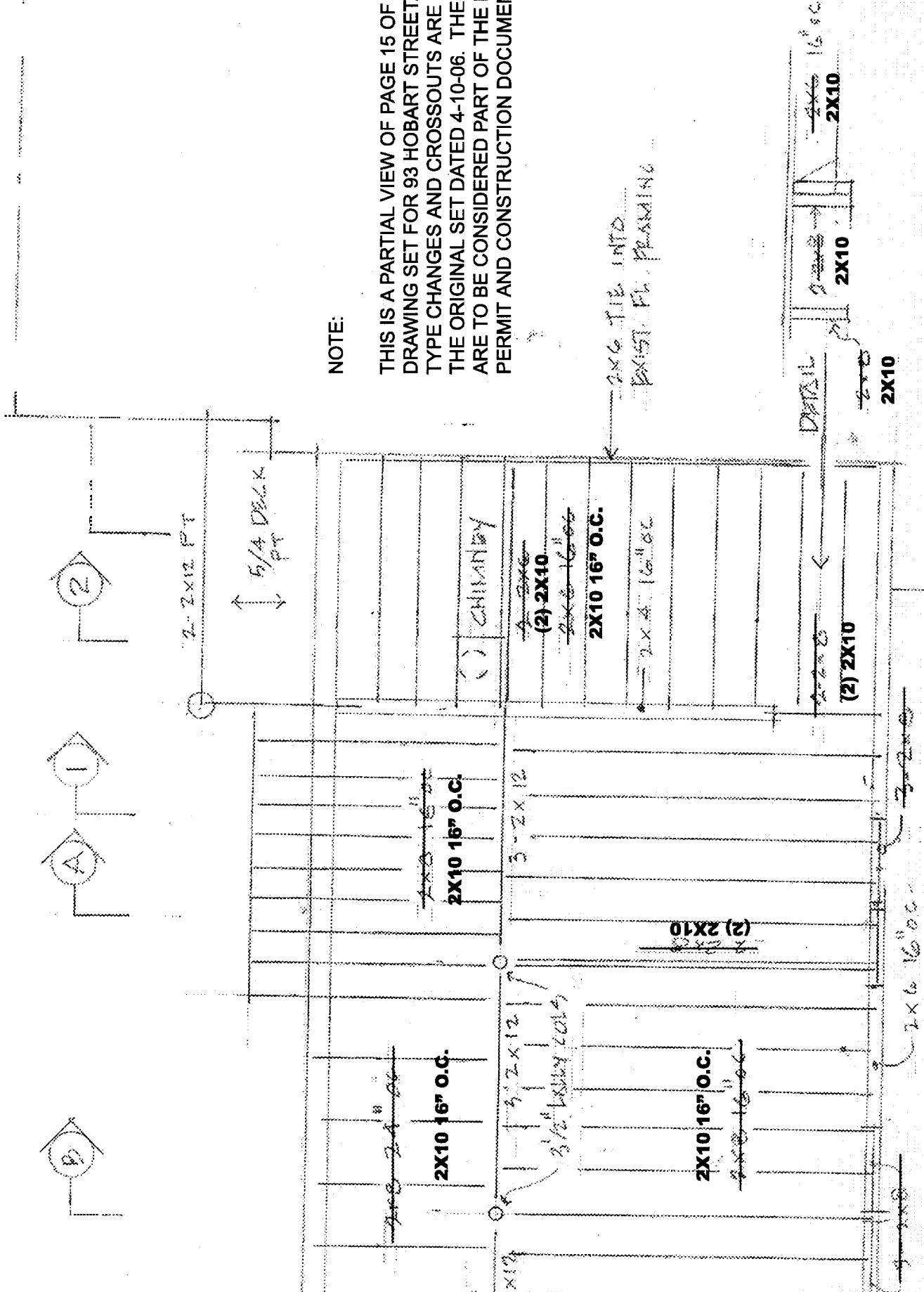
wood interior

wood interior

wood interior

wood interior

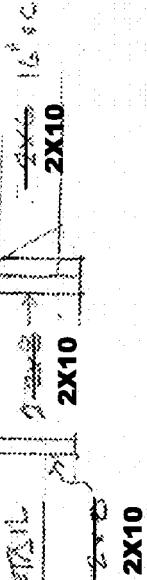
NOTE:
THIS IS A PARTIAL VIEW OF PAGE 12 OF THE DRAWING SET FOR 93 HOBART STREET. THE CLOUDED CHANGES ARE ADDENDA TO THE ORIGINAL SET DATED 4-10-06. THESE CHANGES ARE TO BE CONSIDERED PART OF THE FINAL PERMIT AND CONSTRUCTION DOCUMENTS.



NOTE:

THIS IS A PARTIAL VIEW OF PAGE 15 OF THE DRAWING SET FOR 93 HOBART STREET. THE BOLD TYPE CHANGES AND CROSSOUTS ARE ADDENDA TO THE ORIGINAL SET DATED 4-10-06. THESE CHANGES ARE TO BE CONSIDERED PART OF THE FINAL PERMIT AND CONSTRUCTION DOCUMENTS.

2x6 TIE INTO EXIST. FL. FRAMING



5-1/4" X 9-1/4" MICROLLAM LVL HEADERS

Sketch	Brief Description	Laboratory Test Number Year Frequencies Tested Source of Data	STC IIC	Section Number
	<ol style="list-style-type: none"> 1. 2x10 joists, 16"o.c. 2. 5/8" plywood glued to joists and nailed with 8d nails 12"o.c. 3. 1/4" particle board glued to plywood subfloor. 4a. 76 oz. carpet on 80 oz. hair pad. 4b. 65 oz. carpet on 30 oz. foam rubber pad. 4c. 80 oz. carpet on 24 oz. hair pad. 4d. cushioned vinyl. 4e. 1/16" vinyl asbestos tile. 4f. 1/2" wood parquet flooring. 4g. no floor covering. 5. resilient channels, 24"o.c. 6. 1/2" type X gypsum board screwed 12"o.c. 7. 3" thick sound attenuation bfanket. 	<p>Owens/Corning Fiberglas OCF F-18-68 OCF FI-18-68 OCF FI-17-68 OCF FI-19-68 OCF FI-20-68 OCF FI-21-68 OCF FX-22-68 OCF FI-16-68 1968 16f Owens/Corning Fiberglas</p>	<p>51 a. 70 b. 71 c. 58 d. 51 e. 47 f. 50 g. 49</p>	<p>2.1.2.2.1.1</p>
	<ol style="list-style-type: none"> 1. 2x8 joists, 16"o.c. 2. 5/8" tongue and groove plywood nailed with 8d nails 6"o.c. 3. 3/8" plywood stapled 3"o.c. at edges and 6"o.c. in field. 4. .075" sheet vinyl. 5. resilient channels, 24"o.c. 6. 5/8" gypsum board screwed 12"o.c. 7. 3" thick sound attenuation blanket. 	<p>Kodaras Acoustical Labs. 224-2-65 224-1-65 1965 11f 16f American Plywood Assn.</p>	<p>46 44</p>	<p>2.1.2.2.1.2</p>
	<ol style="list-style-type: none"> 1. 2x10 joists, 16"o.c. 2. 5/8" plywood nailed with 8d nails 6"o.c. at edges and 10"o.c. in field. 3. 3/8" particle board nailed with 7d nails 6"o.c. at edges and 10"o.c. in field. 4. 20 oz. carpet on 40 oz. hair pad. 5. resilient channels, 24"o.c. 6. 1/2" type X gypsum board screwed 12"o.c. 7. 3 1/2" thick sound attenuation blanket. 	<p>Geiger and Hamme OC-3MT 1971 16f Gypsum Association</p>	<p>51 73</p>	<p>2.1.2.2.1.3</p>
	<ol style="list-style-type: none"> 1. 2x10 joists, 16"o.c. 2. 5/8" tongue and groove plywood subfloor glued and nailed to joists. 3. 1/2" plywood underlayment nailed to subfloor. 4a. 44 oz. carpet on 40 oz. hair pad. 4b. .07" vinyl tile. 5. resilient channels, 24"o.c. 6. 5/8" type X gypsum board screwed 12"o.c. 7. 3" thick sound attenuation blanket. 	<p>Geiger and Hamme USDA-8ST USDA-7ST 1972 16f J.S. Dept. of Agriculture</p>	<p>49 a. 64 b. 51</p>	<p>2.1.2.2.1</p>

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months,

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By 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.

- Call ~~///~~ Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- Call Foundation Inspection: Prior to placing ANY backfill
- Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call Final/Certificate of occupancy: Prior to any occupancy of the structure or use. **NOTE:** There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects, Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, *REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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

Charles K. Barnard
 Signature of Applicant/Designee
Paul Deere
 Signature of Inspections Official

6/30/06
 Date
6/30/06
 Date

CBL: 197 H001 Building Permit #: 060605