

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED	
Permit No: 01-1371	Issue Date: 1 9 2001
CBL: 284 F015001	

Location of Construction: 93 Kent St	Owner Name: Lieberman Susan E	Owner Address: 95 Kent St	Phone: 207-73-4691
Business Name: n/a	Contractor Name: Yankee Restoration & Building	Contractor Address: 73 Warren Ave Westbrook	Phone: 2078548400
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family <i>was a 2 unit by appeal</i>	Proposed Use: Single Family / Tear down 50% of house & add 1400 sq. ft. addition to what is left of existing home. <i>now a single fam</i>	Permit Fee: \$864.00	Cost of Work: \$140,000.00	CEO District: 3
Proposed Project Description: Build 1400 sq. ft. addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>SB</i> Type: <i>5B</i> <i>Boce 99</i>	

PLANS given on disk

Signature: _____ Signature: *(Signature)*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 10/30/2001	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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 6 zone X</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>N/A</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>11/8/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>for 2nd unit on 2nd floor</i> <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved by ZBA <i>1-31-74</i> <input type="checkbox"/> Denied <i>COB issued for ZDU</i> Date: <i>8/1/74</i>	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: _____
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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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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.

93 Kent

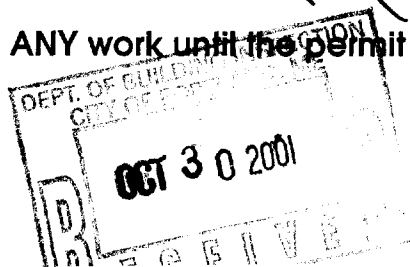
Location/Address of Construction: <u>93 Kent St.</u>		
Total Square Footage of Proposed Structure <u>1400 SF (2500 SF)</u>	Square Footage of Lot <u>see D</u> 1000 SF <u>11,800 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>284</u> Block# <u>F</u> Lot# <u>005 15</u>	Owner: <u>Susan Hoelberman</u>	Telephone: <u>773-4691</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>45 Austin St. 04103</u> <u>Will Cheever 854-8400</u> <u>Yankee Restoration & Building</u>	Cost Of Work: \$ <u>140,000</u> Fee: \$ <u>864.00</u>
Current use: <u>residence S/F (listed as two family)</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>residence - single family home</u> change use		
Project description: <u>existing house - tear down ~ 50% add 1400 SF</u> <u>addition tied to what is left of existing home</u>		
Contractor's name, address & telephone: <u>Yankee Restoration & Building</u>		
Who should we contact when the permit is ready: <u>Will Cheever</u>		
Mailing address: <u>45 Austin St.</u> <u>Rochester, ME 04103</u> XXXXXXXXXX + Cell Phone: <u>854-8400</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: 	Date: <u>10/30/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued



10/30/01
Goff

Applicant: Yankee Restoration & Bldg Date: 11/8/01

Address: 93 Kent St

C-B-L: 204-F-15 to 17 ^{part of}

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Bldg permit # 01-1371

Zone Location - R-3

Interior or corner lot - tear down 5.0% of existing house; Add 1400 sq ft Addition

Proposed Use/Work - ① change of use from 2 to 1 D.U.

Sevage Disposal - ② remove rear addition & side stoop; STAIR - replace with 20' x 36' & 9' x 4.5'

Lot Street Frontage -

Front Yard - 25' req - 19' shown to existing stairs to be removed & replaced in existing footprint

Rear Yard - 25' req - 32' shown

Side Yard - 4' required - 21' shown & 52' shown

Projections -

Width of Lot - 75' + shown

Height - 35' max - 25' scaled

Lot Area - 6,500 sq ft MAX $\frac{3000 + 4000}{4793}$ # per assessors

Lot Coverage/ Impervious Surface - 25% of 2948.25 sq ft MAX

Area per Family - 6,500 sq ft

Off-street Parking - 2 shown

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - outside

Flood Plains -

2
760.5 sq ft
480 sq ft
168 sq ft
756 sq ft
2158.5 sq ft

Note: Appeal for 2 units Sustained 1-31-74 - apt on 2nd floor
C60 for 2 units issued 8/1/74
IS Now Discontinuing That use

CBL 284-F-15 STREET ADDRESS 95 Kent St.

DATE TIME CONTACT NARRATIVE INITIALS

DATE	TIME	CONTACT	NARRATIVE	INITIALS
ok			① Floor Truss Specs radiant under floor	
ok			② 2 nd Floor Bath safety glazing	
ok			③ 1 Truss per sleeping area	
ok			④ 2 nd Floor Right BP cantilever framing detail	
ok			⑤ Stair Geometry Specs	TK 6'8"
			⑥ Porch Floor Framing Detail	S & H
			⑦ Guardrail & Handrail Dimensional Detail	
			Reviewed Plans @ BOCC	
11/14			Met w/ Michael Chrook	
			Called Yankee Restoration & Lieberman left message for call back. Designer advised that not all drawing sheets current	
11/14			Reviewed with Steve Tracey & Will Cheever. Information to be fixed over.	



CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: B Kent St. Chart/Block/Lot 284-F-15

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an *approved building permit*. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

City Approvals

<u>Department</u>	<u>Number</u>	<u>Contact</u>	<u>Date/Who you spoke with</u>
Public Works Sewer	874-8833	Todd Merkel	<u>Eric Lemay 10/30</u>
Public Works Traffic (if structure is being moved to another location)	874-8437	Gary Dobson	<u>10/30 left message</u>
Public Works Scaled Drain Permit	874-8822	Carol Merritt	<u>10/30 left message</u>
Historical Preservation	874-8726	Deb Andrews	<u>10/30 left message</u>
Fire Dispatch	874-8576	Dispatcher on Duty	<u>10/30 call day starting work</u>

Utility Approvals

Dig Safe (must receive 72 hours notice before digging can begin)	1-888-344-7233	Customer Service	<u>Andrew call 3 days prior + premark</u>
Asbestos	1-207-287-2651	Ed Antz	<u>10/30</u>

I have contacted all the necessary companies and departments as indicated above
 Signature: [Signature] Date: 10/30/01

Application ID Number: **1-1371**

Department: **Zoning**

Status: **Approved with Conditions**

Inspector: **Marge Schmuckal**

Comments: **93 Kent St**

Approved Date: **11/08/2001**

Check Out Date: **11/07/2001**

OK to Issue Permit Name: **Marge Schmuckal** Date: **11/08/2001** Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

Please note that there had been a past Zoning Board of Appeals approval for a two family at this location. This property is now considered to be a single family. There are no "grandfathered" rights to a two family dwelling after this change. Any future requests for a two unit would need to meet the current Zoning Ordinances requirements.

Check In Date: **11/07/2001** By: **gg** Update Date: **11/08/2001** By: **mes**

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

283-B-051
John L. & Arlyne M. Bernard
95 Dorset Street
Portland, ME 04102

July 24, 1998

RE: 95 Kent Street; 284-F-15&16; (2 unit) R-3 Zone
97 Kent Street; 283-B-51 & 284-F-17 (1 unit)

Dear Mr. Bernard,

I have reviewed the extensive background paperwork that you submitted to us concerning these properties. It has shown that these two properties were developed separately prior to 1957. They may continue to be considered as separate properties for sale purposes. I believe that you recently received an occupancy permit for 2 units from Mr. Hoffses concerning 95 Kent Street.

If you have any other questions, please do not hesitate to call.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

✓ cc: File

Dave Cadell Fax ⁸⁷¹⁶ 874-~~8787~~

as per our discuss. on 11/14/01 in regards
to Franz-Hieberman addition at 85 Kent St.

1) I am faxing you Sprowl Building components
for floor truss design.

2) 2nd floor both window modification to receive
tempered glass

3) egress windows in all new bedrooms to meet
5.7 SF egress requirements

4) stairway to be built to code compliance as
per sheet received when filling out permit
10/29/01

5) ~~porch~~ designed as side porch to be built
as designed on print S1 dated 5/14/01
- we will substitute precast 8" tapered piers on
precast bases for poured in place units
- railings to be built as designed on print A3
dated 5/14/01 to meet building code

Any question call me,

Thanks, -Will 831-0486

Job: F52932 Truss: A Truss Type: FLOOR Qty: 34 Ply: 1 (optional)
 SPROWL BUILDING COMPONENTS, SEARSMONT, ME. 04873, E. B. 4201 SR1 © Nov 18 2000 MITek Industries, Inc. Thu Sep 08 13:39:14 2001 Page 1

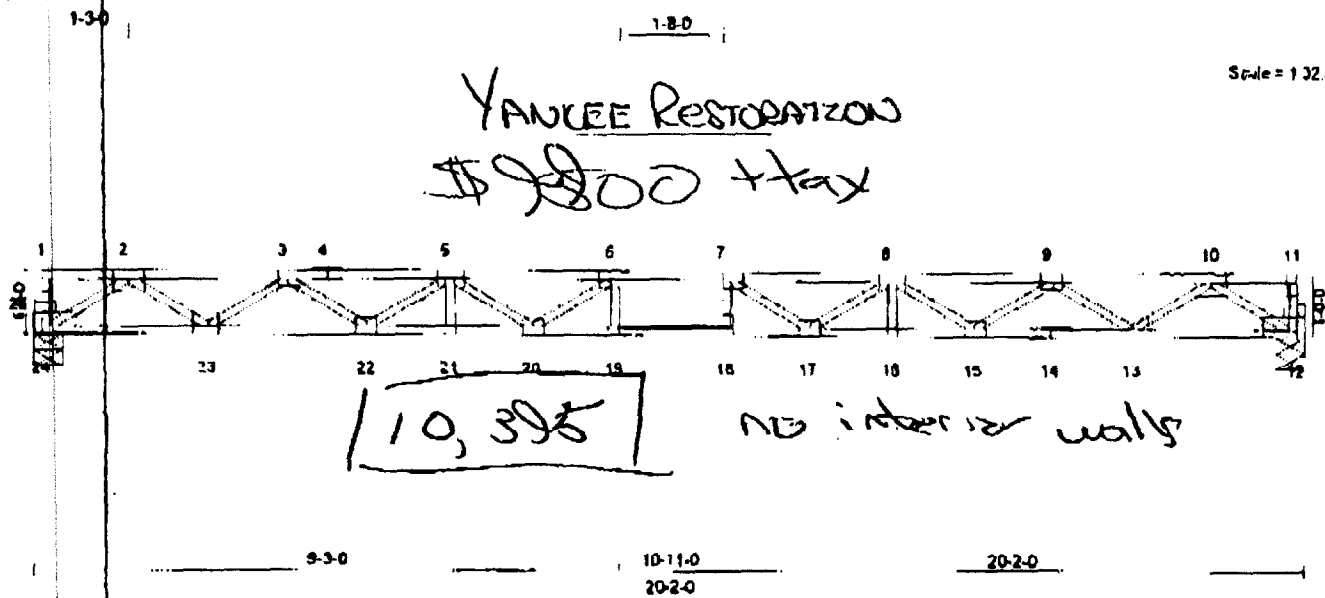


Plate Offsets (X,Y): [1:0-0-0-0-1-8], [3:0-1-12,Edge], [6:0-1-8,Edge], [7:0-1-8,Edge], [9:0-1-12,Edge], [12:0-8-8,Edge], [13:0-2-0,Edge], [14:0-4-0-1-12], [16:0-1-12,Edge], [18:0-0-8,Edge], [19:0-0-8,Edge], [22:0-1-12,Edge], [23:0-2-0,Edge], [24:0-8-8,Edge], [25:0-0-8-0-1-8], [26:0-0-8-0-1-8]

LOADING (psf)	SPACING 1-4-8	CSI	DEFL in (loc) Vden	PLATES	DRIP
TCLL 46.0	Plates Increase 1.00	TC 0.51	Ver(LL) -0.40 10-19 >601	M120	197/144
TCDL 20.0	Lumber Increase 1.00	BC 0.70	Ver(TL) -0.80 18-19 >300	M120M	148/100
BCLL 0.0	Rep Stress Incr YES	WB 8.37	Horz(TL) 0.11 12 n/a		
BCDL 10.0	Code BOCA/ANSI95	(Matrix)	1st LC LL Min Vden = 490		Weight: 81 lb

LUMBER
 TOP CHORD 4 X 2 SPF 2100F 1.8E
 BOT CHORD 4 X 2 SYP DSS "Except"
 12-14 & X 2 SPF 2400F 2.0E
WEBS
 4 X 2 SPF No.2 "Except"
 1-24 4 X 2 SPF 2100F 1.8E
 11-12 4 X 2 SPF 2100F 1.8E

WEBS

2-24	= -1748	10-13	= 1315
2-23	= 1315	9-13	= -1249
3-23	= -1249	9-15	= 861
3-22	= 861	8-15	= -842
8-16	= 12	5-22	= -842
8-21	= 12	8-17	= 403
8-20	= 402	7-17	= -368
8-20	= -368	6-19	= 20
7-18	= 20		

BRACING
 TOP CHORD
 Installation
 1 Stabilizer(s) at 6-0-12 oc.
 Permanent
 Sheathed or 6-0-0 oc purlins, except end verticals.
BOY CHORD
 Installation
 1 Stabilizer(s) at 8-4-5 oc.
 Permanent
 Right ceiling directly applied or 10-0-0 oc bracing.

NOTES
 1) This truss has been checked for unbalanced loading conditions.
 2) All plates are M120 plates unless otherwise indicated.
 3) Bearing at joint(s) 24, 12 considers parallel to grain value using ANSITPI 1-1995 angle to grain formula. Building designer should verify capacity of bearing surface.
 4) This truss has been designed with ANSITPI 1-1995 criteria.
 5) Required 2x8 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-18d nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.

REACTIONS (lb/size)

24	=	990/0-6-8
12	=	880/0-6-8

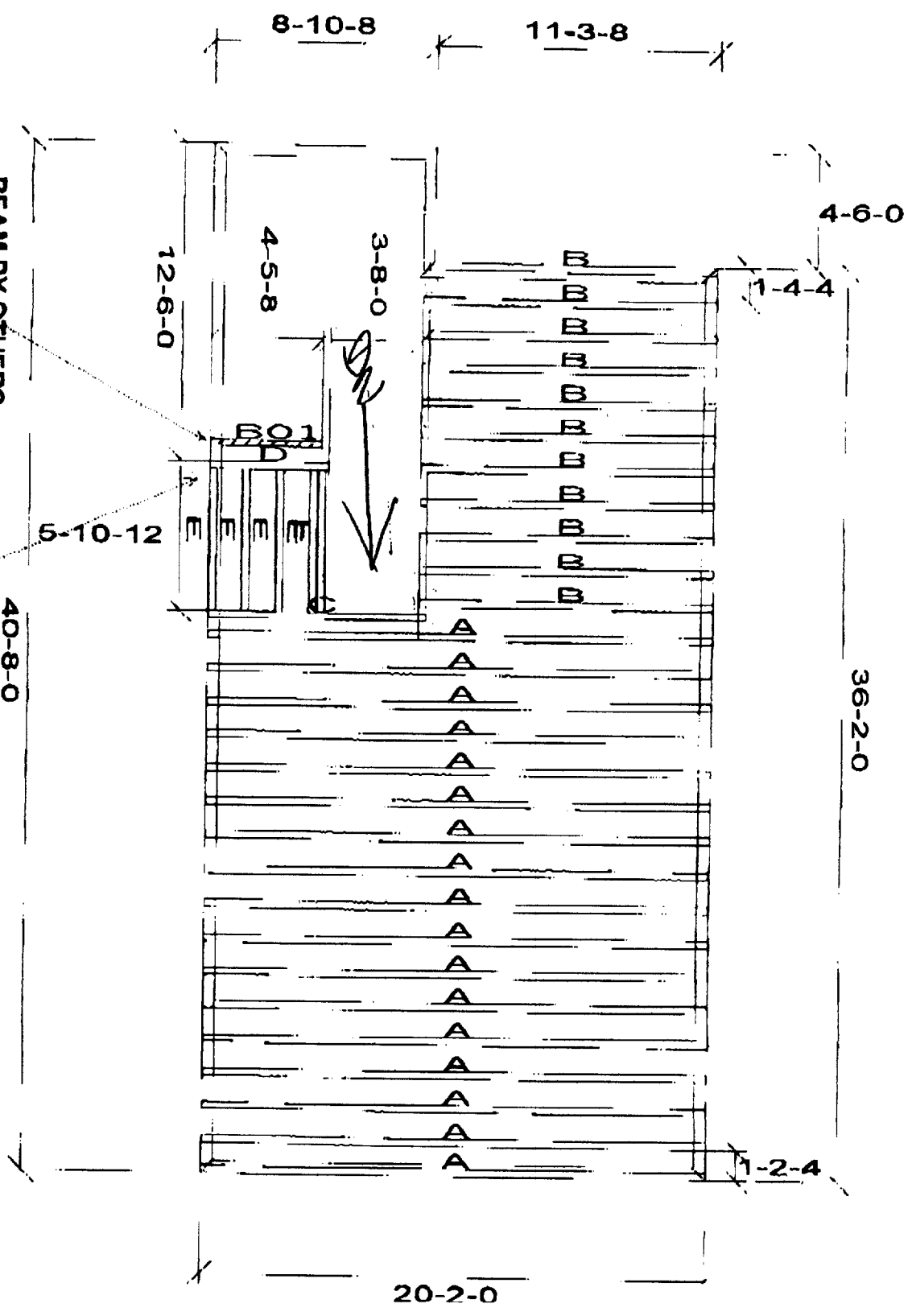
FORCES (lb) - First Load Case Only

TOP CHORD				
24-26	=	35	1-25	= -35
12-26	=	35	11-28	= -35
1-2	=	-2	2-3	= -2554
3-4	=	-282	4-6	= -4282
5-6	=	-318	6-7	= -5026
7-8	=	-318	8-9	= -4282
9-10	=	-254	10-11	= -2
BOT CHORD				
23-24	=	1477	22-23	= 3577
21-22	=	4983	20-21	= 4983
19-20	=	5625	18-19	= 5825
17-18	=	6025	16-17	= 4983
15-16	=	4983	14-15	= 3577
13-14	=	3577	12-13	= 1477
WEBS				
10-12	=	-1748		

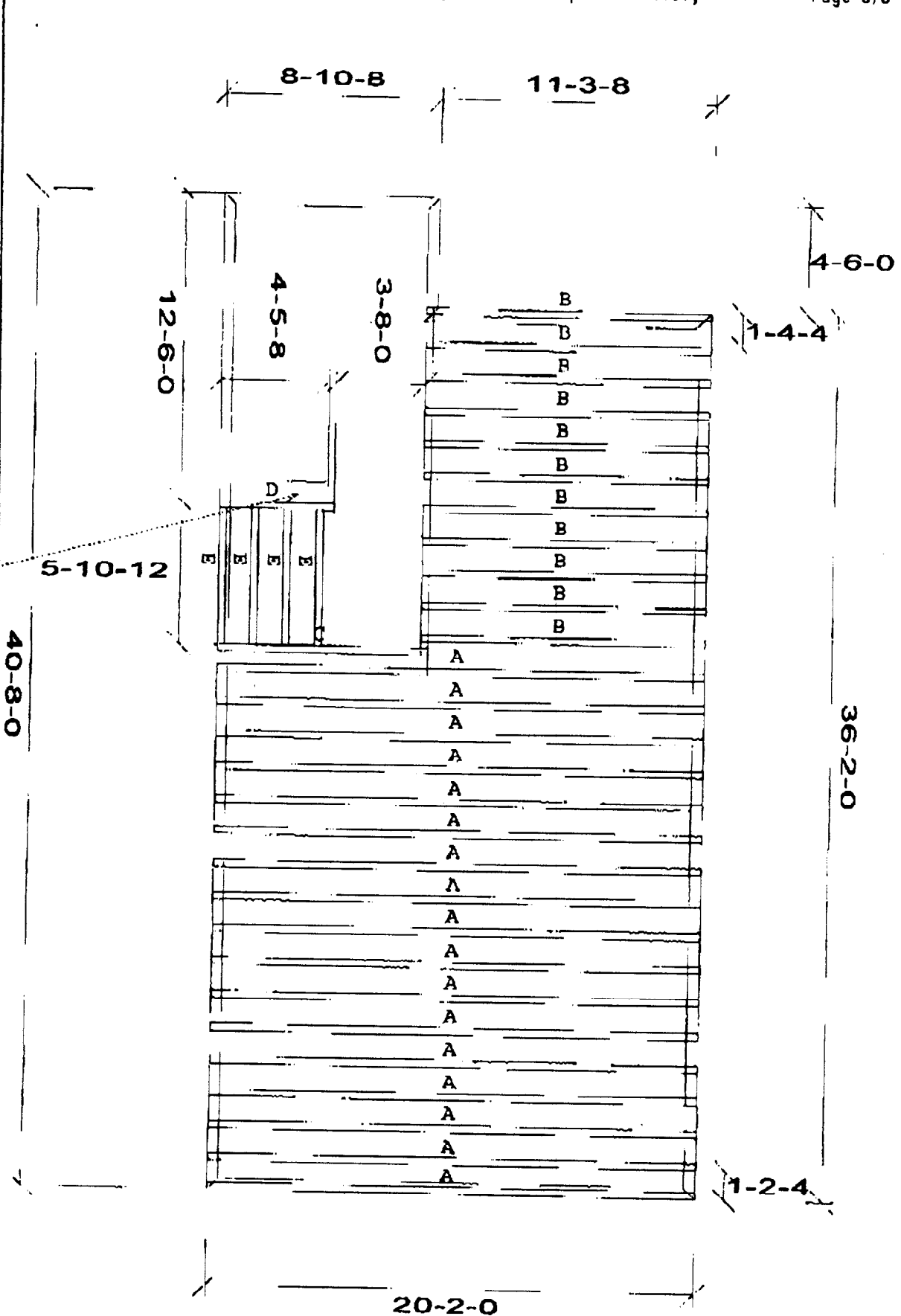
LOAD CASE(s)
 Standard

PLEASE VERIFY WALL AND GIRDER LOCATIONS

BEAM BY OTHERS FOR STAIRCASE



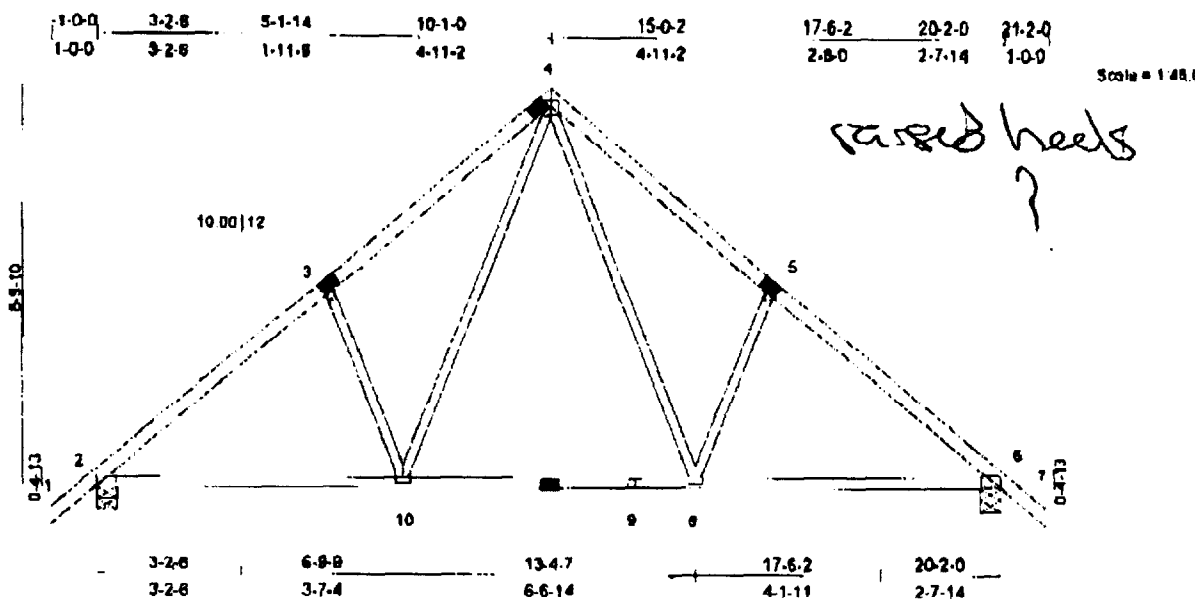
PLEASE VERIFY WALL AND GIRDER LOCATIONS



Job	Truss	Truss Type	Qty	Ply
R62941	B	COMMON	11	1

(optional)

SPROWL BUILDING COMPONENTS, SEARSMONT, ME. 04973. E. B. 4.201 SR1 5 Nov 18 2000 MITek Industries, Inc. Thu Sep 06 13:37:22 2001 Page 1



raised heels ?

Plate Offsets (X,Y): [2-0-0-2,Edge], [4-0-2-0-0-1-8], [6-0-0-2,Edge]

LOADING (Def)	SPACING	2-0-0	CSI	DEFL	In (Loc)	Vdefl	PLATES	GRP
TCCL 42.0	Plates Increase	1.15	TC 0.68	Ver(LL) -0.05	10	>999	MH20	197/144
TCDL 7.0	Lumber Increase	1.16	BC 0.81	Ver(TL) -0.22	8-10	>999		
BCLL 0.0	Rep Stress Incr	YES	WB 0.44	Horz(TL) 0.04	6	n/a		
BCDL 19.0	Code	BOCA/ANSI85		1st LC LL Min Vdefl = 360			Weight: 72 lb	

LUMBER
 TOP CHORD 2 X 4 SPF No.2
 BOT CHORD 2 X 3 SPF No.2
 WEBS 2 X 3 SPF No.2

BRACING
 TOP CHORD
 Installation
 1 Stabilizer(s) at 6-0-12 oc.
 Permanent
 Sheathed or 4-6-0 oc purlins.
 BOT CHORD
 Installation
 1 Stabilizer(s) at 9-4-5 oc.
 Permanent
 Rigid ceiling directly applied or 8-4-6 oc bracing.

REACTIONS (lb/size)
 2 = 1203/0-5-8
 8 = 1203/0-5-8
 Max Herz
 2 = 488(load case 3)
 Max Uplift
 2 = 363(load case 4)
 6 = 353(load case 4)

FORCES (lb) - First Load Case Only
TOP CHORD
 1-2 = 31 2-3 = -1288
 3-4 = -1087 4-5 = -1087
 5-6 = -1288 6-7 = 31
BOT CHORD
 2-10 = 860 9-10 = 661
 8-9 = 861 6-8 = 860
WEBS
 3-10 = 344 4-10 = 484
 4-8 = 484 6-8 = -344

NOTES
 1) This truss has been checked for unbalanced loading conditions.

2) This truss has been designed for the wind loads generated by 90 mph winds at 25 ft above ground level, using 6.0 psf top chord dead load and 6.0 psf bottom chord dead load, 23 mi from hurricane oceanline, on an occupancy category I, condition I enclosed building, of dimensions 48 ft by 21 ft with exposure C ASCE 7-03 per BOCA/ANSI85. If end verticals exist, they are not exposed to wind. If cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.

3) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 353 lb uplift at joint 2 and 363 lb uplift at joint 8.

4) This truss has been designed with ANSI/TPI 1-1995 criteria.

5) For bracing specified, use MITek Stabilizer(tm) Truss Bracing System (or Equivalent), attached per The Stabilizer Truss Bracing System Installation Guide. Cross bracing required at each end and at these spacings: TC: Inst. 20-0-0; BC: Inst. 20-0-0.

6) Where diaphragm blocking is required at pitch breaks, Stabilizers may be replaced with wood blocking.

LOAD CASE(S)
 Standard

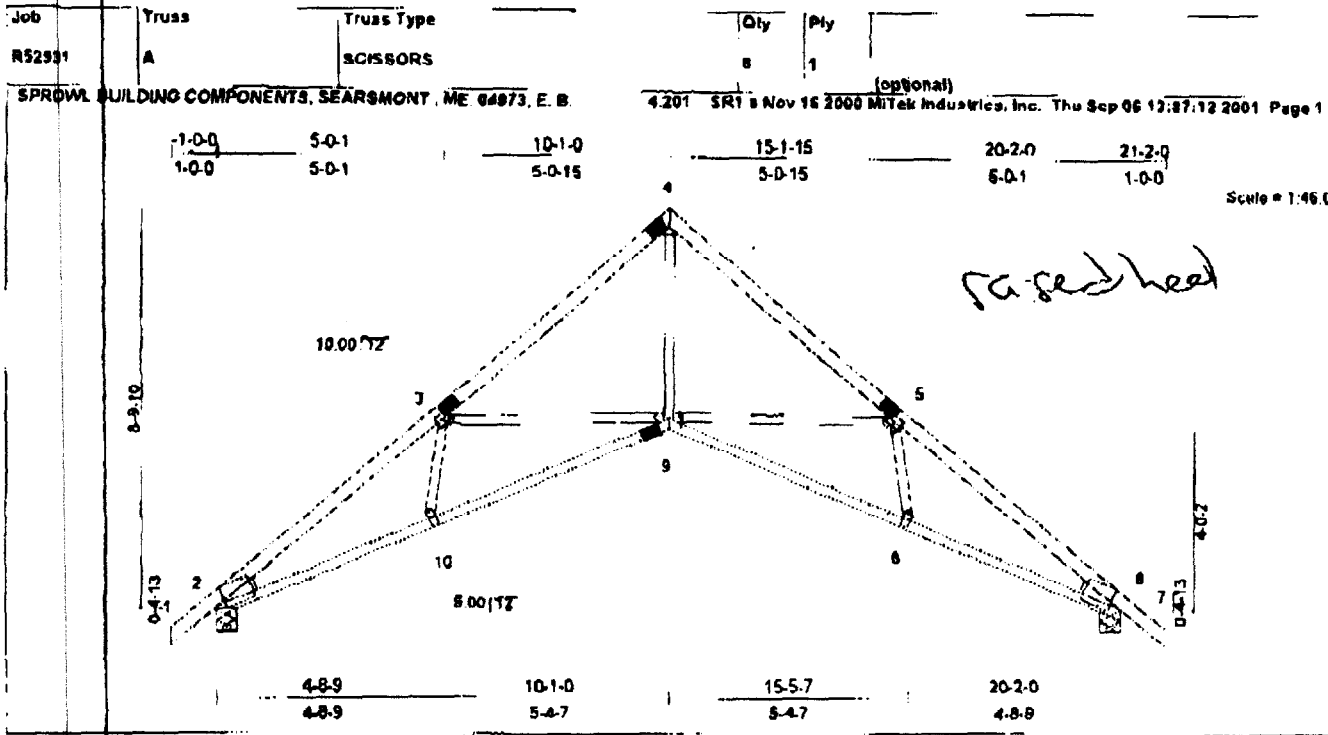


Plate Offsets (X,Y): [2:0-2-8,Edge], [4:0-2-8,0-1-12], [6:0-2-8,Edge]

LOADING (psf)	SPACING 2-0-0	CSI	DEFL in (loc) l/def	PLATES	GRIP
TCLL 50.0	Plates Increase 1.16	TC 0.95	Ver(LL) -0.21 9 >999	MN20	197/164
TCCL 10.0	Lumber Increase 1.16	BC 0.74	Ver(TL) -0.34 8-8 >704		
BCCL 0.0	Rep Stress Incr YES	WB 0.65	Horz(TL) 0.36 8 n/a		
BCDL 10.0	Code BOCA/ANSI95		1st LC LL Min l/def = 360		
				Weight: 68 lb	

LUMBER
 TOP CHORD 2 X 4 SPF No.2
 BOT CHORD 2 X 3 SPF 1650F 1.5E
WEBS
 2 X 3T SPF No.2 "Except"
 4-0 2 X 3 SPF No.2
WEDGE
 Left: 2 X 4 SPF No.2
 Right: 2 X 4 SPF No.2

BRACING
TOP CHORD
 Installation
 1 Stabilizer(s) at 8-0-12 oc.
 Permanent
 Sheathed.
BOT CHORD
 Installation
 1 Stabilizer(s) at 8-10-10 oc.
 Permanent
 Rigid ceiling directly applied or 7-6-15 oc bracing.

REACTIONS (lb/size)

2	=	1627/0-6-8
6	=	1527/0-6-8
Max Horiz		
2	=	489(load case 3)
Max Uplift		
2	=	353(load case 4)
6	=	363(load case 4)

FORCES (lb) - First Load Case Only

TOP CHORD				
1-2	=	34	2-3	= -2864
3-4	=	-371	4-5	= -1871
6-6	=	1864	6-7	= 34
BOT CHORD				
2-10	=	2299	8-10	= 2278
8-9	=	2278	6-8	= 2299
WEBS				
4-9	=	104	3-10	= 103
8-8	=	103		

WEBS
 3-9 = -589 6-9 = -589

NOTES
 1) This truss has been checked for unbalanced loading conditions.
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 3) Bearing at joint(s) 2, 6 considers parallel to grain value using ANSITP1 1-1995 angle to grain formula. Building designer should verify capacity of bearing surface.
 4) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 353 lb uplift at joint 2 and 353 lb uplift at joint 6.
 5) This truss has been designed with ANSITP1 1-1995 criteria.
 6) For bracing specified, use MiTek Stabilizer(tm) Truss Bracing System (or Equivalent), attached per The Stabilizer Truss Bracing System Installation Guide. Cross bracing required at each end and at these spacings: TC: Inst 20-0-0.
 7) Where diaphragm blocking is required at pitch breaks, Stabilizers may be replaced with wood blocking.

LOAD CASE(S)
 Standard