

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

## BUILDING PERMIT

Permit Number 180973-20

This is to certify that EMERSON BRYAN P & CHRISTINE B. UNITS/Stone City of Portland

has permission to remove interior bearing wall between kitchen & living room

AT 95 STUART ST CP 336 L032001

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 red-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

*[Handwritten Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

8.10 2010

Received from

Zuckerman

Location of Work

95 Street

Cost of Construction \$ \_\_\_\_\_

Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 50

Building (IL) \_\_\_\_\_

Plumbing (IS) \_\_\_\_\_

Electrical (I2) \_\_\_\_\_

Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CB: 336-L-32

Check #: CC

Total Collected \$ 50

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: S. P.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

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

Permit No: 10-0973	Issue Date:	CBL: 336 L032001
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<b>Location of Construction:</b> 95 STUART ST	<b>Owner Name:</b> EMERSON BRYAN P & CHRISTI	<b>Owner Address:</b> 95 STUART ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Stone Cottage Contracting / Sam Zu	<b>Contractor Address:</b> 103 Beacon Street Portland	<b>Phone:</b> 2077121187
<b>Lessee/Buyer's Name:</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	<b>Zone:</b> R-3 <sup>above house</sup>

<b>Past Use:</b> single family home	<b>Proposed Use:</b> single family home - remove interior bearing wall between kitchen & living room	<b>Permit Fee:</b> \$50.00	<b>Cost of Work:</b> \$3,000.00	<b>CEO District:</b> 5	<b>Zone:</b> R-2
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<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>	<b>INSPECTION:</b> Use Group: R-3 Type: SB <i>IRC 2003</i> Signature: <i>[Signature]</i>
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**Proposed Project Description:**  
remove interior bearing wall between kitchen & living room

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Permit Taken By:** Idobson  
**Date Applied For:** 08/10/2010

**Zoning Approval**

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**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan

Maj  Minor  MM   
 Date: *8/12/10*

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Date: \_\_\_\_\_

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review  
 Approved  
 Approved w/Conditions  
 Denied

Date: *[Signature]*

**PERMIT ISSUED**  
 AUG 20 2010

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.

9-10-10

2-LVL's will send spec

Posted on Basement

Wings need to exterior wall

ok to close in  
RUB

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0973	Date Applied For: 08/10/2010	CBL: 336 L032001
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Location of Construction: 95 STUART ST	Owner Name: EMERSON BRYAN P & CHRISTI	Owner Address: 95 STUART ST	Phone:
Business Name:	Contractor Name: Stone Cottage Contracting / Sam Zu	Contractor Address: 103 Beacon Street Portland	Phone (207) 712-1187
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family home - remove interior bearing wall between kitchen & living room	Proposed Project Description: remove interior bearing wall between kitchen & living room
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/12/2010

**Note:** **Ok to Issue:** ✓

- 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:** Tammy Munson      **Approval Date:** 08/20/2010

**Note:** **Ok to Issue:** ✓

- 1) The new carrying beam must be posted down through the basement.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. 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.

**PERMIT ISSUED**

AUG 20 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

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

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

**AUG 20 2010**

**City of Portland**



# 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 Stewart St, Portland ME 04103</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>336</u> Block# <u>L</u> Lot# <u>32</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Bryan Emerson</u> Address <u>95 STUART ST</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207</u> <u>317-1699</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>3,000.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous user? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Remove interior bearing wall between kitchen &amp; living area</u>		
Contractor's name: <u>STONE COTTAGE CONTRACTING, INC. (SAM ZUCKERMAN, PRES)</u> Address: <u>103 Beacon St</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>712-1187</u> Who should we contact when the permit is ready: <u>Sam Zuckerman</u> Telephone: <u>712-1187</u> Mailing address: <u>SAME</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](http://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 has authorized 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 time to enforce the provisions of the codes applicable to this permit.

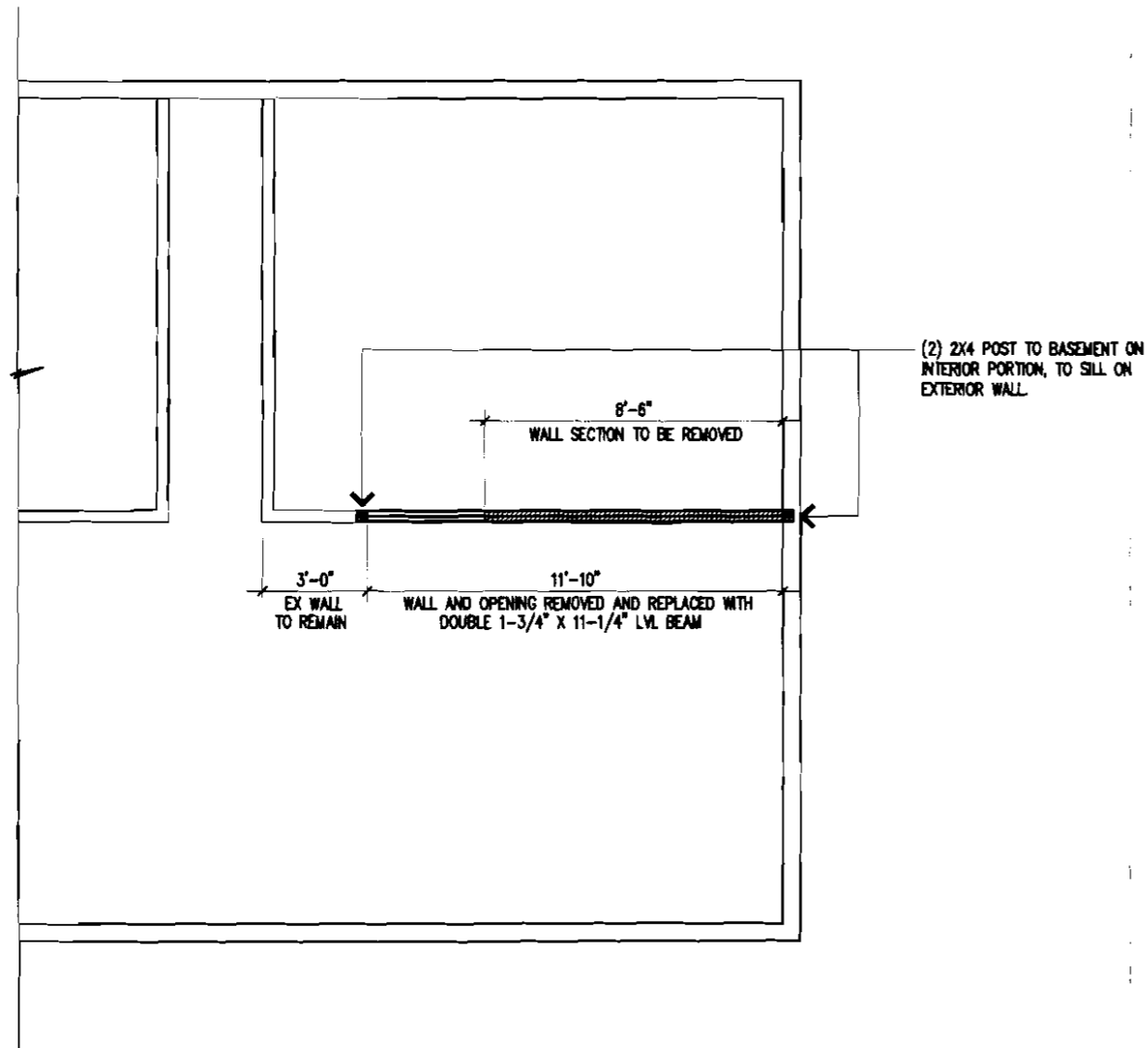
RECEIVED  
AUG 10 2010  
Dept. of Building Inspections  
City of Portland Maine

Signature: [Signature] Date: 8/10/10

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

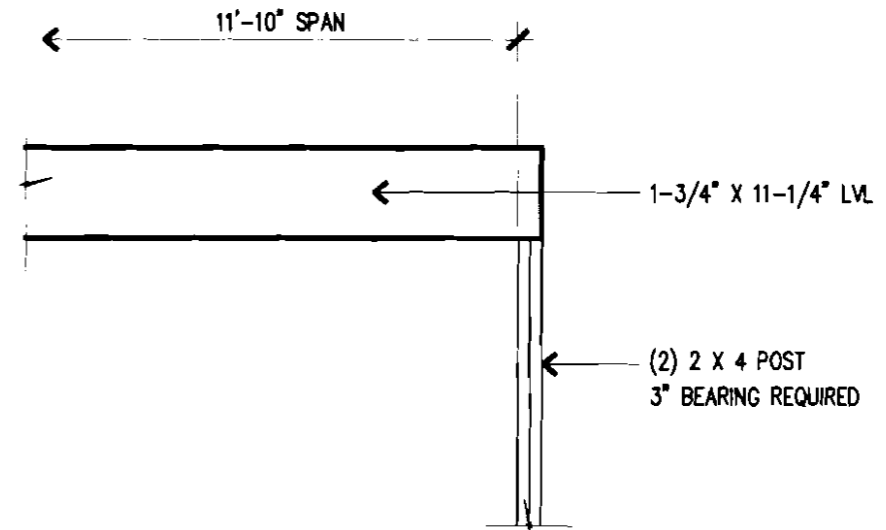






# PLAN

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



# TYPICAL BEARING DETAIL

SCALE: 1/2" = 1'-0"

Stone Cottage Contracting

103 Jackson Street  
Portland, Maine 04103  
1.207.712.1187

stewart street residence  
portland, maine

WALL  
REMOVAL

By: RVW  
Date: 8.09.10  
Scale: AS NOTED  
Number:

**A1**

Attach to 95 Stuart St, Portland ME 04103



**Double 1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP**

**Floor Beam\FB01**

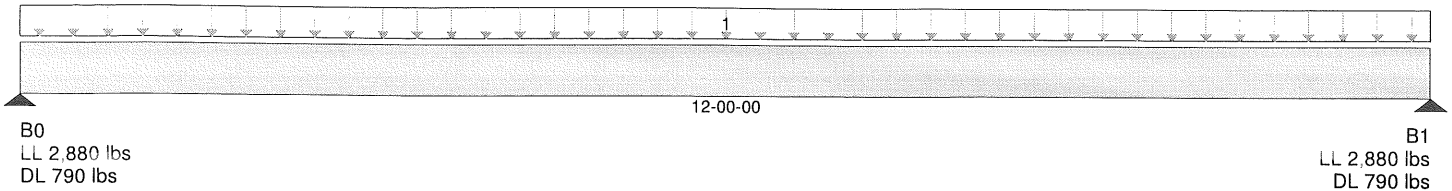
BC CALC® 3.0 Design Report - US  
Build 440

1 span | No cantilevers | 0/12 slope

Friday, September 10, 2010

Job Name: Sam  
Address:  
City, State, Zip: , ME  
Customer: Hammond Lumber  
Code reports: ESR-1040

File Name: BC CALC Project  
Description: FB01  
Specifier:  
Designer: Adam Pisano  
Company: Boise  
Misc:



Total of Horizontal Design Spans = 12-00-00

					Live	Dead	Snow	Wind	Roof Live	Trib. (in.)	
Tag	Description	Load Type	Ref.	Start	End	100%	90%	115%	133%	125%	
1	Standard Load	Unf. Area (psf)	L	00-00-00	12-00-00	40	10				12-00-00

Controls Summary	Value	% Allowable	Duration	Case	Span
Pos. Moment	11,011 ft-lbs	51.8%	100%	1	1 - Internal
End Shear	3,020 lbs	38.2%	100%	1	1 - Left
Total Load Defl.	L/493 (0.292")	48.7%		1	1
Live Load Defl.	L/628 (0.229")	57.3%		1	1
Max Defl.	0.292"	29.2%		1	1
Span / Depth	12.1	n/a			1

**Disclosure**

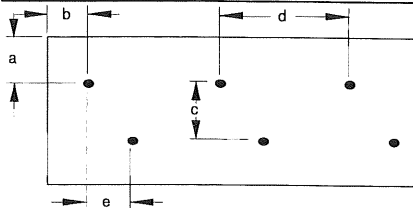
Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, SIMPLE FRAMING SYSTEM®, VERSA-LAM®, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND®, VERSA-STUD® are trademarks of Boise Cascade, L.L.C.

**Notes**

- Design meets Code minimum (L/240) Total load deflection criteria.
- Design meets Code minimum (L/360) Live load deflection criteria.
- Design meets arbitrary (1") Maximum load deflection criteria.
- Minimum bearing length for B0 is 1-1/2".
- Minimum bearing length for B1 is 1-1/2".
- Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing
- Fastener Manufacturer: Simpson Strong-Tie, Inc.

**Connection Diagram**



a minimum = 1-1/2" c = 8-7/8"  
b minimum = 4" d = 24"  
e minimum = 1"

Install Screws with screw heads in the loaded ply.  
Member has no side loads.  
Connectors are: SDS 1/4 x 3-1/2

RECEIVED

SEP 15 2010

Dept. of Building Inspections  
City of Portland Maine

336 403200,