

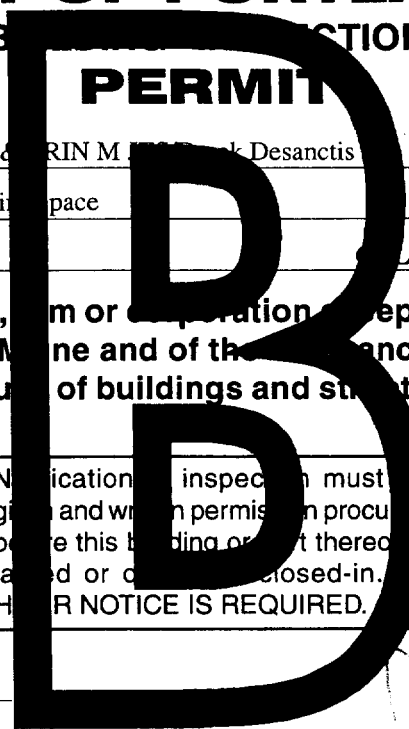
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE PERMIT ISSUED  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

**PERMIT**  
JUN 15 2005  
Permit Number: 050696  
**CITY OF PORTLAND**

**BUILDING DEPARTMENT**

**PERMIT**



This is to certify that DESANCTIS MARCUS A & ERIN M Desanctis

has permission to Raise roof for additional living space

AT 125 NEWTON ST L 339 B001001

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 when permission is procured before this building or part thereof is occupied or closed-in. **48 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 \_\_\_\_\_  
DepartmentName

*Deanne Bouke 6/15/05*  
Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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.

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

Y Marie D. [Signature]  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

Jeanne Bonte  
Signature of Inspections Official

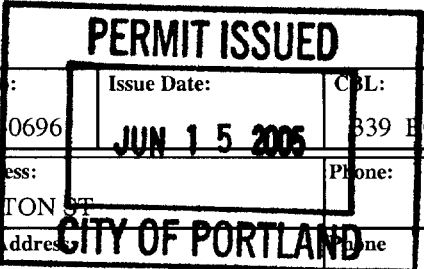
6/15/05  
Date

CBL: 339-B-1

Building Permit #: 05-0696

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

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



Permit No: 0510696	Issue Date: <b>JUN 15 2005</b>	CBL: B39 E001001
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<b>Location of Construction:</b> 125 NEWTON ST	<b>Owner Name:</b> DESANCTIS MARCUS A & ERIN	<b>Owner Address:</b> 125 NEWTON ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Derek Desanctis	<b>Contractor Address:</b> 15 Cullen Road Stoneham	<b>Phone:</b> 2079282030
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R3

<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home/ Raise roof to add additional living space	<b>Permit Fee:</b> \$426.00	<b>Cost of Work:</b> \$45,000.00	<b>CEO District:</b> 5
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<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB IRL-2003 Signature: JMB 6/15/05
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**Proposed Project Description:**  
Raise roof for additional living space

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

Action:  Approved  Approved w/Conditions  Denied

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

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 06/03/2005	<b>Zoning Approval</b>
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- 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..

<b>Special Zone or Reviews</b> <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: JMB 6/15/05	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: JMB
---	---	--

**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 \_\_\_\_\_

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

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

<b>Permit No:</b> 05-0696	<b>Date Applied For:</b> 06/03/2005	<b>CBL:</b> 339 B001001
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<b>Location of Construction:</b> 125 NEWTON ST	<b>Owner Name:</b> DESANCTIS MARCUS A & ERIN	<b>Owner Address:</b> 125 NEWTON ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Derek Desanctis	<b>Contractor Address:</b> 15 Cullen Road Stoneham	<b>Phone:</b> (207) 928-2030
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

Single Family Home/ Raise roof to add additional living space

Raise roof for additional living space

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/09/2005**Note:**      **Ok to Issue:** 

- 1) 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:** Jeanine Bourke      **Approval Date:** 06/15/2005**Note:** 6/9/05 Met w/Marcus D. For a same day review. There are several details needed, he will re-subrmt.      **Ok to Issue:** 

6/15 Marcus delivered plans, ok to issue

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Dept:** Fire      **Status:**      **Reviewer:**      **Approval Date:****Note:**      **Ok to Issue:**



# Residential 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>125 Newton St.</u>		
Total Square Footage of Proposed Structure <u>793 Sq. ft. Addition</u>	Square Footage of Lot <u>7000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>339</u> Block# <u>B</u> Lot# <u>1-2</u> <u>(B001001)</u>	Owner: <u>MARCUS + ERIN DESANCTIS</u>	Telephone: <u>(207) 878-7454</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MARCUS DESANCTIS</u> <u>125 NEWTON ST.</u> <u>PORTLAND, ME 04103</u> <u>207-878-7454</u>	Cost Of Work: \$ <u>45,000.00</u> Fee: \$
Current Specific use: <u>2 Bedroom Residence</u>		
Proposed Specific use: <u>3 Bedroom Residence</u>		
Project description: <u>Remove Existing Roof Structure, frame 2x10 floor 1/2" o.c w 3/4" sheathing, 2x6 exterior walls 8' high, with 8/12 Trussed Roof to create a second story addition with 3 Bedrooms + 1 Bathroom.</u>		
Contractor's name, address & telephone: <u>Derek DeSanctis 15 Cullen Rd Stonham, ME (207) 928-2030</u>		
Who should we contact when the permit is ready: <u>MARCUS DESANCTIS</u>		
Mailing address: <u>125 NEWTON ST.</u> <u>PORTLAND, ME 04103</u>		Phone: <u>207-878-7454</u>

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: <u>Marcus DeSanctis</u>	Date: <u>6/3/11</u>
---	---------------------

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

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	333 0001001
Location	125 NEWTON ST
Land Use	SINGLE FAMILY
Owner Address	DESANCTIS MARCUS A & ERIN M JTS 125 NEWTON ST PORTLAND ME 04103
Book/Page	13097/170
Legal	339-B-1-2 NEWTON ST 123-127 BARCLAY AVE 7000 SF

**Current Valuation Information**

Land	Building	Total
\$30,450	\$57,330	\$87,780

**New Estimated Valuation Information**

Land	Building	Total	Phase-In Value
\$61,400	\$88,600	\$150,200	\$118,990

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1975	Ranch	1	768	0.161	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		4	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1987	8X10	C	A

**Sales Information**

Date	Type	Price	Book/Page
05/27/1997	LAND + BLDING	\$91,900	13097-170
06/29/1992	LAND + BLDING	\$87,000	10149-258

**Picture and Sketch**

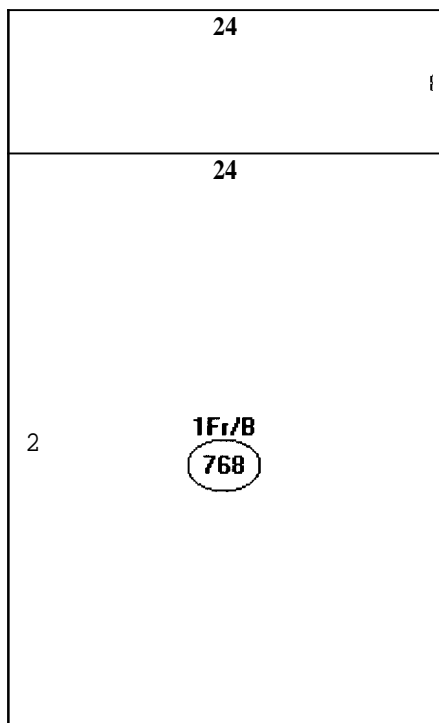
Picture                      Sketch                      Tax Map

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

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or e-mailed.

Click [here](#) to view comparable sales or below to view **by:**



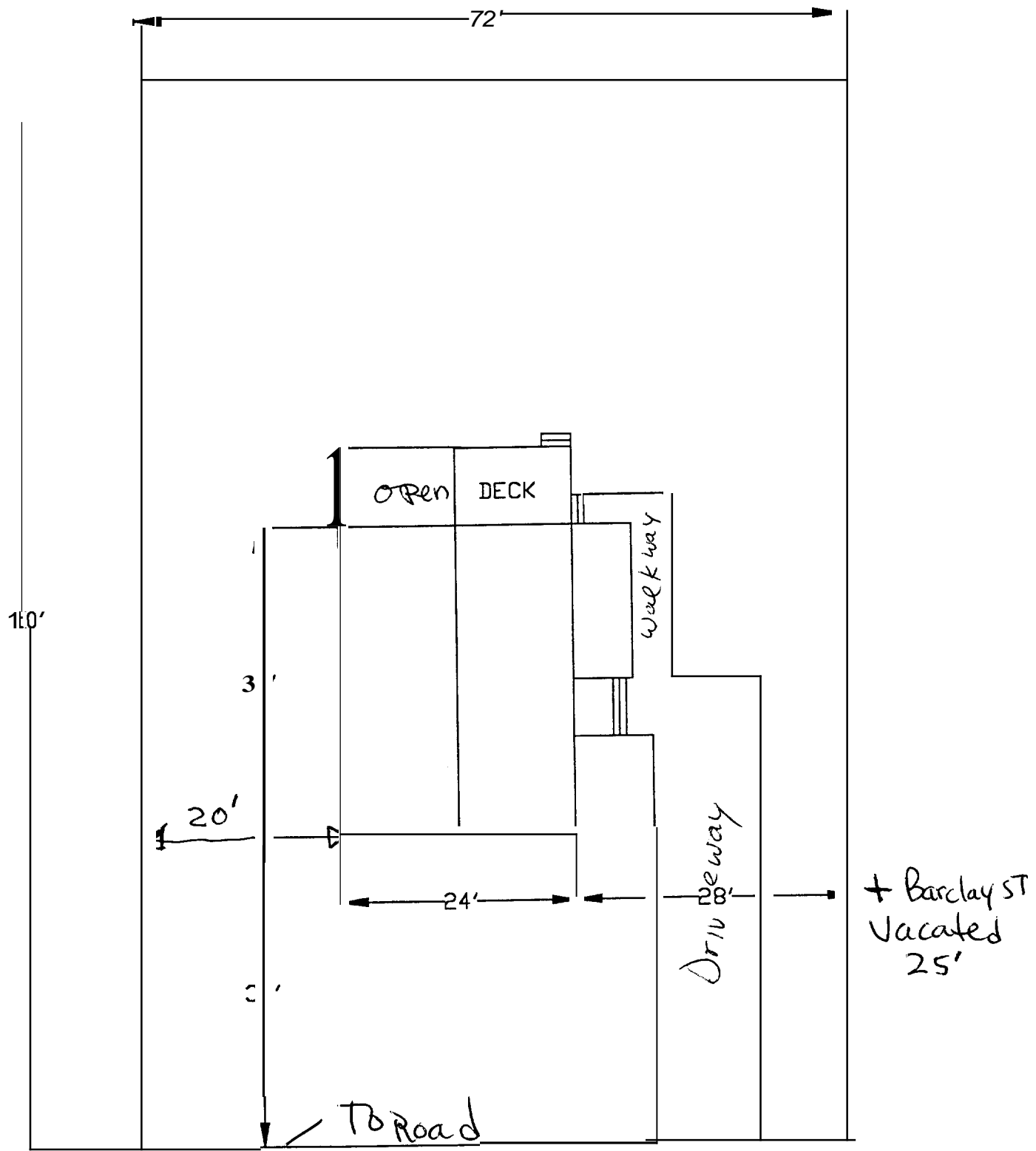


Descriptor/Area

A: 1Fr/B  
768 sqft

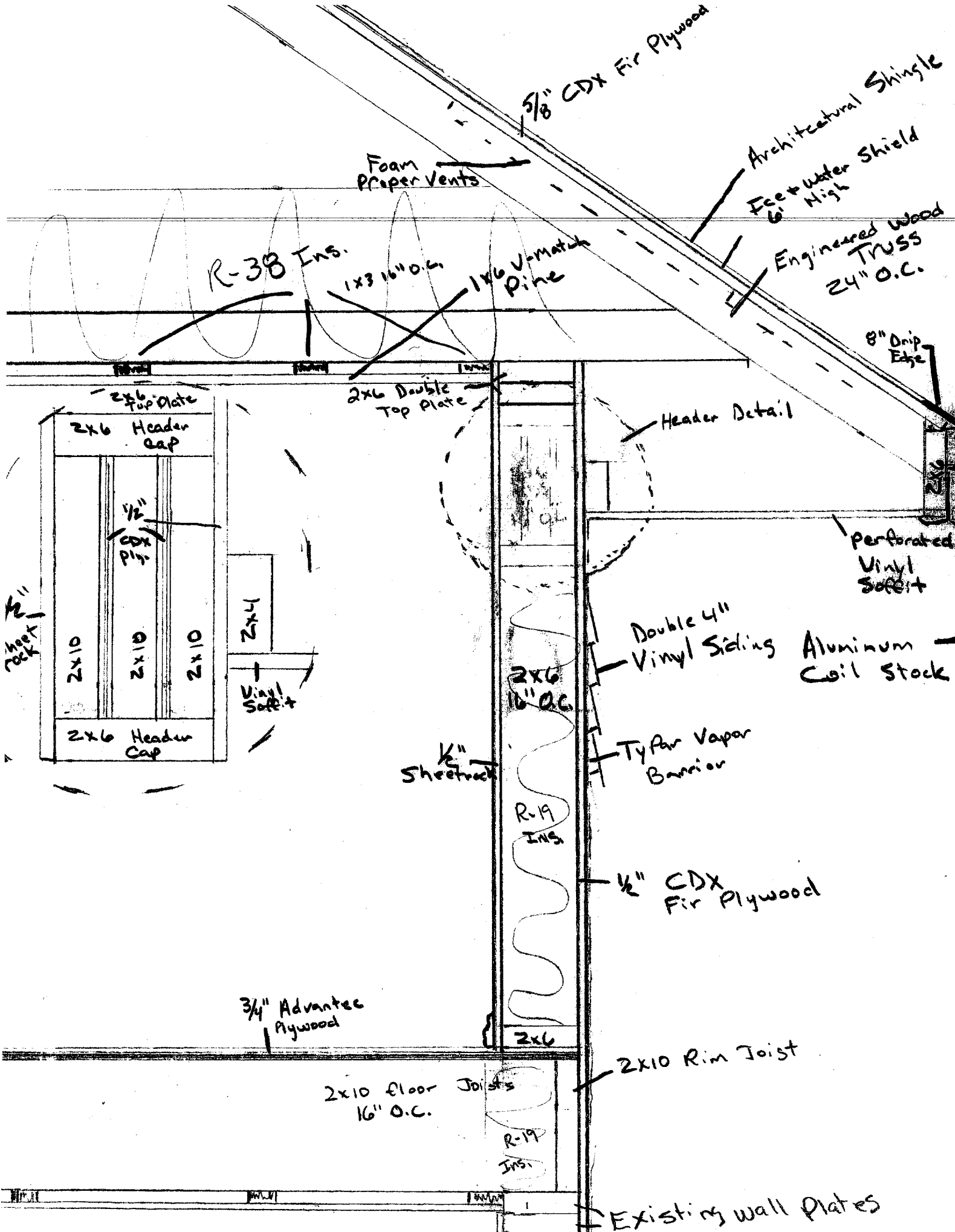
6:WD  
192 sqft





125 NEWTON STREET

Marcus A. DeSanctis  
 125 Newton St.  
 Portland, ME 04103  
 (207) 878-7454



5/8" CDX Fir Plywood

Foam  
Proper Vents

Architectural Shingle  
Ice + Water Shield  
6" High

R-38 Ins.

1x3 16" O.C.

1x6 Vertical  
Match Pine

Engineered Wood  
TRUSS  
24" O.C.

8" Drip  
Edge

2x6 Top Plate

2x6 Header  
Cap

2x6 Double  
Top Plate

Header Detail

1/2"  
CDX  
Ply

Perforated  
Vinyl  
Sheath

5"  
Sheet  
Rock

2x10

2x10

2x10

2x4

Vinyl  
Sheath

Double 4"  
Vinyl Siding

Aluminum  
Coil Stock

2x6 Header  
Cap

1/2"  
Sheetrock

Tyvek Vapor  
Barrier

2x6  
16" O.C.

R-19  
Ins.

1/2" CDX  
Fir Plywood

3/4" Advantec  
Plywood

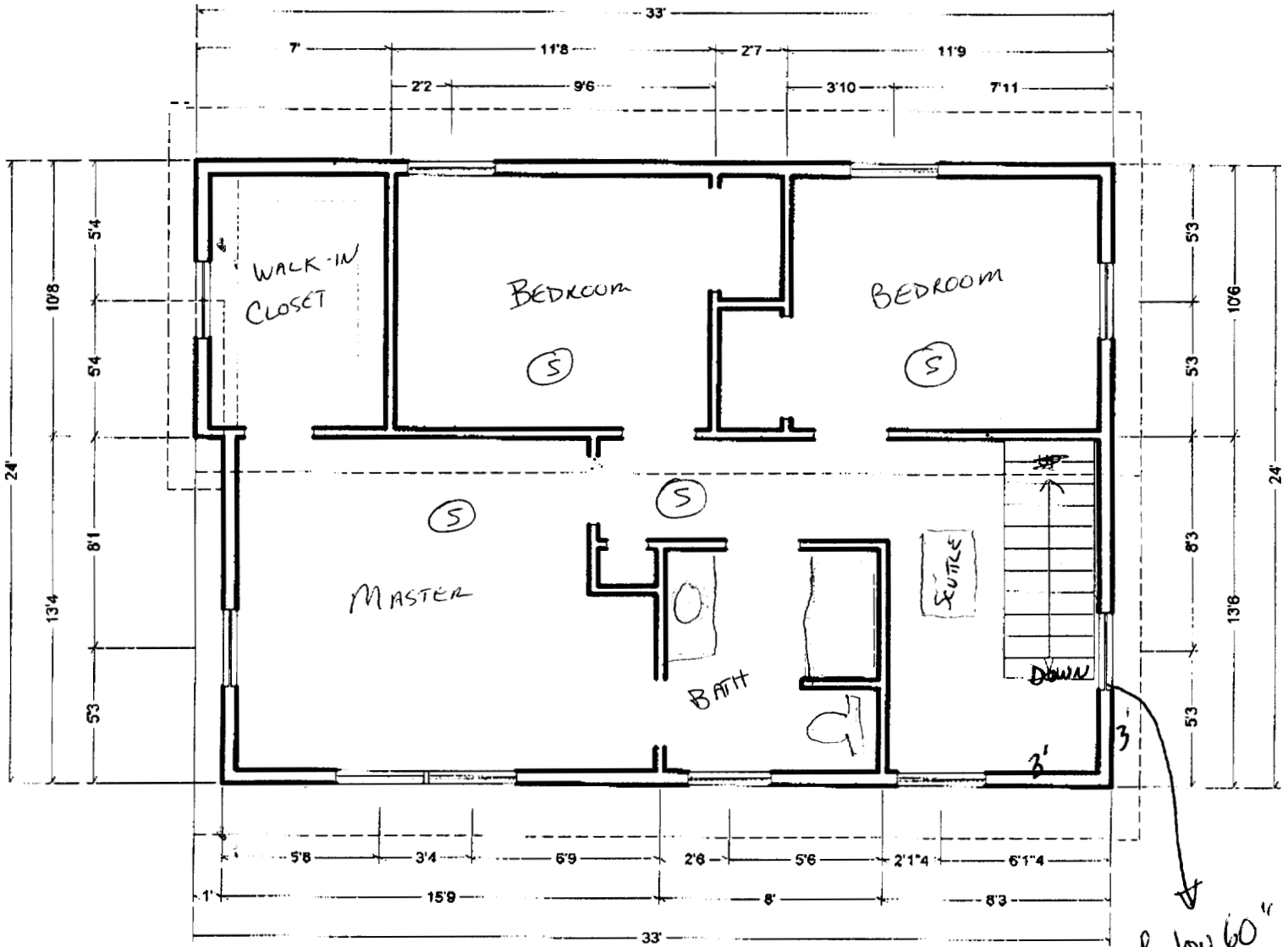
2x6

2x10 Rim Joist

2x10 Floor Joists  
16" O.C.

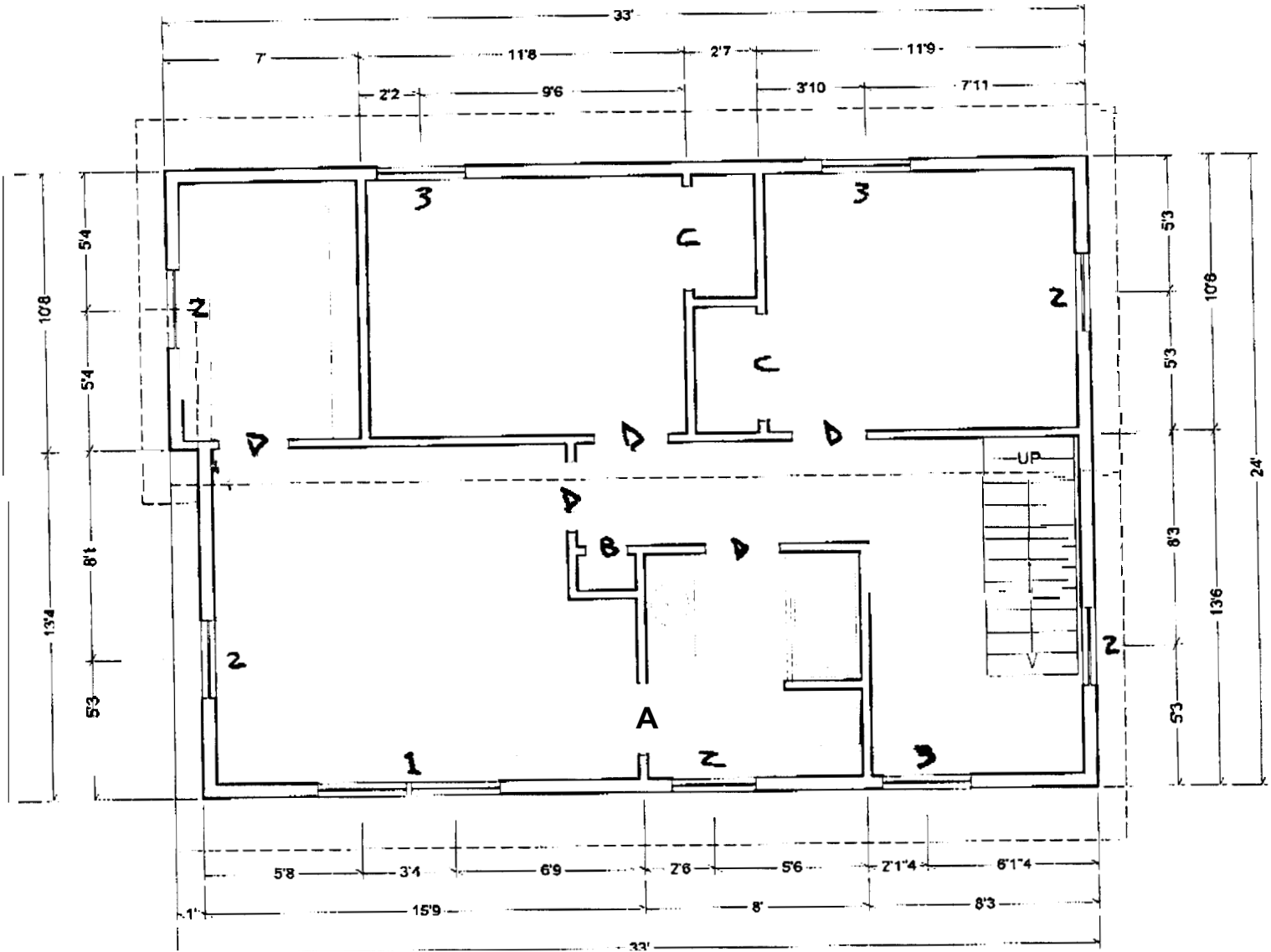
R-19  
Ins.

Existing wall plates



PROPOSED 2ND FLOOR PLAN

Below 60" must be Tempered

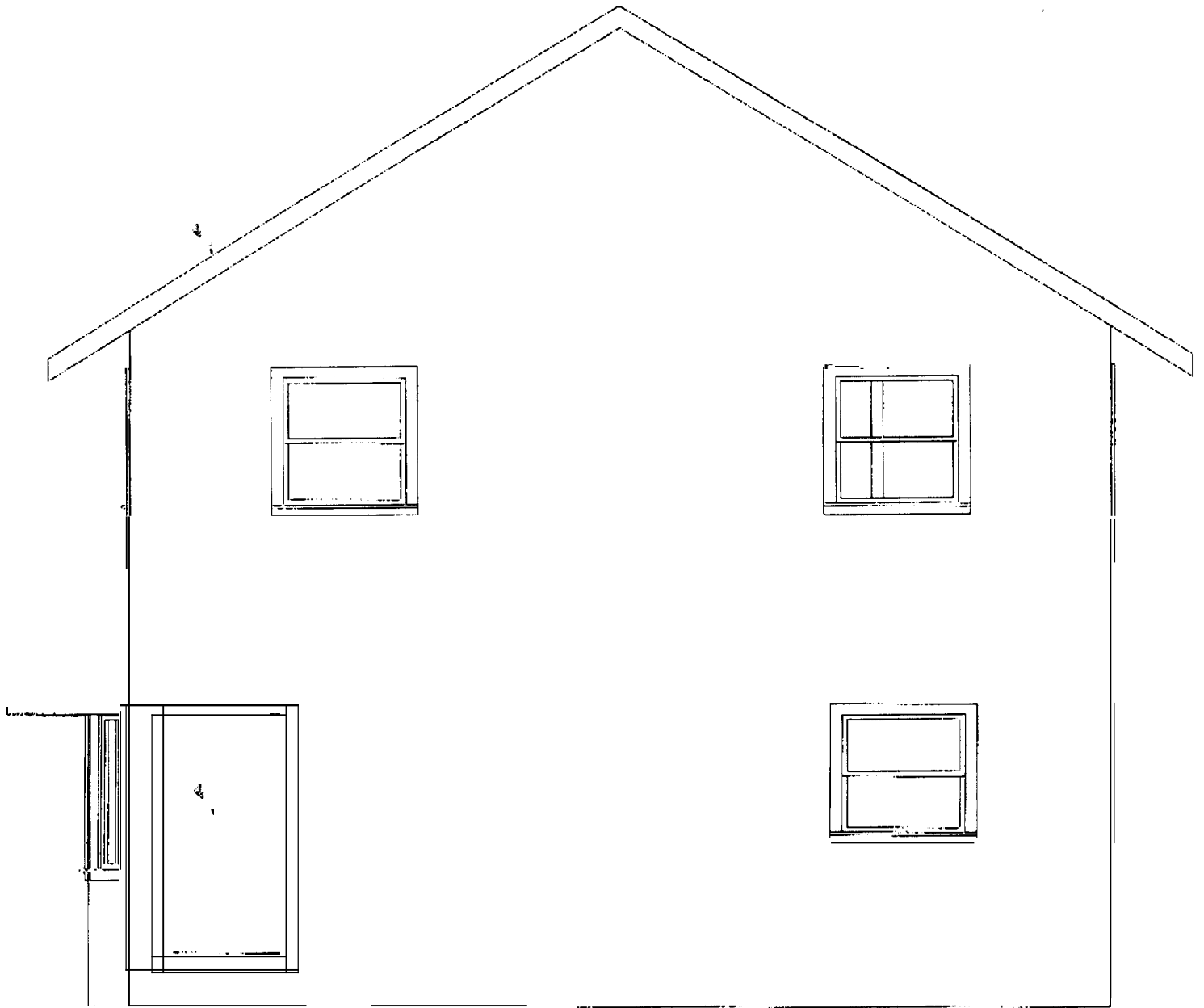


Window Schedule

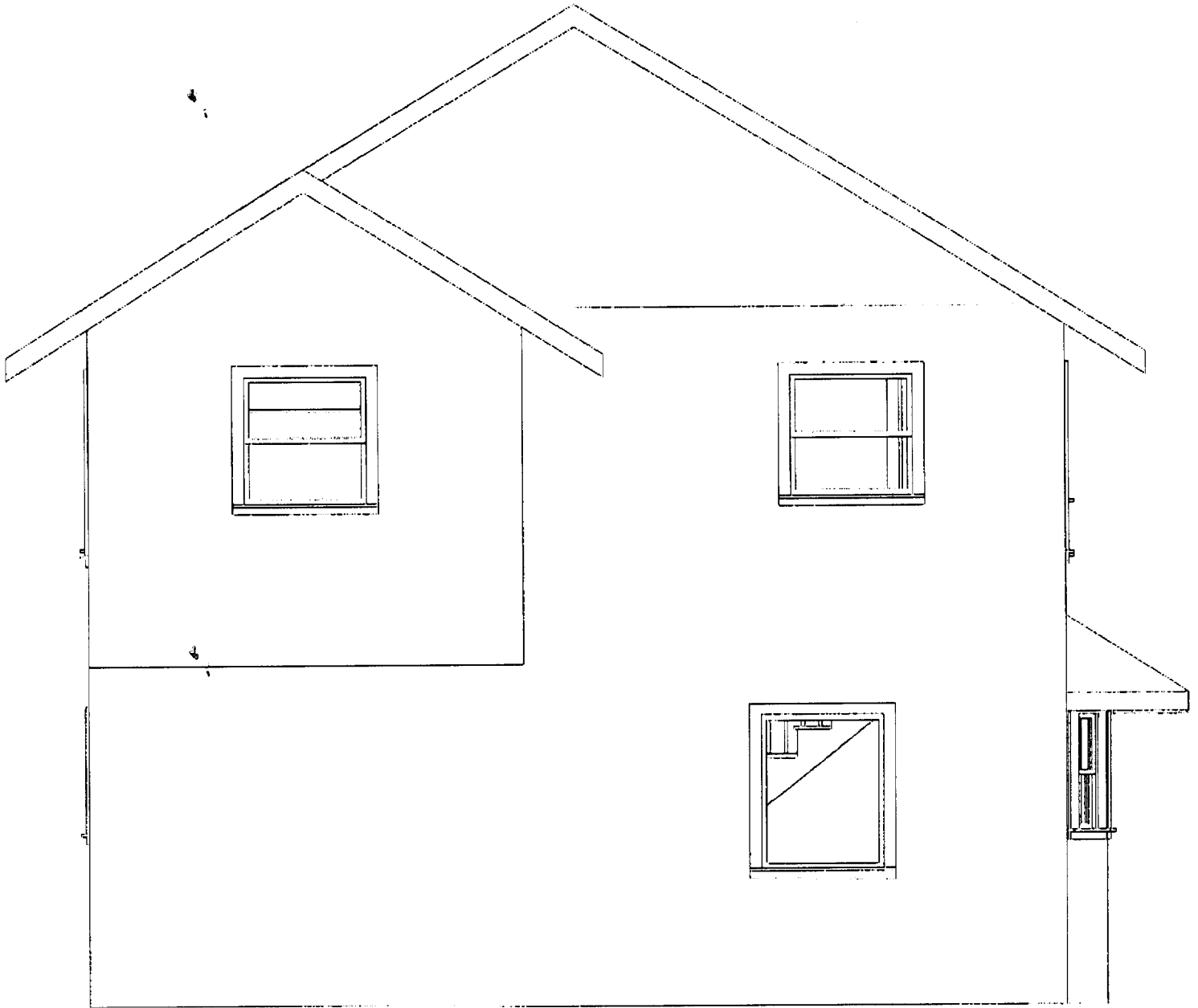
1	Anderson 400 TW	3046-2	EGRESS
2	" " "	2832	
3	" " "	3046	EGRESS

Door Schedule

A	2-8 x 6-8	Semi-solid Masonite Por
B	1-6 x 6-8	" " " Hinged
C	4-0 x 6-8	" " " Bi-fo
D	2-8 x 6-8	" " " Hinged



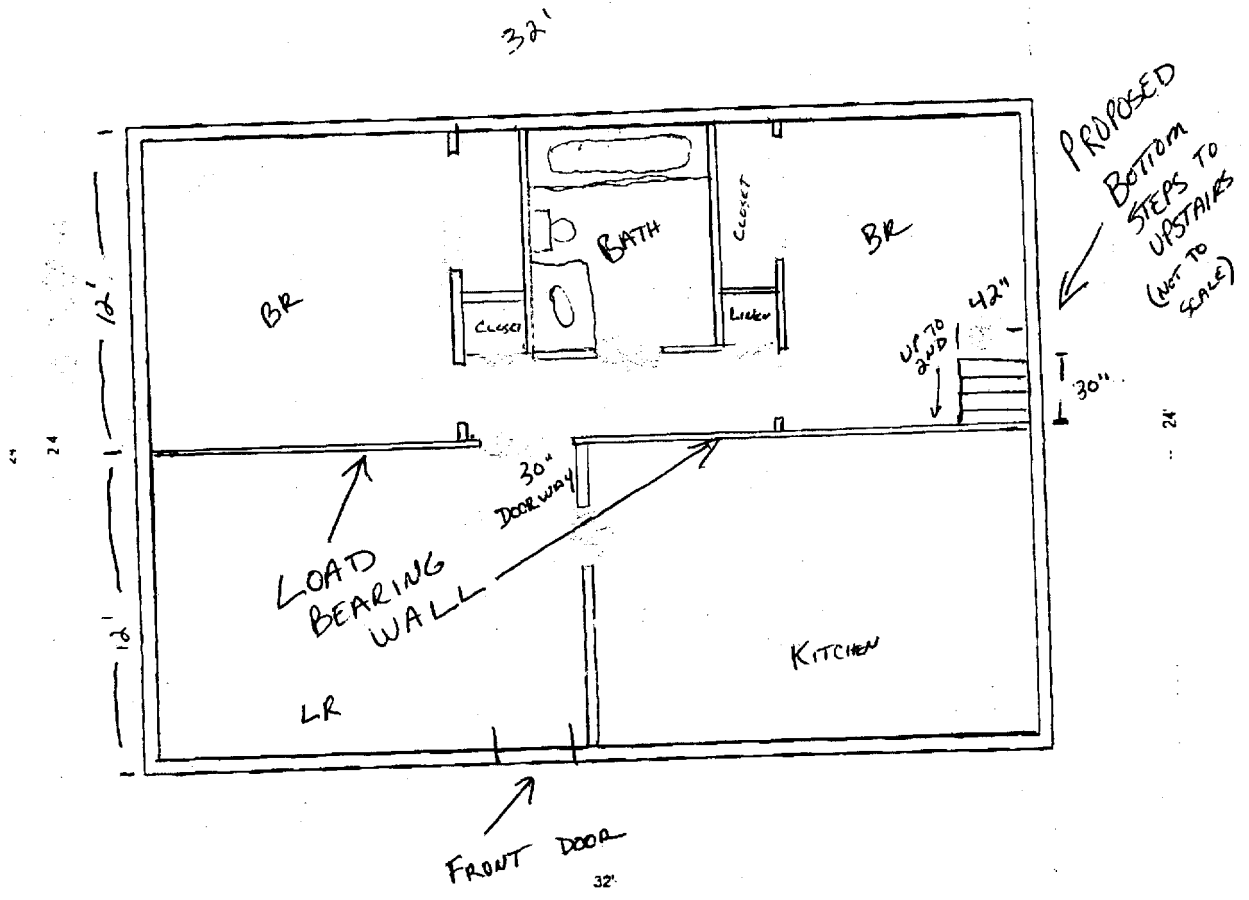








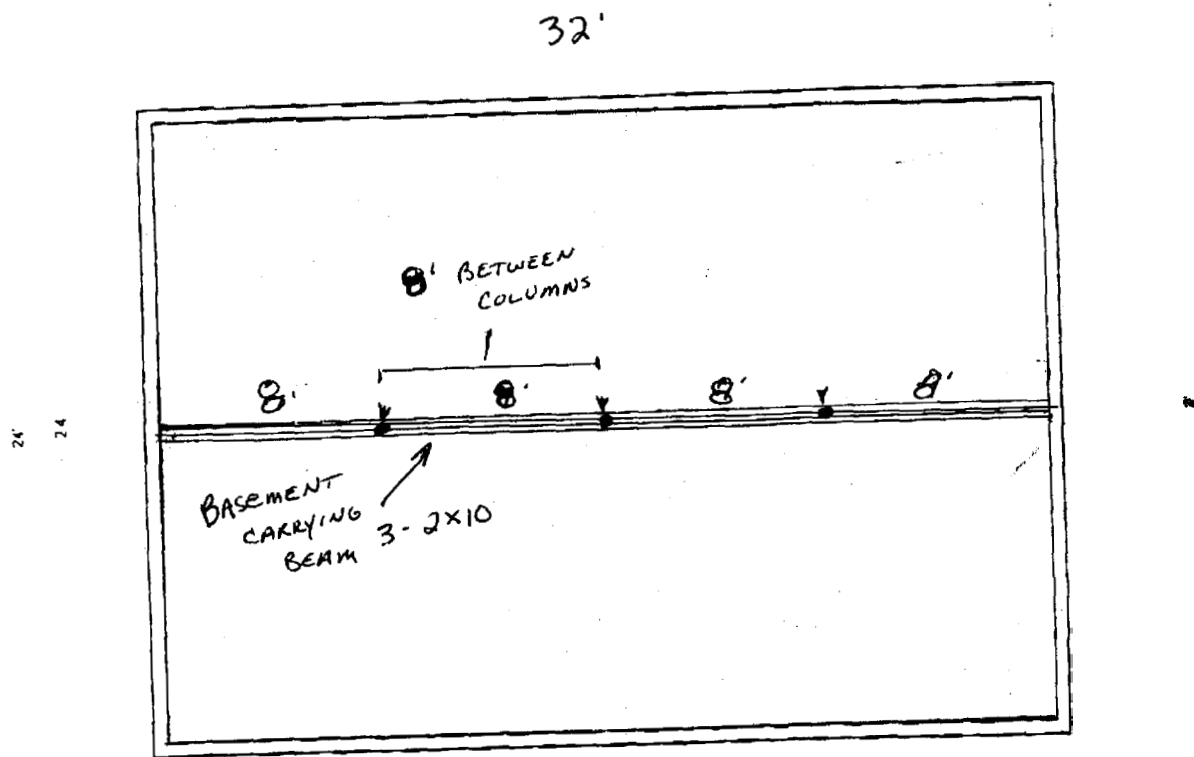
125 Newton



DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 JUN 13 2005  
 RECEIVED

1ST FLOOR

DETAIL (EXISTING)  
 + PROPOSED  
 STAIRS LEADING  
 UP TO 2ND FLOOR



32'

CURRENT FOUNDATION

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

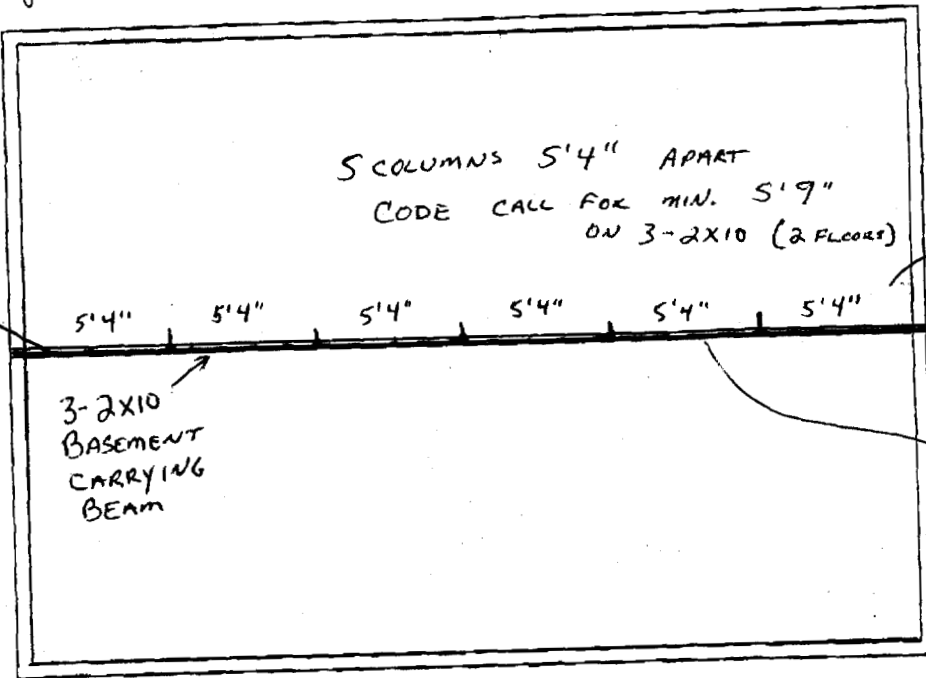
JUN 13 2005

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$32 \times 12 = 384''$   
 $384 \div 7 = 54.857 = 4.87'$   
 6 POSTS 4.5' APART  
 4'6"  
 5 POST = 5'4" APART  
 $384 \div 6 = 64''$

Build 2x4 bearing wall 16'  
w/ blocking & GWR

32'



per contractor  
6/15/05

existing floor  
1 1/2" 4" thick  
per boredhole

3-2X10  
BASEMENT  
CARRYING  
BEAM

Add 2 lally  
 columns  
 w/ Footings  
 12" x 12" x 1/2"  
 steel plate  
 w/ 1/4" steel lally flat  
 both anchored  
 to floor

FOUNDATION PLAN



FLOOR

**TABLE R502.5(1) - continued**  
**GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS**  
 (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir<sup>b</sup> and required number of jack studs)

GIRDERS AND HEADERS SUPPORTING	SIZE	GROUND SNOW LOAD (psf) <sup>a</sup>											
		30						50					
		Building width <sup>c</sup> (feet)											
		20		28		36		20		28		36	
		Span	NJ <sup>d</sup>	Span	NJ <sup>d</sup>	Span	NJ <sup>d</sup>	Span	NJ <sup>d</sup>	Span	NJ <sup>d</sup>	Span	NJ <sup>d</sup>
Roof, ceiling and two clear span floor	2-2x4	2-1	1	1-8	1	1-6	2	2-0	1	1-8	1	1-5	2
	2-2x6	3-1	2	2-8	2	2-4	2	3-0	2	2-7	2	2-3	2
	2-2x8	3-10	2	3-4	3	3-0	3	3-10	2	3-4	2	2-11	3
	2-2x10	4-9	2	4-1	3	3-8	3	4-8	2	4-0	3	3-7	3
	2-2x12	5-6	3	4-9	3	4-3	3	5-5	3	4-8	3	4-2	3
	3-2x8	4-10	2	4-2	2	3-9	2	4-9	2	4-1	2	3-8	2
	3-2x10	5-11	2	5-1	2	4-7	3	5-10	2	5-0	2	4-6	3
	3-2x12	6-10	2	5-11	3	5-4	3	6-9	2	5-10	3	5-3	3
	4-2x8	5-7	2	4-10	2	4-4	2	5-6	2	4-9	2	4-3	2
	4-2x10	6-10	2	5-11	2	5-3	2	6-9	2	5-10	2	5-2	2
4-2x12	7-11	2	6-10	2	6-2	3	7-9	2	6-9	2	6-0	3	

- For SI: 1 inch = 25.4 mm. 1 pound per square foot = 0.0479 kN/m<sup>2</sup>.
- a. Spans are given in feet and inches.
  - b. Tabulated values assume #2 grade lumber.
  - c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.
  - d. NJ - Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by approved framing anchor attached to the full-height wall stud and to the header.
  - e. Use 30 psf ground snow load for cases in which ground snow load is less than 30 psf and the roof live load is equal to or less than 20 psf.

**TABLE R502.5**  
**GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS**  
 (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir<sup>b</sup> and required number of jack studs)

HEADERS AND GIRDERS SUPPORTING	SIZE	BUILDING WIDTH <sup>c</sup> (feet)					
		20		28		36	
		Span	NJ <sup>d</sup>	Span	NJ <sup>d</sup>	Span	NJ <sup>d</sup>
One floor only	2-2x4	3-1	1	2-8	1	2-5	1
	2-2x6	4-6	1	3-11	1	3-6	1
	2-2x8	5-9	1	5-0	2	4-5	2
	2-2x10	7-0	2	6-1	2	5-5	2
	2-2x12	8-1	2	7-0	2	6-3	2
	3-2x8	7-2	1	6-3	1	5-7	2
	3-2x10	8-9	1	7-7	2	6-9	2
	3-2x12	10-2	2	8-10	2	7-10	2
	4-2x8	5-10	1	5-1	2	4-6	2
	4-2x10	10-1	1	8-9	1	7-10	2
4-2x12	11-9	1	10-2	2	9-1	2	
Two floors	2-2x4	2-2	1	1-10	1	1-7	1
	2-2x6	3-2	2	2-9	2	2-5	2
	2-2x8	4-1	2	3-6	2	3-2	2
	2-2x10	4-11	2	4-3	2	3-10	3
	2-2x12	5-9	2	5-0	3	4-5	3
	3-2x8	5-1	2	4-5	2	3-11	2
	3-2x10	6-2	2	5-4	2	4-10	2
	3-2x12	7-2	2	6-3	2	5-7	3
	4-2x8	6	2	3-7	3	4-8	2
	4-2x10	7-2	2	6-2	2	5-6	2
4-2x12	8-4	2	7-2	2	6-5	2	

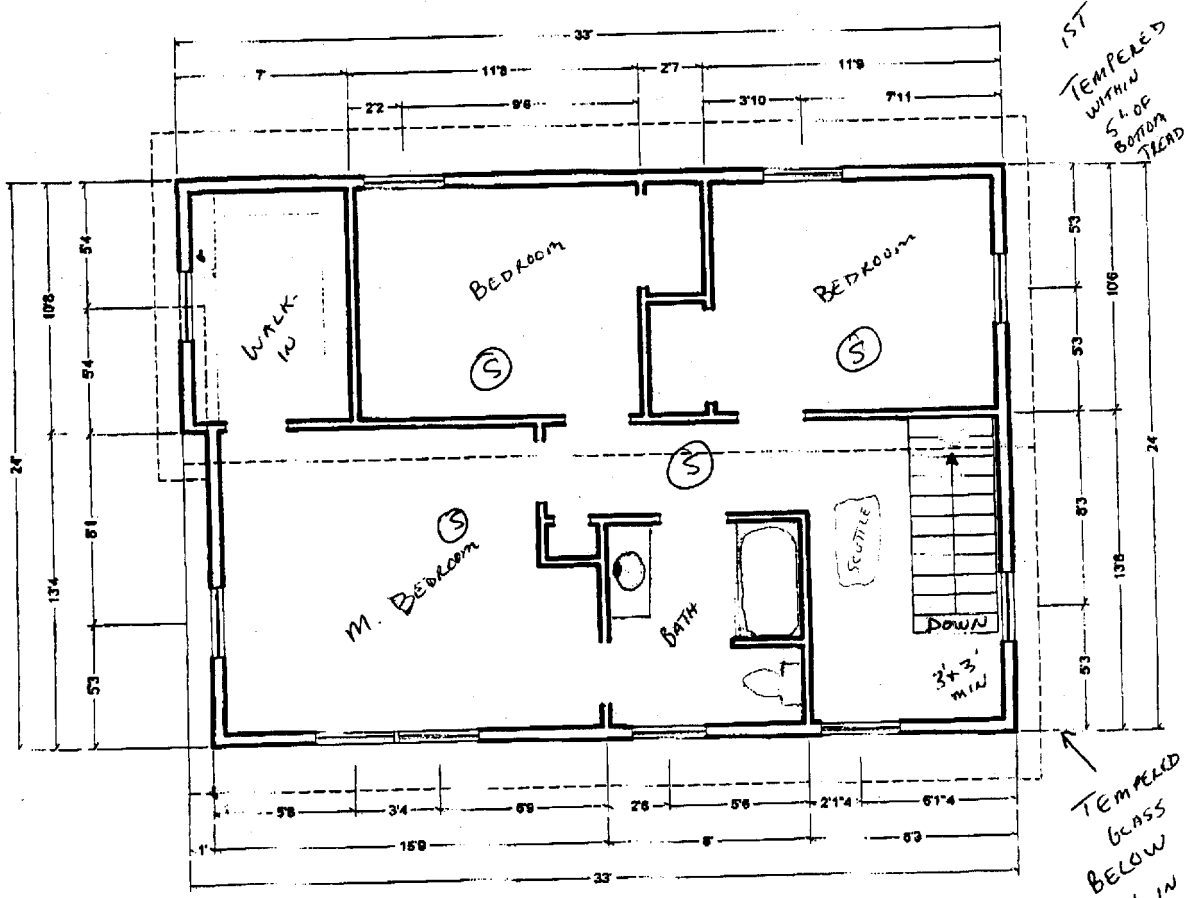
.CODE\*

2003 INTERNATIONAL RESIDENTIAL CODE\*

DEPT. OF BUILDING INSPECTION  
 OF PORTLAND, ME

JUN 13 2010

RECEIVED



PROPOSED  
2ND FLOOR PLAN

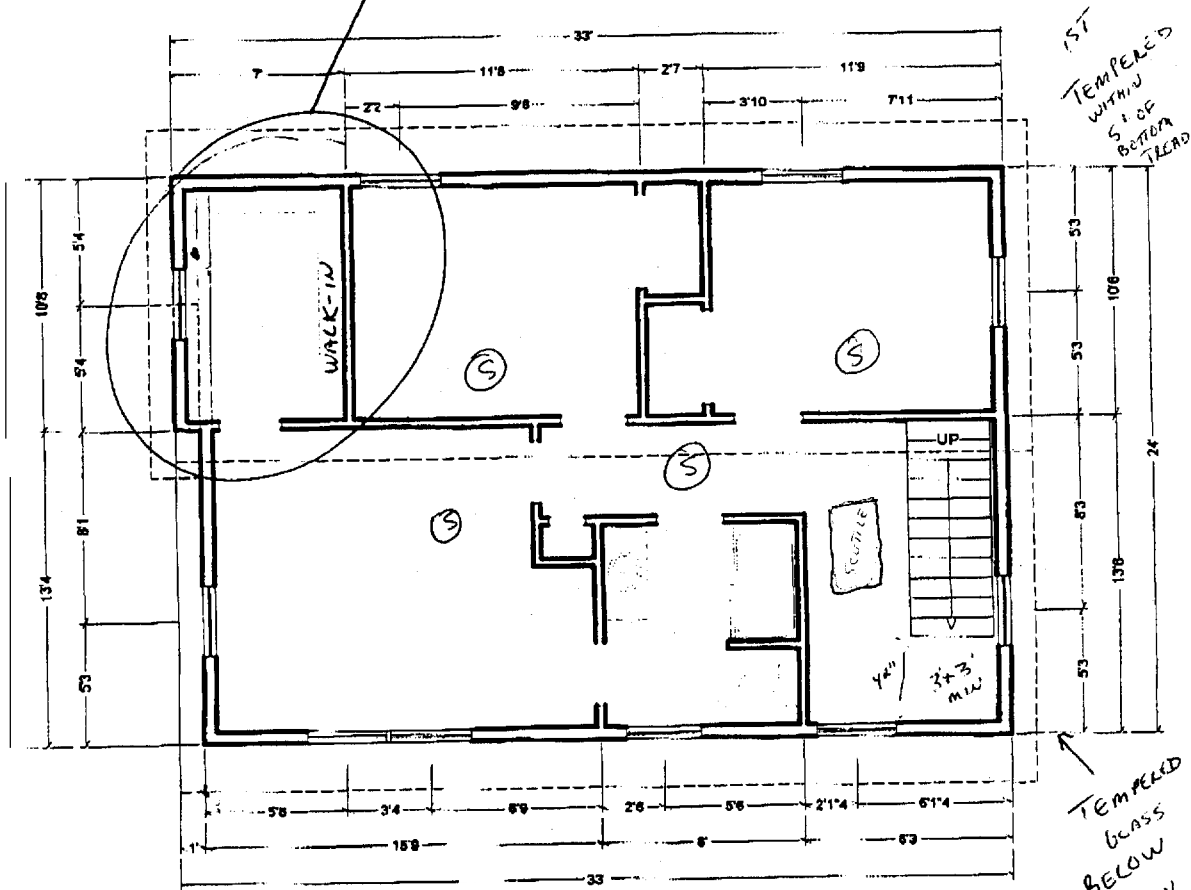
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUN 13 2005  
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122

STEPHENS MEMORIAL HO

PAGE 86

CANTILEVER  
DETAIL  
NEXT PAGE



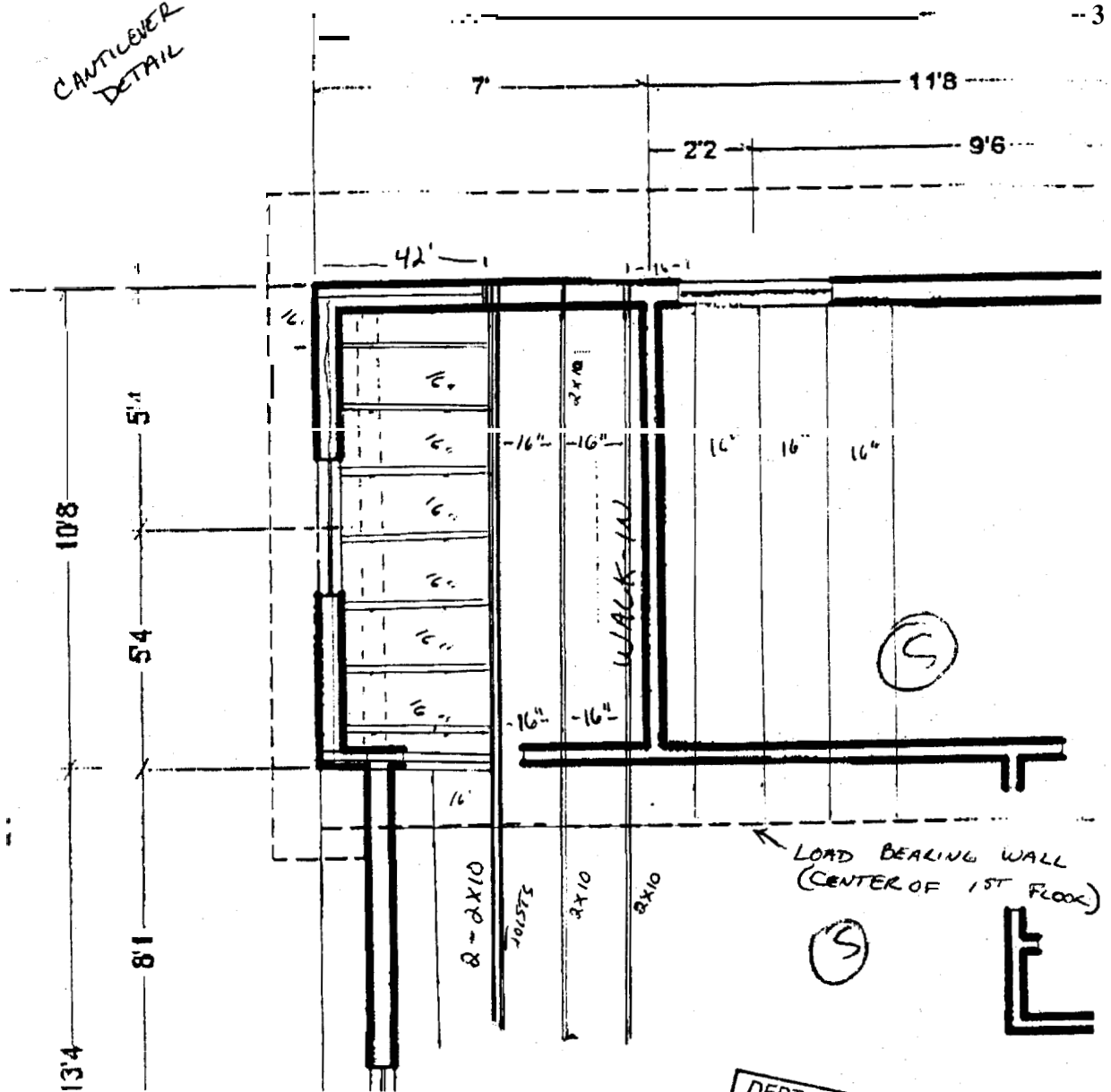
2ND FLOOR PLAN

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

JUN 13 2002

RECEIVED

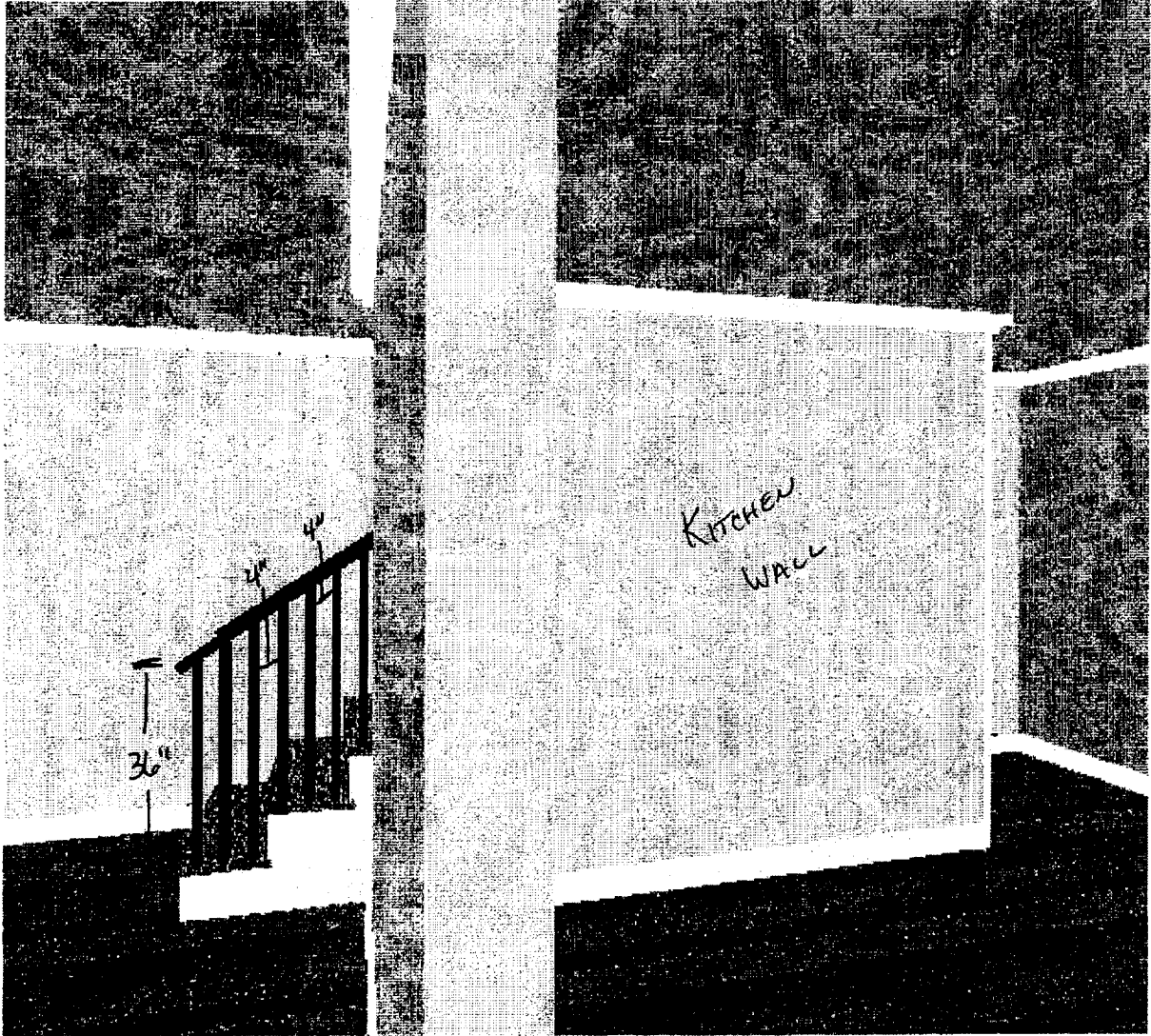
CANTILEVER  
DETAIL



LOAD BEARING WALL  
(CENTER OF 1ST FLOOR)

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 JUN 13 2007  
 RECEIVED

125 Newton



1-30"-1

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

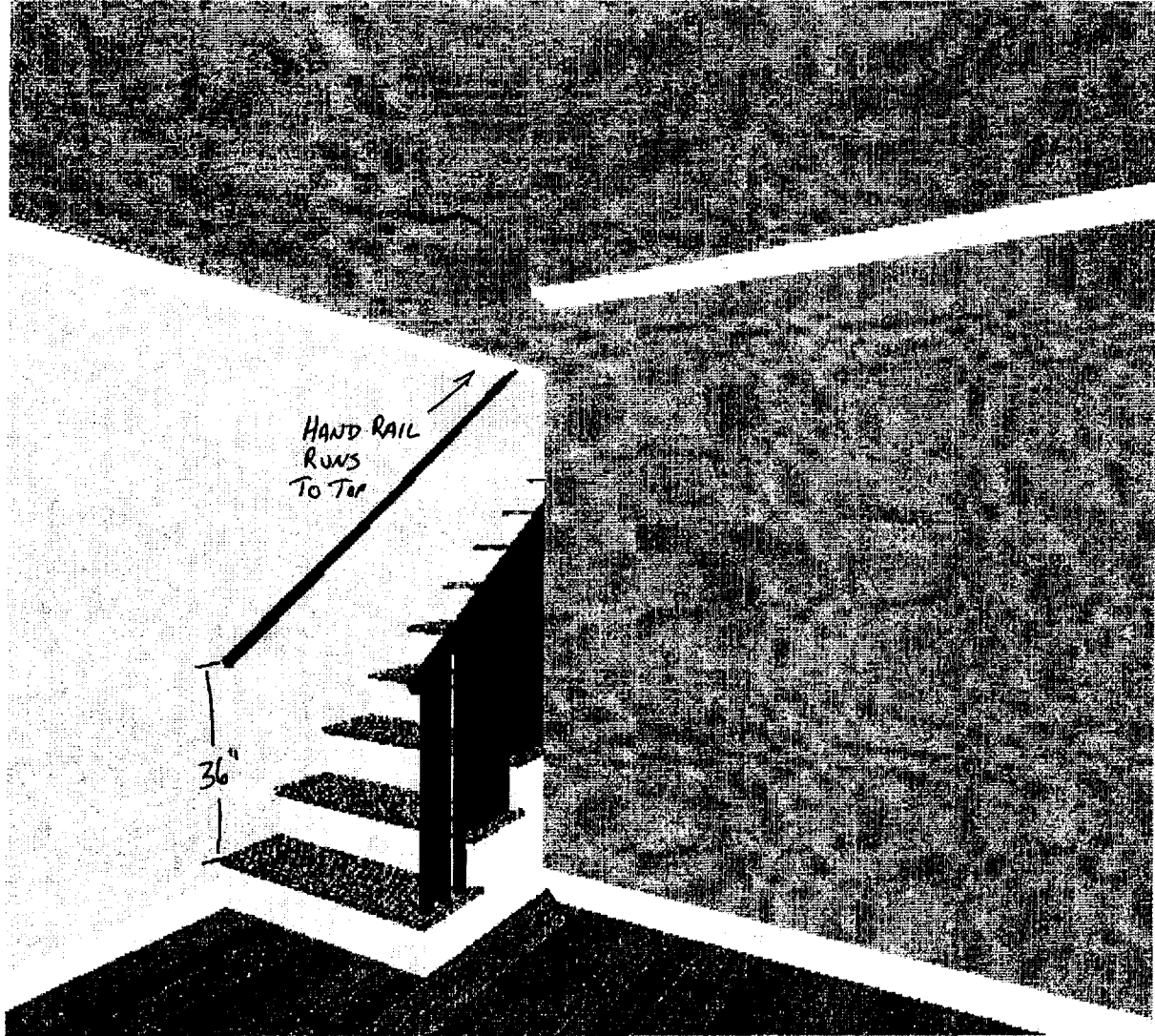
JUN 14 2005

RECEIVED

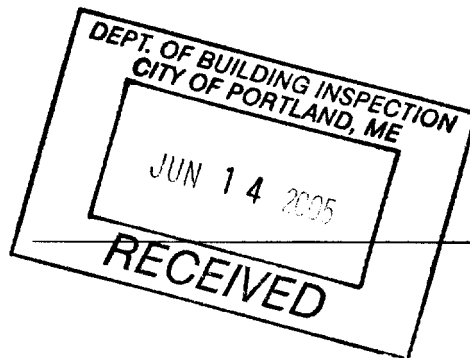
PROPOSED STAIRS  
 (1ST FLOOR VIEW)

Marcus A. DeSanctis  
 125 Newton Street  
 Portland, ME 04103

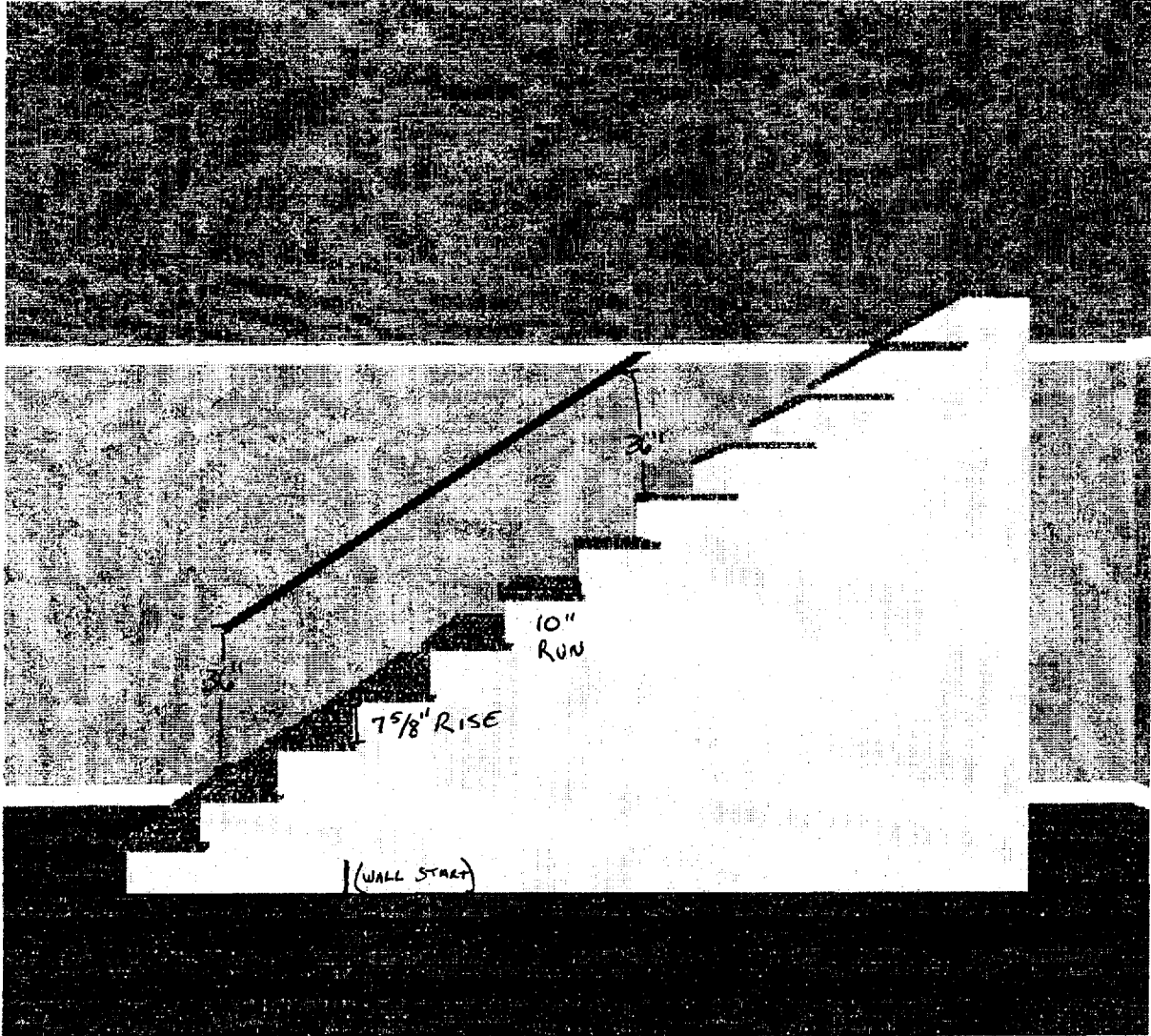




STAIR DETAIL



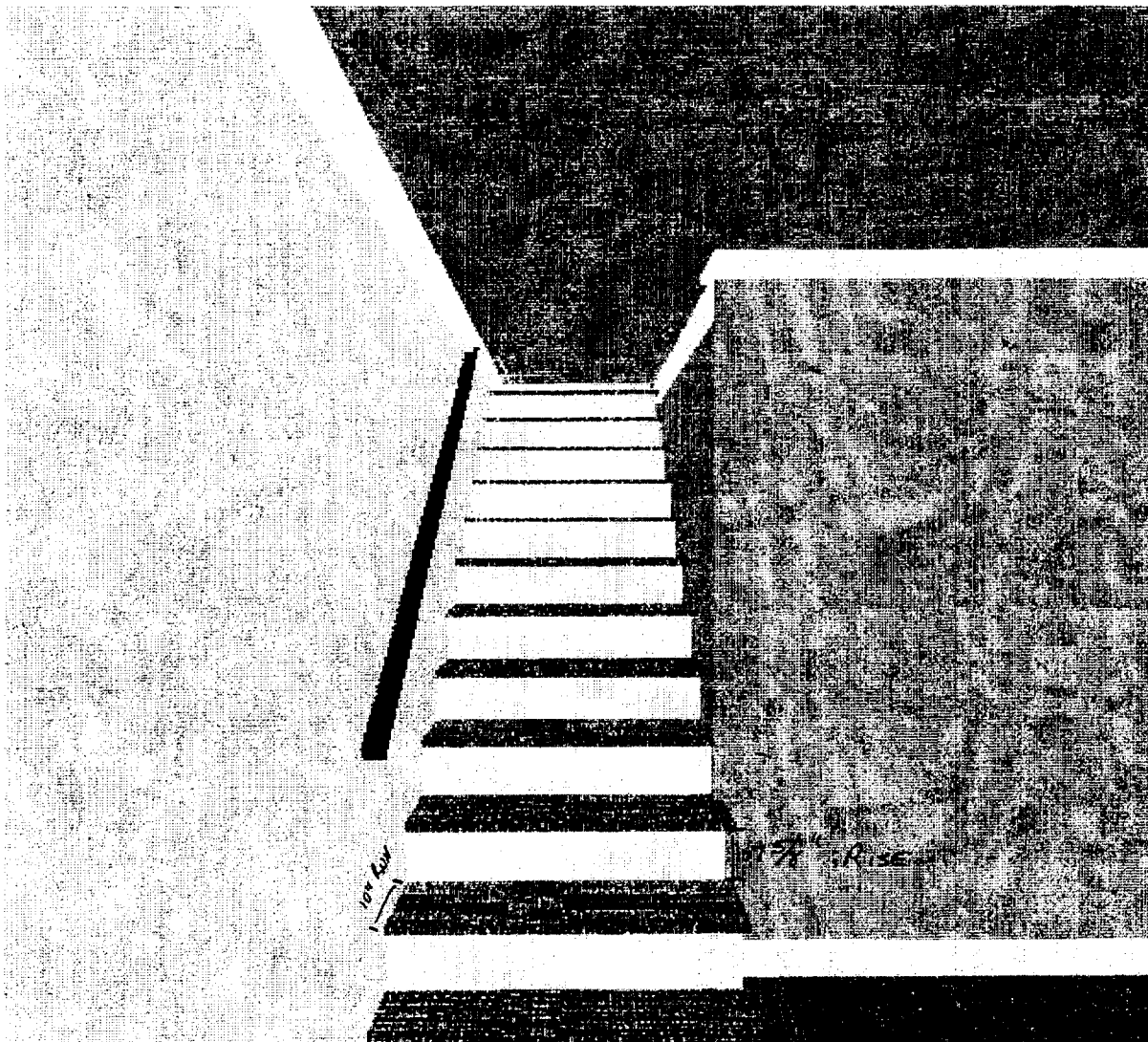
Marcus A. DeSanctis  
125 Newton Street  
Portland, ME 04103



STAIR DETAIL  
SIDE VIEW w/ No  
EXISTING WALL  
SHOWN

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUN 14 2005  
RECEIVED

Marcus A. DeSanctis  
125 Newton Street  
Portland, ME 04103



RIGHT  
 NO BALISTER OR  
 HAND RAIL  
 SHOWN

LOOKING UP  
 TO 2ND FLOOR

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 JUN 14 2005  
 RECEIVED

Marcus A. DeSanctis  
 125 Newton Street  
 Portland, ME 04103



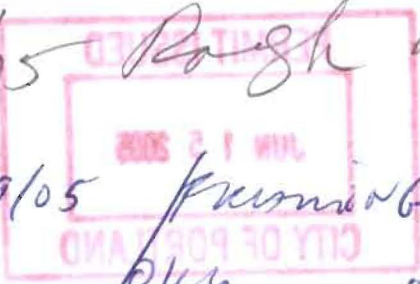
PROPOSED  
BALCONY RAILING DETAIL  
2ND FLOOR

TOP LANDING  
TO WALL

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUN 14 2005  
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Portland, ME 04103

7/6/05 Rough under floor plumb, etc



08/19/05 plumbing okay, ABOVE FLOOR plumbing  
okay. stairs to 2nd floor are not  
installed at this time. EGRESS windows  
okay.





**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

\_\_\_\_\_ 10.3 20 05 \_\_\_\_\_

Received from MEMORIAL RESURCTIONS

Location of Work 12511 NEWTON ST

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

Permit Fee \$ 426.00

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 339 B1

Check #: 121 Total Collected \$ 426

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy