PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
01-1537 JAN	1 A 2002	386A B032001

Location of Construction:	Owner Name:	Owner Address:	Phone:
685 Auburn St	Neptune Properties	120 Exchange St PORTLAND	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
n/a	no contractor/self	n/a n/a	2077560953
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
n/a	n/a	Single Family	R-2

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Foundation	Single Family / Amendment to permit # 010993. ~~Add~~ Relocate 34' x 26' existing building to new foundation & add 28' x 24' new attached garage.	$96.00	$12,000.00	2

FIRE DEPT: ☐ Approved ☐ Denied

Signature:

INSPECTION: Use Group: R3 Type: 5B Bocoa 92

Signature:

Proposed Project Description:

~~Relocate~~ Amendment to Permit # 010993. ~~Add~~ 34' x 26' house to foundation & add new 28' x 24' attached garage.

moving house from Washington Ave to New foundation put in – and stick build The Image

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
gg	12/17/2001

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone OK	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Min ☐ MM ☐	☐ Denied	☐ Denied
Date: S with amendment 12/19/01	Date:	Date: S

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

Application ID Number: 1-1537

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 685 Auburn St -
12/18/01 voice mail to owner - No plot plan attached - unsure of what the changes actually are - requested more information-
12/19 Is moving a house from Washington Ave on to new

Approval Date: 12/19/2001

Given On Date: 12/18/2001

☑ OK to Issue Permit Name: Marge Schmuckal Date: 12/19/2001 Date 2:

Conditions Section:

All conditions on the original permit are still in force.

Create Date: 12/17/2001 By: gg Update Date: 12/19/2001 By: mes

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.

DONE 1/14/02

_____ **Pre-construction Meeting**: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:**	Prior to pouring concrete ←
N/A **Re-Bar Schedule Inspection:**	Prior to pouring concrete
_____ **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.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AN PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

_____ 1/14/02
Signature of applicant/designee Date

_____ 1/14/02
Signature of Inspections Official Date

386A Bob3 01-1537

FAX COVER SHEET

TO: DAVE CAMPBELL

COMPANY: CITY OF PORTLAND

FROM: TOM DANIELS

DATE: _____ FAX NUMBER: _____

PROJECT: THE SHAW RESIDENCE / AUDUBON PINES

NUMBER OF PAGES (Including Cover Page): 2

MESSAGE:

**IF YOU HAVE ANY PROBLEMS RECEIVING THIS FAX,
PLEASE CALL THE PERSON SENDING IT AS SOON AS POSSIBLE.
THANK YOU.**

January 10, 2002

Attn: Dave Cadell
City of Portland
Building Inspector

RE: The Shaw Residence
Auburn Pines
Portland, Maine

Dave,

Per our telephone conversation this morning regarding your four questions on the Shaw Residence at Auburn Pines:

1) The headers at the garage doors will be 5 ¼" x 9 ½" Para=Lam Beams (per L&L Structural Design calculations)
2) Andersen TW210410 Double-hung Windows do indeed meet egress requirements
3) As I mentioned in our conversation, Simpson Strap-Ties will be used in the new garage construction. The SK drawing from L&L Structural Engineering will be used in the existing house only.
4) Also, as I mentioned in our conversation, the plans have already been reviewed by Archetype Architects for compliance with Sub-Division requirements, and have indeed been approved.

If you have any further questions, please feel free to give a call to either the homeowner or myself.

Sincerely,

Tom Daniels

cc: John Shaw

CBL 386A-B-32 STREET ADDRESS 685 Auburn

DATE	TIME	CONTACT	NARRATIVE	INITALS
			(1) Garage Door Opening Header Specs	
			(2) Confirm TWZ0410 meets Egress Window Standard	
			(3) Roof to Top Plate of Wall Connection: which Configuration DWG SHS1 or Simpson Strap Ties as indicated SHS1 for Existing Strap Ties for New Construction	
			(4) Architectural Review for Subdivision	
11/09/20			Call to John Shaw & Tom Daniels requesting above material	

01 1537

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.

Location/Address of Construction: 685 Auburn Street		
Total Square Footage of Proposed Structure: 1296 +-	Square Footage of Lot: 29,413 Sq ft.	
Tax Assessor's Chart, Block & Lot Chart# 38A Block# B Lot# 032	Owner: John Shaw	Telephone: 207 756 0953
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 27 Olympia St Portland ME 04103	Additional Cost Of Work: $ 12000 — Fee: $ 96 —

Current use: ~~Single Family~~ Vacant

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: Single Family

~~Project description: Amend Permit # 01-0993 — Relocate~~ 34 x 26 Existing Building to New Foundation add new 28 x 24 attached garage

Contractor's name, address & telephone: John Shaw (Owner) 756-0953

Who should we contact when the permit is ready: above

Mailing address:

Phone:

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 APROVE 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:** 12/11/01

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

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

Field Notes

Client: John Shaw

Project Name: Shaw Residence, 685 Auburn Street, Portland, Maine
Project No.: 21201
Date: December 19, 2001 **Time:** 12:30 PM
Weather: Overcast & Cold
Observer (s): Joe Leasure (L&L Str. Eng. Serv.)

Observations:

We visited the site to review the existing framing for the building that has been moved onto the site located at 685 Auburn Street, Portland, Maine. The existing building had been cut into two pieces to facilitate moving the structure. The upper half, which was on a trailer on site, included the roof structure and the second floor walls. The lower half, which was currently supported on a temporary structure on the existing foundation, included the first and second floor structure and the first floor walls. We obtained pertinent information during our site visit regarding the existing structure and numerous structural details as constructed in the building to analyze the structure.

Our review and analysis of the existing structure was performed considering the requirements of the 1999 BOCA National Building Code. Based on the information we gathered, we identified some existing conditions that are deficient compared to current code requirements and recommendations. The existing conditions and the feasibility of the proposed repairs shall be verified in the field prior to proceeding with any repairs. The deficiencies and our proposed repairs are defined on the following pages.

The existing structure is in good condition showing no signs of deterioration nor distress. There is a minor amount of deterioration of the timber rimboard and sill at the front entry in the first floor framing. The rimboard and sill shall be replaced as required at this location. We performed our analysis using the following code stipulated loading:

- Roof (Live) Load = 42 PSF
- Floor Live Load = 30 PSF (at sleeping rooms above the first floor)
- Floor Live Load = 40 PSF (otherwise)

DEC 2 8

Utilizing the prescribed loading, we identified some deficiencies in the existing structure and proposed repairs as follows:

FIRST FLOOR FRAMING:

1. The existing 2x8 @16"o.c. first floor joists are sufficient to span a maximum of 12'-4". There are two areas of the floor that exceed that span. The joists beneath the living room and the kitchen clear span 13'-4" and 12'-10" respectively. The joists that exceed the 12'-4" span shall be reinforced by installing additional 2x8 joists at every other joists (i.e. 32" on center) "sistered" to the existing joists and fastened with two rows of 16d nails at 12" on center top and bottom. Also additional Simpson U28-2 joists hangers are required on both ends of the header at the chimney.
2. The existing 6x10 beams are sufficient to support the floor loads as long as the new columns are installed where the existing column cap plates are located. The new columns shall be 3 1/2" diameter concrete filled lally columns supported on 2'-0" square by 10" thick concrete footings with 3-#4 reinforcing bars each way 3" clear from the bottom of the footing.
3. Additional columns are required beneath the existing 6x10 beam on both sides of the where the beam has been cut to accommodate the temporary steel supports that were used during moving. This will require two columns at two locations for a total of four additional columns. The column and footing construction shall be the same as defined in item #2 above.
4. Additional columns are required beneath the existing 6x10 beam at the ends of the beams that were cut to avoid interference with the new foundation wall. . This will require three additional columns at three different locations. The new columns shall be installed 12" from the inside face of the foundation wall and at the center of the existing 6x10 beam. The column and footing construction shall be the same as defined in item #2 above.
5. A 2x6 pressure treated sill plate shall be installed beneath the existing sill plate. The new sill plate shall be anchored to the foundation wall with 5/8" diameter anchors spaced at 4'-0" on center. The sill plates shall be fastened together with 16d nails at 4" on center.

SECOND FLOOR FRAMING:

1. The second floor joists beneath the sleeping rooms are adequate to support the code stipulated loading. However, the floor joists beneath the non-sleeping rooms that exceed the 12'-4" span shall be reinforced by installing additional 2x8 joists at every other joists (i.e. 32" on center) "sistered" to the existing joists and fastened with two rows of 16d nails at 12" on center top and bottom.

ROOF FRAMING:

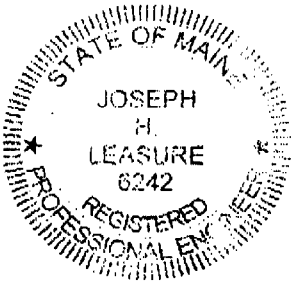
1. The existing 2x8 @21" o.c. roof rafters are capable of supporting a snow (live) loading of approximately 33 PSF which is inadequate to support current code stipulated roof loading of 40 PSF. The rafters shall be reinforced by installing additional 2x8 rafters at every third rafter (i.e. 63" on center) "sistered" to the existing rafters and fastened with two rows of 16d nails at 12" on center top and bottom. The new rafters shall be installed tight to the 1x ridge board and shall bear on top of the existing wall plate.
2. There is an inadequate connection of the rafter with the ceiling joists to prevent the roof from "thrusting" the exterior walls outward. We propose the connection illustrated on SKS-1 attached.
3. The second floor walls have been cut approximately 1'-0" above the second floor to facilitate moving the building. All of the studs need to be reinforced with and additional 2x4 stud full height. Furthermore, all jack and king studs require additional studs as well. All of the new studs shall be installed tight between the top and bottom plates of the existing wall including all king studs as well. We understand that it is your intent to replace the existing windows, which will give you an opportunity to replace the jack studs with one continuous member tight beneath the bottom of the header in the existing wall as required.

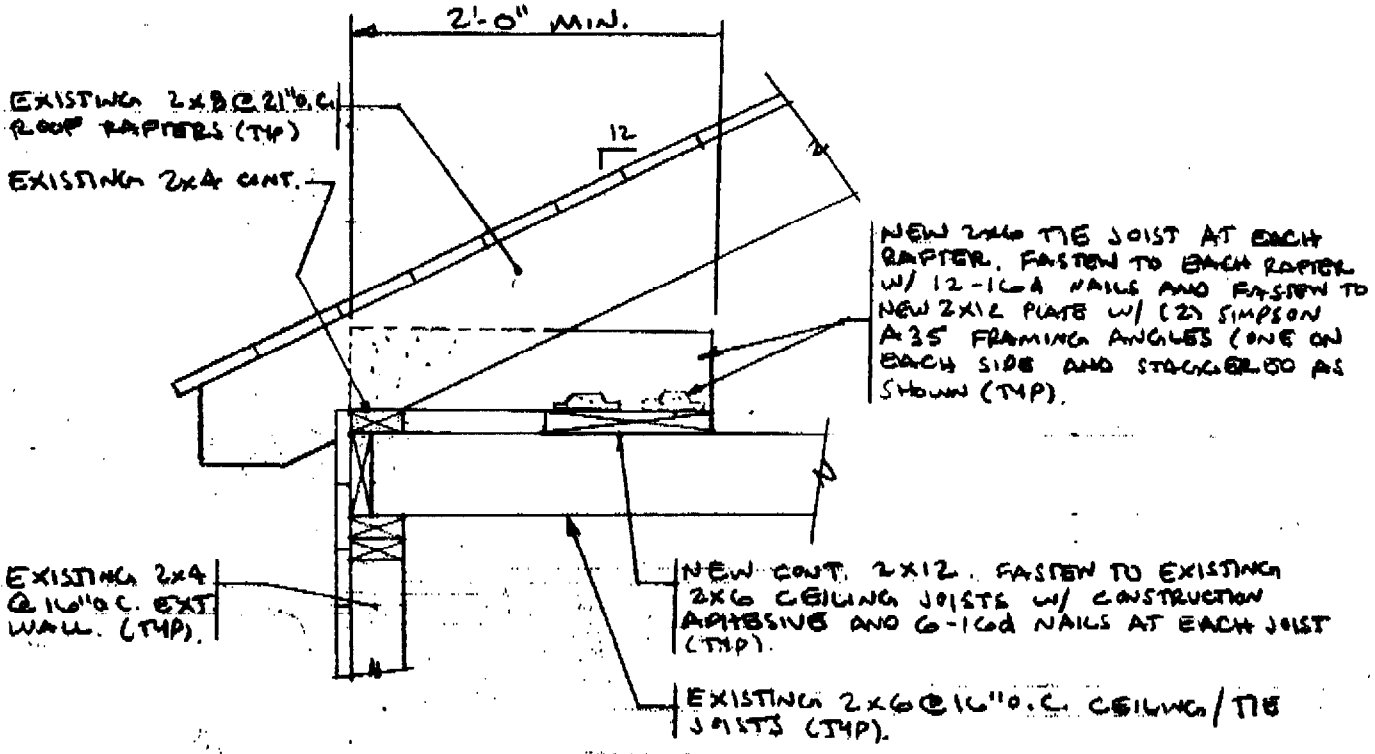
If you have any questions, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.

Joseph H. Leasure, P.E.
Principal





ROOF SECTION - CONNECTION (TYP AT BOTH SIDES OF BUILDING)

1"=1'-0"

DEC 2 8 2001

designed by:	JHL
drawn by:	JHL
checked by:	MFL
scale:	NOTED
date:	12/19/01

SHAW RESIDENCE
685 AUBURN STREET
PORTLAND, ME

ROOF SECTION.

L & L STRUCTURAL ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-8432
EMAIL: LLENG@AOL.COM

SKS-1

FAX COVER SHEET

TO: DAVE CADELL

COMPANY: CITY OF PORTLAND

FROM: TOM DANIELS / JOHN SHAW

DATE: _____ FAX NUMBER: _____

PROJECT: THE SHAW RESIDENCE / MURDEN STREET

NUMBER OF PAGES (Including Cover Page): 6

MESSAGE: DAVE,

ATTACHED IS THE LETTER FROM L.T.L. STRUCTURAL ENGINEERING REVIEWING EXISTING CONDITIONS IN THE SHAW RESIDENCE. ALSO INCLUDED IS AN UPDATED PLOT PLAN SHOWING THE ADDED MUDROOM. PLANS FOR THE NEWLY LAID OUT GARAGE / MUDROOM WILL FOLLOW AFTER THE HOLIDAYS.

IF YOU HAVE ANY QUESTIONS, YOU CAN CONTACT ME @ 772-6022 DURING NORMAL WORKING HOURS.

Tom Daniels

IF YOU HAVE ANY PROBLEMS RECEIVING THIS FAX,
PLEASE CALL THE PERSON SENDING IT AS SOON AS POSSIBLE.
THANK YOU.

DEC 28 2001

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

Field Notes

Client: John Shaw

Project Name: Shaw Residence, 685 Auburn Street, Portland, Maine
Project No.: 21201
Date: December 19, 2001 **Time:** 12:30 PM
Weather: Overcast & Cold
Observer (s): Joe Leasure (L&L Str. Eng. Serv.)

Observations:

We visited the site to review the existing framing for the building that has been moved onto the site located at 685 Auburn Street, Portland, Maine. The existing building had been cut into two pieces to facilitate moving the structure. The upper half, which was on a trailer on site, included the roof structure and the second floor walls. The lower half, which was currently supported on a temporary structure on the existing foundation, included the first and second floor structure and the first floor walls. We obtained pertinent information during our site visit regarding the existing structure and numerous structural details as constructed in the building to analyze the structure.

Our review and analysis of the existing structure was performed considering the requirements of the 1999 BOCA National Building Code. Based on the information we gathered, we identified some existing conditions that are deficient compared to current code requirements and recommendations. The existing conditions and the feasibility of the proposed repairs shall be verified in the field prior to proceeding with any repairs. The deficiencies and our proposed repairs are defined on the following pages.

The existing structure is in good condition showing no signs of deterioration nor distress. There is a minor amount of deterioration of the timber rimboard and sill at the front entry in the first floor framing. The rimboard and sill shall be replaced as required at this location. We performed our analysis using the following code stipulated loading:

- Roof (Live) Load = 42 PSF
- Floor Live Load = 30 PSF (at sleeping rooms above the first floor)
- Floor Live Load = 40 PSF (otherwise)

DEC 2 8

Utilizing the prescribed loading, we identified some deficiencies in the existing structure and proposed repairs as follows:

FIRST FLOOR FRAMING:

1. The existing 2x8 @16"o.c. first floor joists are sufficient to span a maximum of 12'-4". There are two areas of the floor that exceed that span. The joists beneath the living room and the kitchen clear span 13'-4" and 12'-10" respectively. The joists that exceed the 12'-4" span shall be reinforced by installing additional 2x8 joists at every other joists (i.e. 32" on center) "sistered" to the existing joists and fastened with two rows of 16d nails at 12" on center top and bottom. Also additional Simpson U28-2 joists hangers are required on both ends of the header at the chimney.
2. The existing 6x10 beams are sufficient to support the floor loads as long as the new columns are installed where the existing column cap plates are located. The new columns shall be 3 1/2" diameter concrete filled lally columns supported on 2'-0" square by 10" thick concrete footings with 3-#4 reinforcing bars each way 3" clear from the bottom of the footing.
3. Additional columns are required beneath the existing 6x10 beam on both sides of the where the beam has been cut to accommodate the temporary steel supports that were used during moving. This will require two columns at two locations for a total of four additional columns. The column and footing construction shall be the same as defined in item #2 above.
4. Additional columns are required beneath the existing 6x10 beam at the ends of the beams that were cut to avoid interference with the new foundation wall. . This will require three additional columns at three different locations. The new columns shall be installed 12" from the inside face of the foundation wall and at the center of the existing 6x10 beam. The column and footing construction shall be the same as defined in item #2 above.
5. A 2x6 pressure treated sill plate shall be installed beneath the existing sill plate. The new sill plate shall be anchored to the foundation wall with 5/8" diameter anchors spaced at 4'-0" on center. The sill plates shall be fastened together with 16d nails at 4" on center.

SECOND FLOOR FRAMING:

1. The second floor joists beneath the sleeping rooms are adequate to support the code stipulated loading. However, the floor joists beneath the non-sleeping rooms that exceed the 12'-4" span shall be reinforced by installing additional 2x8 joists at every other joists (i.e. 32" on center) "sistered" to the existing joists and fastened with two rows of 16d nails at 12" on center top and bottom.

ROOF FRAMING:

1. The existing 2x8 @21" o.c. roof rafters are capable of supporting a snow (live) loading of approximately 33 PSF which is inadequate to support current code stipulated roof loading of 40 PSF. The rafters shall be reinforced by installing additional 2x8 rafters at every third rafter (i.e. 63" on center) "sistered" to the existing rafters and fastened with two rows of 16d nails at 12" on center top and bottom. The new rafters shall be installed tight to the 1x ridge board and shall bear on top of the existing wall plate.
2. There is an inadequate connection of the rafter with the ceiling joists to prevent the roof from "thrusting" the exterior walls outward. We propose the connection illustrated on SKS-1 attached.
3. The second floor walls have been cut approximately 1'-0" above the second floor to facilitate moving the building. All of the studs need to be reinforced with and additional 2x4 stud full height. Furthermore, all jack and king studs require additional studs as well. All of the new studs shall be installed tight between the top and bottom plates of the existing wall including all king studs as well. We understand that it is your intent to replace the existing windows, which will give you an opportunity to replace the jack studs with one continuous member tight beneath the bottom of the header in the existing wall as required.

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

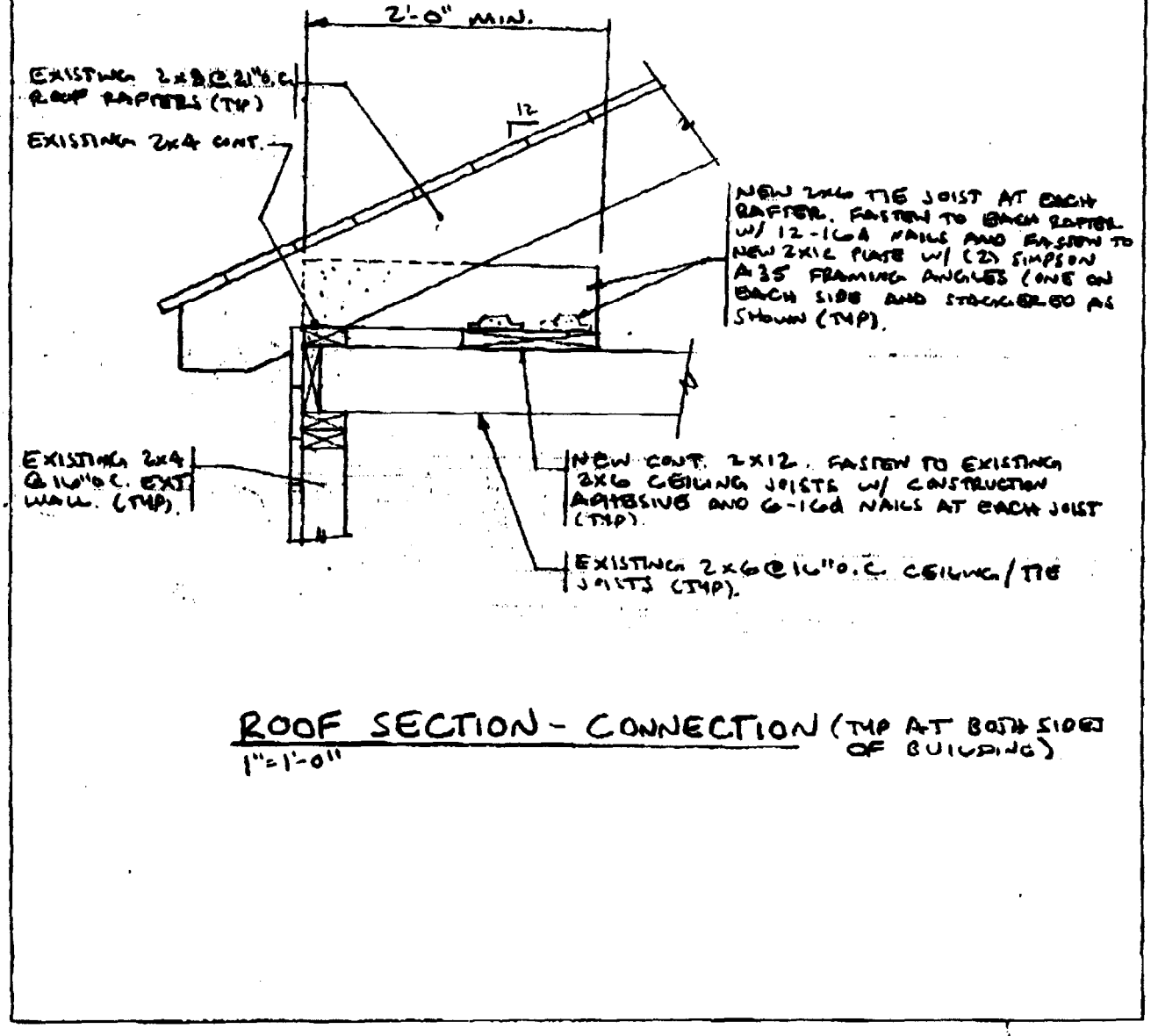
Sincerely,

L&L Structural Engineering Services, Inc.

Joseph H. Leasure, P.E.
Principal

STATE OF MAINE
JOSEPH
H.
LEASURE
6242
REGISTERED
PROFESSIONAL ENGINEER

DEC 2 8 2001



ROOF SECTION - CONNECTION (TYP AT BOTH SIDES OF BUILDING)

1"=1'-0"

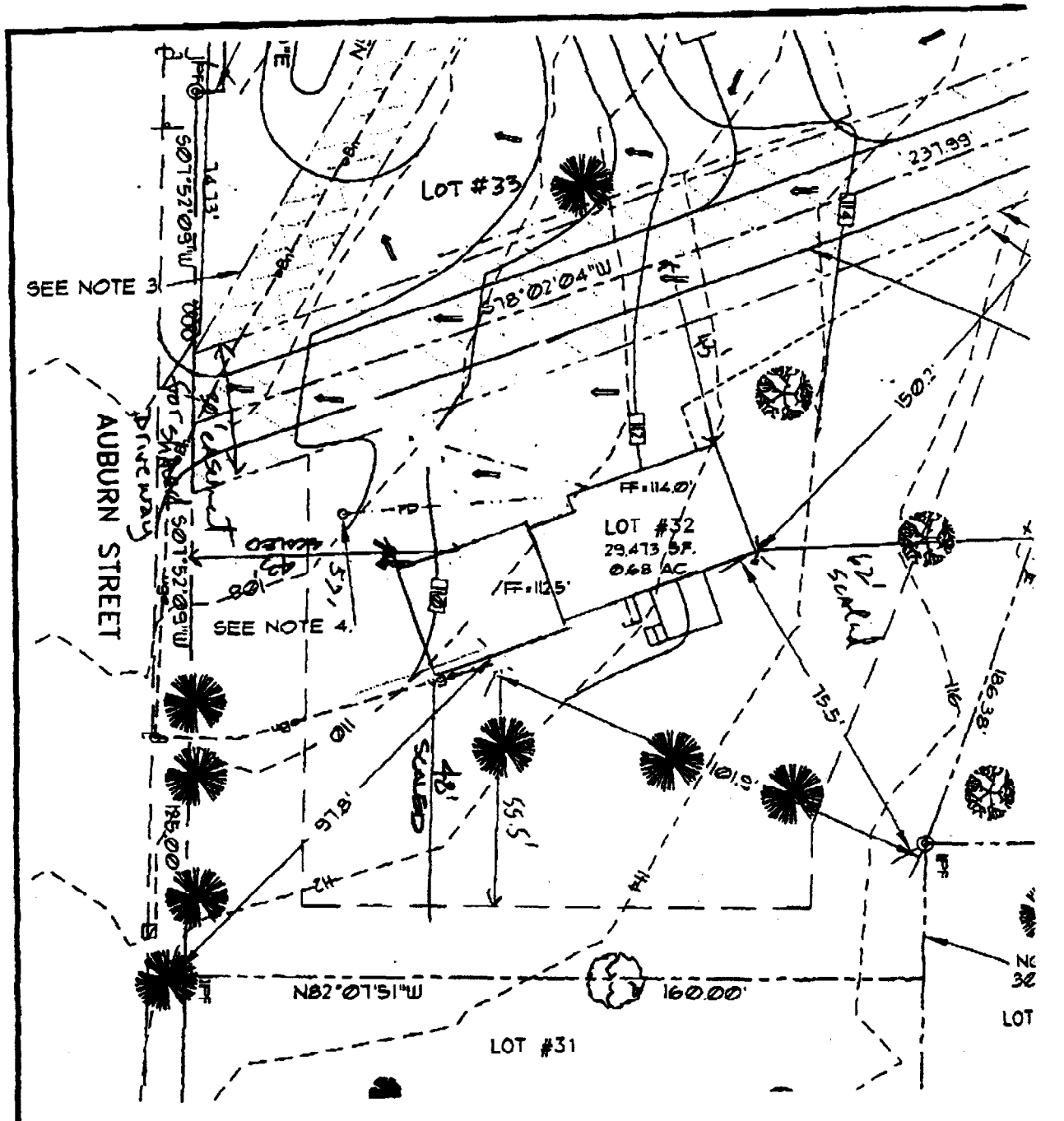
designed by:	JHL
drawn by:	JHL
checked by:	MFL
scale:	NOTED
date:	12/19/01

SHAW RESIDENCE
685 AUBURN STREET
PORTLAND, ME

ROOF SECTION.

L & L STRUCTURAL ENGINEERING SERVICES, INC.
BOX 0 STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-
FAX:

SHEET S1



LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- CATCH BASIN
- UTILITY POLE
- SIGN
- TREE/TREELINE
- IRON PIPE FOUND
- WATER SHUT OFF

PROPOSED

- LOT LINES
- BUILDING SETBACK
- EDGE OF PAVEMENT
- CONTOURS
- BUILDING
- STORM DRAIN
- UNDERGROUND ELECTRIC LINE
- FOUNDATION DRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- SURFACE DRAINAGE

DEC 28 2001

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
01-1537	JAN 1 4 2002	386A B032001

Location of Construction:	Owner Name:	Owner Address:	Phone:
685 Auburn St	Neptune Properties	120 Exchange St PORTLAND	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
n/a	no contractor/self	n/a n/a	2077560953
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
n/a	n/a	Single Family	R-2

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Foundation	Single Family / Amendment to permit # 010993. ~~Add~~ Revised 34' x 26' existing building to new foundation & add 28' x 24' new attached garage.	$96.00	$12,000.00	2

FIRE DEPT: ☐ Approved ☐ Denied

Signature:

INSPECTION: Use Group: R3 Type: 5B BOCA 99

Signature:

Proposed Project Description:

~~Relocate~~

Amendment to Permit # 010993. ~~Add~~ 34' x 26' house to foundation & add new 28' x 24' attached garage.

moving house from Washington Ave to New foundation put in – and stick built The garage

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
gg	12/17/2001

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone OK	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: S with condition 12/19/01	Date:	Date: S

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

01 1537

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.

Location/Address of Construction: 685 Auburn Street		
Total Square Footage of Proposed Structure: 1296 +-	Square Footage of Lot: 29,413 Sq f.	
Tax Assessor's Chart, Block & Lot Chart# 38GA Block# B Lot# 032	Owner: John Shaw	Telephone: 207 756 0953
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 27 Olympia St Portland ME 04103	Cost Of Work: $ 12000 (Additional) Fee: $ 96 -
Current use: ~~Single family~~ Vacant		
If the location is currently vacant, what was prior use:		
Approximately how long has it been vacant:		
Proposed use: Single Family		
~~Project description:~~ Amend Permit # 01-0993 - Relocate 34 x 26 Existing Building to New Foundation add new 28 x 24 attached garage		
Contractor's name, address & telephone: John Shaw (Owner) 756-0953		
Who should we contact when the permit is ready: above		
Mailing address: Phone:		

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 APROVE 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:** 12/11/01

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

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.

DONE 1/14/02 — **Pre-construction Meeting**: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

—	**Footing/Building Location Inspection:**	Prior to pouring concrete ←
N/A	**Re-Bar Schedule Inspection:**	Prior to pouring concrete
—	**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.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AN PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

_____ 1/14/02
Signature of applicant/designee — Date

_____ 1/14/02
Signature of Inspections Official — Date

386A Book 3 — 01-1537

Application ID Number: 1-1537

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 685 Auburn St -
12/18/01 voice mail to owner - No plot plan attached - unsure of what the changes actually are - requested more information-
12/19 Is moving a house from Washington Ave on to new

Approval Date: 12/19/2001

Given On Date: 12/18/2001

☑ OK to Issue Permit Name: Marge Schmuckal Date: 12/19/2001 Date 2:

Conditions Section:

All conditions on the original permit are still in force.

Create Date: 12/17/2001 By: gg Update Date: 12/19/2001 By: mes

FAX COVER SHEET

TO: DAVE CAMPBELL

COMPANY: CITY OF PORTLAND

FROM: TOM DANIELS

DATE: _____ FAX NUMBER: _____

PROJECT: THE 82ND AVENUE / AUBURN PINES

NUMBER OF PAGES (Including Cover Page): 2

MESSAGE:

IF YOU HAVE ANY PROBLEMS RECEIVING THIS FAX,
PLEASE CALL THE PERSON SENDING IT AS SOON AS POSSIBLE.
THANK YOU.

January 10, 2002

Attn: Dave Cadell
City of Portland
Building Inspector

RE: The Shaw Residence
Auburn Pines
Portland, Maine

Dave,

Per our telephone conversation this morning regarding your four questions on the Shaw Residence at Auburn Pines:

1) The headers at the garage doors will be 5 ¼" x 9 ½" Para=Lam Beams (per L&L Structural Design calculations)
2) Andersen TW210410 Double-hung Windows do indeed meet egress requirements
3) As I mentioned in our conversation, Simpson Strap-Ties will be used in the new garage construction. The SK drawing from L&L Structural Engineering will be used in the existing house only.
4) Also, as I mentioned in our conversation, the plans have already been reviewed by Archetype Architects for compliance with Sub-Division requirements, and have indeed been approved.

If you have any further questions, please feel free to give a call to either the homeowner or myself.

Sincerely,

Tom Daniels

cc: John Shaw

CBL 386A-B-32 STREET ADDRESS 685 Auburn

DATE	TIME	CONTACT	NARRATIVE	INITALS
			(1) Garage Door Opening Header Specs.	
			(2) Confirm TW7040 meets Egress Window Standard	
			(3) Roof to Top Plate of Wall Connection: which Configuration DWG S451 or Simpson Strap Ties as indicated S451 for Existing Strap Ties for New Construction	
			(4) Architectural Review for Subdivision	
	1:10 pm		Call to John Shaw of Todd Daniels requesting above material	

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

Field Notes

Client: John Shaw

Project Name: Shaw Residence, 685 Auburn Street, Portland, Maine
Project No.: 21201
Date: December 19, 2001 **Time:** 12:30 PM
Weather: Overcast & Cold
Observer (s): Joe Leasure (L&L Str. Eng. Serv.)

Observations:

We visited the site to review the existing framing for the building that has been moved onto the site located at 685 Auburn Street, Portland, Maine. The existing building had been cut into two pieces to facilitate moving the structure. The upper half, which was on a trailer on site, included the roof structure and the second floor walls. The lower half, which was currently supported on a temporary structure on the existing foundation, included the first and second floor structure and the first floor walls. We obtained pertinent information during our site visit regarding the existing structure and numerous structural details as constructed in the building to analyze the structure.

Our review and analysis of the existing structure was performed considering the requirements of the 1999 BOCA National Building Code. Based on the information we gathered, we identified some existing conditions that are deficient compared to current code requirements and recommendations. The existing conditions and the feasibility of the proposed repairs shall be verified in the field prior to proceeding with any repairs. The deficiencies and our proposed repairs are defined on the following pages.

The existing structure is in good condition showing no signs of deterioration nor distress. There is a minor amount of deterioration of the timber rimboard and sill at the front entry in the first floor framing. The rimboard and sill shall be replaced as required at this location. We performed our analysis using the following code stipulated loading:

- Roof (Live) Load = 42 PSF
- Floor Live Load = 30 PSF (at sleeping rooms above the first floor)
- Floor Live Load = 40 PSF (otherwise)

DEC 2 1

Utilizing the prescribed loading, we identified some deficiencies in the existing structure and proposed repairs as follows:

FIRST FLOOR FRAMING:

1. The existing 2x8 @16"o.c. first floor joists are sufficient to span a maximum of 12'-4". There are two areas of the floor that exceed that span. The joists beneath the living room and the kitchen clear span 13'-4" and 12'-10" respectively. The joists that exceed the 12'-4" span shall be reinforced by installing additional 2x8 joists at every other joists (i.e. 32" on center) "sistered" to the existing joists and fastened with two rows of 16d nails at 12" on center top and bottom. Also additional Simpson U28-2 joists hangers are required on both ends of the header at the chimney.
2. The existing 6x10 beams are sufficient to support the floor loads as long as the new columns are installed where the existing column cap plates are located. The new columns shall be 3 1/2" diameter concrete filled lally columns supported on 2'-0" square by 10" thick concrete footings with 3-#4 reinforcing bars each way 3" clear from the bottom of the footing.
3. Additional columns are required beneath the existing 6x10 beam on both sides of the where the beam has been cut to accommodate the temporary steel supports that were used during moving. This will require two columns at two locations for a total of four additional columns. The column and footing construction shall be the same as defined in item #2 above.
4. Additional columns are required beneath the existing 6x10 beam at the ends of the beams that were cut to avoid interference with the new foundation wall. . This will require three additional columns at three different locations. The new columns shall be installed 12" from the inside face of the foundation wall and at the center of the existing 6x10 beam. The column and footing construction shall be the same as defined in item #2 above.
5. A 2x6 pressure treated sill plate shall be installed beneath the existing sill plate. The new sill plate shall be anchored to the foundation wall with 5/8" diameter anchors spaced at 4'-0" on center. The sill plates shall be fastened together with 16d nails at 4" on center.

SECOND FLOOR FRAMING:

1. The second floor joists beneath the sleeping rooms are adequate to support the code stipulated loading. However, the floor joists beneath the non-sleeping rooms that exceed the 12'-4" span shall be reinforced by installing additional 2x8 joists at every other joists (i.e. 32" on center) "sistered" to the existing joists and fastened with two rows of 16d nails at 12" on center top and bottom.

ROOF FRAMING:

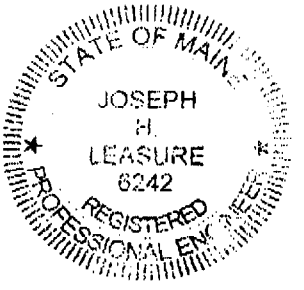
1. The existing 2x8 @21" o.c. roof rafters are capable of supporting a snow (live) loading of approximately 33 PSF which is inadequate to support current code stipulated roof loading of 40 PSF. The rafters shall be reinforced by installing additional 2x8 rafters at every third rafter (i.e. 63" on center) "sistered" to the existing rafters and fastened with two rows of 16d nails at 12" on center top and bottom. The new rafters shall be installed tight to the 1x ridge board and shall bear on top of the existing wall plate.
2. There is an inadequate connection of the rafter with the ceiling joists to prevent the roof from "thrusting" the exterior walls outward. We propose the connection illustrated on SKS-1 attached.
3. The second floor walls have been cut approximately 1'-0" above the second floor to facilitate moving the building. All of the studs need to be reinforced with and additional 2x4 stud full height. Furthermore, all jack and king studs require additional studs as well. All of the new studs shall be installed tight between the top and bottom plates of the existing wall including all king studs as well. We understand that it is your intent to replace the existing windows, which will give you an opportunity to replace the jack studs with one continuous member tight beneath the bottom of the header in the existing wall as required.

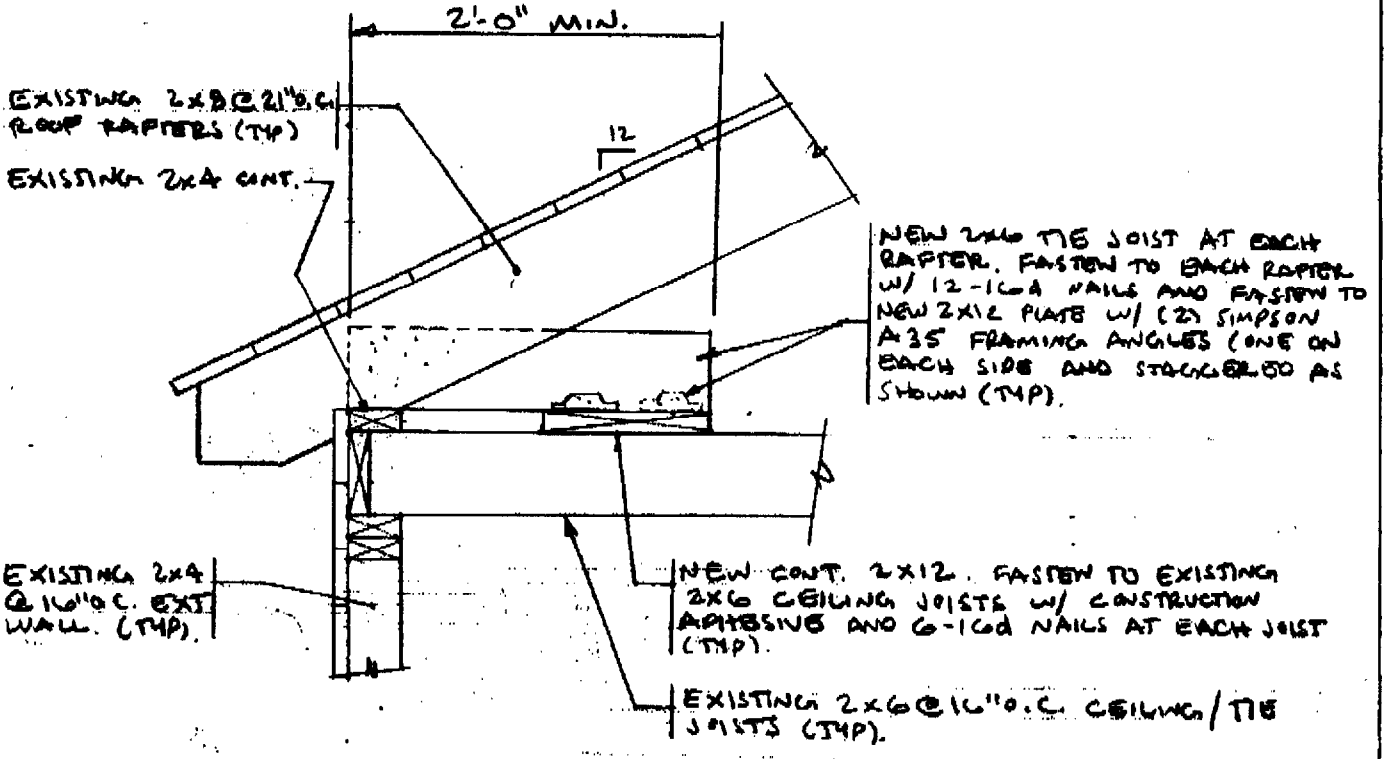
If you have any questions, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.

Joseph H. Leasure, P.E.
Principal





ROOF SECTION - CONNECTION (TYP AT BOTH SIDES OF BUILDING)

1"=1'-0"

DEC 28 2001

designed by:	JHL
drawn by:	JHL
checked by:	MFL
scale:	NOTED
date:	12/19/01

SHAW RESIDENCE
685 AUBURN STREET
PORTLAND, ME

ROOF SECTION.

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-8432
EMAIL: LLENG@AOL.COM

SKS-1

FAX COVER SHEET

TO: DAVE CASELL

COMPANY: CITY OF PORTLAND

FROM: TOM DANIELS / JOHN SHAW

DATE: _____ FAX NUMBER: _____

PROJECT: THE SHAW RESIDENCE / AUBURN STREET

NUMBER OF PAGES (Including Cover Page): 6

MESSAGE: DAVE,

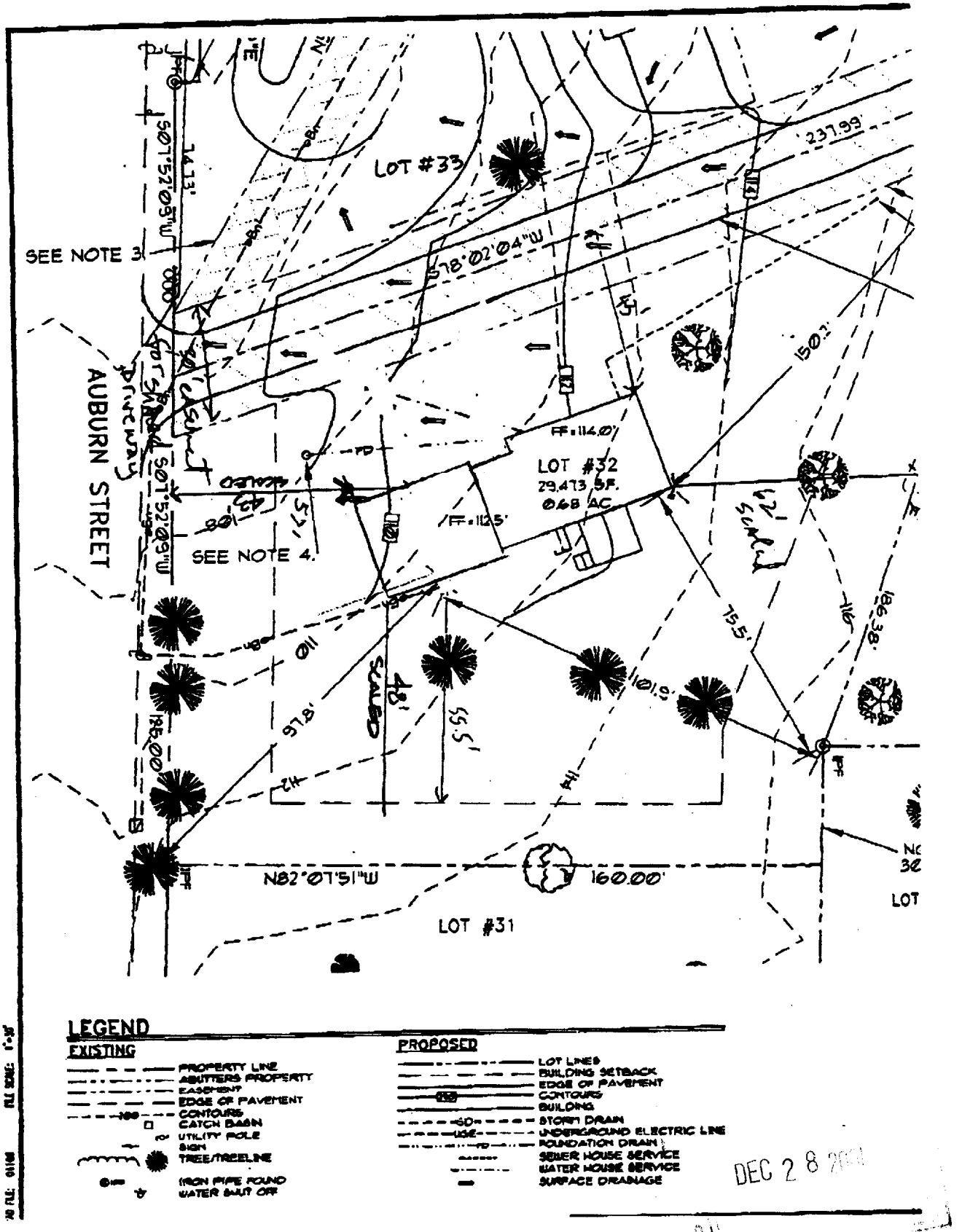
ATTACHED IS THE LETTER FROM L.H. STRUCTURAL ENGINEERING REVIEWING EXISTING CONDITIONS IN THE SHAW RESIDENCE. ALSO INCLUDED IS AN UPDATED PLOT PLAN SHOWING THE ADDED MUDROOM. PLANS FOR THE NEWLY LAID OUT GARAGE / MUDROOM WILL FOLLOW AFTER THE HOLIDAYS.

IF YOU HAVE ANY QUESTIONS, YOU CAN CONTACT ME @ 772-6022 DURING NORMAL WORKING HOURS.

Tom Daniels

IF YOU HAVE ANY PROBLEMS RECEIVING THIS FAX,
PLEASE CALL THE PERSON SENDING IT AS SOON AS POSSIBLE.
THANK YOU.

DEC 28 2001


LOT #33
SEE NOTE 3
S07°52'09"W
14.13'
S78°02'04"W
237.99'
AUBURN STREET
Driveway
LOT #32
29,473 S.F.
0.68 AC.
FF=114.0'
FF=112.5'
SEE NOTE 4.
SCALED
48'
55.5'
97.8'
185.00'
N82°07'51"W
160.00'
LOT #31
150.1'
75.5'
196.38'
110.9'
LEGEND
EXISTING
PROPERTY LINE
ABUTTERS PROPERTY
EASEMENT
EDGE OF PAVEMENT
CONTOURS
CATCH BASIN
UTILITY POLE
SIGN
TREE/TREELINE
IRON PIPE FOUND
WATER SHUT OFF
PROPOSED
LOT LINES
BUILDING SETBACK
EDGE OF PAVEMENT
CONTOURS
BUILDING
STORM DRAIN
UNDERGROUND ELECTRIC LINE
FOUNDATION DRAIN
SEWER HOUSE SERVICE
WATER HOUSE SERVICE
SURFACE DRAINAGE

DEC 28 2001

Inspection Services
Michael J. Nugent
Manager

Housing & Neighborhood Services
Mark Adelson
Director

CITY OF PORTLAND

December 17, 2001

John Shaw
27 Olympia Street
Portland, Maine 04103

RE: 685 Auburn Street
CBL: 386A-B-032

Hand Delivery

Dear John Shaw:

An evaluation of the property at 685 Auburn Street revealed that the property fails to comply with Section 107.1 of the 1999 BOCA Building Code of the City of Portland.

An Existing Structure was moved to this location without the required Building Permit approvals

This is a notice of violation pursuant to Section 116.2 of the Code. All referenced violations shall be corrected within 21 days of the date of this notice. Please call the number provided to schedule a re-inspection of the premises by January 9, 2002, at which time compliance will be required.

The Structure shall be removed from the property
or
A Building Permit may be approved for the installation of this Structure

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 116.4 of the Code.

This constitutes an appealable decision pursuant to Section 121.0 of the Code. Please feel free to contact David Caddell@874-8707 if you wish to discuss the matter or have any questions.

Sincerely,

David Caddell
Code Enforcement Officer

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

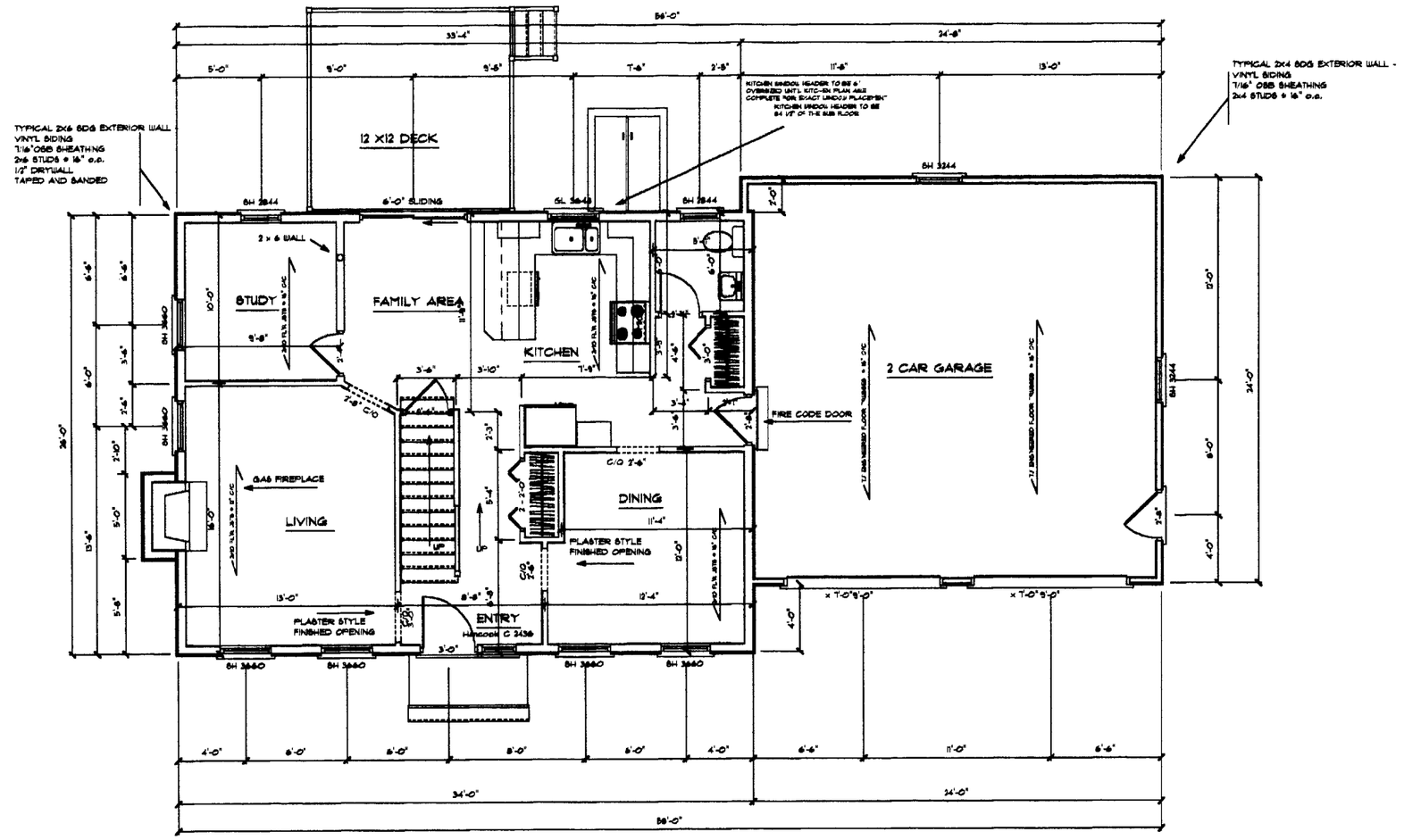
Plans reviewed on larger plans. 16 Aug 01 JH

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

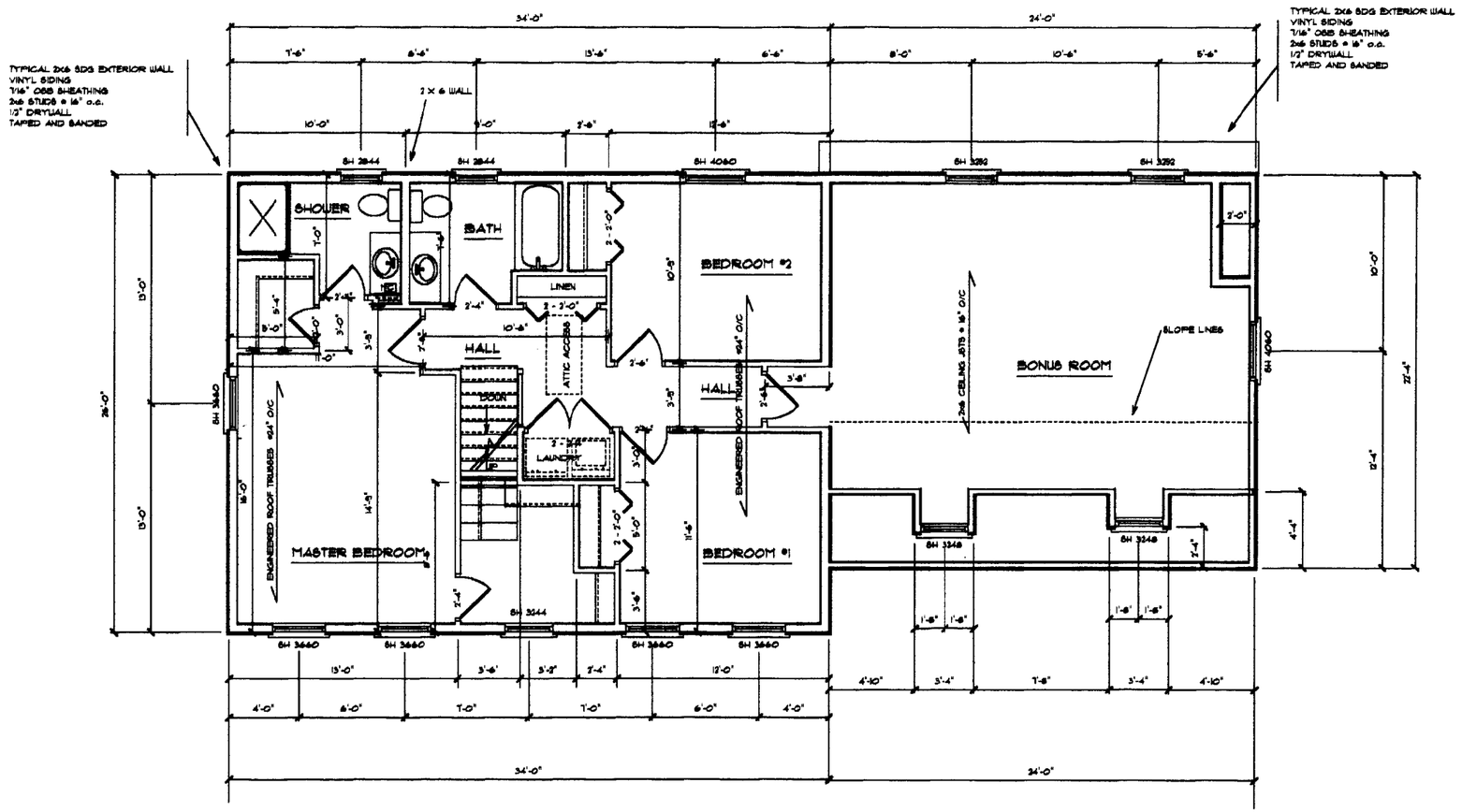
A. E. BROWN CO. INC.

14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R



SECOND FLOOR PLAN

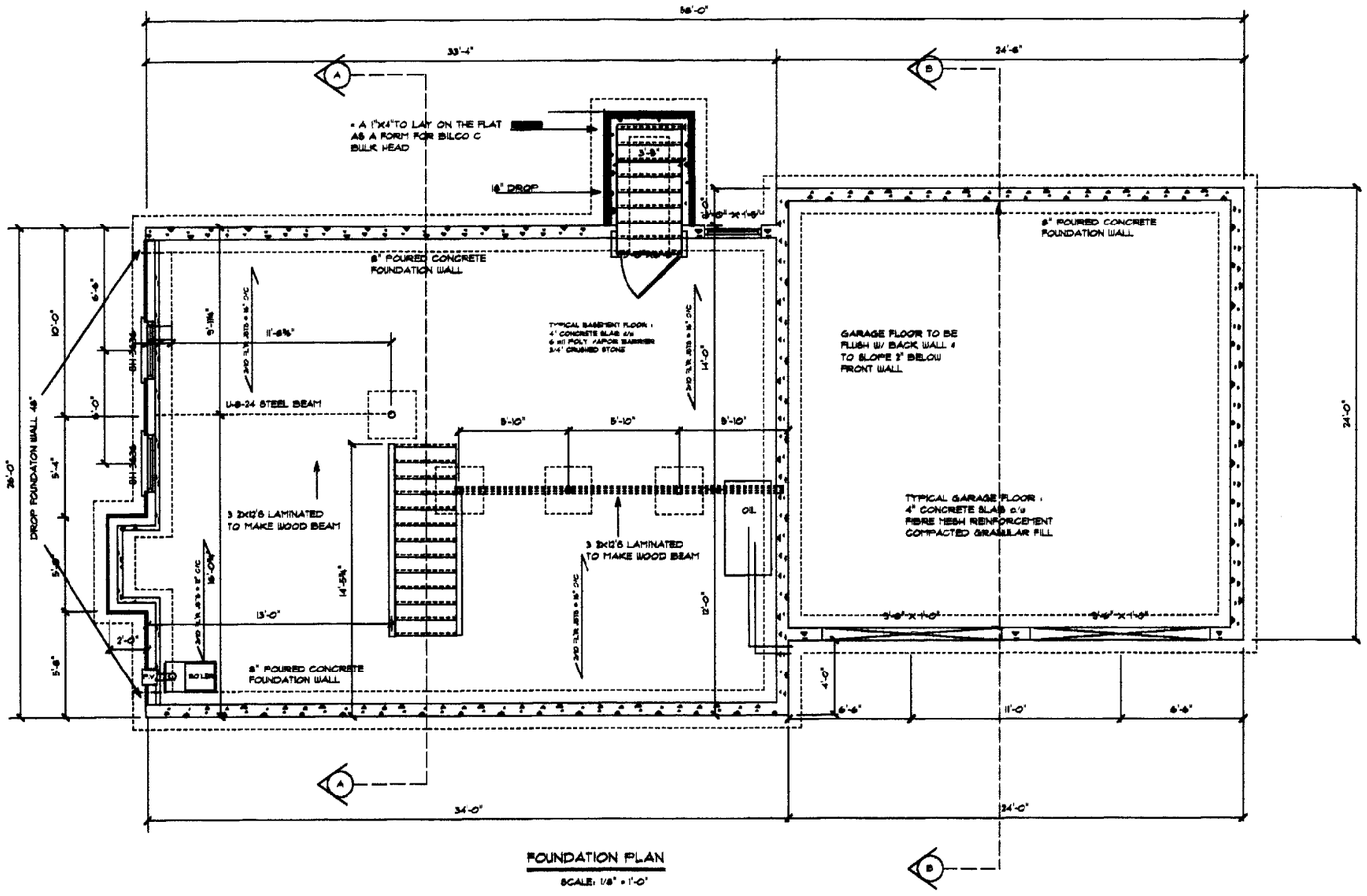
SCALE: 1/8" = 1'-0"

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

A. E. BROWN CO. INC.

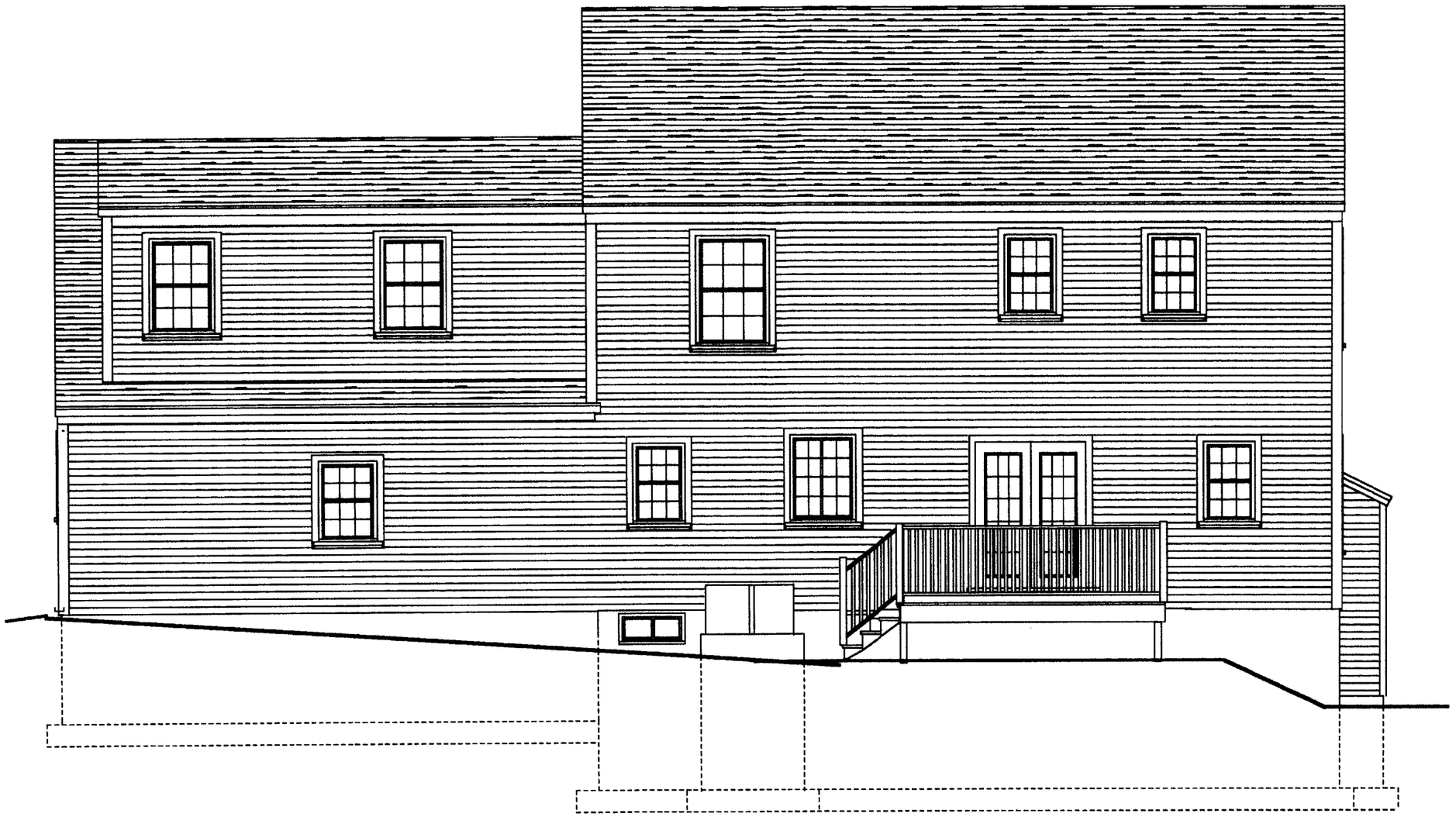
14 ANCHORAGE PLACE

SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R



REAR ELEVATION

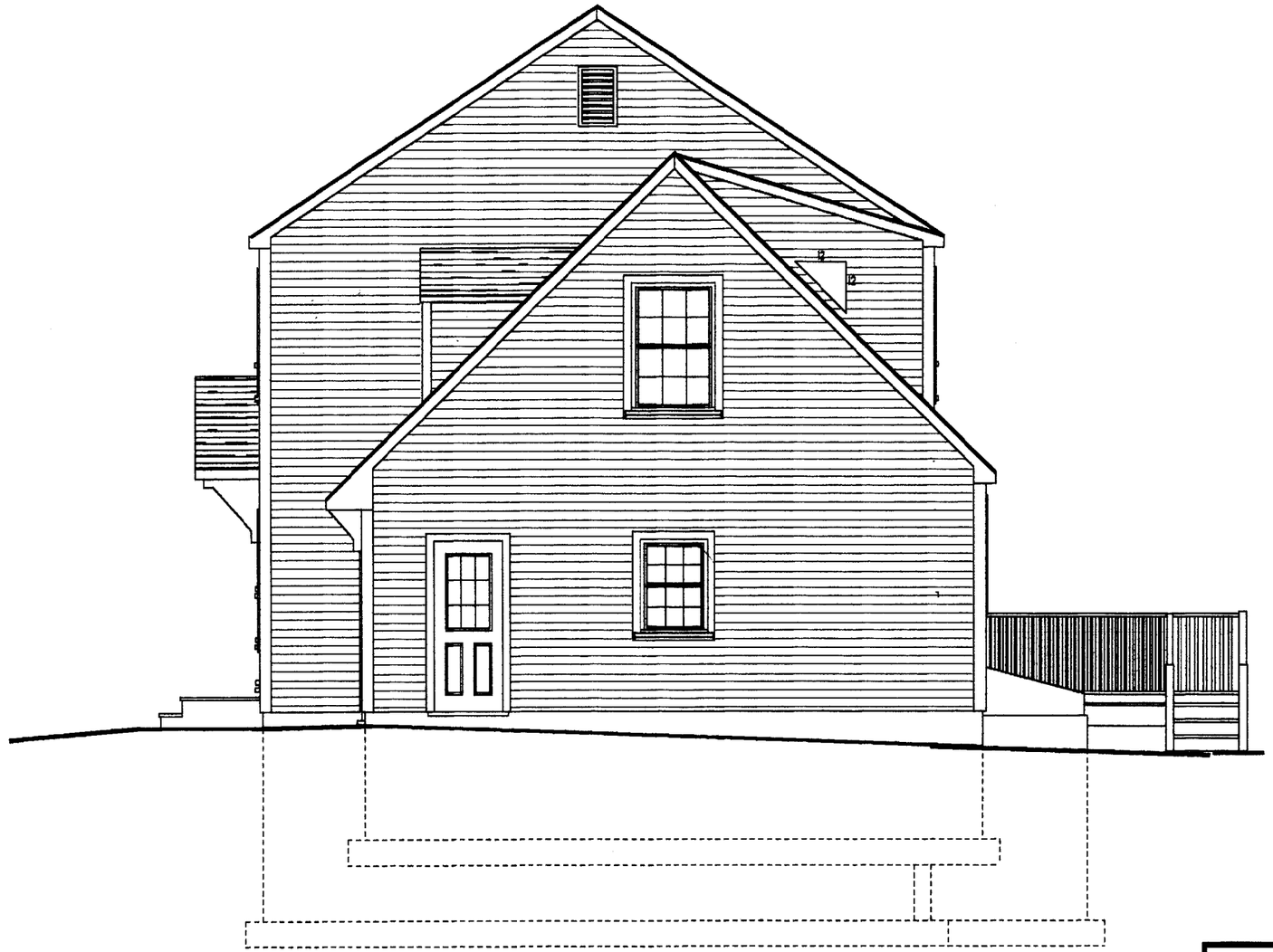
SCALE: 3/16" = 1'-0"

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R

LEFT ELEVATION

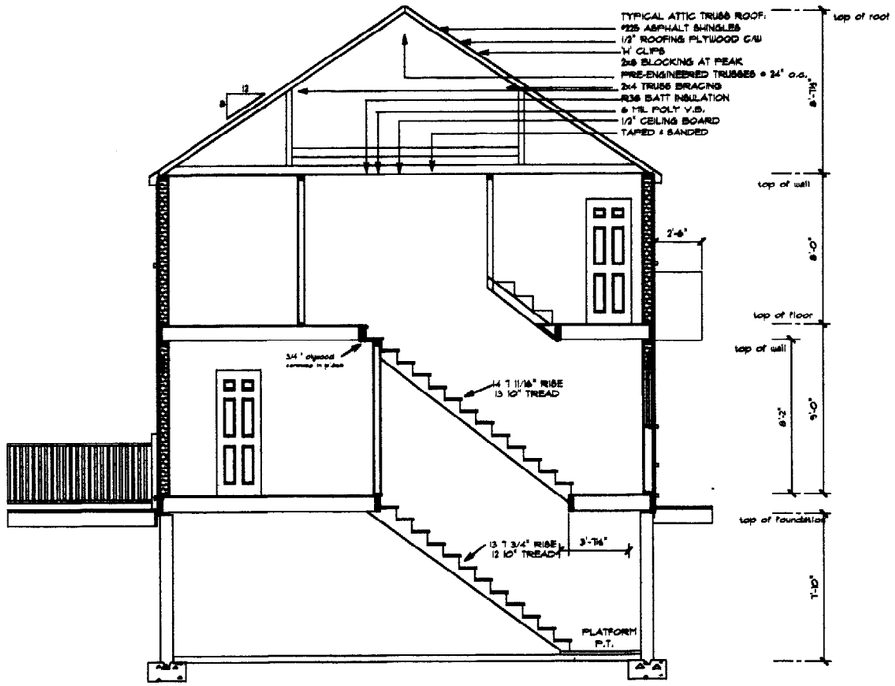
SCALE: 3/16" = 1'-0"

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

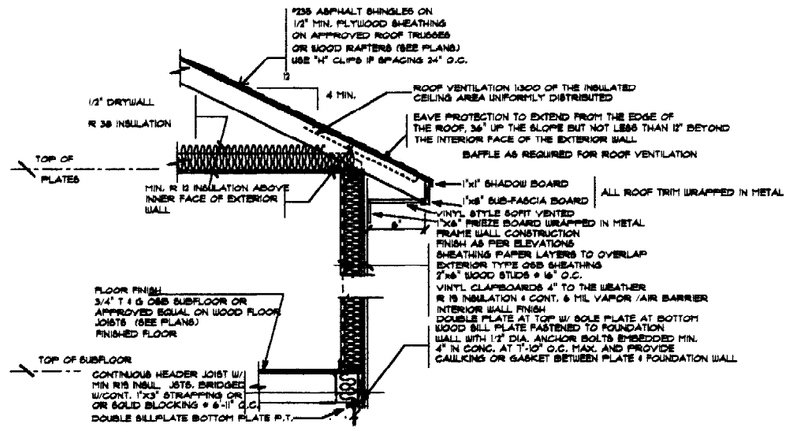
DRAWING NUMBER

2230 R



CROSS SECTION A

SCALE: 1/8" = 1'-0"



TYPICAL FRAME WALL SECTION -

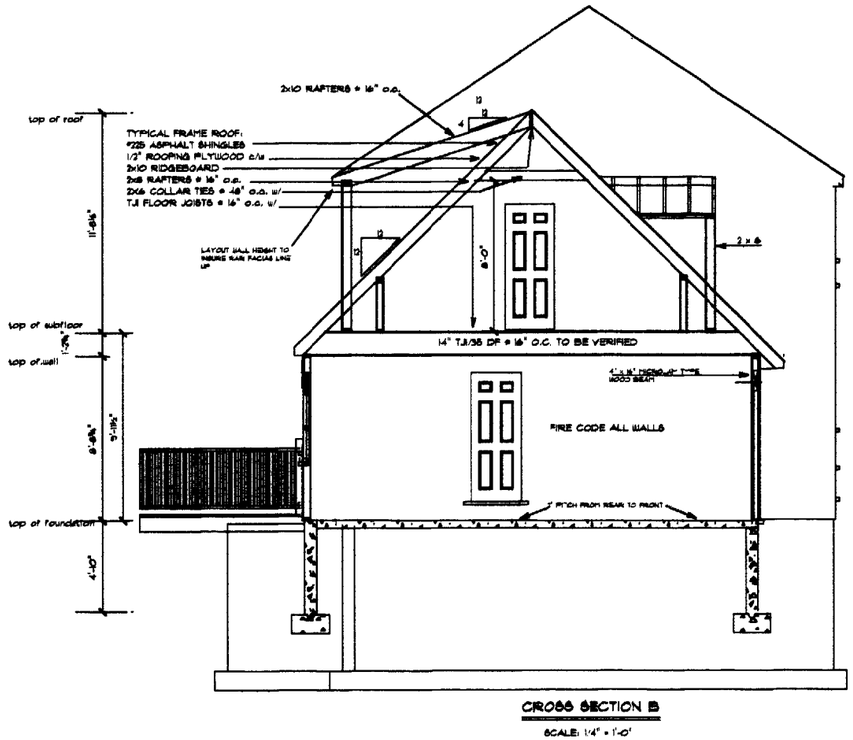
DETAIL W08 SCALE: N.T.S.

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED

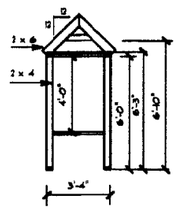
DRAWING NUMBER

2230 R



CROSS SECTION B

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



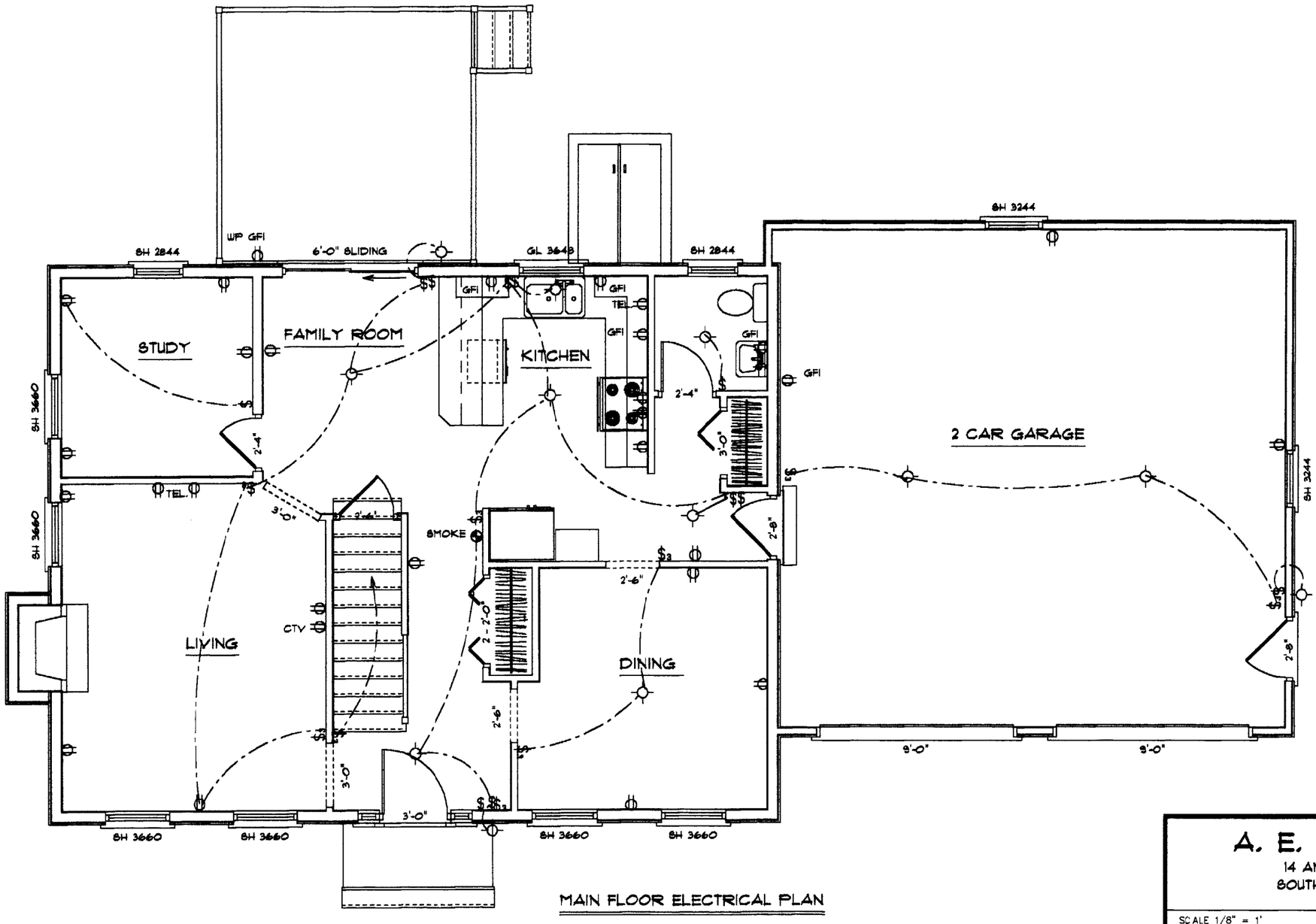
A. E. BROWN CO. INC.

14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R

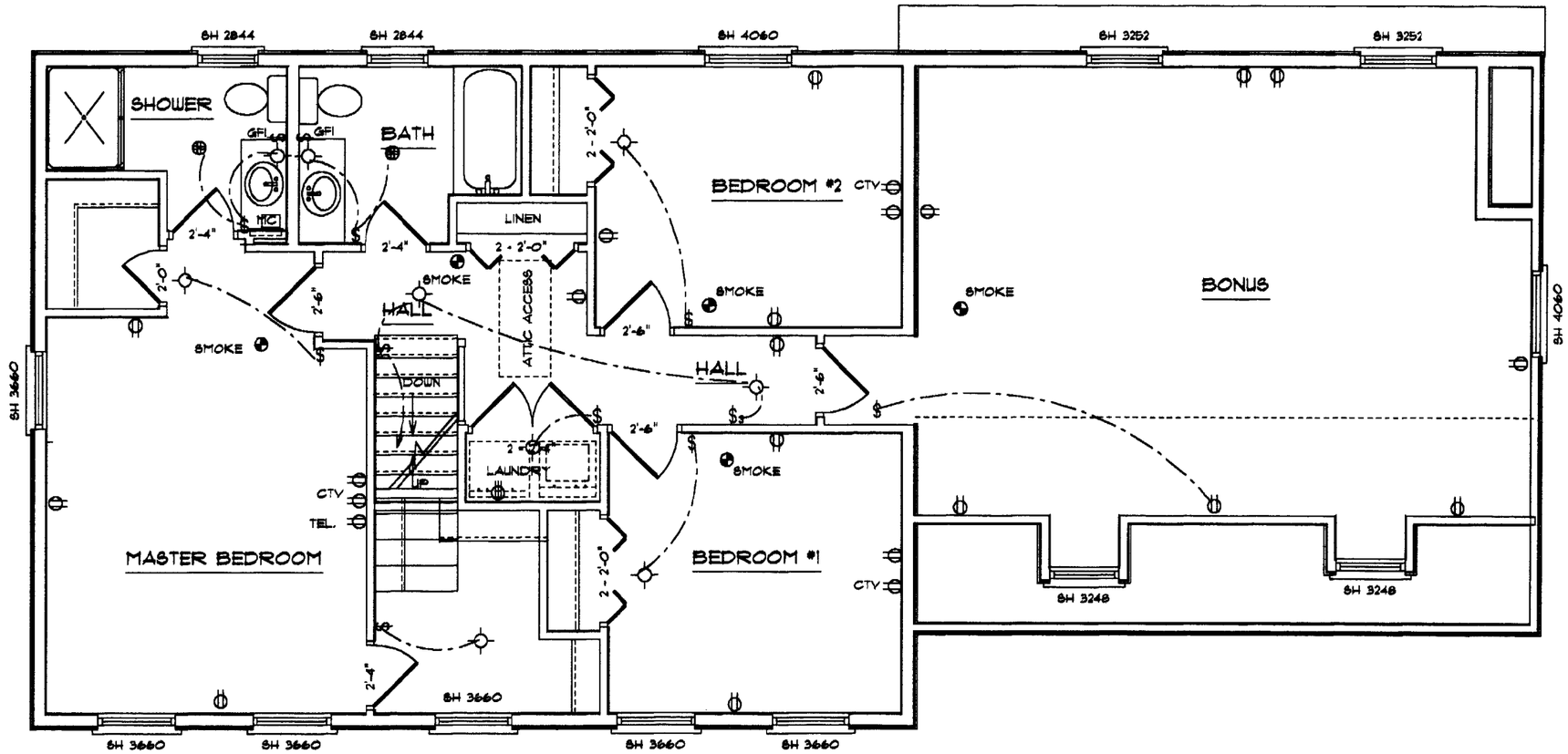


MAIN FLOOR ELECTRICAL PLAN

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER
2230 R



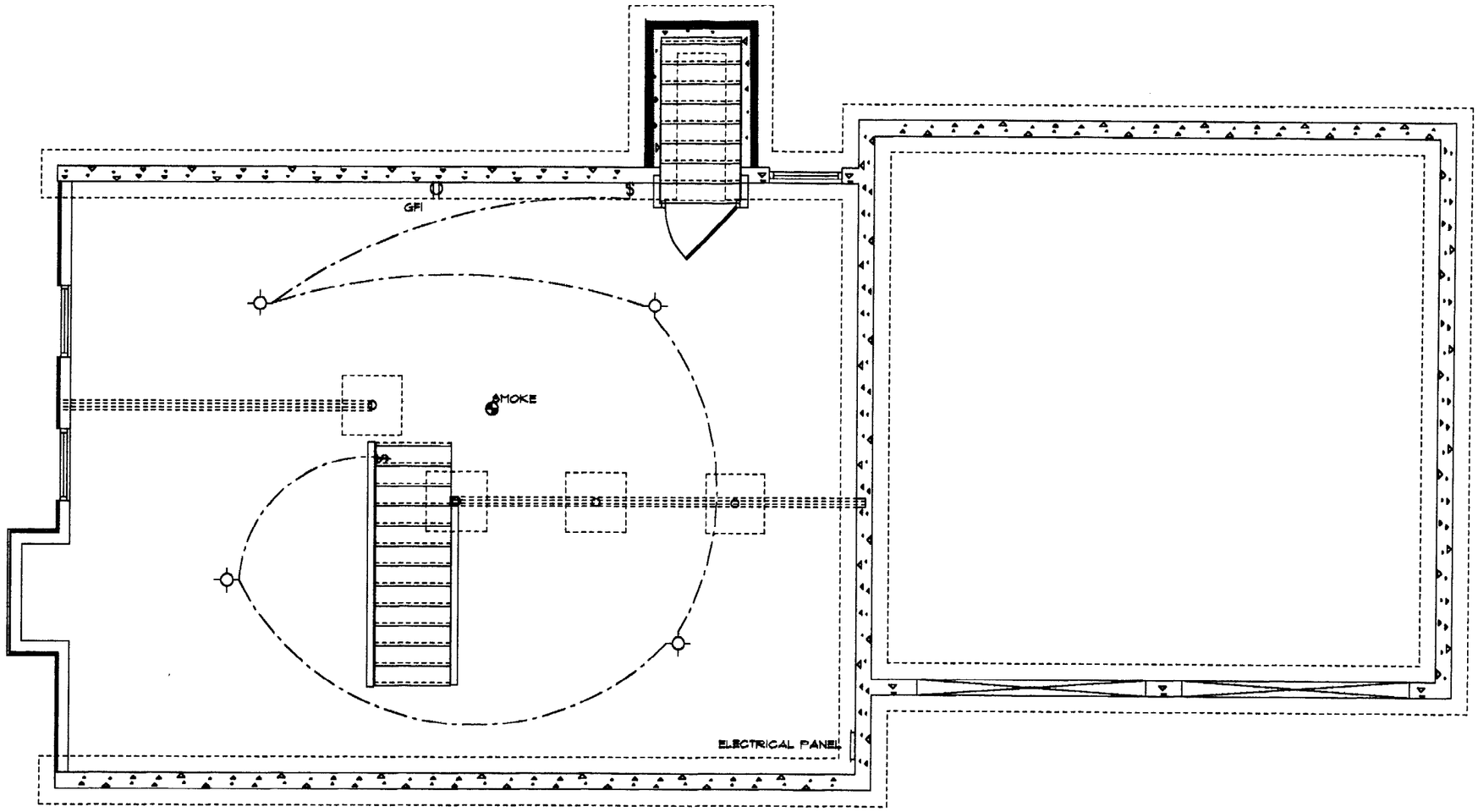
2ND FLOOR ELECTRICAL PLAN

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R



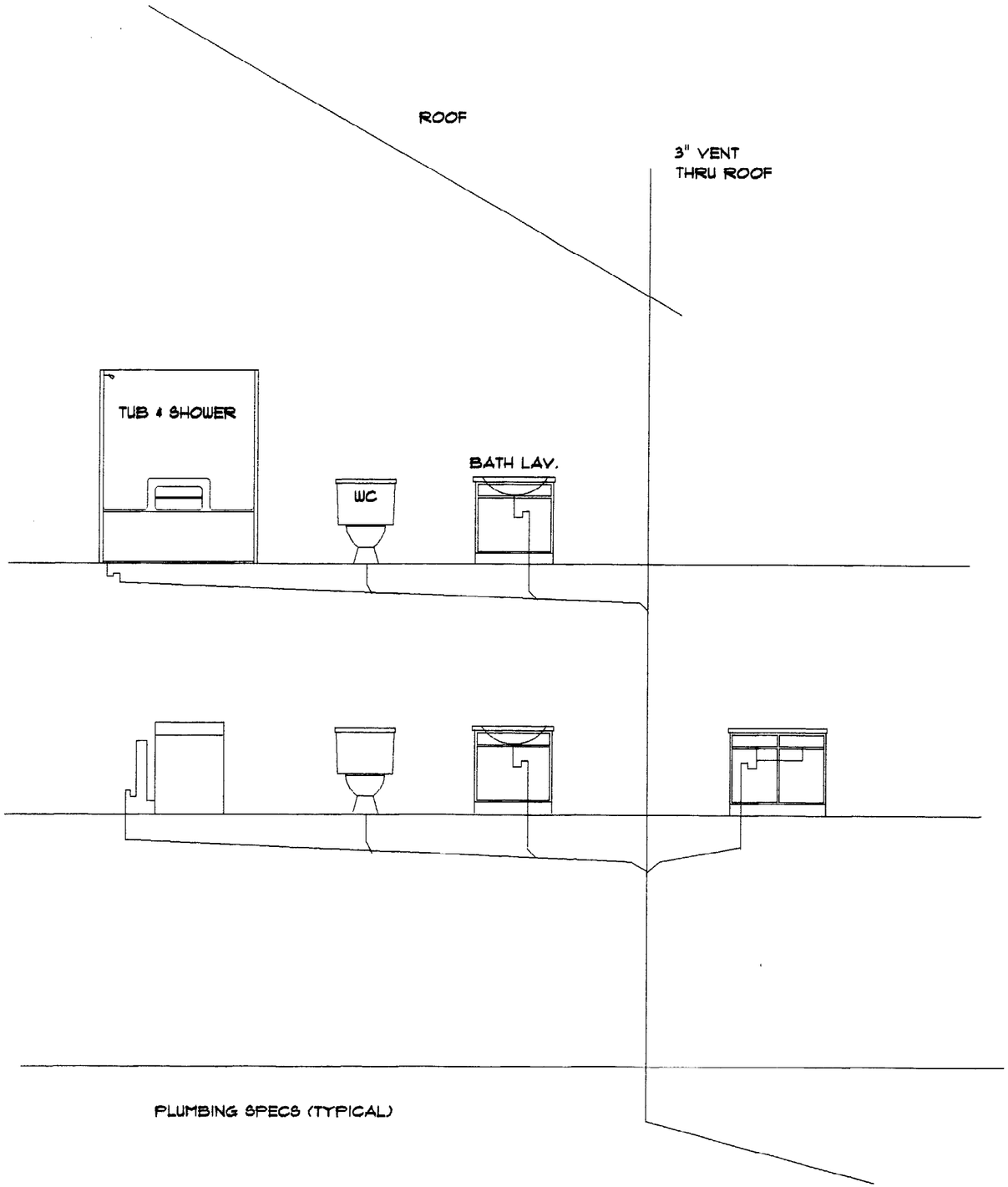
BASEMENT ELECTRICAL

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R



PLUMBING SPECS (TYPICAL)

A. E. BROWN CO. INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R