



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/02/15

Renovations of 11 Idaho Street, Portl



PORTLAND MAINE

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Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: _____ Date: 12-30-14

I have provided digital copies and sent them on: _____ Date: 12-30-14

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



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General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any prop within the City, payment arrangements must be made before permits of any kind are accepted.

Address/Location of Construction: 11 IDAHO ST.		
Total Square Footage of Proposed Structure:		1050
Tax Assessor's Chart, Block & Lot		Applicant Name:
Chart#	Block#	Lot#
Book		
31869	316	407-13-21-23
		408-13-28-27
CBL - 407-1302101		Address VFI LLC
Lessee/Owner Name : (if different than applicant) Address:		City, State & Zip Falmouth Maine
City, State & Zip:		Telephone: 329-0001
Telephone		Email: GRVillacci@gmail.com
E-mail:		Contractor Name: (if different from Applicant) Same
Current use (i.e. single family) _____ Single Family		Cost Of Work: \$30,000
If vacant, what was the previous use? _____ Single Family		C of O Fee: \$ _____
Proposed Specific use: _____ Single Family		Historic Rev \$ _____
Is property part of a subdivision? ___ If yes, please name _____ NO		Total Fees : \$ _____
Project description:		
Who should we contact when the permit is ready: Gene Villacci		
Address: 390 Middle Rd		
City, State & Zip: Falmouth Maine 04105		
E-mail Address: GRVillacci@gmail		
Telephone: 329-0001		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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 <http://www.portlandmaine.gov/754/Applications-Fees> 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 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: _____ Date: 12-30-14

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



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11 Idaho, Portland

Structural Repairs

EXTERIOR

Build rear deck with pressure treated 2x8 framing and 5/4 pressure treated decking
2x12 Lag bolted rim joist on house with 2x4 ledger
8x12 Deck with pressure treated steps
3/8" sono tubes under ledger 2x10
3 steps and risers rear deck 7" risers and 10" steps
6 new windows installed on first floor in old openings

INTERIOR

FIRST FLOOR

Reinstall first floor bedroom wall load support (previous owner removed)
Build closet in kitchen in chimney bump out
Build closet in bedroom

Basement

Reinforce load bearing wall on first floor with 2 support posts under existing beam.

Second Floor

Install new full bath to replace ½ bath that was once there
Remove part of flat roof and add cathedral ceiling to gain proper height

Non Structural Work

Fill in hardwood floors, kitchen, hall and bedroom
New sheetrock where needed – Bath, bedroom and around windows
Install new kitchen cabinets and countertops
1st floor Bathroom - New tub, toilet, cabinet & fixtures. Tile wall and floor
New doors and baseboard trim where needed
Complete paint throughout

ELECTRICAL

Electrical permits pulled (Day Glow Electrical – Daryl Walker – 595-6278)
New Service and fixtures and smoke detectors

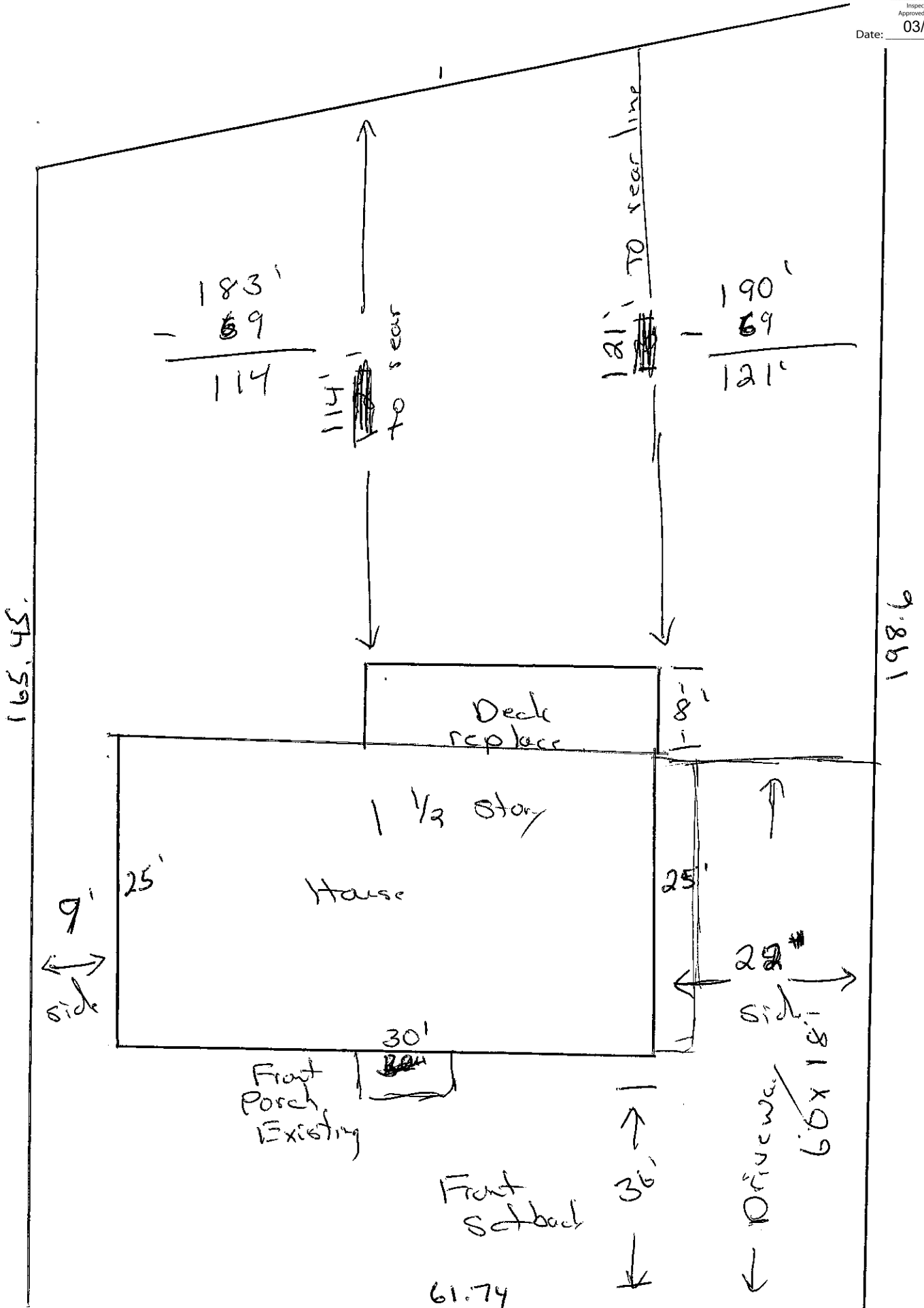
PLUMBING

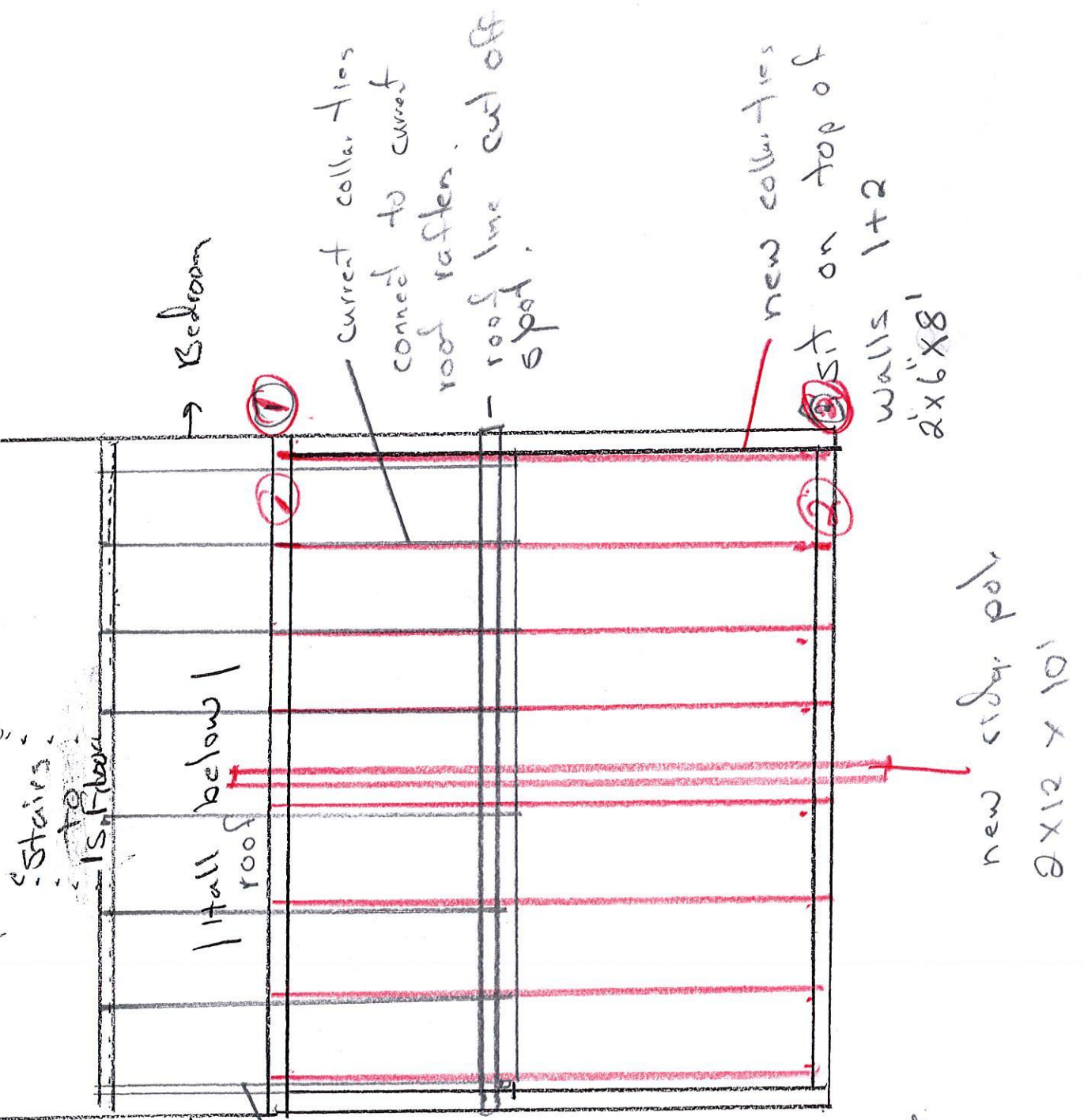
Plumbing permit pulled by Adrian Holmes – 712-0766
2 Bath makeover and heat added where needed
Upgrading all drains & back vent where needed to code

Plot Plan 11 Idaho



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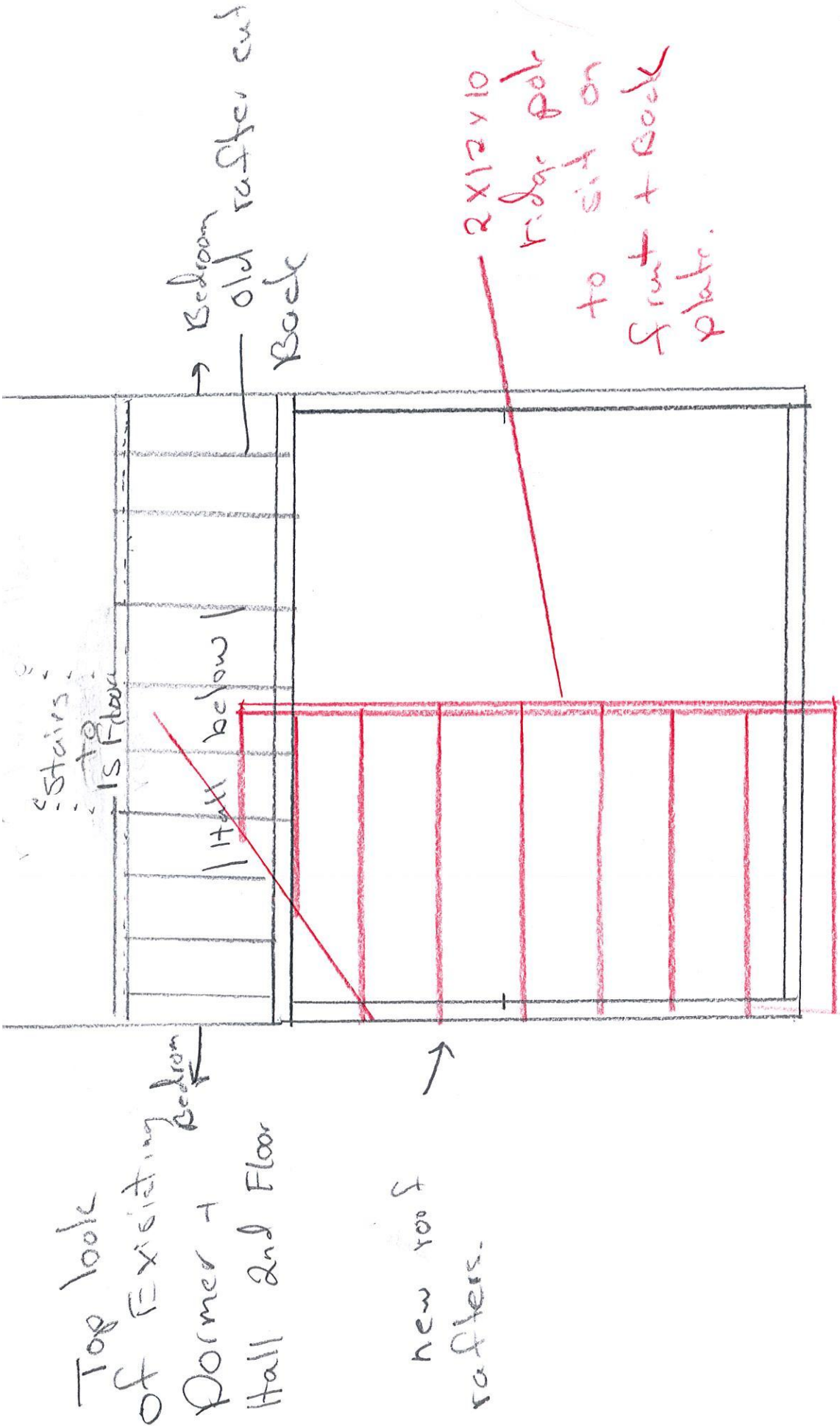
Top look
of Existing
Porch +
Hall 2nd Floor

- ① main roof rafters will sit on top of Interior Bath wall as well as the 2x12 ridge pole for the New roof
- ② all rafters will be removed as able

new ridge pole
2x12 x 10ft

new collar ties
sit on top of
walls 1+2
2x6x8'

Current collar ties
connected to current
roof rafter.
- roof line end off
6 pad.



Top look of Existing Dormer + Hall 2nd Floor

Bedroom
old rafter cut
Back

new roof rafters.



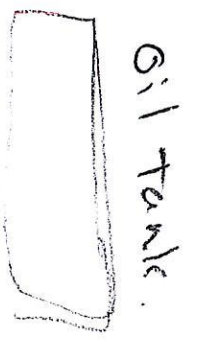
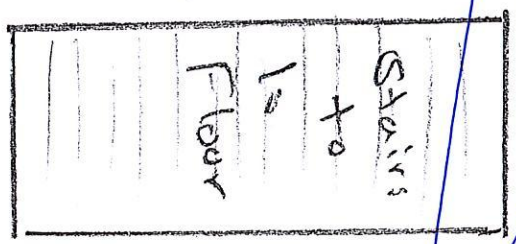
windows

① 6x6 post
to carry load to 1 + 2nd floors

② correct pipe

Center Beam

③ Add 2 supports under centerbeam to cellar floor to carry load from upper floors. This is extra support. There is a steel 4" pipe in center and 3 more under centerbeam.



correct steel posts

Basement Remodeling

3 + 0 Heating

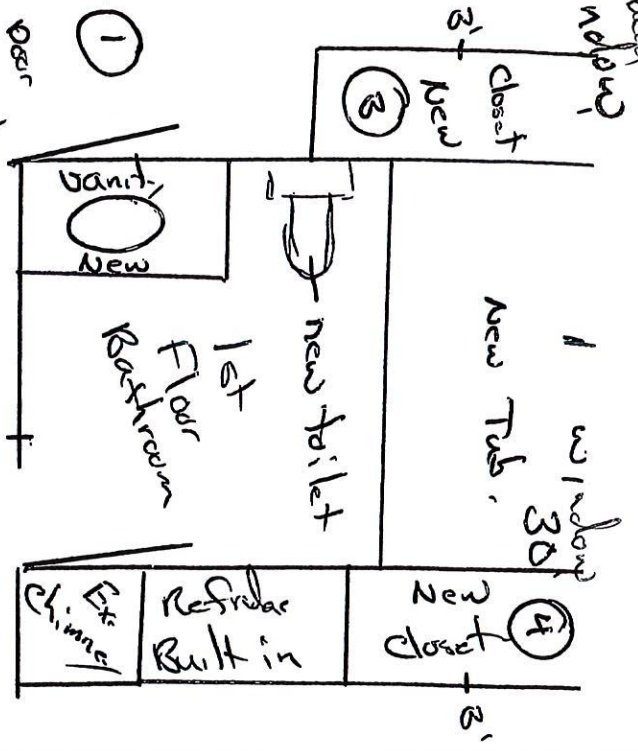
New Electric panel



Windows
Replaced Bed 1

18x60
1 Glass window
replaced
5 windows

Beam wall to be removed
at Bed 2nd
was removed need to be here



1 window
New Tub, 30"

New closet 3'

new toilet
1st
Floor
Bathroom
Vanity New

Refrigerator
Built in

Chimney

1 Door 1 window Added

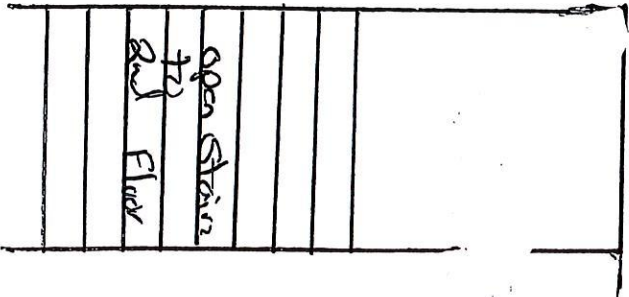
6 windows
1 Egress

1st Floor

Replaced
3 windows

3

OK



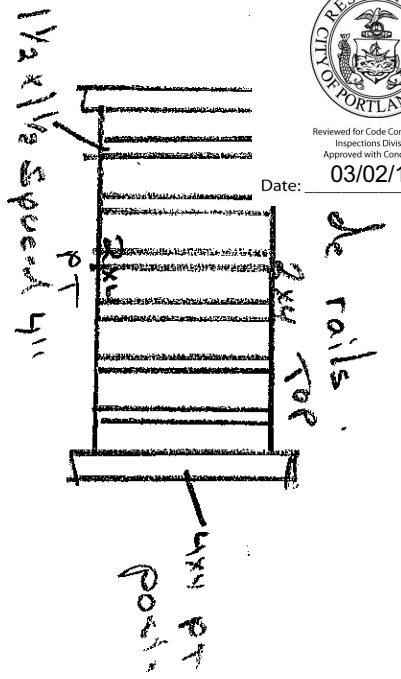
open Stair
to
2nd Floor

Renovations of 25' x 30' first floor

4 windows Replaced

- 1 New ~~beam~~ wall to reinforce removed wall..1
- 2 New Beam to reinforce, remove wall, carry to cellar-
- 3 New 3' closet to be built.
- 4 New 3' closet to be built in kitchen
- 5
- 6

Windows Replaced

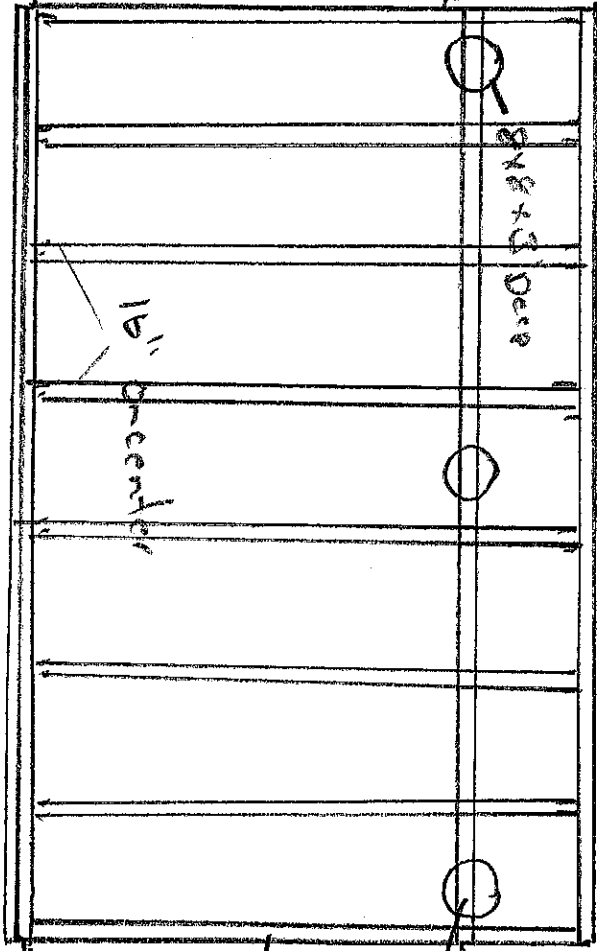


de rails

8'x12'
Deck
plan

Deck will be
made out of PT
everywhere
Including
Hand rails.

5/4 PT Decking
nailed with ring shank
gal nails 1/4
spacing



Stairs to ground

10' steps 7" riser
with Hand rail
1/2 Balusters PT

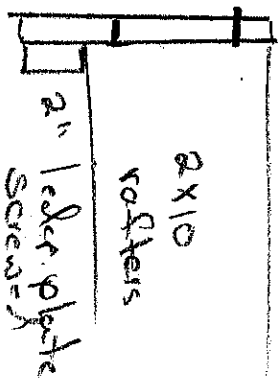
House

PT 2x12 Ledger Bolted to house 12" on center
with Flashing
House

2x10 PT Floor Joists 16" on
center
End nailed over rim
Outer edge +
nailed to ledger at
House

16" overhang

2 2x10 PT 12' on pt blocks
Beam 3 8' some tubes

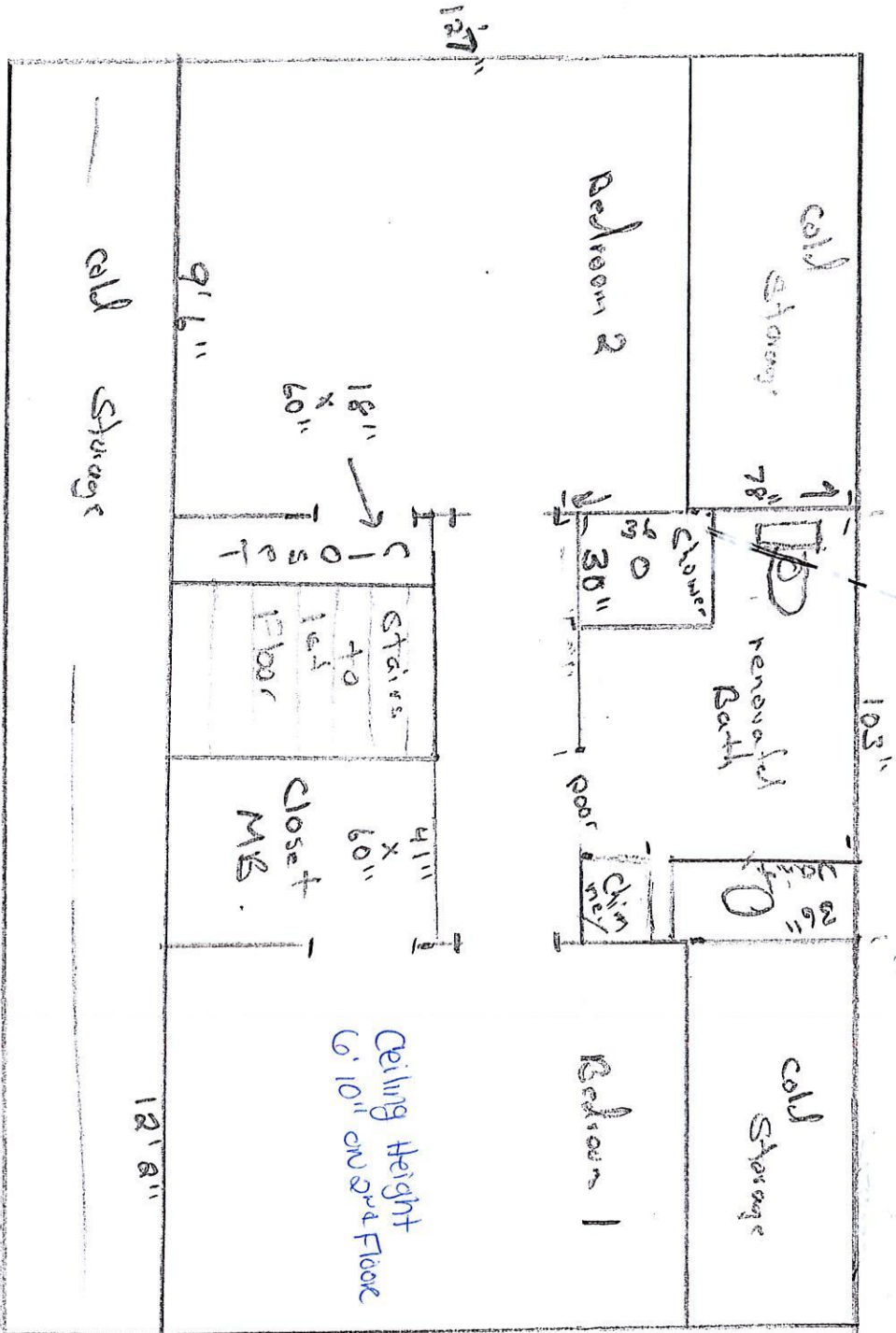


11 Idaho

DEI-Llc

Gene Maccari

2nd Floor Plan. existing Dimensions

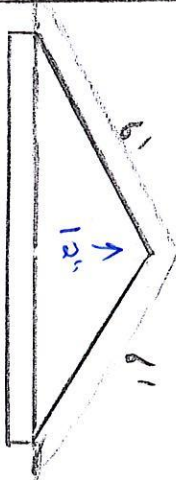


Bathroom has 2x4 Existing walls.
1/2 Sheetrock to be installed on walls + ceiling.
Ceiling Fan Added.

1 Adding corner shower + doorway and will hook up to old toilet connection

2 Ceiling Height is 6'10" over Shower

3 will raise roof 4" to get height over toilet + 12'7" width.



4' x 10' with 8" overhang
Total height 12"

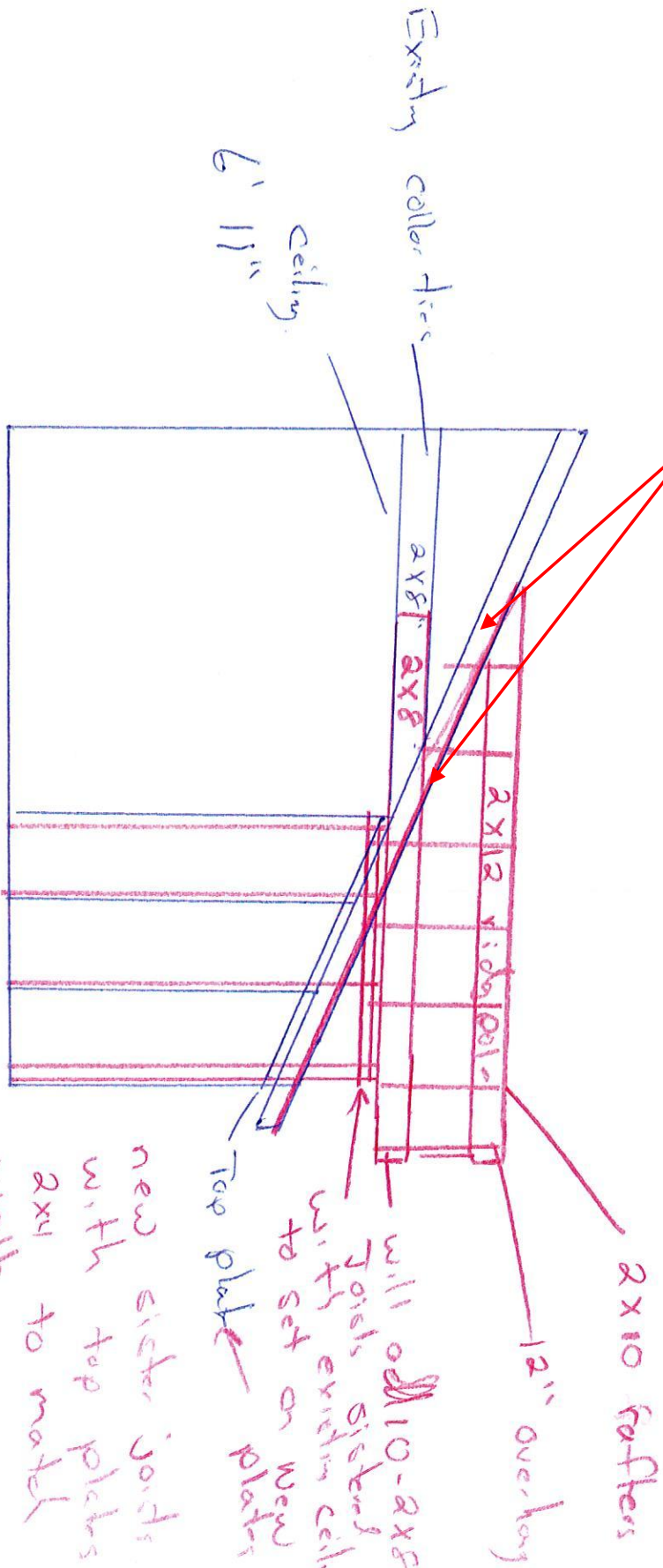
Front view

we appear to be about 8" shy in 4' x 9' Front of Bath.



Side view

Provide structural support for the main roof rafters being cut for the dome.



Side view of existing Dome over existing 1/2 Bath



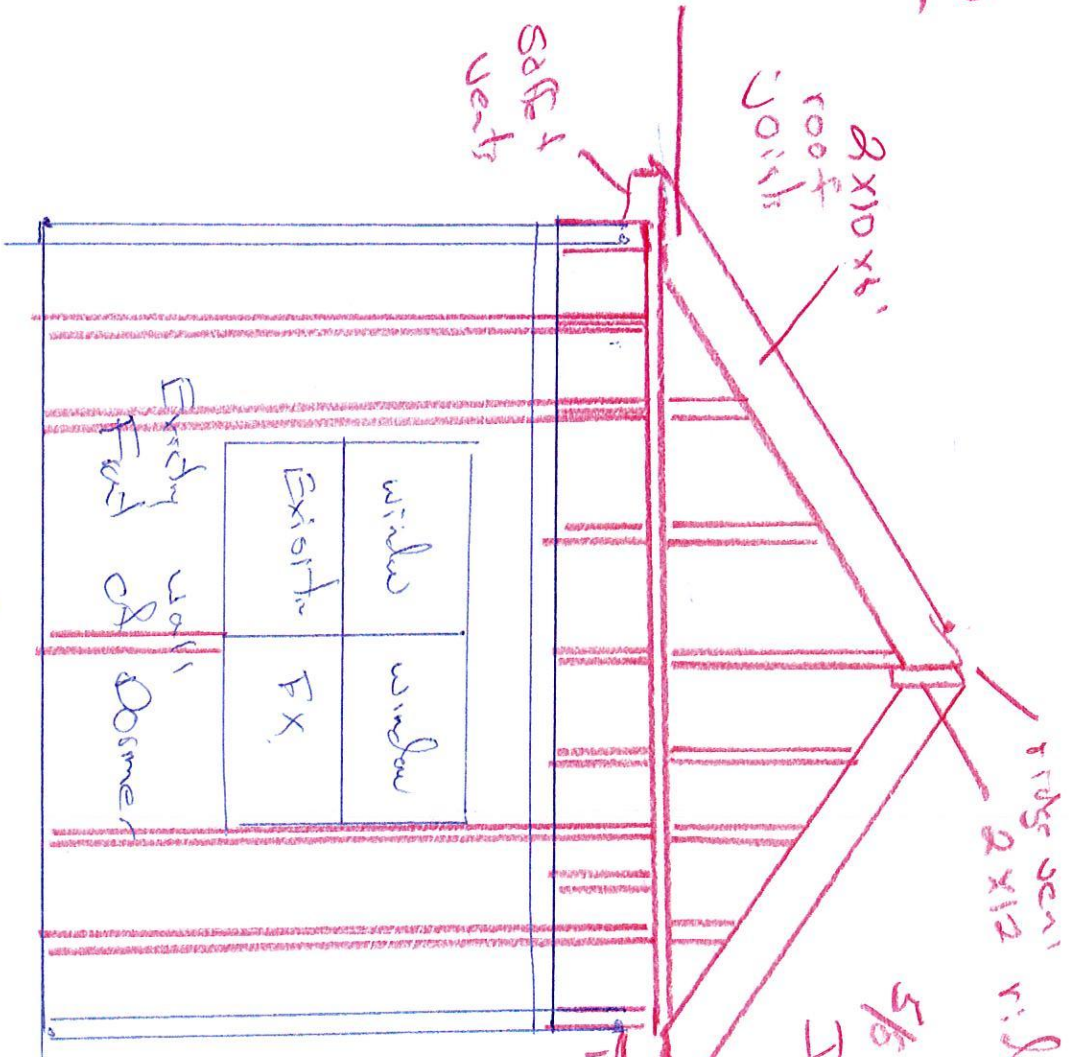
f
Vents

Ridge
Joint

Exst.
roof

Safe
vents

2x10x6"
roof
joist



ridge purl
2x12 ridge purl

5/8 ply wood on roof

Ice + water
Applt on metal house

new top ply
12 inch studs on
top plate

Exst
roof

Existing part of
Dormer

Exst.
roof

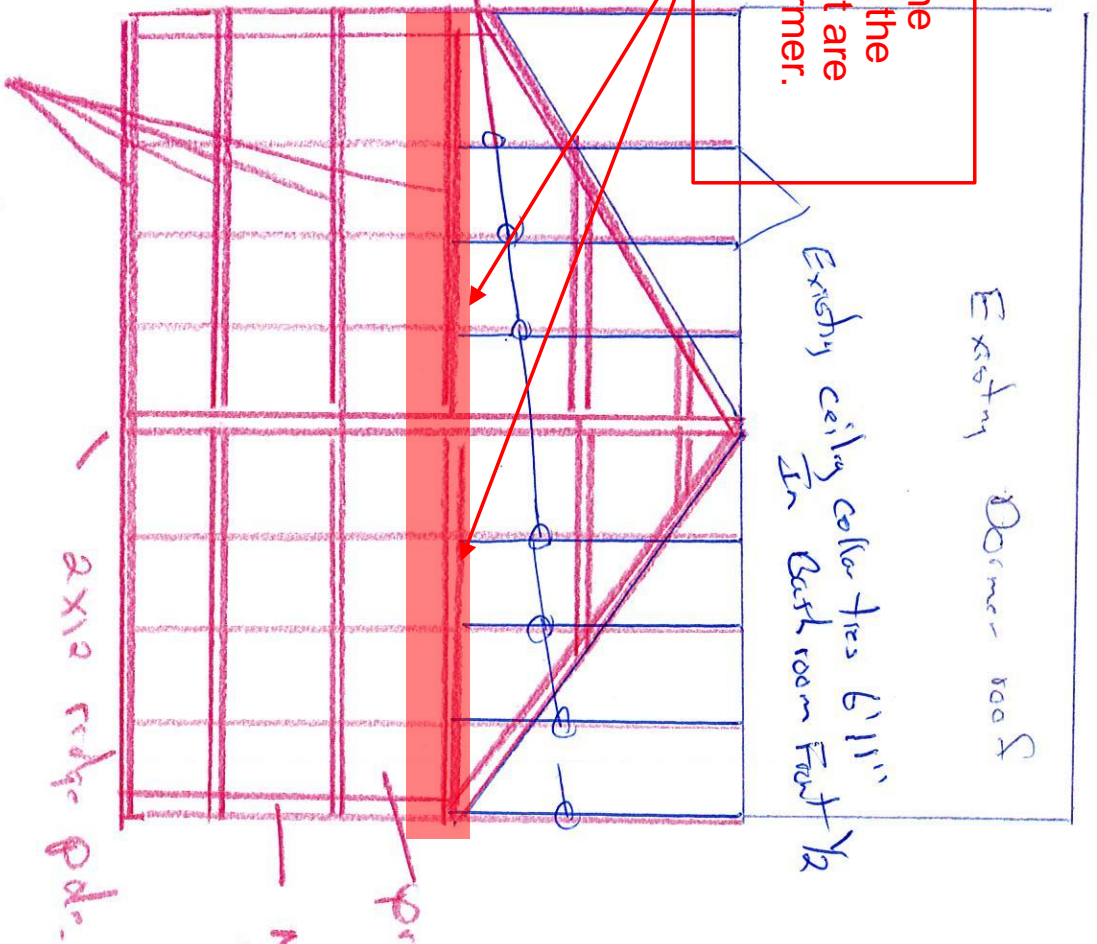
Blue is existing
construction

Dormer plan



Date:

Provide details for the structural support of the main roof rafters that are being cut for this dormer.



Insulate to match existing.
R 48 in ceiling insulation

Top view

Top view of new roof line

4' x 10' on front half

proper 3' or existing dormer roof

new Top Plate on existing 2x4 walls

5/8 plywood,

Asphalt shingles,

Drip edge +

Trim + water