

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1242	Issue Date: PERMIT ISSUED	CB#: 003 G014001
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Location of Construction: 91 Beckett St	Owner Name: Murray Cathleen Z
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Owner Address: 91 Beckett St	Phone: 207-772-1572
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Business Name: n/a	Contractor Name: Great East Builders
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Contractor Address: Box 47 Waterboro	Phone: 207-2476011
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Lessee/Buyer's Name: n/a	Phone: n/a
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Permit Type: Change of Use - Dwellings	Zone: R6
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Past Use: Two Units	Proposed Use: Change of Use; from 2 units to 3 units. <i>making larger dormers</i>
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Permit Fee: \$906.00	Cost of Work: \$90,000.00	CEO District: 1
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Proposed Project Description: Change of Use; from 2 units to 3 units. <i>making larger dormers</i>

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: S5 <i>5/24/05</i>
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Signature: <i>[Signature]</i>

Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 10/10/2003
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Zoning Approval

<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exemption forms filed</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>12/10/03</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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APR 12 2005

FROM DESIGNER: JOHN H. LEASURE ARCHITECT/PC
 DATE: APRIL 6, 2005
 Job Name: CATHLEEN MURRAY APARTMENTS
 Address of Construction: 91 BECKET ST, PORTLAND, ME.

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC-2003 Use Group Classification(s) R2

Type of Construction ~~5-A~~ 5-B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No.

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3) No.

Supervisory alarm system? No Geotechnical/Soils report required? (See Section 1802.2) N.A.

<p>STRUCTURAL DESIGN CALCULATIONS <u>YES</u> Submitted for all structural members (108.1, 108.1.1)</p> <p>DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)</p> <p>Uniformly distributed floor live loads (7603.11, 1807)</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">Floor Area Use</td> <td style="text-align: center;">Loads Shown</td> </tr> <tr> <td style="text-align: center;"><u>RESIDENTIAL</u></td> <td style="text-align: center;"><u>40 PSF</u></td> </tr> <tr> <td style="text-align: center;"><u>EGRESS STAIR (MSW)</u></td> <td style="text-align: center;"><u>100 PSF</u></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p>Wind loads (1803.1.4, 1809)</p> <p><u>1609.6</u> Design option utilized (1609.1.1, 1609.6)</p> <p><u>100 MPH</u> Basic wind speed (1609.3)</p> <p><u>1.0</u> Building category and wind importance factor, I_w (Table 1804.5, 1609.5)</p> <p><u>B</u> Wind exposure category (1809.4)</p> <p><u>+/- 0.18</u> Internal pressure coefficient (ASCE 7)</p> <p><u>+ 17.2 / - 18.7</u> Component and cladding pressures (1809.1.1, 1809.8.2.2)</p> <p><u>13.3 PSF</u> Main force wind pressures (7603.1.1, 1809.8.2.1) (19.9 @ CORNERS)</p> <p>Earthquake design data (1803.1.5, 1614 - 1623)</p> <p><u>1617.5.1</u> Design option utilized (1614.1)</p> <p><u>I</u> Seismic use group ("Category") (Table 1604.5, 1616.2)</p> <p><u>0.28 / 0.11</u> Spectral response coefficients, S_{DS} & S_{D1} (1615.1)</p> <p><u>C</u> Site class (1615.1.5)</p>	Floor Area Use	Loads Shown	<u>RESIDENTIAL</u>	<u>40 PSF</u>	<u>EGRESS STAIR (MSW)</u>	<u>100 PSF</u>	_____	_____	_____	_____	_____	_____	<p><u>NA</u> Live load reduction (1803.1.1, 1607.8, 1607.10)</p> <p><u>42 PSF</u> Roof live loads (1803.1.2, 1607.11)</p> <p>Roof snow loads (7603.7.3, 1608)</p> <p><u>60 PSF</u> Ground snow load, P_g (1608.2)</p> <p><u>42 PSF</u> If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)</p> <p><u>1.0</u> If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)</p> <p><u>1.0</u> If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)</p> <p><u>1.0</u> Roof thermal factor, C_t (Table 1608.3.2)</p> <p><u>42 PSF</u> Sloped roof snowload, P_s (1608.4)</p> <p><u>B</u> Seismic design category (1616.3)</p> <p><u>K</u> Basic seismic-force-resisting system (Table 1617.8.2)</p> <p><u>0.5 / 4.0</u> Response modification coefficient, R, and deflection amplification factor, C_d (Table 1617.8.2)</p> <p><u>1617.5</u> Analysis procedure (1616.6, 1617.5)</p> <p><u>0.052 W</u> Design base shear (1617.4, 1617.5.1)</p> <p>Flood loads (1803.1.8, 1612)</p> <p><u>NA.</u> Flood hazard area (1612.3)</p> <p><u>130' 2" +</u> Elevation of structure</p> <p>Other loads</p> <p><u>NA</u> Concentrated loads (1607.4)</p> <p><u>NA</u> Partition loads (1607.5)</p> <p><u>NA</u> Impact loads (1607.8)</p> <p><u>NA</u> Misc. loads (Table 1607.6, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)</p>
Floor Area Use	Loads Shown												
<u>RESIDENTIAL</u>	<u>40 PSF</u>												
<u>EGRESS STAIR (MSW)</u>	<u>100 PSF</u>												
_____	_____												
_____	_____												
_____	_____												

L & L STRUCTURAL

ENGINEERING SERVICES, INC.

Six Q Street

South Portland, ME 04106

LETTER OF TRANSMITTAL

TEL 207 767-4830

TO: JOHN LEASURE ARCH

Date: <u>3/28/05</u>	Job No: <u>2A228</u>
Attn: <u>JOHN LEASURE</u>	
Re: _____	

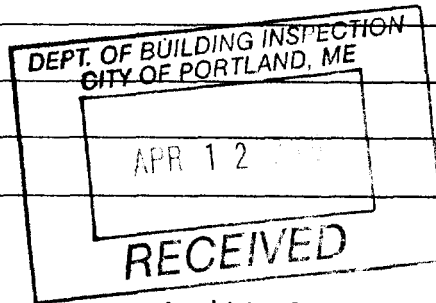
WE ARE BENDING YOU Attached

Under separate cover via _____
the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Ltr _____

Copies	Date	No.	Description
1	3/28/05	SI-52	STRUCTURAL DWGS.



THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- PRINTS RETURNED AFTER LOAN TO US
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit _____ copies for approval
- _____

REMARKS: THERE ARE TWO REMAINING ISSUES STRUCTURALLY TO ADDRESS:

- 1) THE CONDITION AT STAIR "A" WHERE THE EXTERIOR WALL IS SUPPORTED BY " ? ". WE NEED TO INVESTIGATE. (C.I.C.)
- 2) IN THE BASEMENT TOWARDS THE FRONT OF THE BLOCK THE C.I.C. SHOULD CONSIDER A BRG WALL TO BE BUILT W/ BRG WALL ABOVE IN THE BASEMENT NEAR THE FURNACE AS DISCUSSED ON SITE.

COPY TO: _____

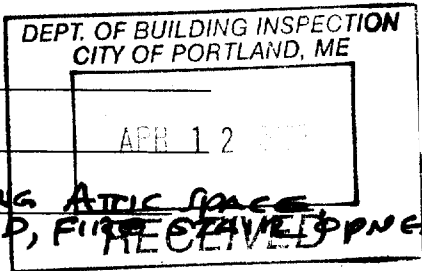
SIGNED: _____

If enclosures are not; as noted, kindly notify us at once.

All Purpose Building Permit Application

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: **91 BECKET ST., PORTLAND, ME.**

Total Square Footage of Proposed Structure 1,045 SF		Square Footage of Lot 3,000.±
Chart# 3 Assessor's Chart, Block & Lot 4 Lot# 14	Owner: MRS. CATHLEEN MURRAY	Telephone: 772.1572
Lessee/Buyer's Name (if Applicable) N.A.	Applicant name, address & telephone: JOHN H. LEASURE, ARCHT 767.4600	Cost Of Work: \$ N.A. Fee: \$ PAID 4/26/02
Current use: RESIDENCE (2 FAMILY)		
If the location is currently vacant, what was prior use: N.A.		
Approximately how long has it been vacant: —		
Proposed use: NEW APT. DEVELOPED IN EXISTING ATTIC SPACE	Project description: (ADD NEW REAR, 1 HR ENCLOSED, FIRE STAYED PING. DIRECT TO OUTSIDE).	
Contractor's name, address & telephone: GREGG JONES, 247.5061		
Who should we contact when the permit is ready: JOHN LEASURE (767.4600)		
Mailing address: SIX Q ST ST, SO. PORT, MAINE.		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 767.4600		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: **John H. Leasure** Date: **April 6, 2005**

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

EXPLANATION OF CONSTRUCTION
COVER LETTER

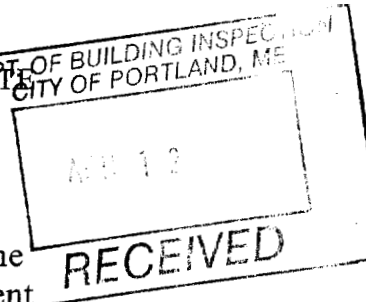
10/9/03

DEMOL A SECTION OF ROOF OVER THE FRONT STAIR
AREA APPROX 8' WIDE, REFRAME A 3' KICKWALL
TO ALLOW FOR HEAD ROOM AT STAIRS. DEMO
EXISTING DORMER AREA AND ROOF AREA.
REFRAME DORMER ROOF FRAMES INT. WALLS
AS PER PRINT. RE SIDE. INSTALL THREE
REPLACEMENT WINDOWS. FINISH INT.
INSULATION SHEETROCK INT TRIM

CREAT EAST BUILDERS



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101



TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: JOHN H. LEASURE ARCHITECT, INC

RE: Certificate of Design

DATE: APRIL 6, 2005

These plans and/ or specifications covering construction work on:

3rd FLOOR REMODELING TO 91 BECKET ST APTS.
(CHANGE FROM 2 APTS TO 3 APTS.)

Have been designed and drawn up by the undersigned, a Maine registered Architect/
Engineer according to the 2003 International Building Code and local amendments.

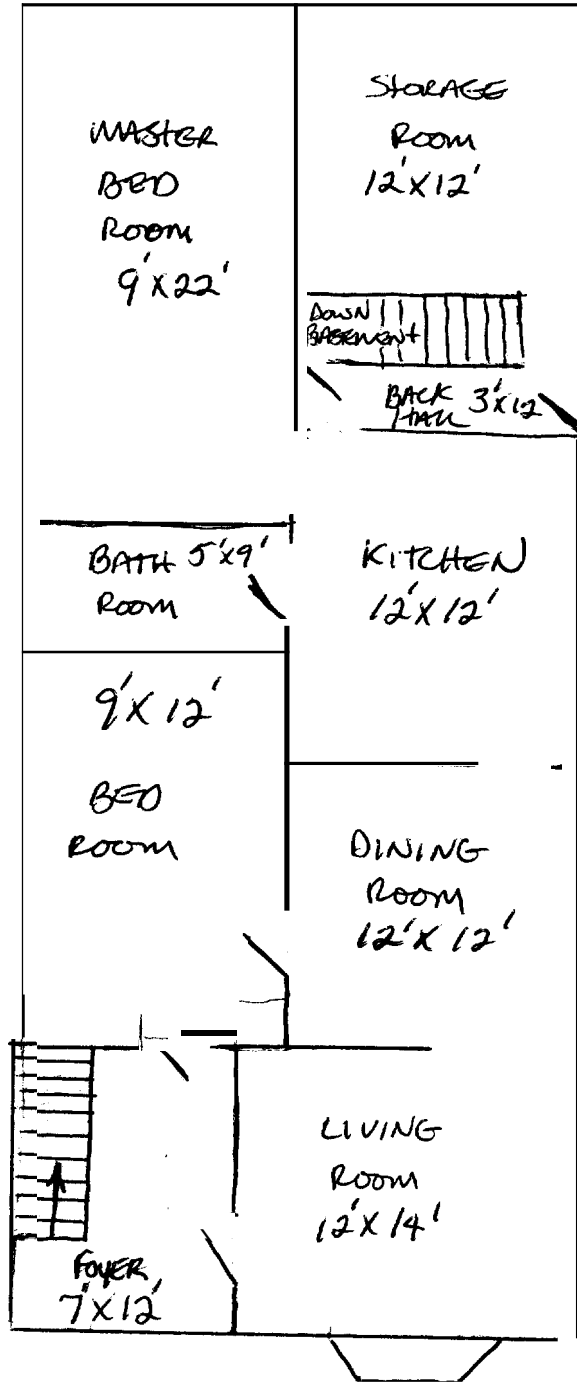


As per State Law:

\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

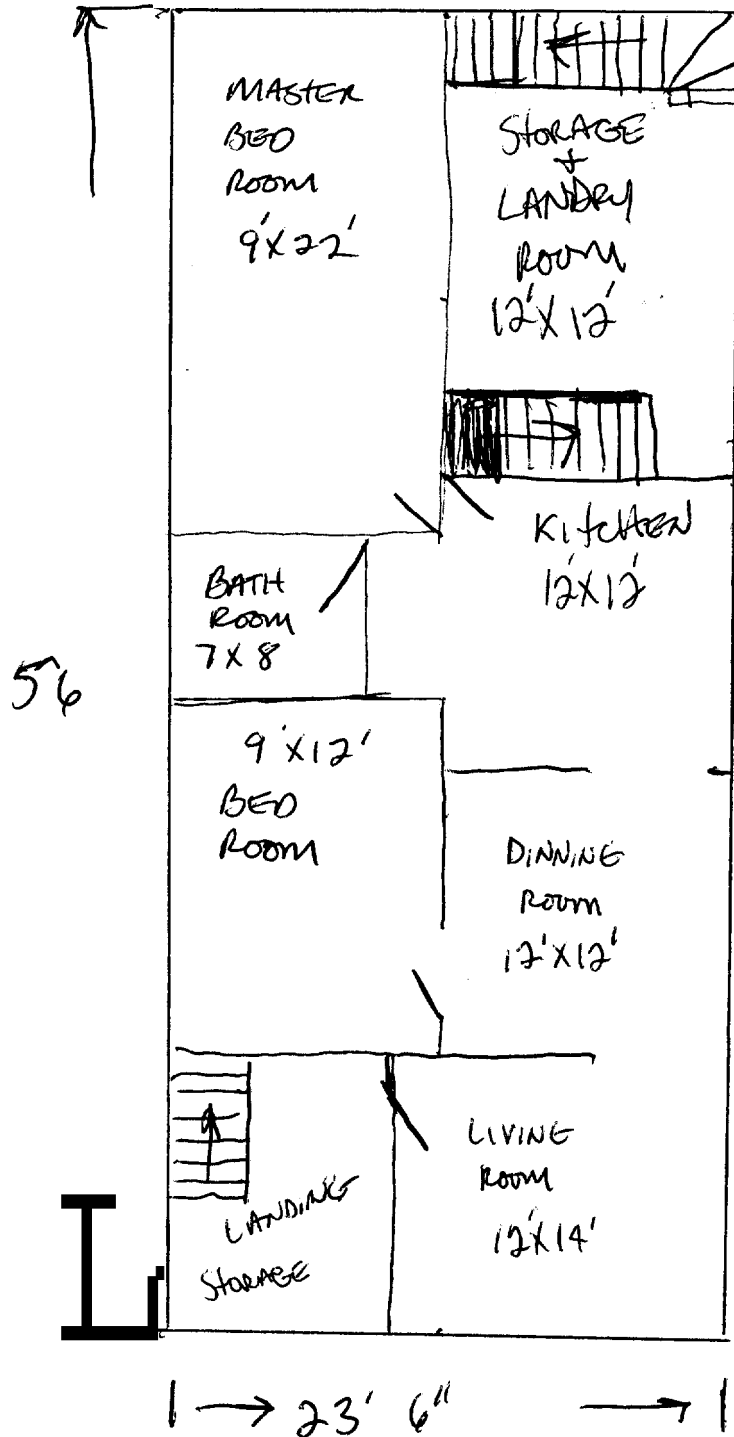
Signature: [Handwritten Signature]
Title: PRESIDENT
Firm: JOHN H. LEASURE ARCHT INC
Address: SIX Q ST SO PORT ME

1st
Apt.

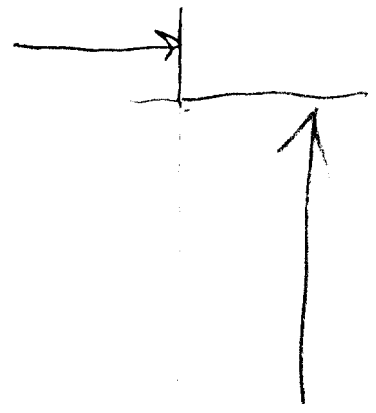


91 Beckett St.

2ND
FLOOR
y+.



← 40' →



YARD



HOUSE

80'

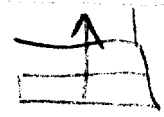
← 2'
3'

PARKING

? how many
CARS

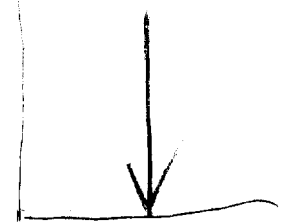
← 15 →

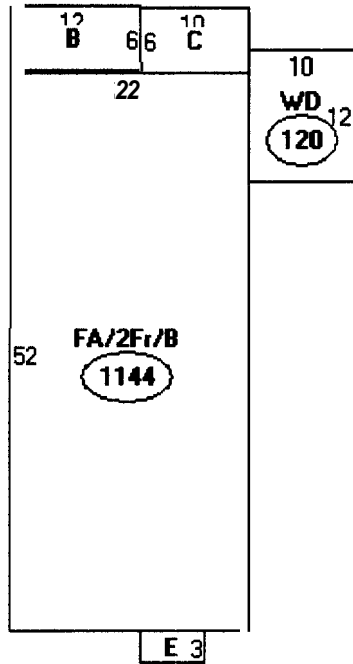
DRIVE



↑ 10'
ENTRY
AREA

↓ 91 BECKER ST





Descriptor/Area

A:FA/2Fr/B
1144 sqft

B:2Fr
72 sqft

C:FUB/FUB
60 sqft

D:WD
120 sqft

E:2FBAY/B
18 sqft

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	003 G014001
Location	91 BECKETT ST
Land Use	TWO FAMILY
 Owner Address	 MURRAY CATHLEEN Z 91 BECKETT ST PORTLAND ME 04101
 Book/Page	 /
Legal	3-G-14 BECKETT ST 89-91 3200 SF

Valuation Information

Land	Building	Total
\$29,090	\$104,370	\$133,460

Property information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1880	old style	2	2926	0.073		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attio	Basement	
4	2		11	Full Finsh	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales information

Date	Type	Price	Book/Page
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Picture and Sketch

<u>Picture</u>	<u>Sketch</u>
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[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**.



City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1242	Date Applied For: 10/10/2003	CBL: 003 G014001
Location of Construction: 91 Beckett St	Owner Name: Murray Cathleen Z	Owner Address: 91 Beckett St
Business Name: n/a	Contractor Name: Great East Builders	Contractor Address: Box 47 Waterboro
Resec/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings

Proposed Use: Change of Use; from 2 units to 3 units. New unit on the third floor - expanding dormers	Proposed Project Description: Change of Use; from 2 units to 3 units. New unit on the third floor - expanding dormers
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/10/2003**Note:** 12/8/03 I talked to owner - I am waiting for site plan exemption (I made out for the applicant) and new plot plan showing the available parking spaces (4 spots available per owner).
12/9/03 I received the revised site plan showing 4 parking spaces (3.5 spcs req.)

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. There is no longer a third floor deck shown as part of the renovations.
- 2) 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.
- 3) This property shall remain a three (3) family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted on 12/9/03. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/24/2005**Note:** **Ok to Issue:**

- 1) Each Sleeping Room Must have at least One Egress Window in the new unit.
- 2) Field inspections revealed that this was existing living space prior to construction, thus NOT constituting a NEW third floor.
- 3) The Fire separation assembly between the second and third floors has been presented with NO penetrations, due to the use of intumescent paint and existing plaster, the integrity of this assembly is important

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 12/10/2003**Note:** **Ok to Issue:**

Comments:
 12/18/2003-mjn: Need stamped plans (\$90,000 cost) have questions about the verticle expansion if the new area constitutes an additional floor it may be prohibitted for type 5B construction. Left voicemail with Owner.
 4/25/2005-mjn: Met with the Design Professional, Discussed Fire separaion assemblies...NEED them

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: <u>91 BECKETT ST PORTLAND ME.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot 6000 <u>5000</u> sq. ft. <u>3200</u> 4000 sq. ft.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>003</u> - <u>G-01A</u> - <u>001</u>	Owner: <u>KATE MURRAY</u>	Telephone: <u>772-1572</u>
<u>N/A</u>	<u>247-6011</u>	Fee: \$ <u>Bldg 831.00</u> <u>copy 75.00</u> <u>906.00</u>
Current use: <u>STORAGE SPACE</u>		
If the location is currently vacant, what was prior use: <u>ATTIC SPACE</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>Change 2 units to 3 units</u>		
Project description:		
Contractor's name, address & telephone: <u>GREAT EAST BUILDERS Box 47 N. WATERBURY ME. 247-6011</u>		
Who should we contact when the permit is ready: <u>GREG JONES</u>		
Mailing address: <u>500 CHAD BOWEN RD. ROBEY RD. N. WATERBURY ME. 04091</u>		
<p>DEPT. OF BUILDING INSPECTION CITY OF PORTLAND ME.</p> <p>RECEIVED</p> <p>OCT 10 2003</p> <p><i>XXCall</i></p>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>247-6011</u></p>		

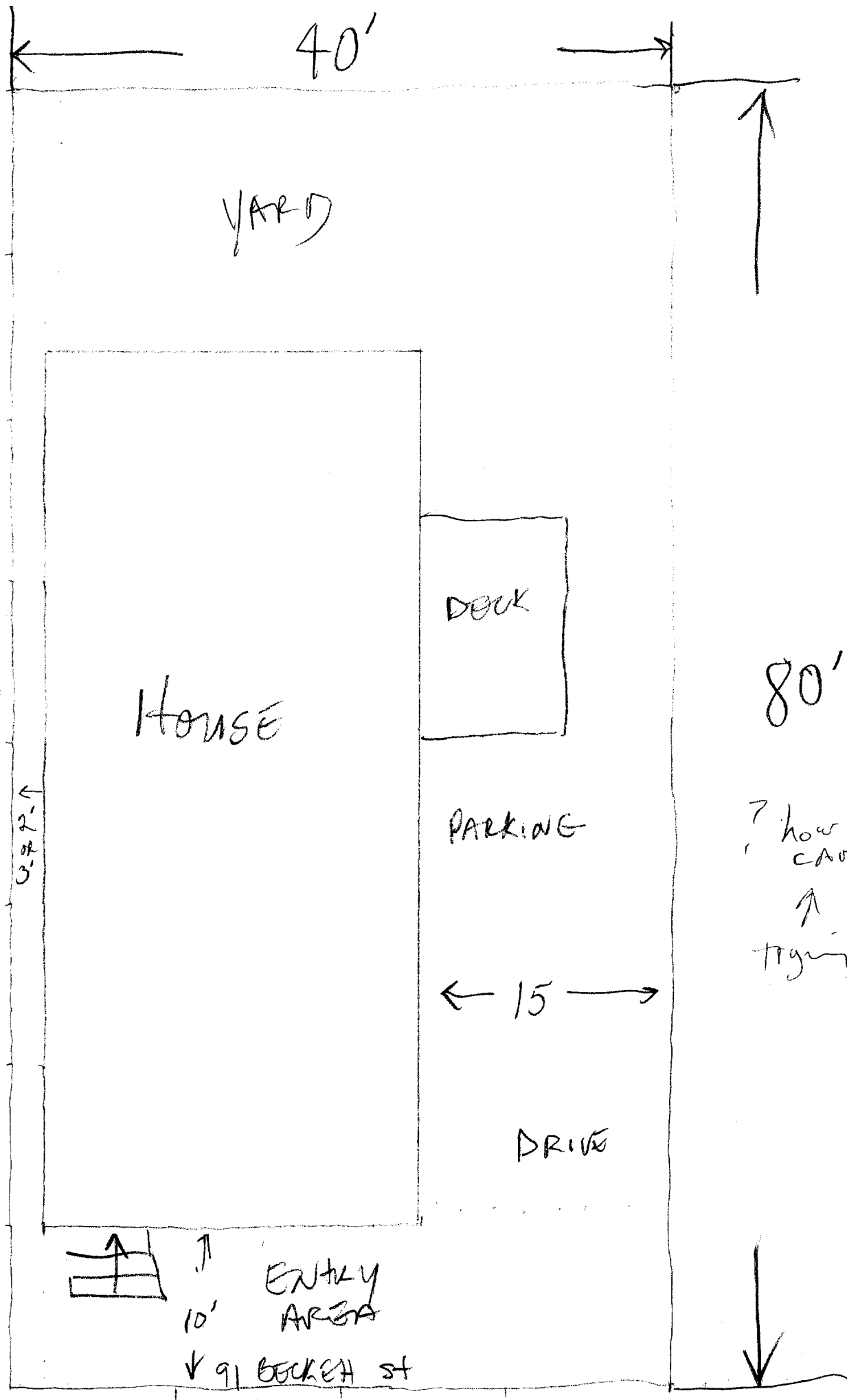
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Signature of applicant: [Signature] Date: 10/6/03

This is NOT a permit, you may not commence ANY work until the permit is issued.
If You are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall





40'

YARD

House

DECK

80'

PARKING

? how many CARS

↑
trying to get

← 15 →

DRIVE

← 2'
3'



↑
10' ENTRY AREA

↓ 91 BECKER ST

