

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** IATION

Permit Number: 090996

This is to certify that CAROLAN JOHN D /Portland renovation

has permission to remove existing gable roof & interior walls & replace

AT 28 NORTH ST

City of Portland 013 K052001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is used-in. 2 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. CAPT. R. Hansen

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

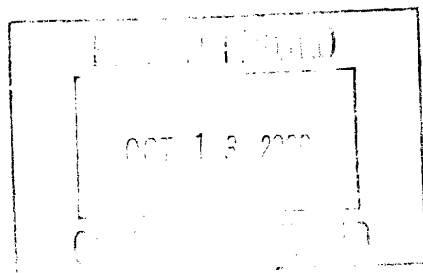
Permit No: 09-0996	Issue Date:	CBL: 013 K052001
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Location of Construction: 28 NORTH ST	Owner Name: CAROLAN JOHN D	Owner Address: 28 NORTH ST	Phone:
Business Name:	Contractor Name: Portland Renovations	Contractor Address: 111 Anderson Street Portland	Phone: 2077123590
Lessee/Buyer's Name	Phone:	Permit Type: Addition - Multi Family	Zone: R-6

Past Use: 3 Unit Residential	Proposed Use: 3 Unit Residential - remove existing gable roof & interior walls & replace, asbestos siding demo permitted by others <i>legal use - 3 d.u.</i>	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 1
Proposed Project Description: remove existing gable roof & interior walls & replace - new roof is higher than existing.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: R2 Type: SB IBC-2003 Signature: <i>MB10/13/09</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Ldobson	Date Applied For: 09/11/2009	Zoning Approval
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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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>using section 14-436(b)</i> <input type="checkbox"/> Flood Zone <i>11% of allowable</i> <input type="checkbox"/> Subdivision <i>80% increase</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/18/09 ABN</i>	<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: _____	<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: <i>MB</i>

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.


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

Final inspection required at completion of work.


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 AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee



Signature of Inspections Official

10-13-09
Date

10/13/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0996	Date Applied For: 09/11/2009	CBL: 013 K052001
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Location of Construction: 28 NORTH ST	Owner Name: CAROLAN JOHN D	Owner Address: 28 NORTH ST	Phone:
Business Name:	Contractor Name: Portland Renovations	Contractor Address: 111 Anderson Street Portland	Phone: (207) 712-3590
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 Unit Residential - remove existing gable roof & replace with new, higher roof, remove interior walls & replace, asbestos siding demo permitted by others	Proposed Project Description: remove existing gable roof & replace with new, higher roof, remove interior walls & replace
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/18/2009

Note: Using section 14-436(b). 80% of 1st floor footprint is 1263.2 sf. Alteration is adding 139.9 sf. which is 11% of allowable 80% increase. **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/13/2009

Note: **Ok to Issue:**

- 1) This approves a waiver to the requirement for opening protections in exterior walls due to fire separation distance. The distance in this case was taken to the structures on the adjacent lots in the rear and Sumner Court side divided by 2 to determine the distance. Current zoning would restrict new structures to meet 20' rear and 10' side setbacks. This allows 15% glazing on the rear wall and 25% on the Sumner Court wall, however no future openings are allowed in the 14' wall section which is actually 13.14' from the structure after dividing the distance in half. This allowance is similar to how the code views buildings on the same lot.
- 2) Reconfigured stairs fall under Chapter 34 of the 2003 IBC for existing conditions. Handrails required per code.
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 09/18/2009

Note: **Ok to Issue:**

- 1) No means of egress shall be affected by this renovation
- 2) All means of egress to remain accessible at all times
- 3) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 4) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

Location of Construction: 28 NORTH ST	Owner Name: CAROLAN JOHN D	Owner Address: 28 NORTH ST	Phone:
Business Name:	Contractor Name: Portland Renovations	Contractor Address: 111 Anderson Street Portland	Phone (207) 712-3590
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Comments:

9/15/2009-amachado: Spoke to Bob at Portland Renovations. Need a plot plan. If the setbacks can't be met, then have to use section 14-436(b). Proposed new roof does not meet the criteria of tis section. The space is supposed to be created by "raising the existing roof configuration the mimimum amount required to creat an additional stroy of habitable space..." This original submittal changed the roof configuration completely.

9/17/2009-amachado: Received revised plans that meet section 14-436(b).

10/1/2009-jmb: Received email from Bob V. With revisions, I was out of the office today.

10/6/2009-jmb: Reviewed revisions on 10/5 sent email response to Bob V. For code requirements

10/13/2009-jmb: Received email with new calculations and waiver request from Bob V. For the % of allowed openings, spoke with him to confirm details



General Building Permit Application

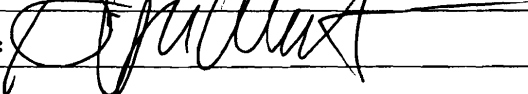
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>28 NORTH STREET</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>13</u> <u>K</u> <u>.52</u>	Owner: <u>JOAN CAROLAN</u>	Telephone: <u>207.807.5670</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PORTLAND RENOVATIONS</u> <u>ROBERT VAN WEPT</u> <u>107 ANDERSON ST.</u> <u>PORTLAND 04101</u>	Cost Of Work: \$ <u>25,000.00</u> Fee: \$ <u>270</u> C of O Fee: \$ _____
Current Specific use: <u>MULTI FAMILY / 2 BR APT.</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u>		
Project description: <u>REMOVE EXISTING GABLE ROOF + INTERIOR WALLS,</u> <u>REPLACE AS SHOWN ON THE DRAWINGS.</u> <u>ASBESTOS REMOVAL DONE BY OTHERS UNDER SEPARATE PERMIT</u>		
Contractor's name, address & telephone: <u>PORTLAND RENOVATIONS</u>		
Who should we contact when the permit is ready: <u>ROBERT VAN WEPT</u>		
Mailing address: _____ Phone: <u>207.712.3590</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, 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: 	Date: <u>9.11.09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Ann Machado - RE: 28 North Street

From: "Robert van Wert" <bob@portlandrenovations.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 9/17/2009 10:22 AM
Subject: RE: 28 North Street

Hi Ann,

Attached is the revised drawing set changing the roof to a simple gable with the same pitch as the existing house. I trust that the previously emailed site plan and deck detail do not have to be resent.

Let me know if you have any questions.

Bob

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Tuesday, September 15, 2009 11:09 AM
To: bob@portlandrenovations.com
Subject: 28 North Street

Bob -

I need a plot plan that shows the location of the building and the setbacks.

Since it does not appear that the current building meets the setbacks, to increase living space in the top floor, you need to use section 14-436b) of the ordinance. "The floor area of the expansion shall be limited to no more than eighty percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures."

Your permit is on hold at this point.

Feel free to call or email me with any questions.

Ann Machado
Zoning Specialist
(207) 874-8709

Ann Machado - 28 North Street

From: "Robert van Wert" <bob@portlandrenovations.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 9/15/2009 5:15 PM
Subject: 28 North Street
CC: "Carolan, John" <john.carolan@tylertech.com>

SEP 16 2009

Ann,

Attached is a drawing depicting what the west elevation of the project would look like if we are forced to comply with section 14-436b of the city ordinance.

Obviously this would make an enormous structure standing about 8 feet taller than the existing building. While buildable, it presents a few financial barriers for the reality of the work as well as continued safety hazards that currently exist.

As for the financial woes, this puts the project at roughly 10-15% more in cost due to excessive framing, insulation and drywall materials required and the added labor cost to build a bigger structure. It's potentially the end of the project.

As for the safety hazards, there is currently a problem with ice and snow falling from the roof of the existing gable roof that falls onto the entry for two of the units there. The proposed design sheds the snow and ice melt toward Sumner Court where it is plowed away and does not fall on people or create icy conditions on the porch below the roof. If we are forced to comply with the ordinance, we'll need to install unnecessary snow guards to make an attempt to prevent the inevitable.

While I respect the ordinance and abide by it on every project (I always get a building permit), in this case, due to financial and safety reasons, and the fact that the improvements will be located on the back of the building, I find it short sighted to simply follow the "rules" for the sake of the rules when you look at the real conditions of what we are building.

As a registered Landscape Architect in Maine, my first responsibility (beyond the emotions of design) is to protect the health, safety and welfare of the general public. As a builder, I expect the same of myself. It would be a major disappointment if the city decides to maintain it's stance based upon the blanket requirement that the roof line be consistent with the contiguous parts of the building.

There's more to this topic in regards to building responsibly versus maintaining the values of Architecture and building science developed in 1840, but that's for another day.

Hope to hear from you soon.

<<...>>

Respectfully,

Robert van Wert, RLA

Portland Renovations, Inc.

107 Anderson Street

Portland, Maine 04101

O 207.775.2267

F 207.775.2268

M 207.712.3590

bob@portlandrenovations.com

www.portlandrenovations.com

Ann Machado - RE: 28 North Street

From: "Carolan, John" <john.carolan@tylertech.com>
To: Robert van Wert <bob@portlandrenovations.com>, 'Ann Machado'
<AMACHADO@portlandmaine.gov>
Date: 9/15/2009 9:34 PM
Subject: RE: 28 North Street
CC: "Carolan, John" <john.carolan@tylertech.com>

Ms. Machado,

As the homeowner, resident and taxpayer of 28 North I respectfully find it frustrating that this ordinance which seems to have no logical sense in this application may cancel this project. As Bob stated, snow and ice is a factor, this is actually an entrance for all 3 units. The driveway is an alley which receives little sun making icing a true safety concern. I do have my plow guy make a run through Sumner Court along with me snow blowing as a parking spot is accessed from that side of building.

We have taken measures to ensure the project will be done safe & correctly including engineers approval of the plans and proper disposal of asbestos siding. These are items that have extended the budget to the maximum. This project is to finish the apartment I live in so I will no longer have 20 inch stove, 36 inches of counter space (literally) and I don't have to duck walking in and out of my home. I will be more than happy to provide photos! Not only is this project to increase functionality and livability of my home but this project will greatly increase the "R" value as this section of the home has no insulation.

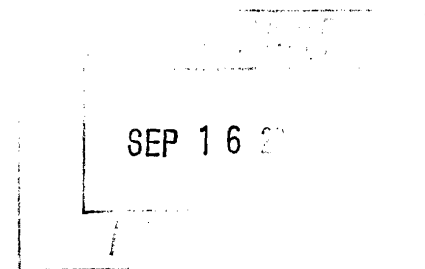
I bought my home under the new neighbors program in 1999, I am trying to maintain my obligation to both live in and improve the home and this ordinance just seems to be prohibiting this process. I understand you are doing your job but just ask that it be looked at by the situation not in generalities. This is a significant project to me, not only financially but it requires me to move during the process.

I thank you for your consideration in the matter.

John Carolan

John Carolan
Project Manager
Tyler Technologies, Inc.
370 US Route 1
Falmouth, ME 04105
Phone: 800-772-2260 x4196
Fax: 207-781-3585
E-mail: john.carolan@tylertech.com
Web: www.tylertech.com

From: Robert van Wert [mailto:bob@portlandrenovations.com]
Sent: Tuesday, September 15, 2009 5:15 PM
To: 'Ann Machado'
Cc: Carolan, John
Subject: 28 North Street



Applicant: John Curalan

Date: 9/17/09

Address: 28 North St.

C-B-L: 13-k-52

permit # 09-0796

CHECK-LIST AGAINST ZONING ORDINANCE

* revised plans received 9/17/09

Date - house built 1884

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - remove existing gable roof in rear! ~~replace with~~ higher gable roof.

Sevage Disposal -

Lot Street Frontage -

Front Yard - 10' or average min.

* use section M-436(b).

Rear Yard - 20' min. - 10' green *

1st floor print = 1579 sq ft

80% = 1263.2 sq ft

Side Yard - 10' min. - on line on S. side of court. *

adding existing adding existing
proposed 3rd floor = 4278
current 3rd floor = 2579

Projections -

adding 139.9 sq ft (ok)

Width of Lot -

Height - 45' max -

Lot Area - ~~3200~~ 3200 given

Lot Coverage/ Impervious Surface - N/A

Area per Family - 1,000 sq ft - ~~needs 3,000~~ ok. - needs 3,000 sq ft

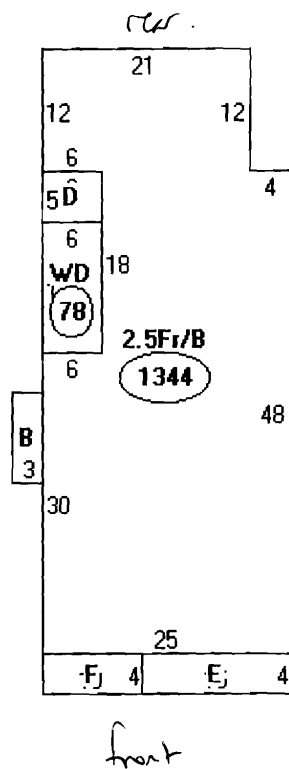
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



Descriptor/Area

- A: 2.5Fr/B
1344 sqft
- B: 2FBAY/B
27 sqft
- C: WD
78 sqft
- D: FUB
30 sqft
- E: FOH
60 sqft
- F: 2FBAY/B
40 sqft

1st floor footprint = 1579

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	013 K052001
Location	28 NORTH ST
Land Use	THREE FAMILY
Owner Address	CAROLAN JOHN D 28 NORTH ST PORTLAND ME 04101
Book/Page	14906/339
Legal	13-K-52 NORTH ST 28 SUMNER COURT 3200 SF

Current Assessed Valuation

Land	Building	Total
\$107,800	\$221,200	\$329,000

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1884	Old Style	2.5	3890	0.073	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
8	3		14	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/15/1999	LAND + BLDING	\$158,000	14906-339

Picture and Sketch

Picture	Sketch	Tax Map
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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.

New Search!

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

- (b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback:* The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.

Building expansions under this section may occur only once during the lifetime of an existing structure.

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.

Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

1. The name and address of the applicant and his or her

Jeanie Bourke - 28 North Street Residence

From: "Robert van Wert" <bob@portlandrenovations.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 10/1/2009 7:52 PM
Subject: 28 North Street Residence
CC: "Carolan, John" <john.carolan@tylertech.com>

Jeanie,

Per your request, attached are drawings S-3 and D-1.

Drawing S-3:

S-3 is another Site Plan showing the building and it's property line in relation to Sumner Court and the existing building to the west, to address the fire concern. To that, the area of the glazing surface of each Paradigm DH 2466 on the west elevation we're proposing to install is 3.63 S.F. per sash.....(17-3/8" X 30-1/8" per sash)....times two equals 7.26 S.F....this is for **one** window unit. There are 5 windows proposed for that elevation....times five equals **36.30 S.F.**. The total square footage of the western wall (not including the tails of the rafters (that's cheating) is 289.31 S.F.. 15% of that is **43.39 S.F.** Hence, we meet the code requirement of 15% of the wall area. I realize this is just a number I have provided you with, so if you would like verification of the window glazing area, call Applicator's Sales where they have a record of the project under Portland Renovations, project name "North Street". Their telephone number is 207.797.7950.

Drawing D-1:

D-1 is a detail drawing of the stairs. The result will be a 7-1/2" rise with a 11" run for all steps in the renovation (same proportion as the existing conditions). The winders will not comply with the 6" minimum run at the inside of the step due to existing conditions which we are constrained to due to existing stairwell widths which we will be building upon.

If you need any additional information, please do not hesitate to ask.

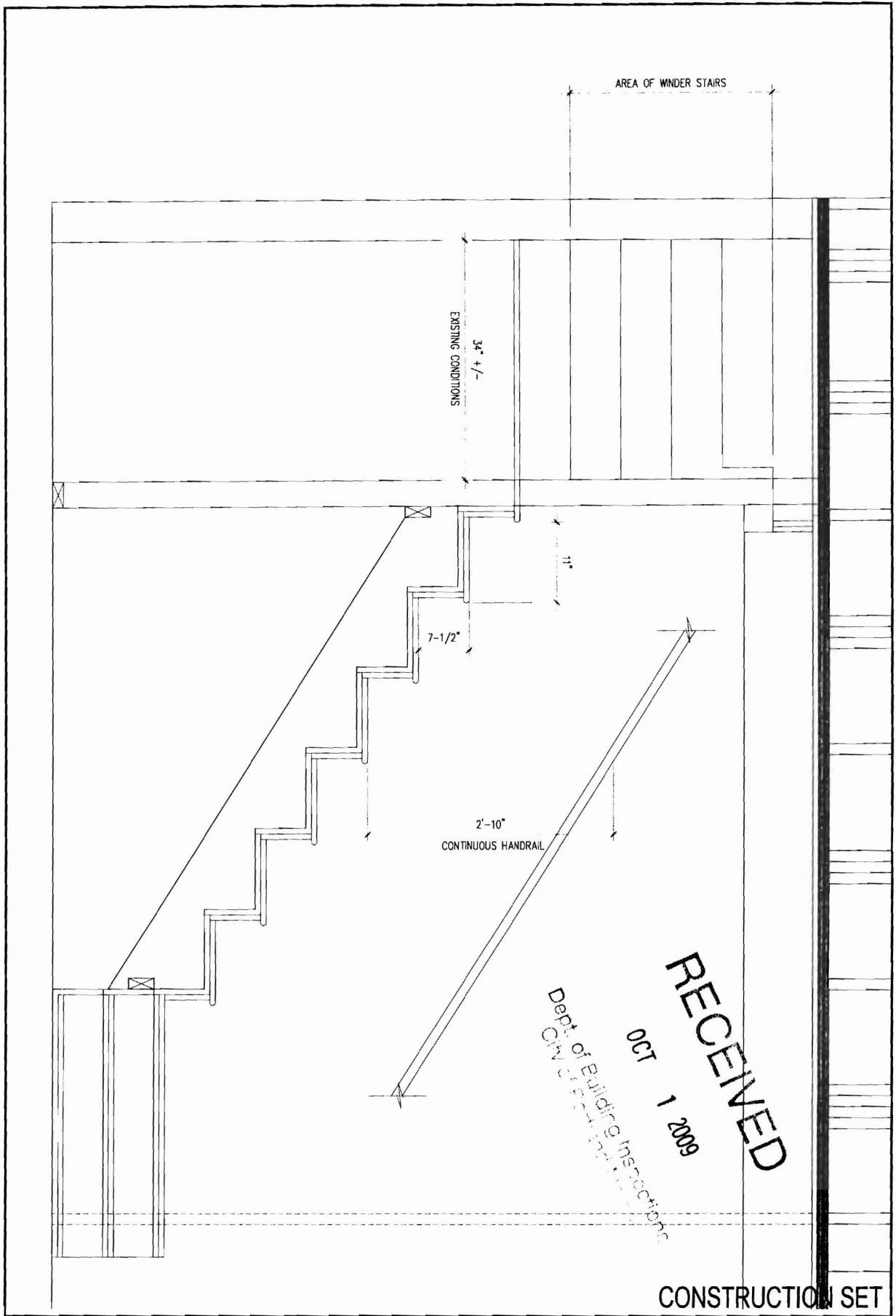
Bob

<<...>> <<...>>

Robert van Wert, RLA
Portland Renovations, Inc.
107 Anderson Street
Portland, Maine 04101
O 207.775.2267
F 207.775.2268
M 207.712.3590

bob@portlandrenovations.com

RECEIVED
OCT 1 2009
Dept. of Building Inspections
City of Portland Maine



D-1

DATE: 01 OCT 2009
 TIME: 1:01:07
 USER: RNM

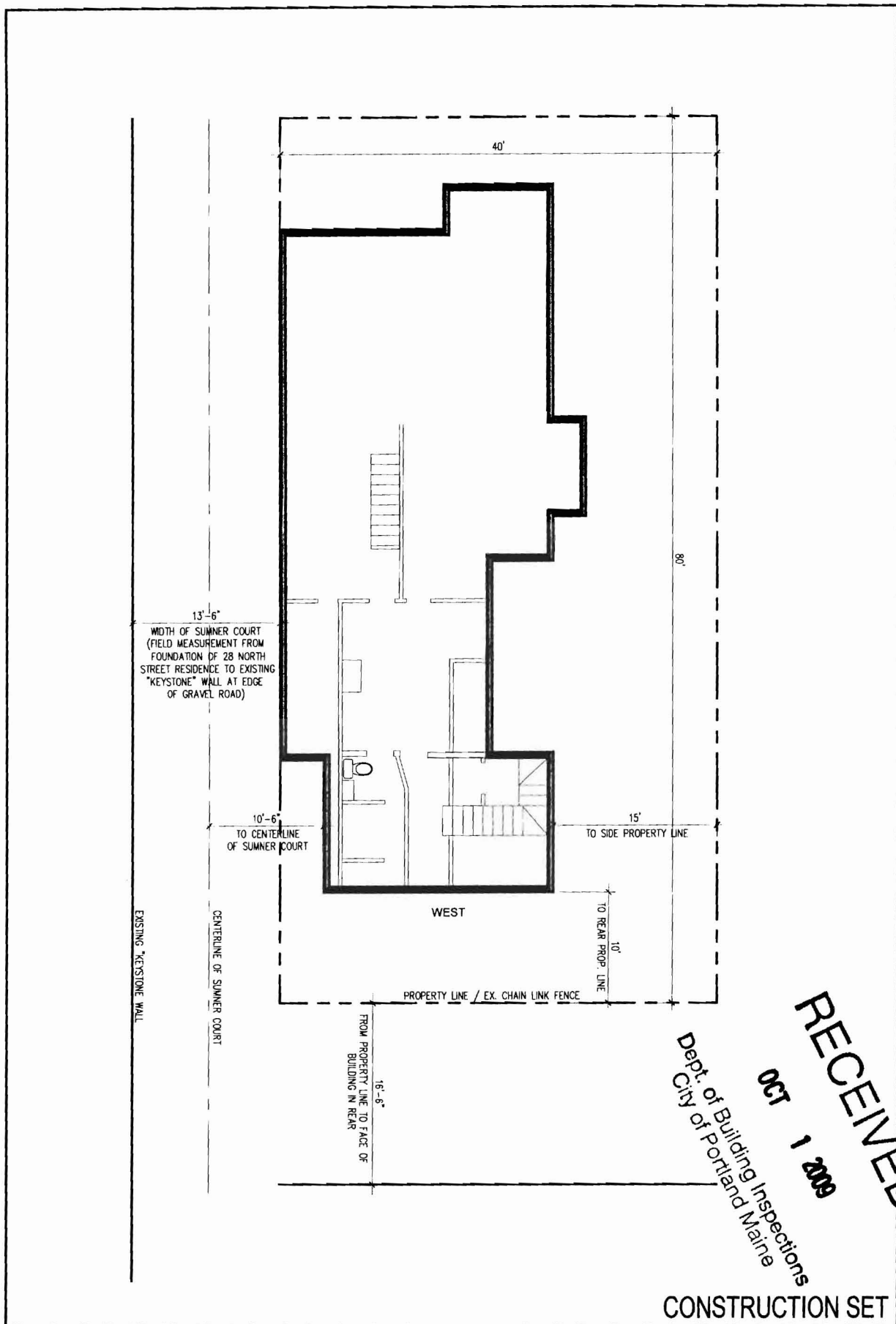
STAIR DETAIL

north street residence

PORTLAND, OREGON

pr
 portland
 renovations

102 Industrial Street
 Portland, Oregon 97202
 503.775.2500
 503.775.2500
 www.portlandrenovations.com



RECEIVED
OCT 1 2009
Dept. of Building Inspections
City of Portland Maine
CONSTRUCTION SET

S-3	DATE OF OCT 2009	SCALE 1/8" = 1'-0"	DRAWN	SITE PLAN	north street residence PORTLAND, MAINE	pr portland renovations <small>101 Main Street Portland, Maine 04101 (207) 775-2287 (207) 775-7766 www.portlandreno.com</small>
	DATE OF OCT 2009	SCALE 1/8" = 1'-0"	DRAWN	SITE PLAN	north street residence PORTLAND, MAINE	

Jeanie Bourke - RE: 28 North Street Residence

From: Jeanie Bourke
To: Robert van Wert
Date: 10/8/2009 4:21 PM
Subject: RE: 28 North Street Residence
CC: John' 'Carolan

Bob, see responses in red....this memorializes our conversation of just moments ago.

>>> "Robert van Wert" <bob@portlandrenovations.com> 10/06 4:56 PM >>>
Hi Jeanie,

I'll respond in headings to keep things simple:

Sumner Court Side:

Do I calculate the 15% based on the new work area or the entire third floor apartment? Related to that, do I calculate the roof area facing Sumner Court for the new work area due to the fact that it will be a vaulted ceiling and is "space" for the fire to be?...sort of the wall albeit, it's the roof. If the wall, and therefore a portion of the roof were required to be fire rated based on the distance to the PL this would be true, but this distance relates only to percentage of allowed openings.

To that: the wall and vaulted ceiling space (flat elevation square footage) on the Sumner Court side is 518.95 S.F., 15 % of that is 77.84 S.F.. The new sliding door and window glazing proposed in the new work on that side is a total of 40.47 S.F.. If we calculate it based upon the entire third floor, which makes perfect "code sense", we probably only have 5% glazing surface, there are only two small windows in a dormer on that side (image attached). It's a bit more complicated....see Sec. & Table 704.8 of IBC 2003. and Table. The code requires calculating the sf of the new wall area of the 3rd story wall and the percentage of proposed glazing, roof pitches are not considered walls.

West Elevation:

If I understand correctly, we're fine on that side. Actually, if the distance is 10' or less it would be 10%....the plot plan shows 10'. Please propose a waiver to the code to allow for the fire separation distance to be calculated based on the distance of the adjacent structures or to the required setback if no structure exists. Include all of the calcs to substantiate this and the % of proposed openings, protected and unprotected as the case may be. Remember, <15' allows 15% unprotected and 45% protected.

Stairs:

The revised site plan is showing the third floor existing conditions, my apologies, I should have labeled that. Yes, the stairs are part of the third floor unit but an inch doesn't do much for us, it's all about head room above the opening below these stairs. 11" treads work nicely for the stairs that are straight, the quick rising turn at the winders needs the 10". Ok, the rise and run is ok, but the new configuration should be reflected on the plan.

Let me know if you need anything else. And if I haven't shown enough signs, we're *very* anxious to start as we're approaching heating season. The owner is concerned about the roof being off while paying for heat for his tenants.....mobile phone is best for quick questions...712.3590.

Thanks Jeanie,

Bob

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Tuesday, October 06, 2009 11:09 AM
To: bob@portlandrenovations.com
Cc: john.carolan@tylertech.com
Subject: Re: 28 North Street Residence

Bob,

Thank you for providing the requested information. After reviewing this, I have the following comments:

- The percentage of wall opening allowance is based on the distance to the property line or midline of the ROW as follows: >5' to 10' = 10%, >10' to 15' = 15%. Fire glazing can be used for a portion of the openings to achieve the above percentages.
- This means that the wall facing Sumner Ct. will need to be calculated for percentages at the 15% allowance. It appears the rear gable wall falls under the 10% allowance.
- On the revised site plan, the stair direction configuration is shown as being the same as the existing stairs. Is this changing?
- If the stairs are part of the 3rd floor unit (which I believe they are) the stair tread run can be a net 10" instead of 11" if that helps with spacing.

Let me know if you have any questions.

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> "Robert van Wert" <bob@portlandrenovations.com> 10/01 7:52 PM >>>

Jeanie,

Per your request, attached are drawings S-3 and D-1.

Drawing S-3:

S-3 is another Site Plan showing the building and its property line in relation to Sumner Court and the existing building to the west, to address the fire concern. To that, the area of the glazing surface of each Paradigm DH 2466 on the west elevation we're proposing to install is 3.63 S.F. per sash....(17-3/8" X 30-1/8" per sash)....times two equals 7.26 S.F....this is for **one** window unit. There are 5 windows proposed for that elevation....times five equals **36.30 S.F.** The total square footage of the western wall (not including the tails of the rafters (that's cheating) is 289.31 S.F.. 15% of that is **43.39 S.F.** Hence, we meet the code requirement of 15% of the wall area. I realize this is just a number I have provided you with, so if you would like verification of the window glazing area, call Applicator's Sales where they have a record of the project under Portland Renovations, project name "North Street". Their telephone number is 207.797.7950.

Drawing D-1:

D-1 is a detail drawing of the stairs. The result will be a 7-1/2" rise with a 11" run for all steps in the renovation (same proportion as the existing conditions). The winders will not comply with the 6" minimum run at the inside of the step due to existing conditions which we are constrained to due to existing stairwell widths which we will be building upon.

If you need any additional information, please do not hesitate to ask.

Bob

<<...>> <<...>>

Robert van Wert, RLA
Portland Renovations, Inc.
107 Anderson Street
Portland, Maine 04101
O 207.775.2267
F 207.775.2268
M 207.712.3590

bob@portlandrenovations.com
www.portlandrenovations.com

Jeanie Bourke - RE: 28 North Street Residence

From: "Robert van Wert" <bob@portlandrenovations.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 10/9/2009 1:46 PM
Subject: RE: 28 North Street Residence
CC: "Carolan, John" <john.carolan@tylertech.com>

Jeanie,

Attached please find drawings D-3 and S-3_rev.1. D-3 shows the plan of the winders you requested. I trust that my previously submitted drawing D-1 showing the elevation of the stairs is still sufficient. The revised drawing S-3 shows the adjacent property on the Sumner Court side at a distance of 26'-3" from our property.

In regards to my calculation of the area of the glazing on the Sumner Court side (shown in the thread below), accounted for the entire width and length of the slider. If I take into account the 3" stile width for the sliding portion of the door and the fixed portion of the door in the middle of the entire door, that's roughly 3 S.F. which changes the area of glazing on that side to a total of 37.38 S.F..

Fire Separation Summary:

We are proposing a waiver to the code to calculate our available unprotected glazing surface to be determined by dividing the distance between adjacent structures by two. If I interpret correctly, Table 704.8 states that if the distance (for unprotected openings) is between 10 and 15', the allowable area of opening is 15%.

West Elevation (back of building)

Distance to adjacent structure: 26'-6", divided by two = 13'-3".
 Wall area: 289.31 S.F.
 Glazing area: 36.3 S.F.
 15% of wall area: 43.39 S.F.

North Elevation (Sumner Court side)

Distance to adjacent structure: 30'-3", divided by two = 15'-1-1/2" (actually puts us in the 25% limit by 1-1/2")
 Wall area: 269.39
 Glazing area: 37.38 S.F.
 15% of wall area: 40.40 S.F.
 25% of wall area: 67.34 S.F.

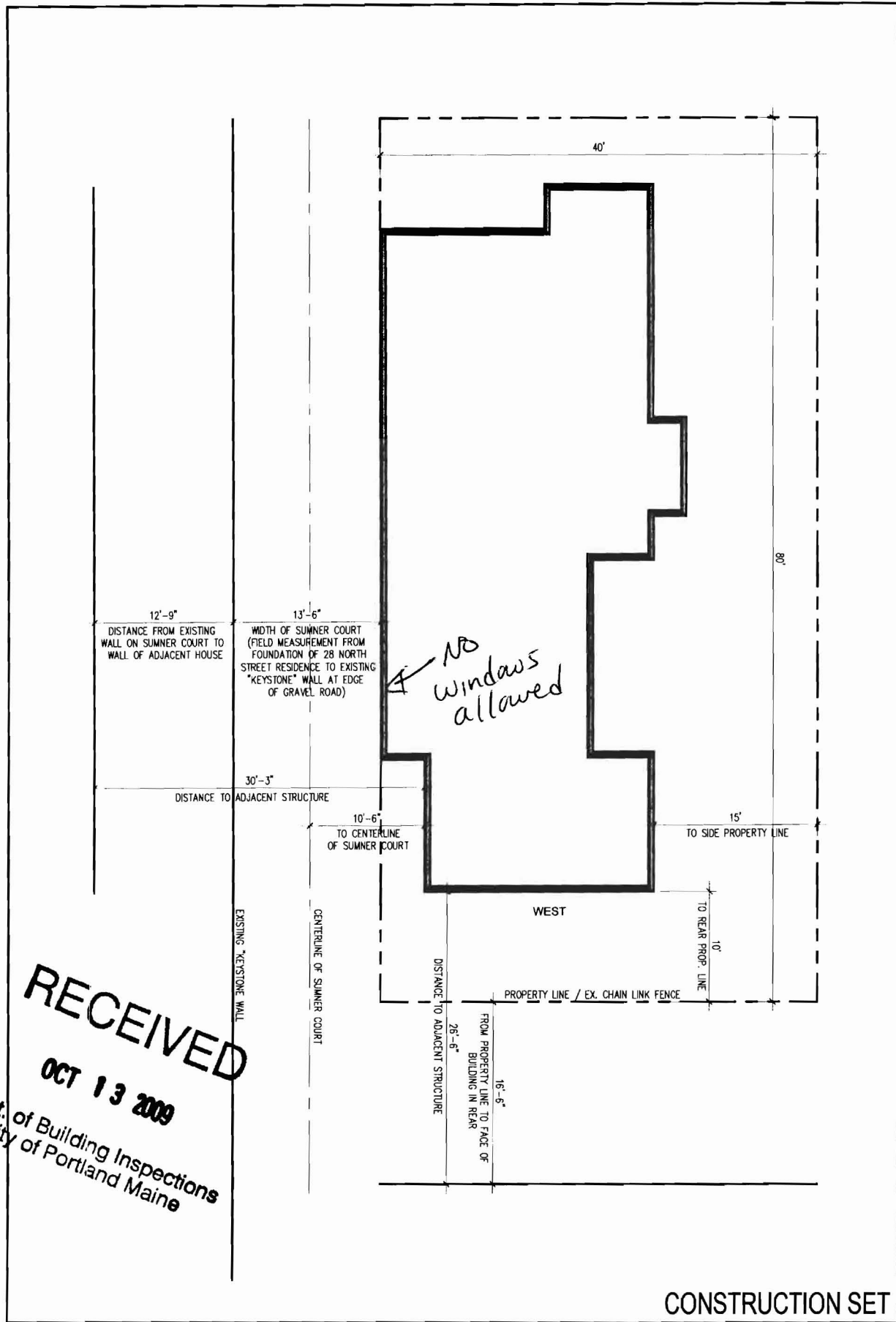
*Not the full length - only at 12' Jdg
 14' of wall is actually only 13.14'*

*12' portion of wall @ slider is 12' HT
 14' portion is 8'*

Please let me know if you need any additional information.

Bob

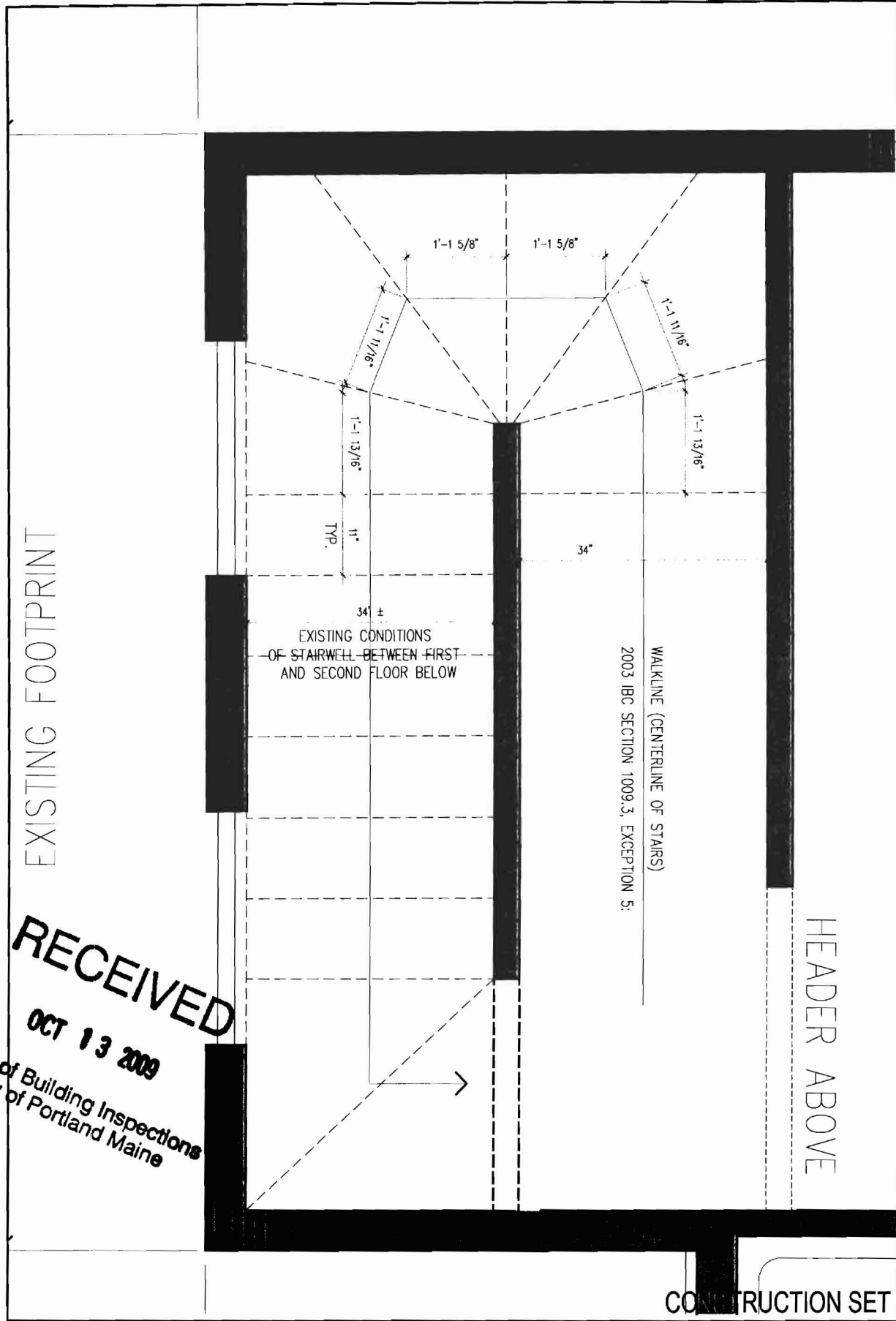
From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]



RECEIVED
OCT 13 2009
 Dept. of Building Inspections
 City of Portland Maine

CONSTRUCTION SET

REVISION 1	S-3	DATE	BY	APP	STAR DETAIL	north street residence PORTLAND MAINE	pr portland renovations	<small>10' minimum steel 1/2" x 1/2" x 1/2" 1/2" x 1/2" x 1/2" 1/2" x 1/2" x 1/2" 1/2" x 1/2" x 1/2"</small>
		09 OCT 2009	PM	PM				



EXISTING FOOTPRINT

HEADER ABOVE

EXISTING CONDITIONS
OF STAIRWELL BETWEEN FIRST
AND SECOND FLOOR BELOW

WALKLINE (CENTERLINE OF STAIRS)
2003 IBC SECTION 1009.3, EXCEPTION 5:

RECEIVED
OCT 13 2009
Dept. of Building Inspections
City of Portland Maine

CONSTRUCTION SET

D-2	DATE: 08 OCT 2009 TIME: 1:10 PM	STAIR DETAIL	north street residence <small>portland maine</small>	pr portland renovations <small>1000 Commercial Street Portland, ME 04101 (207) 775-2281 (207) 775-2288 www.portlandmaine.com</small>
	DRAWN BY: [unintelligible]			

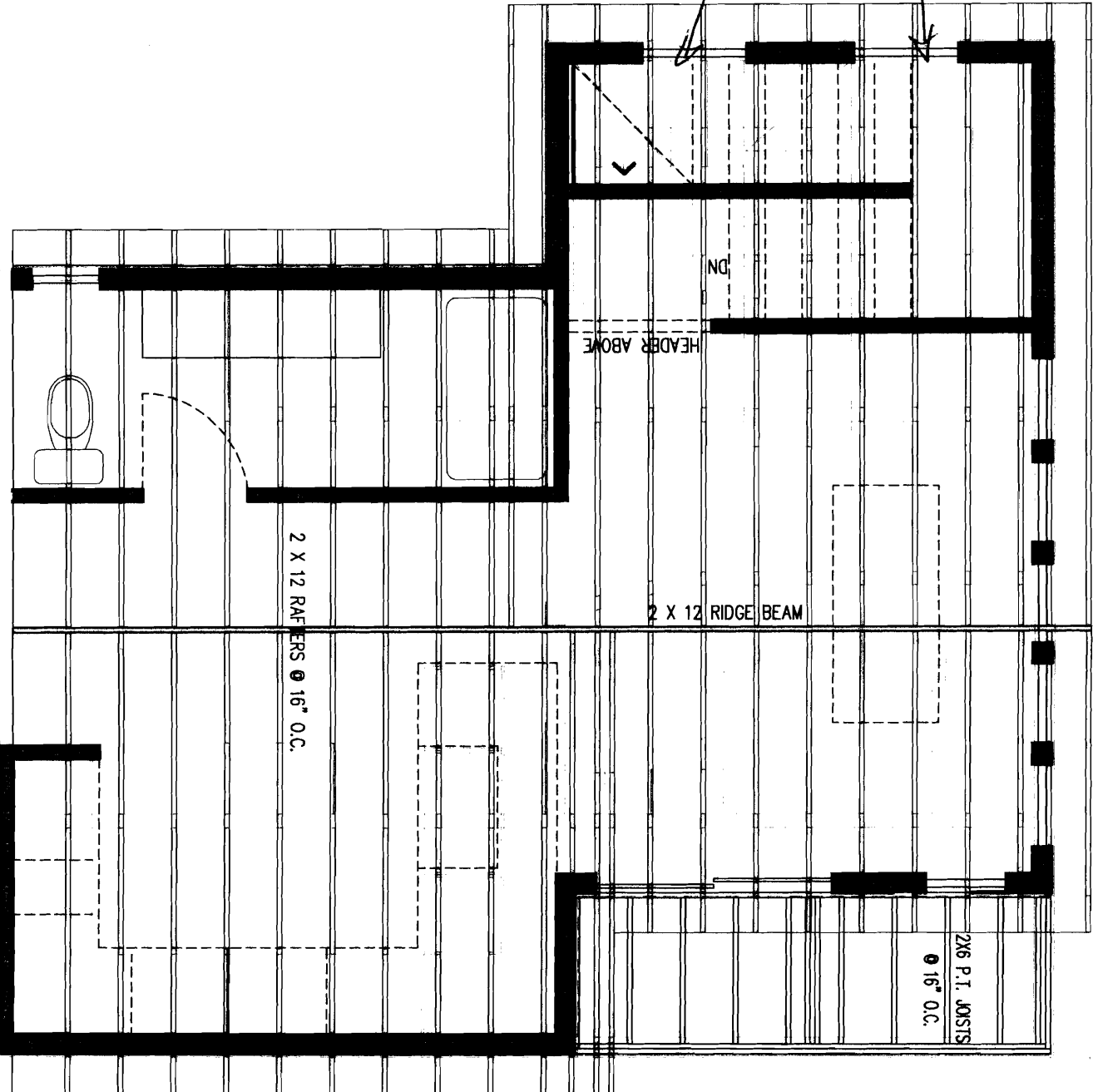
*Empire Per Bob V. 10/1/09
if L60" above stair*

SOUTH

13'-6"
EXISTING FOOTPRINT

12'-8"
EXISTING FOOTPRINT

5'-7 1/2"
EXISTING FOOTPRINT



EXISTING BUILDING WIDTH TO BE MAINTAINED

WEST

25'-4 1/2"

4'-0"
EXISTING ROOF
OVERHANG

2X6 P.T. JOISTS
@ 16" O.C.

2 X 12 RIDGE BEAM

2 X 12 RAFTERS @ 16" O.C.

HEADER ABOVE

DN

12'-0"

EXISTING RECESS IN BUILDING
(LENGTH OF NEW DECK)

NORTH

NEW WORK WITHIN EXISTING FOOTPRINT

EXISTING TO REMAIN

*Lighter lines
to be
removed
per Bob V.*

SEP 17 2009

CONSTRUCTION SET

north street residence

portland, maine

pr

portland
renovations

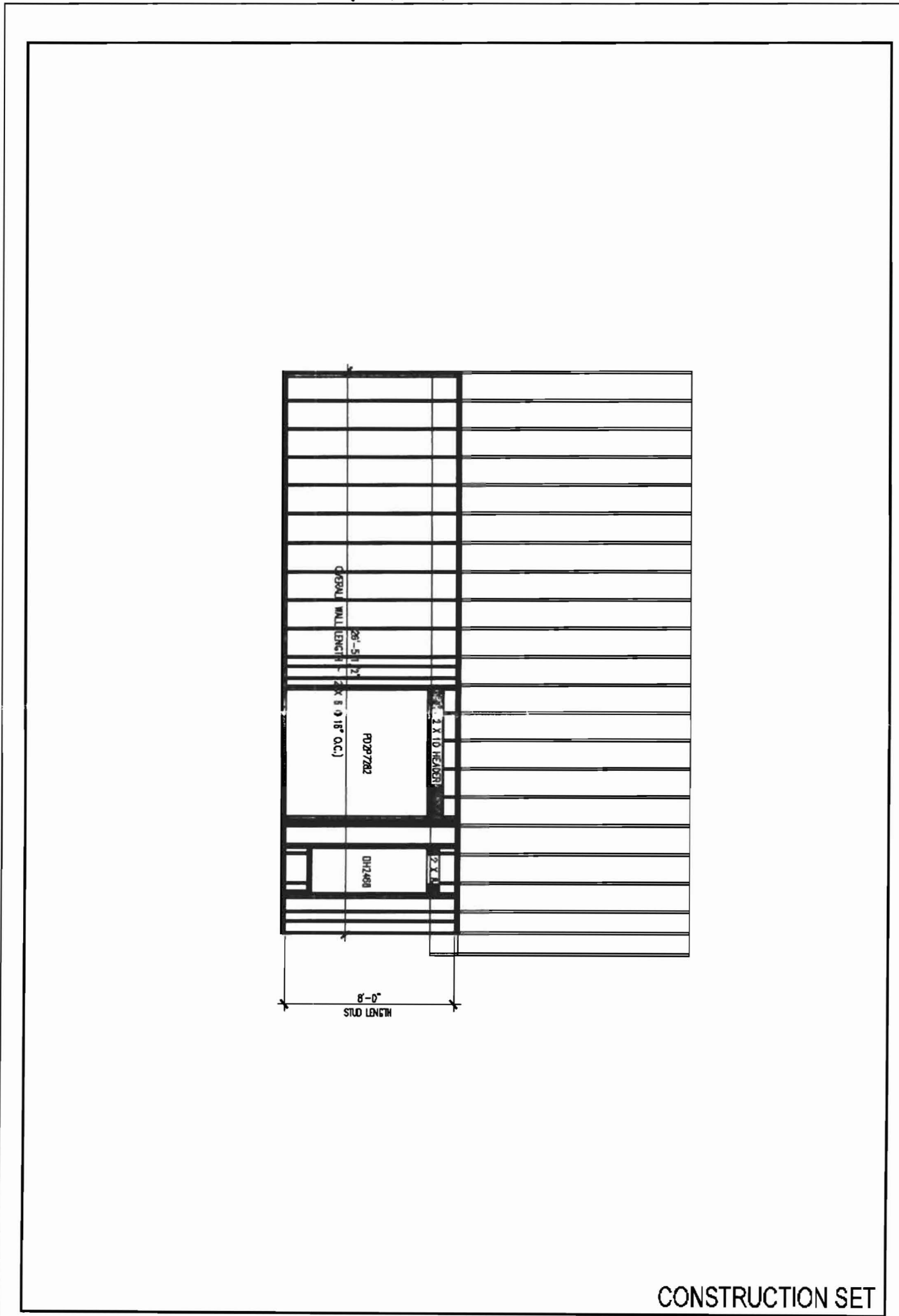
107 Anderson Street
Portland, Maine 04101
1.207.775.2287
1.207.775.2288
www.portlandrenovations.com

FLOOR PLAN

BY
RW
DATE
17 SEPT 2009
SCALE
1/4" = 1'-0"
NUMBER

A-1

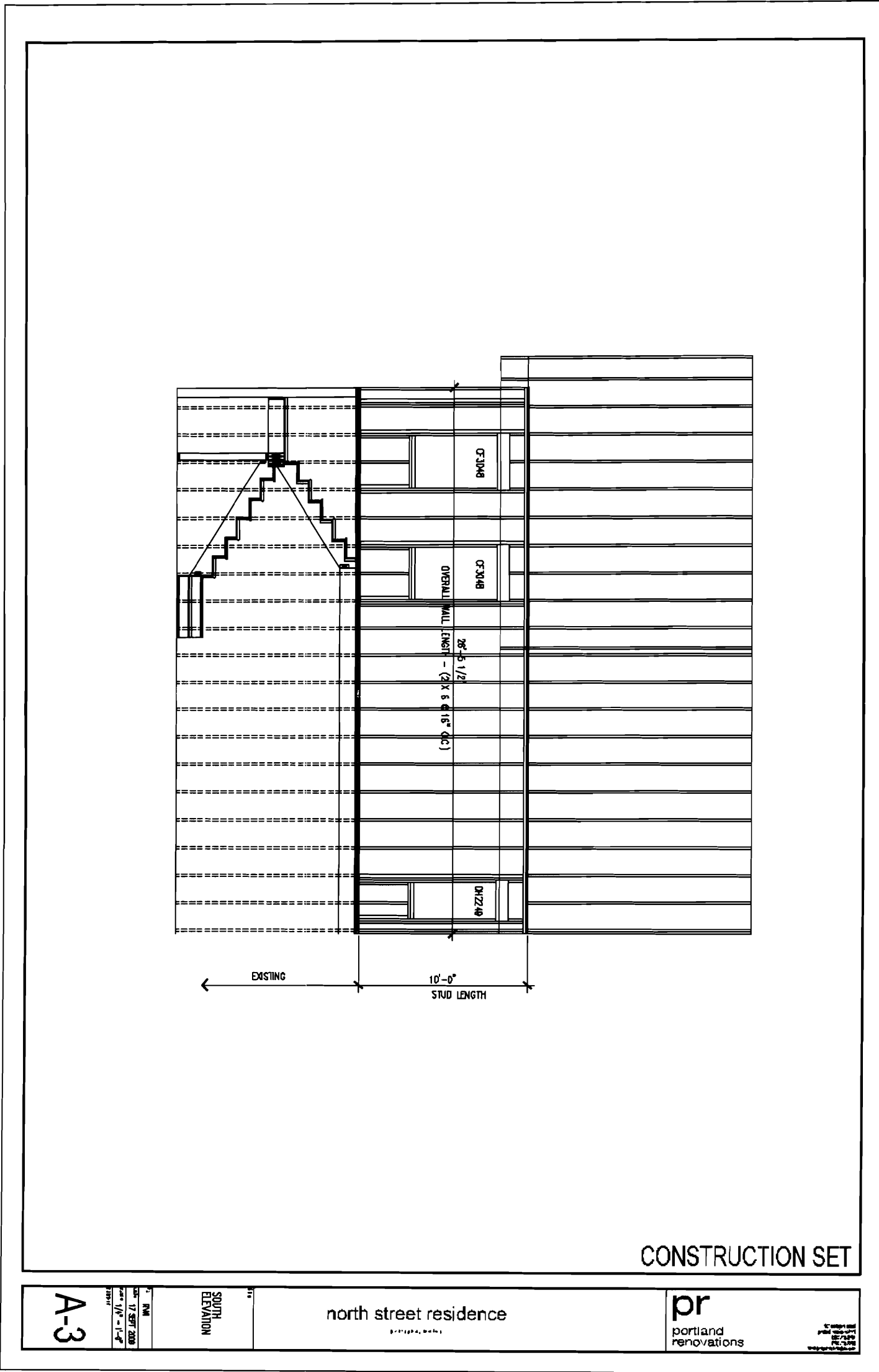
North St



CONSTRUCTION SET

A-2	NORTH ELEVATION	north street residence PROJECT # 2009-01	pr portland renovations
	DATE: 11/20/08 SCALE: 1/8" = 1'-0"		4700 NE 15th Ave Portland, OR 97232 503.281.1111 www.portlandrenovations.com

SEP 17 2009



North Street

SEP 17 2009

45' HEIGHT LIMIT

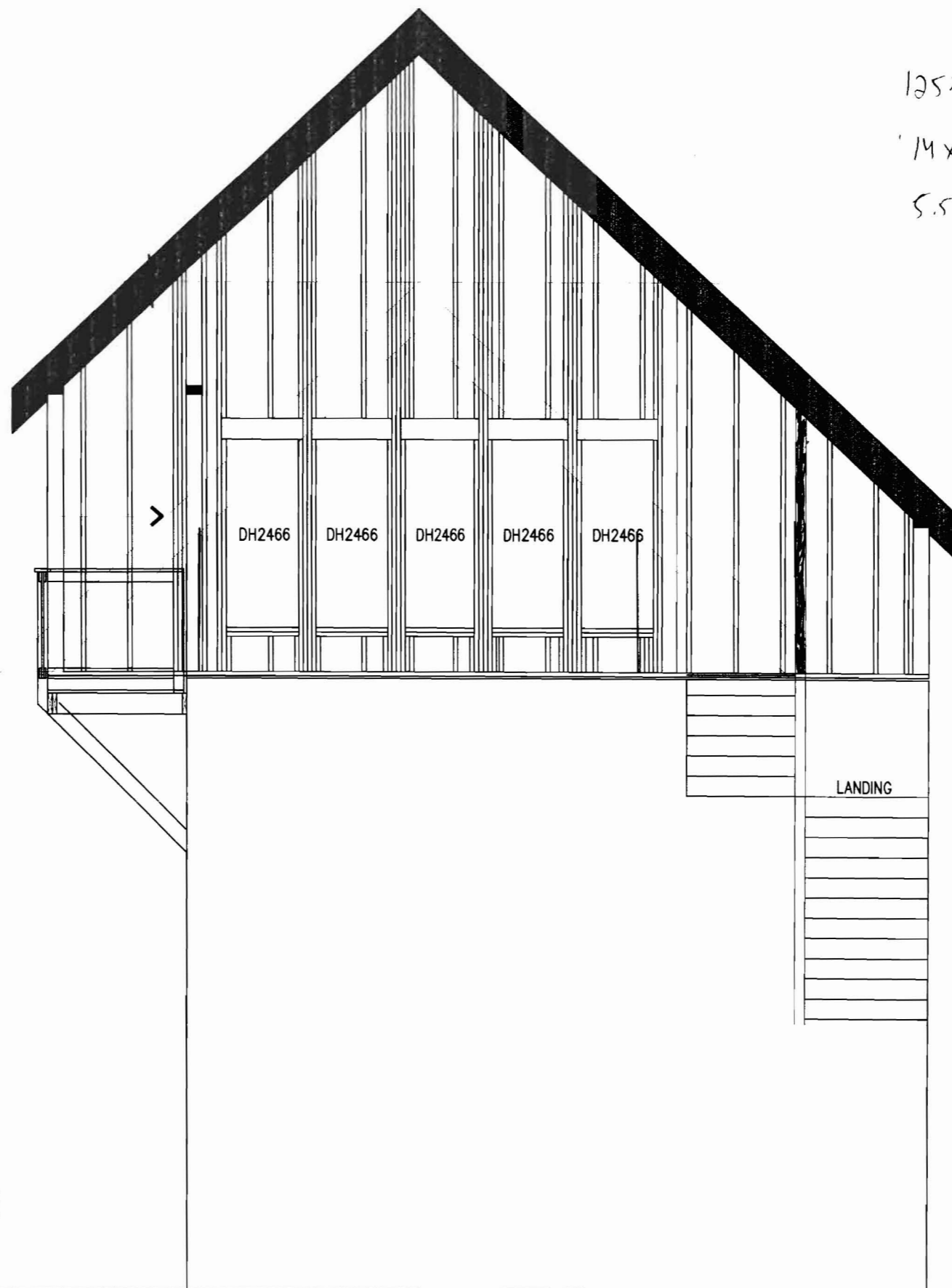
EXISTING PEAK / PROPOSED PEAK
35'-0"±

EXISTING ROOF LINE SHOWN BEYOND

THIRD FLOOR

SECOND FLOOR

SUMNER COURT SIDE



$$125 \times 12 = 1500$$

$$14 \times 11.5 = 161$$

$$5.5 \times 35 = 192.5$$

$$330.25$$

SEP 17 2009

CONSTRUCTION SET

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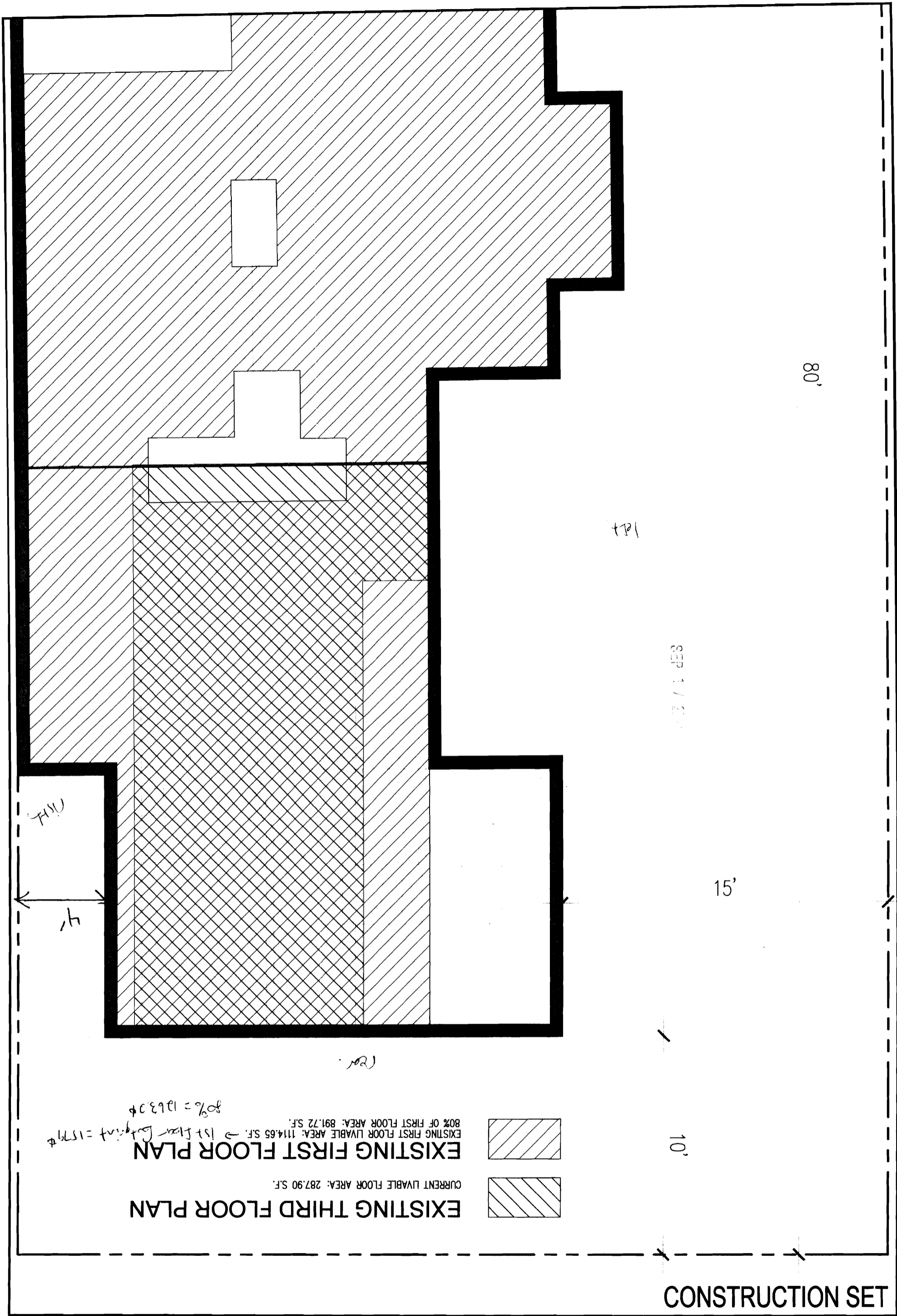
pr
portland
renovations

north street residence
portland, maine

WEST
ELEVATION

by RVW
date 17 SEPT 2009
scale 1/4" = 1'-0"
number

A-4

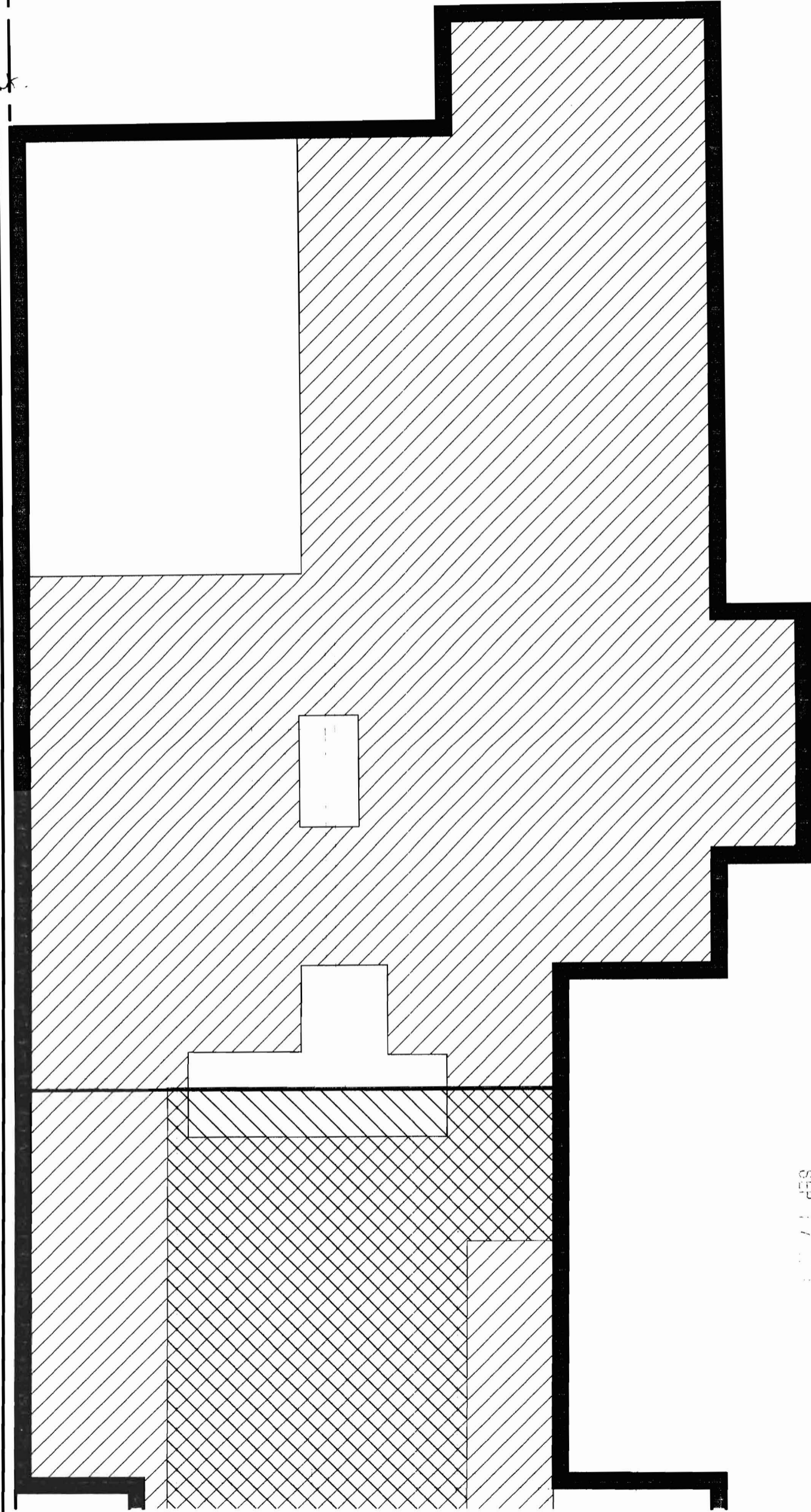


North St.

40'

front.

25'



left.

80'

SEP 17 2009

CONSTRUCTION SET

S-3
15-4

DATE 17 SEPT 2009
SCALE 1/4" = 1'-0"

BY RNM

SITE PLAN

north street residence

PORTLAND, MAINE

existing.

pr
portland
renovations

107 anderson street
portland, maine 04101
1.207.775.2297
1.207.775.2298
www.portlandrev.com

North Street

40'

80'

SEP 17 2009

CONSTRUCTION SET

north street residence *proposed*
portland, maine

pr
portland
renovations

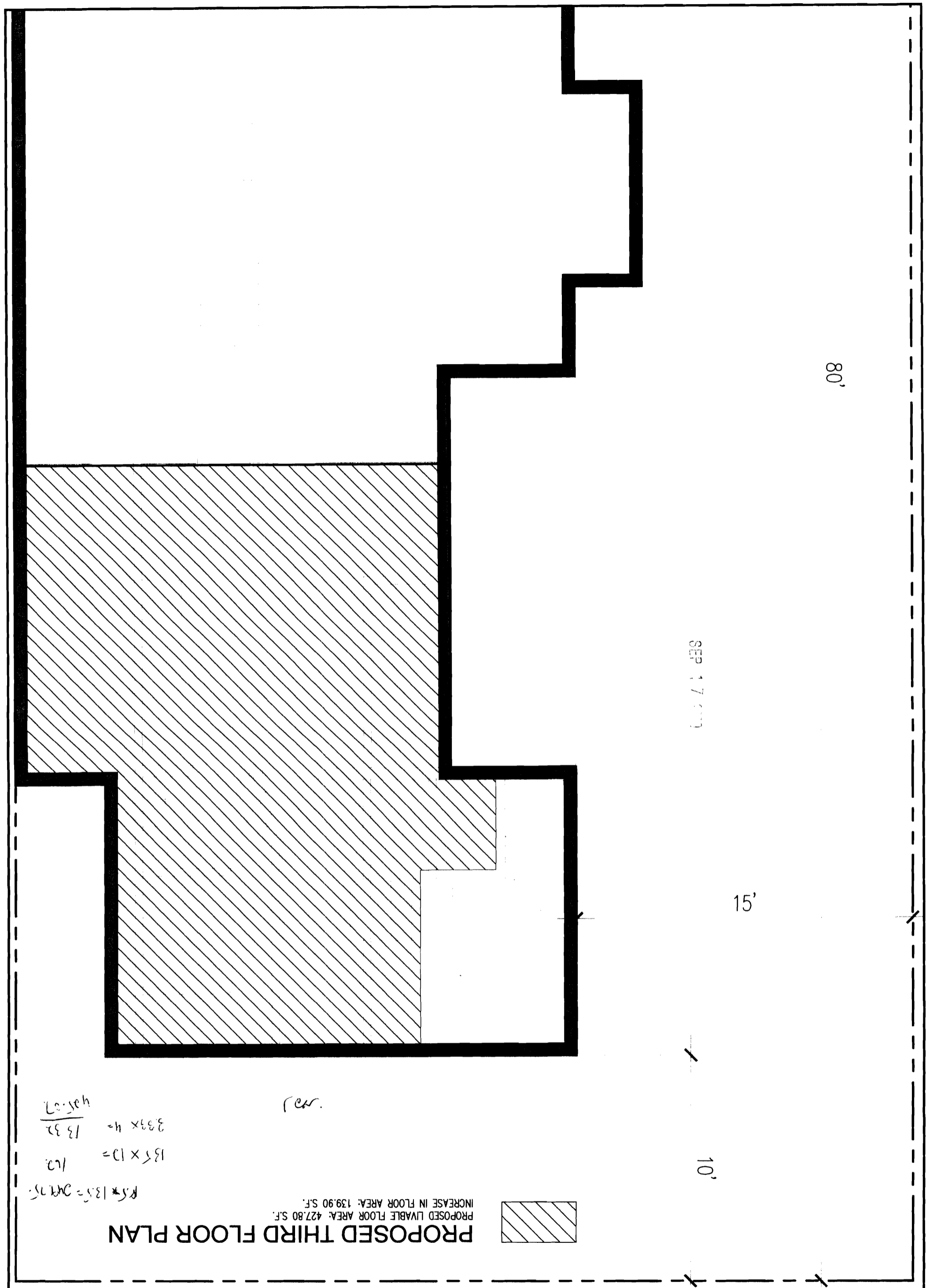
107 anderson street
portland, maine 04101
1.207.775.2287
1.207.775.2288
www.portlandrenovations.com

SITE PLAN

DATE 17 SEPT 2009
BY RWM
SCALE 1/4" = 1'-0"
NUMBER

S-1

rev.



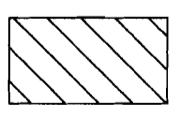
SEP 17 2009

15'

10'

80'

PROPOSED THIRD FLOOR PLAN
 PROPOSED LIVABLE FLOOR AREA: 427.80 S.F.
 INCREASE IN FLOOR AREA: 139.90 S.F.



REV.
 $13.5 \times 10 = 135$
 $3.33 \times 4 = 13.32$
 $135 + 13.32 = 148.32$
 $148.32 \times 1.5 = 222.48$

CONSTRUCTION SET

north street residence
 portland, maine

pr
 portland
 renovations

107 anderson street
 portland, maine 04101
 1.207.775.2287
 1.207.775.2288
 www.portlandrenovations.com

SITE PLAN

by: **RW**
 date: 17 SEPT 2009
 scale: 1/4" = 1'-0"

S-2



SEP 11 2006

South



South

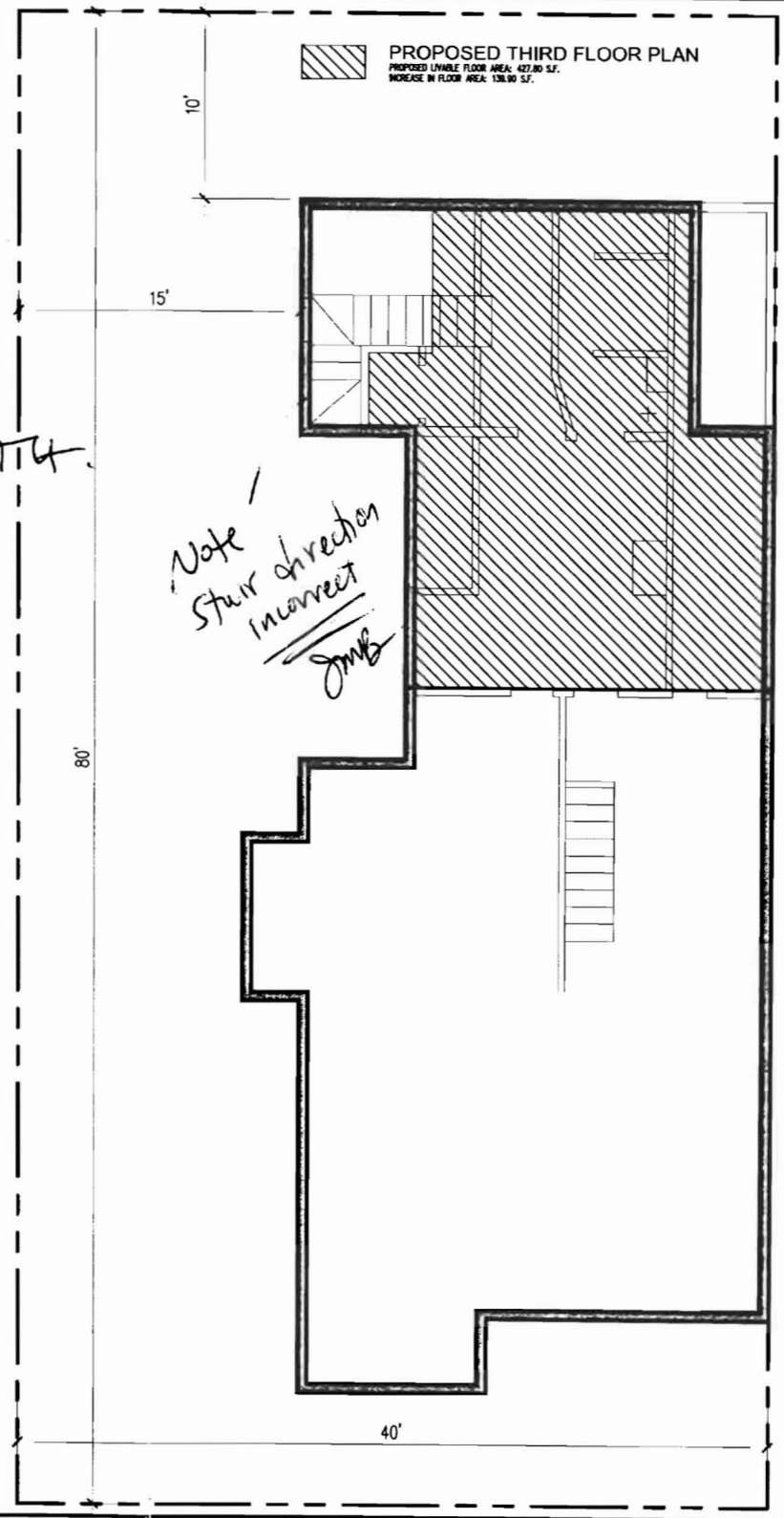
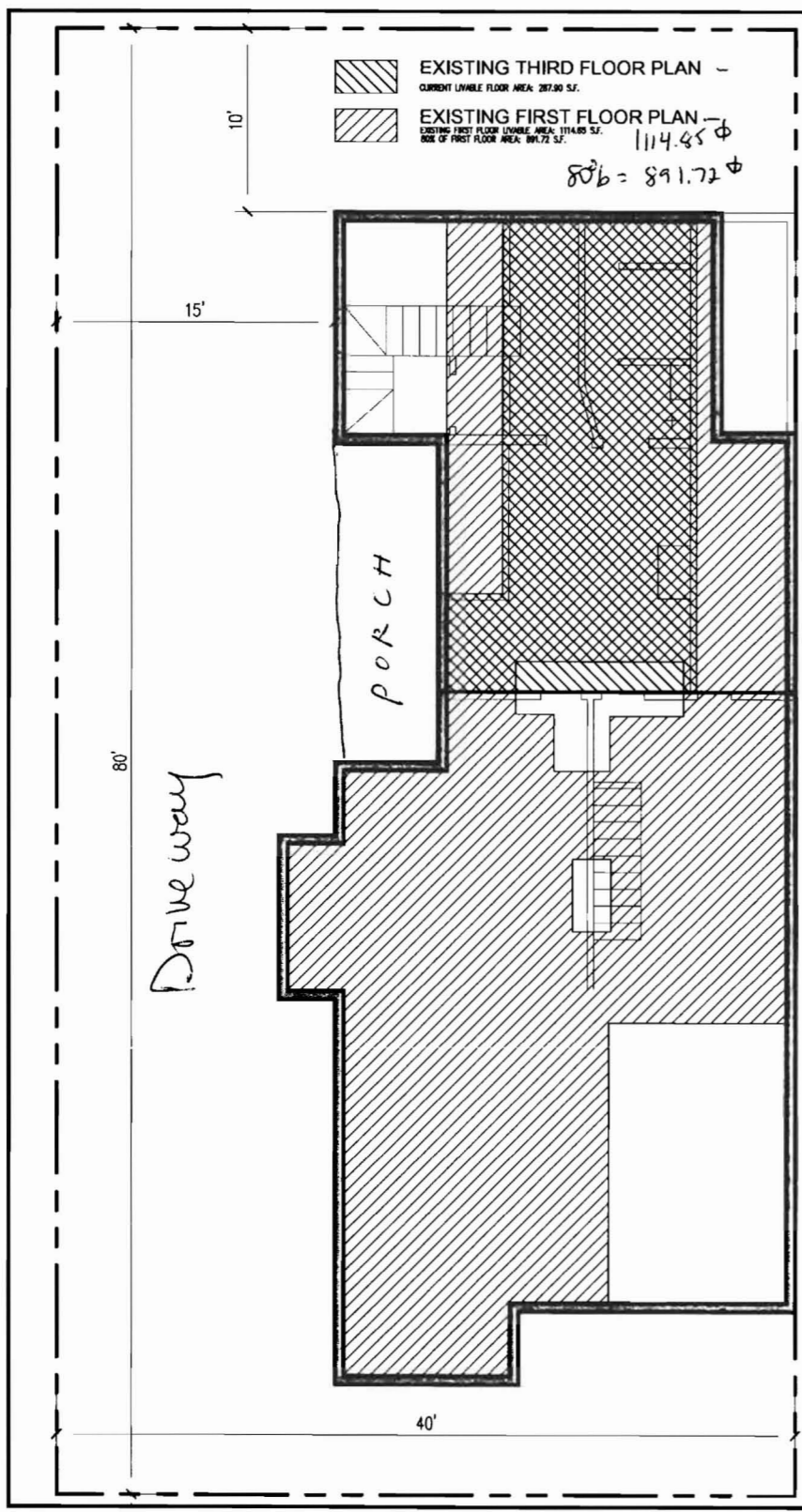


South



nearest Bldg A 7/10'

WEST



SOUTH

NORTH

SUMNER CT

SUMNER CT

NORTH STREET

NORTH STREET

CONSTRUCTION SET

<p>pr portland renovations</p>	
<p>north street residence</p>	
<p>SITE PLAN</p>	
<p>DATE 15 SEPT 2009</p>	<p>BY RW</p>
<p>SCALE 1/8" = 1'-0"</p>	
<p>NUMBER S-1</p>	

105 WALNUT

SEP 15 2009