

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 070450

MAY 29 2007

CITY OF PORTLAND

This is to certify that MACFADYEN LUKE S / Home & Barn Buildershas permission to Facade change on bldgAT 90 CONGRESS ST

016 A006001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Janine Bonke 5/29/07
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

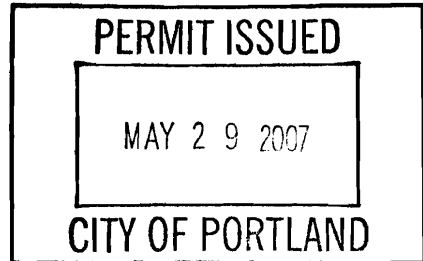
Permit No: 07-0450	Issue Date:	CBL: 016 A006001
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Location of Construction: 90 CONGRESS ST	Owner Name: MACFADYEN LUKE S	Owner Address: 90 CONGRESS ST	Phone: 871-1075
Business Name:	Contractor Name: House & Barn Builders	Contractor Address: P O Box 7860 Portland	Phone: 2076504180
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: Commercial <i>leg use: 2 retail</i>	Proposed Use: Commercial Facade change on bldg <i>units (permit # 07-0207)</i>	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 1
Proposed Project Description: Facade change on bldg		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>B/M</i> Type: <i>3B</i> <i>FBC-2003</i>	
		Signature: <i>Greg Cross</i> Signature: <i>JMB 5/29/07</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: dmartin	Date Applied For: 04/23/2007	Zoning Approval
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>5/11/07</i> <i>ABA</i>	Zoning Appeal <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: _____	Historic Preservation <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>ABA</i>
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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
_____ RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	_____ DATE	_____ PHONE	

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0450	Date Applied For: 04/23/2007	CBL: 016 A006001
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Location of Construction: 90 CONGRESS ST	Owner Name: MACFADYEN LUKE S	Owner Address: 90 CONGRESS ST	Phone:
Business Name:	Contractor Name: House & Barn Builders	Contractor Address: P O Box 7860 Portland	Phone: (207) 650-4180
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

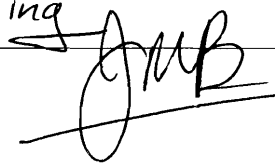
Proposed Use: Commercial Facade change on bldg	Proposed Project Description: Facade change on bldg
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/11/2007**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) The awning shown in some of the plans is not part of this application.
- 3) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/29/2007**Note:** **Ok to Issue:**

- 1) The floor plan submitted is existing and this permit does not approve interior renovations. This shall be applied for separately for tenant fit up.
- 2) The "seasonal counter" is not allowed due to exceeding the projection allowance into the ROW
- 3) The window bump out is considered an architectural feature and per IBC Sec. 3202.2.2 can only project into the public right of way a maximum of 4".

Dept: Fire **Status:** Not Applicable **Reviewer:** Capt Greg Cass **Approval Date:** 05/12/2007**Note:** **Ok to Issue:** ** Section 3202.3.2 above 8' from grade bump out 1" for every 1" up**Not to exceed 2' per zoning***Comments:**

5/29/2007-jmb: Spoke to Luke's partner, confirmed the window would only bump out 4" per Sec. 3202.2.2, the counter is not allowed and the floor plan is of existing conditions, ok to issue



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>90 Congress St. Portland</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Luke MacFadyen</u>	Telephone: <u>207 871 1075</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>20,000.-</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>2 unit, Commercial</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>FACADE CHANGE ON BUILDING</u>		
Contractor's name, address & telephone: <u>House + Barn Builders P.O. Box 7860</u> Who should we contact when the permit is ready: <u>LUKE MACFADYEN</u> <u>Portland</u> Mailing address: _____ Phone: <u>871-1075</u> <u>207 650-4180</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.

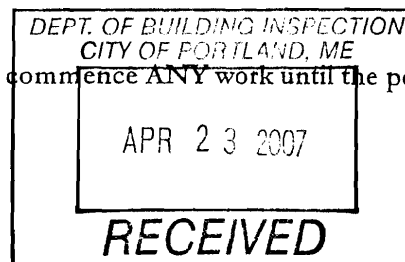
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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: Luke S. MacFadyen

Date: 4/23rd/07

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





Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- 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

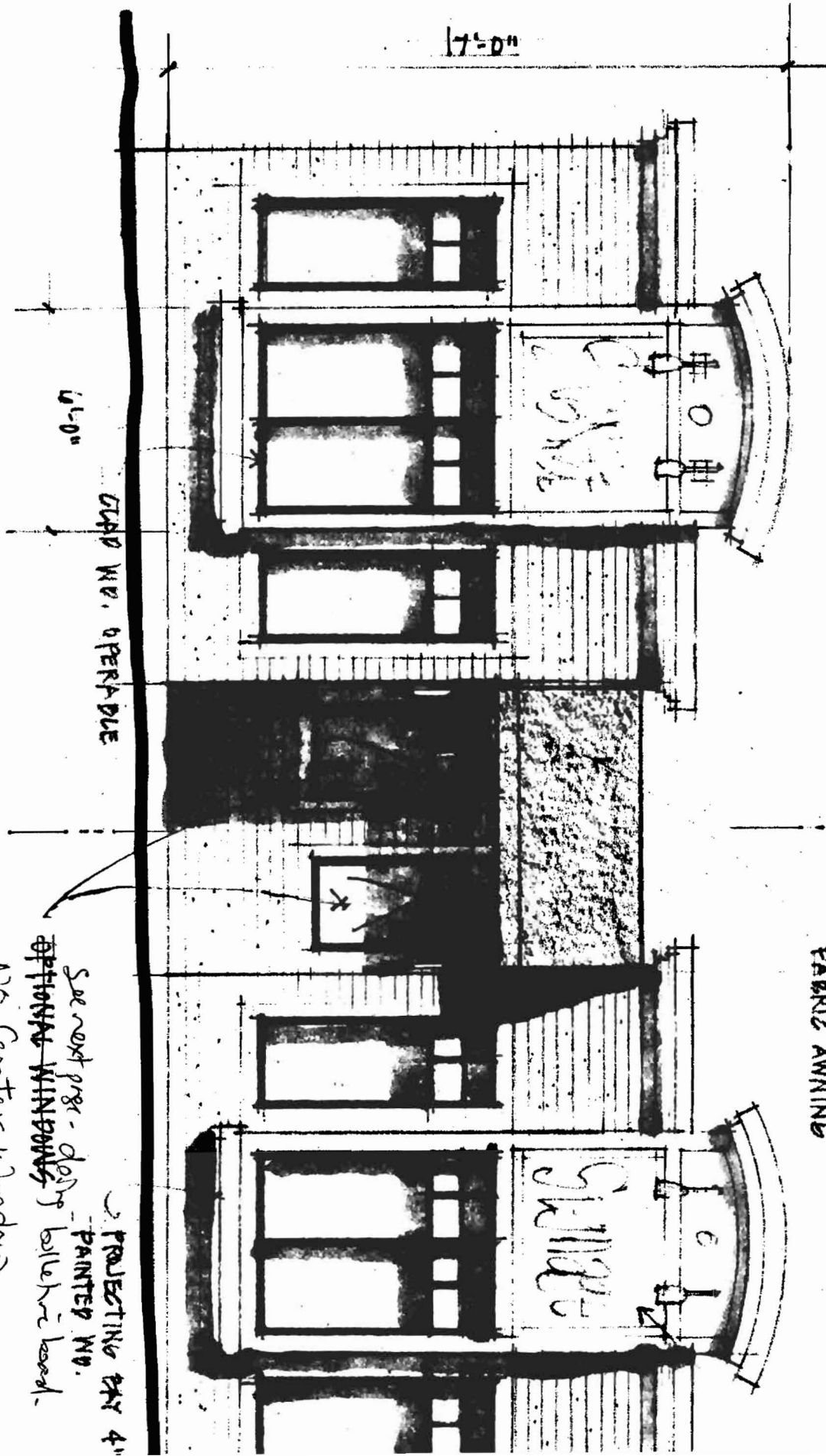
Yes If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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

Mike S. Madry 5/29/07
Signature of Applicant/Designee Date

Sonnia Martin Admin 5-29-07
Signature of Inspections Official Date

CBL: 16 A 006 Building Permit #: 07-0450



FABRIC AWNING
 not part of
 this permit.

PROJECTING 4"
 PAINTED W.O.
 See next page - doing
 OPTIONAL WINDOWS
 No Center Windows

88 AND 90 CONGRESS ST. P D
 REVISED ELEVATIONS 1/4" = 1'

NOTE:
 ALL WINDOWS ARE ANDERSEN
 GREEN EXT. WOOD INT. W/
 FIXED INTERIOR AND EXTERIOR
 MULLIONS AS SHOWN.

EXTERIOR ELEVATION

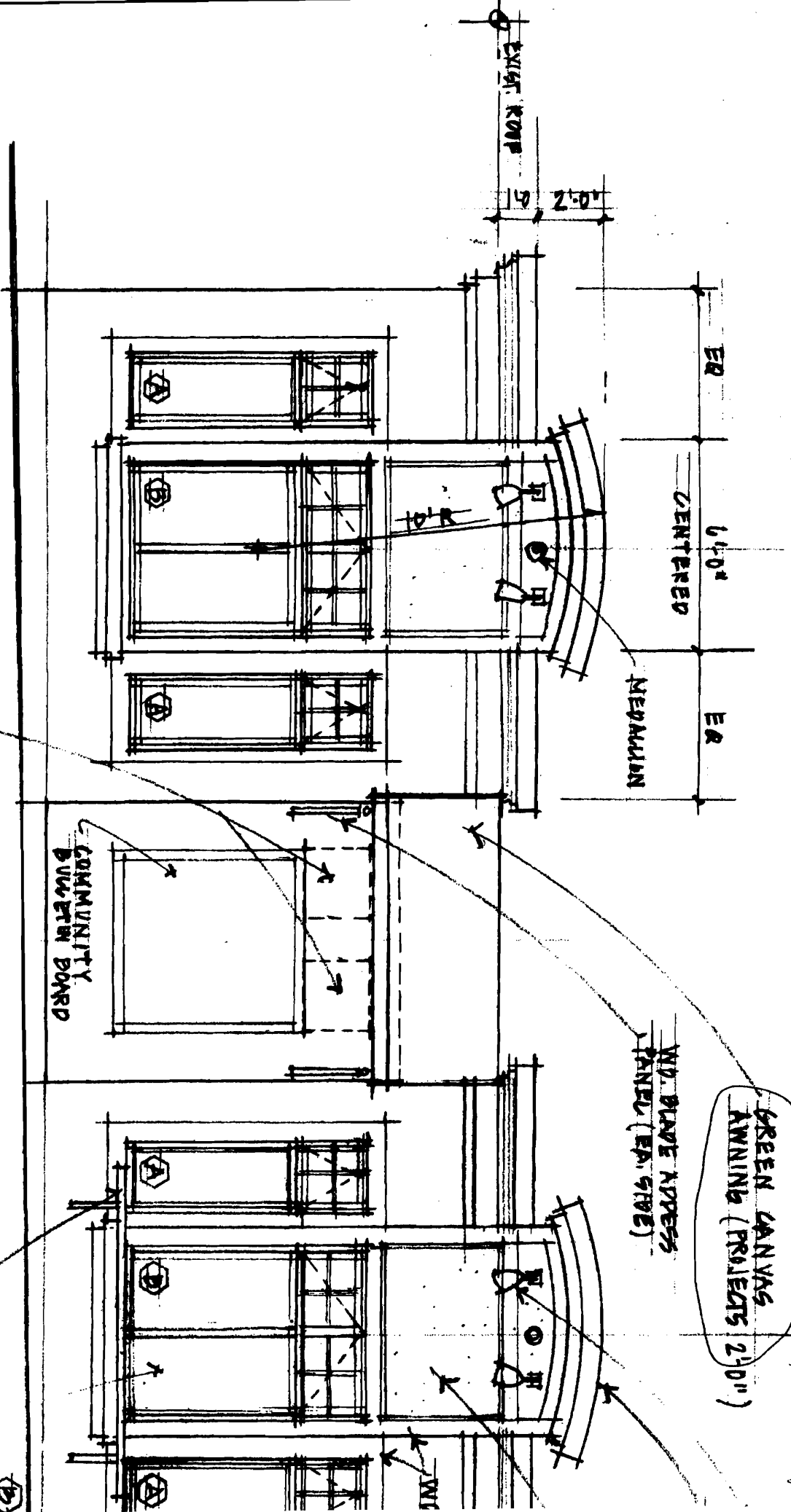
1/4" = 1'-0"

OPTIONAL KEY
 AWNINGS

COMMUNITY
 BUFFER BOARD

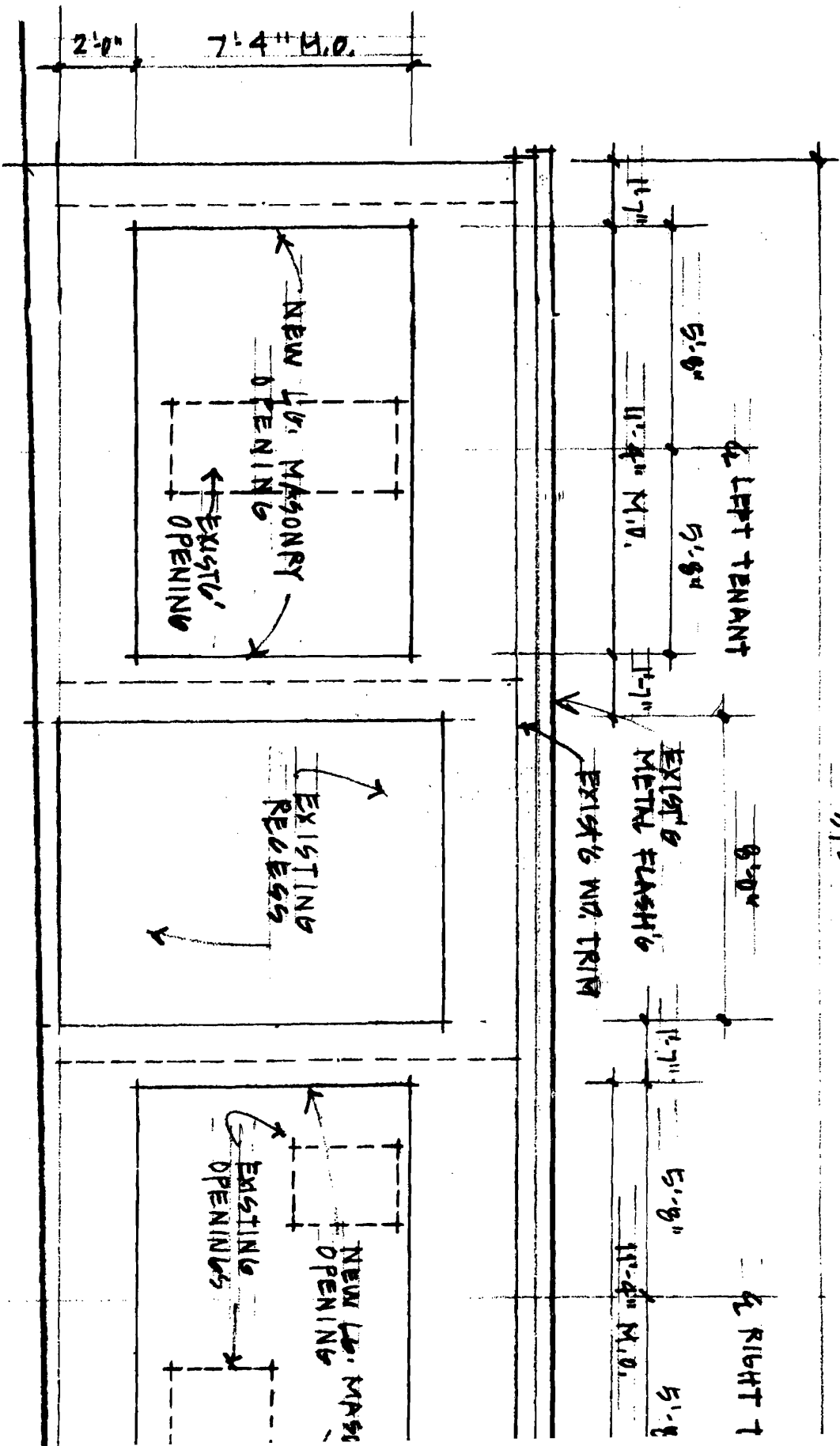
SEASONAL
 OUT DOOR

AS
 AN
 FIX
 DEN



GREEN CANVAS
 AWNING (PROJECTS 2'-0")

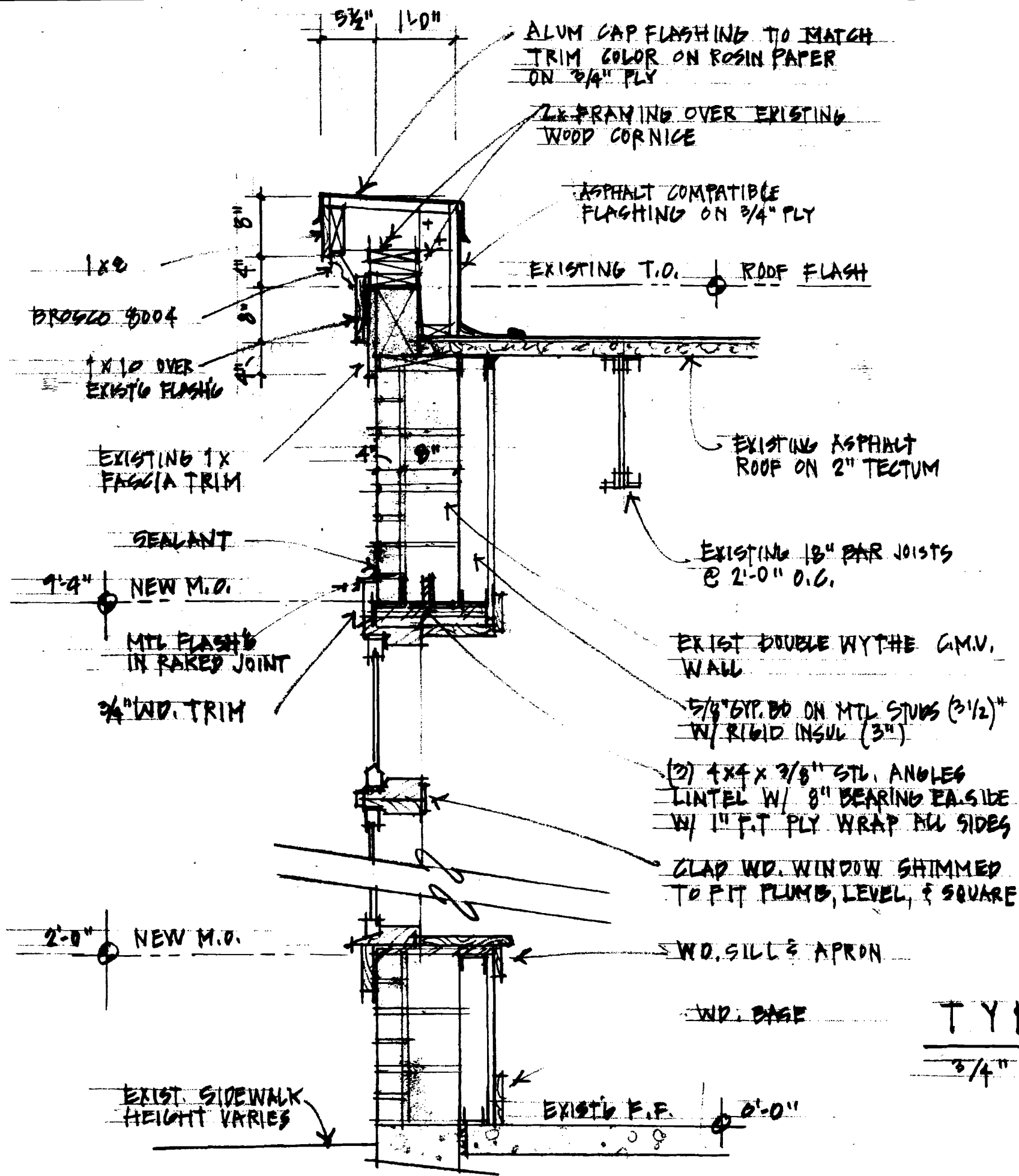
not part of the
 permit - per



3712 "

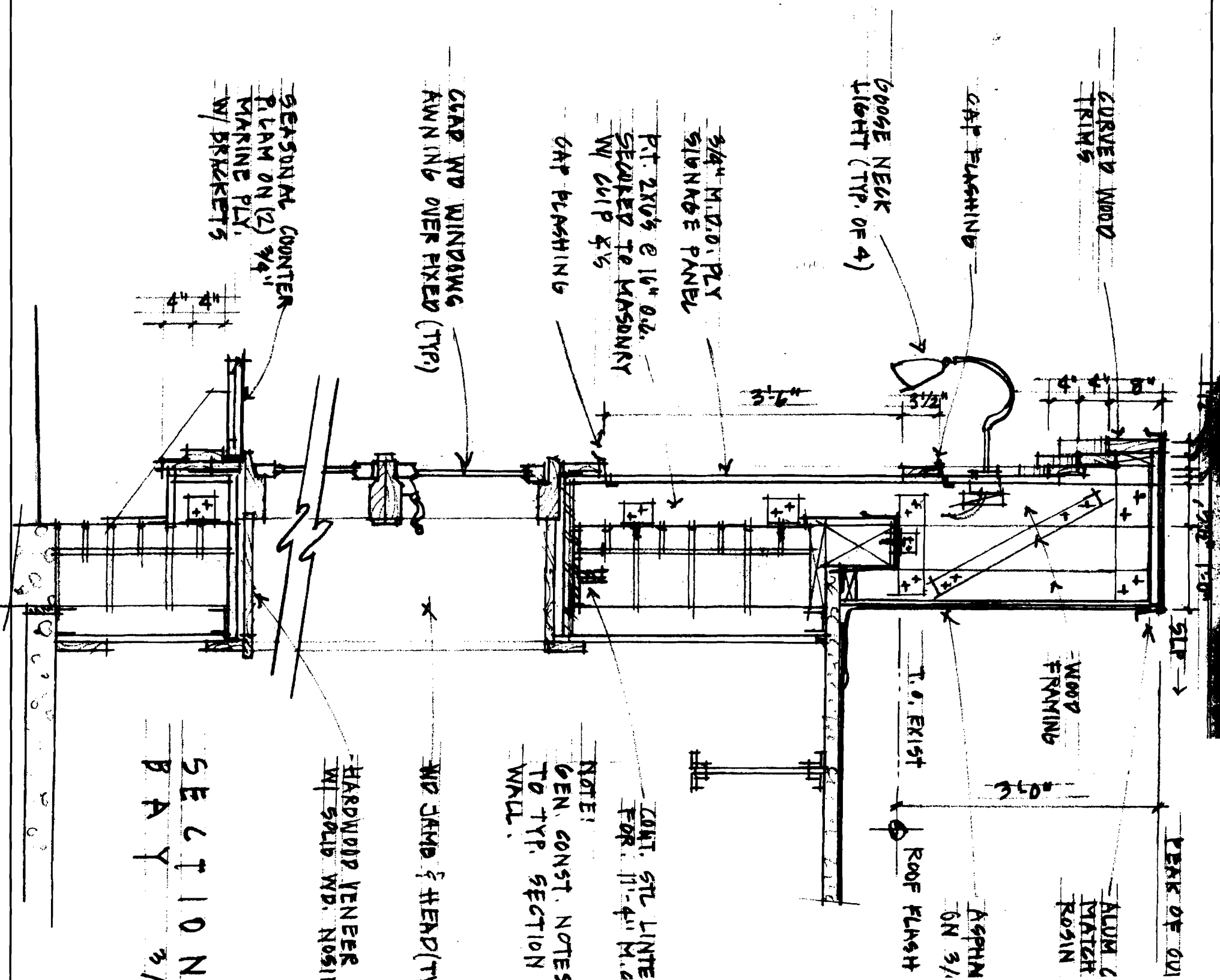
MASONRY OPENINGS

1/4" = 1'-0"



TYP. WALL

3/4" = 1'-0"



CURVED WOOD TRIMS

CAP FLASHING

GOOSE NECK LIGHT (TYP. OF 4)

3/4" M.D.O. PLY SHEETROCK PANEL

P.T. 2X10'S @ 16" O.C. SECURED TO MASONRY W/ CLIP & S

CAP FLASHING

WOOD JAMB & HEAD (TYP.) AWNING OVER FIXED (TYP.)

SEASONAL COUNTER PLAM ON (2) 3/4" MARINE PLY. W/ BRACKETS

SLIP →

WOOD FRAMING

T.O. EXIST

ASPHM ON 3/4" ROOF FLASH

ALUM C MATCH ROSSIN

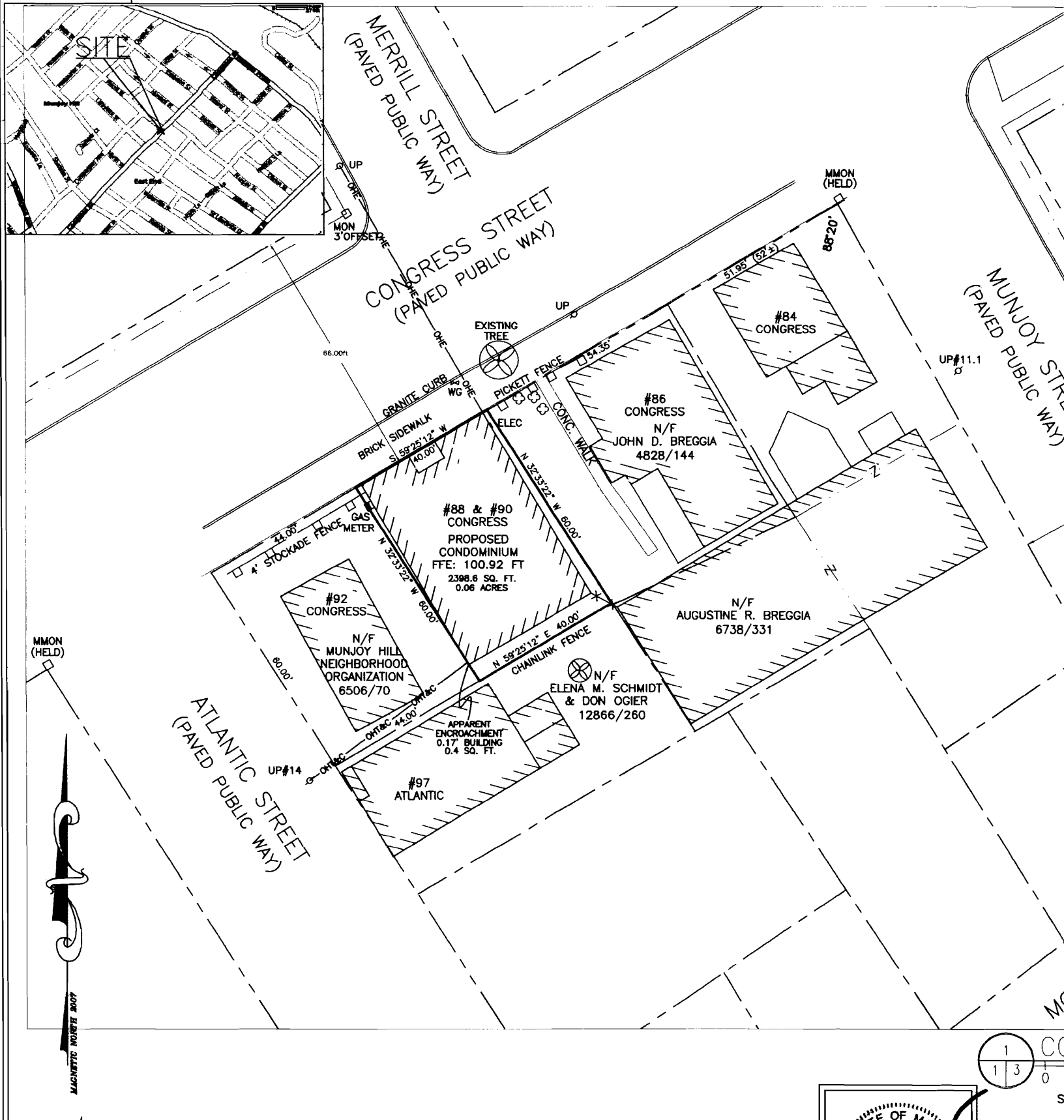
PEAK OF GUL

NOTE!
 GEN. CONST. NOTES TO TYP. SECTION WALL.
 CONT. STL LINTE FOR 11'-4" M.C

HARDWOOD VENEER W/ SOLID WD. NOS 11

SECTION BAY 3/1

SITE LOCATION MAP:



MMON (HELD)

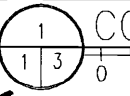
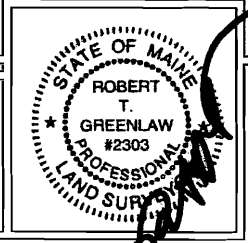


REVISIONS:

LOCATION: 88 & 90 CONGRESS STREET, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS

RECEIVED 2007
 AT : H .M. AND RECORDED
 IN PLAN BOOK PAGE



CERTIFICATE

I HEREBY CERTIFY FOR PROFESSION 2005 WITH THE I

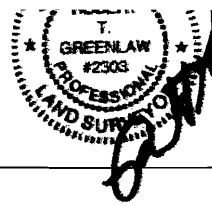
- a) NO WRITTEN F
- b) NO NEW DESC
- c) NO NEW COF

ROBERT T. GREE
 PRESIDENT BACK

A/C = AIR CONDITIONER
 CE = COMMON ELEMENT
 ELEC. = ELECTRICAL
 FFE = FIRST FLOOR ELEVATION
 LCE = LIMITED COMMON ELEMENT

SQ. FT. = SQUARE FEET
 TYP. = TYPICAL
 WH = WATER HEATER
 #R = NUMBER OF STAIR RISERS

2. ELEVATIONS ARE BASED ON ASSUMED 100' - SEE CONDOMINIUM PLAN, PAGE 1 OF 3.
 RECORD OWNER OF PARCEL: LUKE MACFADYEN, DESCRIBED IN BOOK 24800, PAGE 347 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).



TYPICAL BUILDING SECTION

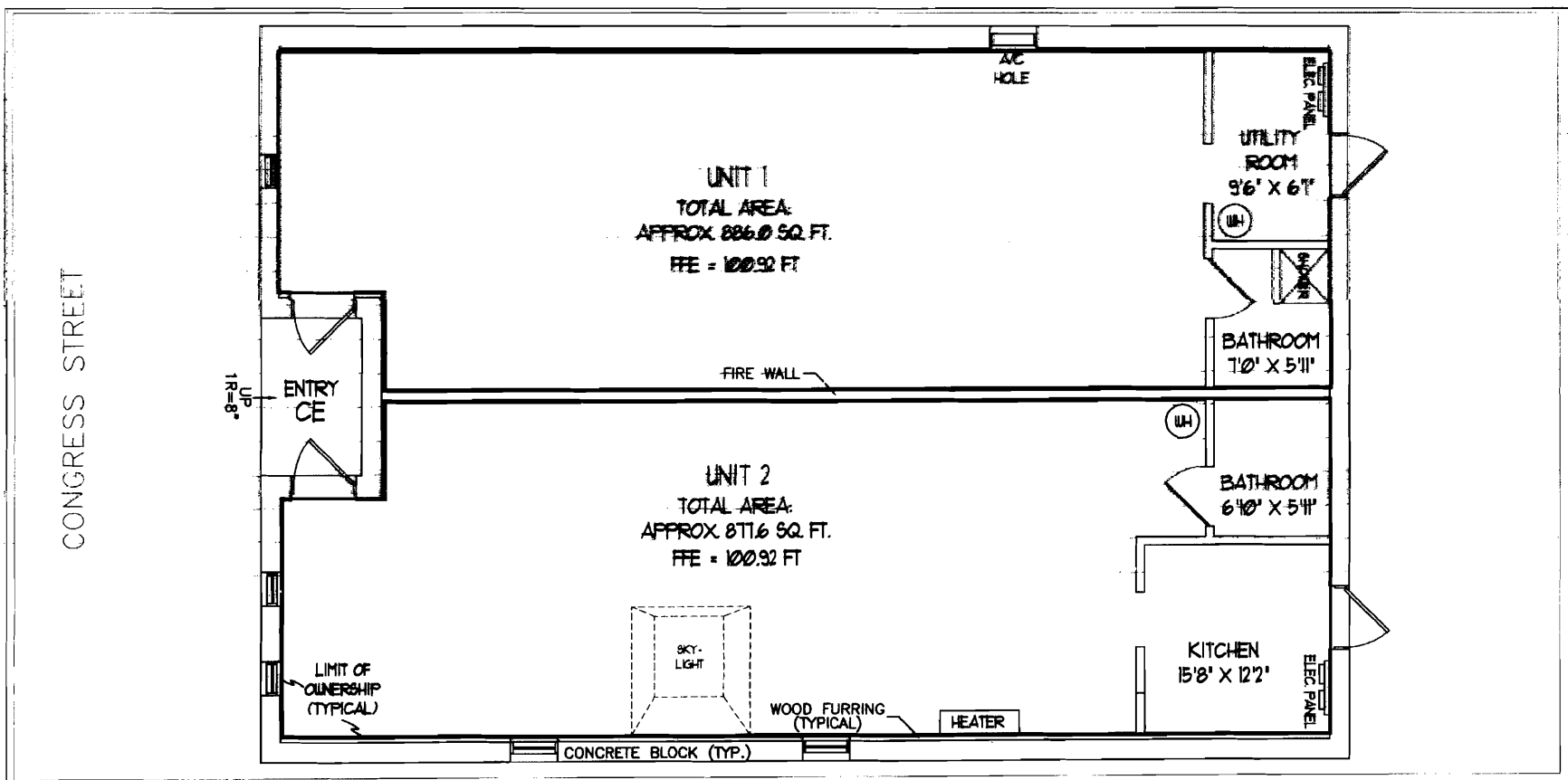
5'4" 3/16"=1'-0"
 SHEET 3 OF 3 - BUILDING SECTION

HILL

JOB NO. 20071021

DATE 04/02/07

PRINT 04/02/07



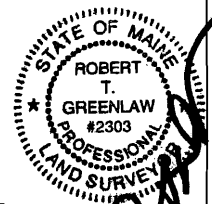
HILLTOP COMMERCIAL CONDOMINIUMS
 88 & 90 CONGRESS STREET
 Portland, Maine

LEGEND:
 CE = COMMON ELEMENT
 FFE = FIRST FLOOR ELEVATION
 LCE = LIMITED COMMON ELEMENT
 SQ. FT. = SQUARE FEET
 WH = WATER HEATER
 #R = NUMBER OF RISERS



UNITS 1 & 2 FLOOR PLAN

5'4" SCALE: 3/16"=1'-0"
 SHEET 2 OF 3 - FIRST FLOOR



RECORD OWNER OF PARCEL: LUKE MACFADYEN, DESCRIBED IN BOOK 24800, PAGE 347 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).

JOB NO. 20071021

DATE 04/02/07

PRINT 04/02/07