

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 081195

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that GRAHAM LINDY E /Construction Systems Englandhas permission to Addition 10'x14' Deck, 14'x9' Covered StairwellAT 94 ATLANTIC ST

CITY OF PORTLAND 016 D006002

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 set-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

OCT 15 2008

CITY OF PORTLAND

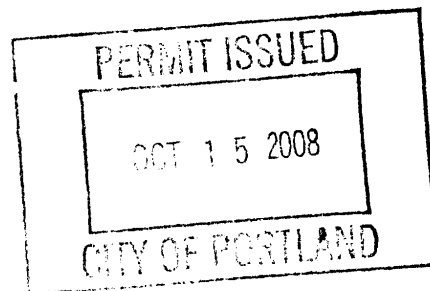
PENALTY FOR REMOVING THIS CARD

Thomas R. Macfadyen 10/14/08
Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1195		Issue Date:		CBL: 016 D006002	
Location of Construction: 94 ATLANTIC ST (#2)		Owner Name: GRAHAM LINDY E		Owner Address: 94 ATLANTIC ST #2	
Business Name:		Contractor Name: Construction Systems of New Engla		Contractor Address: 10A Thompson's Point Portland	
Lessee/Buyer's Name		Phone:		Permit Type: Additions - Dwellings	
Past Use: Residential Condo legal use - 3 residential		Proposed Use: Residential Condo- Addition 10'x14' Deck, 14'x9' Covered Stairwell condos		Permit Fee: \$240.00	
Proposed Project Description: Addition 10'x14' Deck, 14'x9' Covered Stairwell collop		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Cost of Work: \$22,000.00	
		INSPECTION: Use Group: R3 Type: 5B IRC 2003		CEO District: 1	
		Signature:		Signature: Jm 10/14/08	
		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: lmd		Date Applied For: 09/22/2008		Zoning Approval	
<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		Zoning Appeal	
		<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"/> OK 10/14/08 Jm		<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:	



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



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>94 1/2 Atlantic St.</u>				
Total Square Footage of Proposed Structure/Area <u>280 sq ft (140 sq deck & 140 sq covered stairway)</u>		Square Footage of Lot	Number of Stories <u>2</u>	
Tax Assessor's Chart, Block & Lot Chart# \ Block# \ Lot# \ <u>16 D 006</u>		Applicant *must be owner, Lessee or Buyer* Name <u>Lindy & Mark Graham</u> Address <u>94-2 Atlantic St.</u> City, State & Zip <u>Portland 04101</u>		Telephone: <u>712-3355</u>
Lessee/DBA (If Applicable) <u>SEP 22</u>		Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>22,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Deck 10'x14' - 9'x14' covered stairwell</u> <u>10'</u>				
Contractor's name: <u>Construction Systems</u> Address: <u>100 Thompson's Point</u> City, State & Zip <u>Portland ME 04102</u> Telephone: <u>749.2236</u> Who should we contact when the permit is ready: <u>Diane</u> Telephone: _____ Mailing address: <u>same</u>				

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: [Signature]

Date: 9/9/08

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

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
08-1195	09/22/2008	016 D006002

Location of Construction: 94 ATLANTIC ST #2	Owner Name: GRAHAM LINDY E	Owner Address: 94 ATLANTIC ST # 2	Phone: 207-712-3355
Business Name:	Contractor Name: Construction Systems of New Engla	Contractor Address: 10A Thompson's Point Portland	Phone (207) 871-9070
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Residential Condo- Addition 10'x14' rooftop Deck, 14'x10' Covered Stairwell	Proposed Project Description: Addition 10'x14' rooftop Deck, 14'x10' Covered Stairwell
-----------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/08/2008
Note: Elevation of deck to grade scales at 35.25'. **Ok to Issue:** ☒

- 1) This property shall remain as three residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tom Markley **Approval Date:** 10/14/2008
Note: **Ok to Issue:** ☒

- 1) Fastener schedule per the IRC 2003
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

10/8/2008-amachado: Received scalable elevation plans. Condo (unit 2) is located on the front side of the building.

10/9/2008-amachado: Put permit in Jeanie's wire basket.

9/25/2008-amachado: Left vcm for Dwayne at Construction Systems. Need to know where the rooftop deck & stairs are located on the building and need scalable elevation plans.

Addendum to Purchase and Sale Agreement

The terms and conditions of this Addendum to Purchase and Sale Agreement (the "Addendum") shall apply to the Agreement for Purchase and Sale of Real Estate dated May 22, 2008 by and between Lindy E. Graham as Buyer and Atlantic Street Development, LLC as Seller (the "Agreement") to which Agreement this Addendum is attached and incorporated therein by reference. In the event that any provision in this Addendum shall conflict in whole or in part with any of the terms contained in the main body of the Agreement, the provisions of this Addendum shall control and any conflicting terms of the Agreement are hereby considered deleted and expressly waived by both Buyer and Seller:

1. The first sentence of Section 2(a) of the Agreement is hereby deleted in its entirety and replaced by the following: The sum of Two Thousand Dollars (\$2,000.00) is herewith deposited with Seller as an earnest money deposit to be credited against the purchase price at closing.

Section 2(b) of the Agreement is hereby deleted in its entirety and replaced by the following: The balance of the purchase price, Two Hundred Twenty One Thousand Dollars (\$221,000.00), shall be paid by certified check or bank cashier's check at the closing.

2. The first sentence of Section 4 of the Agreement is hereby deleted in its entirety and replaced by the following: The closing of this transaction shall take place on or before July 21, 2008 (the "Closing Date") at the offices of Bernstein Shur, 100 Middle Street, Portland, Maine 04101, or, if the Buyer and Seller shall mutually agree in advance, at another time and place.

3. Section 9(a) of the Agreement is hereby deleted in its entirety.

4. The reference to "five (5) days" in the second sentence of Section 16(a) of the Agreement is hereby deleted and replaced with the following: "ten (10) business days."

5. The reference in Section 17(m) of the Agreement to the "Addendum 1" is hereby deleted and replaced with the following: "Addendum to Purchase and Sale Agreement."

6. Section 18 and 19 are hereby added to the Agreement as follows:

18. Amendment to Declaration. It is hereby agreed and acknowledged that prior to or on the Closing Date, Seller as Declarant shall cause the Atlantic Street Condominium Owners Association (the "Association") to execute and record an Amendment to the Declaration of Condominium of the Atlantic Street Condominiums (the "Declaration"), which shall add a new Section 9.1(k) to the Declaration in the form attached hereto as Exhibit A and made a part hereof.

19. Unit 2 Roof Area Plans. Pursuant to the above-referenced new Section 9.1(k) of the Declaration, Seller, as Declarant of the Association, as President of the Association, and as the sole member of the Board of the Association, hereby approves the design and construction plans for the Unit 2 Roof Area (as such term is defined in said new Section 9.1(k)) in the form attached hereto as Exhibit A-1.

Notwithstanding the foregoing, in the event the City of Portland requires changes to said design and construction plans in order to comply with City of Portland codes, regulations and/or zoning requirements, Buyer shall provide Seller with copies of such revised plans incorporating the changes requested by the City of Portland and Seller, as Declarant of the Association, as President of the Association, and as the sole member of the Board of the Association, hereby agrees to approve in writing such revised plans in the form required by the City of Portland.

7. Except as specifically modified hereby, all other terms and conditions of the Agreement remain in full force and effect.

SELLER: Atlantic Street Development, LLC

By:  7/10/08
Edward F. Walsh, its Manager Date

BUYER


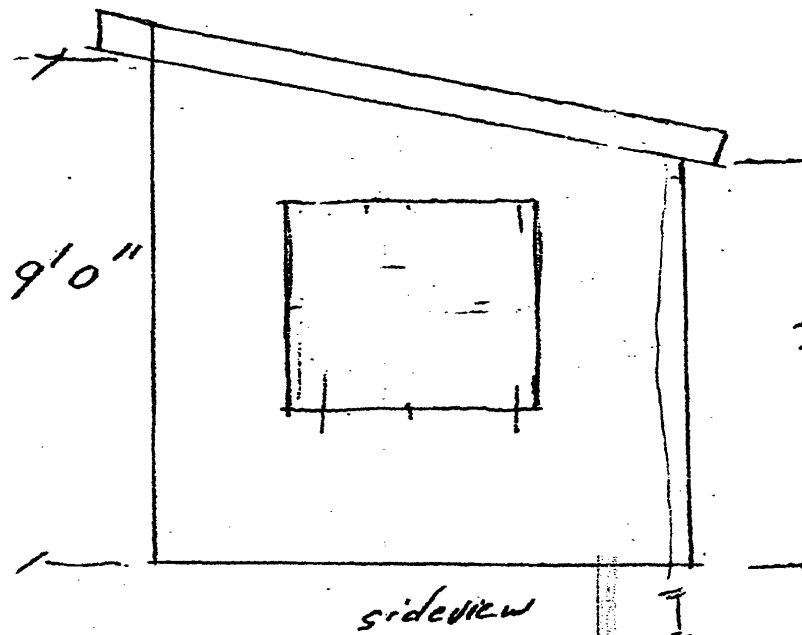
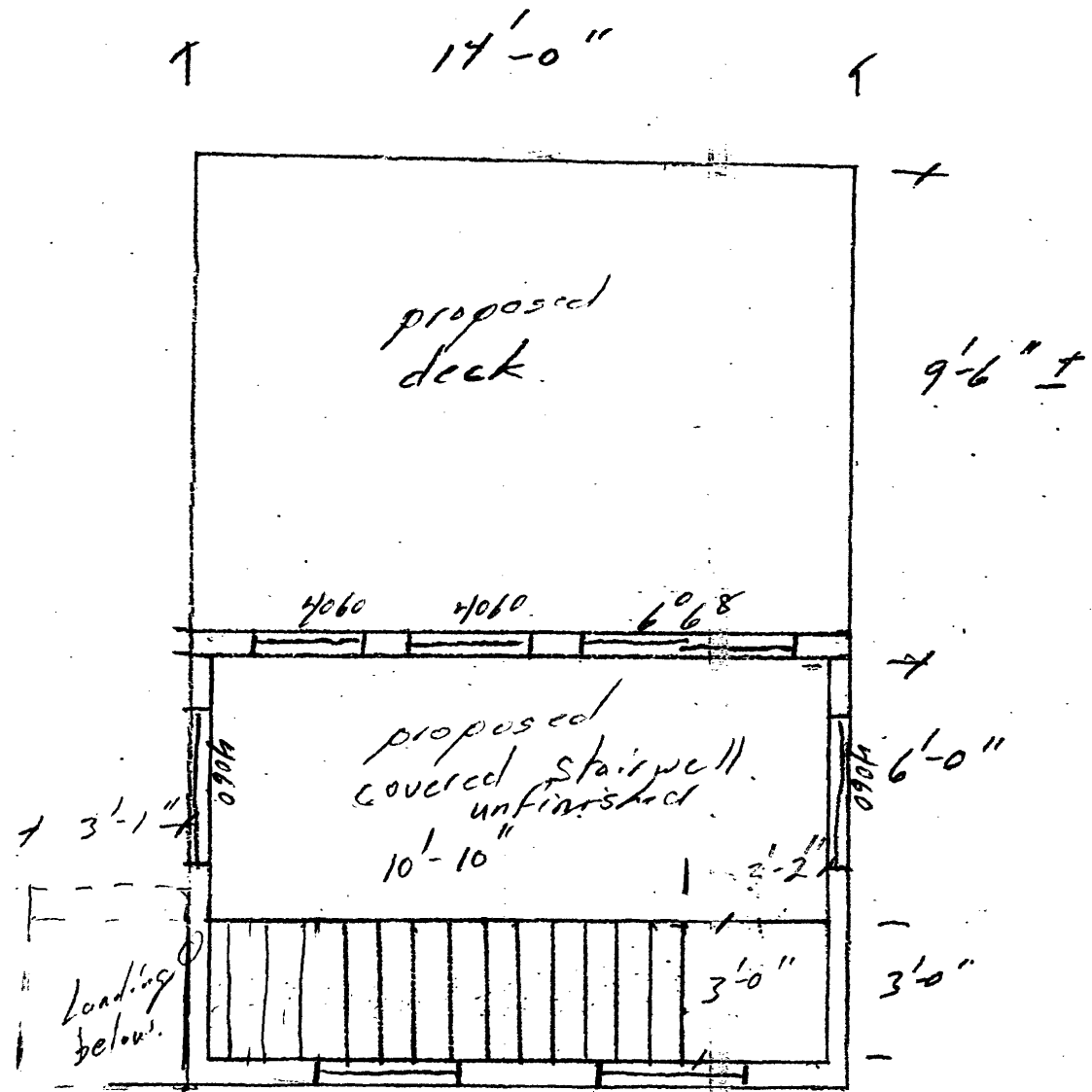
 7/10/08
Lindy E. Graham Date

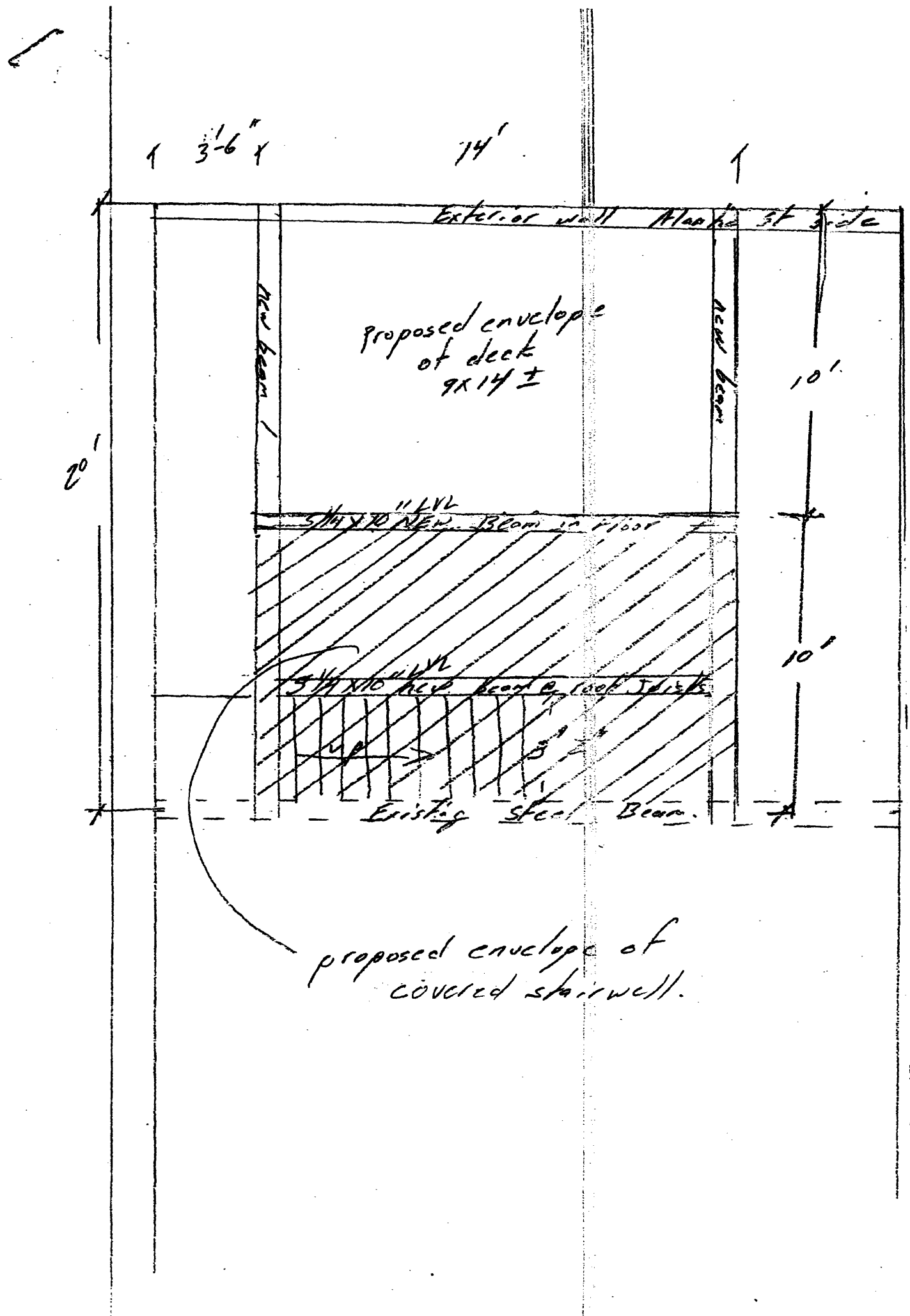
Exhibit A

SECTION 9.1(k):

Unit 2 Right to Construct Roof Deck. If the record Owner of Unit 2 elects by written notification to the Board, but without the approval of the Board except as otherwise set forth herein, that portion of the Common Elements located between said Unit 2 and the roof area above the third floor boundaries of such Unit as identified on the Plans (the "Unit 2 Roof Area") may be thereby subjected to an easement only in favor of Unit 2 running from such Unit to the Unit 2 Roof Area, for the following purposes: (1) the removal and alteration of any intervening partition and the creation of an aperture therein for passage back and forth between Unit 2 and the Unit 2 Roof Area; (2) ingress and egress, by the record Owner of Unit 2 only, through said aperture for the purpose of access between Unit 2 and the Unit 2 Roof Areas; and (3) the installation of a decking surface over the Unit 2 Roof Area, which shall be a Limited Common Element of such Unit, together with any stairs or related improvements appurtenant thereto; subject, however, to the following: (i) The Owner of such Unit shall be strictly liable for any damage to the Unit, other Units or Owners, the Common Elements, any Limited Common Elements, or the Property, resulting from the purposes described in subsections (1), (2) and (3) above; (ii) the Owner shall preserve and maintain the structural integrity, and architectural style, the mechanical and utility systems, and the support of all portions of the Property and Common Elements, as may be reasonably required by the Board; (iii) the Owner shall strictly comply with all fire, building code and other governmental laws, ordinances and requirements; (iv) the Association, in its discretion, may reasonably require the Unit 2 Owner to reimburse the Association for any increase in the premium amount for the Association's master liability insurance policy that is caused by the installation of the roof deck authorized herein; (v) no other Owners of Units on the Property shall have the right to access and use the Unit 2 Roof Area; and (vi) in accordance with Sections 7.2 and 14.2 of the Declaration, the Association shall be responsible for the performance of maintenance and repair for the Unit 2 Roof Area and related improvements, unless such duties are otherwise delegated to the Unit 2 Owner by written approval of the Board, and additionally the Unit 2 Owner shall be liable for all such maintenance and repair expenses relating specifically to the Unit 2 Roof Area and improvements and accordingly all such expenses shall be billed to the Unit 2 Owner as a Limited Common Expense. The Unit 2 Owner and the Owner's respective heirs, mortgagees or assigns, may at any time revoke such election by written notice to the Board, and thereafter may seal up the aperture and/or remove the improvements, at all times preserving the structural integrity, the mechanical and utility systems and support of all portions of the Common Elements. Nothing contained herein shall be deemed to merge or otherwise affect the separate identity, configuration or the boundaries of said Unit area. The terms of this Section 9.1(k) shall not be amended or modified by the Association without the written approval of the Unit 2 Owner.

94 Atlantic St.





9'-6" ±

9'-6" ±

9'-0"

7'-0"

48"

2x10 16" o.c. w/ 5/8" tag

as per 16" 5/8" tag

2x6 16" o.c. w/ 1/2" advanced

downward vinyl siding unfinished inside

5/4 x 9 1/2" LVL

new 2x4 steps w/ 5/4 x 12" LVL

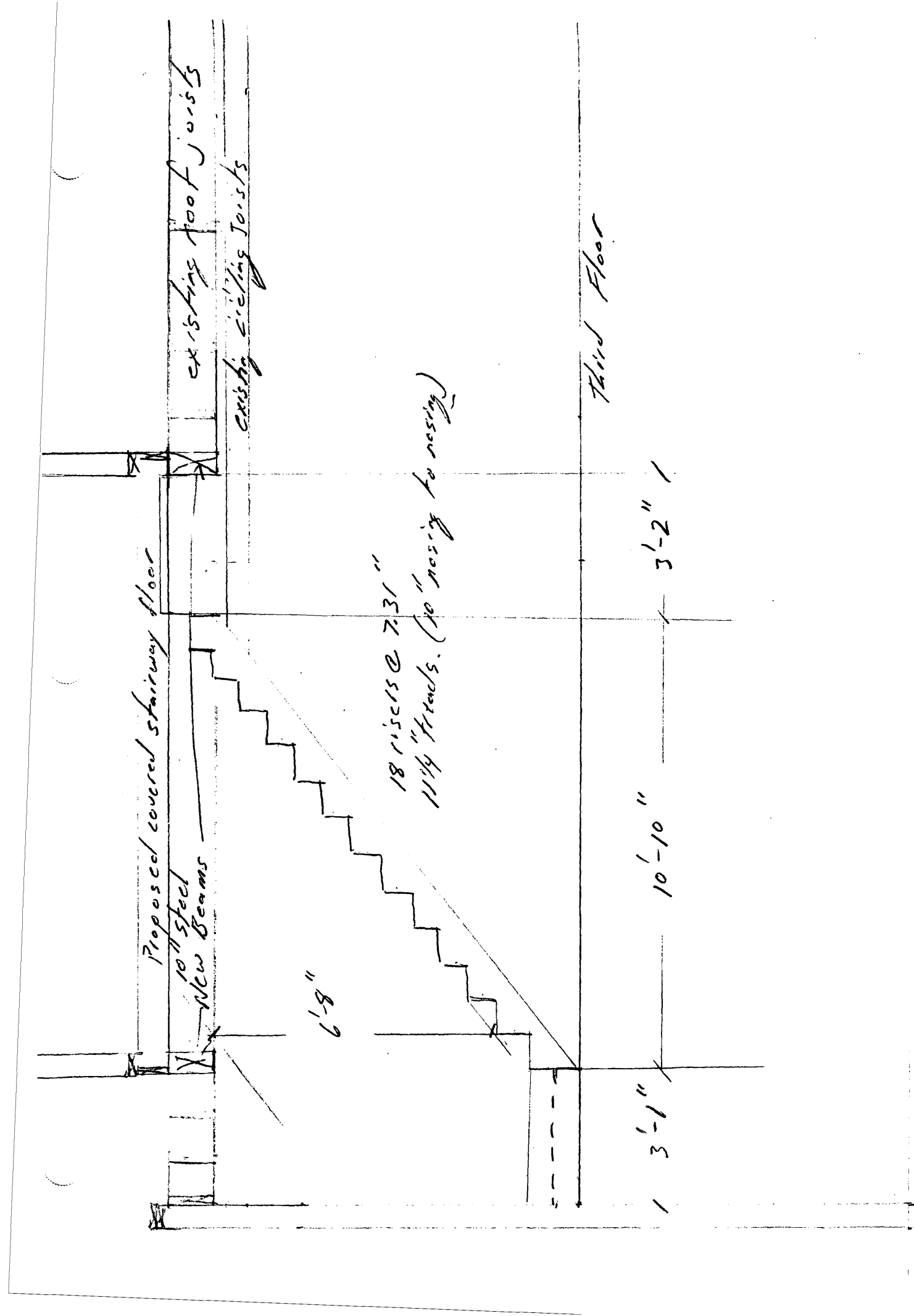
existing roof joists

existing 3rd floor wall

2x10 16" o.c. w/ 3/4" advanced

existing steel beam

existing roof joists



10-01

reduced copy
of elevation

2x10 16" O.C. w/5/8" T&B covered

160.6
- 2x6 w/ 1/2" blocking
w/ 1/2" blocking
1/2" blocking
1/2" blocking

 $9\frac{1}{2}$ 1 1/2

Q157-2

 $5\frac{1}{2} \times 11\frac{7}{8}$ LVL

iii

vb, typ.

new w10x30 steel beam

1 hour rated wall to

OCT 8 2003

2x4 sid wall, 1/2" gwb
both sides, painted wood cap,
42" above tread, 1.5" dia. hand
with brackets 24" oc, typ both sides

7'-6"

3'-3 1/2"

1'-3 1/4"

3'-6"

4 mil vb, typ.

138 min.

new 2x10x30 steel beam

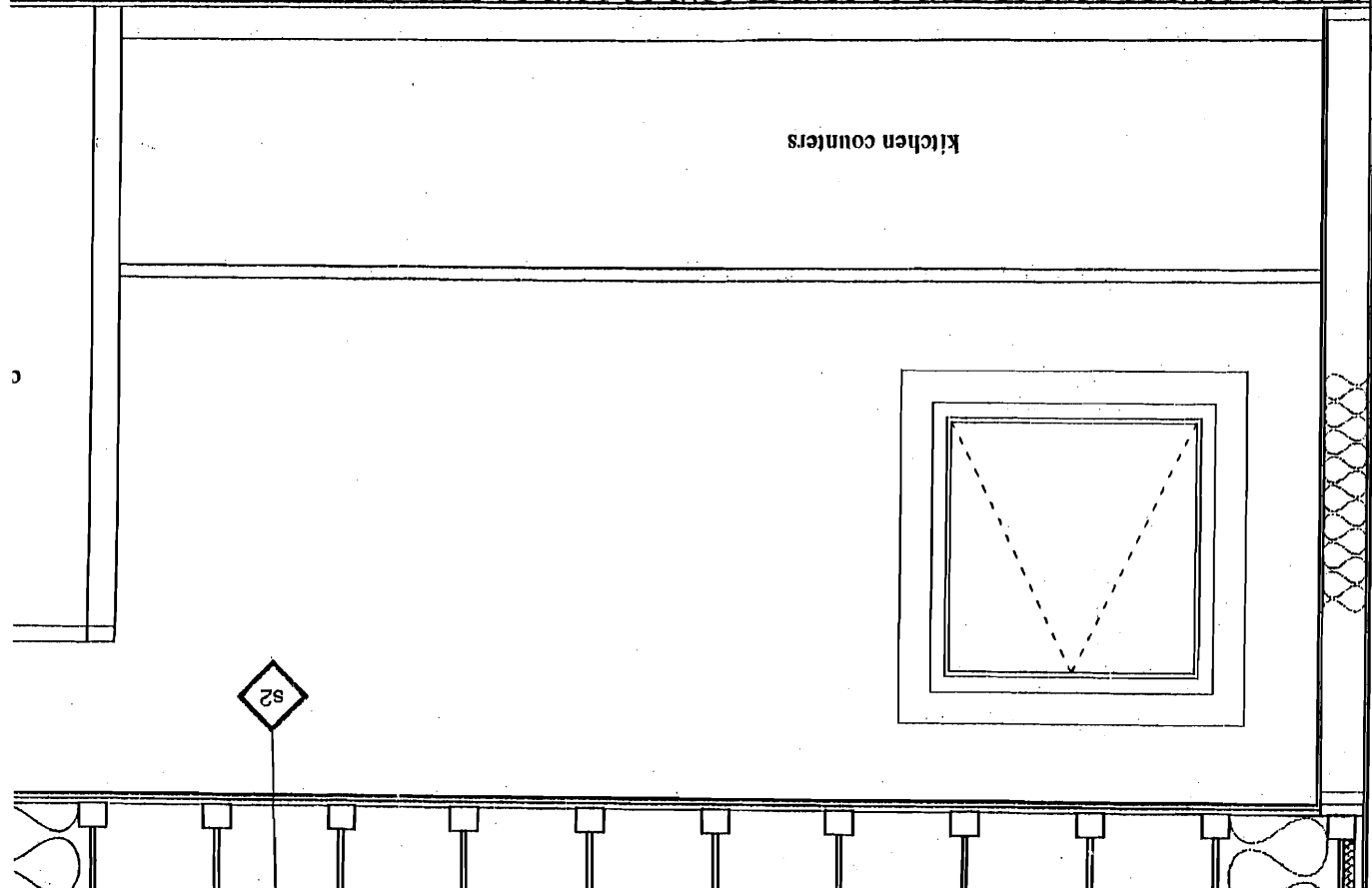
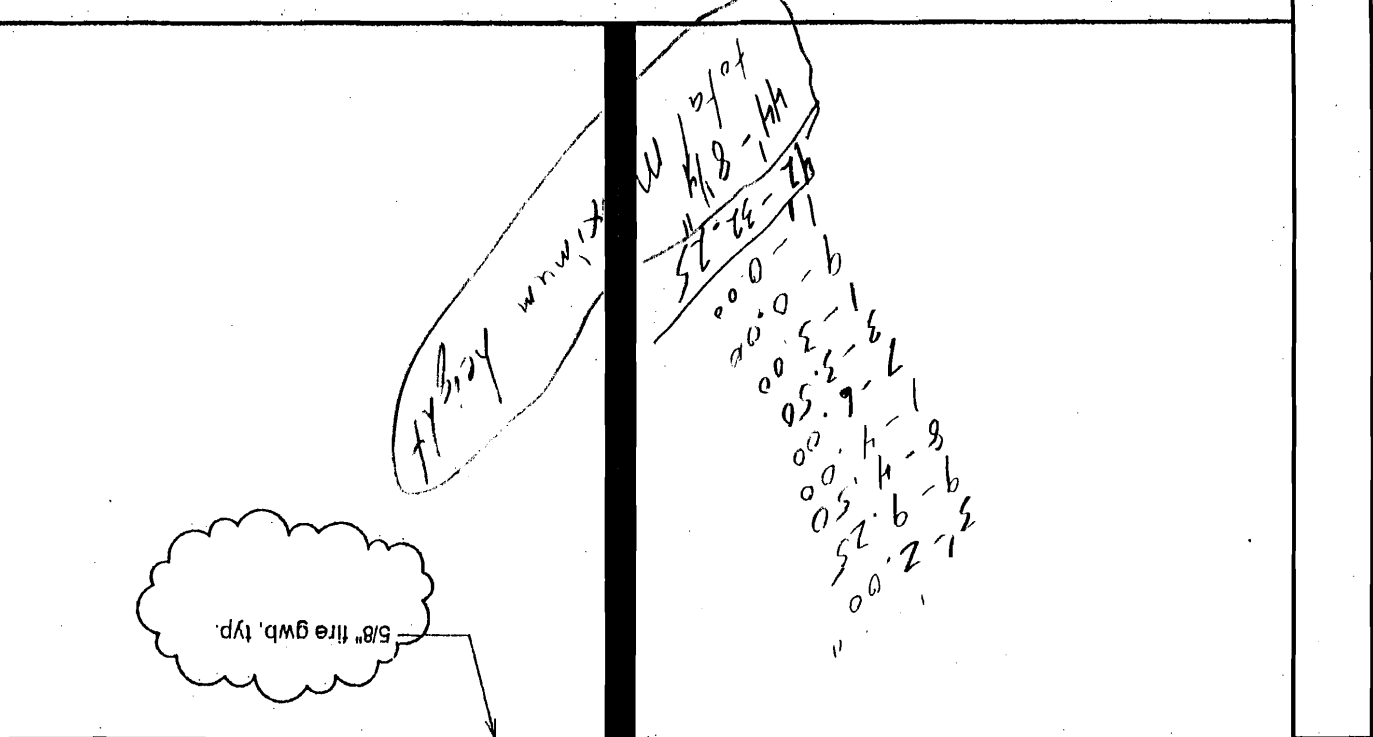
5 1/2 x 11 7/8 LVL

5 1/2 x 9 1/2 LVL

Existing 2x10 Joists

S2

14/46



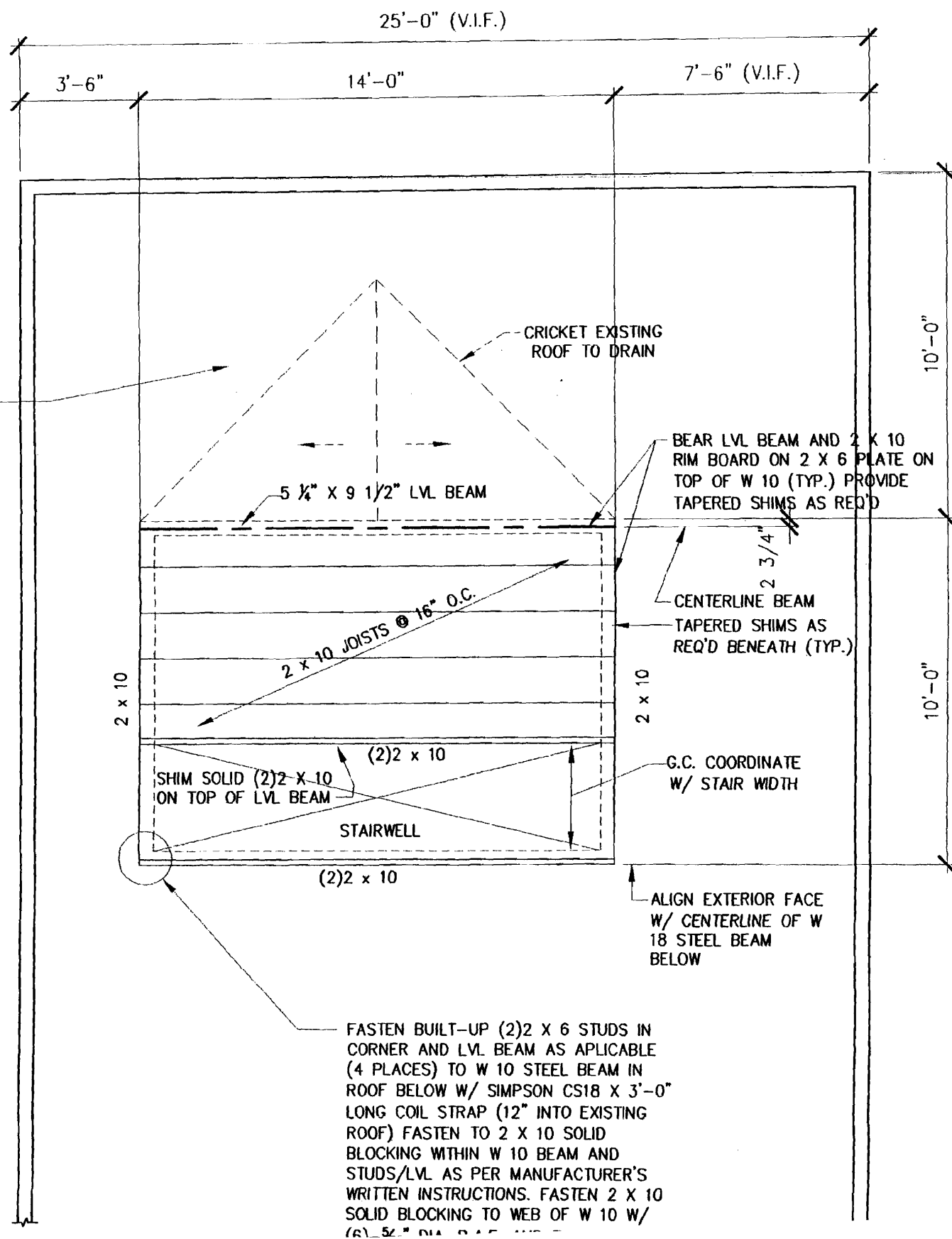
OCT 8 1953

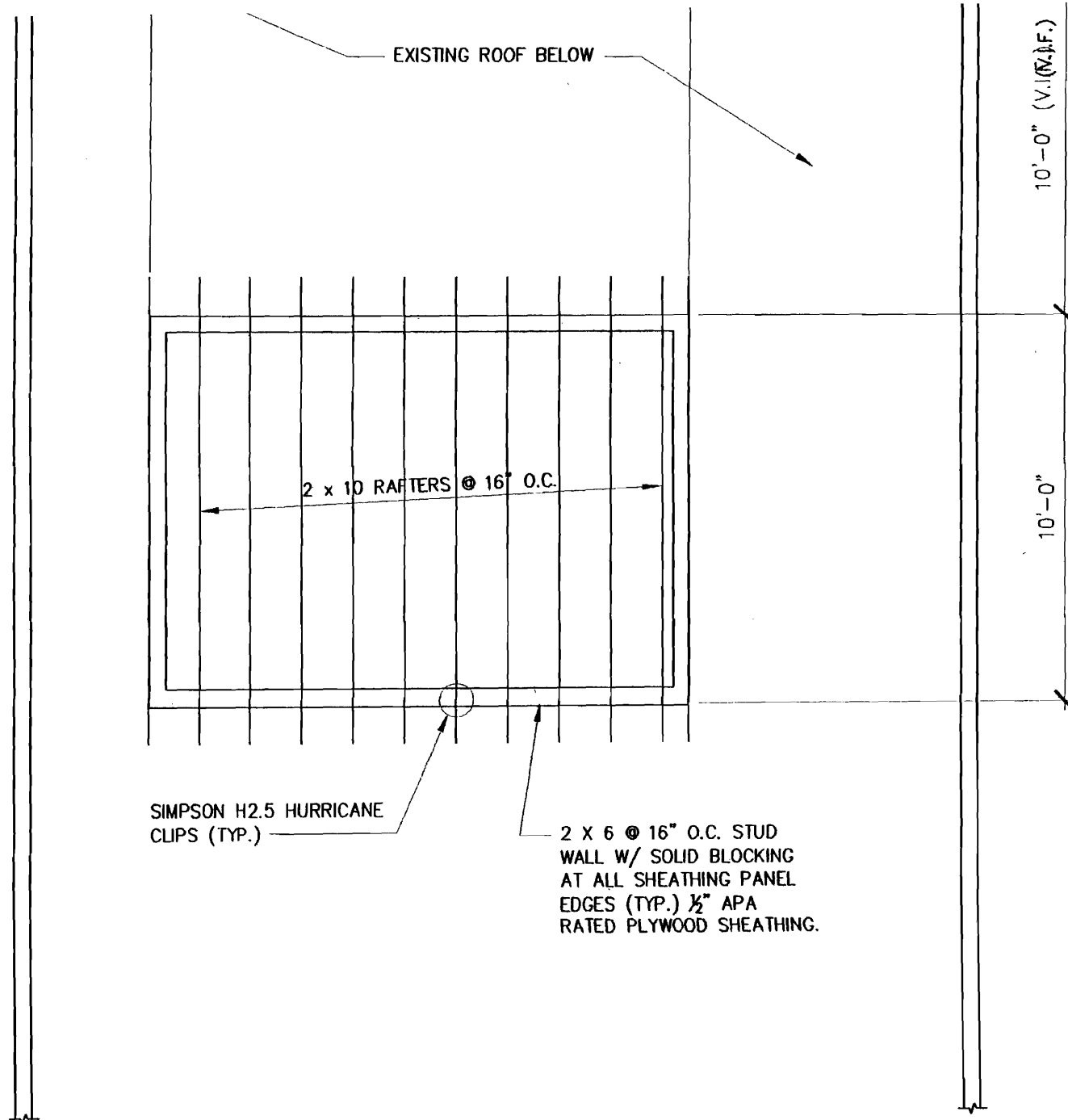
Report 10/10/53

11

82

DECK ON 2 X PERPENDICULAR JOISTS BELOW AND WEATHER TIGHT WITH DECK (TYP.)





COVERED STAIRWELL ROOF FRAMING PLAN

Sheet

51

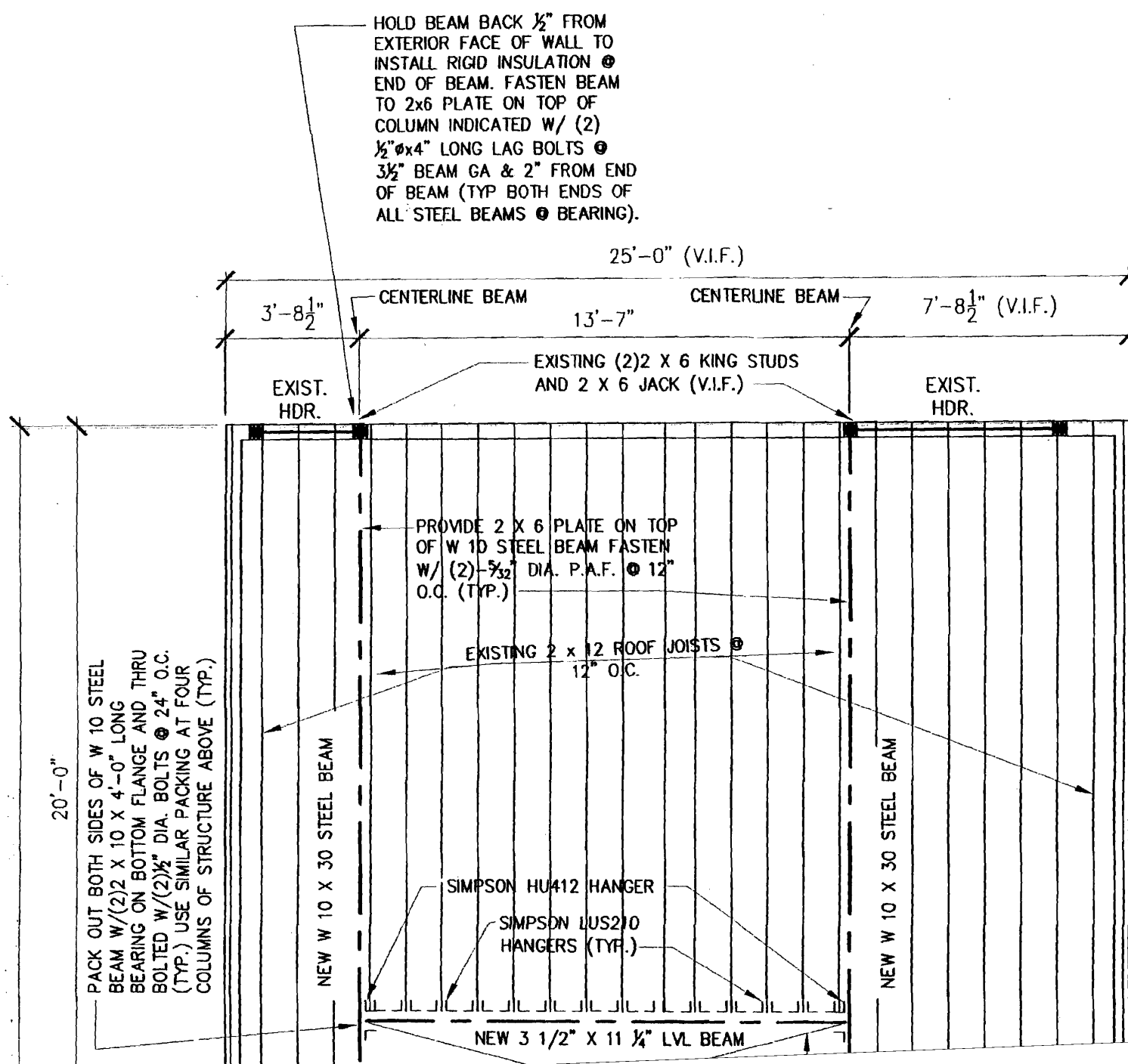
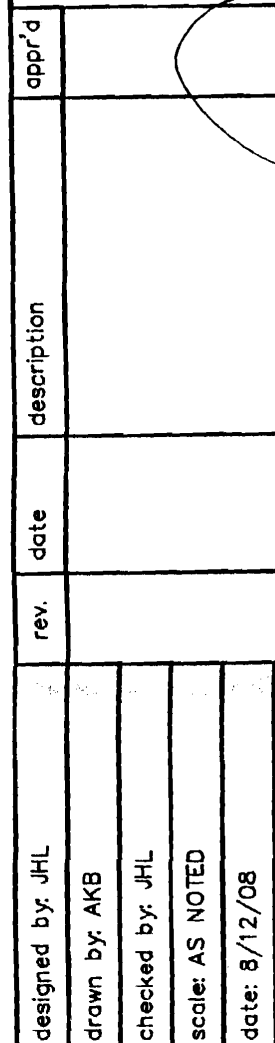
TIMBER FRAMING:

1. All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) - latest edition
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWWA C-18.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
5. Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on walls or plates.
6. Nailing not specified shall conform with IBC 2003.
7. Provide $\frac{1}{2}$ " thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate.
8. Provide $\frac{5}{8}$ " thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
9. Provide $\frac{3}{4}$ " thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.

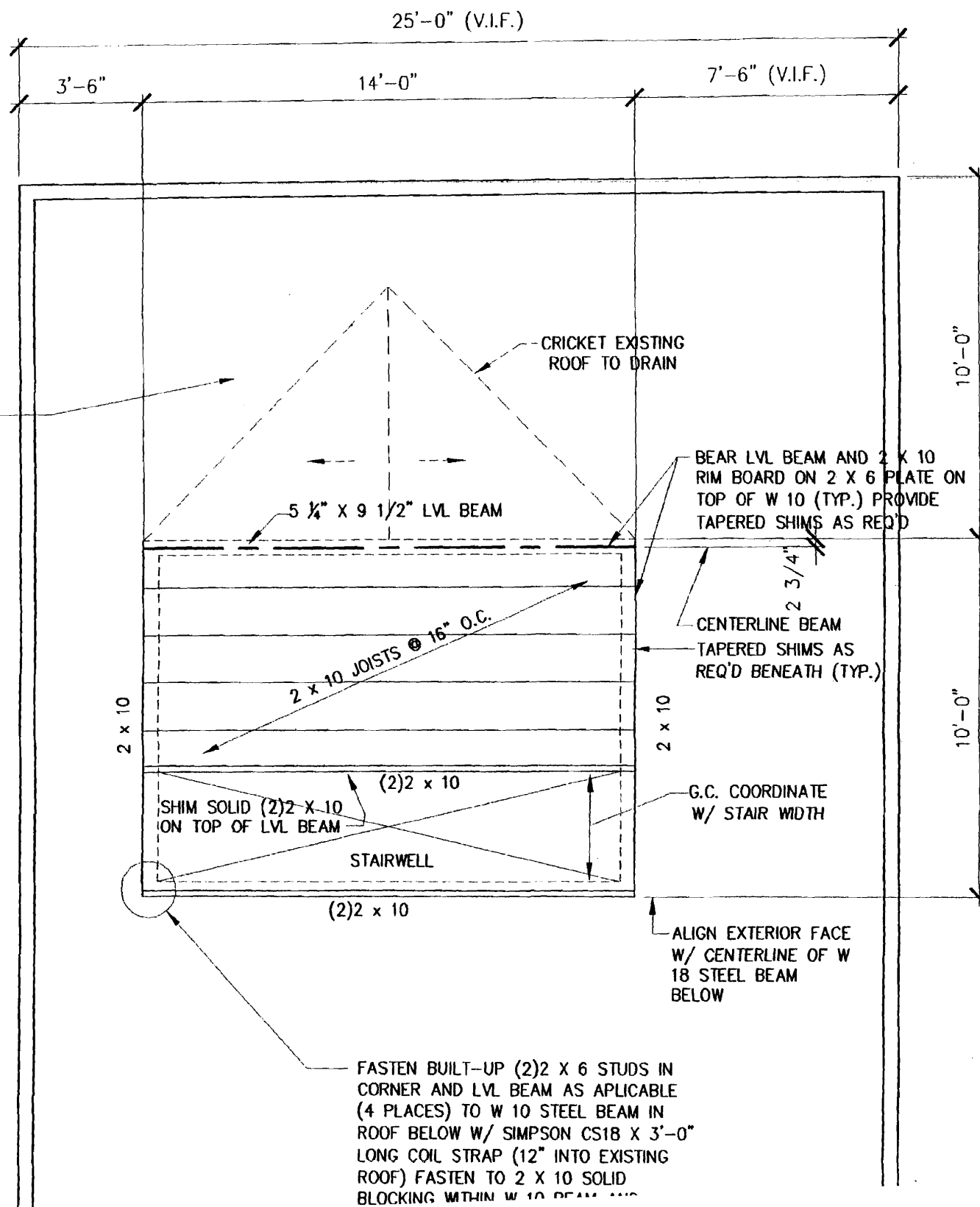
STRUCTURAL STEEL NOTES:

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"—Ninth edition.
2. Structural steel:
 - a) Structural steel shall conform to ASTM A-36.
 - b) Structural tubing shall conform to ASTM A-500 GR-B
 - c) Structural pipe shall conform to ASTM A-53, TYPE E OR S
3. Design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
4. Field connections shall be bolted using $\frac{3}{4}$ " diameter ASTM A325 high strength bolts except where field welding is indicated on the drawings.
5. All welding shall conform to AWS D1.1—Latest edition. Welding electrodes shall be E70XX.





CONSTRUCT DECK ON 2 X SLEEPERS PERPENDICULAR TO ROOF JOISTS BELOW AND RE-ROOF WEATHER TIGHT TO MAINTAIN DRAINAGE OF ROOF BENEATH DECK (TYP.)

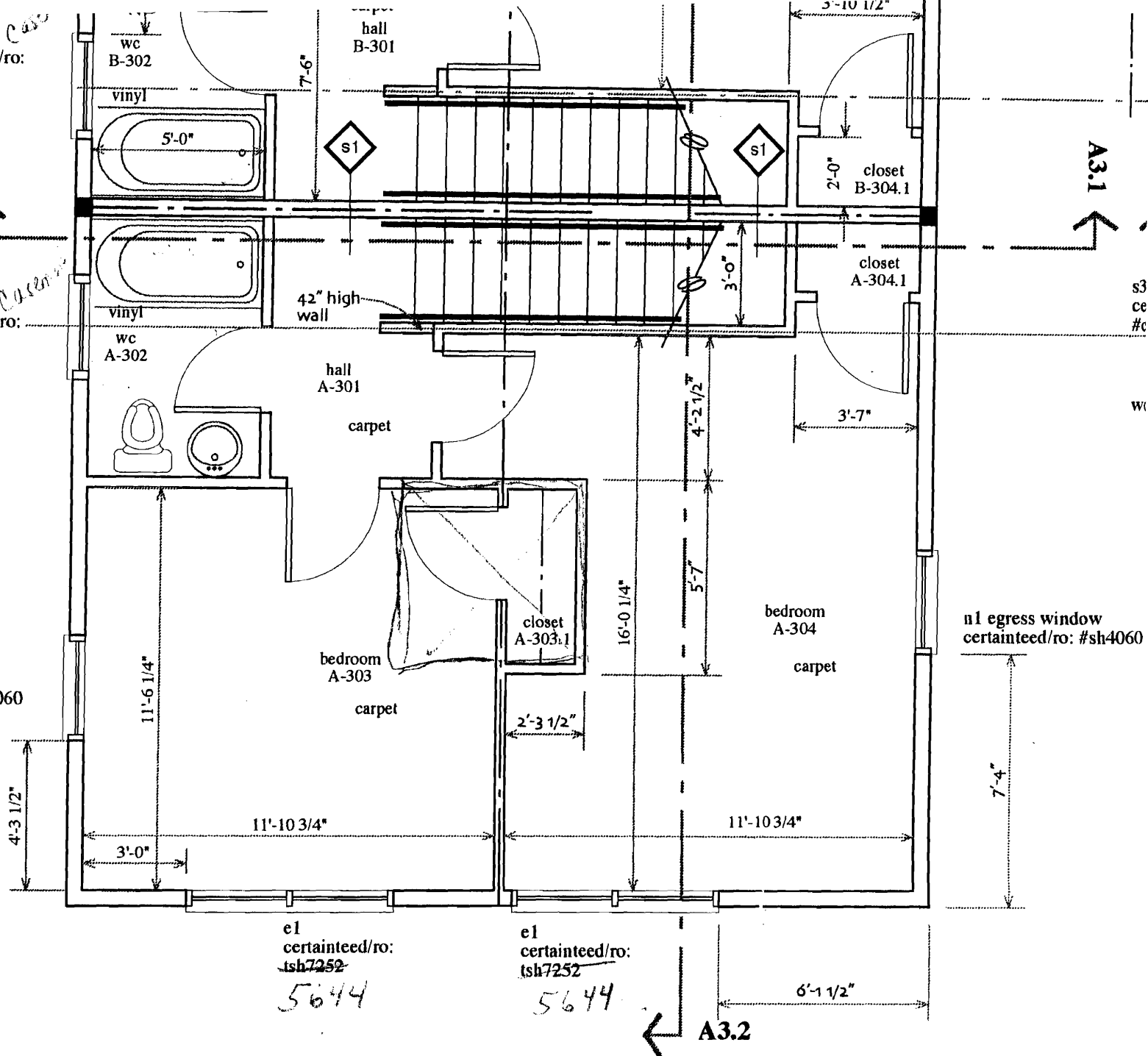


s4 awning
certainteed/ro:
#a3628

A3.1

s4 awning
certainteed/ro:
#a3628

s1 egress window
certainteed/ro: #sh4060



third level

A3.1

8" concrete wall w/ 2-#4 cont.
top and bottom of wall on
1'-4" wide x 12" thick concrete
footing w/ 3-#4 cont. 3" clear
from bottom of fig. typ.

kitchen counters

closet

s1

s2

kitchen counters

2x4 std wall, 1/2" gwb
both sides, painted wood cap,
42" above tread, 1.5" dia. hand
with brackets 24" oc. typ both sides

