

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

Permit Number: 100879

AUG 31 2010

This is to certify that COOSE CHRISTOPHER & LI SILVERMAN/IES/Jim LeC

has permission to Addition to 2nd floor existing deck (6'3 3/4" x 6'8") and stairs from roof to 2nd floor deck

City of Portland

AT 85 ST LAWRENCE ST CE 016 D012001

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 altered or otherwise changed-in. 24 HOURS 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. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 8/31/10
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: 10-0879	Issue Date:	CBL: 016 D012001
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Location of Construction: 85 ST LAWRENCE ST	Owner Name: COOSE CHRISTOPHER & LISA S	Owner Address: 87 ST LAWRENCE ST # 1	Phone:
Business Name:	Contractor Name: Jim LeClair	Contractor Address: 657 Sligo Road North Yarmouth	Phone: 2077492315
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-4

Past Use: Multi Family w/ 1st floor professional office	Proposed Use: Multi Family w/ 1st floor professional office- Addition to 2nd floor existing deck (6'3 3/8" x 6'8"), add stairs from roof to 2nd floor deck	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: R-2 Type: SB IBC-2003	

Proposed Project Description: Addition to 2nd floor existing deck (6'3 3/8" x 6'8"), add stairs from roof to 2nd floor deck <i>(4 Res, 1 Prof. office)</i>	Signature: <i>(KG)</i>	Signature: <i>JMB 8/31/10</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: Idobson	Date Applied For: 07/23/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p> <p style="text-align: center; font-size: 24pt;">PERMIT ISSUED</p> <p style="text-align: center; font-size: 18pt;">AUG 31 2010</p> <p style="text-align: center;">City of Portland</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/condition</i> Date: <i>8/17/10</i> <i>JMB</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>APU</i> Date:</p>
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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: 10-0879	Date Applied For: 07/23/2010	CBL: 016 D012001
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Location of Construction: 85 ST LAWRENCE ST	Owner Name: COOSE CHRISTOPHER & LISA S	Owner Address: 87 ST LAWRENCE ST # 1	Phone:
Business Name:	Contractor Name: Jim LeClair	Contractor Address: 657 Sligo Road North Yarmouth	Phone (207) 749-2315
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: Multi Family w/ 1st floor professional office- Addition to 2nd floor existing deck (6'3 3/8" x 6'8"), add stairs from roof to 2nd floor deck	Proposed Project Description: Addition to 2nd floor existing deck (6'3 3/8" x 6'8"), add stairs from roof to 2nd floor deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/17/2010

Note: Original application was permit # 07-1490. Spoke to Chris Coose on 12/13/07. He said the professional office was for alcohol/drug counseling. This is a conditional use approved 3/20/97 by ZBA. Permit #97-0341. **Ok to Issue:**

The legal use of the building is:

1st floor: #1 front - efficiency with professional office
#2 rear - two bedroom

2nd floor: #4 rear - two bedroom

#3 front half - kitchen, living room & dining room

3rd floor: #3 one bedroom.

The existing footprint covers 52.21% of the lot. The addition to the second floor deck to allow egress from the third floor adds .34% of lot coverage for a total of 52.55%. This increase is considered to be diminutive.

- 1) This property shall remain a four family dwelling with a professional office on the first floor. 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:** Jeanine Bourke **Approval Date:** 08/31/2010

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant, with revisions noted on 8/31/10. 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:** 08/25/2010

Note: **Ok to Issue:**

- 1) All means of egress to remain accessible at all times
- 2) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 3) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 4) All construction shall comply with NFPA 1 and 101.
- 5) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

Comments:

8/6/2010-amachado: Left vcm for Chris Coose. The existing footprint of the house is already over the maximum lot coverage of 50%. This proposed addition would put the lot coverage at 53.5%. The proposed deck is also at 9' from the side property line. It needs to

Location of Construction: 85 ST LAWRENCE ST	Owner Name: COOSE CHRISTOPHER & LISA S	Owner Address: 87 ST LAWRENCE ST # 1	Phone:
Business Name:	Contractor Name: Jim LeClair	Contractor Address: 657 Sligo Road North Yarmouth	Phone (207) 749-2315
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

be 10'. Told him he could try a practical difficulty variance.

8/11/2010-amachado: Chris Coose brought in a revised plan. The new deck now meets the 10' side setback.

8/30/2010-jmb: Left vmsg for Jim L. For details on the stair construction including opening limitations at riser, guard height, handrail detail, rise/run for commercial code, framing details for the new platform/deck.

8/31/2010-jmb: Spoke to Jim L. He will come into the office to review today. Jim marked up the 11x17 plans to reflect the code requirements discussed. I spoke to Ann M. About the new deck platform increasing in length to 8'-6" (addition of 27") to meet the commercial rise and run.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

7.23 2010

Received from C. Oose

Location of Work 57 St Lawrence

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (11) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 16-D-12

Check #: 1084 Total Collected \$ 30

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



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>87 St. LAWRENCE ST.</u>		
Total Square Footage of Proposed Structure/Area <u>56 sq ft.</u>	Square Footage of Lot <u>4,200</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>16</u> Block# <u>D</u> Lot# <u>12</u> <u>4071</u>	Applicant * must be owner, Lessee or Buyer* Name <u>CHRIS COUSE</u> Address <u>87 St. LAWRENCE ST.</u> City, State & Zip <u>PORTLAND ME.</u>	Telephone: <u>780-8999</u> <u>831-1792</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>3 family/home occ. units</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADDITIONS TO 2ND FLOOR EASTING DECK 7'x8' 56 sq ft.</u> <u>ADD STAIRS FROM ROOF TO 2ND FLOOR NEAR DECK</u>		
Contractor's name: <u>JIM LECLAIR</u>		
Address: <u>657 SLIGO RD</u>		
City, State & Zip <u>NORTH YARMOUTH, ME. 04097</u>		Telephone: <u>749-2315</u>
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

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: Jim Leclair Date: 7/22/10

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

RECEIVED
Jul 23 2010
Dept. of Building & Inspections
City of Portland, Maine

Chris Coose

Lise Silverman

87 St. Lawrence St.

lot coverage - 50% of 4071 = 2035.5

RECEIVED

FEB 17 2010

Dept. of Building Inspections
City of Portland Maine

Existing lot coverage = 52.21%

Proposed lot coverage = 52.55%

.34% increase

new deck 6.28 x 6.33 = 39.75

existing stairs - 21.98

(3.5 x 6.08) = 21.28

17.77

21.394

83.52%

217.674

13.5 x 14 = 189

15.5 x 5 = 77.5

29 x 33 = 957

22.5 x 20 = 450

20 x 6 = 120

8.25 x 12.5 = 103.13

3/22 = 1"

R6

lot size - 4071 sf

land area proposed = 4000 sq ft ok

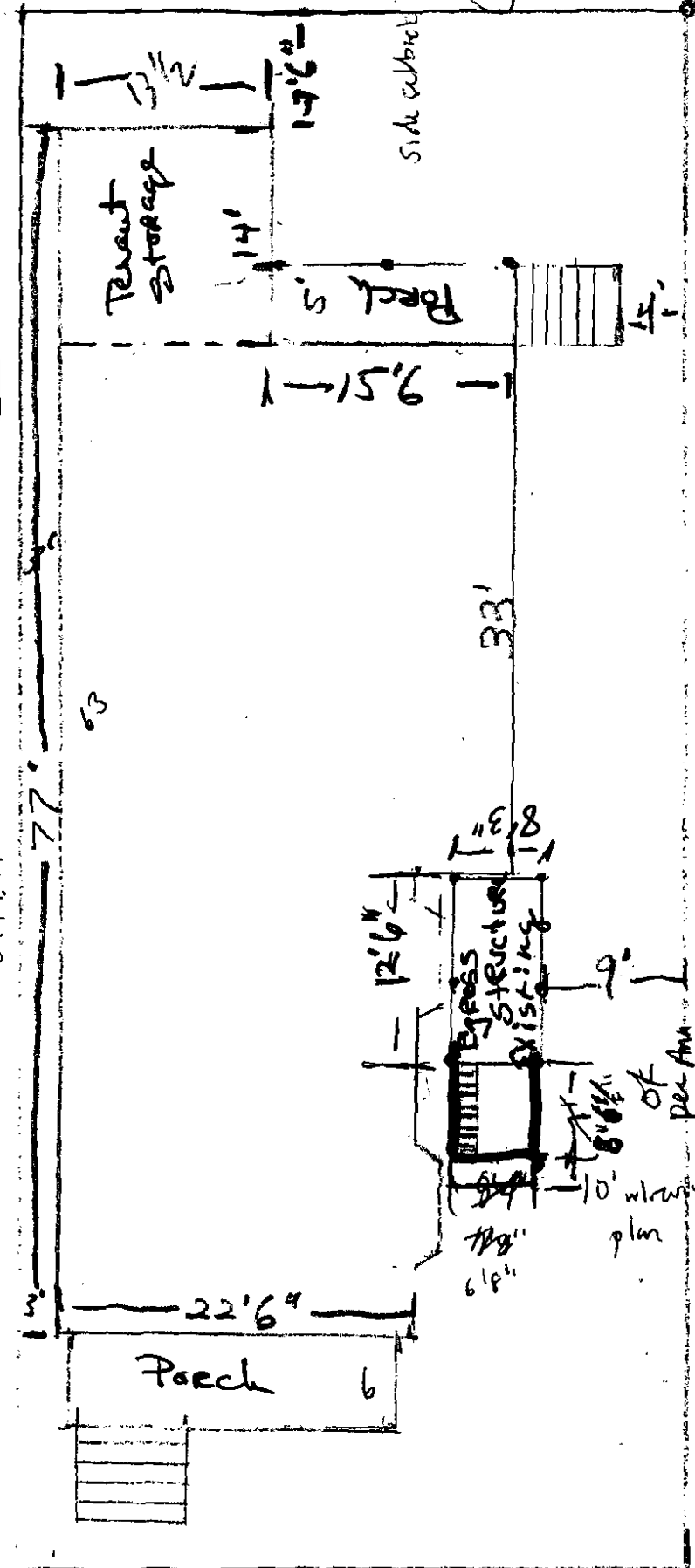
side 10' - 3' on left

9' on right

Per 80' - 7' 11"

Section 14-431(B) -

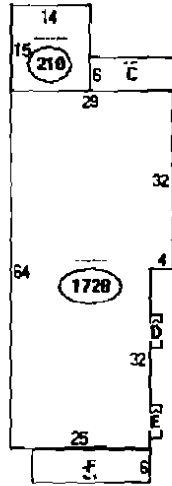
80% of 2178 = 1742.4



Sidewalk

curb

MONUMENT



Descriptor/Area	Area
A: ---	1728 sqft
B: ---	210 sqft
C: OP/OP	90 sqft
D: FBAY/B	12 sqft
E: FBAY/B	12 sqft
F: OFF	126 sqft

= 2178 ϕ

lot size - 4071 ϕ

existing deck - 8.25 x 12.5 = 103.125

50% = 2035.5 ϕ

front - 10' or average (ok)

rear - N/A

side - 10' - 9' sides

L & L STRUCTURAL
ENGINEERING SERVICES, INC.

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

April 5, 2010

Chris Coose
87 St. Lawrence Street
Portland, Maine 04101

Subject: Renovations to the Building located at 87 St. Lawrence Street, Portland, Maine

Dear Mr. Coose,

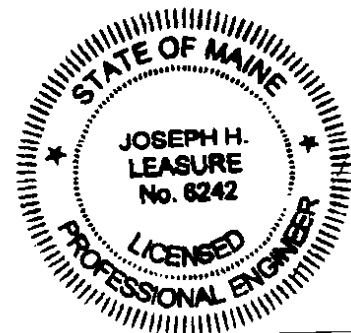
As per your request we have reviewed the structural framing on the drawings A5 through A6 prepared by Cape Cottage Home Design dated March 31, 2010 for the proposed addition of the egress walkway over the lower roof and the structural renovations to create access from the lower roof to the existing stairwell on the north side of the building located at 87 St. Lawrence Street in Portland, Maine. The structural drawings A1 through A4 for the proposed renovations to the third floor and roof of the main building were reviewed and discussed in a previous letter submitted on March 16, 2010. The drawings A5 and A6 for the proposed addition of the egress walkway over the lower roof and the structural renovations to create access from the lower roof to the existing stairwell on the north side of the building included the structural modifications recommended by our office. Our analysis utilized the 2003 IBC International Building Code adopted by the City of Portland, Maine. In addition, our analysis considered the latest edition of the NDS National Design Specification for Wood Construction published by the National Forest Products Association. The proposed structural design meets or exceeds the code stipulated design requirements, is acceptable to support the anticipated structural loading, and is in general compliance with our structural design concept.

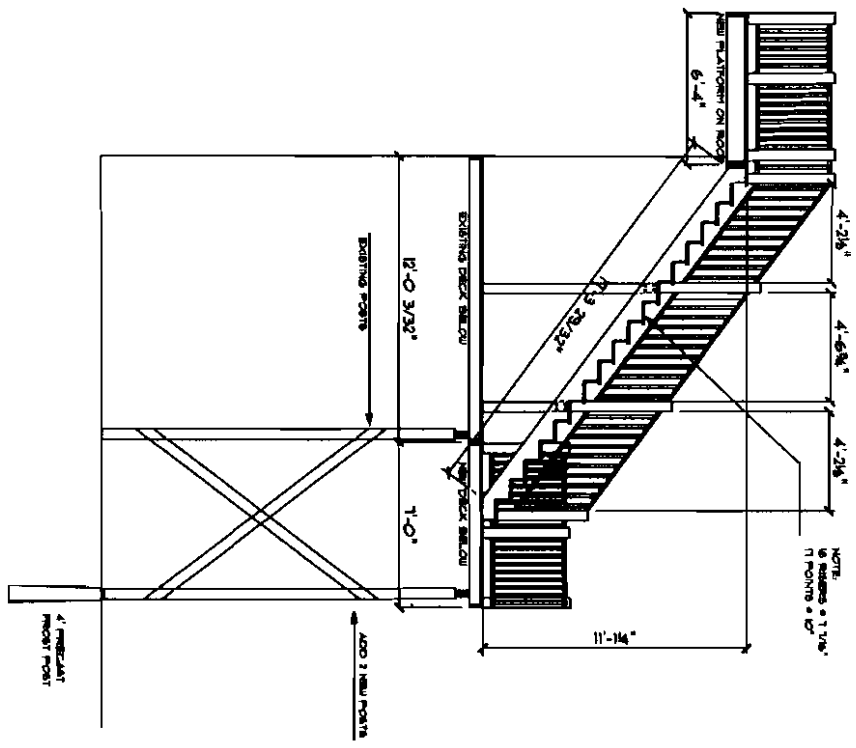
If you have any questions, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.

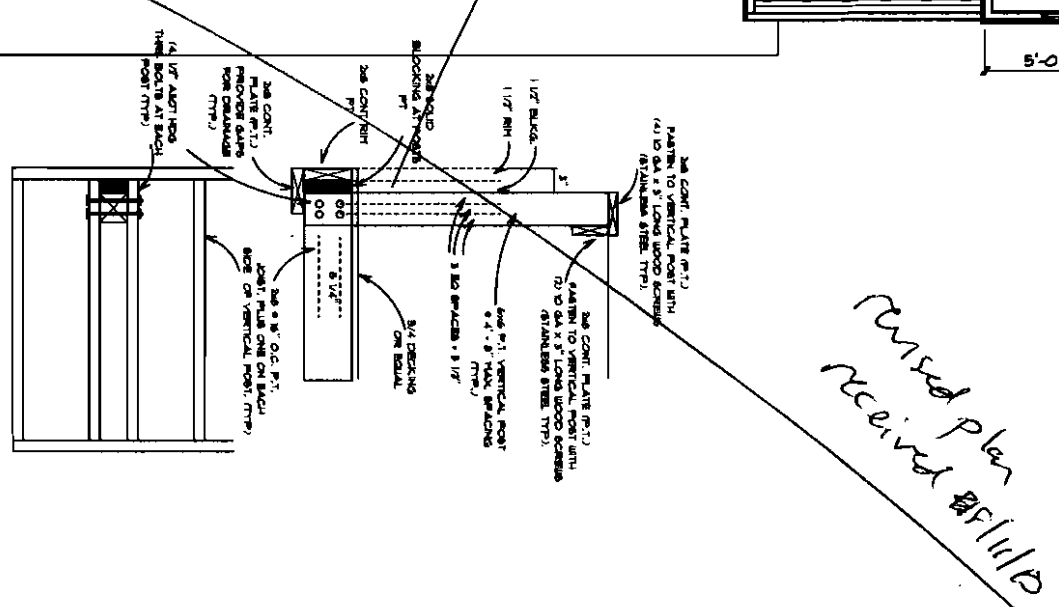
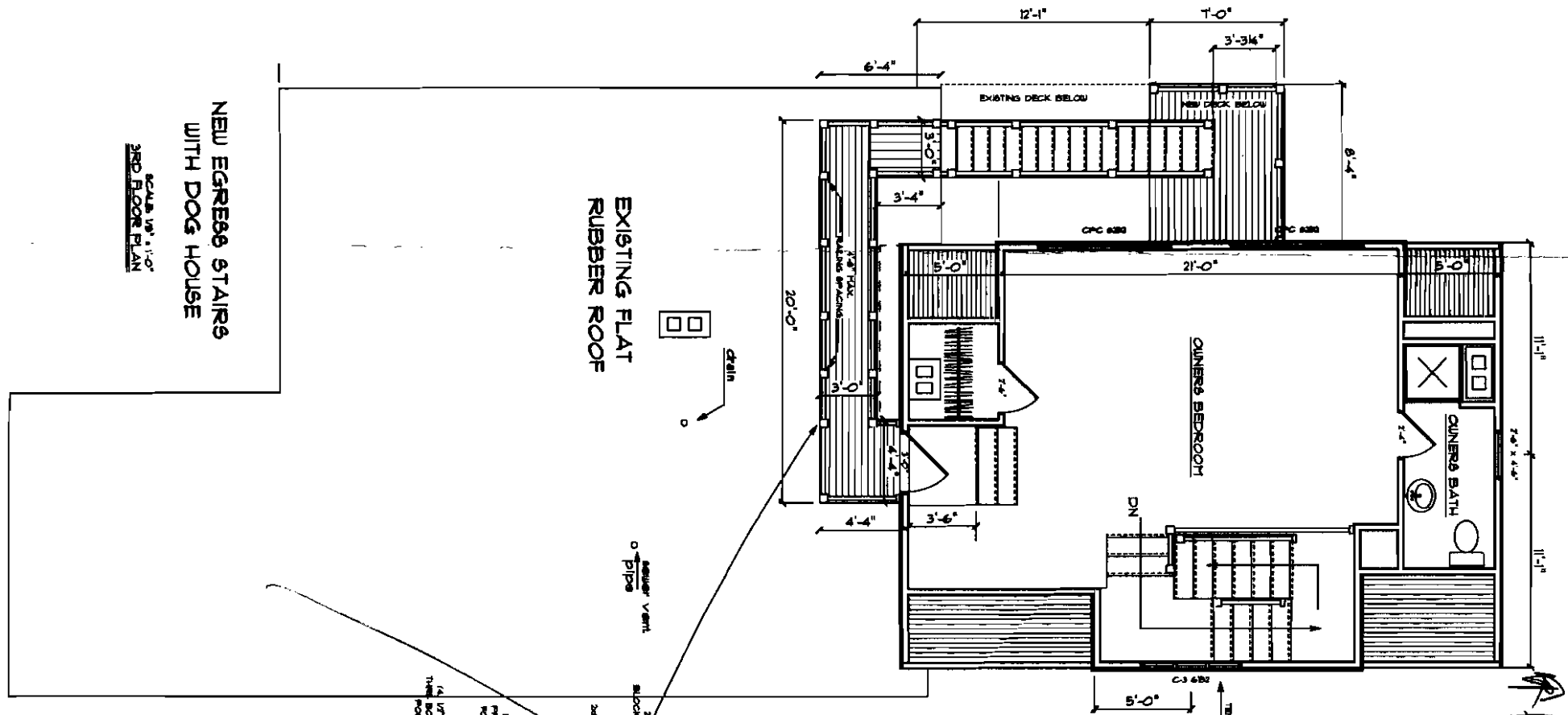

Joseph H. Leasure, P.E.
cc: File





**NEW EGRESSE STAIRS
WITH DOG HOUSE**

SCALE: 1/8" = 1'-0"
3RD FLOOR PLAN



Front of View

Revised plan received 8/11/10

RECEIVED

JUL 23 2010

Dept. of Building Inspections
City of Portland Maine

PROJECT NAME: COOSE RENOVATION	CONTRACTOR:	THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES. DESIGN INC. OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED. ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA RES. DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERHAULE NOTED AND DETAILS ON THE PLANS.
SCALE: 1/8" = 1'-0"		
SHEET NO. A-5		