

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 01-1395 Issue Date: DEC 12 2001 CBL: 028 0015001

Location of Construction: 20 Hampshire St	Owner Name: Soley James J	Owner Address: 111 Commercial St	Phone: -2252
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: Garage/Woodshop	Proposed Use: Garage/Woodshop with living space/deck	Permit Fee:	Cost of Work: \$30,000.00	CEO District: 1	1,506 ⁴
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Proposed Project Description: Construct apartment with deck on 2nd floor	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3/F1 Type: SB Boca 99
	Signature: <i>WJW</i>	Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 11/08/2001	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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>NA</i></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 checked="" type="checkbox"/></p> <p>Date: <i>11/29/01</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>Date: <i>11/29/01</i></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 _____

01-1395

All Purpose Building Permit Application

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

Location/Address of Construction: 20 HAMPSHIRE STREET

Total Square Footage of Proposed Structure 990 SF WITH 248 SF DECK Square Footage of Lot 1740 SF +/-

Tax Assessor's Chart, Block & Lot
Chart# 28 Block# 0 Lot# 15001
Owner: SOLEY, JAMES. J. Telephone: 775.2292
FAX 773 7422

Lessee/Buyer's Name (if Applicable) N/A Applicant name, address & telephone: SOME Cost Of Work: \$ 30,000
Fee: \$ 30

Current use: GARAGE, WOODSHOP. Fee-Waived
If the location is currently vacant, what was prior use: -
Approximately how long has it been vacant: -
Proposed use: GARAGE, WOODSHOP, RESIDENCE
Project description: BUILD APARTMENT ON 2ND FLOOR
990 SF / 248 SF DECK

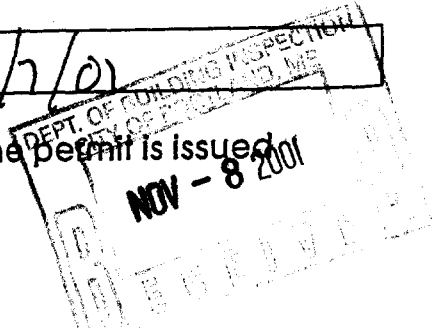
Contractor's name, address & telephone: MONSIEUR WOODWORKS, INC,
CALL
Who should we contact when the permit is ready: SOLEY, JACK - 775.2292
Mailing address: Jack Soley
100 Commercial St 04101 Phone:

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

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

Signature of applicant: [Signature] Date: 11/7/01

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



Applicant: Bill Nemaney
Address: 20 Hampshire St

Date: 11/29/01
C-B-L: 028-0-015

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - B2b

Interior or corner lot -

Proposed Use/Work - construct apt on 2nd floor
currently a garage/workshop to add apt & deck above existing Bldg

Sewage Disposal - City

Lot Street Frontage - Existing

Front Yard -

Rear Yard - } Not affected - using 1A-436 for allowance to bld on existing structure - 80% max - they have maxed this out - opened is 20%

Side Yard -

Projections -

1A-182 Permitted uses: In any structure with commercial uses in the first floor, multifam. dwellings are permitted above the 1st floor -

Width of Lot -

Height - 45' max - 25' scaled

Lot Area - existing structure on lot 1,506 sq ft

Lot Coverage/Impervious Surface - No change

Area per Family - 14-185 multi family dwellings above 1st floor = 1,000 sq ft of land area per dwelling unit - 1,506 sq ft shown

Off-street Parking -

Loading Bays -

No parking in front yard req - None shown
2.5 spaces req (1 for 1st floor) & (1 1/2 for 2nd floor)

Site Plan -

Shoreland Zoning/Stream Protection - N/A

2.5 spaces shown in existing garage

Flood Plains -

Parcel ID	028 0015001	Page	1 of 1	Assessed Address	20 HAMPSHIRE ST
Owner Name	SOLEY JAMES J			Assessed Use	COMMERCIAL
Assessed Value				Assessed Area	28-0-15
Address	111 COMMERCIAL ST				HAMPSHIRE ST 20
City	PORTLAND	State	ME	Zip	04101
					1506 SF

RETAIL & PERSONAL SERVICE	1	MEDIUM
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CENTRAL BUSINESS DISTRICT

1200

PUBLIC WATER	PUBLIC SEWER	NONE
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20 HAMPSHIRE ST

12/28/2000	vjm
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TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-6141 ARCHITECTURE AND PLANNING

November 6, 2001

Mr. Mike Nugent
Inspections Office
389 Congress Street
Portland, Maine 04101

Re: Building Permit
20 Hanover Street

Dear Mr. Nugent:

With this letter I am re-submitting the Building Permit for Jack Soley at 20 Hanover Street. Regarding the questions you listed in your October 15th letter, please note the following explanations:

- 1) Strength of existing concrete block wall: We are applying an additional floor load of (55psf x 10ft) approximately 550#/linear foot along the exterior wall. The allowable compressive strength for hollow concrete masonry units ranges between 70psi and 80psi, depending on the mortar used. Assuming a 70psi value an 8" wall will support (7.5" x 70psi) = 525# per running inch or 6,300# per linear foot of wall. We also have a 2x4 stud wall running up under the 2nd floor joists which can also help support the 2nd floor.

The existing load on the wall is horizontal roof loading of 40#snow load and 15# dead-load or about 550# per lineal ft of wall. The proposed condition will be 550# of floor loading, plus a lower snow loading (because of the pitched metal roof) of maybe 200# for a total of 750# per linear ft. This is considerably below the limit of either the masonry 6,300# or the stud wall.

- 2) Roof System Details: We are using the steel roofing panels as a substitute for shingles on the roof and siding on the walls. The roof and wall construction will be the same as a normal frame building with cdx plywood sheathing and asphalt paper on the roof and Tyvek wrapping on the walls. The metal panels will be fastened to clips which are fastened directly to the sheathing with nails. The metal panels are not part of the structural portion of the building and have no part in the shear, wind or other loading on the building. I have included a detail from a typical manufacturer's detail book showing the type of fastening required.
- 3) Floor design: The drawings show three separate methods of addressing the existing undersized joists. In the front, garage area a beam will be inserted to reduce the span of the joists to the 14 or 15 foot range. In the center section, an additional 2x10 joist will be installed between each existing joist, giving a 9.5" (+/-) spacing to the joists. In the area of the deck a combination of 1st floor walls and beams will reduce the span and allow the deck frame to be dropped a few inches lower than the floor. These constructions are shown on the plan.
- 4) Stair width and setback: We have relocated the stairs to conform to the side setback of 10ft. The stairs are 36" wide with 7.5" risers and 10" treads. Handrails are at 36" with 44" height at all platforms.
- 5) Parking: The (2) required parking spaces have been located in the existing two car garage at the Hampshire Street end of the building.

- 6) Specific indication of existing use: The existing building is being used for a wood workshop and a (2) car garage. Under the proposal the use will remain exactly the same.
- 7) Door and Window Schedules: A 34"x80" entry door and a 72" x 80" patio door will connect the apartment to the deck. All windows will be casement type. 36" x 60" for the living room, 36" x 60" for the bed room, and smaller ones for the kitchen and right side windows. These will satisfy the egress requirements as to size and area.
- 8) Heating system: The existing building is supplied with natural gas from Hampshire Street. A new gas Ranai type heater will be installed upstairs and attached to the existing gas entrance.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Nemmers', written in a cursive style.

William Nemmers

CBL 28-0-15 STREET ADDRESS 20 Hampshire

DATE TIME CONTACT NARRATIVE INITIALS

11/30/11 2x2 5 1/2" Center Guardrail (1021.3)

2) Stairway 10" No. 6 tread must have 3/4" to 1 1/4" nosing not 0/1 (1014.6) 11/18

3) Use Single Family Home

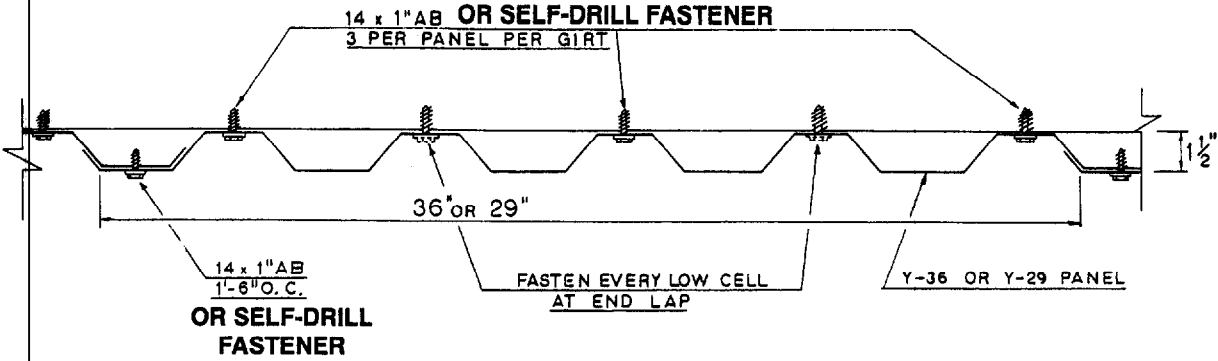
4) Collar ties

5) VHR Fire Rating

11/18 per drawing

12/4 Discussed 2HR Rating with Michael Monaghan, 2HR Reparation to be noted on plan and installed per Builder (10)

Y-36 AND Y-29 SERIES



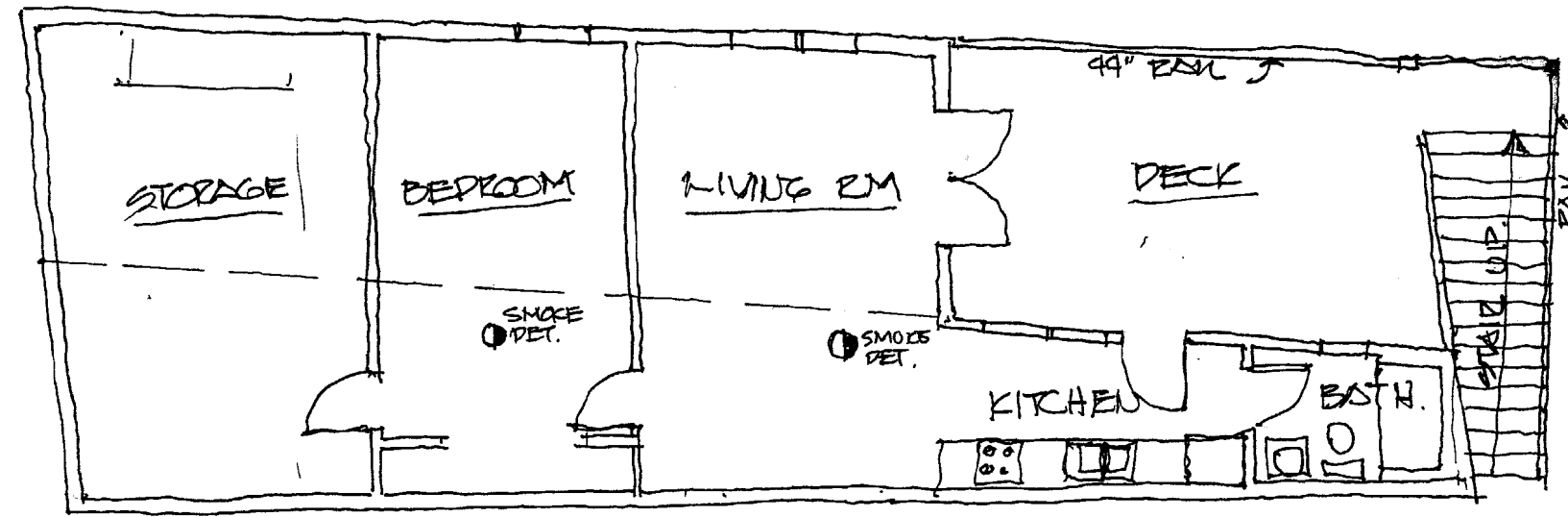
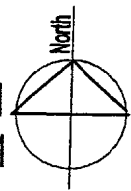
SECOND FLOOR ADDITION
 20 HAMPSHIRE STREET
 PORTLAND, MAINE

William Nemmers Associates, Architect
 100 Commercial Street Suite 212
 Portland, Me 04101 775-6141

Scale 1/8" = 1'-0"

permit set 09/19/2001

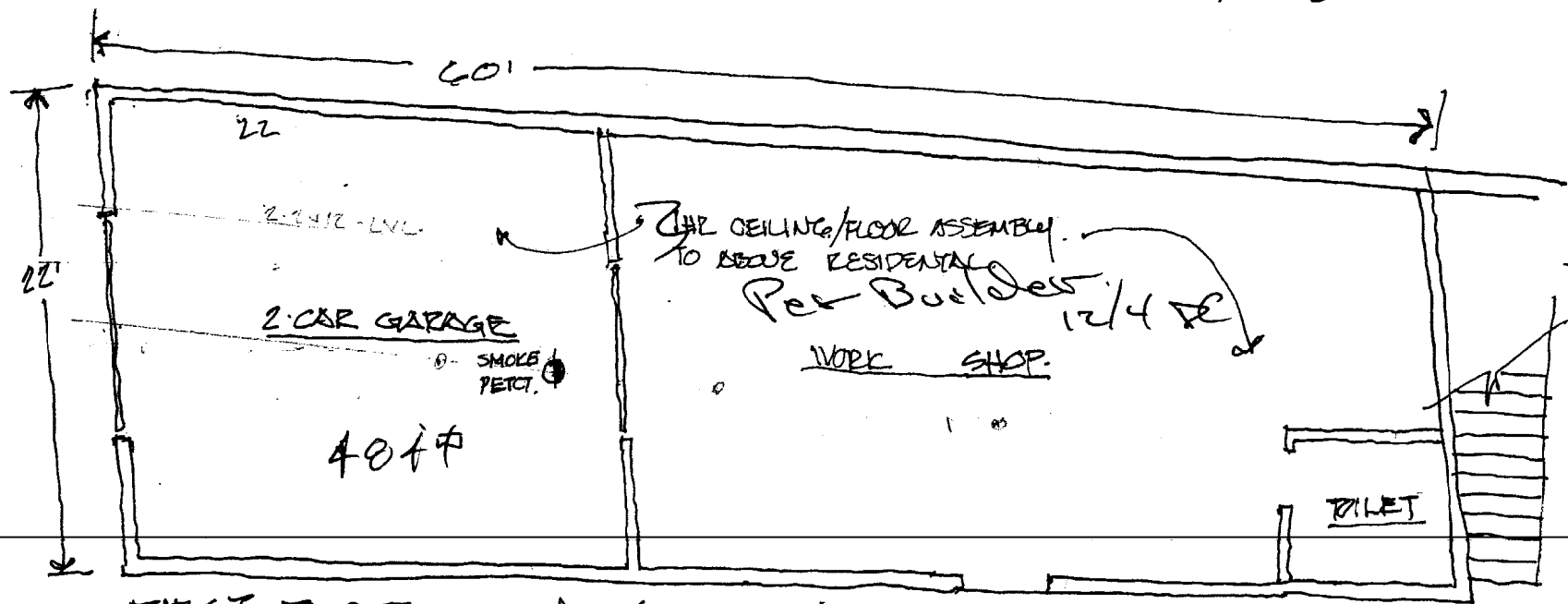
revised 09/27/2001



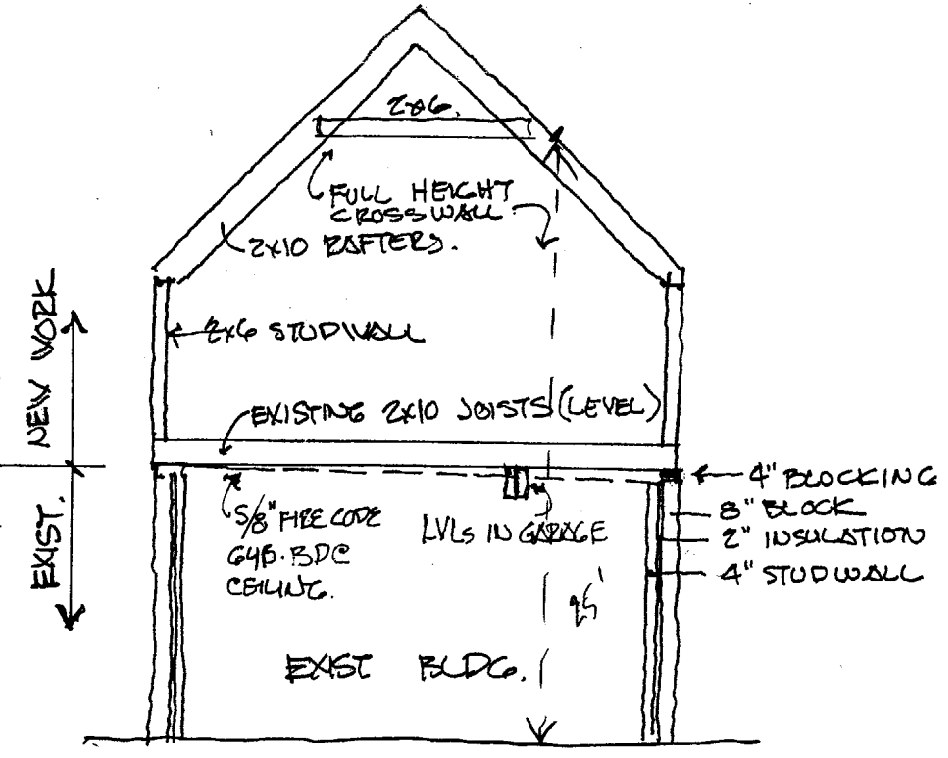
KREX 4 BUILDING 1.238
 AREA 4 DECK 248 = 20%

SECOND FLOOR PLAN.

$9 \times 19 = 171 \text{ ft}^2 \times 2.5 = 427.5$ spaces req



FIRST FLOOR PLAN - (EXISTING)



CROSS SECTION

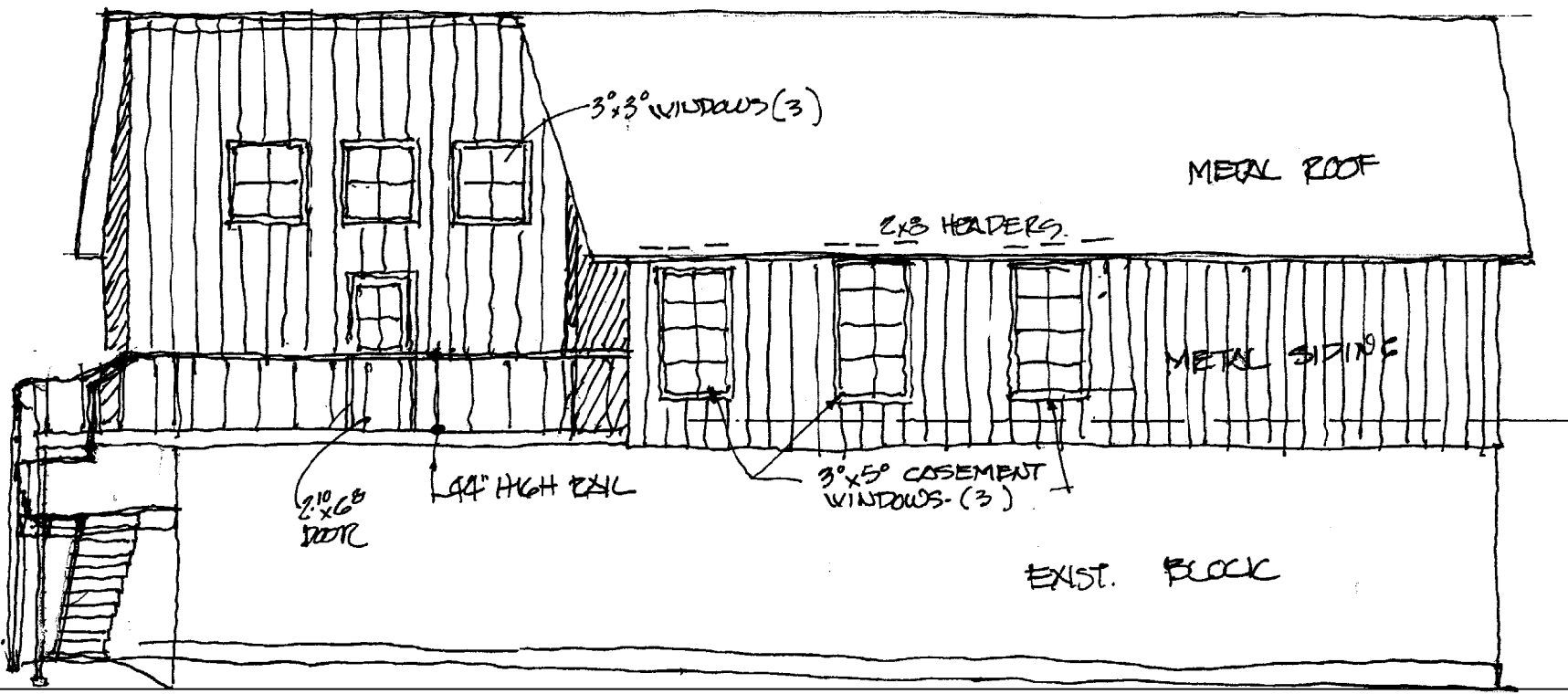
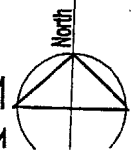
SECOND FLOOR ADDITION
20 HAMPSHIRE STREET
PORTLAND, MAINE 2

William Nemmers Associates, Architect
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Portland, Me 04101 775-6141

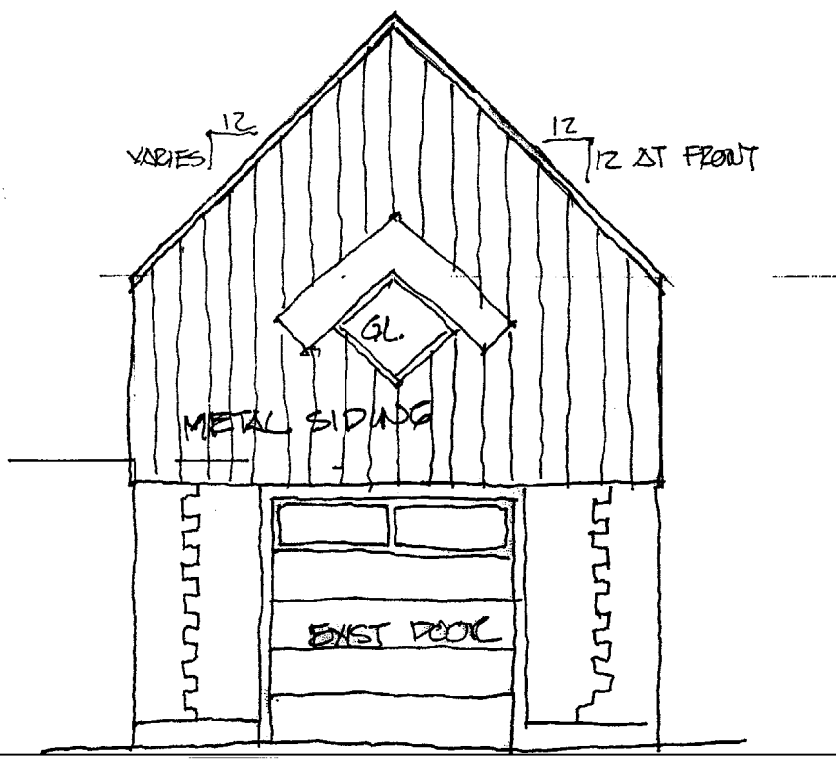
Scale 1/8" = 1'-0"

permit set 09/19/2001

revised 10/27/2001



LEFT SIDE

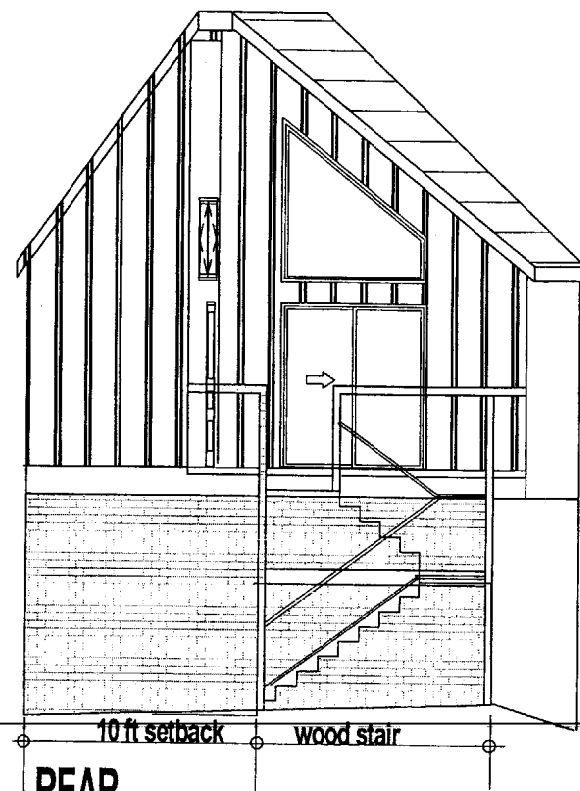


STREET ELEVATION

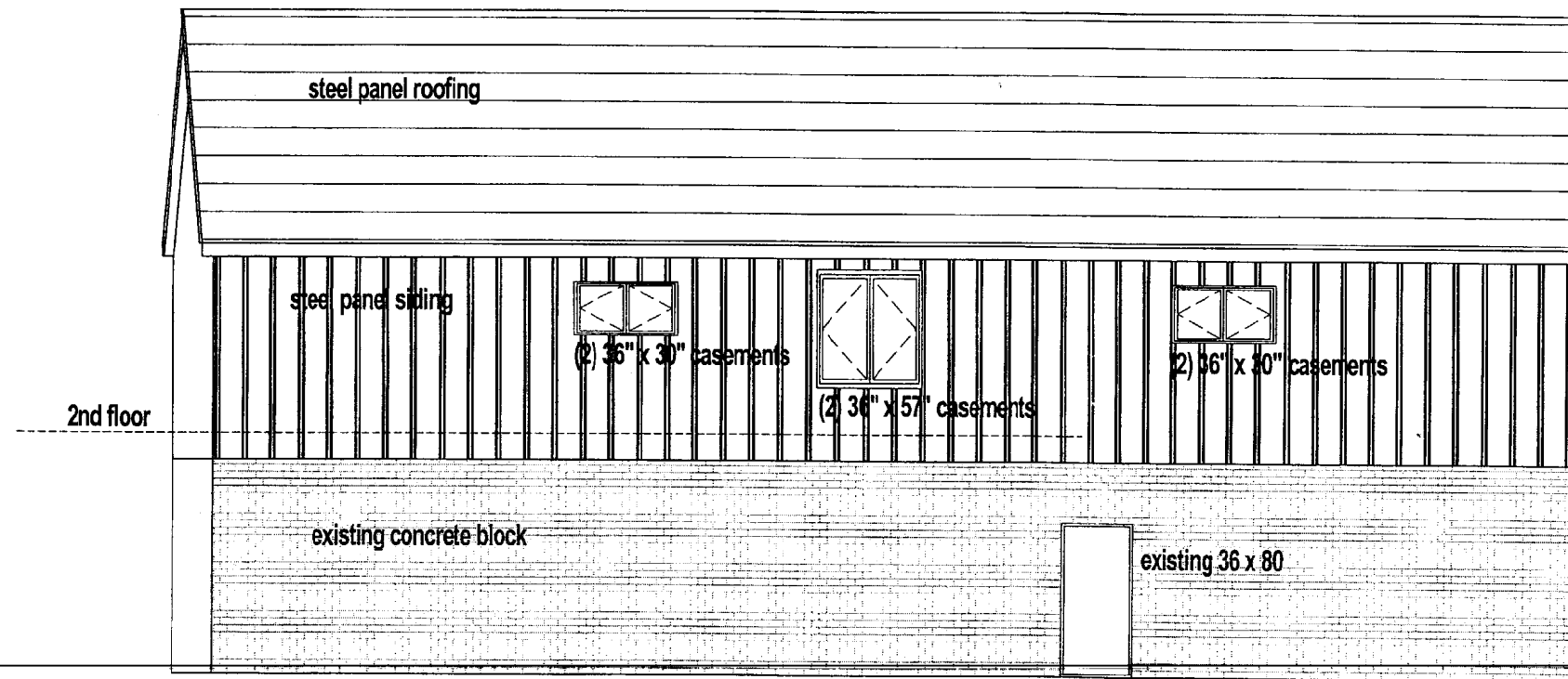
SECOND FLOOR ADDITION
20 HAMPSHIRE STREDET
PORTLAND, MAINE

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Portland, Me 04101 775-6141

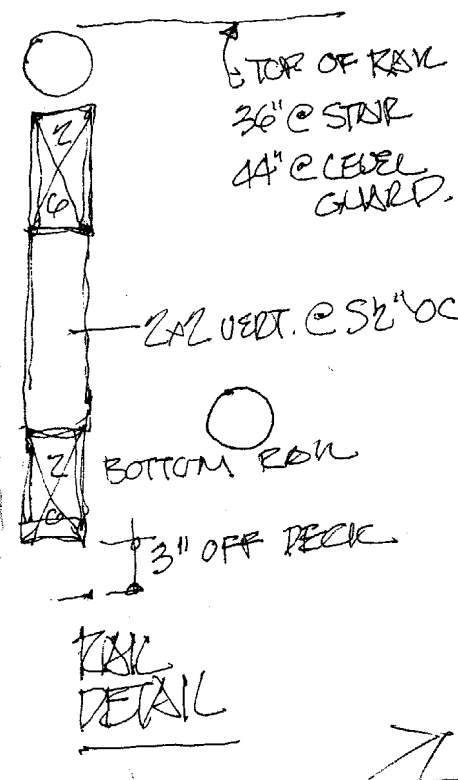
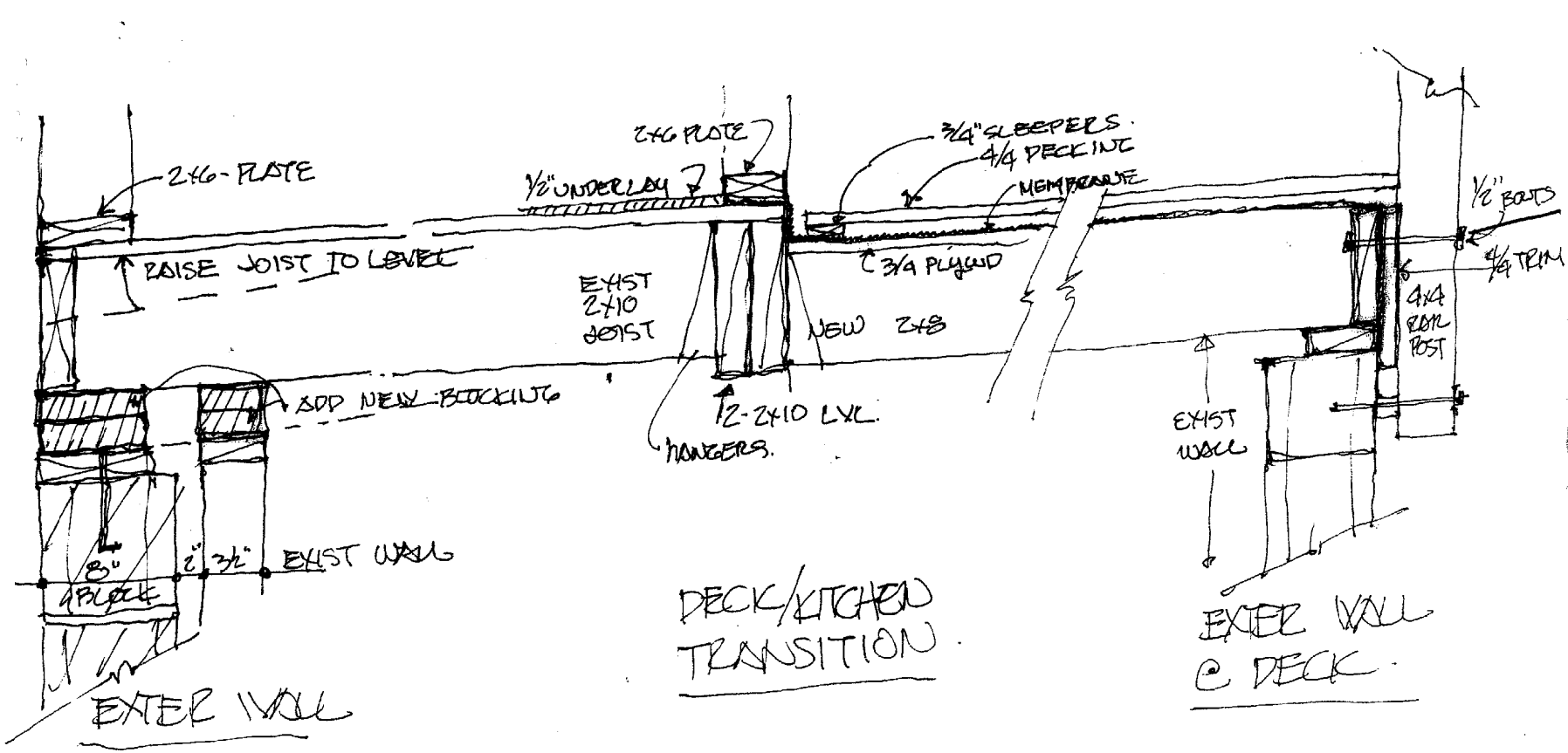
permit set 09/19/2001
revised 09/27/2001
revised 11/06/2001



REAR

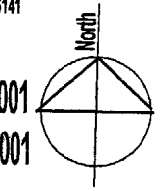


RIGHT SIDE

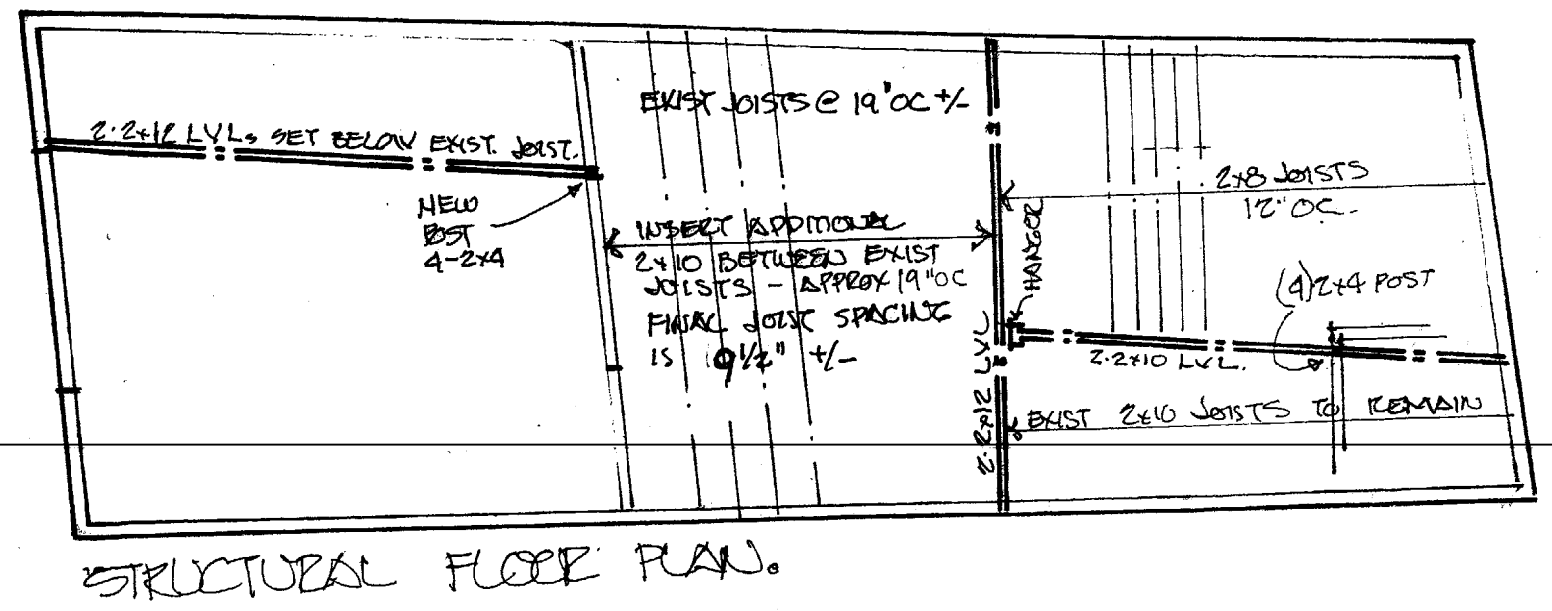


SECOND FLOOR ADDITION
 20 HAMPSHIRE STREET
 PORTLAND, MAINE 4

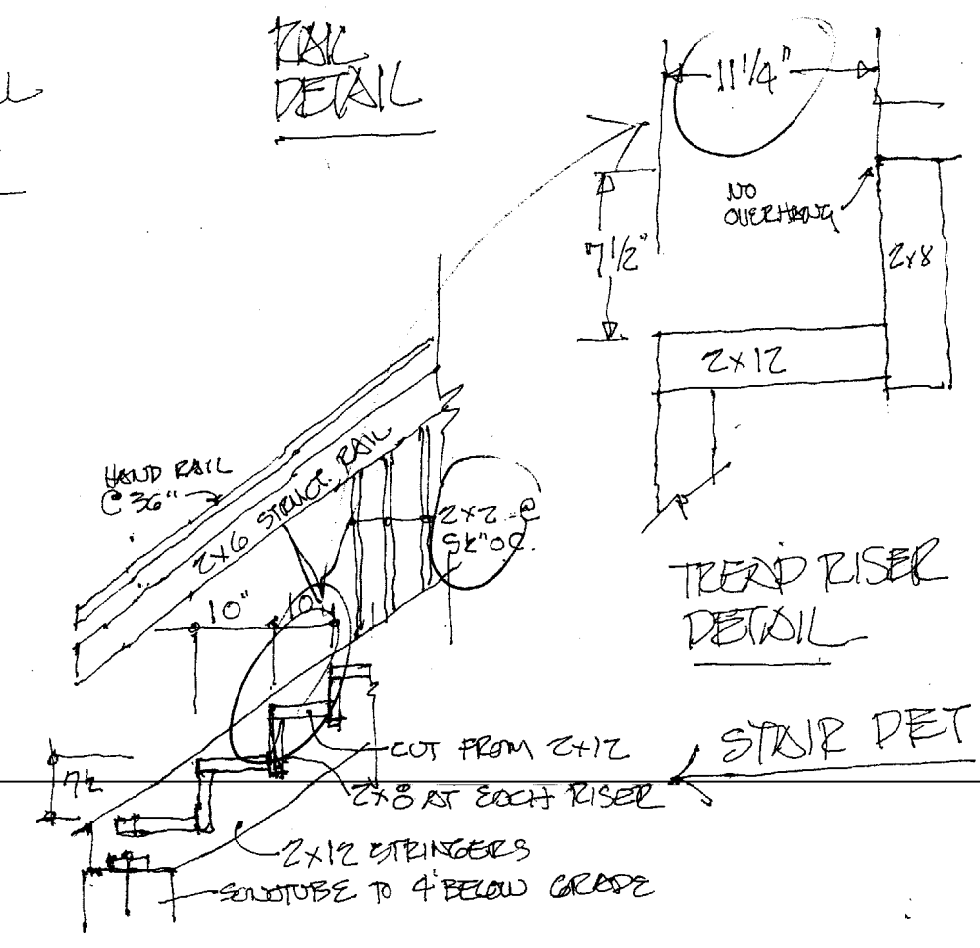
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 Portland, Me 04101 775-6141
 Scale 1/8" = 1'-0"
 permit set 09/19/2001
 revised 09/27/2001



DECK/KITCHEN
TRANSITION

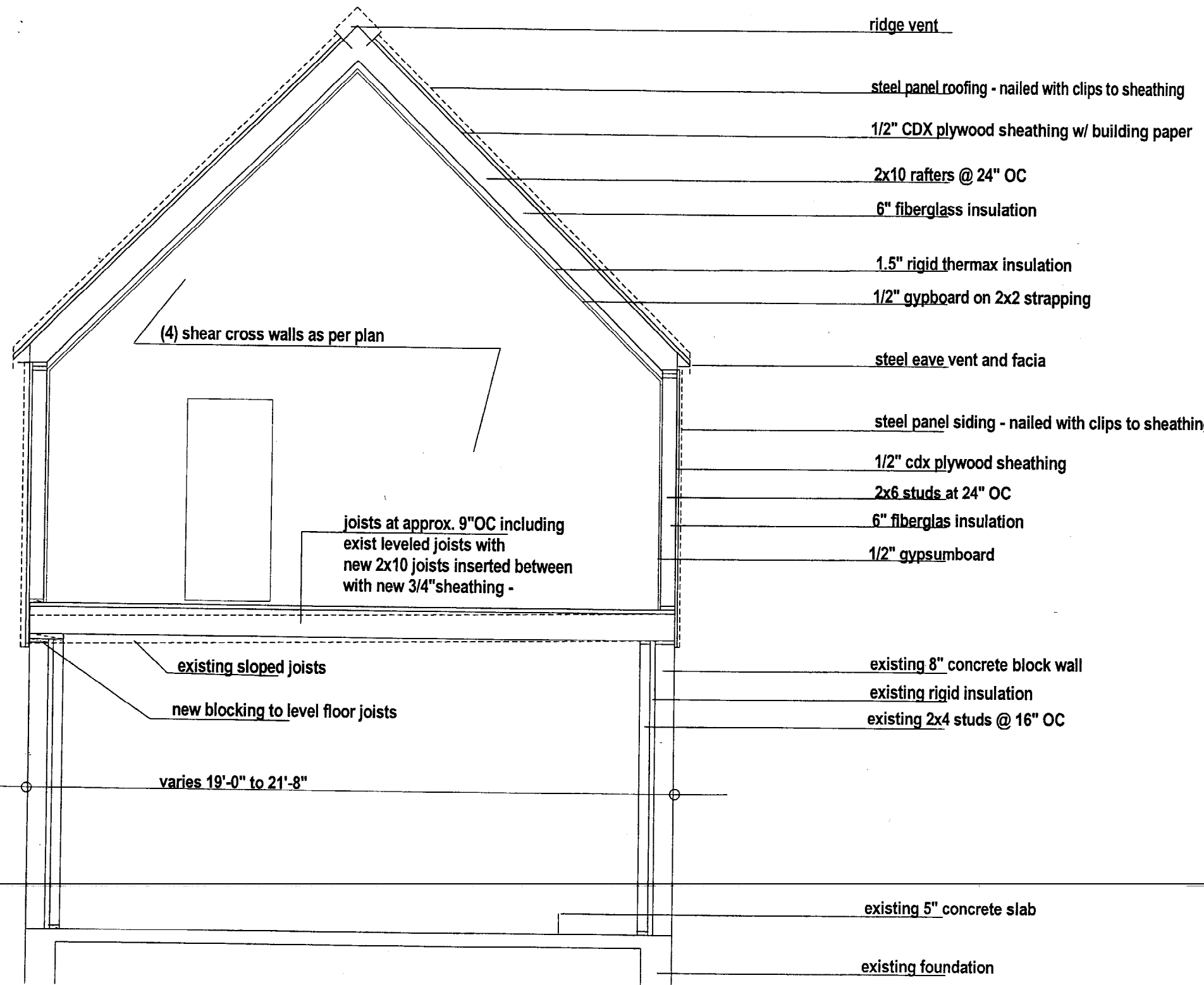


STRUCTURAL FLOOR PLAN.



TREAD RISER
DETAIL

STAIR DET



SECOND FLOOR ADDITION
20 HAMPSHIRE STREDET
PORTLAND, MAINE

5

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Portland, Me 04101 775-6141

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BUILDING SECTION

Scale 1/4" = 1'-0"

EXISTING APARTMENT BUILDING

SECOND FLOOR ADDITION
20 HAMPSHIRE STREDET
PORTLAND, MAINE

6

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Portland, Me 04101 775-6141

permit set 09/19/2001
revised 09/27/2001
revised 11/06/2001

R-6 zone

B-1-b zone

right of way to access rear of property

S-87-21-30-E 83.90'

20 HAMPSHIRE ST.
EXISTING ONE STORY BUILDING

new second floor
@ 80% first floor area

City of
Portland
Parking lot

N-01-17-28-W 19.17'

10 ft setback line

new stair

open deck

S-02-00-00-W 22.00'

HAMPSHIRE STREET

N-85-27-26-W 84.41'

SITE PLAN

1/8" = 1'-0"

ONE STORY COMMERCIAL BUILDING

