

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

CITY OF PORTLAND
Permit Number: 051235
OCT 3 2005
PERMIT ISSUED

This is to certify that 4 MILK MHR LLC /Harris Contracting LLC
has permission to alterations to existing penthouse, new window, door & roof section
AT 4 MILK ST PORTLAND, OR 97201 029 B002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 altered or otherwise proposed-in-
FOUR 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

[Signature] 10/3/05
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: 05-1233	Issue Date PERMIT ISSUED	029 B002001
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Location of Construction: 4 MILK ST	Owner Name: 4 MILK MHR LLC	Owner Address: 1660 SOLDIER FIELD RD	Phone:
Business Name:	Contractor Name: Harris Contracting LLC	Contractor Address: 5 Bartley Ave Portland	Phone: 207 974 928
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R3

Past Use: Commercial	Proposed Use: Commercial/ alterations to existing penthouse, new window, doors & roof section	Permit Fee: \$255.00	Cost of Work: \$26,000.00	CEO District: 1
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Proposed Project Description: alterations to existing penthouse, new window, doors & roof section	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB 10/3/05
	Signature	Signature <i>Clayton</i>


Permit Taken By: idobson	Date Applied For: 08/26/2005	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> <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"/> Date: <i>OK 9/23/05</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved Per HP. Board <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>to DA 9/23/05</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

11/21/05  - Electrician work not needed

11/24
- not necessary to have on the first inspection but
will be necessary in second inspection

11/29/05 No 2nd means of egress ~~MA~~

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1235	Date Applied For: 08/26/2005	CBL: 029 B002001
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Location of Construction: 4 MILK ST	Owner Name: 4 MILK MHR LLC	Owner Address: 1660 SOLDIER FIELD RD	Phone:
Business Name:	Contractor Name: Harris Contracting LLC	Contractor Address: 5 Bartley Ave Portland	Phone (207) 797-4928
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ alterations to existing penthouse, new window, doors & roof section	Proposed Project Description: alterations to existing penthouse, new window, doors & roof section
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Dept: Historical	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 09/23/2005	Note:	Ok to Issue: <input type="checkbox"/>
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 09/23/2005	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 10/03/2005	Note:	Ok to Issue: <input type="checkbox"/>
1) Project Engineer must provide special inspections the steel elements of construction. He must establish the fabricator's quality assurance program and field inspect and approve, in writing , the installation and connections. 2) Spoke with Buelle Hemingway, project Architect, and he has agreed to provide ventilation in the rafter / roof system as required by Code.					

Comments: 9/6/2005-gg: received partial exemption. /gg
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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.

6 Milk St.	
Total Square Footage of Proposed Structure	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>B 002</u> Lot# <u>002</u>	Owner: <u>Tom Witt</u> Telephone: <u>663-6940</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Harris Contracting LLC</u> <u>5 Bartley Ave Portland ME</u>
Current use: <u>rental apartment</u>	Cost Of Work: \$ <u>26,000 -</u> Fee: \$ <u>255.00</u>
If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____	
Proposed use: <u>new window door and roof section</u> Project description: <u>Alterations to Existing Penthouse - new window - door and roof section</u>	
Contractor's name, address & telephone: <u>Harris Contracting LLC</u> Who should we contact when the permit is ready: <u>William Harris</u> Mailing address: <u>5 Bartley Avenue Portland ME 04107</u>	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207 797-4928	

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:	Date: <u>8/23/2007</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

11/24/12

William Harris
Applicant

11/24/12
Application Date

5200 NE Oregon St
Applicant's Mailing Address

11/24/12
Project Name/Description

Consultant/Agent/Phone Number

11/24/12
Address of Proposed Site

CBL: _____

Description of Proposed Development:

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Yes	✓ * See below
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓

Buell Heminway
ARCHITECTS

FAX TRANSMITTAL

DATE: 9-10-05 TIME: 0820 AM/PM

Project: 6 MIKE STREET - PORTLAND

To The Attention Of: MIKE NUGENT - CEO PORTLAND

FAX Telephone Number: () 874-8716

Number of Pages to Follow: 2

MESSAGE:

Hi MIKE,

PRELIMINARY STRUCTURAL PLANS
IN SUPPORT OF MY EMAIL.

By: Buell Heminway

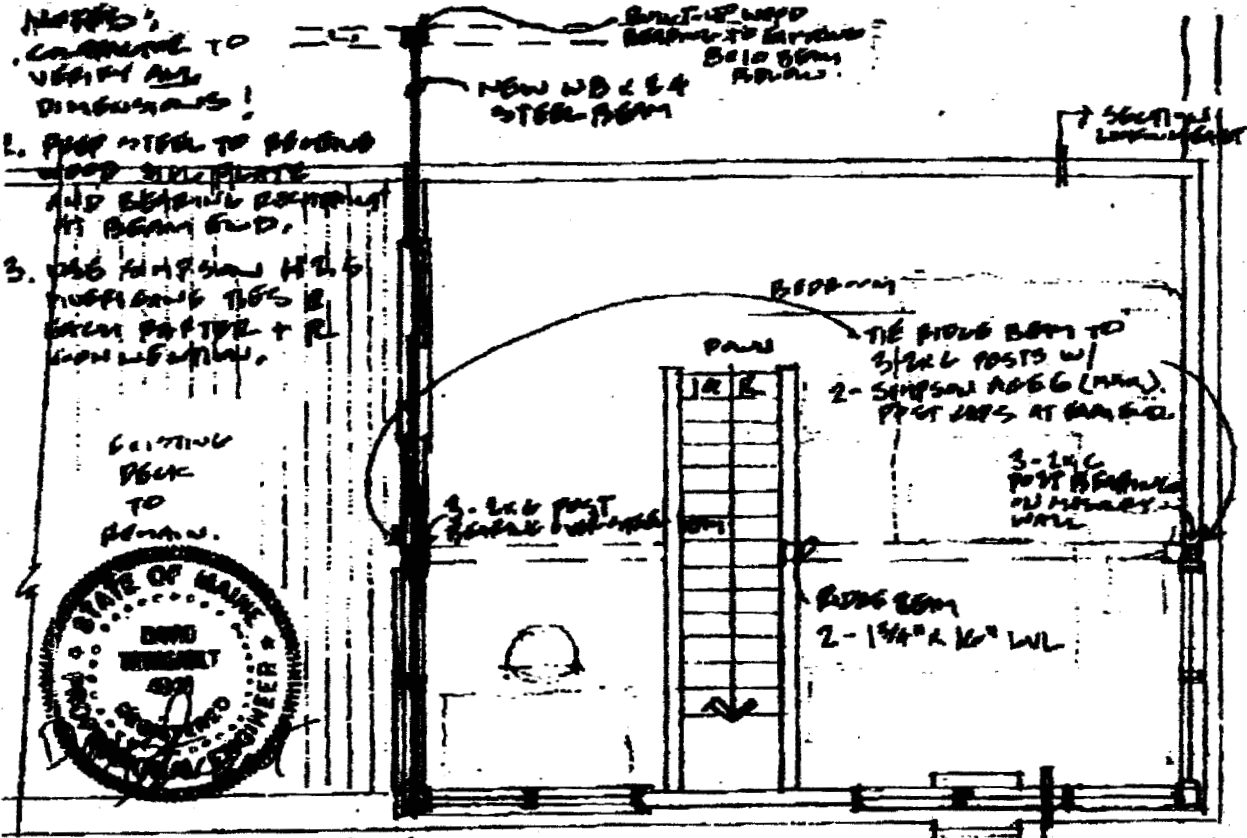
NOTICE

The information contained in this communication is confidential and intended only for the use of the addressee. Unauthorized use, disclosure, distribution or copying is strictly prohibited. If you receive this communication in error please notify us by telephone immediately at (207) 772-8892 so that we may arrange for retrieval of the document at no cost to you.

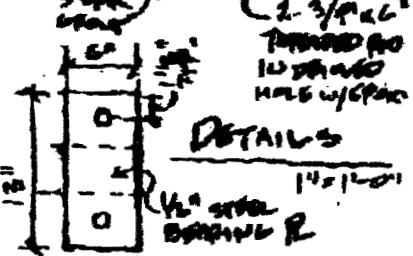
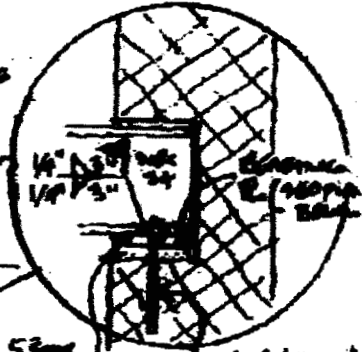
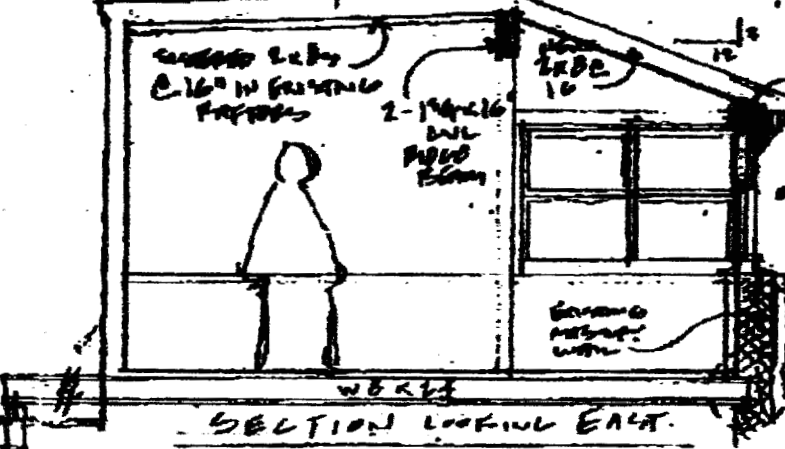
FAX (207) 772-2870

P.O. Box 17733 DTS ~ Portland, Maine 04112
(207)772-8892 ~ FAX 772-2870
Email: bheminwa@gwi.net

29 TB 2



STRUCTURAL MEMBER SIZES AND CONNECTIONS PER IBC/2003



6 MILK STREET PENTHOUSE
 STRUCTURAL AUGMENTATION
 COND: 1/4\"/>

PUBLIC HEINLEIN & ASSOCIATES ARCHITECTS STRUCTURAL DESIGN CONSULTING

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, M
 SEP 21 2005
 RECEIVED

6 MILK (4)

Mon, Sep 19, 2005 9:47

Subject: Re: 6 Milk Street Penthouse Reconstruction
Date: Monday, September 12, 2005 8:22
From: Mike Nugent <MJN@portlandmaine.gov>
To: <bheminwa@gwi.net>

Thank you, please apply for your demo only permit and we'll move as quickly as the system permits

>>> Buell Heminway <bheminwa@gwi.net> 9/10/2005 8:19:24 AM >>>
Hello Mike,

As we discussed, I am the Architect engaged by owner Tom Witt to obtain an EP permit for penthouse reconstruction at 6 Milk Street, which was granted in July. Application for a Building Permit by Mr. Witt's contractor Harris Contracting was made early this month and the fee was paid. I visited your office yesterday and determined that the application is currently under review by Marge Schmuckle.

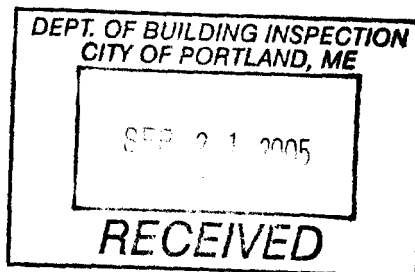
The missing piece of the permit application is the structural design needed to direct construction of the the new roof. David Tetreault, PE (Structural Design Consulting) and I conducted a site inspection with Harris Contracting on 9/8 and developed a preliminary design which has been approved by the Owner. Unfortunately, David's schedule does not permit completion of the design drawings for submission in support of the Building Permit application until late this coming week 9/15-16.

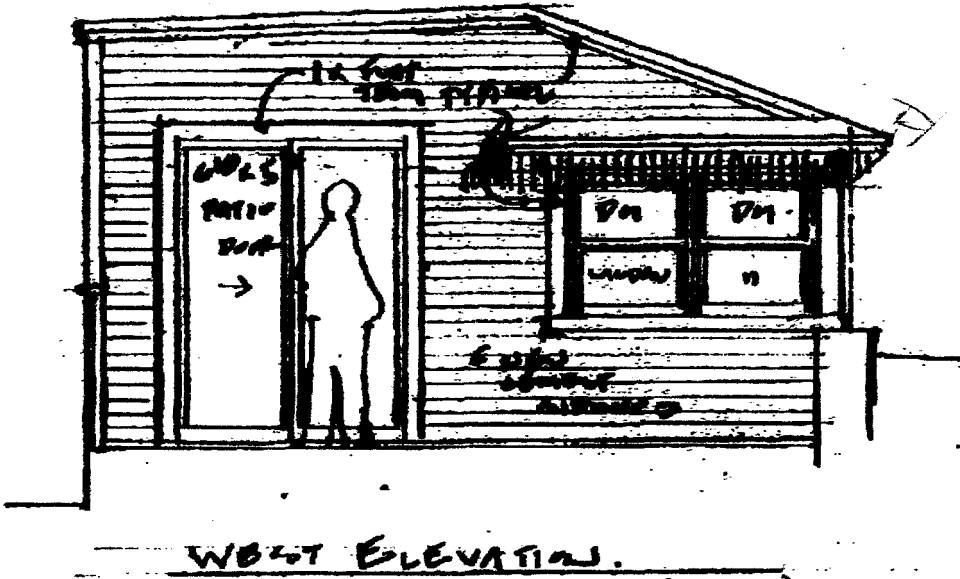
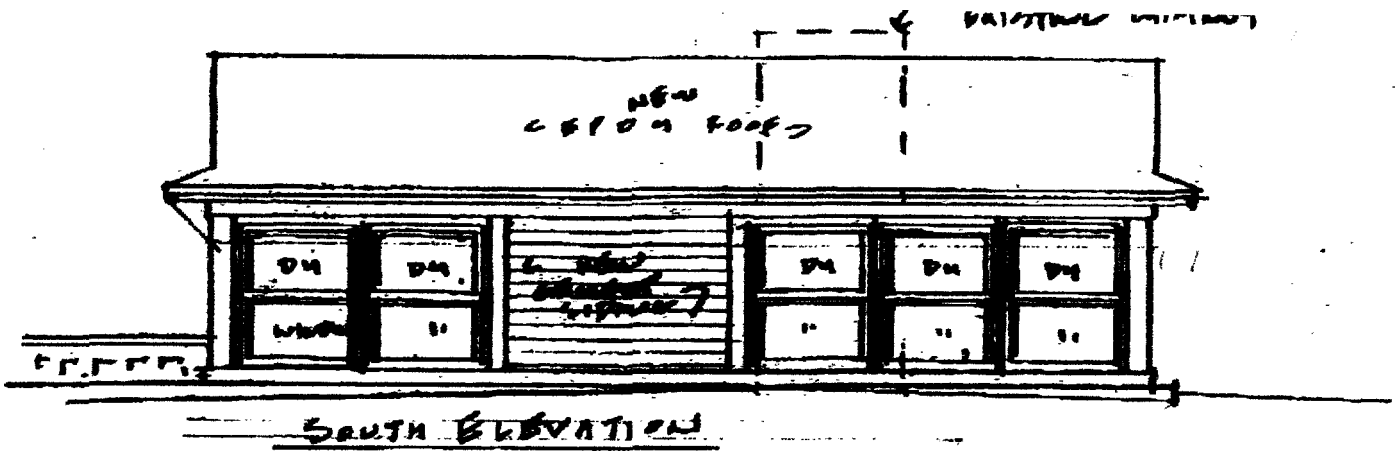
The Owner and Contractor are anxious to begin work immediately on the reconstruction in light of impending weather and need to accommodate a displaced residential tenant before. As we discussed yesterday, I respectfully request that you consider issuance of a temporary Demo Permit to allow Harris to begin that work with the understanding that the structural design piece of the Building Permit application will be forthcoming in the very near future.

I am FAXing you a copy of the preliminary structural design under separate cover.

Thanks for your consideration.

Buell Heminway, RA



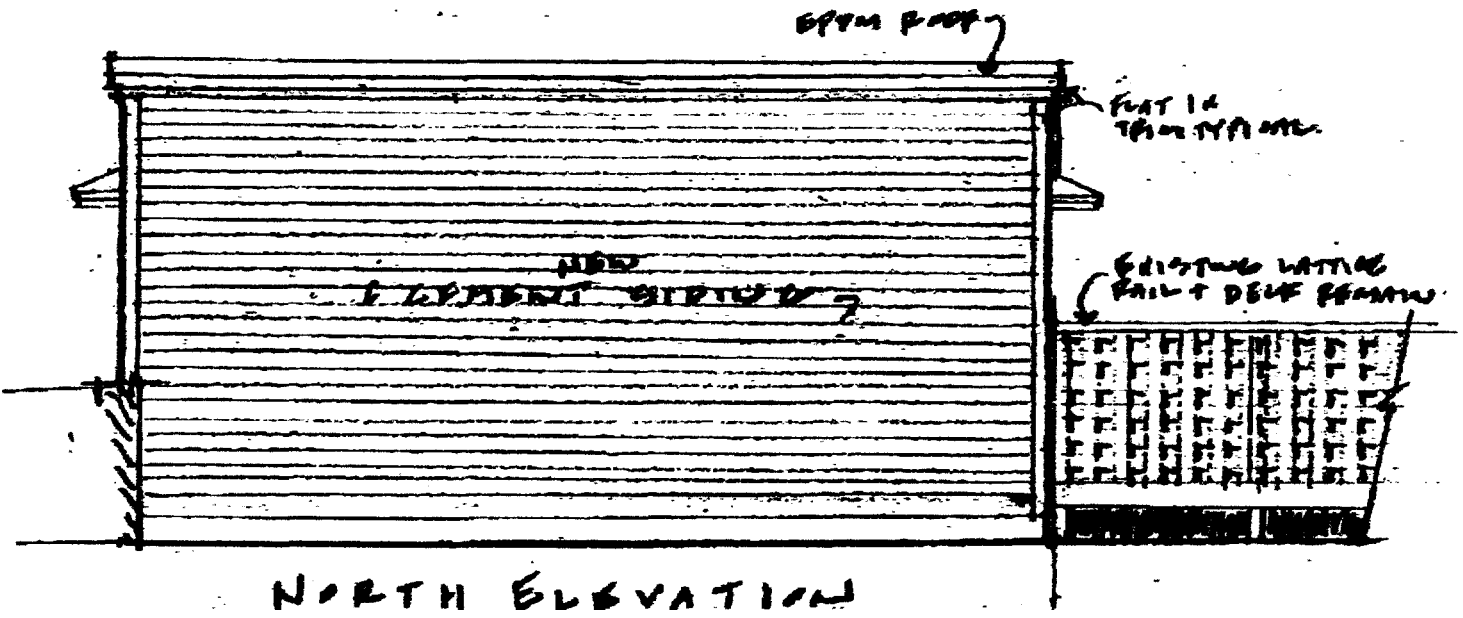


Penthouse at 6 Milk Street
 Application for Historic Preservation
 Certificate of Appropriateness

1/4" = 1'-0" 6-23-05 PM

Drawing
 2. of 2

© Copyright 2005
 Buell Heminway
 ARCHITECTS



**Penthouse at 6 Milk Street
Application for Historic Preservation
Certificate of Appropriateness**

SCOPE OF WORK

Description of the Project

The penthouse structure on the roof of 6 Milk Street was constructed in the mid-1970s as a sleeping room adjunct to the apartment directly below it. As attached photos 5, 6, 7 and 8 show, the south and east window walls have suffered the effects of weathering and structural inadequacy to the point where water is invading the interior, and the siding is generally deteriorated.

In general, the Owner would like to repair and replace exposed elements of the penthouse to result in a low maintenance exterior. The plan is to demolish the existing steep pitch roof and fixed glass panels south of the ridge bearing beam, as well as the gable ends and glazing to a point just south of the ridge beam bearing posts. The existing non-functional chimney shown in the photos would be demolished down to the existing masonry parapet wall. All existing wood clapboard siding and trim will be removed and replaced. Existing roofing south of the ridge beam will be removed.

After demolition, a new structural south wall with partial east and west gable ends containing new double-hung windows would be constructed as shown in the attached drawings 1. and 2.. A new roof having approximately a 3/12 slope and 12 inch eave overhangs to partially shade the windows would complete the new structure. A new sliding glass patio door accessing the deck will be installed in place of the fixed glass window shown in photo 5. Existing fixed fiberglass glazing north of the ridge beam bearing post shown in photo 8. will be removed and the opening infilled with solid wall material.

The footprint and interior arrangement of the penthouse, and the deck with lattice guardrail will remain as existing.

New Exterior Materials are as follows:

Roof: New EPDM (rubber) roofing to adjoin existing.

Flashing: Metal parapet cap to match existing adjacent where new window wall installed and to cap demolished chimney. Black metal drip flashing at rubber roof eaves.

Siding: New cement siding in clapboard pattern (Hardiplank or approved substitute) painted a dark color.

Trim: New 1 x 4, 1 x 6 and as required dimensional pre-primed wood or composite, painted to match or complement siding. 1/2" MDO plywood eave soffit.

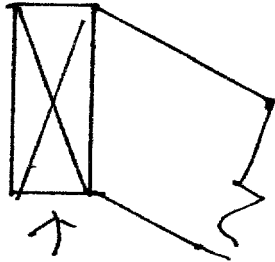
Windows and Door: Double hung 1/1 windows; 1 lt. operating x 1 lt. Stationary sliding patio door:
black color cladding. (Product cut attached)

PELLA DESIGNER SERIES
DOUBLE HUNG + DOOR.

FRAMING DETAIL

12/3

PERIODICALLY



Existing Bridge beam

EPDM roof

New 2x8 h.d. s.p.f 16' o.c.
rafters

5/8 CDX ply sheathing

If window N/A

span less than 12'-0"

double 2x6 top plate

3/2x8 window headers

Side Walls to be 2x4 16" to tie into existing 2x4 side walls

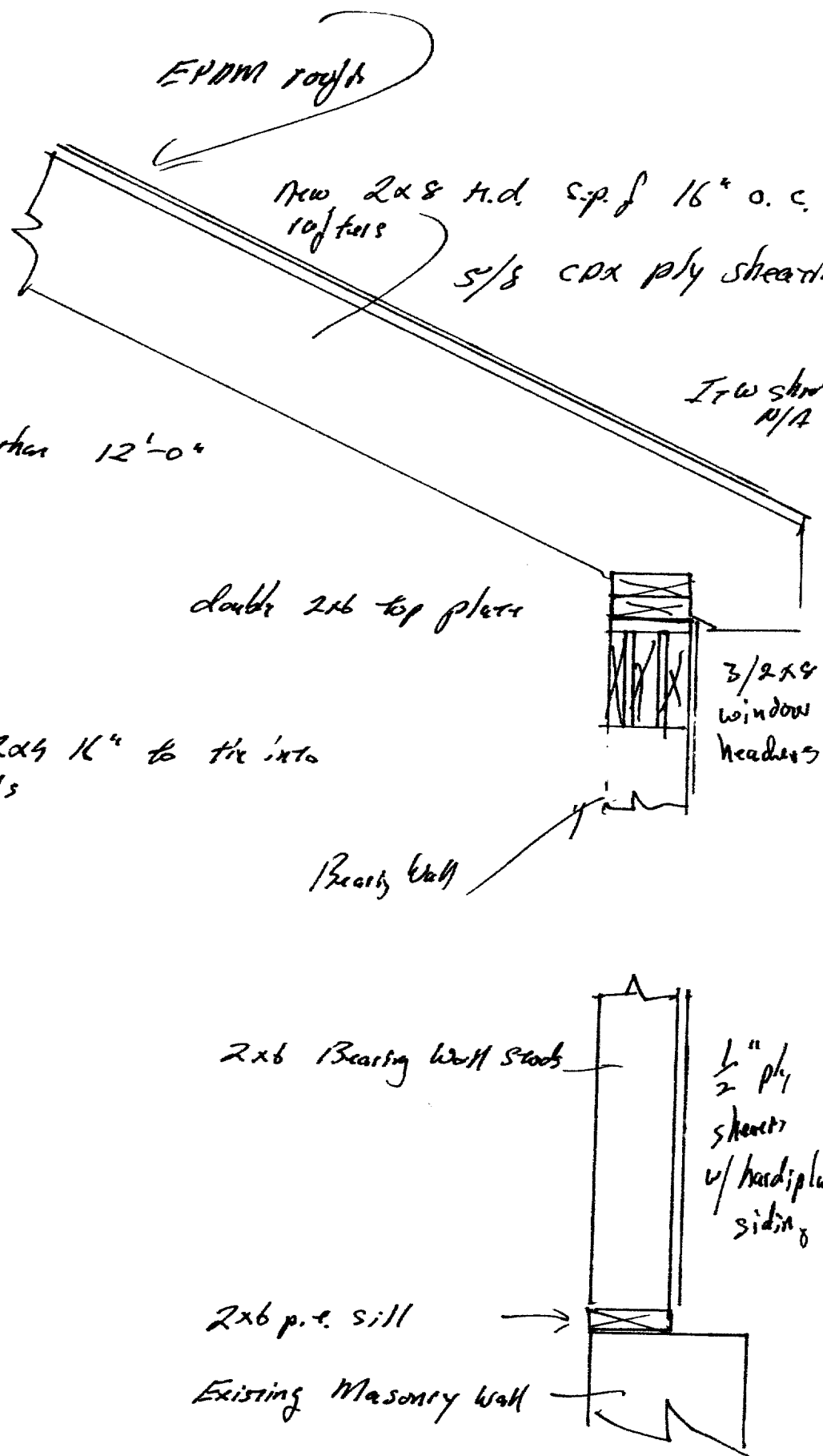
Bearing Wall

2x6 Bearing Wall Studs

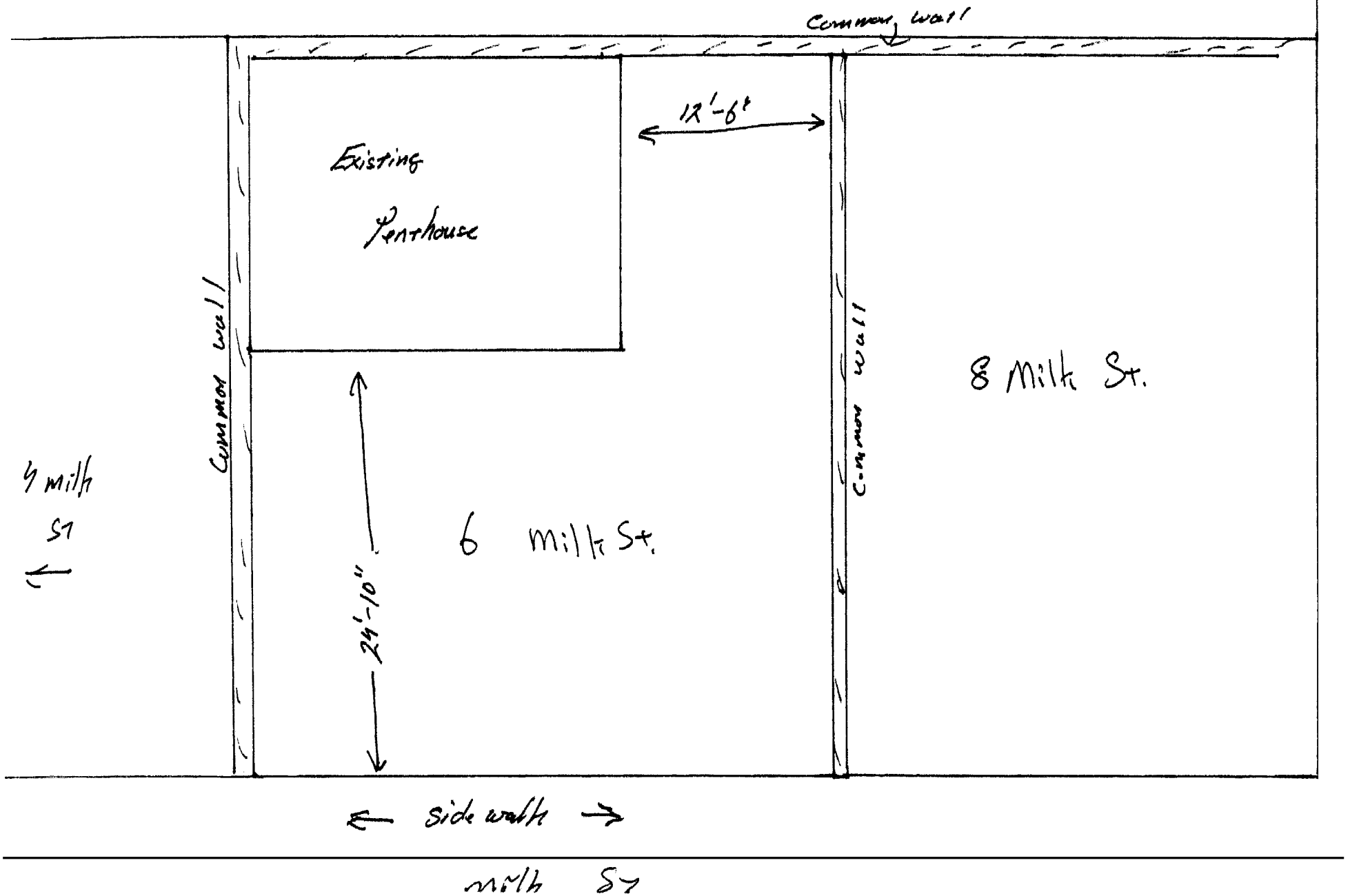
1/2" ply sheath w/ hardiplank siding

2x6 p.c. sill

Existing Masonry Wall

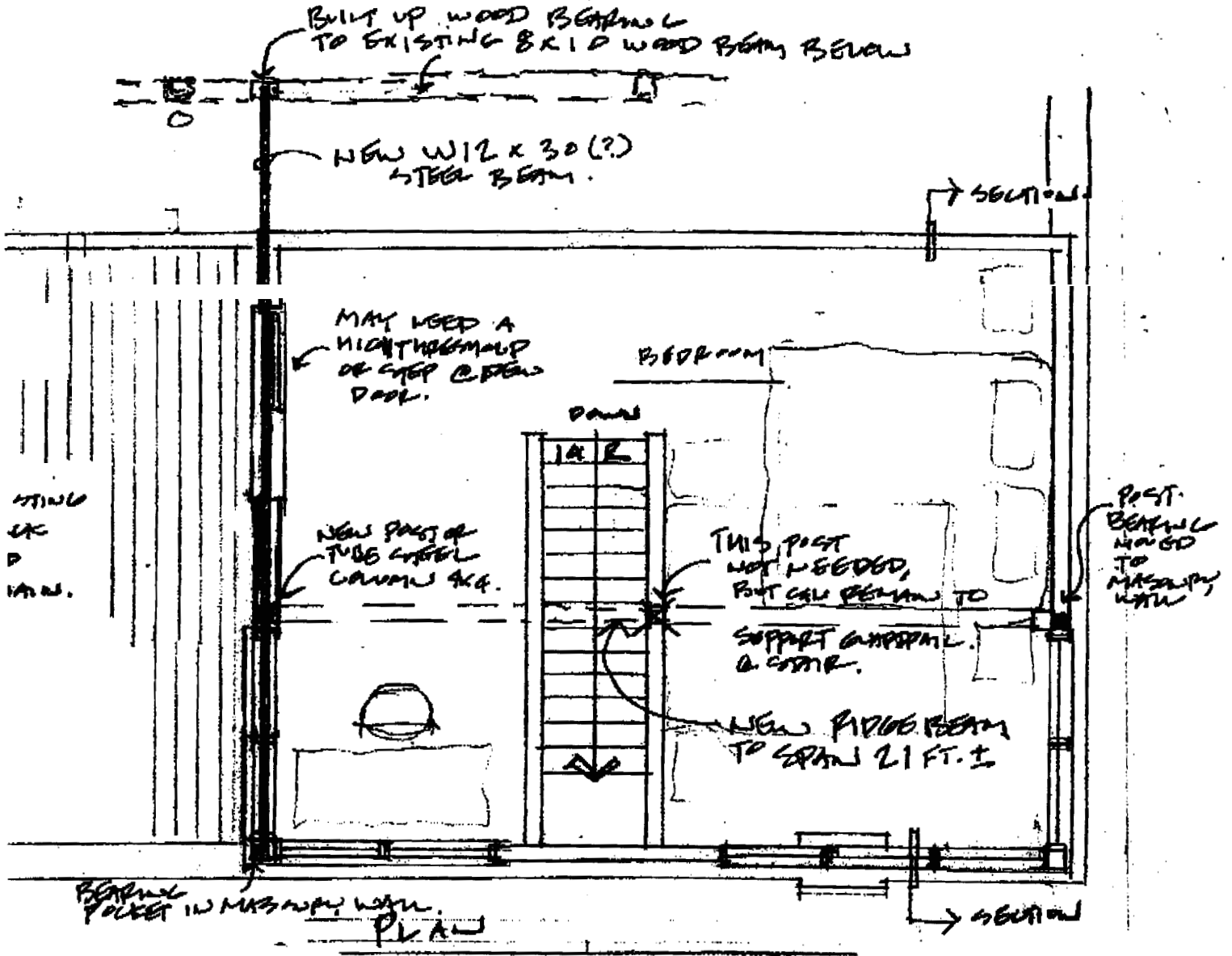


6 Milk St. is bordered on 3 sides by common wall with other buildings and the Milk St sidewalk on one side. Plot
← other building →



PROPOSED (PRINT)

NOT FOR CONSTRUCTION



EXISTING
C/C
D
I/W.

BEAM POCKET IN MASSIVE WALL.
PLAN

PRELIMINARY
6 MILK ST. PENTHOUSE
PROPOSED STRUCTURAL UPGRADE

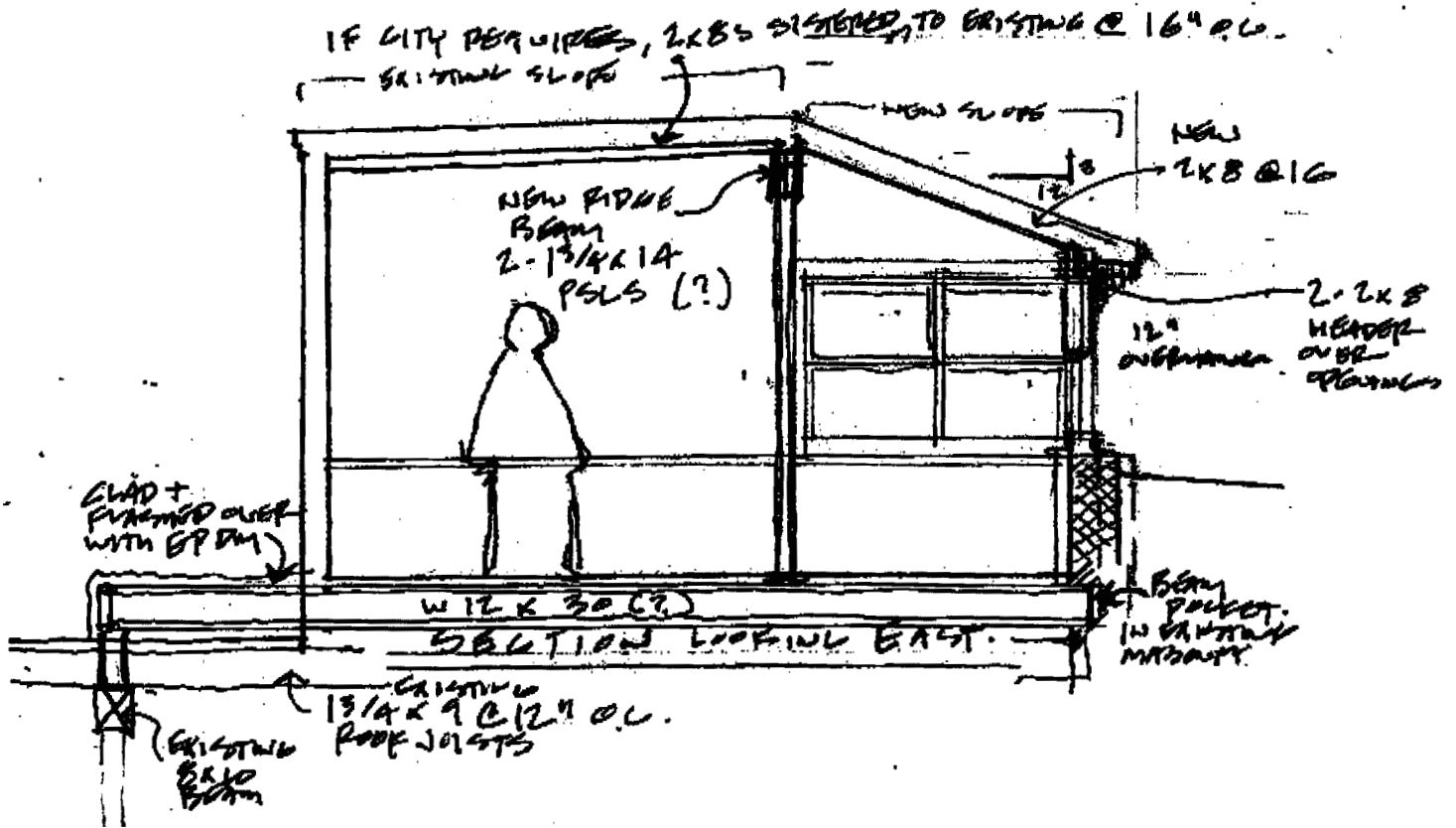
1/4" = 1' - ON 9.8.05 PAA

1 of 2 2932

© 2005
RUBEN MEMILYAN
ARCHITECTS

PROGRESS PRINT

NOT FOR CONSTRUCTION



© 2005
 RUEL HEMMINGWAY
 ARCHITECTS

PRELIMINARY
 6 MILK ST. PENTHOUSE
 PROPOSED STRUCTURAL
 UPGRADE
 1/4" = 1'-0" 1-8-05 PAA

20 of 2

2932



CITY OF PORTLAND, MAINE
Department of Building Inspections

_____ 20 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (I1) ____ Plumbing (I5) ____ Electrical (I2) ____ Site Plan (U2) ____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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