

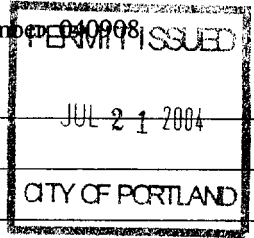
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 040998



This is to certify that Sea Brix Properties Llc /King Builders
has permission to Remove interior walls, renovate kitchen, and hardwood flrs in condo
AT 65 Portland St City of Portland 033 A019002

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.

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

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

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

Debbie Burke 7/20/04
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: 04-0908	Issue Date: JUL 21 2004	CBL: 033 A019002
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Location of Construction: 65 Portland St	Owner Name: Sea Brix Properties Llc	Owner Address: 12 Newman St	Phone: (617)504-5774
Business Name:	Contractor Name: King Builders	Contractor Address: 102 Baxter Blvd Portland	Phone: 2076536974
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: condominium <i>single family</i>	Proposed Use: <i>SF</i> condominium w/ renovated kitchen, hrdwd floors and change in interior layout	Permit Fee: \$129.00	Cost of Work: \$12,000.00	CEO District: 1	3,538#
<i>Legal use per C.O. 2/23/04 # 03. 0223</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R2A</i> Type: <i>38</i> <i>BOCA 1999</i>	

Proposed Project Description:
Remove interior walls, renovate kitchen, add hardwood flrs in condo

Signature: _____ Date: *JMB 7/20/04*

EDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 07/01/2004	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>Approved to remain a single family Condo</i> <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"/>	<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	<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>JMB</i>
Date: <i>JMB 7/20/04</i>	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

7/29/04 Inspected paving

OK to close in Area

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0223	Issue Date: APR 25 2003	CBL: 033 A019001
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Location of Construction: 65 Portland St	Owner Name: Sea Brix Properties Llc	Owner Address: 12 Newman St	Phone: 774-1894
Business Name:	Contractor Name: Awl Space Remodeling & Millwork	Contractor Address: 696 Meadow Road Casco	Phone: 2076717068
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: B2b

Past Use: Mixed Use/ 2 Family-Commercial	Proposed Use: 2 Condominiums	Permit Fee: \$230.00	Cost of Work: \$230.00	CEO District: 2
1 st floor Restaurant use - rest of Bldg 2-fam. Residential Proposed Project Description: Change of Use/Condo Conversion No change to submitted		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R2/A Type: 3B 4/18/03
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
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Permit Taken By:	Date Applied For: 03/21/2003	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 with conditions</i> Date: <i>ing 4/18/03</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>[Signature]</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

Permit No: 04-0908	Date Applied For: 07/01/2004	CBL: 033 A019002
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Location of Construction: 65 Portland St	Owner Name: Sea Brix Properties Llc	Owner Address: 12Newman St	Phone: (617)504-5774
Business Name:	Contractor Name: King Builders	Contractor Address: 102 Baxter Blvd. Portland	Phone (207) 653-6974
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: condominium w/ renovated kitchen,hrdwd floors and change in interior layout	Proposed Project Description: Remove interior walls, renovate kitchen, add hardwood flrs in condo
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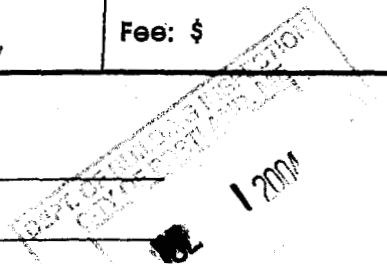
Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 07/20/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.			
2) This property shall remain a single family condominium. Any change of use shall require a separate permit application for review and approval.			

Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 07/20/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
2) Separate permits are required for any electrical, plumbing, or heating.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

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: <u>65 Portland St.</u>		
Total Square Footage of Proposed Structure <u>1690</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>33</u> Block# <u>A</u> Lot# <u>19</u>	Owner: <u>Mark Anderson</u>	Telephone: <u>617-504-5774</u>
Lessee/Buyer's Name (if Applicable) <u>19002</u>	Applicant name, address & telephone: <u>Geoff King</u> <u>102 Baxter Blvd.</u> <u>Portland, ME 04101</u>	cost Of Work: \$ <u>12,000</u> Fee: \$
Current use: <u>Condo</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Condominium</u>		
Project description: <u>Removal of interior walls, renovate kitchen</u> <u>add hardwood floors</u>		
Contractor's name, address & telephone: <u>King Builders</u>		
Who should we contact when the permit is ready: <u>G. F. King</u>		
Mailing address: <u>102 Baxter Blvd.</u> <u>Portland, ME 04101</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: <u>653-6974</u>		



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: 6/22/04

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

L & L STRUCTURAL
ENGINEERING SERVICES, INC.

Six Q Street

South Portland, ME 04106

Phone: (207) 767-4830

Fax: (207) 799-5432

June 30, 2004

Geoffrey King
King Builders
102 Baxter Boulevard
Portland, Maine 04101

1.65

Subject: Building located at **56** Portland Street, Portland, Maine

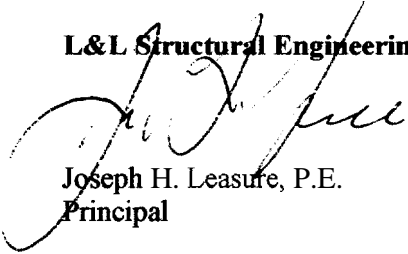
Dear Mr. King,

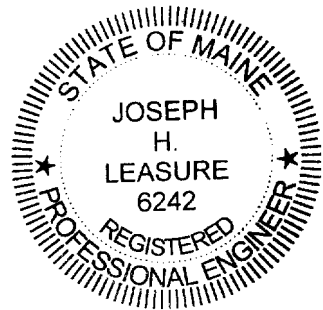
As per your request we visited the aforementioned building and reviewed and analyzed the structural framing in the drawings prepared by King Builders for the proposed residential units at the second and third floor. Our analysis and review of the structure was performed utilizing the 1999 BOCA National Building Code adopted by the City of Portland, Maine. The analysis considered the Building Code Requirements for Wood Construction (NDS-latest edition) published by the National Forest Products Association. Generally the proposed structural design consists of removal of interior walls, which are non-load bearing walls. Hence, the structural design meets or exceeds the structural code requirements **as long as** the items noted "VIF" are verified by the contractor in the field and any discrepancies are brought to our attention.

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

Sincerely,

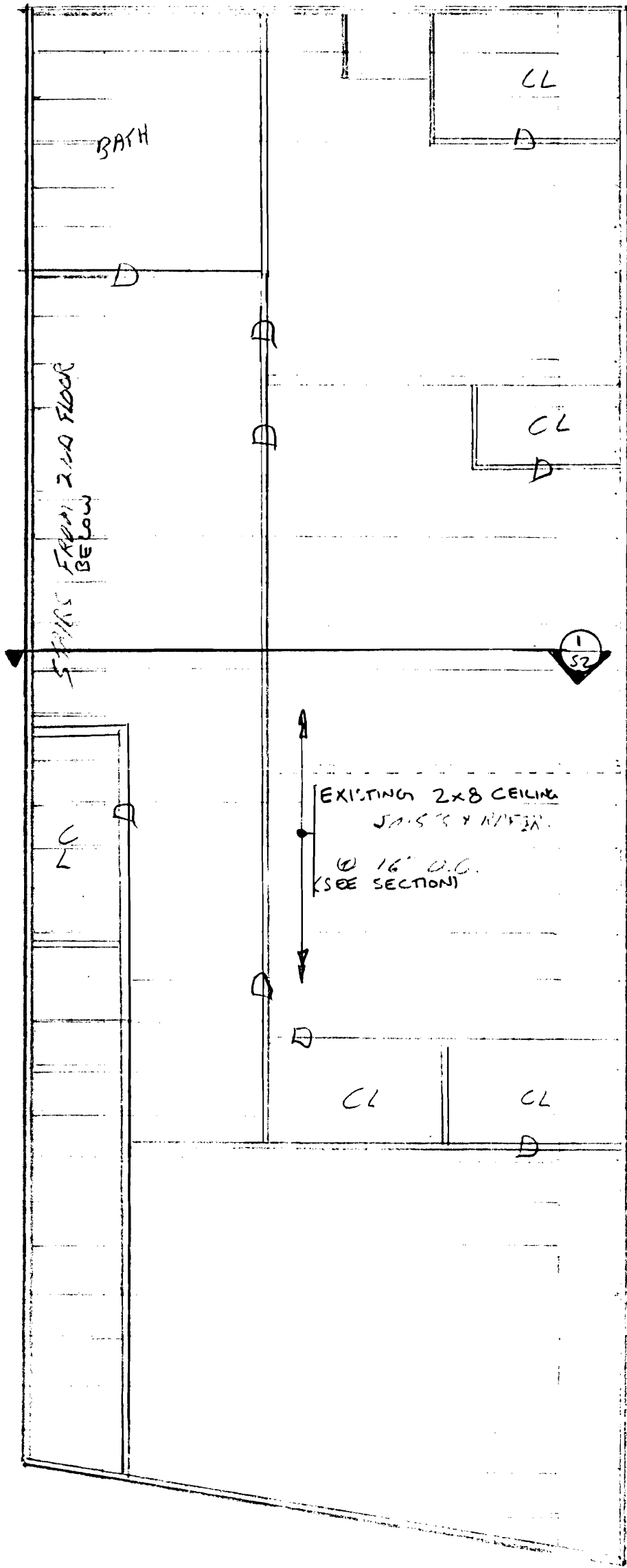
L&L Structural Engineering Services, Inc.


Joseph H. Leasure, P.E.
Principal



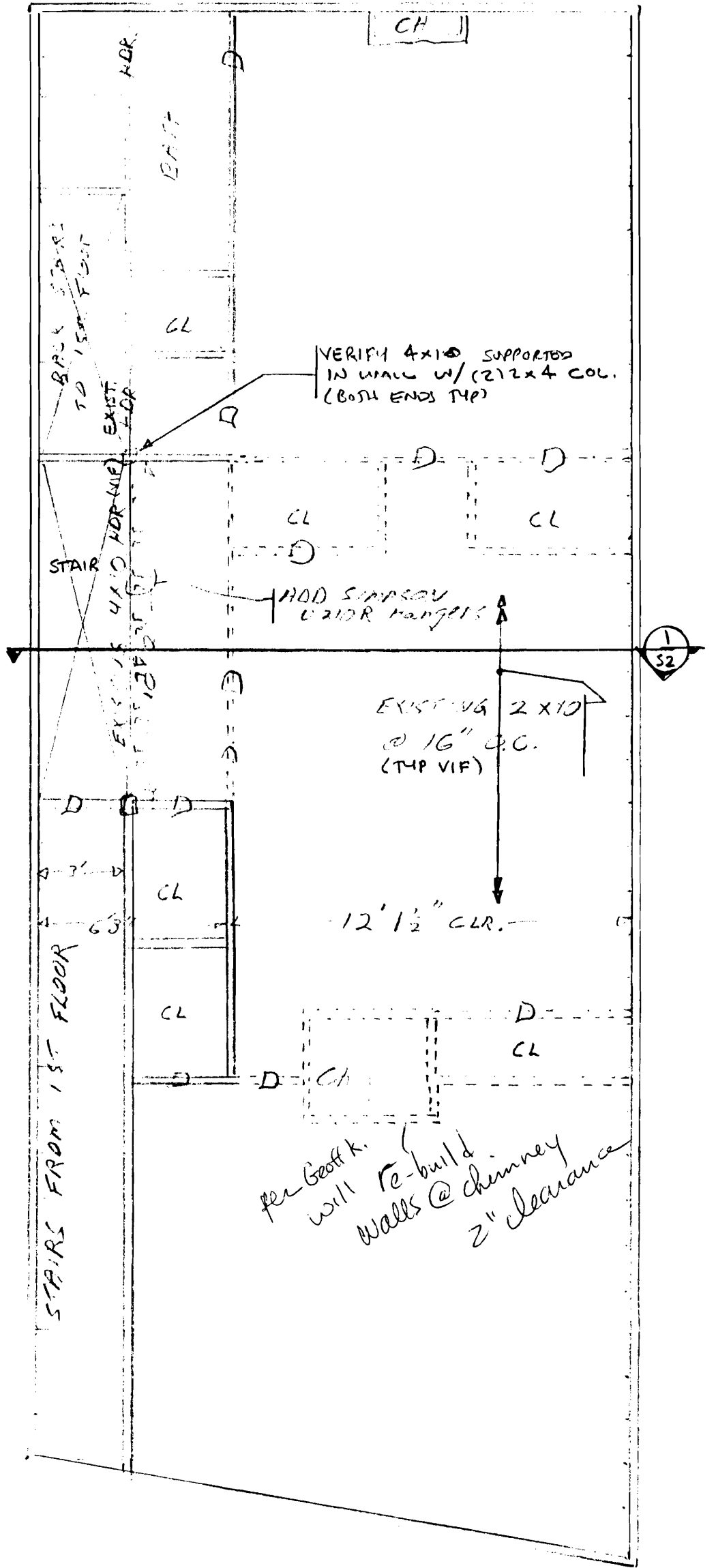
ROOF FRAMING PLAN

Actually 3rd Fl. Plan



3RD FLOOR FRAMING PLAN

Actually 2nd Fl Plan



CH = Chimney

CL = Closet

D = Door

HDR = Header

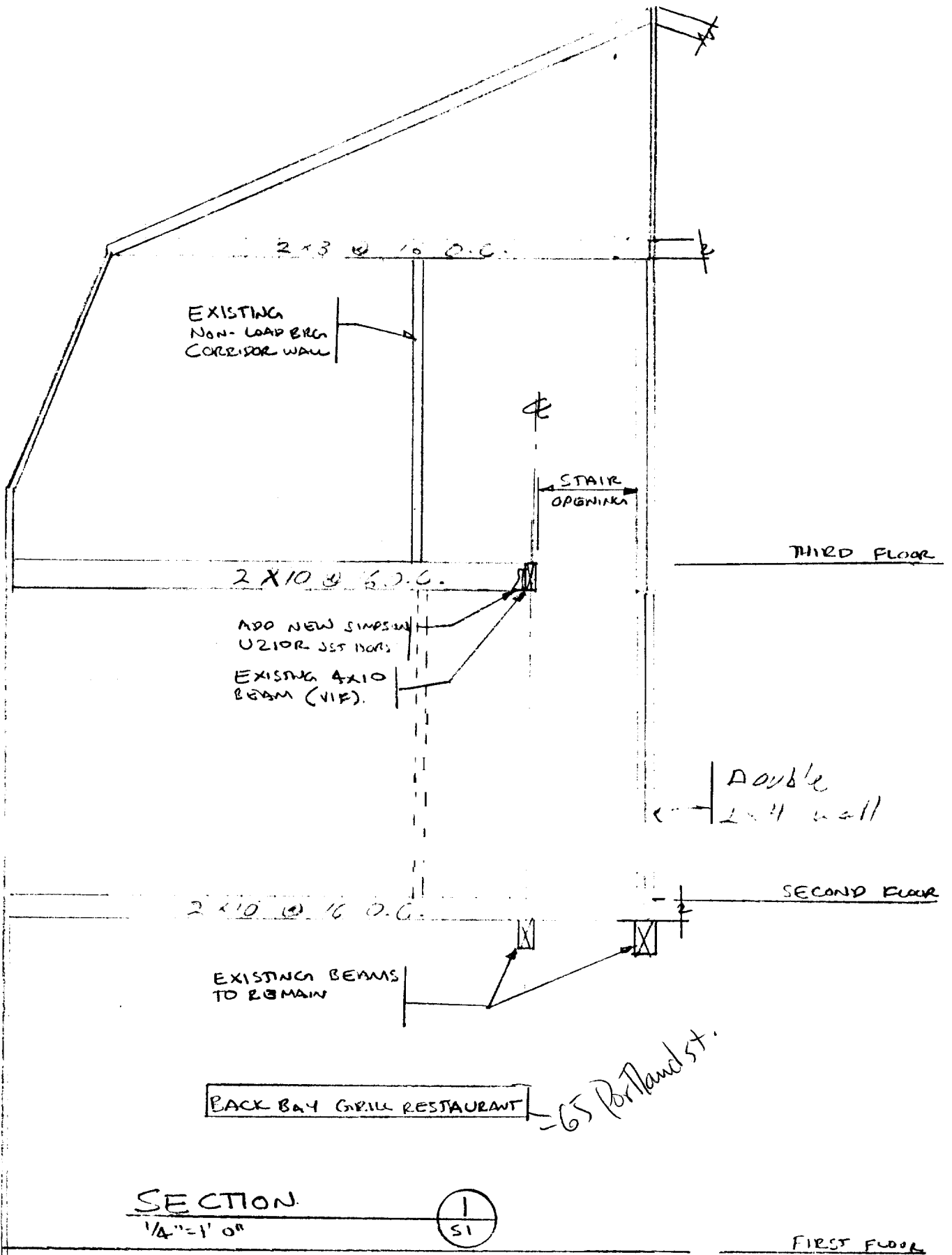
--- Wall to be removed

3rd FLOOR & ROOF FRAMING PLAN.
1/4" = 1'-0"

65

BUILDING LOCATED AT:
56 PORTLAND ST.
PORTLAND, ME
3rd FLOOR & ROOF FRAMING PLAN | 6/30/04

51



BUILDING LOCATED AT:
 56 PORTLAND ST
 PORTLAND, ME.



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