

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU **PERMIT** ICTION

Permit Number: 090209

Please Read
 Application And
 Notes, If Any,
 Attached

This is to certify that NORTHEAST REALTY INC / Seley Cor
 has permission to amendment to commercial permit 090096 change of construction materials
 AT 84 OAK ST CE 037 A023001

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 lathed or otherwise red-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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Christy M 3/23/09
 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

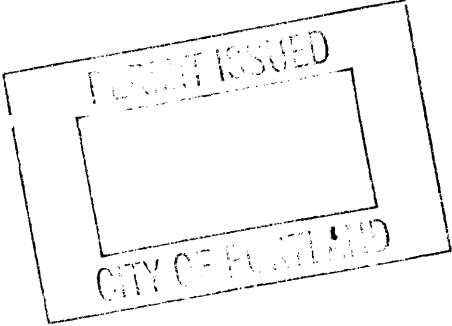
Permit No: 09-0209	Issue Date: 3/23/09	CBL: 037 A023001
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Location of Construction: 84 OAK ST	Owner Name: NORTHEAST REALTY INC	Owner Address: PO BOX 6799	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone 2077738499
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: B-3

Past Use: Commercial - Storage Garage	Proposed Use: Commercial - Storage Garage - amendment to commercial permit# 090096 change of construction materials	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
Proposed Project Description: amendment to commercial permit# 090096 change of construction materials		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: S Type: SB IBC-2003	
		Signature:		Signature:
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: Ldobson	Date Applied For: 03/18/2009	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>originally 2008-0185</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/18/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>PB</i> <input type="checkbox"/> Denied Date: <i>3/18/09</i>	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>3/18/09</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0209	Date Applied For: 03/18/2009	CBL: 037 A023001
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Location of Construction: 84 OAK ST	Owner Name: NORTHEAST REALTY INC	Owner Address: PO BOX 6799	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: Commercial - Storage Garage - amendment to commercial permit# 090096 change of construction materials	Proposed Project Description: amendment to commercial permit# 090096 change of construction materials
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/18/2009**Note:****Ok to Issue:**

- 1) All previous conditions on the original approvals are still in force.
- 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:** Chris Hanson **Approval Date:** 03/23/2009**Note:****Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Separate Permits shall be required for any new signage.



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>84-88 OAK ST.</u>		
Total Square Footage of Proposed Structure <u>748</u>	Square Footage of Lot <u>17,135</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>A</u> Lot# <u>23</u>	Owner: <u>THOMAS W MOULTON</u> <u>577 A CONGRESS ST. COMPL.</u> <u>PORTLAND, ME 04101</u>	Telephone: <u>207-450-7100</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>30</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT LOT</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>STORAGE GARAGE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>PROPOSED AMENDMENT TO EXISTING PERMIT - CHANGE OF CONSTRUCTION MATERIAL.</u>	Contractor's name, address & telephone: <u>KEELEY CONSTRUCTION</u> <u>207-773-8499</u> Who should we contact when the permit is ready: <u>TOM MOULTON</u> Mailing address: _____ Phone: <u>207-450-7100</u>	

Please submit all of the information outlined in the Commercial Application 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 of applicant: [Signature] Date: 18 JANUARY 09

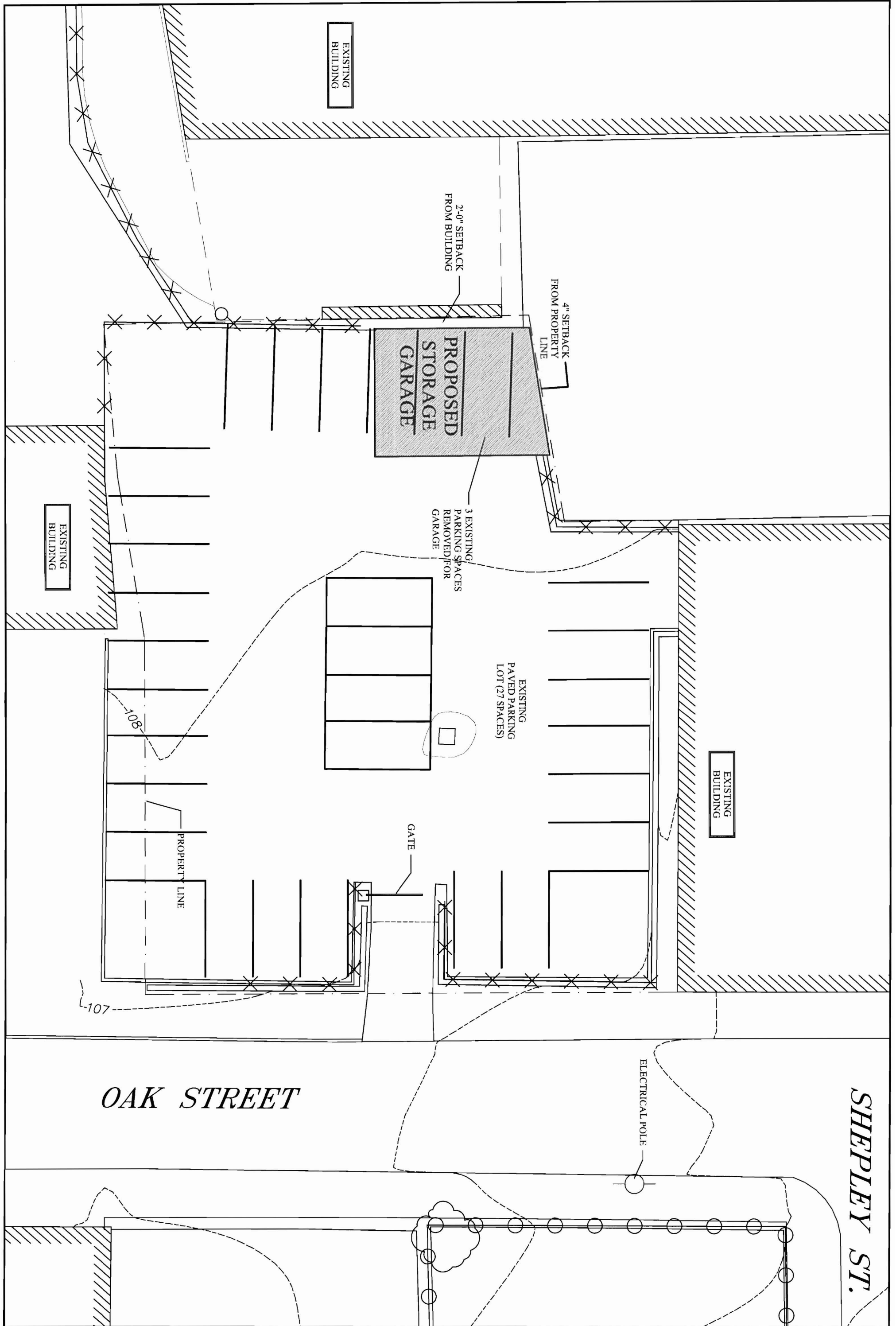
This is not a permit; you may not commence ANY work until the permit is issued.

From: Marge Schmuckal
To: Eric Giles
Date: 3/18/2009 1:25:40 PM
Subject: 84 Oak Street - #2008-0185

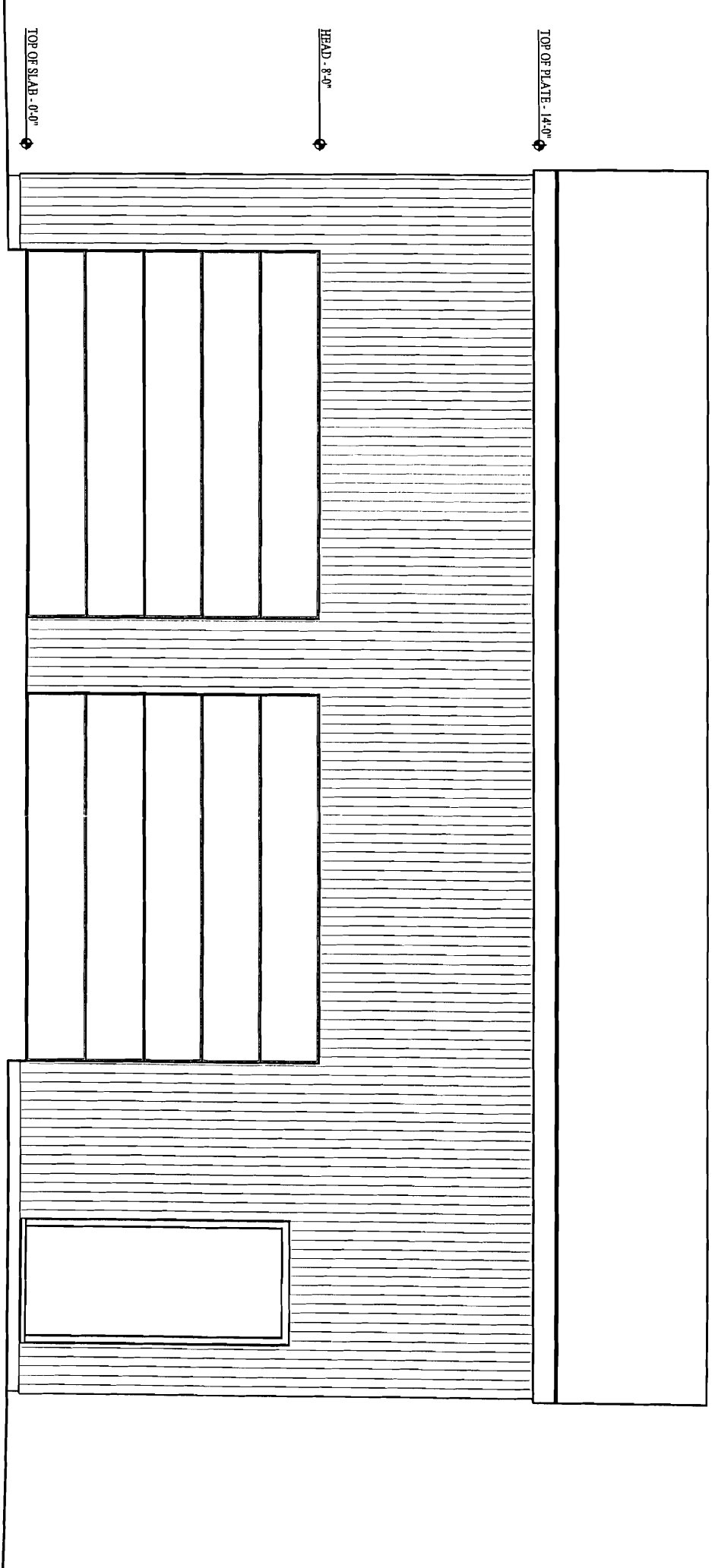
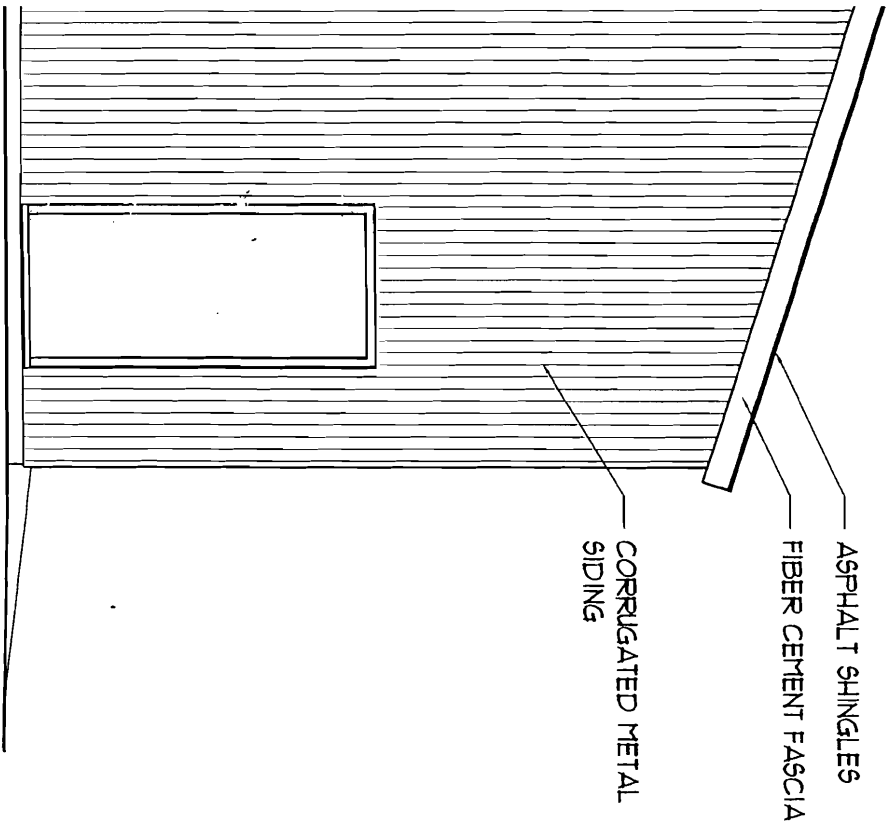
Eric,
I have received a new building permit to change the type of construction materials being used. Is this something you are interested in seeing?

By the way, I have never seen a letter approving the conditional use appeal and site plan review. Will we be getting one for our files?

Thanks,
Marge



A1	Date: 19 December 2008	Scale: 1/8" = 1'-0"	Revisions:	PROJECT:	ARCHETYPE, P.A. ARCHITECTS	OWNER:
	SITE PLAN			Garage 84-88 Oak Street Portland Maine	48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Tom Moulton 547 A Congress St. 6th Floor Portland, Maine 04101

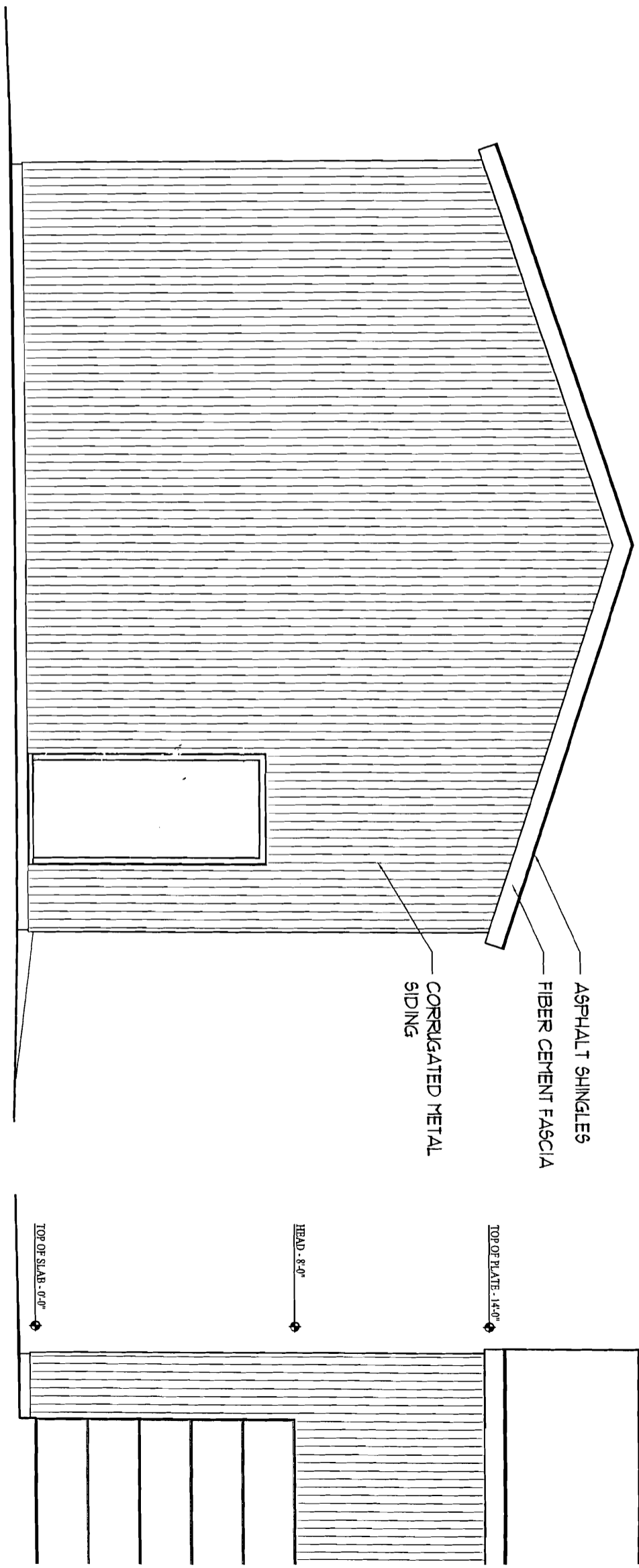


A

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

11/15/11 C 2003



ASPHALT SHINGLES
FIBER CEMENT FASCIA

CORRUGATED METAL
SIDING

TOP OF PLATE - 14'-0"

HEAD - 8'-0"

TOP OF SLAB - 0'-0"

MEZZANINE STORAGE LOAD = 50 PSF

BALANCED SNOW LOAD = 40 PSF
UNBALANCED SNOW LOAD = 60 PSF
DRIFT LOAD AT REAR = 73 PSF
NOTE: DRIFT + UNBALANCED SNOW
LOAD REQ'D AT REAR

BOTTOM CHORD -
DL = 10 PSF

12
4

PRE-ENGINEERED WOOD
TRUSSES AT 24" O.C. -
CENTER ABOVE WALL STUDS -
EAVE OVER HANG 6"

ASPHALT SHINGLES

RUN BITUTHANE UP 6'-0" AT
EAVES

ALUMINUM DRIP EDGE

1X8 FIBER CEMENT FASCIA

6" WIDE FIBER CEMENT SOFFIT
PANEL ON WOOD STRAPPING

CORRUGATED METAL SIDING
OVER BUILDING WRAP

SIMPSON H25 TIE DOWN ANCHORS
AT TRUSSES

SINGLE TOP PLATE - STUDS AND
TRUSSES ALIGNED AT 24" O.C.

1/2" PLYWOOD SHEATHING
INTERIOR AND EXTERIOR

CONTINUOUS 2X8 LEDGER
AND JOIST HANGERS

3/4" PLYWOOD DECK ON 2X8
AT 24" O.C.

OVERHEAD DOOR TRACK
RAISED TO HIGHEST
LOCATION IN CEILING SPACE
ALLOWED BY MANUFACTURER

TYPICAL HEADER - (3/2X12
WITH 1/2" PLYWOOD
SANDWICHED BETWEEN EACH
LAYER

SIMPSON LUS 28 JOIST
HANGERS

(2) 2X12 BEAM ATTACHED TO
POST WITH (2) AC4 SIMPSON
POST CAPS

HOLD PLYWOOD UP 3/4"
FROM SLAB

P.T. WOOD SILLS WITH 5/8"
DIA. ANCHOR BOLTS AT
48" O.C. AND WITHIN 12" OF ALL
CORNERS

P.T. 4X4 WOOD POST SET IN
SIMPSON ABU44 POST BASE
WITH 5/8" EXPANSION
ANCHOR 4" EMBEDMENT

SLOPE 1/4"
PER FOOT

6"

4"

8"

TO

TO

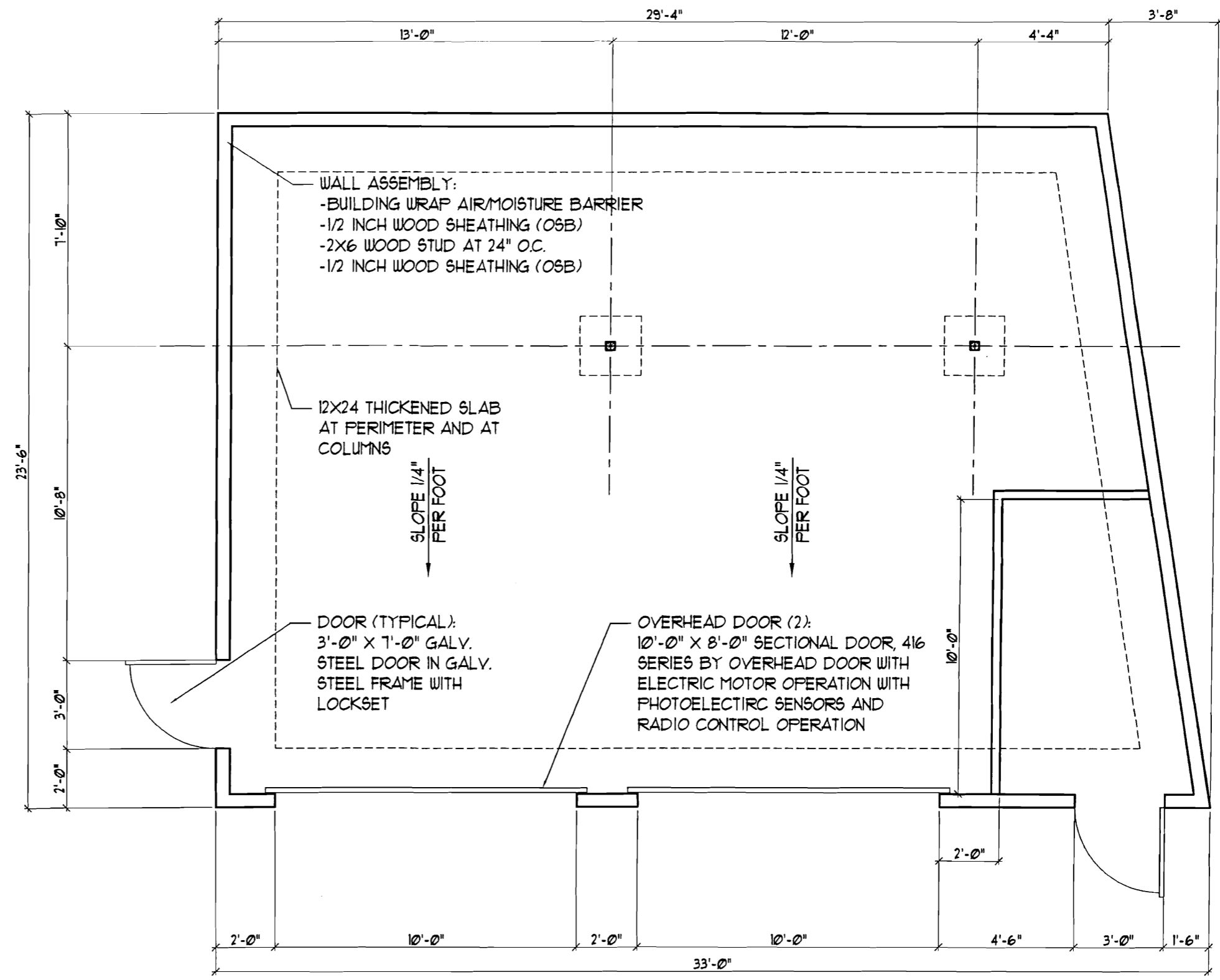
T

0 PSF
 = 60 PSF
 'SF
 ID SNOW

TOP OF PLATE - 14'-0"

HEAD - 8'-0"

TOP OF SLAB - 0'-0"



1 BUILDING PLAN
 SCALE: 1/4" = 1'-0"