Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

rm or

ine and of the

of buildings and

Please Read Application And Notes, If Any, Attached

PECTION

rion 2

Permit Number 100 408 2006

epting this permit shall comply with all

nances of the City of Portland regulating

ctures, and of the application on file in

PERMIT ISSUED

This is to certify that51_CONGRESS STREET]	C/KDA	Davidonne	ent		
has permission toConvert the exiting second f	office :	e at in	ar of the	ilding to four ap	CITY OF PORTLAND
AT 551 CONGRESS ST				. 037 C01600	

provided that the person or persons of the provisions of the Statutes of the construction, maintenance and this department.

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

ification of inspersion must end and with en permonent on proceed or the inspersion of the inspection of the inspersion of the inspersion

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER RECIDINED APPROVALS				
Fire Dept.	CASE	1-30-06		
Health Dept				
Appeal Board				
Other				
Dec	partment Name			

PENALTY FOR REMOVING THIS CARD

			Pe	rmit		037 C016001
Location of Construction:	Owner Name:		Owne	er Address:		Phone:
551 CONGRESS ST			PO	BOX 6799	/ n	
Business Name: Contractor Name:			actor Address:		Phone	
	KDA Develop	oment	PO I	Box 6799 \$carb	ी क्पेंद्रित	D(10 7)2078833618
Lessee/Buyer's Name	Phone:		- 1	it Type: ange of Use - Co	ommercial	Zone: 33
Past Use:	Proposed Use:		Perm	it Fee: C	Cost of Work:	CEO District:
Commercial	Commercial /	residential/ Convert		\$456.00	\$40,000.0	00 1
		ond floor office spa		E DEPT:	<i>_</i>	SPECTION:
	at the rear of t apartments	he building to four	:	₹ _ ^	Denied U.	se Group: 2 Type: 3
			10	NEPA	101	3/16/06
			\Box	Chraphi	30	Chall Just
four apartments			PEDI	ESTRIAN ACTIVI	TIES DISTRI	CT (P.A.D.)
			Actio	on: Approved	Approv	ed w/Conditions Denied
			Signa	ature:		Date:
Permit Taken By:	Date Applied For:		•	Zoning A	nnroval	
ldobson	01/20/2006				-PP- 0 / W-	
1. This permit application d	loes not preclude the	Special Zone or R	eviews	Zoning	Appeal	Historic Preservation
Applicant(s) from meetir Federal Rules.		Shoreland		Variance		Not in District or Landmark
2. Building permits do not septic or electrical work.	include plumbing,	Wetland		Miscellane	ous	Does Not Require Review
3. Building permits are voice within six (6) months of		Flood Zone		Conditiona	al Use	Requires Review
False information may in permit and stop all work.	validate a building	Subdivision		[] Interpretati	ion	Approved
		Site Plan	-0116	Approved		Approved w/Conditions
		Maj Minor 1 OK W Cort ha Date: 1 30 200		Denied		Denied
		OK WI condition	Ý			heir
		Date: 1 30 200	Ĺ	Date		late:
I hereby certify that I am the of I have been authorized by the jurisdiction. In addition, if a personal have the authority to entersuch permit.	owner to make this appleermit for work describe	ication as his authorid in the application is	at the pro ized ager is issued,	nt and I agree to I certify that the	conform to a	all applicable laws of this al's authorized representative
•						
SIGNATURE OF APPLICANT		ADDR	RESS		DATE	PHONE

DATE

PHONE

THE THE STATE OF T

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

General Building Permit Application

Hyon 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: 73 Oak Street (55) Construction				
Total Square Footage of Proposed Structure 1950		Square Footage of Lot 5113		
Tax Assessor's Chart, Block & Lot Chart# 37 Block# C Lot# 16	PO	Congress Street, LLC Box 6799 borough,ME 04070		Telephone: (207) 883-3618
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022		W F	ost Of ork: \$ \$40,000 ee: \$ \$3,540 \$\frac{1}{2} \text{ of O Fee: \$ \$75.00}
Current Specific use: Business Occupancy	!		<u>-</u>	Total: \$ 3,615
Proposed Specific use: —Apartments				45%
Project description: Convert the existing second floor office space at the rear of the building to four apartments. DEPT. OF BUILDING INSPECTION OF PORTLAND, ME			DITY OF PORTLAND, ME	
SpecificationsN/A Geotech Report N/A				JAN 2 0 2006
	Development ox 6799 orough, ME 040	Kerry Anderson (207) 883-3618 Kerry Anderson		RECEIVED
Mailing address:	Phone: (207)		_	

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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.



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

FROM DESIGNER:	Archetype, P.A.		
DATE:	3/16/06		
Job Name:	73 Oak Street		
Address of Constructi	on: 73 Oak Street, Portland. N	Œ	
Constructi		al Building Code g to the building code criteria listed t	ælow:
Building Code and Ye	ar <u>IBC 2003</u> Use G	oup Classification(s) R-2	
Type of Construction	Type 3		
Will the Structure have a F	ire suppression system in Accordance	e with Section 903.3.1 of the 2003 IRC	es
Is the Structure mixed use?	Y if yes, separated or non se	arated (see Section 302.3) Non/Separa	ited
Supervisory alarm system?	Y Geotechnical/Soils report	equired?(See Section 1802.2) N/A	Bernard St.
STRUCTURAL D	ESIGN CALCULATIONS Submitted for all structural mambers	Live load reduction (1603.1.1, 1607.9,	1607.10)
· · · · · · · · · · · · · · · · · · ·	(106.1, 106.1.1)	Roof Ive loads (1603.	1.2, 1607.11)
	ON CONSTRUCTION DOCUMENTS	Roof snow loads (1603.1.3, 1606)	
(1603)	to the Mark to the second to the second	Ground anow load, Pg	(1 608 .2)
Uniformly distribut	se Loads (1503.1.1, 1607)	if P _g > 10 psf, flat-roof (1608.3)	snow load, Pr
		If P _p > 10 psf, snow eq (Table 1608.3.1)	oaure factor, Ce
		1f Pg > 10 pet, show los factor, is Plable 1804	d importance .5)
		Floof thermal sactor, Cr	Table 1608.3.2)
	— <u>V/1</u> —	Sloped roof snowload, #	°s (1608.4)
		Selemic deeign category	/ (181 <u>6</u> .3)
Wind loads (1603.)		Busic selemic-force-real (Table 1617.6.2)	sting system
8	esign option utilized (1609.1.1, 1659.6 asic wind speed (1609.3)	Response modification of and deflection smplifik (Table 1817.6.2)	ostficient, R, action factor, C _d
-	uilding category and wind importance factor, Iw (Table 1804.5, 1609.5)	Analysis procedure (161)	6.8, 1617.5)
	ind exposure category (1609.4)	Design base shear (161)	7.4, 1617.5.1)
	ternal pressure coefficient (ASCE 7)	Flood loads (1,603.1.6, 1612)	•
Co	emponent and cladding pressures (1609.1.1, 1609,6.2.2)	Flood hazard area (1612.	.3)
Ма	tin force wind pressures (1609.1.1, 1609.6.2/1)	Elevation of structure	
		Other loads	
	ata (1603.1.5, 1614 - 1623)	Concentrated loads (1607	(4)
<i></i>	sign option utilized (1614.1)	Partition loads (1807.5)	
Sel	smic use group ("Category") Table 1604.5, 1616.2)	Impact loads (1807.8)	
Spe	octral response coefficients, Sps & Sp; (1615.1)	Misc. loads (Table 1607.6; 1607.7, 1807.12, 1807. 1611, 2404)	1607.8.1, 13, 1610,
Site	class (1615.1.5)		



CITY OF PORTLAND BUILDING CODE CERTIFICATE 389 Congress St., Room 315 Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer:	David Lloyd, Archetype, P.A.
Address of P	roject: 73 Oak Street
Nature of Pr	oject: Change of use to residential.

'The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signatura
Signature:
Title: Architect
Firm: Archetype P A
Address: 48 Union Wharf
Portland. ME 04101
DI (000)750 (000

Phone: (207)772-6022

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please

explain in narrative form the method of compliance.

389 Congress Street • Fortland, Maine 04101 • (207) 374-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936



CITY OF PORTLAND BUILDING CODE CERTIFICATE 389 Congress St., Room 315 Portland, Maine 04101

TO:	Inspector of Buildings City of Portland, Maine Department of Planning & Urban Development Division of Housing & Community Service			
FROM:	Archetype, P.A.			
RE:	Certificate of Design			
DATE:	3/16/06			
These plan	s and/or specifications covering	g constructi	on work on;	
73 Oak S	reet			
,				
	designed and drawn up by the uccording to the 2003 Internation			
	PAY I	Signature	\bigcirc 0	
13/		Title:	Architect	
As per 19	ne State Law:	Firm:	Archetype, P.A.	
expansion,	or more in new construction, repair addition, or modification for	Address:	48 Union Wharf	
Building a	Building & Structures, shall be prepared by a Portland, ME 04101			

registered design Professional.

A R C H E T Y P E

FAX COVER SHEET

TO: Milco Nuent
COMPANY: Ceta de Partlana
FROM: DAUGO
DATE: 3-1100 FAX NUMBER: 1510-8090
PROJECT: 73 OFIC ST
, , , , , , , , , , , , , , , , , , , ,
NUMBER OF PAGES (Including Cover Page):
MESSAGE:
Design Prof. Form
我我我我我我我们的人们们的人们的人们的人们的人们的人们的人们的人们的人们的人们的人们的人们的人
IF YOU HAVE ANY PROBLEMS RECEIVING THIS FAX,

PLEASE CALL THE PERSON SENDING IT AS SOON AS POSSIBLE. THANK YOU.

48 Union Wharf, Portland, Maine 04101 (207) 772-6022 • Fax (207) 772-4056



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 73 Oak Street		Zone: B-3	
Total Square Footage of Proposed Structure: 1950		Square Footage of Lot: 5113	
Tax Assessor's Chart, Block & Lot: Chart# 37 Block# C Lot# 16 Property owne 551 Congress PO Box 6799 Scarborough.		99	Telephone #: (207) 883-3618
Consultant/Agent, mailing address, phone # & contact person: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101	telephone # D 48 P	name, mailing address, /Fax#/Pager#: avid Lloyd-Archetype,PA B Union Wharf ortland, ME 04101 07) 772-6022 Fax (207) 772-4056	Project name: 73 Oak Street
Major Development (more than 10,000 sq. ft.) — Under 50,000 sq. ft. (\$500.00) — 50,000 - 100,000 sq. ft. (\$1,000.00)			
Parking Lots over 100 spaces (\$1,000.00) 100,000 - 200,000 sq. ft. (\$2,000.00) 200,000 - 300,000 sq. ft. (\$3,000.00) Over 300,000 sq. ft. (\$5,000.00)			
After-the-fact Review (\$1,000.00+ applicable appl	ication fee)		
Minor Site Plan Review Less than 10,000 sq. ft. (\$400.00) After-the-fact Review (\$1,000.00 + applicable appl	ication fee)		
Plan Amendments —— Planning Staff Review (\$250.00) —— Planning Board Review (\$500.00)		- Please se	e next page ∼

November 2 I, 2005

Alex Jaegerman City of Portland 389 Congress Street Portland, ME 04101

RE: 73 Oak Street

Dear Alex,

The **attached** proposal is to convert the existing **second** floor office space **at** the rear of the building to **four (4)** apartments. The approximate **square** footage is 1,950. There will be three efficiencies and one, one bedroom unit. These will be rental **units**.

Please call with any questions or concerns.

Sincerely,

David Lloyd Architect From:

Kandi Talbot

To: Date: Ann Machado 1/30/2006 10:15:12 **AM**

Subject:

Re: 73 Oak Street -037 C016

Ann,

They need to submit a revised subdivision mylar. As soon as they do that and it is recorded, I will bring down a stamped plan. At this point, I cannot sign off on it. Thanks.

Kandi

>>> Ann Machado 01/30/2006 10:12:25 AM >>>

Kandi -

We have the building permit for 73 Oak Street to convert the office space on the second floor to four apartments. We need an approved, stamped site plan from you in order to sign off on it. Please bring it down as soon as possible. Thank you.

Ann Machado

CC:

Marge Schmuckal; Sarah Hopkins

CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM

ZONING COPY

2005-0256

Application I. D. Number

Archetype			11/23/2005	
Applicant 48 Union Wharf, Portland, ME 04101 Applicant's Mailing Address			Application Date	
			73 Oak Street Subdivision	
		<u>—</u>	Project Name/Description	
		73 - 73 Oak Street, Portland	, Maine	
Consultant/Agent		Address of Proposed Site		
Applicant Ph: (207) 772-6022	Applicant Fax: (207) 772-4056			
Applicant or Agent Daytime Telepho	one, Fax	Assessor's Reference: Chart-l	Block-Lot	
Proposed Development (check all the	nat apply): New Building	Building Addition Change Of Use	Residential Office Retail	
Manufacturing Warehous	e/Distribution	Other	(specify)	
1,950 s.f.	_		B3	
Proposed Building square Feet or #	of Units Ac	reage of Site	Zoning	
Check Review Required:				
Site Plan (major/minor)	Subdivision #of lots 4	PAD Review	14-403 Streets Review	
Flood Hazard	Shoreland	HistoricPreservation	DEP Local Certification	
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other	
Fees Paid: Site Pla\$1,0	000.00 Subdivision	Engineer Review	DateDate	
Zoning Approval Statu Approval Data	Approved w/Condition See Attached	_	Additional Shoots	
Approval Date	Approval Expiration	Extension to	Additional Sheets Attached	
Condition Compliance	signature	date		
Performance Guarantee	Required'			
No building permit may be issued a	until a performance quarantee h	as been submitted as indicated below		
	-			
Performance Guarantee Accepte			avairation data	
	date	amount	expiration date	
Inspection Fee Paid				
	date	amount		
Building Permit Issue				
	date			
Performance Guarantee Reduce				
	date	remaining balance	signature DEPT. OF BUILDING INSPECTION	
Temporary Certificate of Occupa	<u> </u>	Conditions (See Attached)	<u>CITY OF PORTLAND, ME</u>	
	date		expiration date	
Final Inspection			DEC 3 2 mor	
	date	signature	T DEC 1 3 mgs	
Certificate Of Occupancy				
	date		RECEIVED	
Performance Guarantee Release	ed		I I have bed hand M. Ace See	
	date	signature		
Defect Guarantee Submitted				
	submitted date	amount	expiration date	
Defect Guarantee Released				
	date	signature		

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Kerry Anderson 551 Congress Street LLC PO Box 6799 Scarborough, ME 04070 (207)883-3618

Submittals shall include (9) separate folded packets of the following:

- a. copy or application
- b. cover letter stating the nature of the project
- c. site plan containing the information-found in the attached sample plans checklist
- d 1 set of 11x 17 pians

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance on the process which is available on our web site: portlandmaine.gov

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 profit arise 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 my reasonable hour to enforce the provisions of the codes applicable to this permit.

Sią	gnature of applicant:	Date:

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.

From: Marge Schmuckal To: Kandi Talbot

Date: 1/18/2006 3:14:11 PM Subject: 73 Oak Street - 037-C-016

Kandi,

I am in receipt of the site plan for a request to add four (4) rental units on the second floor of the building at 73 Oak Street. This porperty is located within a B-3 zone which does not require the applicant to show any more parking than what is present. The use is allowable. There is a PAD overlay zone which restricts the first floor uses to retail-like. Since these residential units are on the second floor, their use is allowable.

Marge Schmuckal Zoning Administrator

CC: Sarah Hopkins

City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				Permit No:	Date Applied For:	CBL:
				06-0108	01/20/2006	037 C016001
Location of Construction: Owner Name: O				Owner Address: Phone:		
551 CONGRESS ST	551 CONGRESS STR	551 CONGRESS STREET LLC			PO BOX 6799	
Business Name:	Contractor Name:	KDA Development		Contractor Address: PO Box 6799 Scarborough		Phone
	KDA Development					(207) 883-3618
Lessee/Buyer's Name	Phone:		Permit Type:			
			L	Change of Use - C	ommercial	
Proposed Use: Proposed Project Description:						
Commercial / residential/ Convert space at the rear of the building to	<u> </u>	ice		t the exiting second g to four apartment	d floor office space a	at the rear of the
						✓
Dept: Fire Status: Note: I) Builder shall in sure compliance	: Approved with Condition		viewer:	Cptn Greg Cass	Approval Da	nte: 01/30/2006 Ok to Issue:
Dept: Fire Status:	Approved with Condition	s Re	viewer:	Cptn Greg Cass	Approval Da	ite: 12/14/2005
Note:	**					Ok to Issue:
I) Submitt a Life safety plan						
2) Structure requires Fire Alarm,	and Sprinkler systems.					
Note: all conditions have been n	Approved net as of 3/15/06	Rev	viewer:	Kandi Talbot	Approval Da	te: 01/24/2006 Ok to Issue: ✓
-sh installation of two (2) trees per of a building permit.	unit in the vicinity of the b	uilding.	The land	dscaping contributi	on shall be provided	prior to issuance
☐ ii.☐ That the developer subm	it a signed and approved su	bdivisior	ı plat.			
iii. That the developer submit project.	a letter of financial capabil	ity that c	elearly ou	utlines the develope	er's financial capacit	y to complete the
Comments: 1/31/2006-mjn: This is on Hold Fo	or subdivision review					