

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

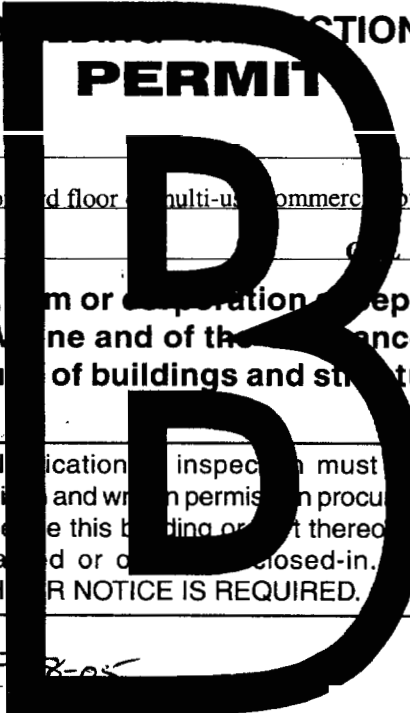
DEPARTMENT OF BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 051117
SEP 13 2005

CITY OF PORTLAND



Please Read
Application And
Notes, if Any,
Attached

This is to certify that Steinberg Henry/Owner
has permission to convert of ground floor multi-use commercial building into two residential units
AT 21 Pleasant St City of Portland, Oregon, 038 E024001

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 altered or closed-in. HEAVY 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. Careg Care PFD
Health Dept _____
Appeal Board _____
Other _____

Department Name

[Handwritten Signature]
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: 05-1117	Issue Date:	CBL: 038 E024001
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PERMIT ISSUED
SEP 13 2005

Location of Construction: 21 Pleasant St	Owner Name: Steinberg Henry	Owner Address: 11 Joanne Dr	Phone: 899-3014
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B3
Past Use: multi-use commercial building (7 residential units and 1 commercial space) <i>↓ floor only</i>	Proposed Use: multi-use commercial building (8 residential units and 1 commercial space)	Permit Fee: \$48.00	Cost of Work: \$2,500.00
Proposed Project Description: convert one residential unit on 3rd floor of multi-use commercial building into two residential units		CEO District: 1	INSPECTION: Use Group: 22 Type: SB 9/2/05 <i>[Signature]</i>
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	Signature: Corp. Comm 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 <i>w/ P.A.D. - no changes to the 1st floor</i> Signature: COMMERCIAL USE Date:	
Permit Taken By: jharris	Date Applied For: 08/01/2005	Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan <i>Site plan exemption applied for</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied <i>any exterior work requires a separate review & approval</i>
Date: <i>8/26/05</i>	Date:	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

10/27/55 P. B. K. Alton Ferrying etc. to boat

Memo by McCallis OR

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1117	Date Applied For: 08/01/2005	CBL: 038 E024001
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Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: multi-use commercial building (8 residential units and 1 commercial space)	Proposed Project Description: convert one residential unit on 3rd floor of multi-use commercial building into two residential units
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/26/2005
Note:			Ok to Issue: <input type="checkbox"/>
<ol style="list-style-type: none"> 1) This property shall remain an eight (8) family dwelling with commercial Pedestrian Activity District (PAD) uses on the first floor with the issuance of this permit and subsequent issuance of certificates of occupancy. Any future change of use shall require a separate permit application for review and approval. 2) ANY exterior work requires a separate review and approval thru Historic Preservation 3) 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: Mike Nugent	Approval Date: 09/12/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Bedroom A2 as shown on the plans has been converted from a non-sleeping room, therefore must have at least one egress window. 2) Both units must have Smoke detectors installed to reflect compliance with "new Construction" standards. One in each sleeping room, one in the common areas interconnected within the unit to house current w/battery back up 3) The door into Bedromm B 1 as shown on the plan cannot be subject to locking as it accesses the fire escape. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 09/08/2005
Note: Need more info on means of egress from 3rd. Floor.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) No parking under any fire escape. 			

Comments: 9/6/2005-gg: received partial exemption. /gg
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All Purpose Building Permit Application

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: 21 PLEASANT STREET, PORTLAND, ME

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>E</u> Lot# <u>024</u>		Owner: <u>HENRY STEINBERG</u> Telephone: <u>207 899 3014</u>	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: XXXXXXXX <u>HENRY STEINBERG</u> <u>11 JOANNE DRIVE</u> <u>WESTBOROUGH, MA 01581</u>	
		cost Of Work: \$ <u>2500</u> Fee: \$ <u>49.00</u>	
Current use: <u>4 BEDROOM APARTMENT</u> If the location is currently vacant, what was prior use: <u>4 BEDROOM APARTMENT</u> Approximately how long has it been vacant: <u>1 WEEK</u> Proposed use: <u>TWO 2 BEDROOM APARTMENTS (3rd floor)</u> Project description:			
Contractor's name, address & telephone: <u>HENRY AND JAMES STEINBERG</u> Who should we contact when the permit is ready: <u>HENRY STEINBERG</u> Mailing address: <u>4 CAPE ELIZABETH, MAINE</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: 207 899 3014			

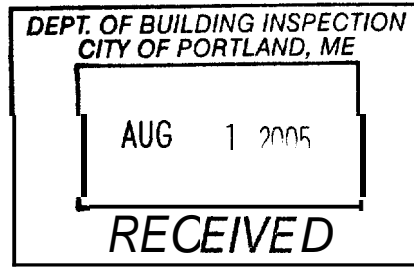
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

Signature of applicant: Henry L. Steinberg Date: _____

This is NOT DEPP OF BUILDING INSPECTION. 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

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2631



Henry Steinberg
4 South Street
Cape Elizabeth, ME 04107

Telephone (207) 899-3014

1st Aug 2005

Reference 21 Pleasant Street, Portland

21 Pleasant Street is a multi purpose building on three floors and currently comprising seven apartments and a commercial unit. The top floor is currently configured to be a four bedroom apartment see drawing fig 1

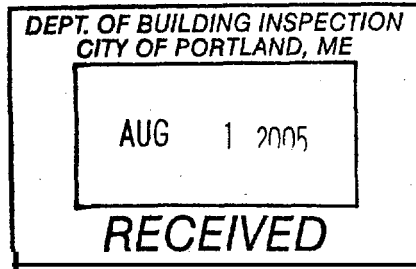
This application is to reconfigure the top floor to consist of two, 2 bedroom apartments as shown in (fig 2) In the proposed changes, no ~~load~~ bearing wall's will be effected and no changes or additions will be made to any of the existing windows, all windows on the floor are double hung and meet the egress requirements laid out in section 1010.4 of the City of Portland Building Code. (see fig 5 for window dimensions) Three of the windows allow egress to a metal fire escape on the external wall of the building (fig 2.)

The site plan of 21 Pleasant Street (see fig 4) has an alleyway and a paved parking area that can accommodate 8 to 10 cars depending on the parking configuration. The current 4 bedroom layout on the third floor has in the past attracted four adults each with a car sharing the apartment. The proposed reconfiguration will still consist of 4 bedrooms and will not place any additional parking burden on the building. It should be noted however that 2 bedroom apartments attract married couples ~~many~~ times with a single car.

Additionally, if the proposed alterations are granted, the modifications will enhance, upgrade and modernize the building.

Thanking you in anticipation,
Your Truly,

Henry Steinberg



Henry Steinberg
4 South Street
Cape Elizabeth, ME 04 107

Telephone (207) 899-3014

1st Aug 2005

Reference 21 Pleasant Street, Portland

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Thanking you in anticipation,
Your Truly,

Henry Steinberg

f) No Stormwater Problems

g) Sufficient Property Screening

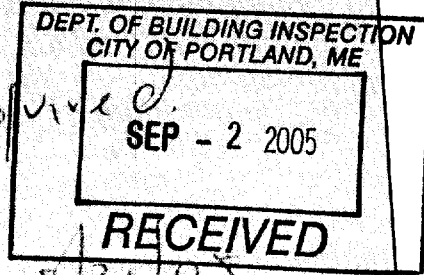
h) Adequate Utilities

YES	<input checked="" type="checkbox"/>
YES	<input checked="" type="checkbox"/>

Planning Division Use Only

Exemption Granted _____ Partial Exemption Exemption Denied _____

Historic Preservation review required



Planner's Signature [Signature]

Date 8/31/05

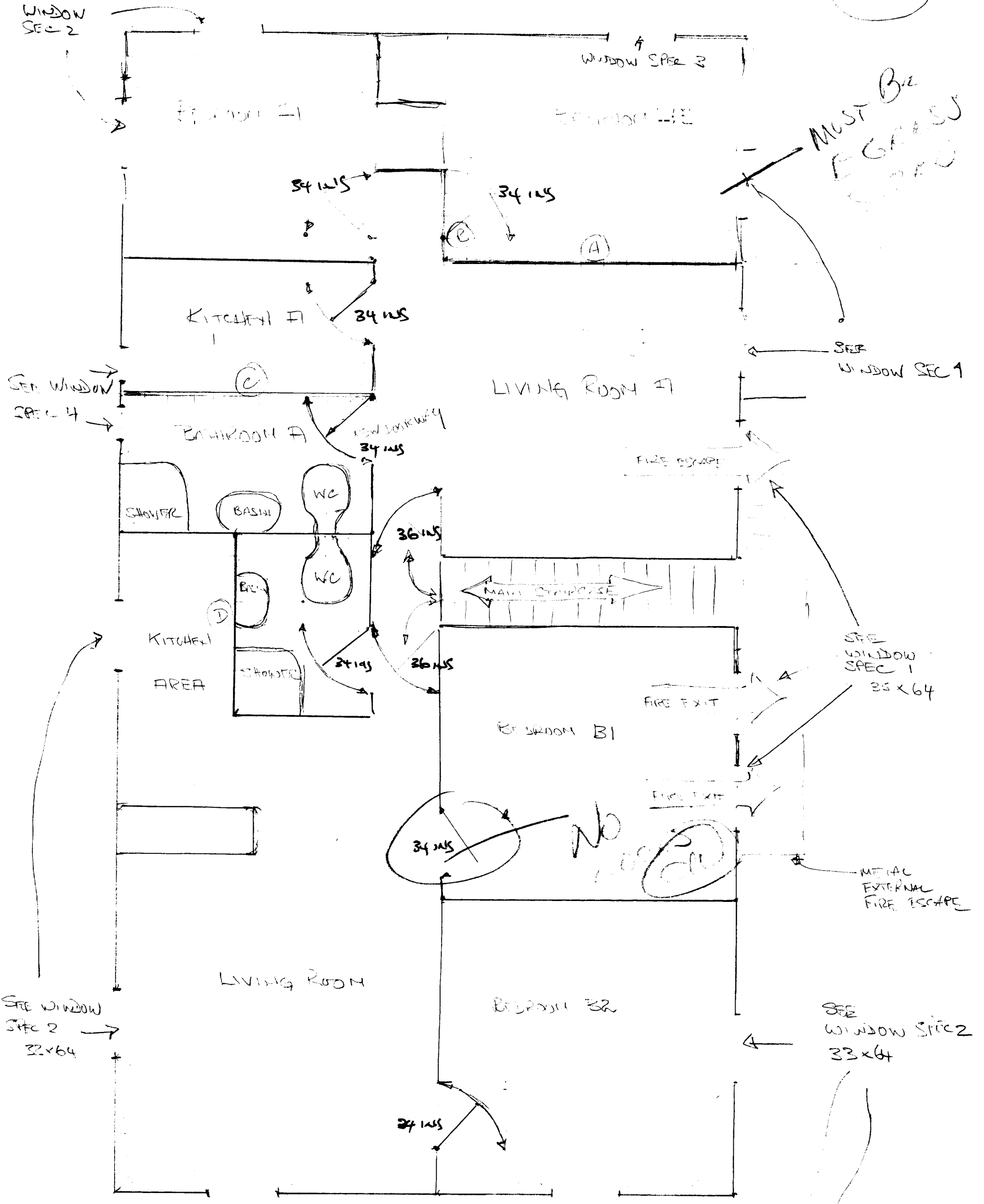
White - Planning Office

Pink - Inspections

Yellow - Applicant

PROPOSED LAYOUT OF 3rd LEVEL @ 100-ADJ ST

FIG 2



MUST BE EGRESS

SPE WINDOW SPEC 1 35x64

METAL EXTERNAL FIRE ESCAPE

SPE WINDOW SPEC 2 33x64

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21 PLEASANT ST

EXISTING LAYOUT
APARTMENT 7.

FIG 1

1

EMERGENCY EXIT
TO FLAT ROOF

SCALE OF 1 SQ PER FT

SEE (2) FOR NEW
PROPOSED LAYOUT
PLAN IS CLOSE TO SCALE

6 ft

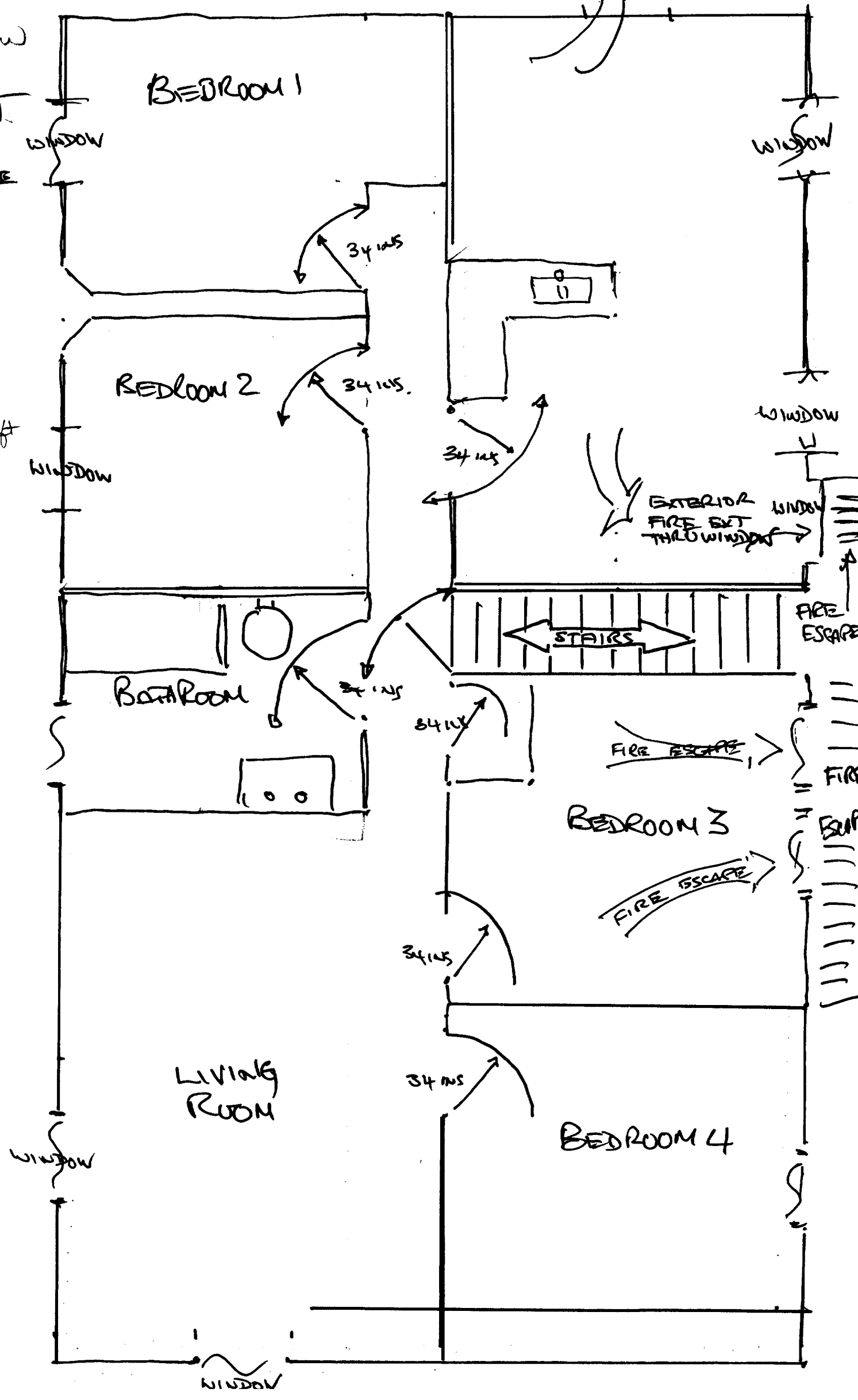
10 ft

20 ft

14 ft 13 ft

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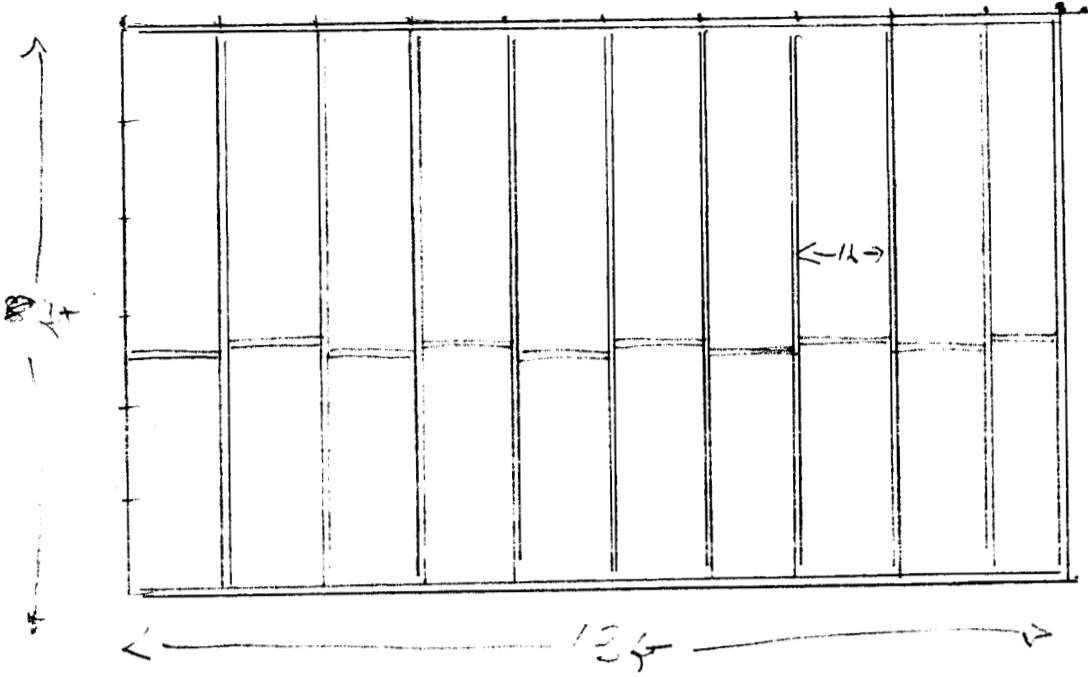
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2nd FLOOR ST
 (2nd FLOOR) INTERIOR WALLS
 CONSTRUCTION DETAIL

Fig 3.

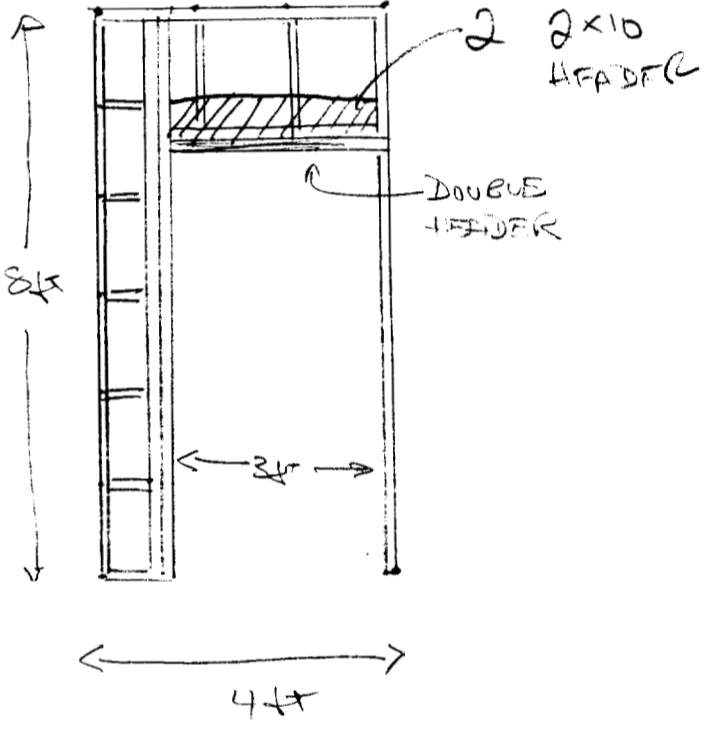
(A)



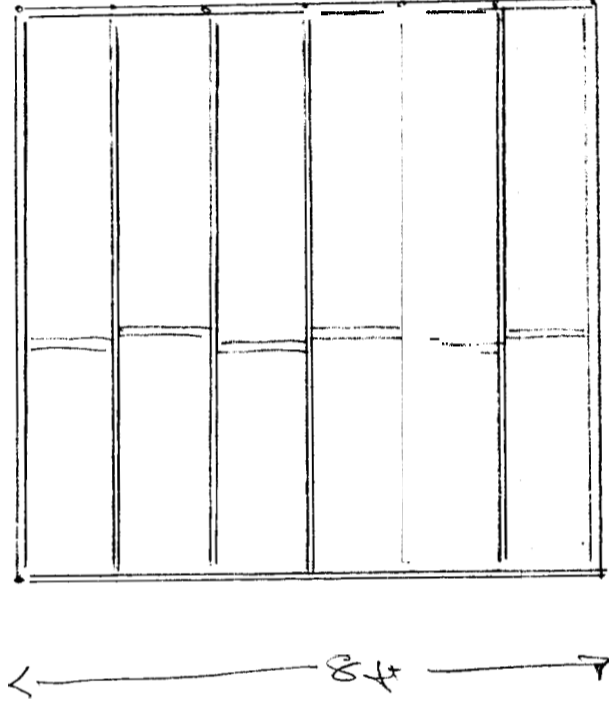
ALL WALLS ARE
 2x4 CONSTRUCTION
 WITH LOAD BEARING
 16" ON CENTER STUDS
 & HEADERS
 BRIDGED WITH 2x4
 BUILT UP JOCK AND
 CRUSHED PLASTER
 FINISH.

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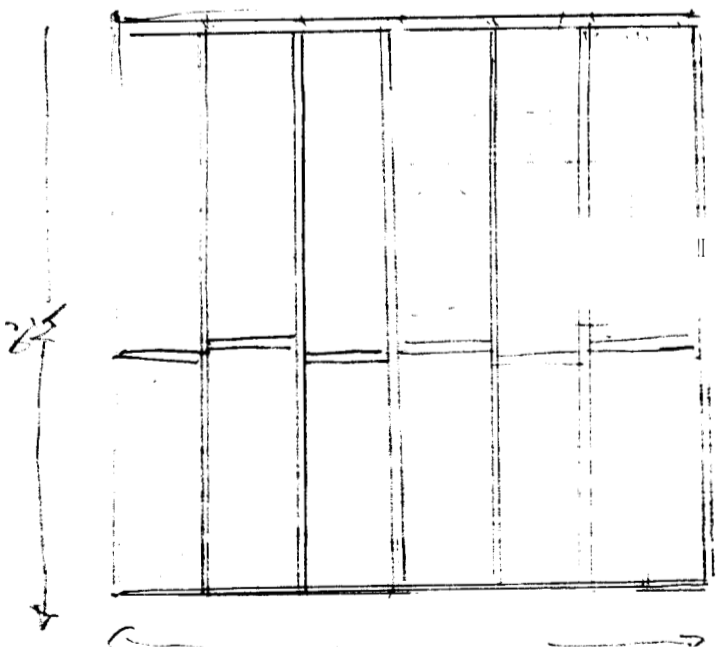
(B)



(C)



(D)

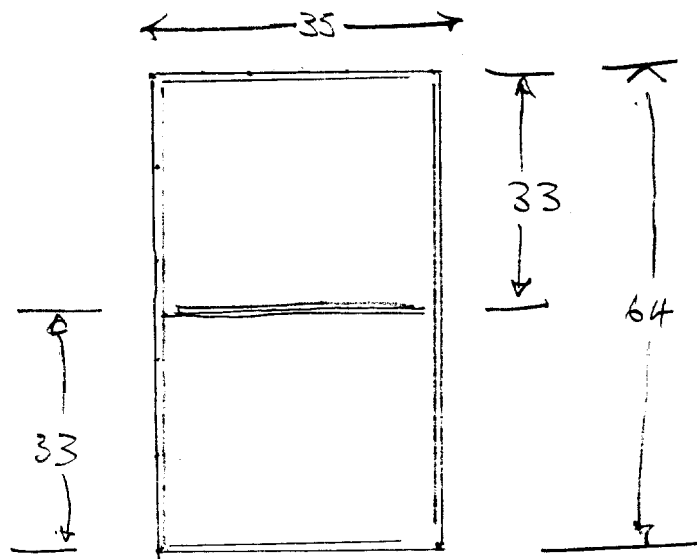


2x4

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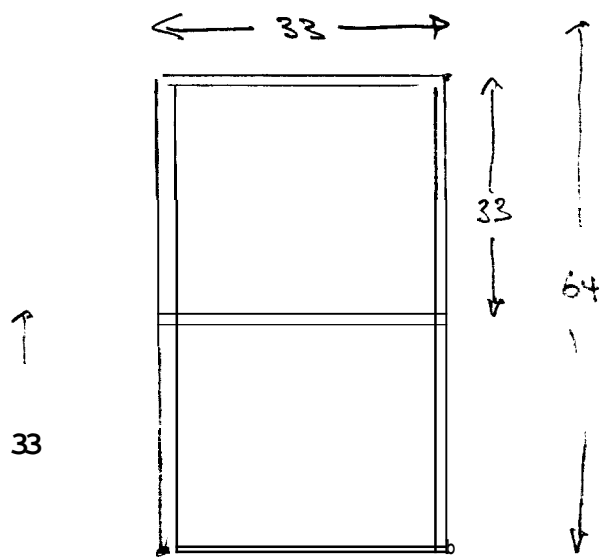
2 Pleasant St
EXISTING WINDOW
SPECIFICATIONS.

WINDOW SPEC 1.
DOUBLE HUNG

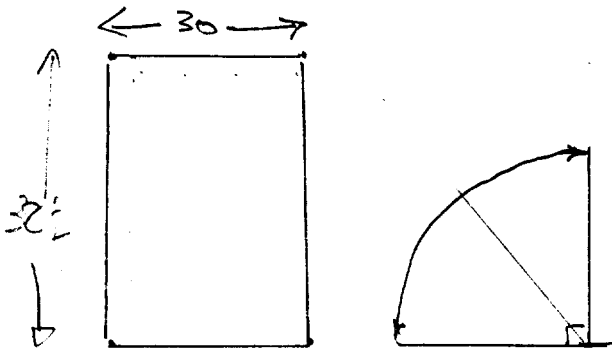


DOUBLE HUNG WITH
1 INCH OVERLAP.

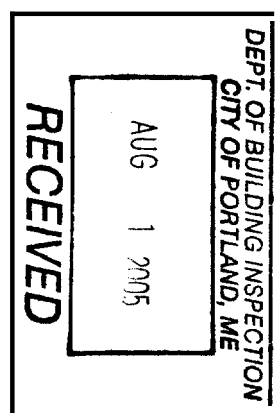
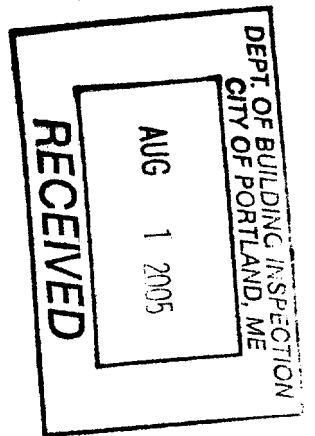
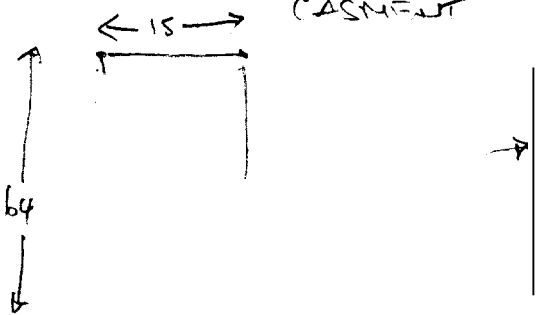
WINDOW SPEC 2
DOUBLE HUNG



WINDOW SPEC 3.
CASHEW

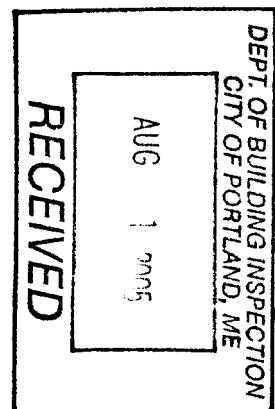
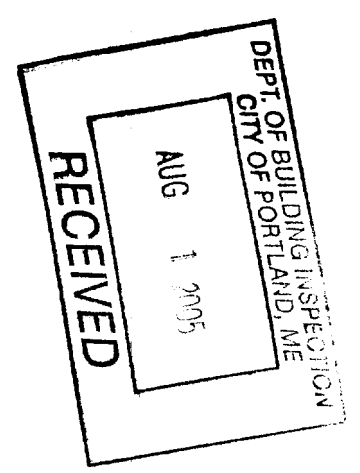
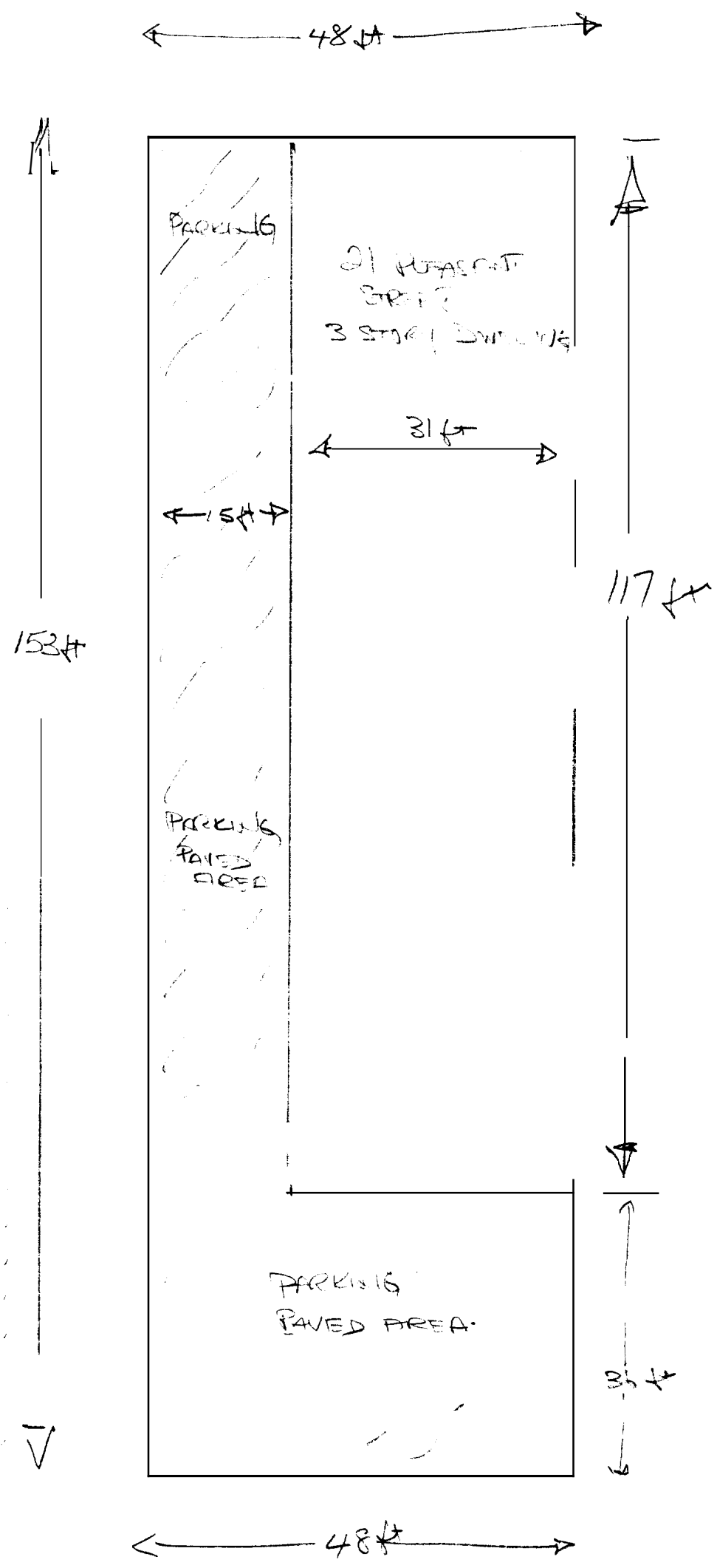


WINDOW SPEC 4
CASHEW



21 PLEASANT BUILDING AND PARK PARKING

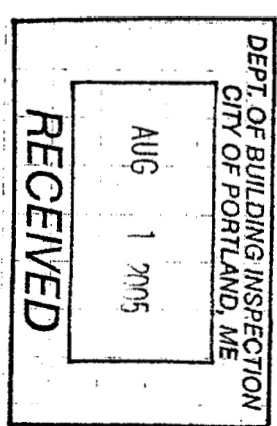
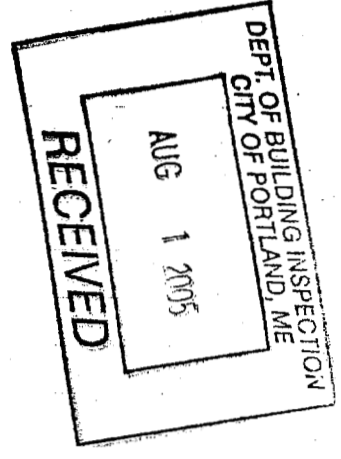
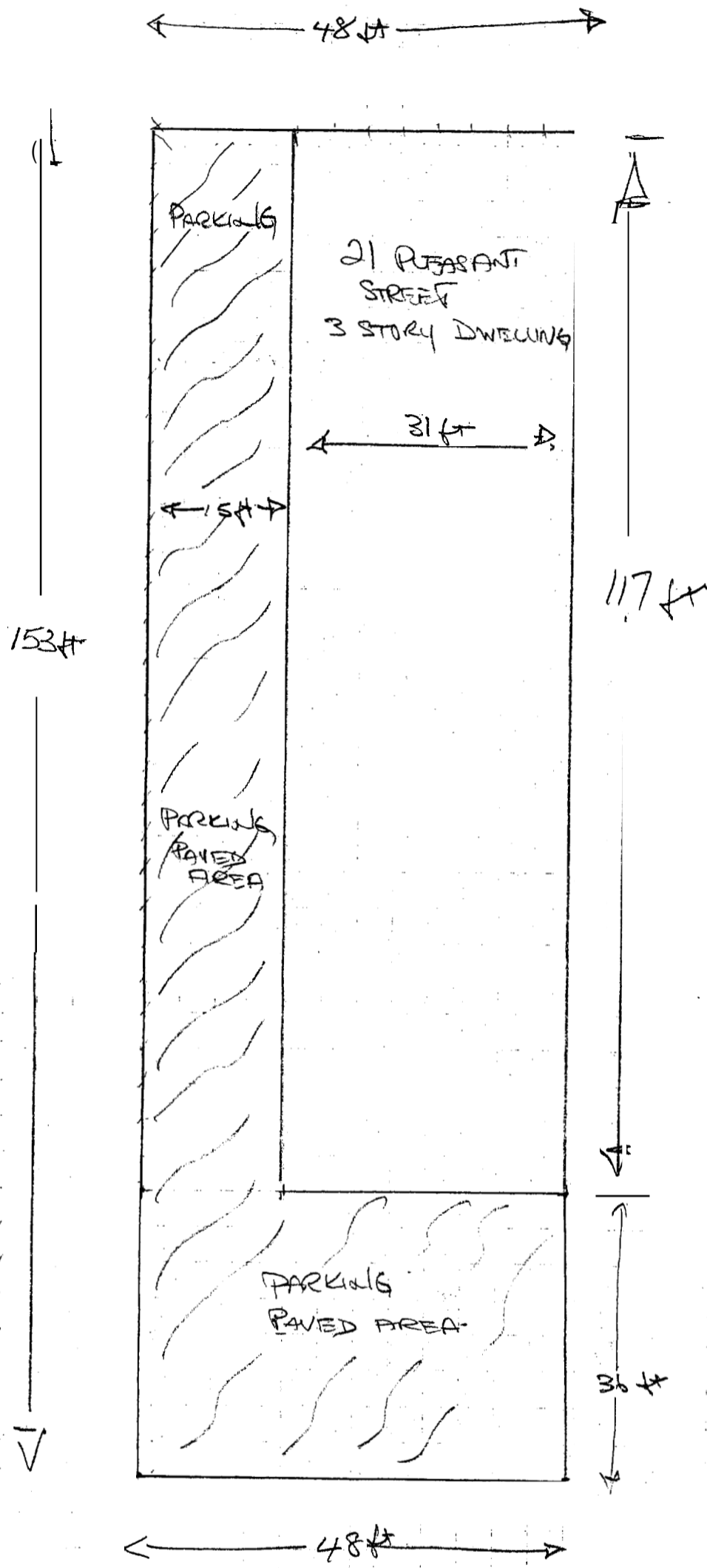
FIG 4



21 PLEASANT BUILDING AND CAR PARKING

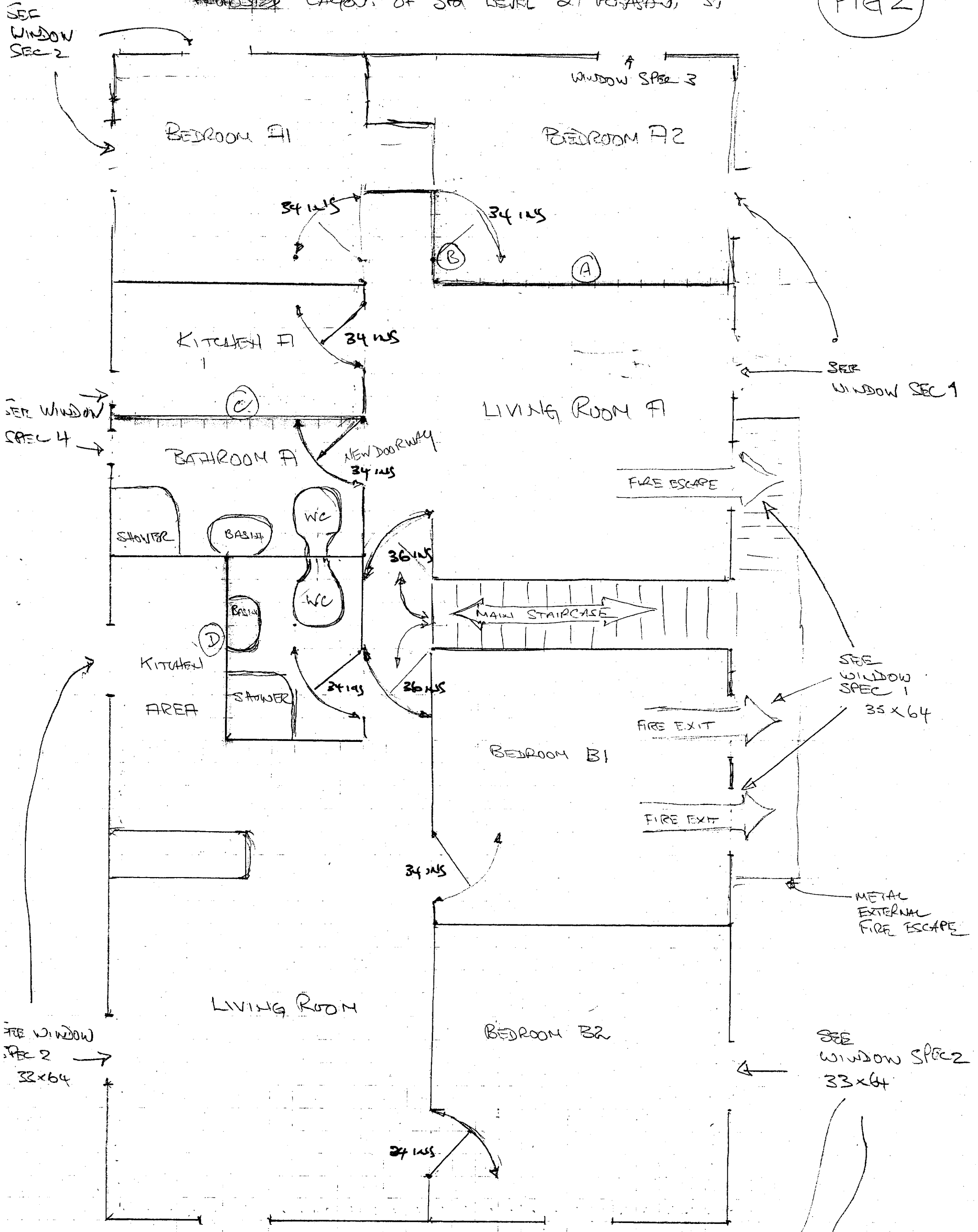
(FIG 4)

A.



UNMODIFIED LAYOUT OF 3rd LEVEL 21 HERBERT ST

FIG 2



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21 PLANS. ST

EXISTING LAYOUT
APARTMENT 7.

(FIG 1)

EMERGENCY EXIT
TO FLAT ROOF

SCALE OF 1 SQ PER FT

SEE (2) FOR NEW
PROPOSED LAYOUT
PLAN IS CLOSE TO SCALE

6 FT

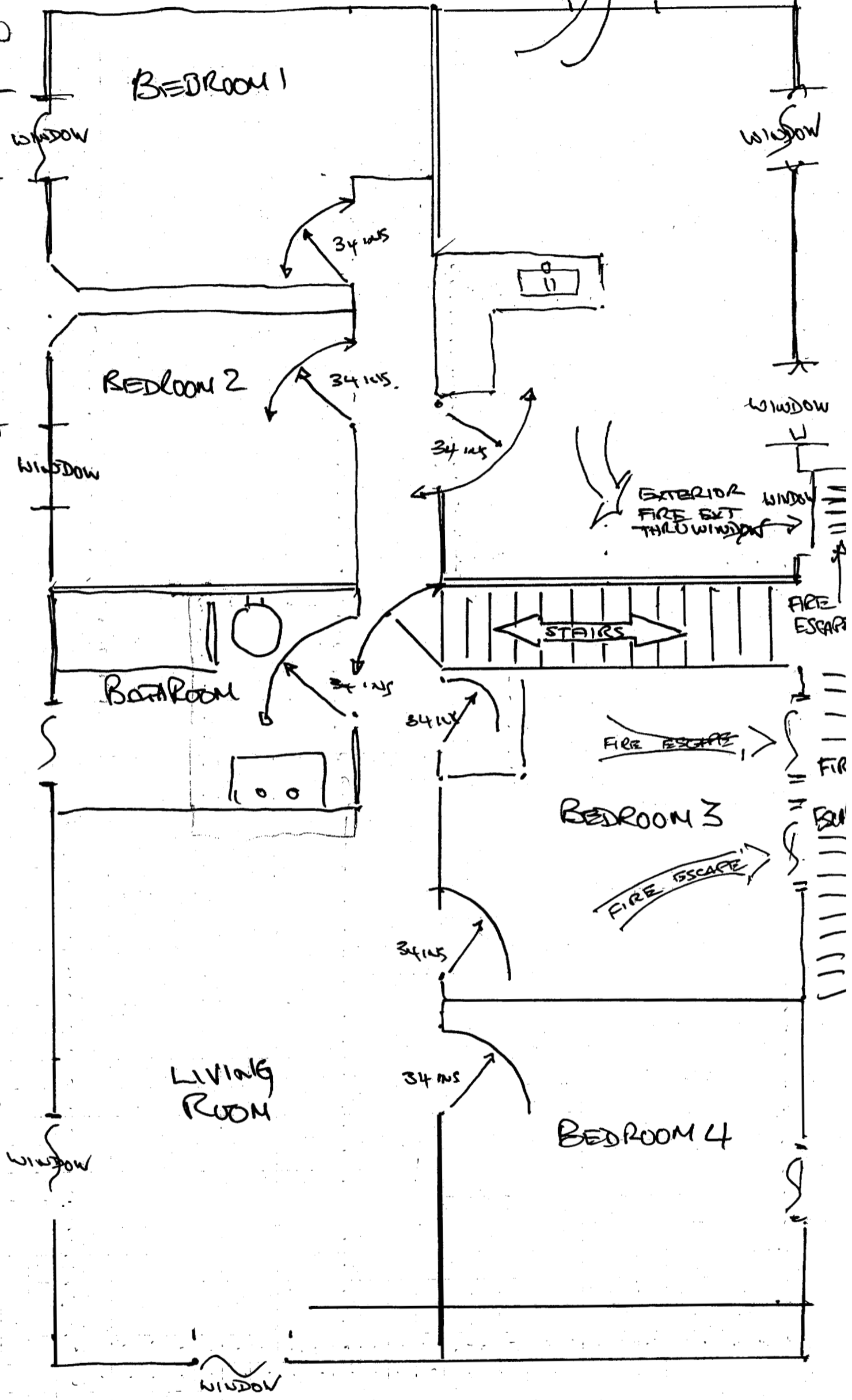
10 FT

20 FT

14 FT 13 FT

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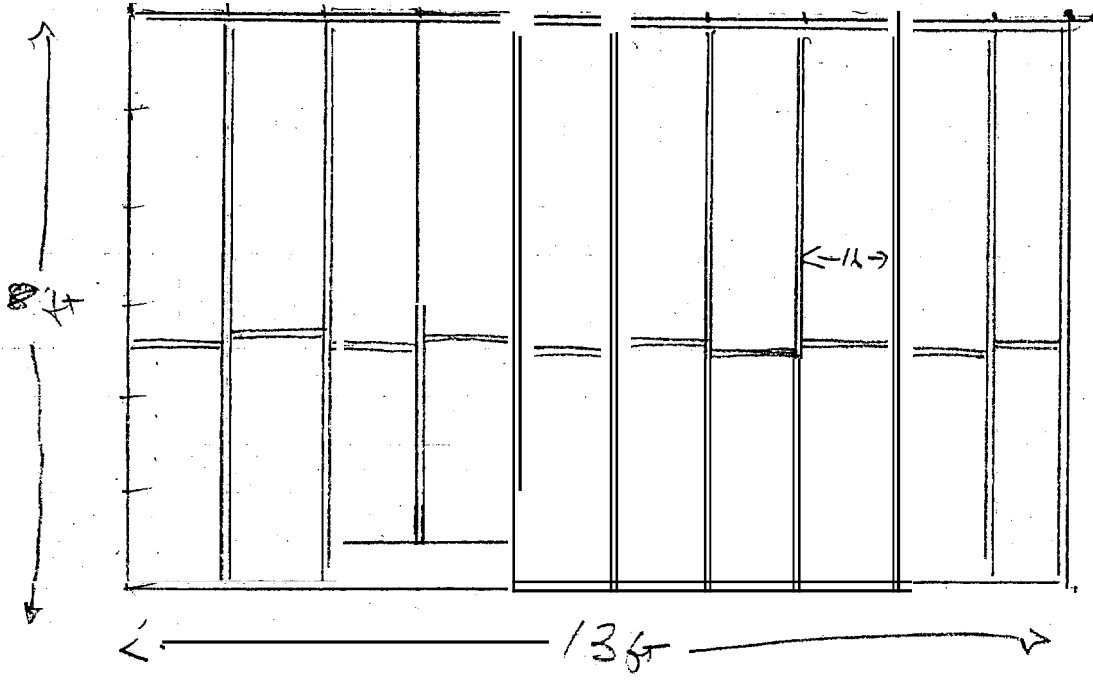


PROPOSED INTERIOR WALLS
CONSTRUCTION DETAIL

wall

(A)

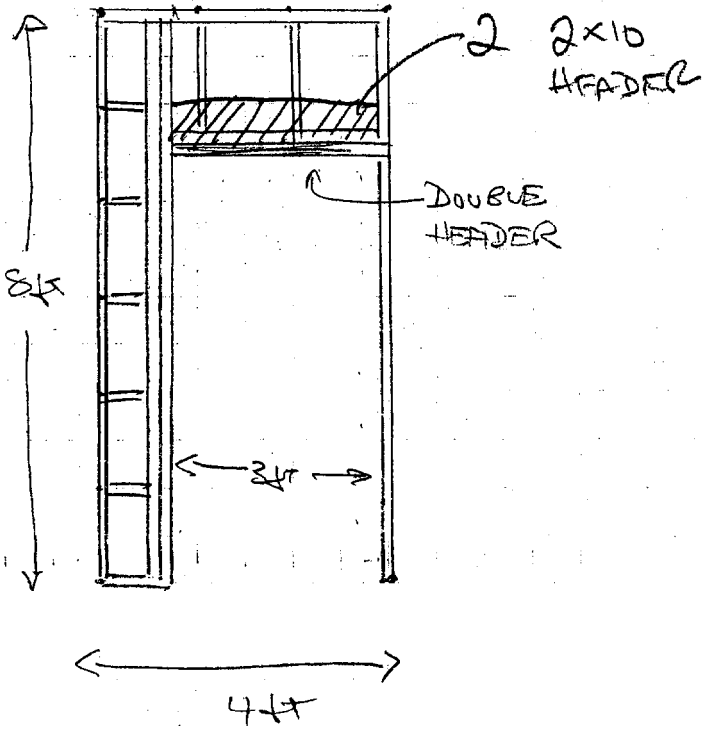
FIG 3



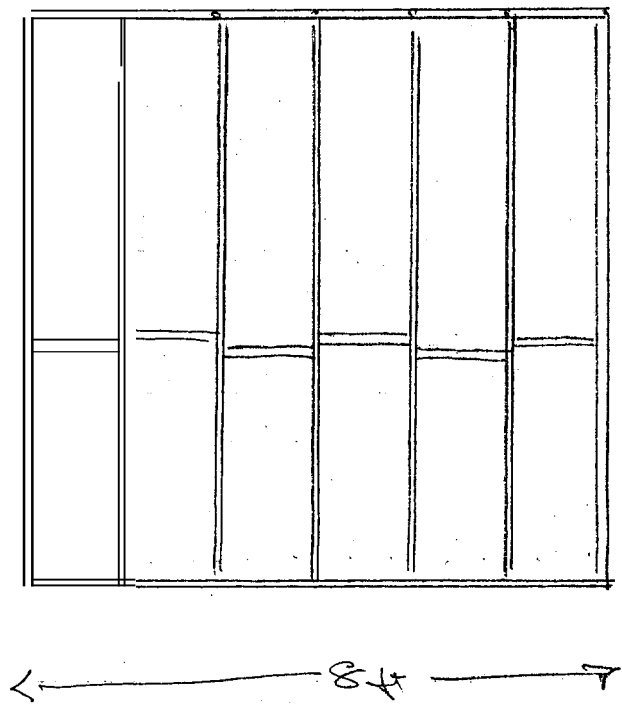
ALL WALLS ARE
2x4 CONSTRUCTION
NON LOAD BEARING
16" O.C. BETWEEN STUDS
8" O.C. UPDATES
COVERED WITH 8x4
SHEET ROCK AND
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FINISH.

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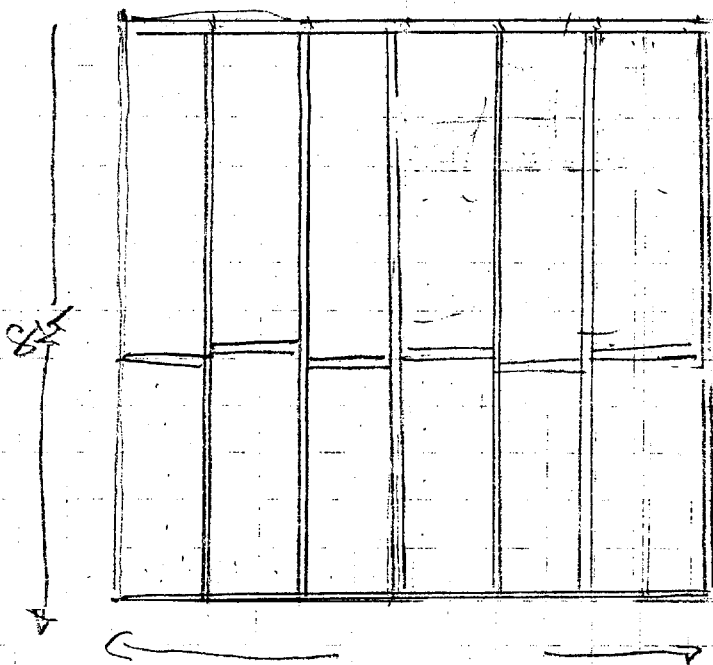
(B)



(C)



(D)



2x4

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