

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090999

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that 43 Elmwood Llc /Palmer Development Group

has permission to Rehab building after fire. (demo permit #08-1548). Add 46' shed dormer to left side of building. *to dormer*

NOV - 5 2009

AT 785 Congress St CBL 047 A014001

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 closed-in. 24 HOUR 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. CAPT. R. Sauter

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: 09-0999 | Issue Date: | CBL: 047 A014001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|--|---|-----------------------|
| Location of Construction: 785 Congress St | Owner Name: 43 Elmwood Llc | Owner Address: 400 Pownal Rd | Phone: 207-9391802 |
| Business Name: | Contractor Name: Palmer Development Group | Contractor Address: 86 Downeast Drive Yarmouth | Phone: 2079391802 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | Zone: B-2b/R-6 |

| | | | | |
|--|---|---------------------------|-------------------------------|--------------------|
| Past Use: Commercial / Multi Use; 5 units and 1 store | Proposed Use: Multi Use / Rehab building after fire. (demo permit #08-1548). Add 46' shed dormer to left side of building. <i>Not building dormer</i> | Permit Fee: \$1,820.00 | Cost of Work: \$180,000.00 | CEO District: 2 |
|--|---|---------------------------|-------------------------------|--------------------|

| | |
|--|---|
| FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i> | INSPECTION: Use Group: <i>R-2/M</i> Type: <i>SB</i> <i>TBC 2003</i> |
|--|---|

| | | |
|---|------------------------|-------------------------------|
| Proposed Project Description: Rehab building after fire. (demo permit #08-1548). Add 46' shed dormer to left side of building. | Signature: <i>(KG)</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: _____ |
|---|------------------|-------------|

| | | | |
|------------------------|---------------------------------|------------------------|--|
| Permit Taken By: gg | Date Applied For: 09/14/2009 | Zoning Approval | |
|------------------------|---------------------------------|------------------------|--|

| | | | |
|---|---|---|--|
| <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 <i>using section 14-431(a).</i> <input type="checkbox"/> Flood Zone <i>using 28.79 of 50% increase.</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>9/24/09</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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>10/13/09</i> |
|---|---|---|--|

PERMIT ISSUED

NOV - 5 2009

City of Portland

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

X 

Signature of Applicant/Designee

 11/5/09

Date



Signature of Inspections Official

 11.5.09

Date

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION PROGRAM

Notes on Meeting

Date: 10/7/09

Property Address: 785 Congress

People Present: Ben Palmer (owner, contractor)
Dus

Proposed shed dormer

Advised owner that dormer would require

HP. Board review. Will need accurate,

scale drawings. Noted that Board discourages dormers that end to end walls. Also window

pattern needs to be vertical & ideally relate to lower fenestration. Also will need specs.

Next Steps: Advised applicant next available meeting would be 1st meeting in November. He raised the option of simply re-roofing existing roof - said that could be approved at staff level - Applicant will consider options; get back to staff w/ preferred direction.

Deborah Andrews, Historic Preservation Program Manager (207) 874-8726 dga@portlandmaine.gov

Scott Hanson, Preservation Compliance Coordinator (207) 756-8023 sth@portlandmaine.gov

389 Congress St., 4th Floor, Portland, Maine 04101

Provided app,
1924 photo.

City of Portland, Maine - Building or Use Permit

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| Permit No: 09-0999 | Date Applied For: 09/14/2009 | CBL: 047 A014001 |
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| Business Name: | Contractor Name: Palmer Development Group | Contractor Address: 86 Downeast Drive Yarmouth | Phone (207) 939-1802 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | |

| | |
|--|--|
| Proposed Use: Multi Use / Rehab building after fire. (demo permit #08-1548). Add 46' shed dormer to left side of building. | Proposed Project Description: Rehab building after fire. (demo permit #08-1548). Add 46' shed dormer to left side of building. |
|--|--|

Dept: Historic **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 10/13/2009

Note: Owner, Ben Palmer, came into the office on 10/13/09 to say that he was no longer planning to do the new shed dormer. Approval is based on the removal of the shed dormer from the application. **Ok to Issue:**

- 1) The shed dormer shown on the plans has been removed from the application by the owner. Approval is for the plans without the new shed dormer.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/24/2009

Note: Part of permit #05-1667 was to build a 7.5' gable dormer on the left side. A fire in 2008 damaged the roof. Now there will be a 46' shed dormer on the left side. Using section 14-436(a), 50% of first floor footprint is 733.75. The shed dormer is adding 210.68 sf which is using 28.7% of the allowable 50% increase. **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) 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.
- 3) This property shall remain as retail use on first floor & five residential dwelling units on the second through fourth floors. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tammy Munson **Approval Date:** 11/04/2009

Note: **Ok to Issue:**

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. Carbon monoxide detectors are required in all units and all common areas on every level.
- 3) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 4) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/15/2009

Note: **Ok to Issue:**

- 1) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 2) Emergency Lights are required 101 31.2.9

| | | | |
|---|---|--|--------------------------------|
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| Business Name: | Contractor Name: Palmer Development Group | Contractor Address: 86 Downeast Drive Yarmouth | Phone (207) 939-1802 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | |

- 3) Sprinkler protection shall be maintained.
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 4) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 6) All construction shall comply with NFPA 101
- 7) The sprinkler system shall be installed in accordance with NFPA 13.

Comments:

9/18/2009-amachado: Left vcm for Ben Palmer. Need 11' x 17"s of plans. Need more information about the dormer. Where exactly is it going on the left side? Need a cross-section to show are being added and elevations to show it.

9/24/2009-amachado: Ben brought in a DVD with the PDFs of the plans. He provided more information about the dormer and two cross sections.

10/14/2009-gg: received permit from historic on 10/14/09. /gg



HUSTADIN
HALAL MARKET
100 Congress St.
Halal Meat & Spices
273-9889



AL-MUSTAFAH
HALAL MARKET
185 Longwood St.
Brockton, MA 01909
773-9480

OPEN



785
Cine

Surveyed by

W. H. ...

(Remarks on other Side)

1892

MAY

D 1894



General Building Permit Application

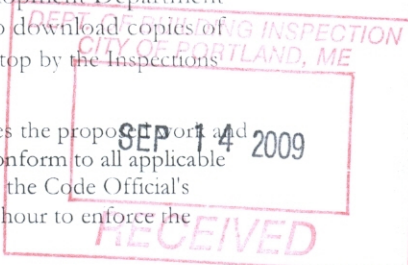
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|---|---|---|
| Location/Address of Construction: <u>783-785 CONGRESS ST</u> | | |
| Total Square Footage of Proposed Structure/Area <u>6584</u> | | Square Footage of Lot <u>4455</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>647 A014 001</u> | Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>Y3 Elmwood LLC</u> Address <u>470 Pownal Rd</u> City, State & Zip <u>FREEPORT, ME 04032</u> | Telephone: <u>939-1802</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>180,000</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>1,820.00</u> |
| Current legal use (i.e. single family) <u>Multi-use Commercial</u> <u>6 units</u> If vacant, what was the previous use? <u>Multi-use Commercial</u> <u>Store from first floor</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Rebuild/Rehab 6 unit building damaged in a fire Nov 2008. Add Dormer to LEFT side of Building. NEW Dormer = 46' LONG Additional 205'² of Space. HAVE 696.25'² LEFT over from original Rehab</u> | | |
| Contractor's name: <u>PALMER Development GROUP</u> | | |
| Address: <u>86 Powncast Drive</u> | | |
| City, State & Zip <u>YARMOUTH, ME 04096</u> | | Telephone: <u>939-1802</u> |
| Who should we contact when the permit is ready: <u>BEN PALMER</u> <u>Call</u> | | Telephone: <u>939-1802</u> <u>Call</u> |
| Mailing address: <u>83 South FREEPORT RD. FREEPORT, ME 04032</u> <u>Palmerb220@hotmail.com</u> | | |

Please submit all of the information outlined on the applicable 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: [Signature] Date: 9/1/09

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

from permit # 05-1667

I HEREBY CERTIFY TO Douglas Title Co.
Bango Savings Bank and its Title Insurer

Portland, Maine

Inspection Date: 10-30-05

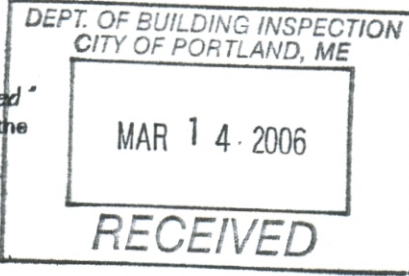
Scale: 1" = 20'

The monumentation is in harmony with
current deed description.

The building setbacks are not in conformity
with town zoning requirements. "Grandfathered"

The dwelling does not appear to fall within the
special flood hazard zone as delineated by the
Federal Emergency Management Agency.

The land does not appear to fall within the
special flood hazard zone as indicated on
community-panel # 230051 0013 B



BUYER: 43 Elmwood, LLC
SELLER: Daniel S. McLaughlin

Proposed Egress to be
Built in SAME Footprint
AS EXISTING Egress
with THE ACCEPTANCE
of Adding 1.5 Feet
to the width of THE 3
PLATFORMS (FROM 5' to 6.5')
TO MEET CODE REQUIREMENTS.

PLATFORM SIZE - 17.5' x 6.5'
1st FLOOR STAIRS will be
SIX inches wider to
MEET CODE REQUIREMENTS.

Total Structure will be
SAME length as Existing
(17.5 Feet) AND 2' wider
(FROM 7.5' to 9.5')

THIS PROPERTY IS SUBJECT TO ALL
RIGHTS AND EASEMENTS OF RECORD.
THOSE THAT ARE EVIDENT ARE SHOWN.

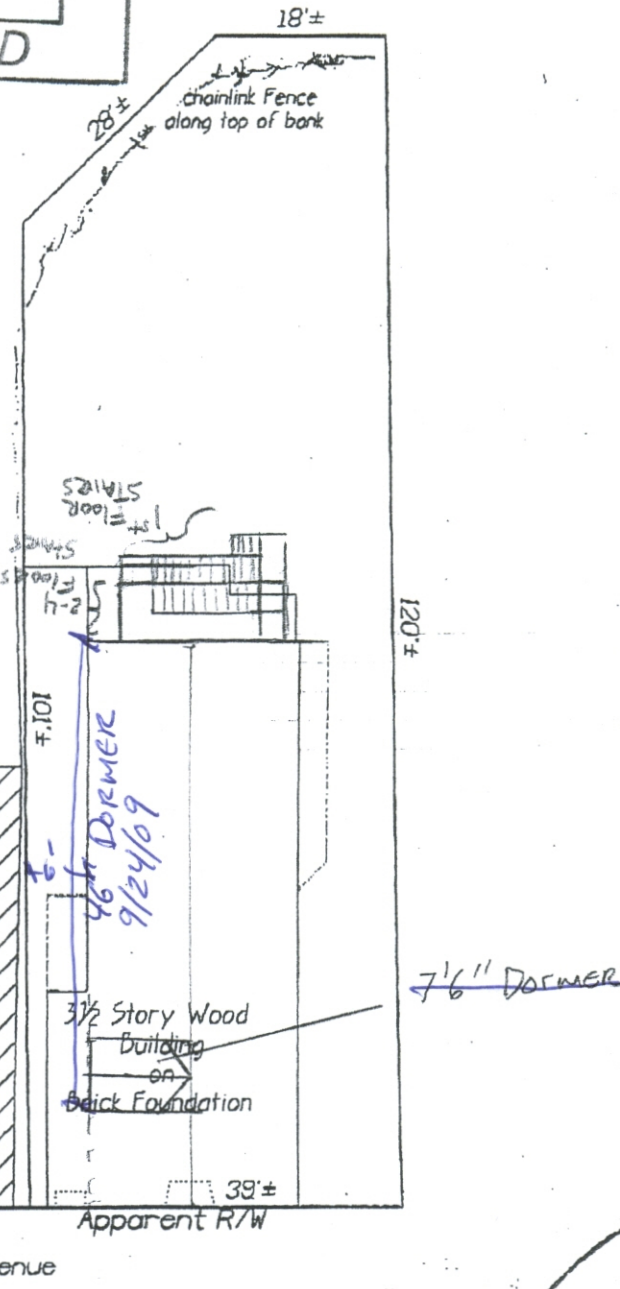
THIS PLAN MIGHT NOT REVEAL
CONFLICTS WITH ADJACENT DEEDS.

Bruce R. Bowman
INCORPORATED
199 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664

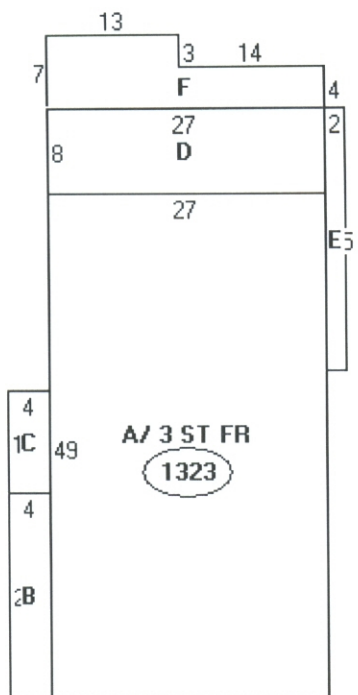


PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 8671 PAGE 155 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*



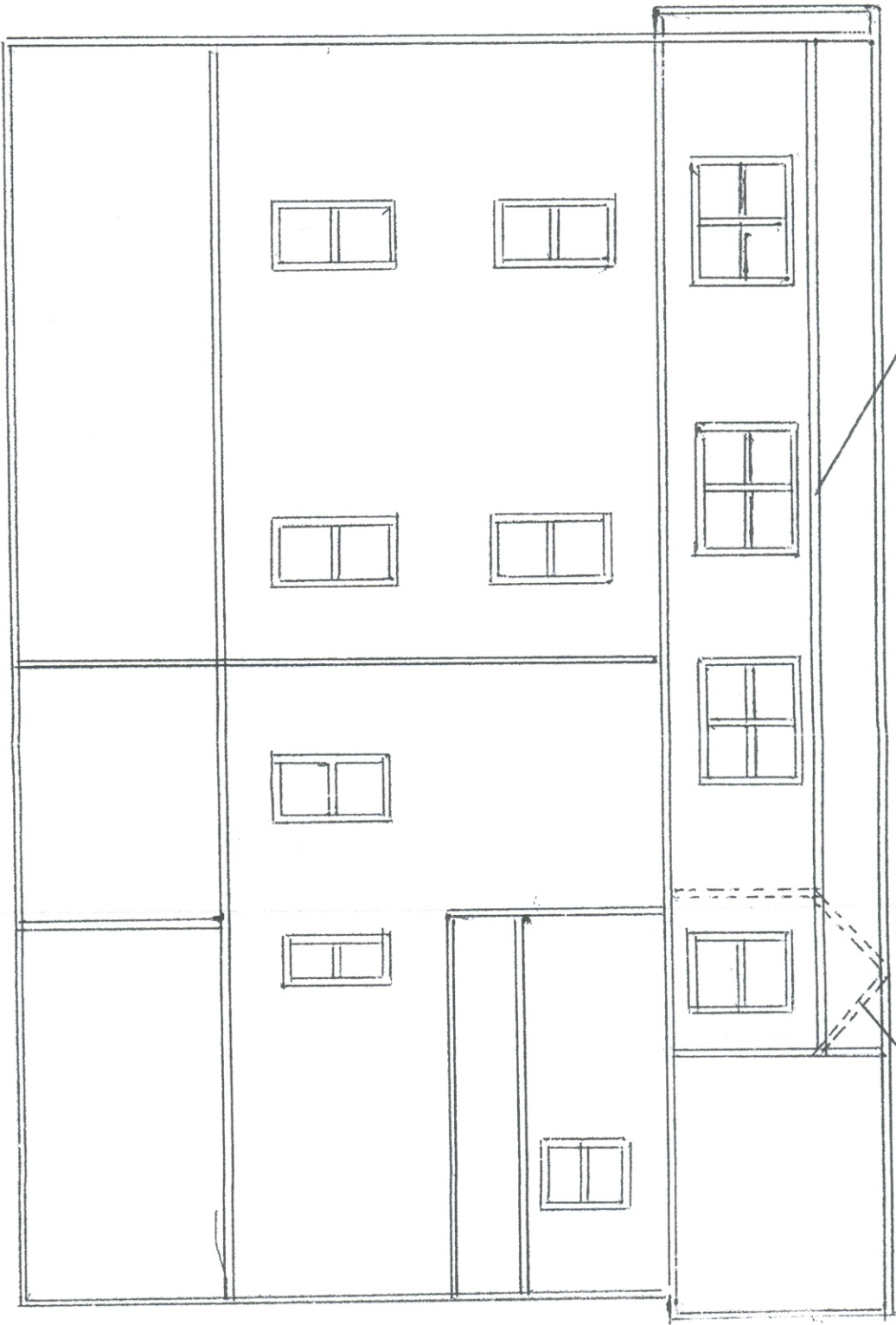
Congress Street
(bituminous)



- Descrip
- A: A/ 3 ST
1323 sq
 - B: 2 ST FI
80 sqft
 - C: 1 ST FI
40 sqft
 - D: 3 ST FI
216 sq
 - E: 2 ST FI
50 sqft
 - F: EFP
147 sq



Side Elevation
NW side of Building



Proposed New Dormer

Dashed Line =
Dormer From 2006
Roof Line to be changed
to match rest of dormer

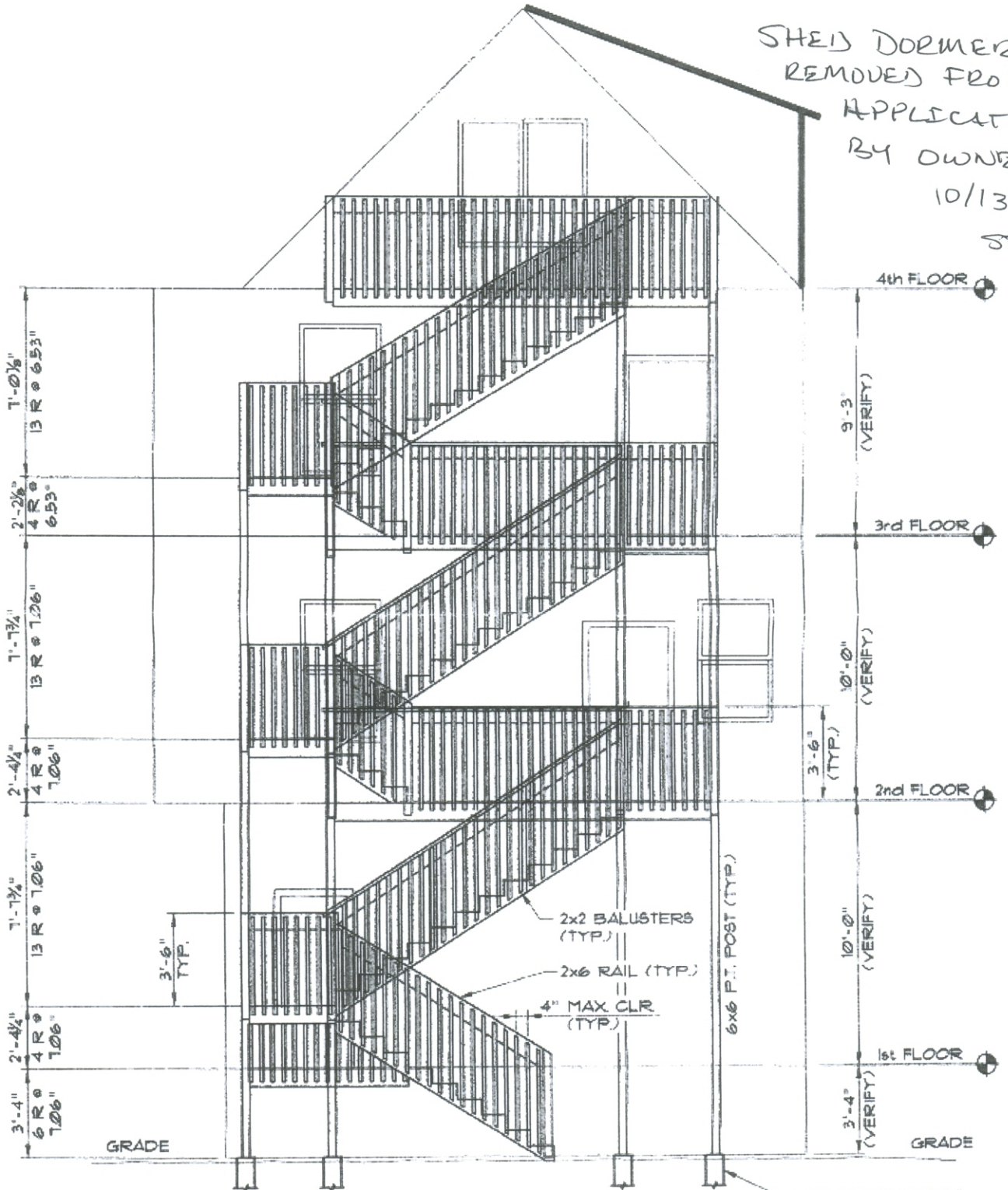
NEW SHED DORMER
REMOVED FROM
APPLICATION BY
OWNER . 10/13/09

STA-

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ORE
SEP 24 2009
1120000000

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 SEP 24 2009
 RECEIVED

SHELD DORMER
 REMOVED FROM
 APPLICATION
 BY OWNER
 10/13/09
 STH



REAR ELEVATION

1/2" = 1'-0"