

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU **INSPECTION**

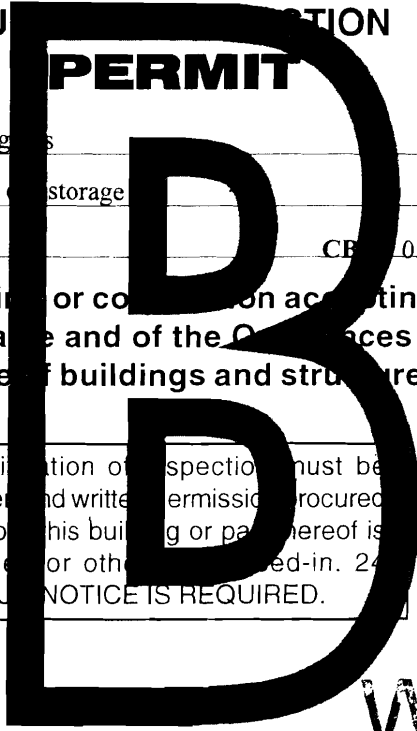
PERMIT

Permit Number: 081584

Please Read
Application And
Notes, If Any,
Attached

This is to certify that BROWN C N CO /Gordon Hig
has permission to addition to rear of building for storage
AT 754 CONGRESS ST CB 054 G001001

provided that the person or persons, firm or corporation accounting 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

WITHDRAW

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: 08-1584	Issue Date:	CBL: 054 G001001
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Location of Construction: 754 CONGRESS ST	Owner Name: BROWN C N CO	Owner Address: PO BOX 200	Phone:
Business Name:	Contractor Name: Gordon Higgins	Contractor Address: 25 Furbush Road Sabattus	Phone 2076999150
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: 32b

Past Use: Commercial - Convenience store w/ gas station (Big Apple w/f)	Proposed Use: Commercial - Convenience store w/ gas station - addition to rear of building for dry storage	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description:
addition to rear of building for dry storage

WITHDRAW

Signature: _____ Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 12/31/2008	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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	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 <i>ABM</i> Date: _____
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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

1-7-09

We would like a refund on
\$120.00 cost we paid to apply
for a building permit

Our permit has been denied
due to zoning.

We do not want to appeal
the zoning decision.

Re: 754 Congress St.
Portland ME
04101

Thank you
Gordon E. Higgins
25 Forbush Rd.
Sabattus ME
04280

207-699-9150
geh.masonry@hotmail.com

Applicant: S!A 786 LLC

Date: 1/2/09

Address: 754 Congress St.

C-B-L: 54-6-001 (2/3)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - bill 1958

Zone Location - B-2b

Interior or corner lot

Proposed Use/Work - add 8' x 20' addition on rear for storage

Savage Disposal - city

Lot Street Frontage - ~~N/A~~

Front Yard - N/A

Rear Yard - 10' min. or 20' if abuts residential zone - abuts R-6 so need 20' - only 10.9'

Side Yard - 10' on side street

Projections -

Width of Lot -

Height - 45' max

Lot Area - no minimum requirement

Lot Coverage/Impervious Surface - 90% - ~~but~~ all st lot is paved or existing structure

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1584	Date Applied For: 12/31/2008	CBL: 054 G001001
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Location of Construction: 754 CONGRESS ST	Owner Name: BROWN C N CO	Owner Address: PO BOX 200	Phone:
Business Name:	Contractor Name: Gordon Higgins	Contractor Address: 25 Furbush Road Sabattus	Phone (207) 699-9150
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial - Convenience store w/ gas station - addition to rear of building for dry storage	Proposed Project Description: addition to rear of building for dry storage
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Dept: Zoning	Status:	Reviewer: Ann Machado	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Building	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

Comments:
1/2/2009-amachado: Spoke to Gordon Higgins. The proposed addition does not meet the rear setback of 20' (property abutts a residential zone). He will get back to me.
1/7/2009-amachado: Applicant came in and spoke to Lannie about withdrawing the permit since they did not meet the rear setback for the addition. They gave Lannie a request in writing to get their money back.

ZONCWG B2B



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>754 Congress St. Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>160</u>	Square Footage of Lot <u>12,000 approx.</u>	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>S & A 786 LLC</u> Address <u>754 Congress St. Portland</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>207 - 772 - 0560</u>
Lessee/DBA (If Applicable) <u>Express MART</u>	Owner (if different from Applicant) Name <u>CMBROWN</u> Address <u>1 CN BROWN Way</u> City, State & Zip <u>S Paris ME</u>	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>STORE</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>STORE (SAME)</u> WITHDRAW Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>SMALL Addition - TO MATCH Existing Addition</u> <u>160 Sq. FT. Block Structure setting ON Cement Slab - Exterior Finish - Painted T1-11</u>		
Contractor's name: <u>Gordow E Higgins</u> Address: <u>25 FURBUSH Rd</u> City, State & Zip <u>Sebattus ME 04280</u> Telephone: <u>207 699 9150</u> Who should we contact when the permit is ready: <u>Gordow Higgins</u> Telephone: <u>699 9150</u> Mailing address: <u>754 Congress St. Portland ME 04101</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.

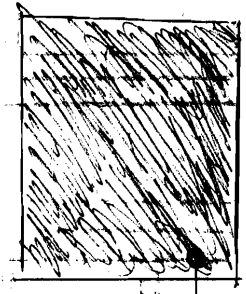
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 11/20/08

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

754 Congress St.
 160 Sq. Ft. Addition
 New PINK!
 Spec.

INSIDE WALLS 4x6 with 1/2" sheet Rock Finish - (Prime & Painted)
 Both Inside Walls Bolt 1/2" x 8" thru Existing Walls + 8" Block walls
 Inside Walls Anchored to Concrete Slab 1/2" x 8" Anchor Bolts



3/4" Plywood Covered by Ice Water Shield - Slashes to Existing
 Covered by 25 to 50 year Rolled Asphalt
 2x10x Blocks Between Joists (Space Every 2 FT)
 20 Total 4x10x10 FT Joist (Left on Center)
 2x10 ~~Block~~

2x8 Anchored Plate

8" Bond Beam (course top) #4 Rebar x 2 - Pour Solid Grout
 1/2 inch x 6" Steel Anchor Bolts (Boreline Grout - up thru wall plate)

8" Block Wall 8" x 8" x 20' 4" Approx 10 FT High

8" Black Wire BRUSS

#4 Rebar (Every 3 FT - Cell Rebar Solid (Grout))

8" Block with Reinforce from 8" Block Frost Wall
 PAD Paired Above Area is on Shutter

4" x 8 FT 3" x 20 FT 4" CEMENT PAD (FAT PAD)

WIRE MESH IN CEMENT PAD
 Gravel Compacted between first wall & Existing foundation (Under Pad)
 Ground

4 FT Frost Walls 8" Block grouted Solid
 8" Galvanized Wire TRUSS

#4 Rebar (Every 3 FT -)

Water Proof TIE (Outside Wall (Frost))

Cement Footer 12" x 16" (#4 Rebar x 2 Remaining 8' 2" x 20' 4")

2 FT 3/4" Stone Base

Galvanized Hangers
 Aluminum Drip Edge
 Five Bond to match
 Existing Finnish Trim
 T1-11 Attached to
 New Block Wall to
 match Existing Building
 Prime & Painted to
 match Existing

JAN 5 2009

Side Walk
23 FT

New

48 FT 9"

13.5' dia



Parking Lot

Faces Congress St.

Front Door

JAN 5 2009

H.F. Center

12 FT x 32"

12 x 32 x 26

3 FT

7 FT 10"

WALK IN Cooler

17 FT 6"

29 FT 5"

17 FT

Dry Food Preparation
Food Storage
USC

BAT ROOM

BAT DOOR

Cooler DOOR

Exterior
Change Existing Ratchet T-1-11
Change to New T-1-11
Prime & Paint

WOOD BRACKETS
STOOLS

EXIT

20 FT 4"

Roof Height 10 FT.

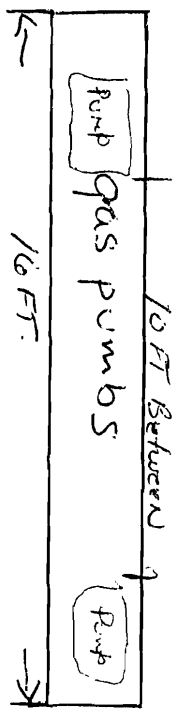
Fire Lane / Loading Area 9 FT wide

Side Walk

side walk

115 FT.

754 Congress St.
For 11' Awning



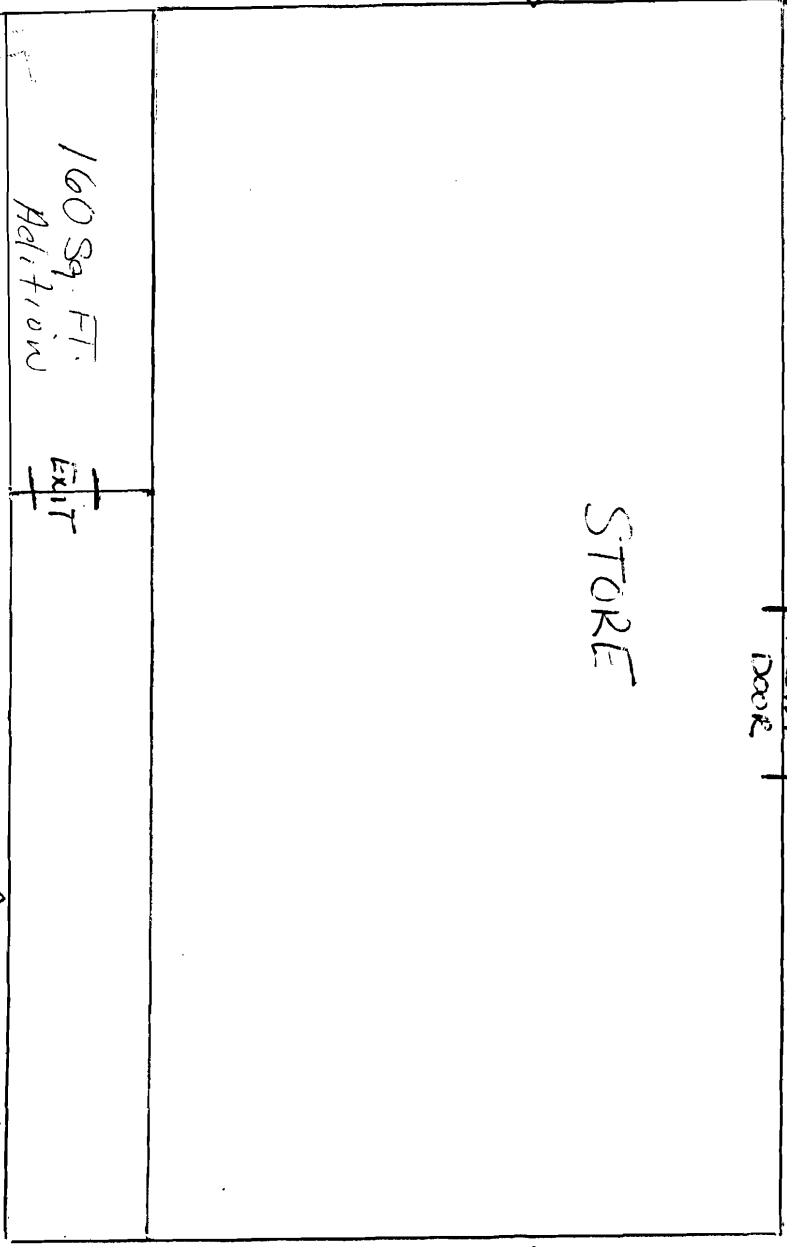
STORE

FRONT DOOR

23 FT.

17 FT

97 FT.



23 FT.

10.9 FT.

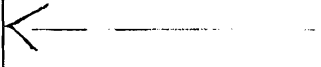
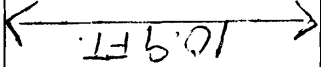
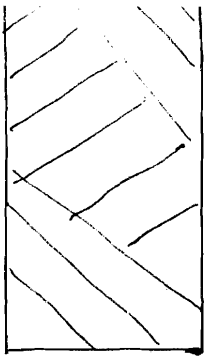


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Cement Pad
8 FT 2" X 20 FT 4" X 10" Thick

Decor Way
OR Exit

VT 1180 Sq FT.
2 1344 Sq. FT.

Fire lane
Loading Drive way

NON Structural Wall

LOT Measurements
115 FT X 97 FT.

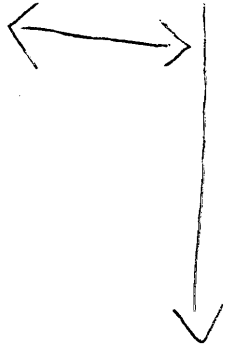
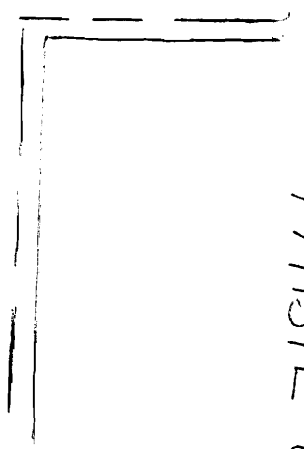


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8" Cement Block
Wall

8 FT 3" X 20 FT 4" X 10 FT 11

6" Cement Block Wall

9.5 FT. X 10 FT. High

Electrical Boxes (Panel)

Sink (Two Bay Sink)

Mop Sink

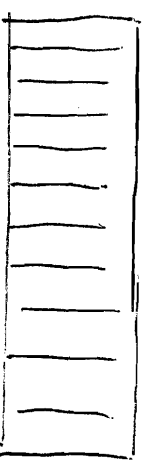
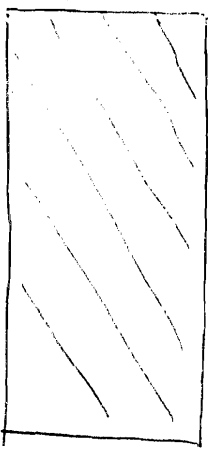
Toilet

Hand Wash Sink

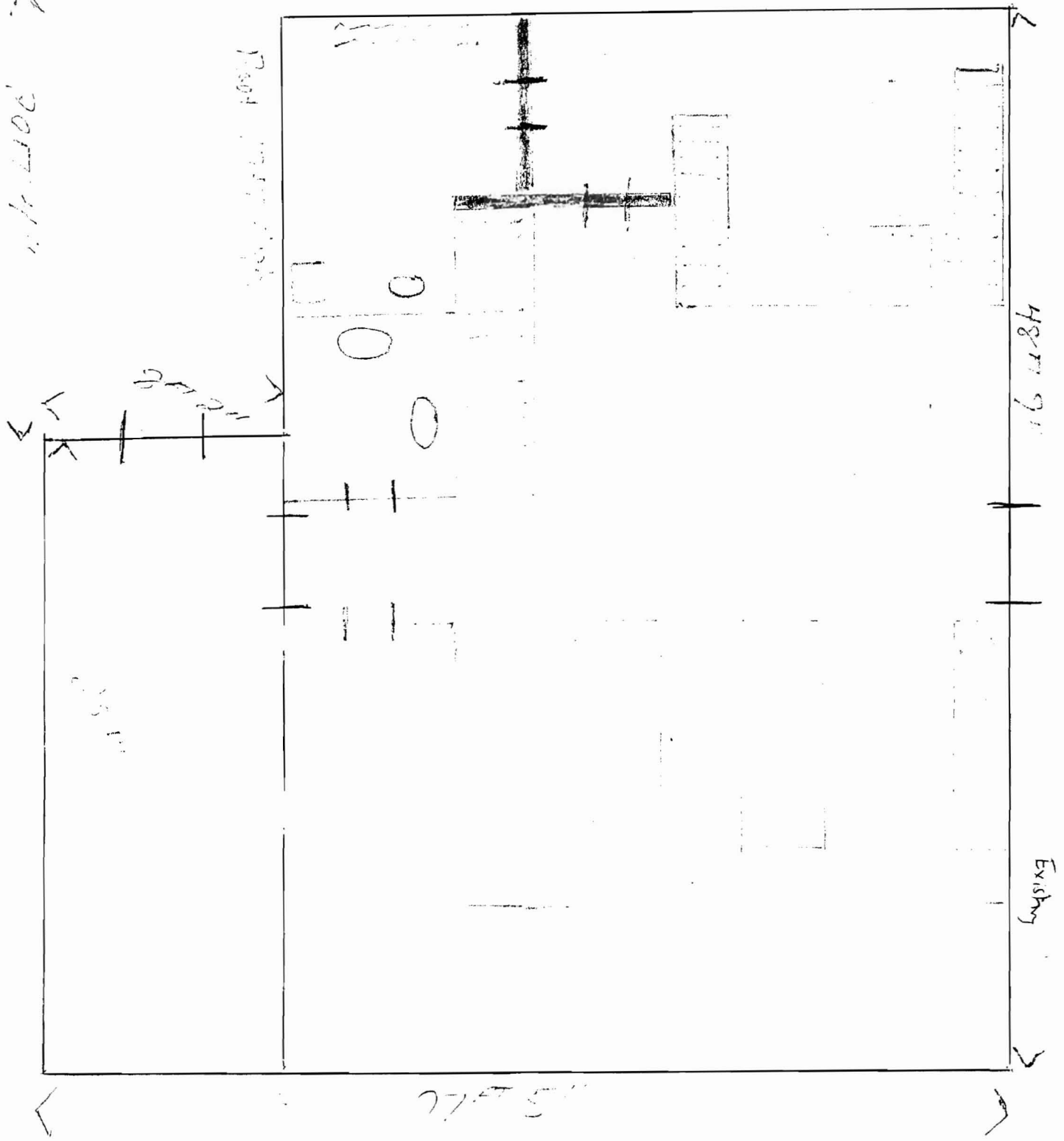
Portable Displays

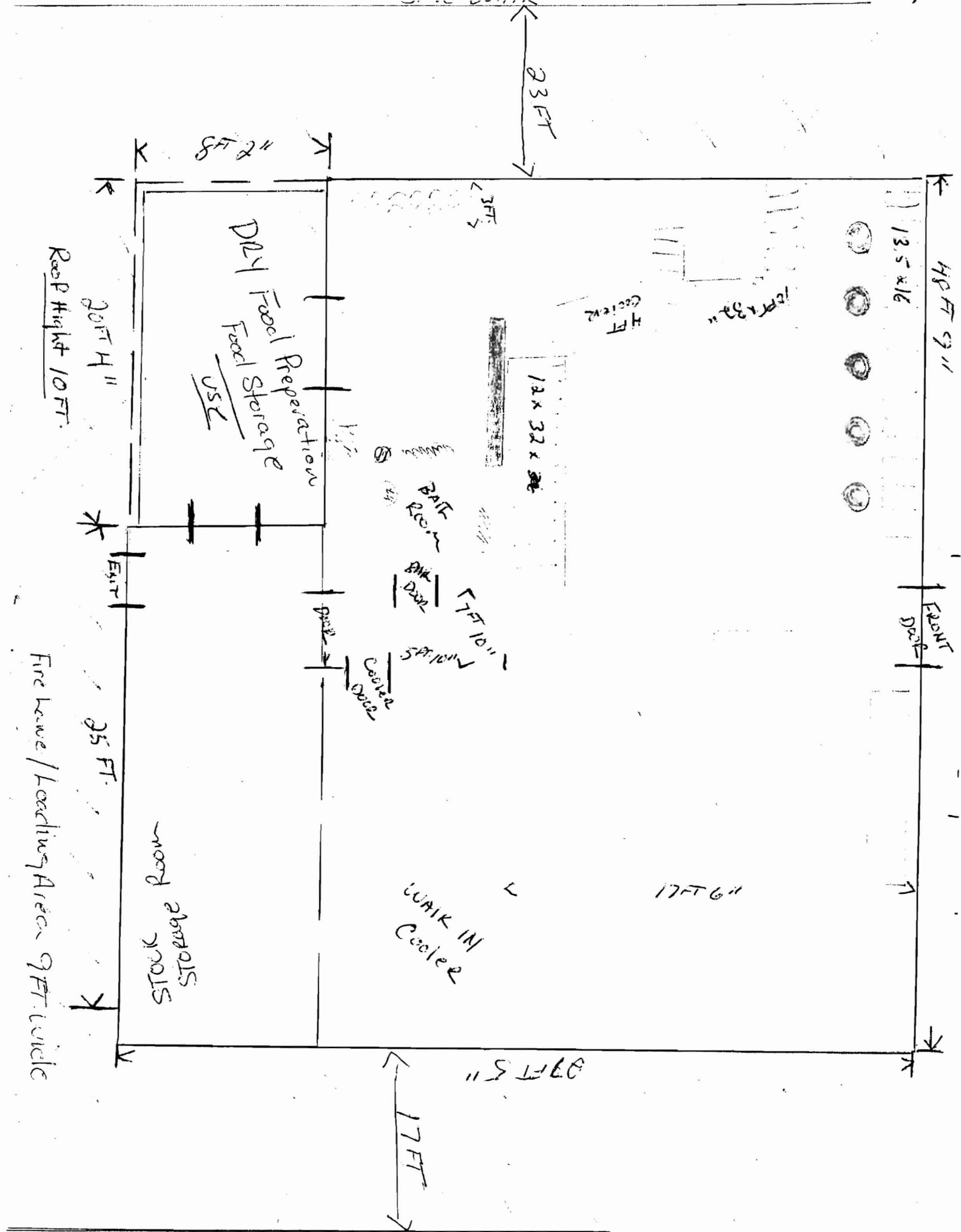
Counter Space

Stands (Total 5)



1. 3077411





Spec. PLANS

Re: 754 Congress St.
Portland

50 year Asphalt (Tallied)
Ice water underlay
3/4" Ply Wood - Roof

2 x 12 x 8' Roof Rafters (20' RAFTERS)
2 x 12 Kille

Trim to Match Existing - Prime & Painted
Board Beams 2" Solid Siding - 1" x 4" Rebar x 2

1/2" x 6" Anchor Bolts
2 x 8 MATE

8" Lumber Joists - Even Spacing

8" Stone Wall - 8' x 10' x 20' x 4'

4" x 4" Rebar 2' intervals - 4" every 4' 17' 20' intervals (ground)

4" x 4" Rebar - Drilled and grouted into concrete pad

2" x 4" x 8' x 20' Cement Seal
WIRE MESH

4" x 4" Rebar 10' x 10' x 20' x 4'
Rebar on wire mesh 10' x 10' x 20' x 4'

Wire Mesh

Foundation of ground - 2' x 4' x 8' x 20' x 4' Foundation
2" x 4" x 8' x 20' x 4' Anchor Bolts - Drilled and grouted into existing foundation.
12' x 12' x 20' x 4' x 8' x 20' x 4' Cement pad for roof rafters on 2' x 4' x 8' x 20' x 4'

