

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

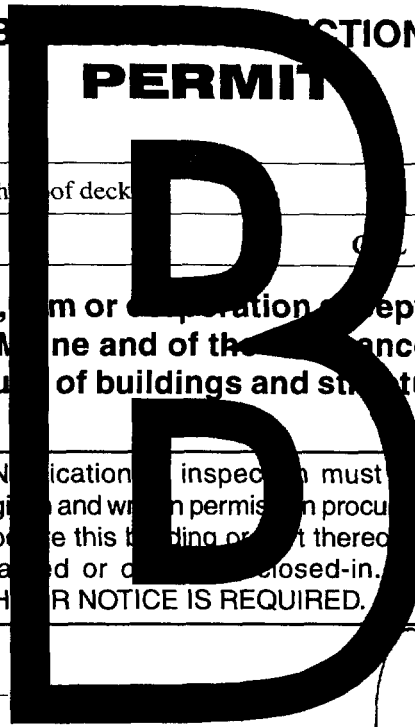
CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

PERMIT ISSUED
Permit Number: 050282
JUN 17 2005
CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT



This is to certify that Hall Peter L /Owner
has permission to Add a dormer w/ a door to the roof of deck
AT 64 Carleton St 063 D012001

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 laid 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. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

Janie Bouke 6/15/05
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: 05-0282	Issue Date: JUN 17 2005	PERMIT ISSUED BY: 063 D012001
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Location of Construction: 64 Carleton St	Owner Name: Hall Peter L	Owner Address: 64 Carleton St	Phone: 415-6521
Business Name:	Contractor Name: Owner Vincent Velizot	Contractor Address: Portland	Phone: CITY OF PORTLAND 1-0202
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: Residential multi-unit	Proposed Use: Residential multi-unit add a dormer w/ a door to the roof deck	Permit Fee: \$264.00	Cost of Work: \$27,000.00	CEO District: 2
<p><i>LEGAL USE: 3 Residential Dwellings</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: GB IBC-2003	
Proposed Project Description: Add a dormer w/ a door to the roof deck		Signature:	Signature: <i>AMB 6/15/05</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: dmartin	Date Applied For: 03/18/2005	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/></p> <p>Maj <input type="checkbox"/> Mnos <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conds</i></p> <p>Date: <i>5/12/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p><i>ef</i></p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>rc DA</i></p> <p>Date: _____</p>
	<p><i>D. Anderson</i></p> <p><i>5/29/05</i></p>		

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: 05-0282	Date Applied For: 0311812005	CBL: 063 D012001
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Location of Construction: 64 Carleton St	Owner Name: Hall Peter L	Owner Address: 64 Carleton St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	

Proposed Use: Residential multi-unit add a dormer <i>w/</i> a door to the roof deck - to remain 3 D.U.	Proposed Project Description: Add a dormer <i>w/</i> a door to the roof deck
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 0512512005
Note: Ok to Issue:

1) Approval based on revised submission dated 5/23/05 and as amended (see notes on final plans.)

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/02/2005
Note: Ok to Issue:

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a 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 a three (3) family dwelling 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 submrtted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06115/2005
Note: 6/6/05 spoke w/Vincent V. For more framing details. My questions revealed that the dormer had been denied Ok to Issue:
per historic, which was not clear. The most recent plans of the deck framing need to be revised. Also apparently some plans are missing as Deb Andrews notes her approval is based on notes from the final plans of 5123.
6115 Vincent V. Dropped off revisions, ok to issue

Dept: Fire **Status:** **Reviewer:** **Approval Date:** **Note:** Ok to Issue:



Residential 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>64 Carleton # 3</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>1,600</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>D</u> Lot# <u>012</u>	Owner: <u>Peter L. Hall</u>	Telephone: (207) <u>415-6521</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Vincent D. Veligor d/b/a Renovations by One 61 Sherman St. Portland, ME 04101</u>	Cost Of Work: <u>\$27,000.00</u> Fee: <u>\$264.00</u>
Current Specific use: <u>Apartment # 3</u>		
Proposed Specific use: _____		
Project description: <u>Dormer Addition with Door to New Roof Deck.</u>		
Contractor's name, address & telephone: <u>Vincent D. Veligor 61 Sherman St. Portland, ME 04101</u>		
Who should we contact when the permit is ready: <u>Vincent Veligor</u>		
Mailing address: <u>61 Sherman St. Portland, ME 04101</u>		
Phone: <u>207-771-0202</u>		

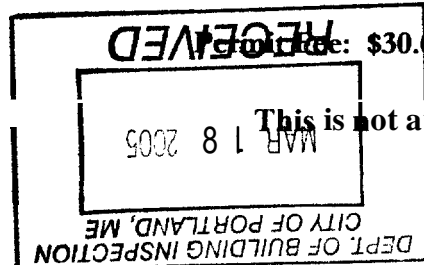
Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 871-8703.

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.

Contractor: Vincent Veligor d/b/a R.b.O. 3-18-05

Signature of applicant: <u>Peter Hall</u> OWNER	Date: <u>3-18-05</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

61 Sherman St Portland, ME 04101

Facsimile transmittal

To: Jeanie Bourke Fax: 874-8716
 Code Enforcement Officer

From: Renovations by One **Date:** June 15, 2005
 e-mail
 bynne@maine.rr.com

Re: 64 Carleton St. Portland **Pages:** 1 of 2

CC:

Urgent For Review Please Comment Please Reply Please Recycle

See page 10 of Fax regards 64 Carleton St. Portland

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS

JUN 15 2005

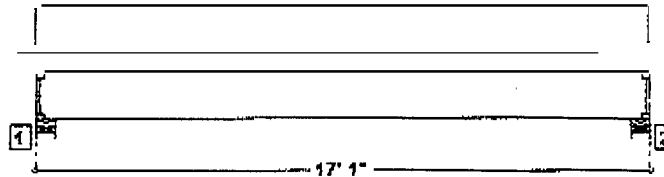
SUPERSEDES ALL
 PRIOR DATED PLANS



A Weyerhaeuser Business
TJ-Beam® 16 Serial Number: 7000000000
User: J 06/13/2005 12:37:57 PM
Page 1 (English Version: 1.16.5)

5 1/4" x 16" 2.0E Parallam® PSL, Wolmanized® - SL 3 (MC > 28%)

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



Product Diagram is Conceptual.

LOADS:

Analysis is for a Header (Flush Beam) Member. Tributary Load Width: 6' 6"
Primary Load Group: Residential - Exterior Balconies (ref) 80.0 Live at 100 % duration, 12.0 Dead

SUPPORTS:

	Input Width	Bearing Length	Vertical Reactions (lbs) Live/Dead/Uplift/Total	Detail	Other
1	Stud wall 6.48"	8.48"	333 / 1947 / 0 / 4278	A1: Blocking	1 Ply 1 1/4" x 16" 1.3E TimberStrand® LSL
2	Stud wall 6.48"	8.48"	333 / 1947 / 0 / 4278	A1: Blocking	1 Ply 1 1/4" x 16" 1.3E TimberStrand® LSL

See TJ SPECIFIERS / BUILDERS GUIDE for detail(s): A1: Blocking

DESIGN CONTROLS:

	Maximum	Design	Control	Control	Location
Shear (lbs)	4071	-3341	9582	Passed (35%)	Rt. end Span 1 under floor loading
Moment (ft-lbs)	16545	16545	24.62	Passed (96%)	MID Span 1 under floor loading
Live Load Defl (in)	0.287	0.406	Passed (L/660)	Passed (L/660)	MID Span 1 under floor loading
Total Load Defl (in)		0.466	0.815	Passed (L/461)	MID Span 1 under floor loading

Deflection Criteria: STANDARD(LL:L480,TL:L240).

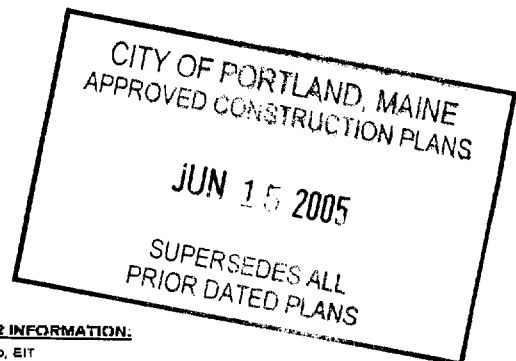
Blocking(LU): All compression edges (top and bottom) must be spaced at 17' 1" o.c. unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

ADDITIONAL NOTES:

- IMPORTANT! The analysis presented is output from software developed by Trus Joist (TJ). Allowable product values shown are in accordance with current TJ materials and code accepted design values. The specific product application, input design loads and stated dimensions have been provided by others (Vincent Veuger), have not been reviewed by TJ Engineering.
- THIS ANALYSIS FOR TRUS JOIST PRODUCTS ONLY! PRODUCT SUBSTITUTION VOIDS THIS ANALYSIS.
- Allowable Stress Design methodology was used for Building Code IRC analyzing the TJ Distribution product (see above)
- Environment Consideration: Wolmanized® - SL 3 (MC > 28%). Member analysis is appropriate only for material that is properly treated in accordance with procedures authorized by Trus Joist. Warranties extended by Trus Joist do not include the adequacy or performance of the treatment.

Operator Notes:

Trus Joist has not reviewed the project plans or visited the job site, however, Trus Joist guarantees the member shown has adequate capacity for the design conditions indicated. This obligation must be reviewed with the designer of record and/or the local code official to ensure the information shown is acceptable for the specific application.



PROJECT INFORMATION:

OPERATOR INFORMATION:

Thomas Lamb, EIT
Trus Joist a Weyerhaeuser Business
350 Route 101, Suite 1
Bedford, NH 03110
Phone : (603) 472 6730
Fax : (603) 218-6167

Copyright © 2004 by Trus Joist, a Weyerhaeuser Business
Parallam® is a registered trademark of Trus Joist.
C:\PROG\TRJ\Project Files\6000 4779\1500 1599\4580 0574\4556\4566.dwg

MEMO

Date: May 23,2005

To: Historic Preservation Board

RE: **64** Carleton St. Portland, ME

The Original scope of work **was** to build a dormer addition on the south west **roof**. This would allow a full size door to be installed. This also would have increased the owner's living area by 40 square feet in the kitchen.

The other part was to construct a roof deck **16** feet **by** 12 feet with another deck area **6** feet by 5 feet for occupants to access the deck **from** the kitchen via the new door.

This plan was approved by zoning **and** proceeded to Historic Preservation Program Manager Deborah Andrews, at which point it was rejected.

On May 9,2005, I met with Ms. Andrews at **64** Carleton St. and discussed what would be acceptable from **an** historic preservation perspective. Based upon her recommendations, the building owner and I have changed the scope of the work such that we believe it will comply with the Preservation Board's requirements.

*Thankyou for **your** consideration.*


Vincent Veligor

May 23,2005

Scope of proposed work at **64** Carleton St. #3 Portland, Me **04101**

Install new gable end entry door.

Install new cedar roof deck 16 Feet in length by 6 feet wide expanding to 12 feet at the entry **from** the kitchen.

The improvements to this #3 apartment roof area, **are** for the owners unit and **only** will be accessible through this unit.

First step is to remove the awning window at the West gable end and enlarge the opening to accommodate a new metal clad, white prehung exterior door, six feet **8** inches by 32 inches. This door is manufactured by MBF Windows & Doors.

Adjacent to the flat rubber roof is a peaked roof; to accommodate the outward swing of the new door from the kitchen onto the roof area, a pocket 4 feet by **3** feet by **44** inches high must be built into the pitched roof. This pocket will be covered by rubber membrane **as** is the existing flat roof.

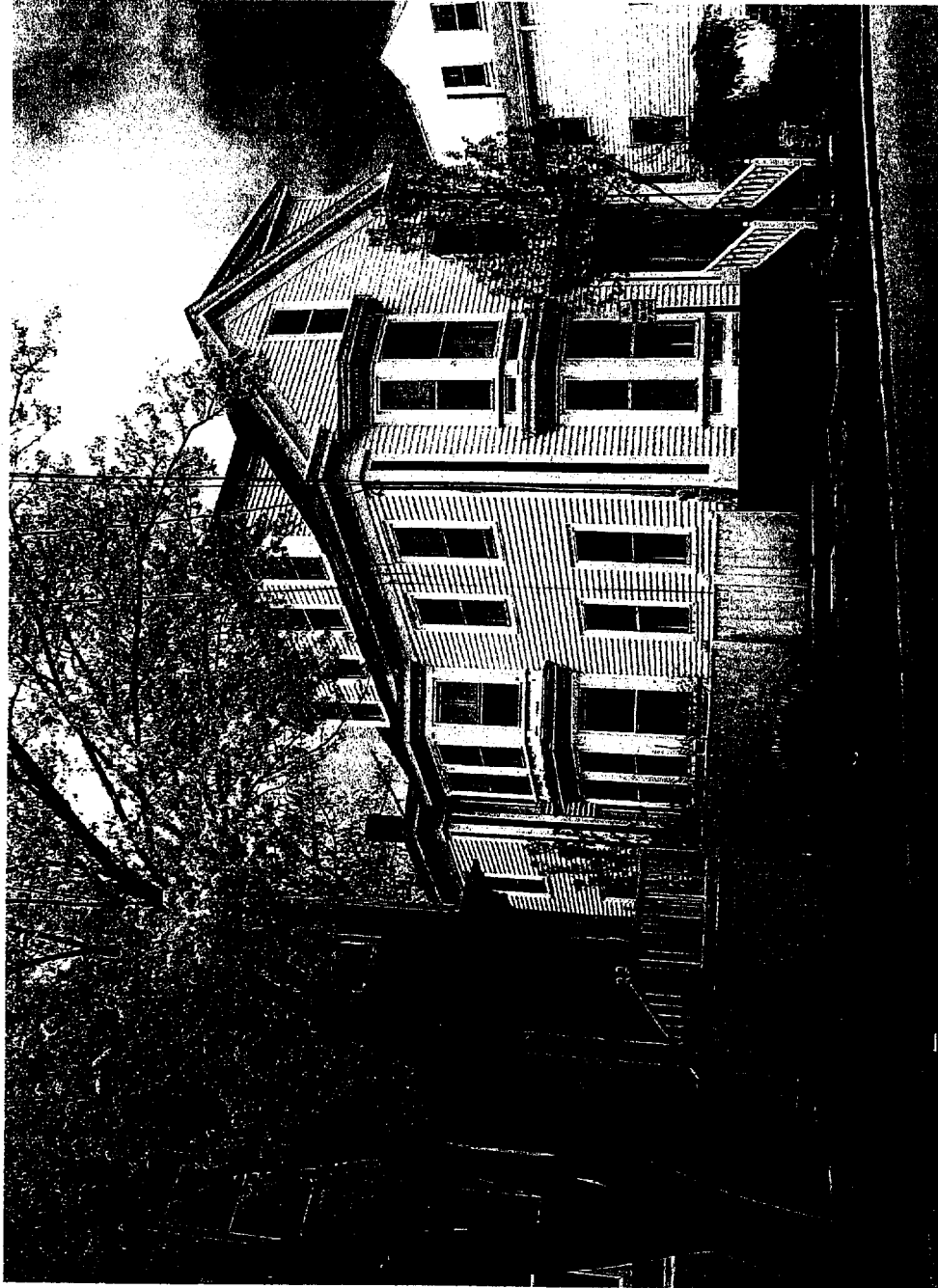
Second step is to construct supporting deck structure on the rubber roof area from pressure treated lumber. On top of this structure will be 5/4 by 6 inch cedar decking, also cedar newels, upper and lower rails, and balusters.

From Carleton St. looking North **part** of the 42" cedar railing will be visible. See photos attached I have placed a 2"x 4" piece of lumber at that position.

From Carleton St. looking West between the buildings none of the new deck or door will be visible.

From Brackett St. looking South West none of the deck is visible. The top of the new door installed on the gable end will be visible only when opened for egress.

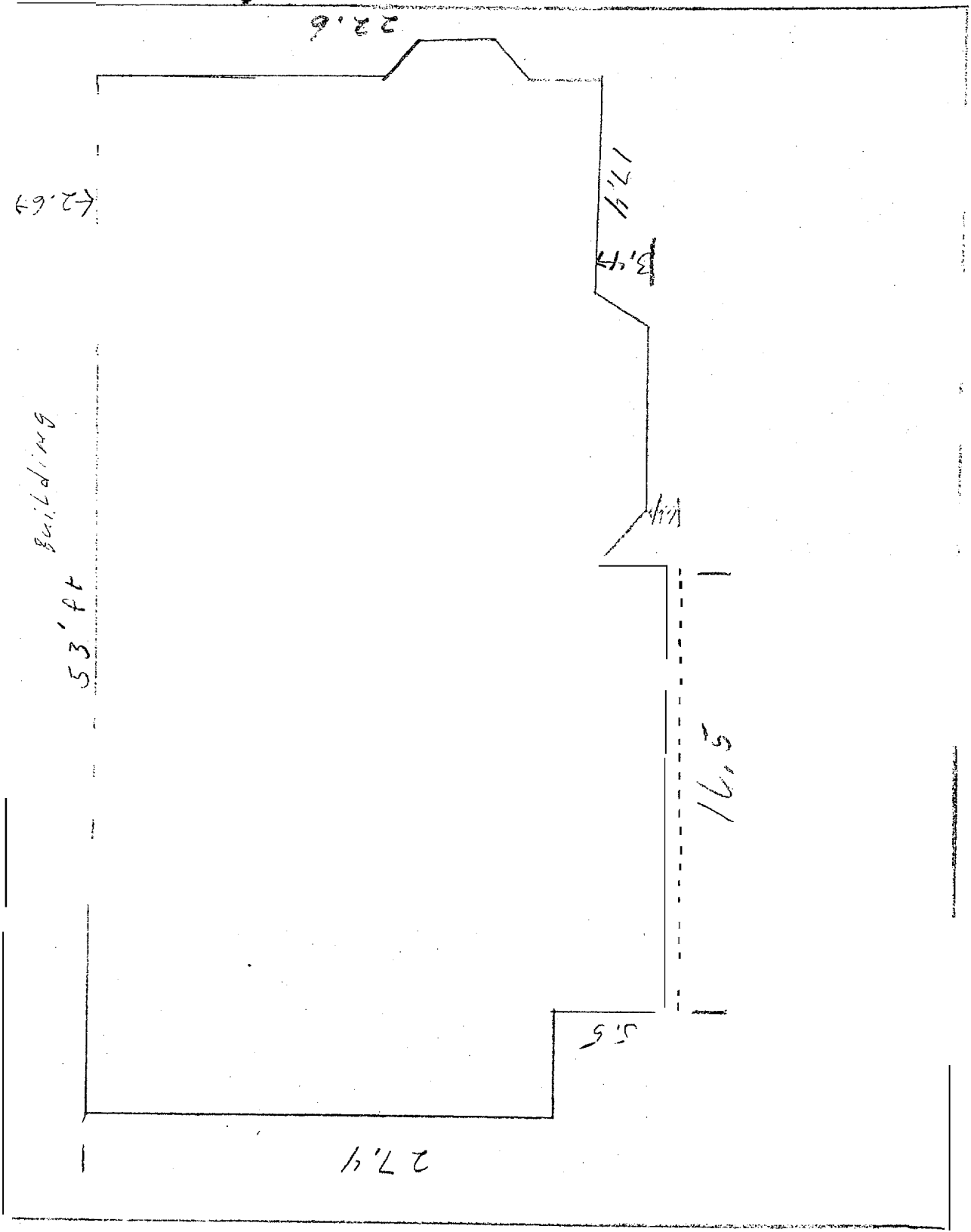
From Neal St. the deck and entry are visible at **only** one point through the trees.



64 Carleton

64 Carleton St. Plot Plan

410 ft LOT LINE



60 ft LOT LINE

22.6

Building

53' ft

17.4

3.4

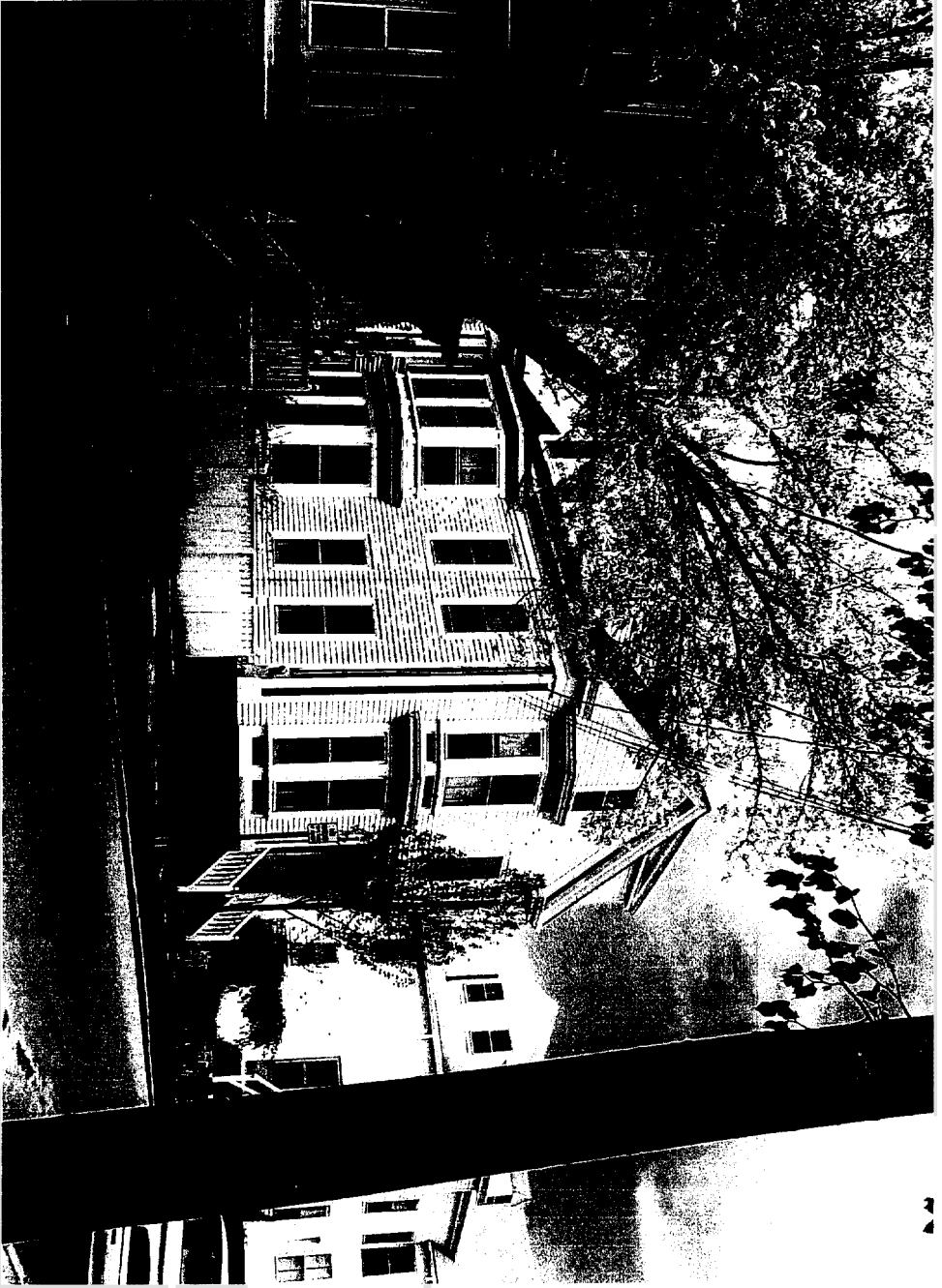
16.5

5.5

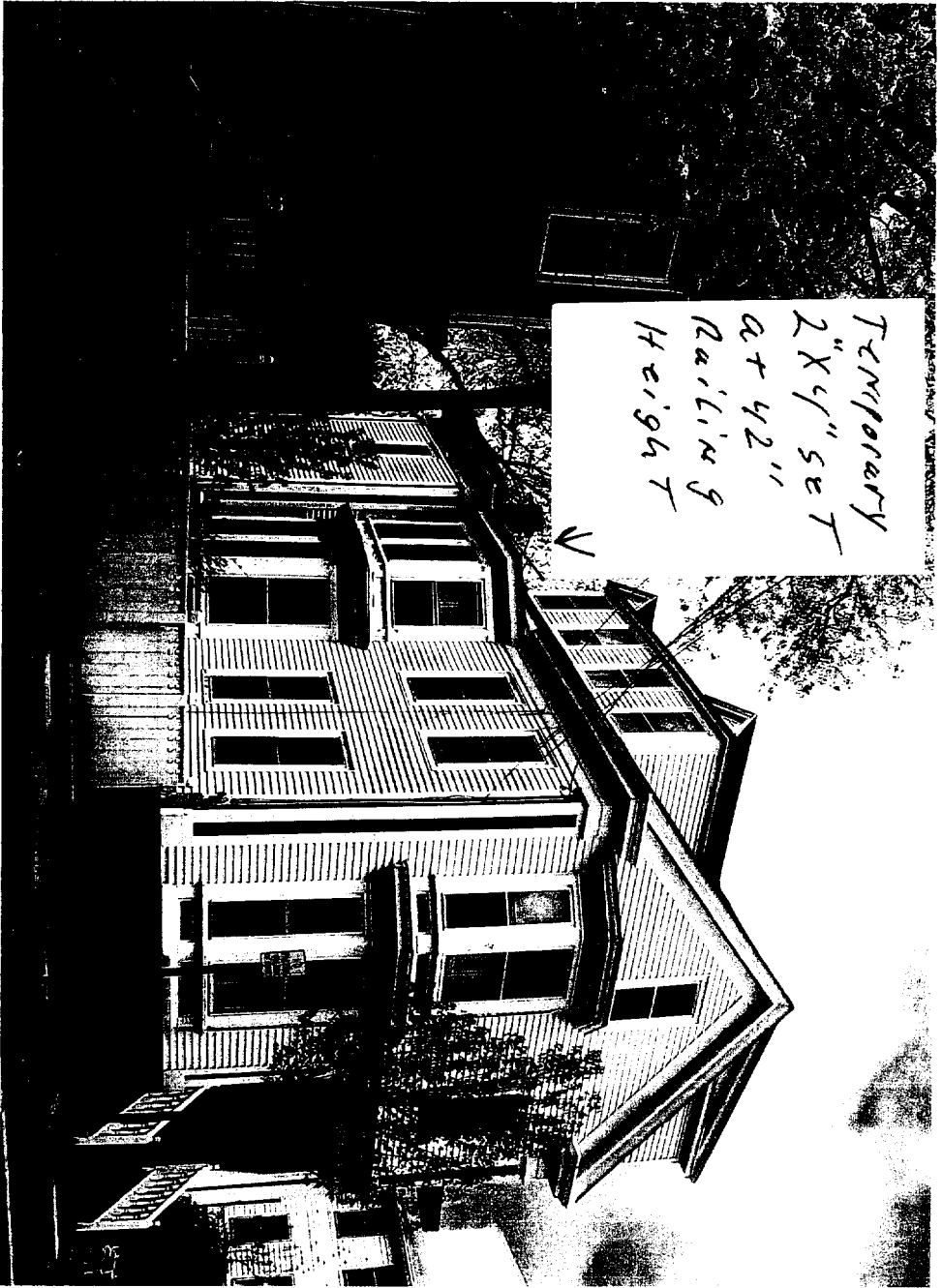
27.4



64 Charleston



Looking
North
Standing
on Charleston



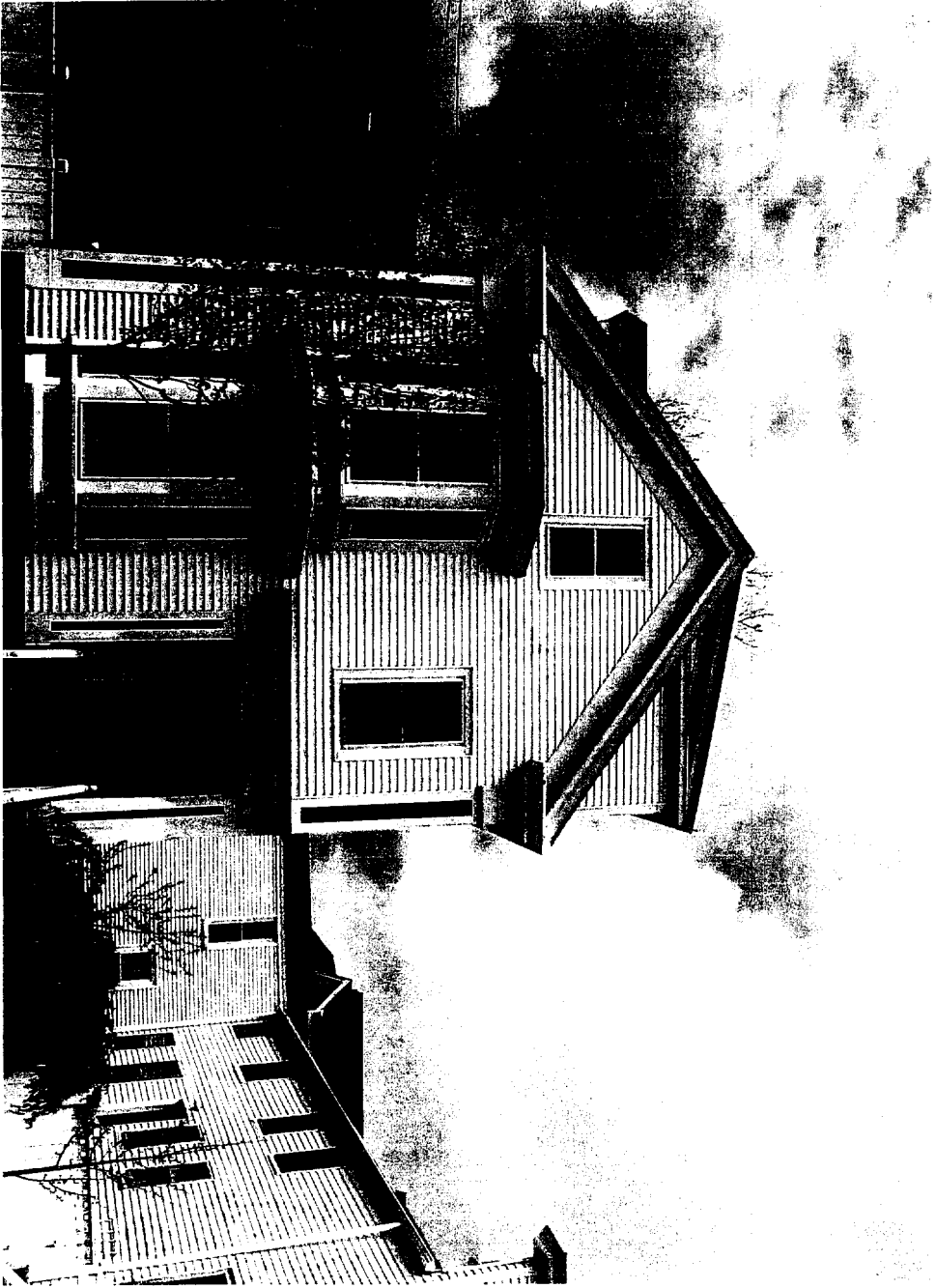
Temporary
2" x 4" set
Railings
Height

Looking
North
Standing

DAN TON

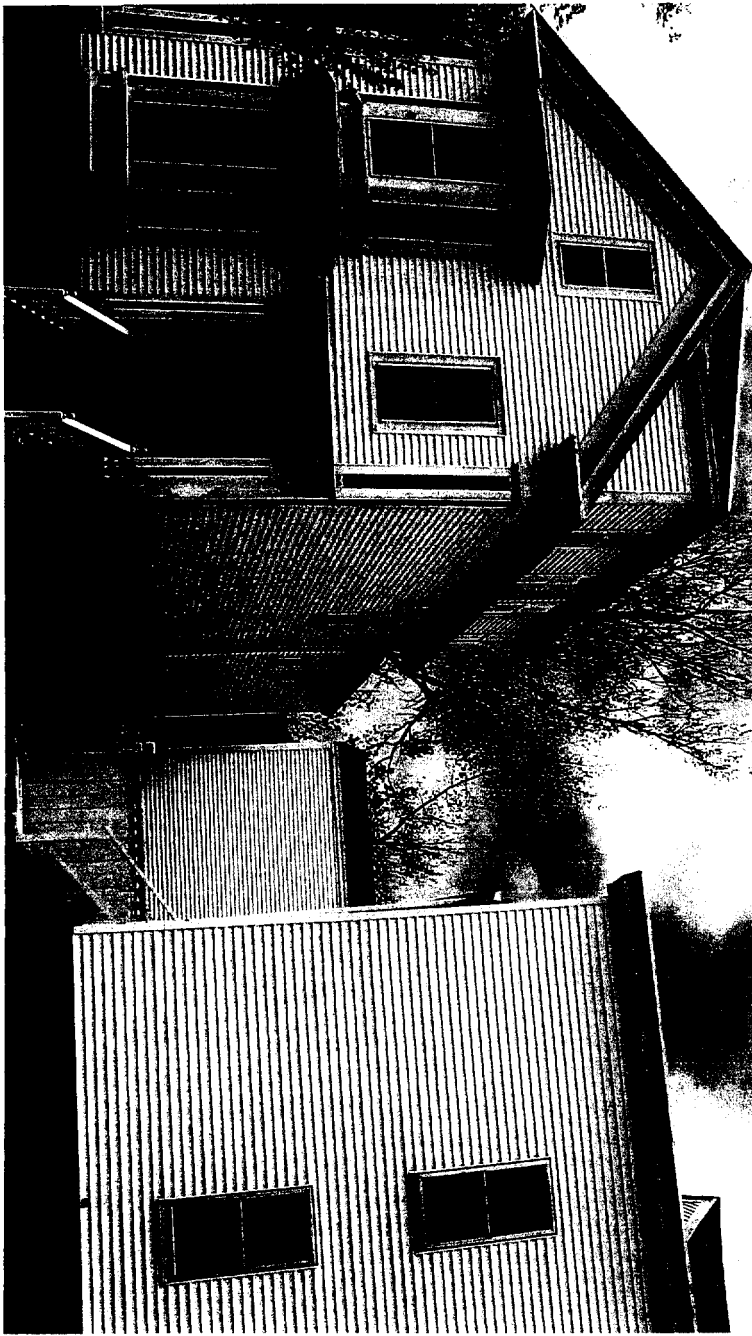


LOOKING
NORTH
STANDISH
ON DALTON

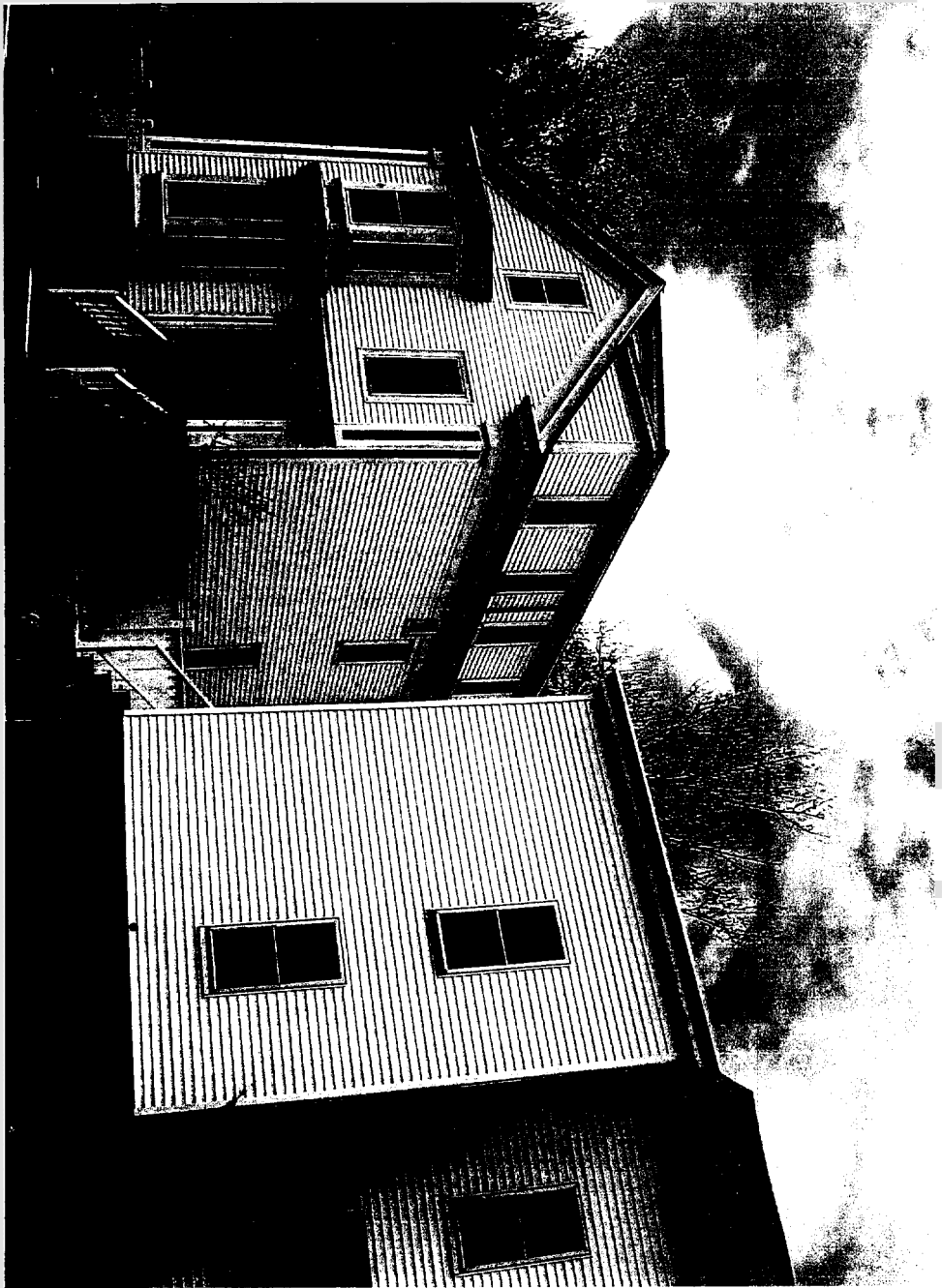


Front
of

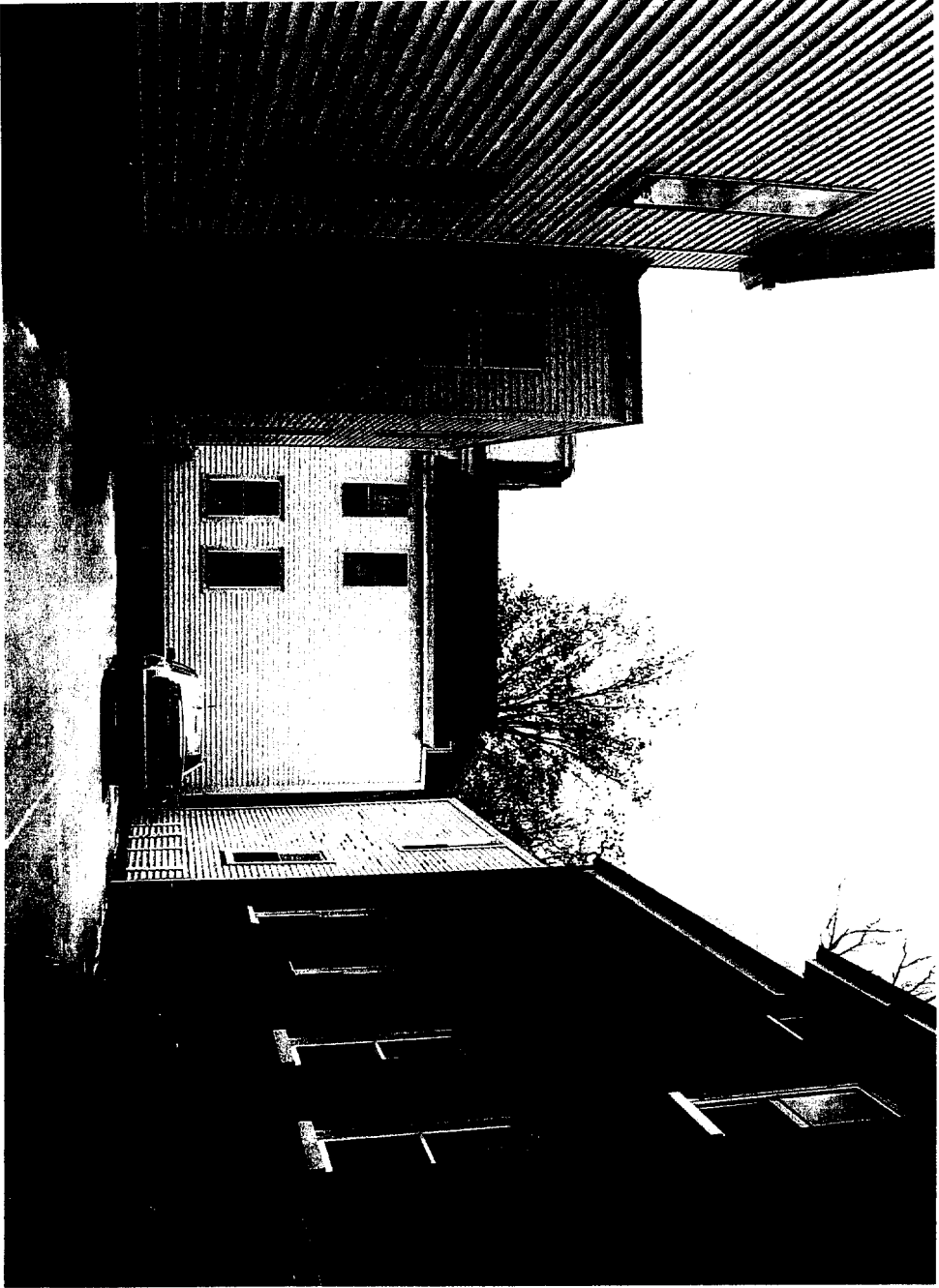
641 darleton



LOOKING
N W
Darleton



LOOKING
WEST
STANDING
ON CHARLETON



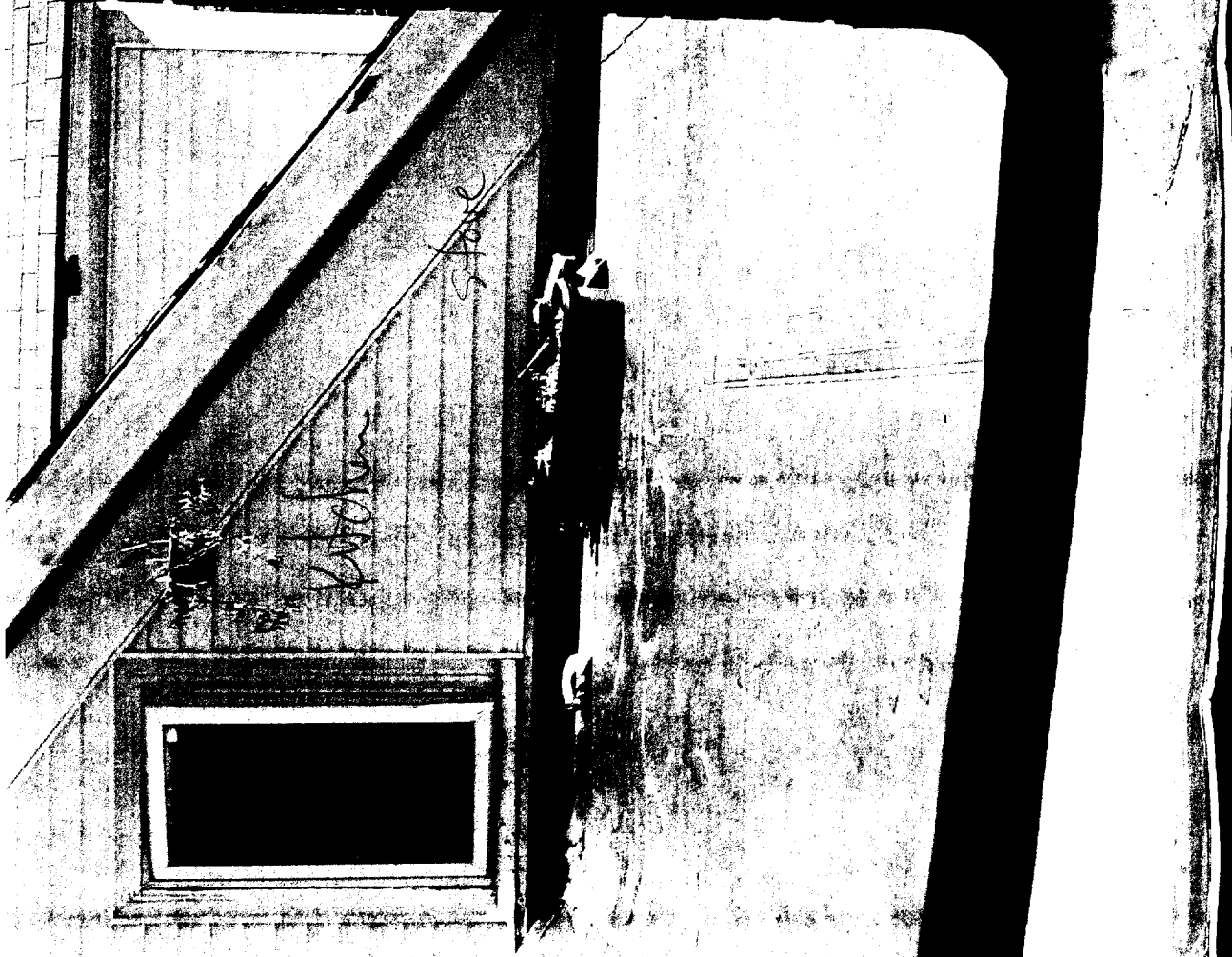
Looking
S. W.
Standing
on BRACKET



LOOKING
EAST
STANDING
ON NEAL ST.



LOOKING
EAST
STANDING
IN PARKING
LOT



63 D 012

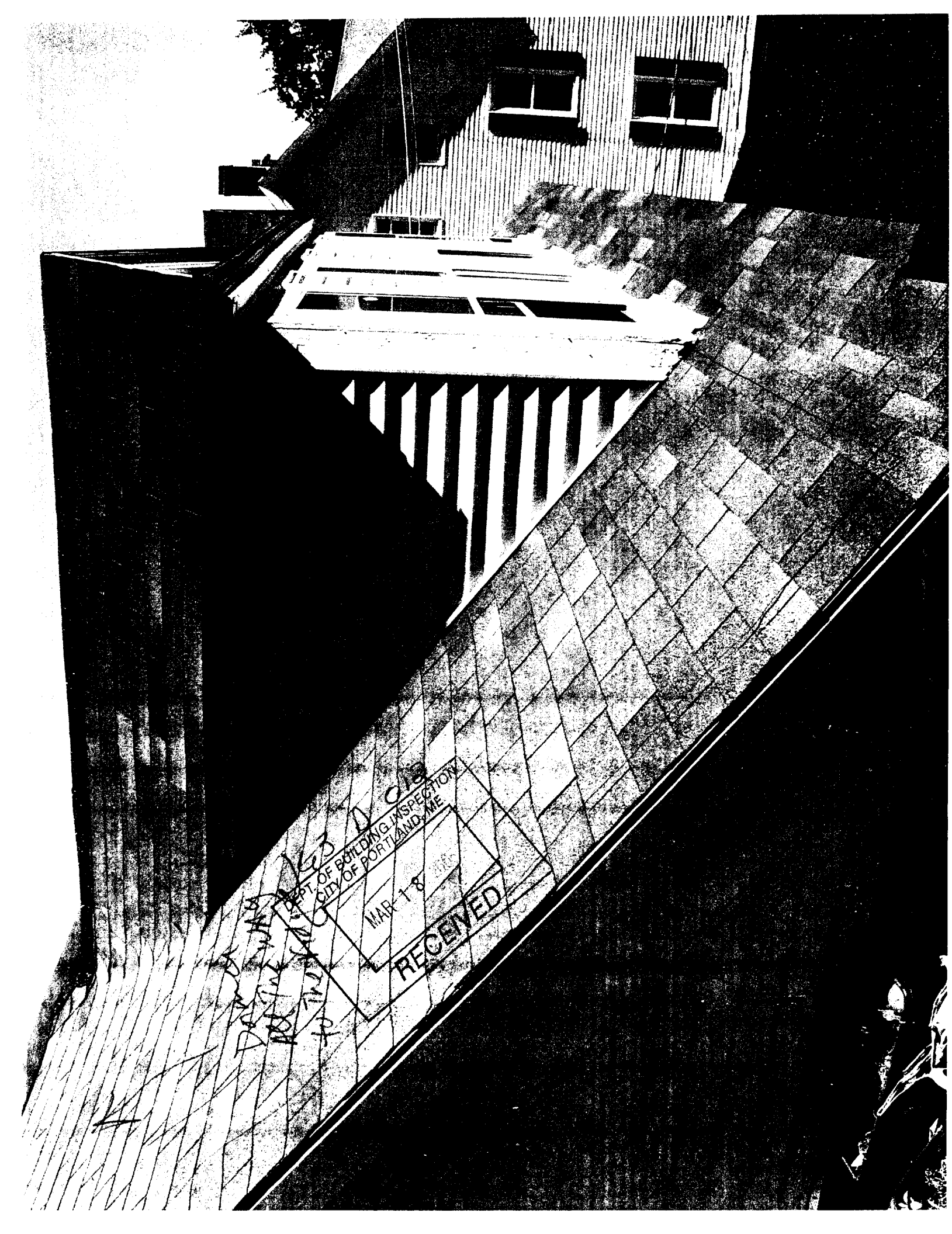
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 18
RECEIVED



63-1-012
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 18
RECEIVED

edges new
form
13" remain

EAST of RIVER



Handwritten notes:
DO NOT
REMOVE
TO THE

63 D 018
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MAR 18

RECEIVED

63 D 012

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 1 1963
RECEIVED

RECEIVED

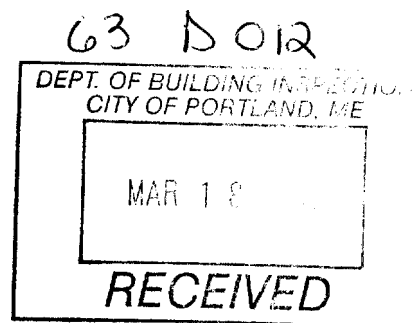
MAR 18

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

63 1012



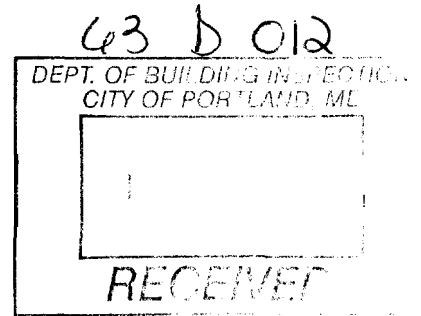
Parcel ID	Name and Mailing Address	Property Location	Land Use
063 D012001 CARD 1	HALL PETER L 64 CARLETON ST PORTLAND ME 04102	64 CARLETON ST	THREE FAMILY



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the **bottom** of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	063 D012001
Location	64 CARLETON ST
Land Use	THREE FAMILY
Owner Address	HALL PETER L 64 CARLETON ST PORTLAND ME 04102
Book/Page	21522/122
Legal	63-0-12 CARLETON ST 62-64 2124 SF



Valuation Information

Land	Building	Total
\$30,350	\$111,510	\$141,860

Property Information

Year Built 1900	Style Old Style	Story Height 2.5	Sq. Ft. 3239	Total Acres 0.049		
Bedrooms 5	Full Baths 3	Half Baths	Total Room 9	Attic None	Basement Full	

Outbuildings

<i>Type</i>	Quantity	Year Built	Sire	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
07/09/2004	LAND + BLDING	\$423,000	21522-122
09/24/1999	LAND + BLDING	\$232,000	15065-258
09/01/1994	LAND + BLDING	\$270,000	

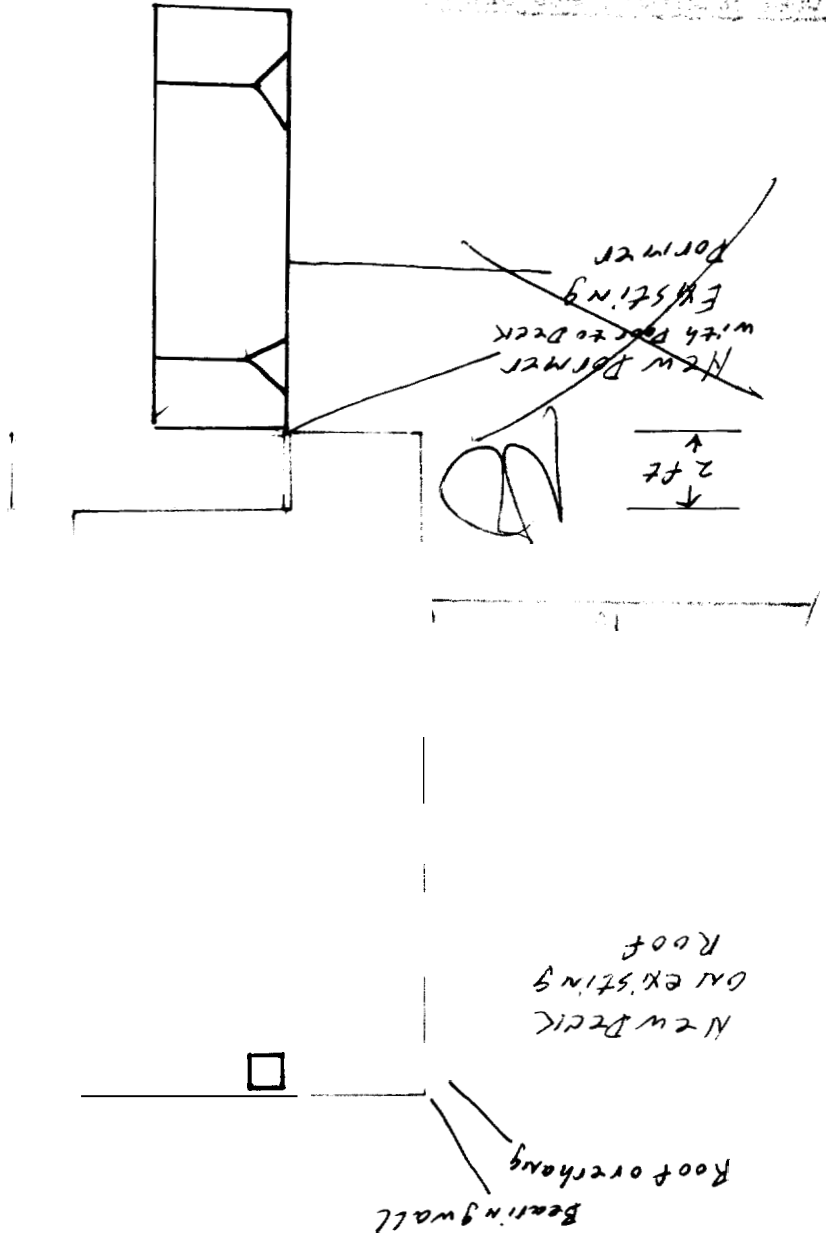
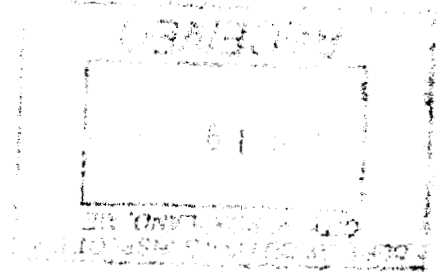
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



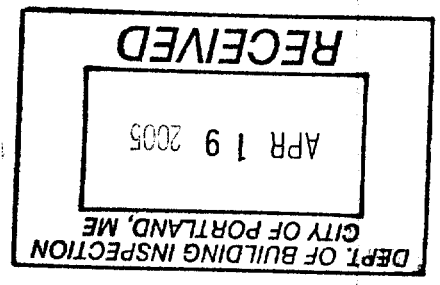
Drawing by VINCENT VELLIGOR
Renovations by ONE
6154 7th St.
Portland, ME 04101
4-15-05

64 Carleton St.

40 FT LOT LINE

22.6 SIDEWALK

5 FT



17.4

3.4

6 FT

Building

53' FT

60 FT LOT LINE

16.5

5.5

27.4

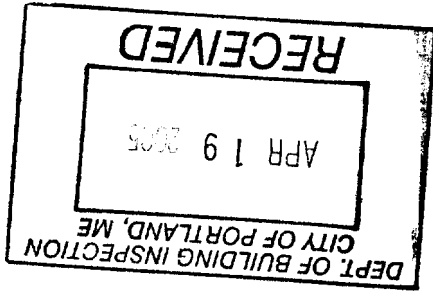


**EXHIBIT A/SCHEDULE A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at
64 Carleton Street, Portland, Maine**

A certain lot or parcel of land with any buildings thereon, situated on the westerly side of Carleton Street in Portland, County of Cumberland and State of Maine, known as 64 Carleton Street, Portland, Maine, and bounded and described as follows:

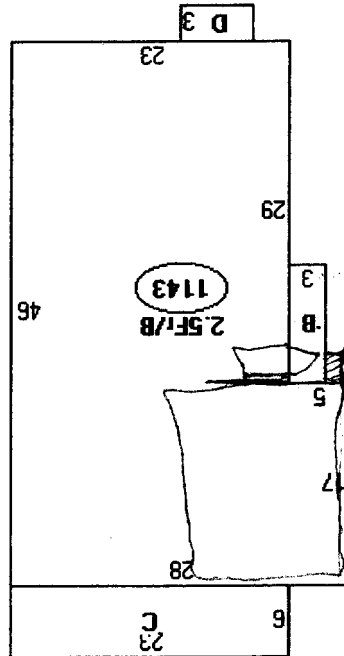
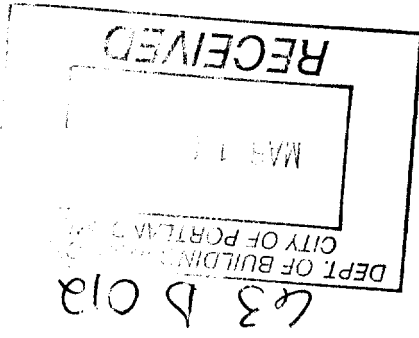
Beginning on the westerly sideline of Carleton Street at a point eighty five (85) feet, more or less, southerly from its intersection with the southerly sideline of Brackett Street; thence, westerly by land formerly of A. P. Waldron, et al., and land formerly of Francis A. Waldron, sixty (60) feet, more or less, to the Trowbridge lot; thence, southerly by said Trowbridge lot, forty (40) feet, more or less, to land formerly of J. B. Brown; thence, easterly by said Brown land, sixty (60) feet, more or less, to the westerly sideline of Carleton Street; thence northerly by Carleton Street, forty (40) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to Peter L. Hall by deed of Christine Plumer dated July 7, 2004, to be recorded in the Cumberland County Registry of Deeds prior hereto.



RECEIVED
 MAR 15 2005
 DEPT. OF BUILDING PERMITS
 CITY OF PORTLAND
 63 B CIR





Descriptor/Area	Area
A: 2.5Ft/B	1143 sqft
B: 2FBAY/B	30 sqft
C: FUB/FUB	138 sqft
D: 2FBAY/B	18 sqft