

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:	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 Veligol	Contractor Address: Portland	Phone: CITY OF PORTLAND 01-0202
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: Residential muti-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> <p>Proposed Project Description: Add a dormer w/ a door to the roof deck</p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B IBC-2003 Signature: JMB 6/15/05	
		PEDESTRIAN ACTIVITIES DISTRICT (PAID)		
		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		
<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>		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<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"/> Mfox <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/2/05</i>	<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	<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 to D.A. Date: <i>5/25/05</i>

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 _____

Please call 874-8703 or 874-8693 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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

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

[Signature] _____ Date _____
Signature of Applicant/Designee
[Signature] _____ Date 6/20/05
Signature of Inspections Official

CBL: 063 D 012 Building Permit #: 030282

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

Please Read Application And Notes, If Any, Attached

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

This is to certify that Hall Peter L /Owner
has permission to Add a dormer w/ a door to the top 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 work on permit must be completed before this building or part thereof is occupied or enclosed-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 _____
Department Name _____

Janie Boule 6/15/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



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 R VELIGOR d/b/a</u> <u>Renovations by One</u> <u>61 Sherman St.</u> <u>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</u> <u>Roof Deck.</u>		
Contractor's name, address & telephone: <u>VINCENT R. VELIGOR 61 Sherman St.</u> <u>Portland, ME 04101</u>		
Who should we contact when the permit is ready: <u>VINCENT VELIGOR</u>		
Mailing address: <u>61 Sherman St.</u> <u>Portland, ME 04101</u>		
Phone: <u>207-771-0202</u>		

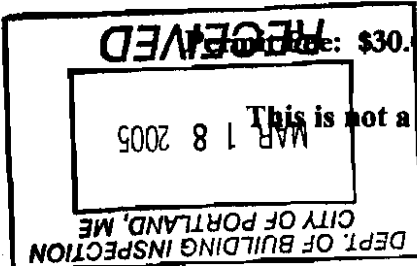
Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 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.

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

Signature of applicant: <u>Peter Hall</u> OWNER	Date: <u>3-18-05</u>
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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

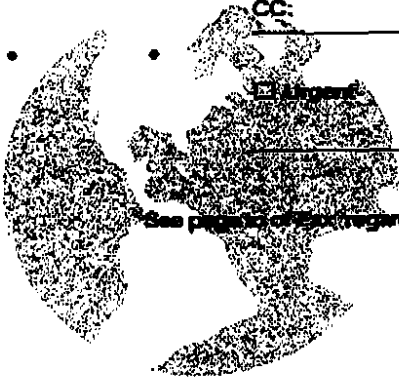
From: Renovations by One Date: June 15, 2005
e-mail
byone@maine.rt.com

Re: 64 Carleton St. Portland Page: 1 of 2

CC:

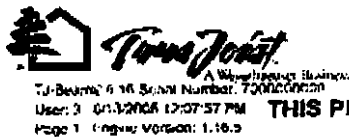
Urgent For Review Please Comment Please Reply Please Recycle

See page 2 of 2 regards 64 Carleton St. Portland



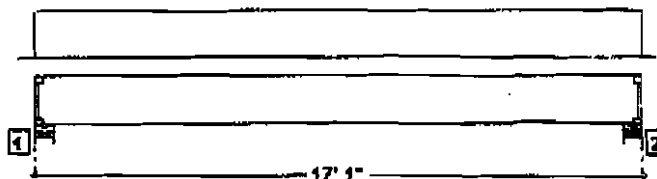
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JUN 15 2005
SUPERSEDES ALL
PRIOR DATED PLANS

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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 Member (Finish System) Member. Tributary Load Width: 6' 6"
Primary Level Group: Residential - Interior Balconies (ref.) 25.2 Live at 100% Duration, 12.0 Dead

SUPPORTS:

	Input Width	Spacing Length	Vertical Reactions (lbs) Live/Dead/Up/Down/Total	Detail	Other
1	6.48'	6.48'	333 / 1047 / 0 / 4278	A1: Blocking	1 Ply 1 1/4" x 16" 1.3E TimberStrand® LSL
2	6.48'	6.48'	333 / 1047 / 0 / 4278	A1: Blocking	1 Ply 1 1/4" x 16" 1.3E TimberStrand® LSL

-See TJI SPECIFICATIONS / BUILDERS GUIDE for detail(s) A1: Blocking

DESIGN CONTROLS:

Maximum:	Design	Control	Control	Exception
Shear (lbs)	4071	3341	9582	Passes (39%)
Member (Ft-Lbs)	16045	16045	24,802	Passes (56%)
Live Load Defl (in)	0.287	0.408	Passed (L/800)	MID Span 1 under Floor loading
Total Load Defl (in)	0.486	0.813	Passed (L/401)	MID Span 1 under Floor loading

-Deflection Criteria: STANDARD (LL/240, LL/1240).

-Drainage (L): All connection edges (top and bottom) must be drained at 1/2" OC unless detailed otherwise. Proper attachment and positioning of sheath drainage is required to achieve member stability.

ADDITIONAL NOTES:

IMPORTANT! The analysis presented is output from software developed by Trus Joist (TJ). Acceptable product values shown are in accordance with current TJI materials and code accepted design values. The specific product application, input design loads and basic dimensions have been provided by owner Vincent Veliger, have not been checked for conformance with the design drawings of the building, and have not been reviewed by TJ Engineering.

-THIS ANALYSIS FOR TRUS JOIST PRODUCTS ONLY. PRODUCT SUBSTITUTION VIOLATES THIS ANALYSIS.

-Allowable Stress Design methodology was used for Building Code IRC analyzing the TJI Distribution product (see above).

-Installation Consideration: Wolmanized® - SL 3 (MC > 28%). Member analysis is appropriate only if material has been 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 guarantee must be reviewed with the designer of record and/or the local code official to verify the information shown is appropriate for the specific application.



PROJECT INFORMATION:

OPERATOR INFORMATION:

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

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.

Thank you 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.

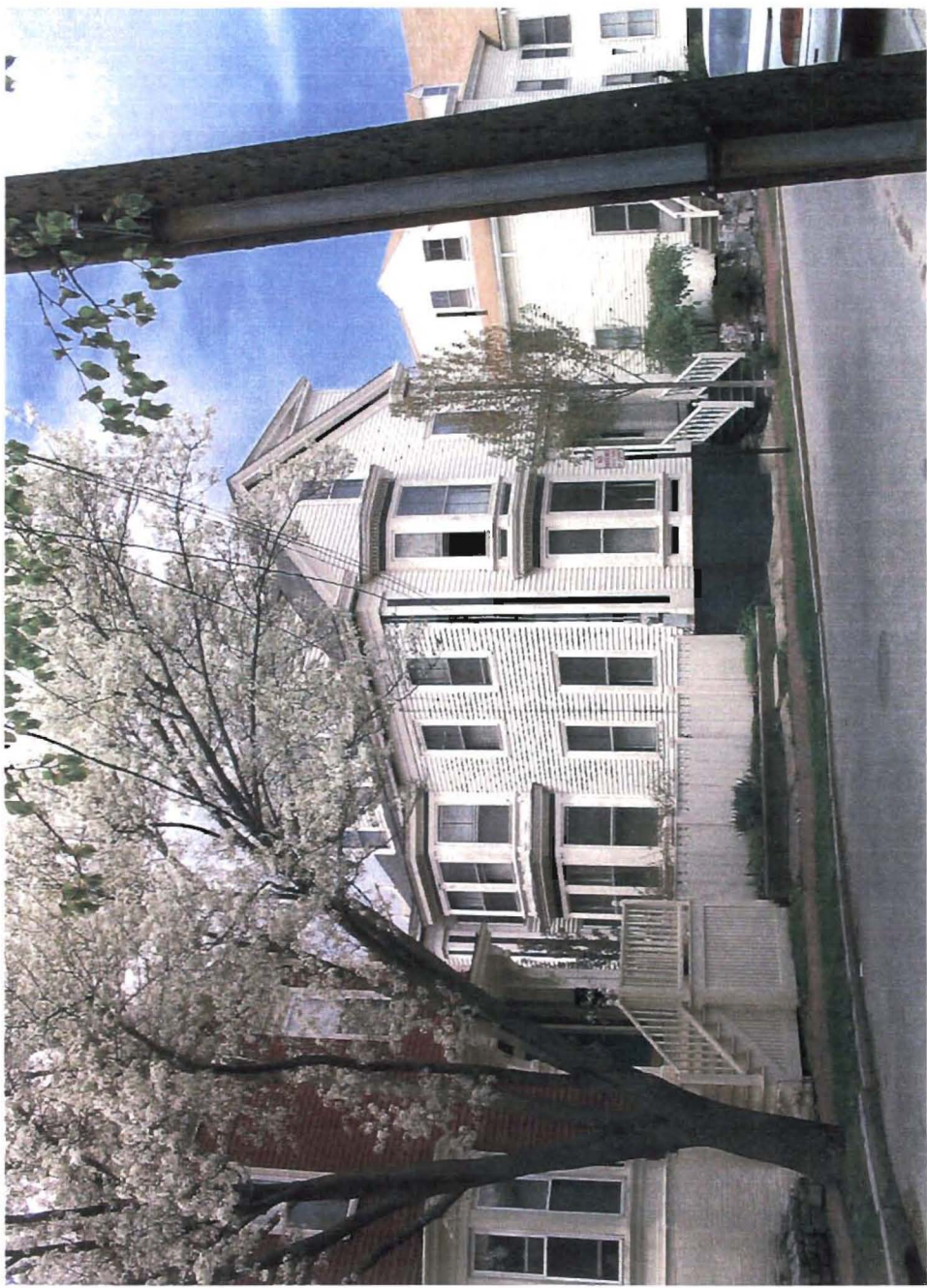
From Carleton St. looking West between the buildings none of the new deck or door will be visible.

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.

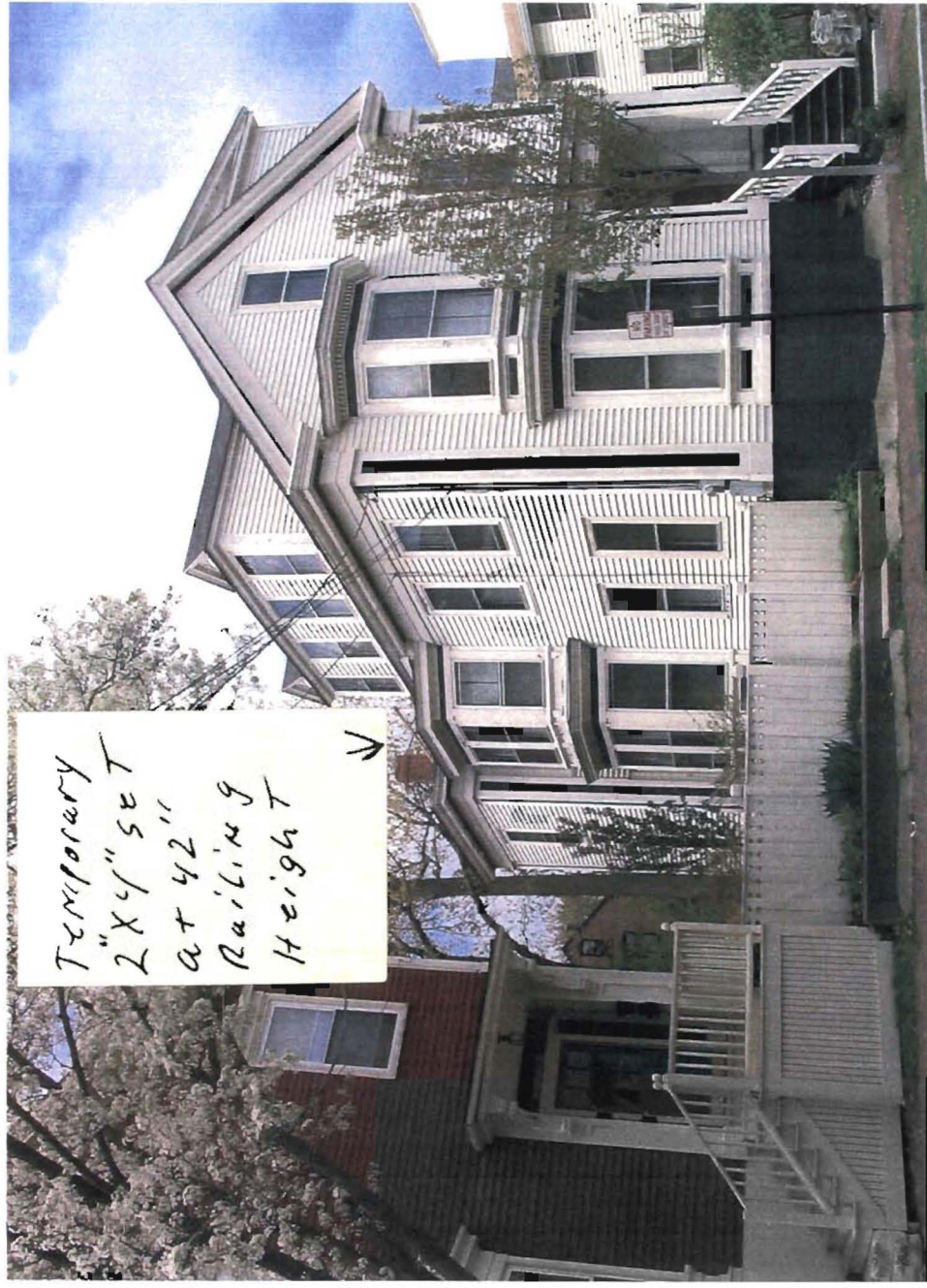
From Neal St. the deck and entry are visible at only one point through the trees.



64 Charleston



Looking
North
standing
on Carleton



Temporary
2" X 4" SET
at 42"
Railing
Height



Looking
North
Standing
on Carlton



Front
of
64 darleton



Looking
NW
on darlington



looking
west
standing
on darleton



Looking
S. W.
standing
on Brackett



Looking
East
Standing
on Neal St.



Looking
East
standing
in parking
lot

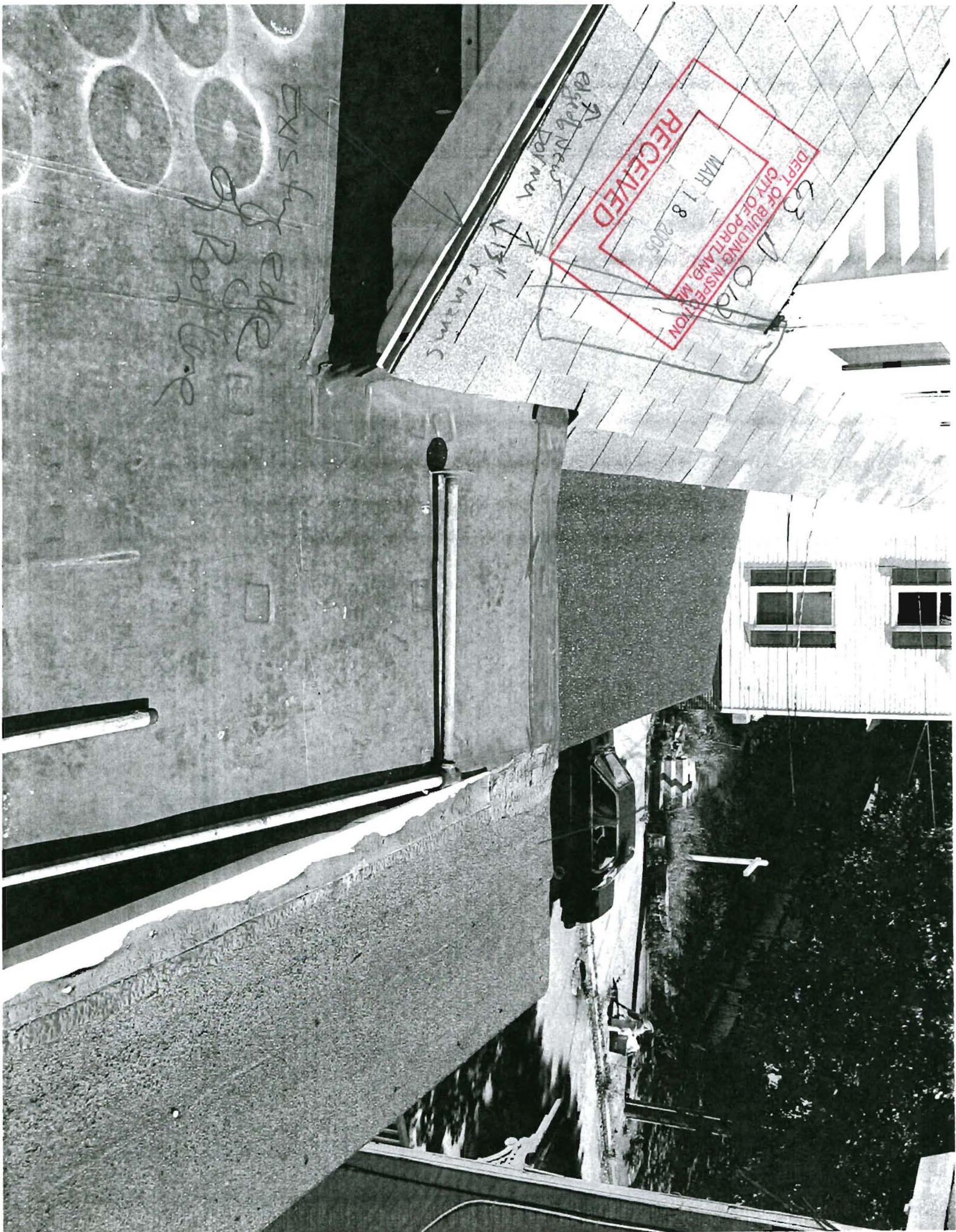
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MAR 18 2005
DEPT OF BUILDING INSPECTION
CITY OF PORTLAND, ME

43 B 01a

Kitchen

Stove





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MAR 18 2005

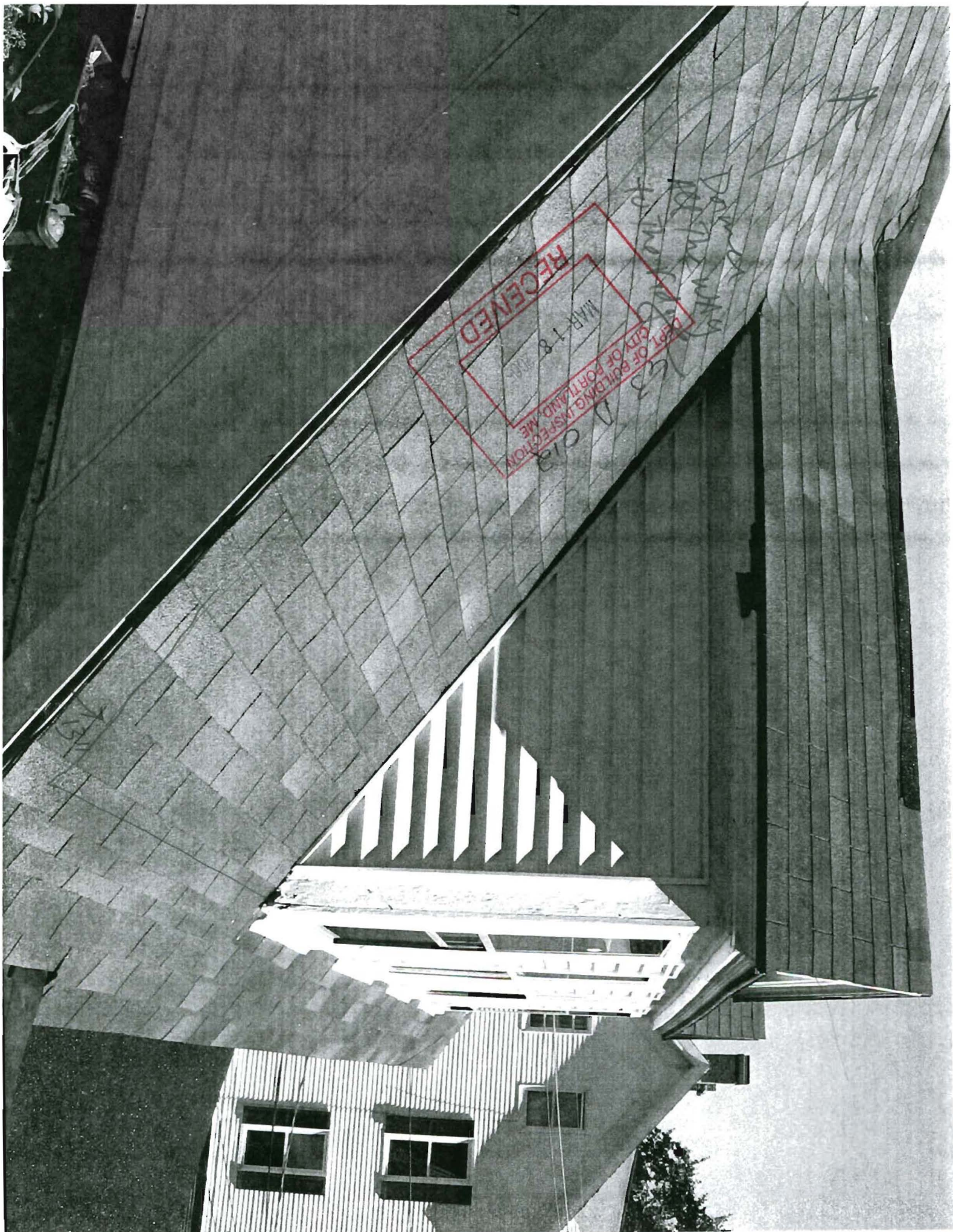
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

EXISTING edge
of Roof Line

ASPH/FLT BOARD

NIBB REMAINS





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MAR 18 1984
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

NO. 21
FOR THE WORK
TO THE
D. O. I. A.
153

153



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MAR 18 2005
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

63 1012

63 15012
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 18 2005
RECEIVED

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

New Search!

63 D012

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 18 2005
RECEIVED

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-D-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 Rooms 9	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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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!



CITY OF PORTLAND, MAINE
Department of Building Inspections

March 20

Received from Renovations By One

Location of Work 64 Casleton #3

Cost of Construction \$ 27,000.00

Permit Fee \$ 264.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 63 N 012

Check #: 124

Total Collected \$ 264.00

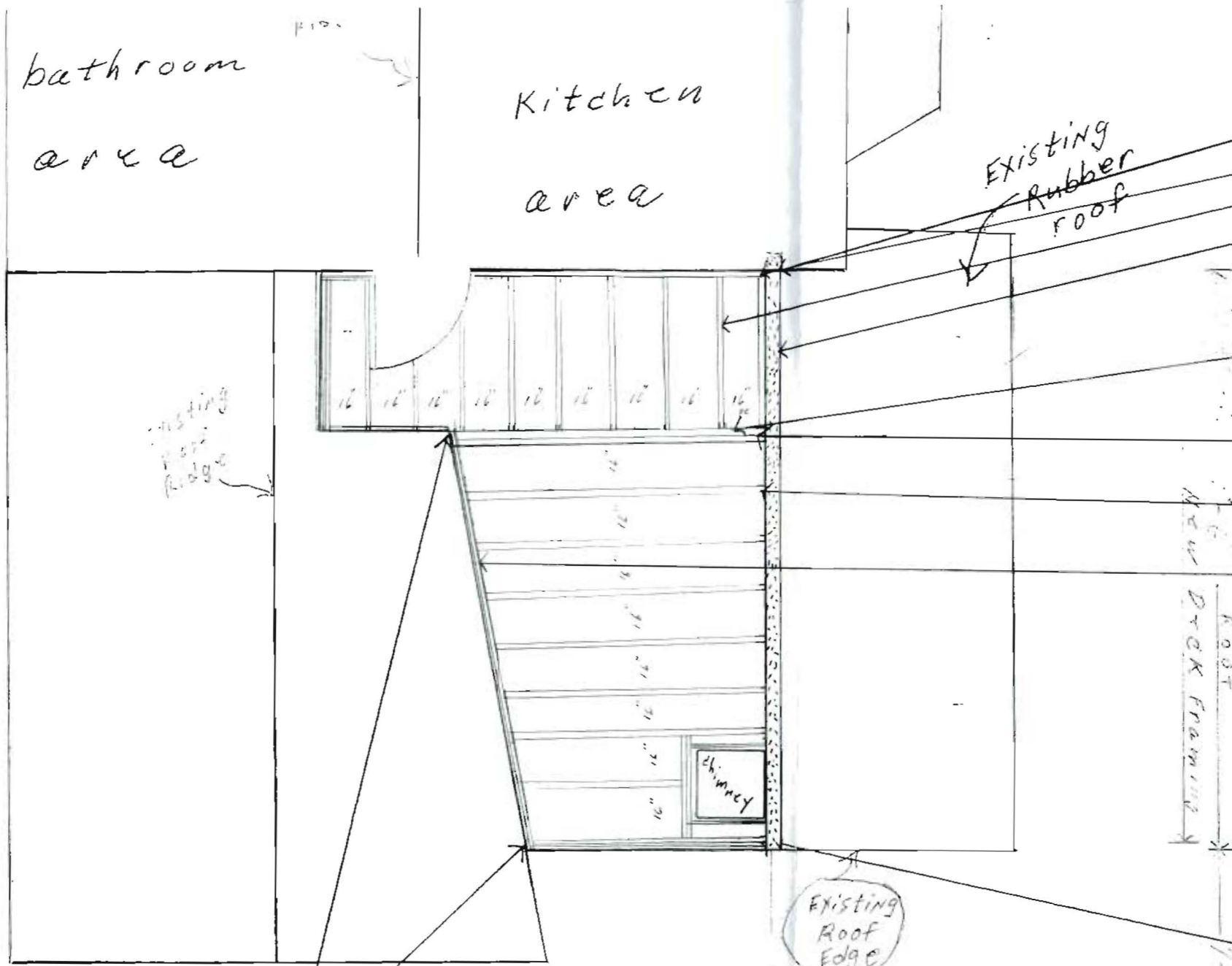
THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

64 Carleton St. Revised 6-14-05 Roof Deck Framing

Renovations By One
 61 Sherman St.
 Portland, ME 04101-2215
 Vincent D. Veligor
 (207) 771-0202

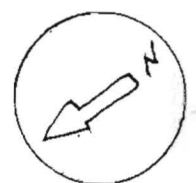


See drawing (A) for bearing point
 N 2" X 6" X 13' Ledger P.T. Lag Bolted to Bottom plate with flashing
 New 2" X 6" X 4-5 P.T.
 New 5 1/4" X 16" 2.0E girder Parallam PSL Wolmanised

4" STEP
 New 2" X 10" X 9' P.T. Doubled
 New 2" X 10" Joists P.T.
 New 2" X 10" X 12'-6" P.T. Doubled girder

See drawing (B) for bearing point

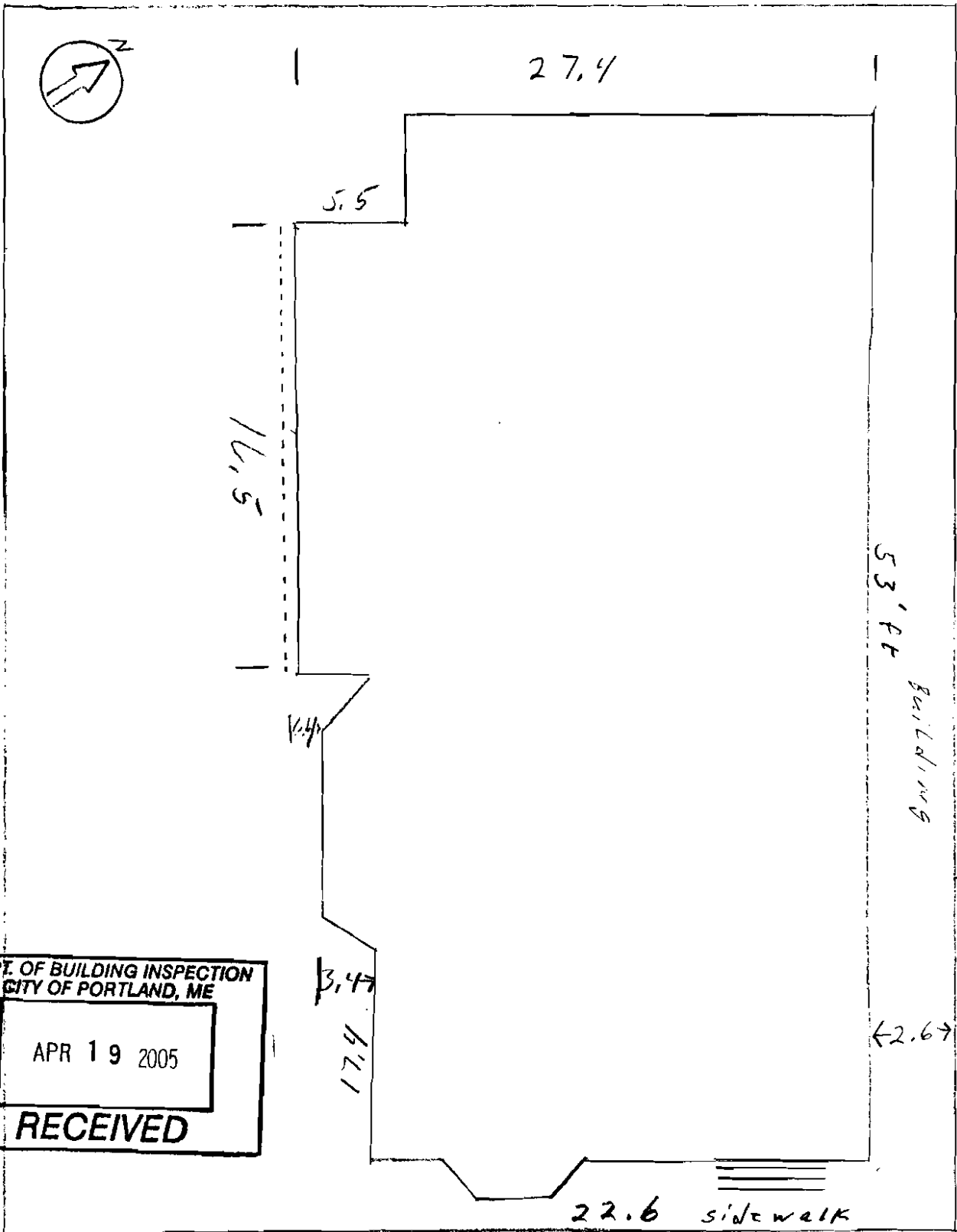
See drawing (B) for bearing point



1/4" = 1 foot scale

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 JUN 15 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUN 15 2005
 RECEIVED



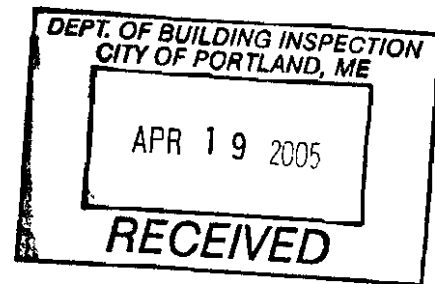
64 Carleton St.

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:

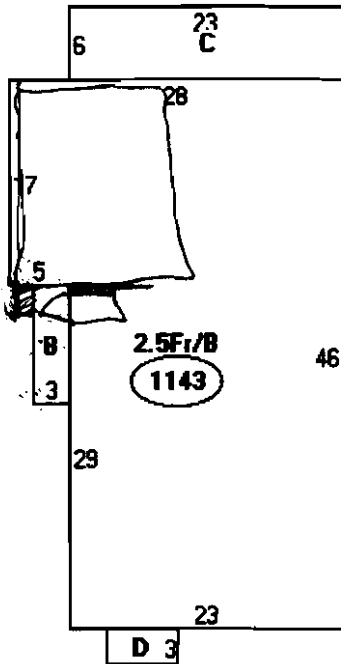
Beginning on the westerly sideline of Carleton Street at a point eighty five (85) feet, more or less, southerly from its intersection with the southerly sideline of Brackett Street; thence, westerly by land formerly of A.P. Waldron, et al., and land formerly of Francis A. Waldron, sixty (60) feet, more 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.





63 D 012
DEPT. OF BUILDING & SAFETY
CITY OF PORTLAND, ME
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Descriptor/Area

- A: 2.5Fr/B
1143 sqft
- B: 2FBAY/B
30 sqft
- C: FUB/FUB
138 sqft
- D: 2FBAY/B
18 sqft

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

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: 03/18/2005	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: Alterations - Dwellings	

Proposed Use: Residential multi-unit add a dormer w/ a door to the roof deck - to remain 3 D.U.	Proposed Project Description: Add a dormer w/ a door to the roof deck
-----------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------

Dept: Historical	Status: Approved with Conditions	Reviewer: Deborah Andrews	Approval Date: 05/25/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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: <input checked="" type="checkbox"/>
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 submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 06/15/2005
Note: 6/6/05 spoke w/Vincent V. For more framing details. My questions revealed that the dormer had been denied 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 5/23.			Ok to Issue: <input checked="" type="checkbox"/>
6/15 Vincent V. Dropped off revisions, ok to issue			

Dept: Fire	Status:	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>