

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 070895

This is to certify that WILDCAT LLC / Wild Cat LLC / Fred I

has permission to Amendment to permit#070800 for roofings for back eaves

AT 931 CONGRESS ST 065 D014001

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 when permission is procured before this building or part thereof is started or closed-in. **HEAR 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. \_\_\_\_\_

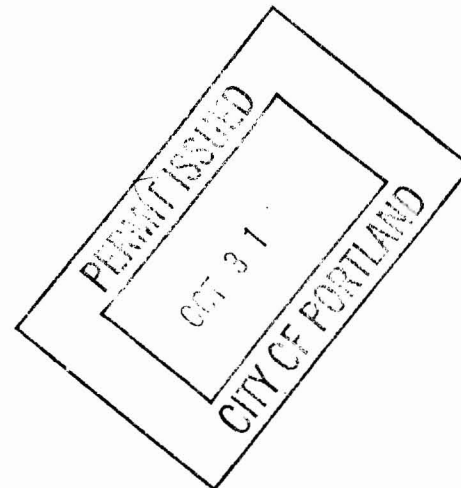
Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Thomas M. Mahley* 8/21/07  
 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: 07-0895	Issue Date:	CBL: 065 D014001
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Location of Construction: 931 CONGRESS ST	Owner Name: WILDCAT LLC	Owner Address: 465 CONGRESS ST	Phone:
Business Name:	Contractor Name: Wild Cat LLC / Fred Dambaie	Contractor Address: P O Box 328 Jackson	Phone 6033565019
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: B-2

Past Use: Commercial connected w/ permit#070807	Proposed Use: Commercial/ Residential - Amendment to permit#070807 footings for back egress	Permit Fee: \$50.00	Cost of Work: \$2,200.00	CEO District: 2
Proposed Project Description: Amendment to permit#070807 footings for back egress		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied  N/A	INSPECTION: Use Group: R2 Type: SB  IBC 2003	
		Signature: Greg Cass Signature: Jm 8/2/07		
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: ldobson	Date Applied For: 07/25/2007	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj _____ Minor _____ MM _____ Date: 7/30/07	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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  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

# 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.**

- \_\_\_\_\_ **Footing/Building Location Inspection:** Prior to pouring concrete
- \_\_\_\_\_ **Re-Bar Schedule Inspection:** Prior to pouring concrete
- \_\_\_\_\_ **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.**

\_\_\_\_\_ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

*Rosa Damjanovic / Admin Asst.*

Signature of Inspections Official

Date

*31 Oct 07*  
*10/31/2007*

Date

CBL: 65-D014

Building Permit #: 70895-70929-70807-70788

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0895	<b>Date Applied For:</b> 07/25/2007	<b>CBL:</b> 065 D014001
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<b>Location of Construction:</b> 931 CONGRESS ST	<b>Owner Name:</b> WILDCAT LLC	<b>Owner Address:</b> 465 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Wild Cat LLC / Fred Dambaie	<b>Contractor Address:</b> P O Box 328 Jackson	<b>Phone</b> (603) 356-5019
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Commercial	

<b>Proposed Use:</b> Commercial/ Residential - Amendment to permit#070807 footings for back egress - small enlargement of the footprint	<b>Proposed Project Description:</b> Amendment to permit#070807 footings for back egress - small enlargement of the footprint
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 07/30/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the rear stairs and decks removed under permit #07-0807 will be slightly enlarged from 8'x12' to 11' x 15.25'.</p> <p>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.</p> <p>3) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>4) This property shall remain a commercial use on the first floor and six residential units on the 2nd and 3rd floor. It is understood that there is an application (permit #07-0239 on file to legalize 2 illegal units for a total of 8 residential units above the 1st floor). Any change of use shall require a separate permit application for review and approval.</p> <p>5) The rear setback shall be no less than 20' from the new stairway to the rear property line. The side setback to the adjoining lot shall be no less than 10' to the side lot line.</p>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 08/21/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			
<b>Dept:</b> Fire	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 08/01/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>



# 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>929 Congress Street</u>		
Total Square Footage of Proposed Structure <u>100 #1</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Owner: <u>WildCAT LLC</u>	Telephone: <u>603-356-5019</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>WildCAT LLC</u> <u>P.O. Box 328</u> <u>JACKSON, N.H. 03846</u>	Cost Of Work: \$ <u>2200. -</u> Fee: \$ <u>50</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Residential / Commercial</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Footings for back second means of egress (EXTERIOR STAIRS) - Amend -</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Fred Dambrye</u>		
Mailing address: _____ Phone: <u>207-632-4128</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), 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.

Signature of applicant: [Signature] Date: 25 July 07

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

Congress St.  
From

68'-9" P.L.

06/09/2012

67'-3"

B-2

Front: N/A

Rear: 20' required Abutt

Side: none except of Abutt's Res. 1st floor use  
929 CONGRESS ST.

98' 10"

≈ 37' 10" REAR

Res. 37' 10"

20'

+ show

10' req - ≈ 14' show

98'-1" P.L.

90'-3"

old 67'-2"

8' x 14'

New proposed = ≈ 11' x 15.25'

side

≈ 15'

show

98'-10" P.L.

90'-3"

Present 12'

Valley St.

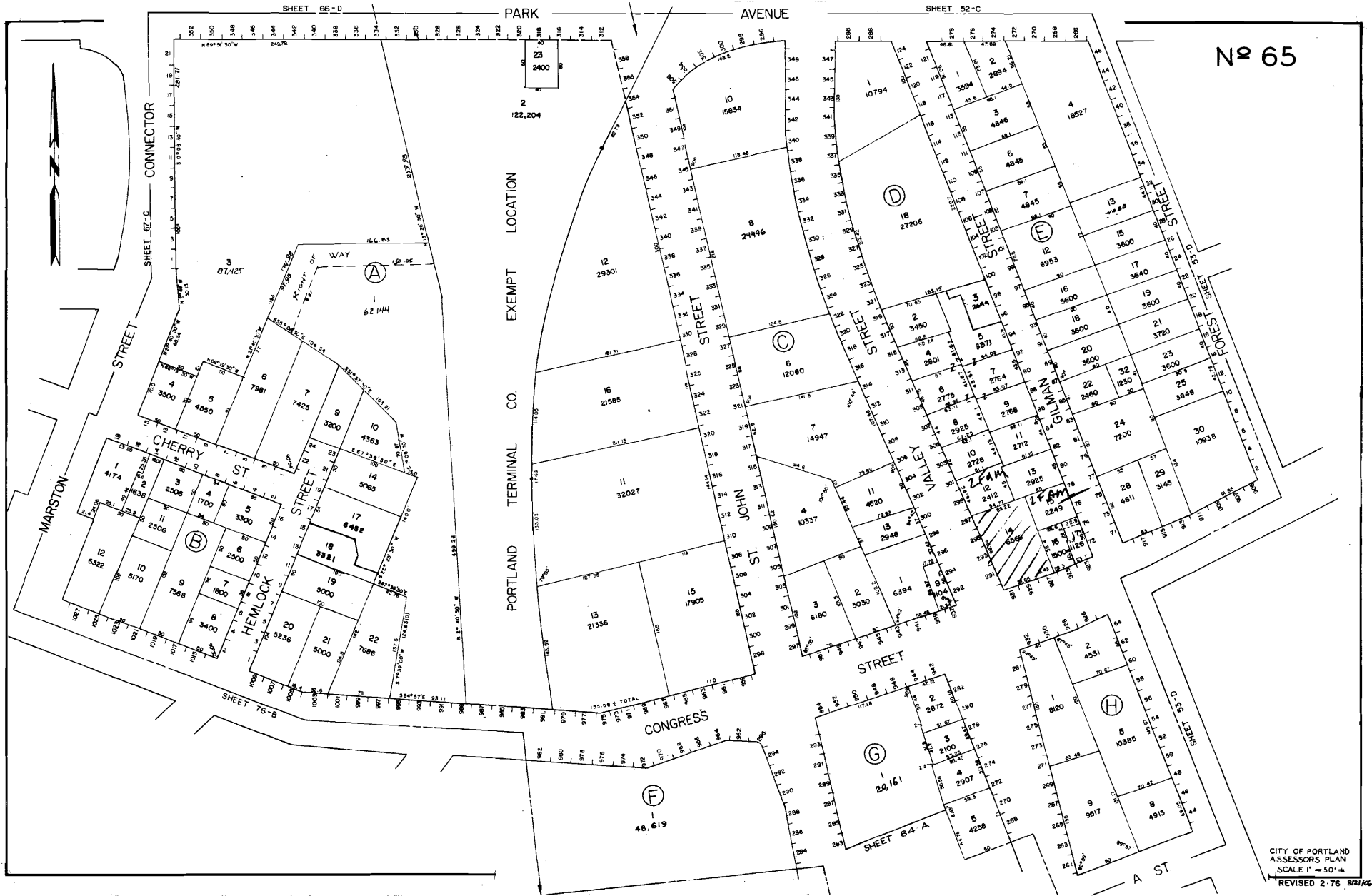
REAR  
10 RESIDENT PARKING

has 10 spaces

REAR

parking bt 48' deep

6.933 width of each



№ 65

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0807	<b>Date Applied For:</b> 07/02/2007	<b>CBL:</b> 065 D014001
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<b>Location of Construction:</b> 931 CONGRESS ST	<b>Owner Name:</b> WILDCAT LLC	<b>Owner Address:</b> 465 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Wild Cat LLC / Fred Dambaie	<b>Contractor Address:</b> P O Box 328 Jackson	<b>Phone</b> (603) 356-5019
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial/residential - remove deck/ stairway from back of building	<b>Proposed Project Description:</b> remove deck/ stairway from back of building
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/06/2007

**Note:** Legal use for 2nd & 3rd floor is 6 dwelling units. Building has 8 dwelling units. Owner has applied (permit #07-0239) to legalize the two illegal units **Ok to Issue:**

- 1) The legal use of the second and third floor is six dwelling units, but eight dwelling units exist. There is an application (permit #07-0239) to legalize the wo illegal units. Once permit #07-0239 is issued and the certificate of occupancies are issued then the legal use will be a total of eight residential dwelling units on the second and third floors.
- 2) This permit is to remove the deck and stairs from the back of the building. A separte permit will have to be applied for to build the repalcement stairs.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 07/11/2007

**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

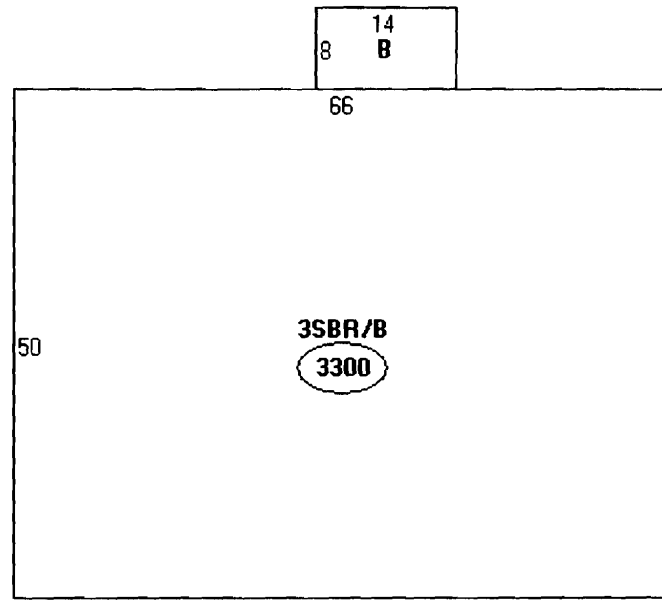
**Dept:** Fire      **Status:** Approved      **Reviewer:** Jay Kelley      **Approval Date:** 07/06/2007

**Note:** **Ok to Issue:**

- 1) Maintain all means of egress from all units. Maintain egress during construction.

Previous permit  
Conditions

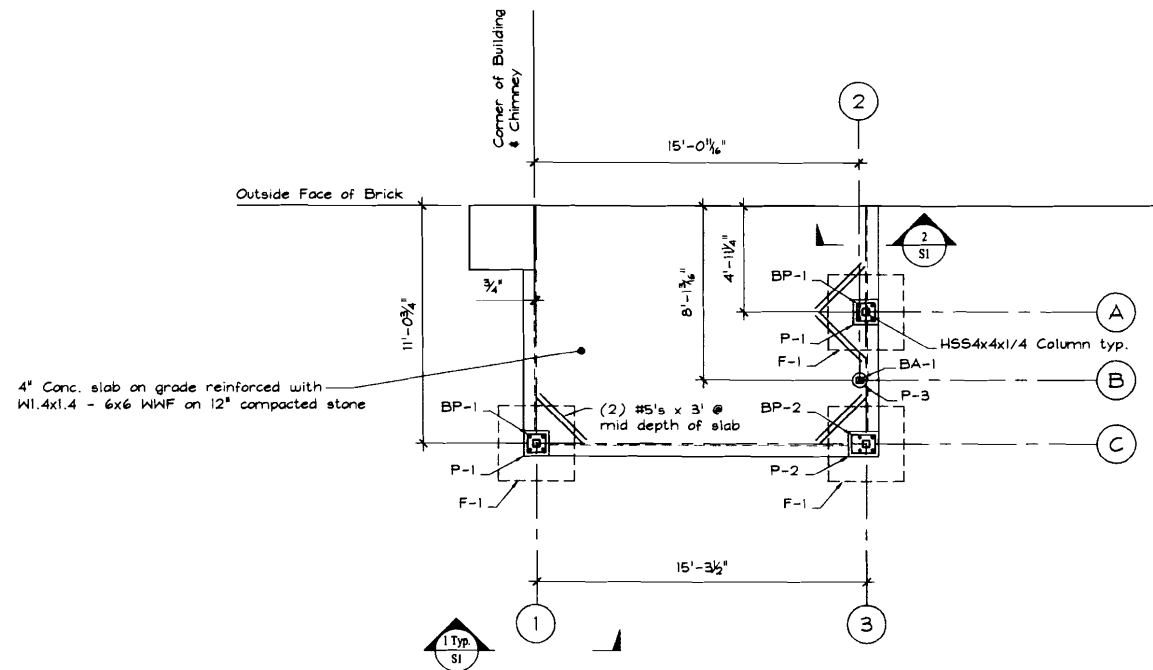




Descriptor/Area

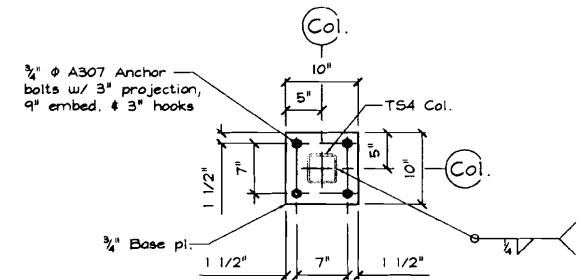
A: 3SBR/B  
3300 sqft

B: 3SDFP  
112 sqft



**FOUNDATION PLAN**

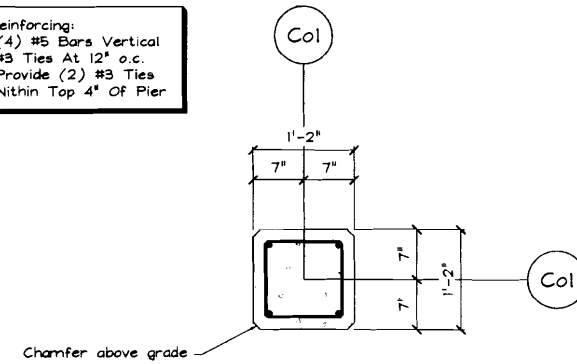
SCALE: 1/4" = 1'-0"



**BASE PLATE BP-1**

SCALE: 1" = 1'-0"

**Pier Reinforcing:**  
 - (4) #5 Bars Vertical  
 - #3 Ties At 12" o.c.  
 - Provide (2) #3 Ties Within Top 4" Of Pier



**PIER P-1 AT ISOLATED FOOTING**

SCALE: 1" = 1'-0"

**STRUCTURAL DESIGN CRITERIA:**

- BUILDING CODE: 2003 IBC
- DESIGN WIND LOADS - MAIN WIND FORCE RESISTING SYSTEM:  
 DESIGN WIND SPEED = 90 MPH  
 BUILDING USE IMPORTANCE FACTOR (WIND) = 1.1  
 BUILDING EXPOSURE CATEGORY = B
- SNOW:  
 GROUND SNOW LOAD = 60 PSF  
 IMPORTANCE FACTOR, I = 1.0  
 EXPOSURE FACTOR, C<sub>e</sub> = 0.7  
 FLAT ROOF SNOW LOAD = 42 PSF
- STAIR LIVE LOAD = 100 PSF
- DESIGN SEISMIC CRITERIA:  
 EQUIVALENT LATERAL FORCE PROCEDURE

**GENERAL NOTES:**

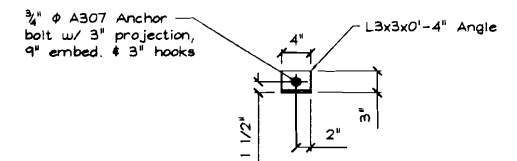
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

**CONCRETE NOTES:**

- ALL CONCRETE WORK SHALL CONFORM TO ACI-318-LATEST EDITION.
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, MAXIMUM SIZE AGGREGATE SHALL BE 3/4".
- CONCRETE TO REMAIN EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60. DEFORMED BARS SHALL BE DETAILED AND FABRICATED IN ACCORDANCE TO ACI-315 LATEST EDITION, AND PLACED IN ACCORDANCE WITH ACI-318.
- SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI-318.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A307.
- HOOKS NOT DIMENSIONED SHALL BE ACI STANDARD HOOKS.
- CONCRETE COVER OVER REINFORCEMENT SHALL BE AS FOLLOWS:  
 CONCRETE CAST AGAINST EARTH = 3"  
 CONCRETE EXPOSED TO EARTH OR WEATHER = 1 1/2"  
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER = 3/4"

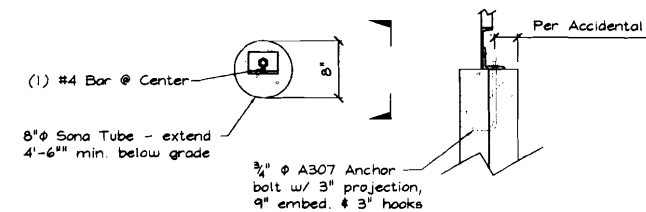
**FOUNDATION NOTES:**

- FOUNDATION DESIGNED BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSF. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY. NOTIFY THE ENGINEER AND STOP WORK IF CLAY, WET SOILS, FILL, OR OTHER DELETERIOUS MATERIALS ARE ENCOUNTERED.
- DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FROST DEPTH OF 4'-6" BELOW FINISHED GRADE.
- EXCAVATING AND BACK FILLING AT NEW AND EXISTING FOUNDATION WALLS SHALL BE DONE SUCH THAT SYMMETRICAL LOADING SHALL BE MAINTAINED ON BOTH SIDES. WHERE DESIGN CONDITIONS REQUIRE DIFFERENT BACK FILL HEIGHTS, WALLS SHALL BE FIRMLY SHORED IN POSITION, AND SHORES SHALL REMAIN UNTIL FLOORS ARE PLACED AND PROPERLY SET, TO PROVIDE FULL SUPPORT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, INSTALLATION, AND FINAL CLEARANCE OF ANY NEEDLING, SHORING, OR BRACING OF EXISTING STRUCTURES.



**BASE ANGLE BA-1**

SCALE: 1" = 1'-0"



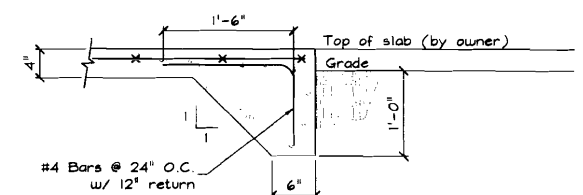
**PIER P-3**

SCALE: 1" = 1'-0"

**FOOTING SCHEDULE**

Mark	Qty.	Reinf.	Dimensions
			L W Thk.
F-1	3	(4)#4 bars ea. direction @ bot.	3'-6" 3'-6" 10"

Notes:



**SECTION**

SCALE: 1" = 1'-0"

2  
SI