

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 071251

PERMIT ISSUED
NOV 5 2007
CITY OF PORTLAND

This is to certify that WILDCAT LLC / Wild Cat LLC / Fred
has permission to increase window size front, white vent, replace wood front of building
AT 931 CONGRESS ST L 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 altered 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. Craig Carr
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Mackley 10/31/07
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: 07-1251	Issue Date:	CBL: 065 D014001
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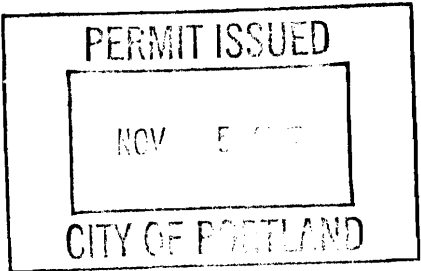
Location of Construction: 931 CONGRESS ST	Owner Name: WILDCAT LLC	Owner Address: 465 CONGRESS ST	Phone:
Business Name:	Contractor Name: Wild Cat LLC / Fred Dambrie	Contractor Address: P O Box 328 Jackson	Phone: 6033565019
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial	Proposed Use: Commercial - increase window size front, granite veneer, replace wood front of building	Permit Fee: \$110.00	Cost of Work: \$8,500.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: R2 Type: SB IBC 2003	

Proposed Project Description: increase window size front, granite veneer, replace wood front of building	Signature: <i>Craig Case</i>	Signature: <i>Jm 10/31/07</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: Idobson	Date Applied For: 10/04/2007	Zoning Approval
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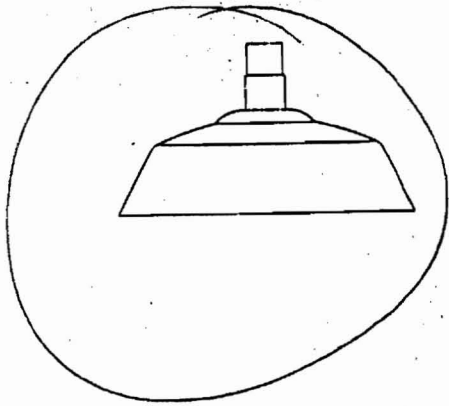
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/> Denied Date: <i>9/10/25/07</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 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:
	<i>see previous permit</i> <i>ok with conditions</i>		



CERTIFICATION

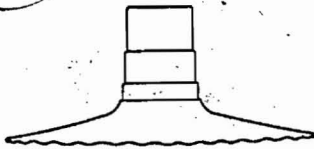
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition,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



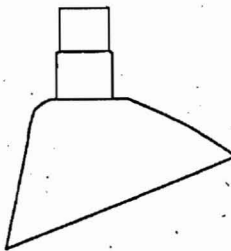
<u>MODEL</u>	<u>WTH</u>	<u>HT</u>	<u>PROJ</u>	<u>BULBS</u>	<u>WATT</u>
<u>WAREHOUSE</u>					
15008	8"	7"		1 MED	100W
15010	10"	8"		1 MED	100W
15106	6"	8"	8"	1 MED	100W
15108	8"	12"	10"	1 MED	100W
15109	8"	12"	10"	1 MED	100W
15110	10"	13"	13"	1 MED	100W
15112	12"	8"		1 MED	200W
15114	14"	9"		1 MED	200W
? → 15116	16"	10 1/2"		1 MED	200W
15117	17"	10 1/2"		1 MED	200W
15118	18"	12"		1 MED	200W
15120	20"	15"		1 MED	200W
15124	24"	15 1/2"		1 MED	200W
15127	27"	16"		1 MED	200W

mess



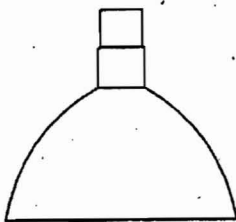
RADIAL SHADE

19008	8"	7"		1 MED	100W
19108	8"	10"	11"	1 MED	100W
19010	10"	7"		1 MED	100W
19110	10"	12"	10"	1 MED	100W
19116	16"	8"		1 MED	200W
19118	18"	8"		1 MED	200W
19120	20"	8"		1 MED	200W
19124	24"	8"		1 MED	200W



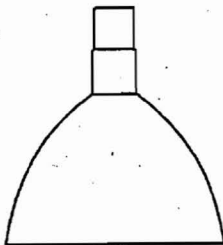
ANGLE SHADE

18107	7"	8"		1 MED	200W
18110	10"	10 1/2"		1 MED	200W
18112	12"	12"		1 MED	200W
18114	14"	14 1/2"		1 MED	200W



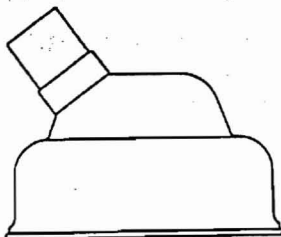
DEEP BOWL

16110	10"	11"		1 MED	200W
16112	12"	13"		1 MED	200W
16116	16"	16 1/2"		1 MED	200W



LARGE BAY REFLECTOR

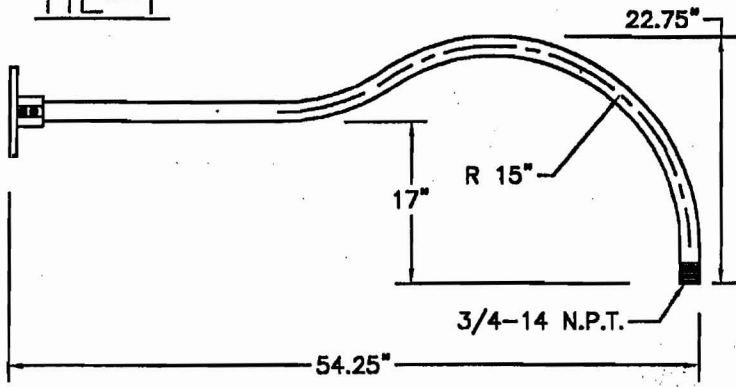
17118	18"	18"		1 MED	200W
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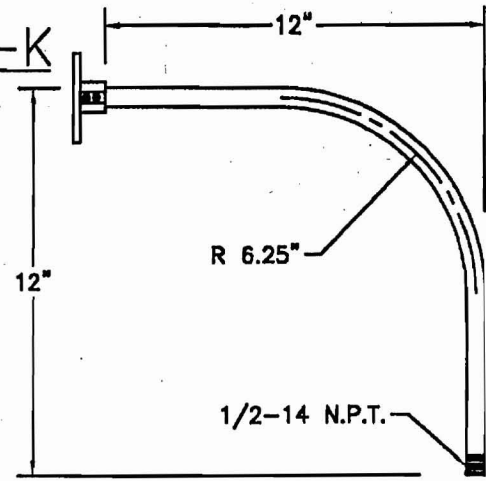
EMBLEM SHADE

HEM-12	12"	14"		1 MED	200W
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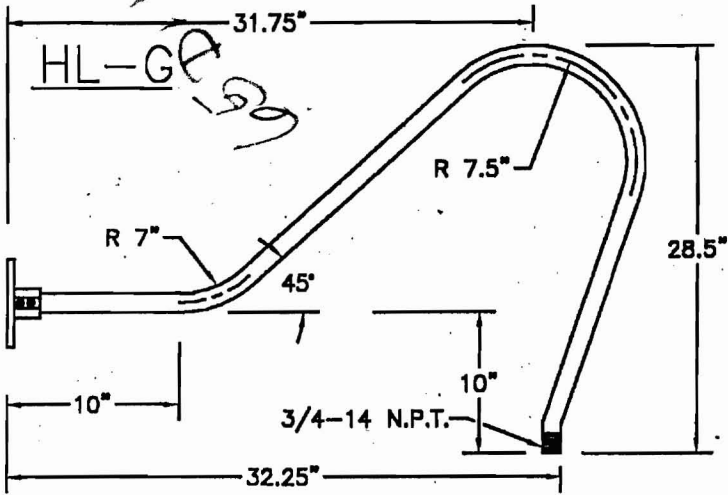
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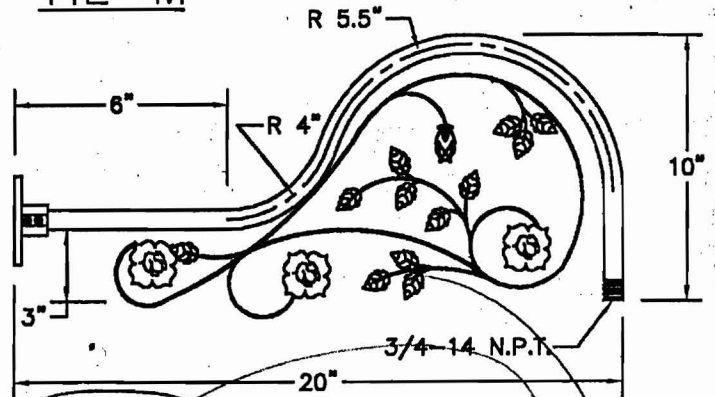
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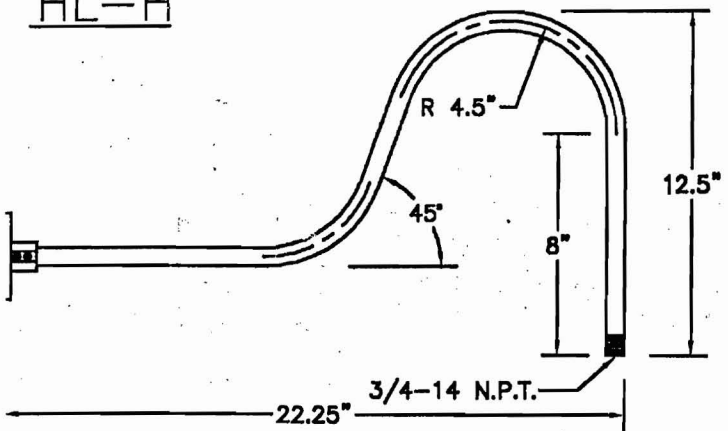
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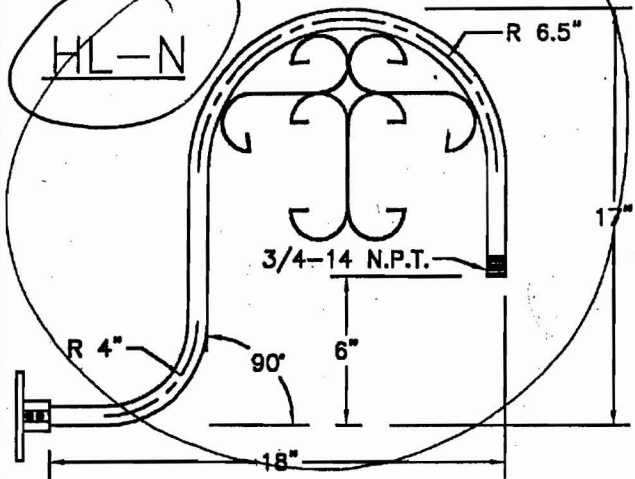
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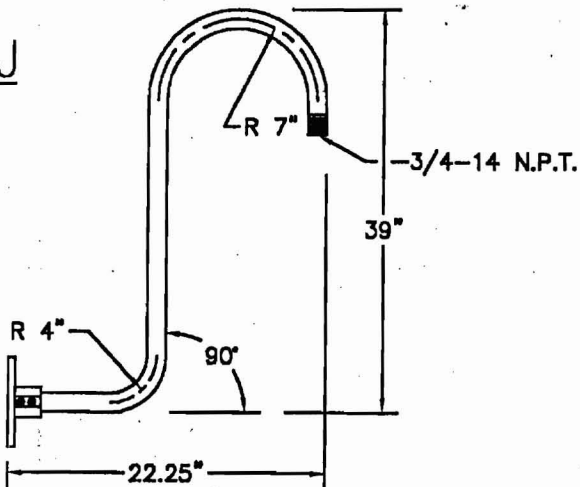
HL-H



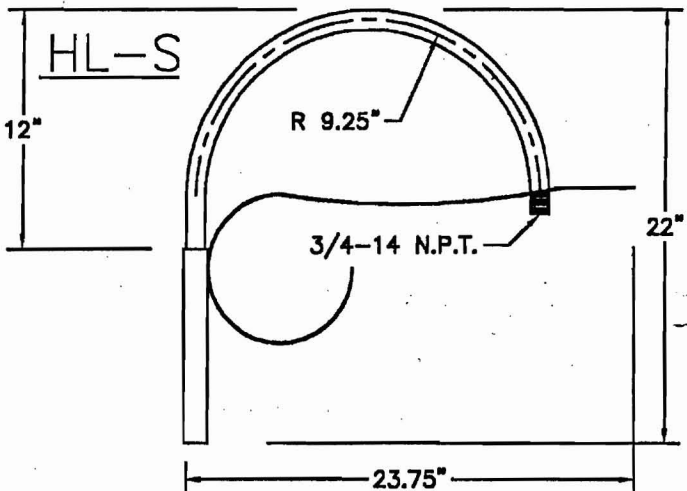
HL-N



HL-J



HL-S



City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1251	Date Applied For: 10/04/2007	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 Dambrie	Contractor Address: P O Box 328 Jackson	Phone (603) 356-5019
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/Residential - increase window size front, granite veneer, replace wood front of building	Proposed Project Description: increase window size front, granite veneer, replace wood front of building
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/25/2007

Note: **Ok to Issue:**

- 1) This property shall remain a commercial use on the first floor with 6 family dwelling units on the 2nd & 3rd floors (it is recognized that permit #07-0239 is pending to legalize 2 more dwelling units for a total of 8 residential dwelling units). Any change of use shall require a separate permit application for review and approval.
- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/31/2007

Note: **Ok to Issue:**

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

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 10/25/2005

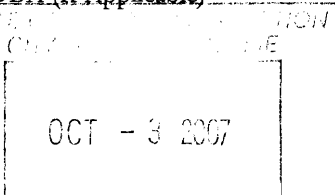
Note: **Ok to Issue:**

- 1) Work shall not impact or change any means of egress



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.

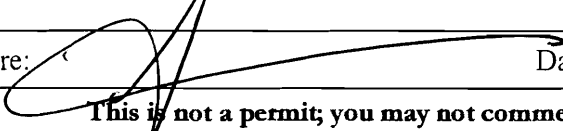
Location/Address of Construction: <u>931 Congress Street</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>65</u> Block# <u>D</u> Lot# <u>14</u>	Applicant * must be owner, Lessee or Buyer * Name <u>WildCAT LLC.</u> Address <u>PO. Box 328</u> City, State & Zip <u>JACKSON, N.H. 03846</u>	Telephone: <u>603-356-5019</u> <u>207-632-4128</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>8500. -</u> C of O Fee: \$ _____ Total Fee: \$ <u>110⁰⁰/100</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Increase the size of windows on front to 4' length. Place granite veneer on existing structural pillars. Replace wood front on building corner w/ MARINO MAHOSANY</u>		
Contractor's name: <u>Wild CAT LLC.</u>		
Address: <u>P.O. Box 328</u>		Telephone: <u>207-632-4128</u>
City, State & Zip: <u>JACKSON, N.H. 03846</u>		Telephone: <u>603-356-5019</u>
Who should we contact when the permit is ready: _____		
Mailing address: _____		

WIKI
DAYS

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

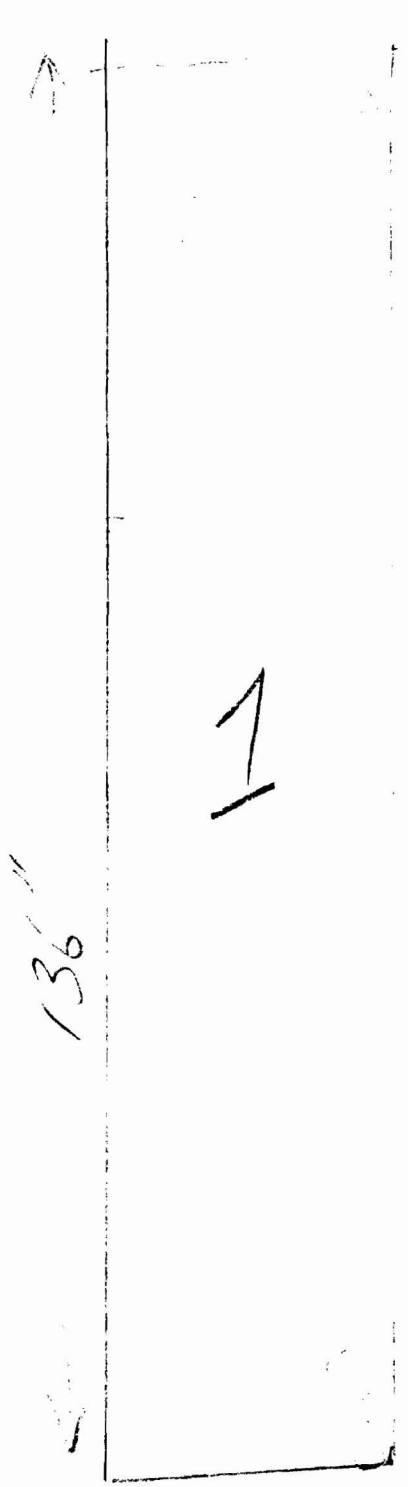
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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:  Date: 3 Oct 2007

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

Wildcat LLC.



1



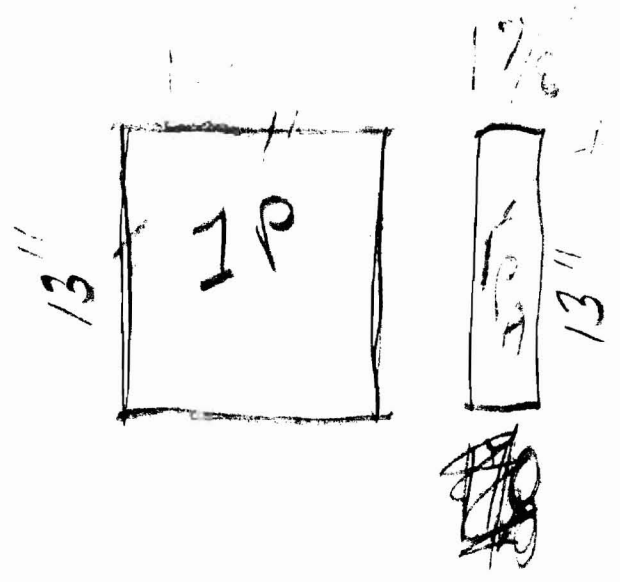
15 7/8



1/A

1" 5/8

Typical Pier
 Veneer Measurements
 See ORIGINAL
 DRAWINGS



Pier 1

CBL-065
D04

SEI

SHELLEY ENGINEERING, INC.
STRUCTURAL CONSULTANTS

City of Portland
City Hall Rm. 315
389 Congress Street
Portland, Maine 04101

September 6, 2007
Job No. 2006-184

Pg. 1 of 1

Subject: Structural attachment of the stone veneer panels at 931 Congress St.,
by Fred Dambrie.

Attention: Lannie Dobson

Lannie:

I contacted the Halfen Co., the supplier of the stone veneer anchors, and spoke with their technical department. As indicated in my earlier letter to you, I am now supplying you with the technical data and anchoring system that I have selected for supporting the stone panels.

For gravity support, (1) HRM Model 500 anchor at each bottom corner of all panels (two required, one at each corner).

For horizontal loads, (1) Type DH – Model 1006 tie-back at each top corner of all panels, (two required, one at each corner), and on the tall panels, spaced at two ft. maximum on center, at each vertical side of the panel.

These selected anchors are adequate to resist the weight of the panels and lateral wind and seismic loads.

I will inspect the installation after it is complete, and follow up with letter to you regarding the work performed.

Please let me know if you have any questions.

Sincerely:



Timothy G. Shelley, P.E.

cc: Fred Dambrie

City of Portland
City Hall Rm. 315
389 Congress Street
Portland, Maine 04101

October 17, 2006
Job No. 2006-184

Pg. 1 of 1

Subject: Structural evaluation of the proposed modification at 931 Congress St.
by Fred Dambrie.

Attention: Lannie Dobson

I met with Mr. Dambrie at 931 Congress St. to review the scope of work at this building. Mr. Dambrie originally called me to design a new header to allow for a wider window. Mr. Dambrie has since decided not widen the window, so no new header is not required. Mr. Dambrie described the structural scope of work as follows:

1. Lower the sill (bottom) at the existing front four windows to allow for a taller window.
2. Re-open two existing arched windows that are presently bricked-in to allow for new windows.
3. Install vertical granite panels at the corners of the building at the first floor level only.

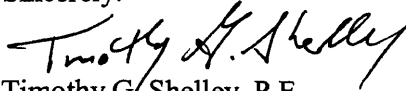
Item No. 1 is non-structural in nature, only changing the appearance of the front of the building.

Item No. 2 is also non-structural, in that a brick arch is already in place for the opening.

Item No. 3 is structural in that the granite panels must be attached correctly to the existing brick in order to carry it's own weight. It also needs to be properly flashed so water does not get in behind the panel. Mr. Dambrie is going to provide me with the granite supplier's specifications for hanging and flashing the granite for my review prior to construction. I will then inspect the installation for compliance with the specifications. I will provide the City of Portland with a letter at the conclusion of this work as to its compliance with the specifications. Mr. Dambrie will contact you to see if this is acceptable to the City.

Please let me know if you have any questions.

Sincerely:


Timothy G. Shelley, P.E.

cc: Fred Dambrie

1059

CHAPTER 32

ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

SECTION 3201 GENERAL

3201.1 Scope. The provisions of this chapter shall govern the encroachment of structures into the public right-of-way.

3201.2 Measurement. The projection of any structure or appendage shall be the distance measured horizontally from the lot line to the outermost point of the projection.

3201.3 Other laws. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property.

3201.4 Drainage. Drainage water collected from a roof, awning, canopy or marquee, and condensate from mechanical equipment shall not flow over a public walking surface.

SECTION 3202 ENCROACHMENTS

3202.1 Encroachments below grade. Encroachments below grade shall comply with Sections 3202.1.1 through 3202.1.3.

3202.1.1 Structural support. A part of a building erected below grade that is necessary for structural support of the building or structure shall not project beyond the lot lines, except that the footings of street walls or their supports which are located at least 8 feet (2438 mm) below grade shall not project more than 12 inches (305 mm) beyond the street lot line.

3202.1.2 Vaults and other enclosed spaces. The construction and utilization of vaults and other enclosed space below grade shall be subject to the terms and conditions of the authority or legislative body having jurisdiction.

3202.1.3 Areaways. Areaways shall be protected by grates, guards or other approved means.

3202.2 Encroachments above grade and below 8 feet in height. Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Sections 3202.2.1 through 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

3202.2.1 Steps. Steps shall not project more than 12 inches (305 mm) and shall be guarded by approved devices not less than 3 feet (914 mm) high, or shall be located between columns or pilasters.

3202.2.2 Architectural features. Columns or pilasters, including bases and moldings shall not project more than 12 inches (305 mm). Belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

3202.2.3 Awnings. The vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (2134 mm) minimum.

3202.3 Encroachments 8 feet or more above grade. Encroachments 8 feet (2438 mm) or more above grade shall comply with Sections 3202.3.1 through 3202.3.4.

3202.3.1 Awnings, canopies, marquees and signs. Awnings, canopies, marquees and signs shall be constructed so as to support applicable loads as specified in Chapter 16. Awnings, canopies, marquees and signs with less than 15 feet (4572 mm) clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet (610 mm) in from the curb line.

3202.3.2 Windows, balconies, architectural features and mechanical equipment. Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet (2438 mm), 1 inch (25 mm) of encroachment is permitted for each additional 1 inch (25 mm) of clearance above 8 feet (2438 mm), but the maximum encroachment shall be 4 feet (1219 mm).

3202.3.3 Encroachments 15 feet or more above grade. Encroachments 15 feet (4572 mm) or more above grade shall not be limited.

3202.3.4 Pedestrian walkways. The installation of a pedestrian walkway over a public right-of-way shall be subject to the approval of local authority having jurisdiction. The vertical clearance from the public right-of-way to the lowest part of a pedestrian walkway shall be 15 feet (4572 mm) minimum.

3202.4 Temporary encroachments. Where allowed by the local authority having jurisdiction, vestibules and storm enclosures shall not be erected for a period of time exceeding 7 months in any one year and shall not encroach more than 3 feet (914 mm) nor more than one-fourth of the width of the sidewalk beyond the street lot line. Temporary entrance awnings shall be erected with a minimum clearance of 7 feet (2134 mm) to the lowest portion of the hood or awning where supported on removable steel or other approved noncombustible support.