

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

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

**PERMIT ISSUED**

Permit No: 02-0546	Issue Date: OCT 30 2002	CBL: 068 A010001
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Location of Construction: 193 St John St	Owner Name: Prosser Alan	Owner Address: 195 St John St	Phone: 775-0968
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-2

Past Use: Auto Storage	Proposed Use: Auto Storage	Permit Fee: \$163.00	Cost of Work: \$20,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 51 Type: 5A 10/29/02	

Proposed Project Description: Addition of 960 sq ft Storage Building - 2 story 1920 total	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: gad	Date Applied For: 05/21/2002	<b>Zoning Approval</b>
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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 <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 13 zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan #2002-0126</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>9/26/02</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>Date:</p>	<p>Historic Preservation</p> <p><input checked="" 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 type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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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

02-0546

# All Purpose 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: 193 ST. JOHN ST. REAR

Total Square Footage of Proposed Structure 960 FOOTPRINT / 2 FLOORS Square Footage of Lot 25,000

Tax Assessor's Chart, Block & Lot Chart# 68 Block# A Lot#/0 Owner: ALAN AUTO / BAS INC. Telephone: 7750968


Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: ALAN PROSSER 7750968 Cost Of Work: \$ 20,000 approx won't know until done Fee: \$ 143-

Current use: AUTO STORAGE  
If the location is currently vacant, what was prior use: \_\_\_\_\_  
Approximately how long has it been vacant: \_\_\_\_\_  
Proposed use: AUTO STORAGE  
Project description: - ATTACHED STORAGE BUILDING

Contractor's name, address & telephone: ALAN PROSSER (SEE BELOW)  
Who should we contact when the permit is ready: ALAN PROSSER  
Mailing address: 195 ST JOHN ST  
PORTLAND ME, 04102 Phone: \_\_\_\_\_

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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:  Date: 5/20/02

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

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

## BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 020546  
ISSUED  
OCT 30 2002  
CITY OF PORTLAND

This is to certify that Prosser Alan/Applicant

has permission to Addition of 960 sq ft Storage Building

AT 193 St John St

068 A010001

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 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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

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.

AA ✓  **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

AA ✓  **Footing/Building Location Inspection:** Prior to pouring concrete

**Re-Bar Schedule Inspection:** Prior to pouring concrete

**Foundation Inspection:** Prior to placing ANY backfill

AA ✓  **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

AA ✓  **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

AA ✓  **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

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

Amanda Schertler  
Signature of applicant/designee

11/6/02  
Date

Ben McNeill  
Signature of Inspections Official

11/6/02  
Date

CBL: 068 A 010 Building Permit #: 0 2 0546

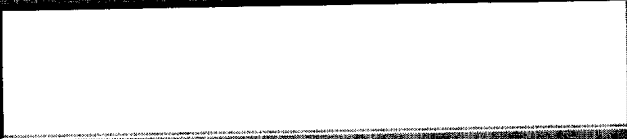
2-0546

Building

Approved with Conditions

Mike Nugent

10/29/2002



10/08/2002



Mike Nugent

10/29/2002

All construction must comply with the Plans submitted by Daniel Chase P.E. Dated 10/17/2002

05/22/2002

gad

10/29/2002

mjn

Application ID Number: 2-0546

Department: Zoning

Status: Approved with Conditions

Applicant: Marge Schmuckal

Address: 193 St John St

Application Date: 09/26/2002

Approval Date: 05/28/2002

<input checked="" type="checkbox"/>	Marge Schmuckal	09/26/2002

Created By: 05/22/2002

By: gad

Approval Date: 09/26/2002

By: mes

**Permit Nbr** 
**Location of Construction**  
**Appl. Date**

**Status** 
**Permit Type** 
**Issue Date**

**CBL** 
**Territory Nbr** 
**Estimated Cost** 
**Date Closed**

**Name** 
**Follow Up Date** 
**Completed**

**Name** 
**Follow Up Date** 
**Completed**

**CreatedBy** 
**CreateDate** 
**ModBy** 
**ModDate**

STATE OF MAINE  
CUMBERLAND, ss.

NINTH DISTRICT COURT  
CIVIL ACTION  
Docket No. \_\_\_\_\_

CITY OF PORTLAND, a body politic )  
and corporate, located in the County )  
of Cumberland and the State of Maine )

Plaintiff )

V. )

ALAN PROSSER )

Defendant )

CONSENT DECREE

1. Description of Property.

This Consent Decree relates to property owned by the Defendant and situated at 195 St. John Street in Portland.

2. Code Violation.

The City of Portland charged the Defendant with violation of the 1999 BOCA Building Code (failure to obtain building permit) which is more fully described in the Rule 80K complaint which forms the basis for this action.

3. Admission of Violation.

The Defendant admits the violation. He agrees to pay a civil penalty in the amount of \$2,500.00, plus a filing fee in the amount of \$100.00. Payments shall be made, as follows:

(i) \$1,500 at the time the signing of this Decree; and

(ii) \$100 per month, for ten consecutive months thereafter, commencing on May 1, 2002, until the balance of the civil penalty has been paid in full.

4. Violations Existing After Deadline.

The Defendant agrees that within 15 days from the date that both parties have executed this Decree (the "Deadline") he will file for, and thereafter diligently prosecute,



applications for the permits and approvals required for his project under Portland's Land Use Code.

If the Defendant should fail to comply with this Decree after the deadline, he will be required to pay a civil penalty in the amount of One Hundred Dollars (\$100) per day for each day such violation continues.

5. Contempt.

In addition to the imposition of civil penalties referred to above, the Defendant may be found in contempt for any violation of this Order.

6. Attorney's Fees and Costs.

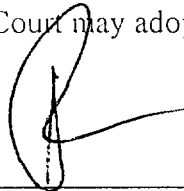
The Defendant will also be liable to pay attorney's fees and costs, pursuant to 30-A M.R.S.A. §4452(3)(D), related to any action taken by the City of Portland to enforce this Order.

7. Access to Property.

The Defendant will provide City Inspectors with full and free access to the property which is the subject of this Order at reasonable times, until sixty (60) days following the issuance of the Certificate of Occupancy, so that they may verify compliance with its terms and conditions.

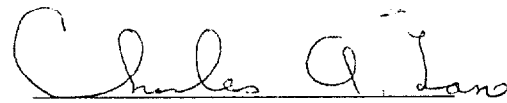
8. Submission to Court.

This Consent Decree is submitted to the Court by the parties jointly so that the Court may adopt it as its own Order.



Alan Prosser

*Beth Prosser, witness*



Charles A. Lane, Esq. Bar# 1040  
Associate Corporation Counsel  
Attorney for Plaintiff

The foregoing Consent Order is hereby adopted as the Order of the Court this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
Judge, Ninth District Court

Applicant: Alan Prosser

Date: 6/10/02

Address: 193 St John St & Alley C-B-L: 068-A-10  
D St

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Addition 02-0546

Zone Location - B-2

Interior or corner lot -

Proposed Use/Work - Auto Storage on 1st floor for Auto Service Station  
NO current plans to use the 2nd floor Area 1920 sq total

Sewage Disposal -

Lot Street Frontage - 50' min

Front Yard - N/A

Rear Yard - 10' required - 37' shown

Side Yard - None except where it abuts a lot for residential zone or use -> 10' req  
side yard on side St - 10' - 55' & 50' shown

Width of Lot -

Height - 45' MAX - 36' scaled

Lot Area - 10000 sq min 25,000 sq per assessors

Lot Coverage/ Impervious Surface - 80% MAX -> not given  
Area per Family - N/A  
7/17/02 given see letter  
17,400 / 25000 = 69.6%

Off-street Parking - New for car storage -

Loading Bays -

Site Plan - minor site plan - conditional use appeal - expansion of Auto Service Station  
# 2002-0126

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

Note: ~~Stairway should be shown on site plan~~ -> that is existing in old Section

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

Jaimey Caron, Chair  
Deborah Krichels, Vice Chair  
Mark Malone  
Orlando E. Delogu  
Sarah Luck  
Kevin Beal  
Lee Lowry III

September 11, 2002

Mr. Alan Prosser  
195 St. John Street  
Portland, ME 04102

RE: Addition for Auto Storage-195 St. John Street

CBL: 68-A-1001

Dear Mr. Prosser:

On September 10, 2002, the Portland Planning Board voted 5-0, (Lowry abstaining, Malone absent) to approve the site plan for the addition to the rear of your business located in the vicinity of 195 St. John Street. The approval was granted for the project with the following condition(s):

- i. *That the site plan be revised to include two (2), 2.25" caliper 'Crusgali' Thornl ess Hawthorns along the Valley Street frontage to be placed with the assistance of the City Arborist.*

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 54-02.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount (but not less than \$300.00) and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

**From:** Marge Schmuckal  
**To:** Jonathan Spence  
**Subject:** 193 St. John St. - Alan Prosser

This property is located within a B-2 zone. The rear and side setbacks as given are well under the requirements of 10 feet each.

The maximum height limit is 45 feet and I scaled the new building to be 36 feet high at the maximum.

The use is an expansion of the conditional use of auto service station which is reviewed by the Planning Board.

I have seen no figures submitted that discuss the impervious surface ratio. The B-2 zone has a maximum of 80% impervious surface. The applicant will need to submit the calculations for impervious surface so that compliance can be determined.

Marge Schmuckal  
Zoning Administrator  
6/10/02

*I Need -  
See 7/17/02  
letter from ALAN*

**CC:** ALEX JAEGERMAN

**From:** Marge Schmuckal  
**To:** Jonathan Spence  
**Date:** Wed, Jul 24, 2002 9:13 AM  
**Subject:** 193 St John Street - Alan Proser Project

Jonathan,

In addition to the previous memo concerning this project, I have received information from you concerning the impervious surface square footage. Based on that information, the was submitted, the proposed impervious surface ratio is approximately 70% which is under the 80% maximum.

Based on all the submittals, this proposal is meeting the B-2 regulations

Marge Schmuckal  
Zoning Administrator  
7/24/02

**From:** Marge Schmuckal  
**To:** Jonathan Spence  
**Date:** Wed, Jul 24, 2002 11:25 AM  
**Subject:** 193 St. John Street - Alan Prosser Project

Jonathan,

This memo is to clarify the question of nonconformity. This proposed project is not creating an expansion of a nonconformity. The new addition is meeting all the required dimensionall standards within the existing B-2 zone. There is nothing in our current zoning ordinance that forbids an legal expansion of a building that has existing nonconformities (as long as the existing nonconformities themselves are NOT expanded) .

I hope this answers some of the questions concerning this project.

Marge Schmuckal  
Zoning Administrator

**From:** Marge Schmuckal  
**To:** Jonathan Spence  
**Date:** Thu, Aug 15, 2002 12:19 PM  
**Subject:** 193 St John St. - Alan Prosser

Jonathan,  
This memo is meant to clarify nonconforming structures and this project.

Presently, there is a structure on this property which is legally nonconforming as to the B-2 zone setbacks. The zoning ordinance does not preclude an owner from building a new addition as long as such does not increase any existing nonconformity.

If a proposed addition is meeting all the present zoning requirements, it is NOT increasing an existing nonconformity. The proposed addition is shown to meet all existing B-2 zone requirements. It is not increasing any existing nonconformities.

Please note that this area used to be an Industrial Zone (I-2b and then I-Mb) in the near past. However, during the rewriting and acceptance of the Business Zones in July, 1999, this side of "D" Street was changed to be a B-2 Business Zone.

I hope this is helpful to the Board.

Marge Schmuckal  
Zoning Administrator  
8/15/02

**CC:** Sarah Hopkins

Alan Prosser

7/17/02

6/17/02

Jonathan Spence  
Planning Dept.  
City of Portland  
Portland, Me.

Dear Jonathan,

Here's some answers for you :

Total Site  
is 25,000 sq

1. Impervious area on entire lot equals 16,700 square feet approx. Proposed impervious area would be 17,400 square feet and would be only increased by the footprint of the building. Some other considerations along this line are a. the fact that most all the other buildings on this lot are guttered and plumbed into a dry well. This system connects to a catch basin which handles all the water falling on the front portion of the property. b. The rear portion of the lot (along Valley St.) is primarily unpaved and has 4700 square feet of pervious surface. The proposed building would only lessen that amount by 780 square feet.
- 2.
3. As this was a requirement for a used parts dealer license the area between Valley St. and my property is appropriately screened albeit the rosa rugosas planted there took a beating when the City installed sidewalks recently. I have enclosed picture (A) for your benefit.
4. My long-range plan is to put all vehicles located in the back yard (next to Valley St.) undercover. This would include two groups of vehicles 1) service vehicles (fork truck, tool van, dump truck, and the like) and 2) parts cars. The building under current consideration is designed to accommodate four service vehicles.
5. This question peaks my interest in Staff's concerns. As you may be able to see from the enclosed photos (B and C) what might be construed as a "pile" by a casual glance is in fact the last remnant of the original landscape in this area. To wit there are at least 20 varieties of trees growing on that site. As this space is also our snow dump detritus is added to and subtracted from it over time; but the net berm stays pretty much the same volume. It has been suggested by others that I have it leveled and gain more building space. I have resisted this as it and its indigenous vegetation offer added visual buffering to the rear of the property.

Sincerely,



Alan Prosser,  
Boss



5/20/02

ALAN AUTO/BAS INC.  
195 ST. JOHN ST.  
PORTLAND, ME.

DEPT. OF BUILDING INSPECTIONS  
CITY HALL  
CITY OF PORTLAND  
PORTLAND, ME.

RE: APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A STORAGE BUILDING  
ADDITION AT THE REAR OF 195 ST. JOHN ST.

THE NEED/INTENTION FOR THIS ADDITION IS TO STORE SERVICE VEHICLES USED IN MY  
AUTO REPAIR BUSINESS. SERVICE VEHICLES WITH HYDRAULIC SYSTEMS SUCH AS  
LOADERS AND FORK LIFTS TEND TO LEAK HYDRAULIC FLUID ; SO THERE ARE  
ENVIRONMENTAL BENEFITS TO HAVING THEM IN ENCLOSED STORAGE. WHEN STORED  
OUTSIDE THESE TYPES OF VEHICLES REQUIRE MORE FREQUENT SERVICE AND OR  
REPLACEMENT . THESE VEHICLES ARE VERY EXPENSIVE ; AND THIS POSES AN  
ECONOMIC HARDSHIP ON MY COMPANY. THERE ARE AESTHETIC BENEFITS TO THE  
COMMUNITY HAVING THIS EQUIPMENT STORED OUT OF SIGHT.

BECAUSE OF THE WEIGHT (OVER 10K LBS. NET) OF SOME OF THIS EQUIPMENT A VERY  
STRONG FLOOR WAS CHOSEN: MONOLITHIC DESIGN, 5000 LB. CONCRETE, STEEL  
REINFORCED.

GALVANIZED STEEL EXTERIOR PANELS WILL BE USED FOR WALLS AND ROOF. THIS IS IN  
KEEPING WITH THE EXISTING BUILDING AND IS LOW MAINTANENCE. ALSO THE ROOF  
WILL CLEAR EASILY. A 6/12 ROOF PITCH WAS CHOSEN TO AID IN ROOF CLEARING AND  
TO GIVE THE BUILDING A VISUALLY PLEASANTER /LOWER PROFILE LOOK THAN THE 30  
FOOT WALL THAT EXISTED THERE PREVIOUSLY.

NO CHANGES WILL BE MADE IN GRADING AS THE CONSTRUCTION AREA IS CURRENTLY  
ALMOST FLAT PITCHING SLIGHTLY (6") FROM NORTH TO SOUTH. THE NATIVE SOIL IN  
BANK RUN GRAVEL TO AT LEAST 6 FEET DEEP (BASED UPON PREVIOUS DIGGING  
EXPERIENCE) . THE TOP FOOT (APPROX.) IS CRUSHED STONE WHICH HAS BEEN BROUGHT  
IN OVER TIME TO MAKE A COMPACTABLE SURFACE. HISTORICALLY WATER HAS NEVER  
STOOD ON THE SURFACE .

I DO NOT CURRENTLY HAVE A NEED FOR OR PLAN ANY UTILITES IN THIS BUILDING.  
ACCESS TO THE VEHICLE STORAGE AREA IS BY OVERHEAD DOORS. WHEN THEY ARE  
OPEN SUFFICIENT NATURAL LITE ILLUMINATES THE BUILDING. THERE ARE NO CURRENT  
PLANS TO USE THE SECOND FLOOR STORAGE AREA. LIGHTS WILL BE INSTALLED BEFORE  
THIS AREA IS USED. WINDOWS FOR THE SECOND FLOOR STORAGE AREA ARE ALL  
(EXCEPT THE LARGER MIDDLE WINDOW) OUTSWING THERMALPANE VINYL. THE PASS  
DOOR WILL BE A COMMERCIAL STEEL 2'8" DOOR.

I WILL ACT AS MY OWN GENERAL CONTRACTOR. AS I HAVE ON ALL OTHER PROJECTS  
I'VE BUILT IN THE CITY. AS ALWAYS I WILL HIRE LICENCED PROFESSIONALS AND  
EXPERIENCED TRADESPEOPLE TO DO THE WORK.

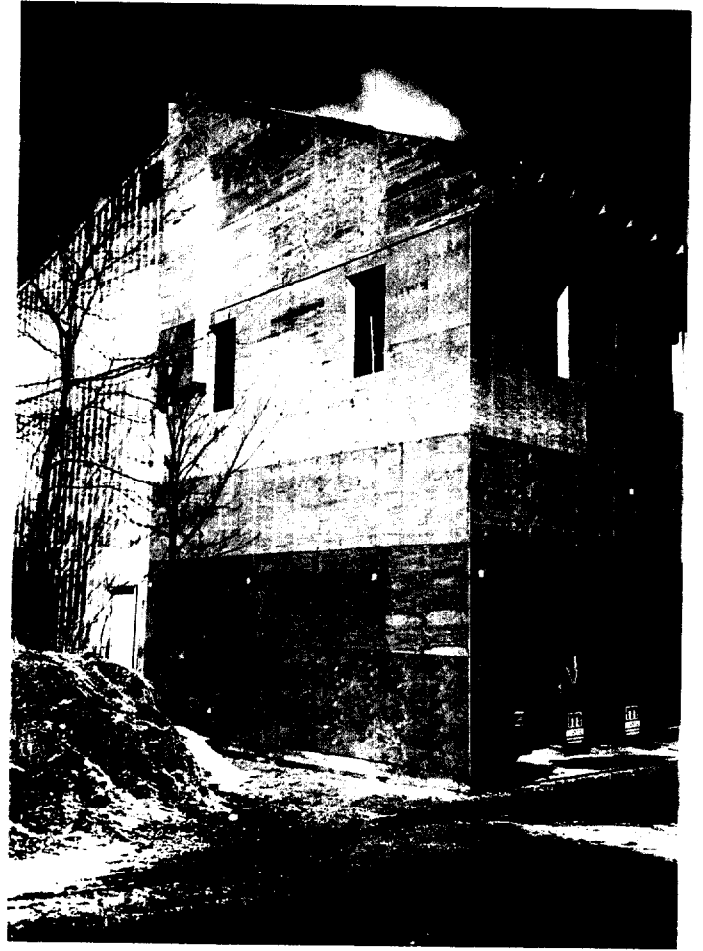
RESPECTFULLY SUBMITTED



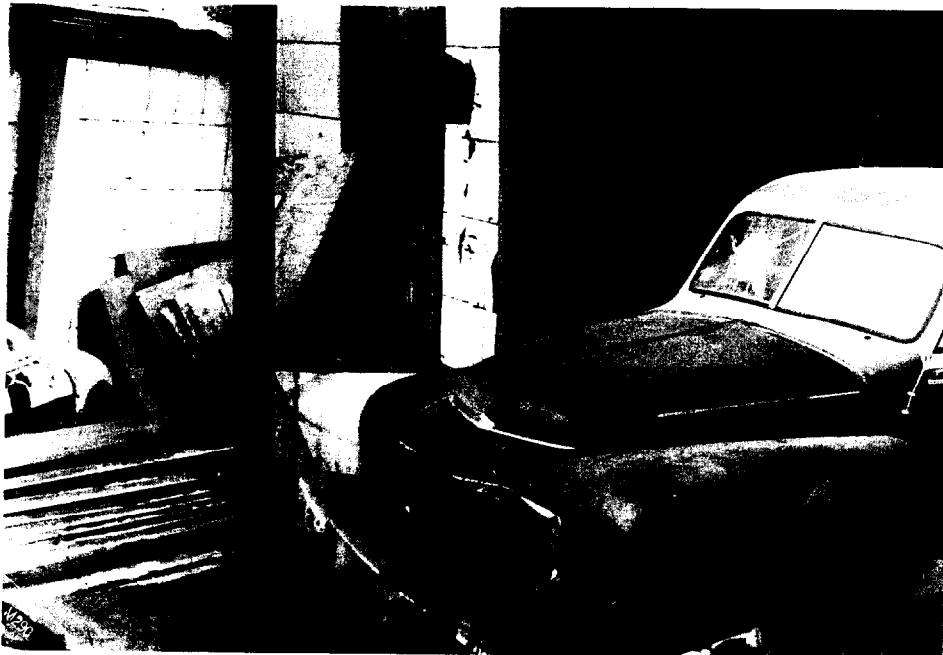
ALAN PROSSER



BEFORE



AFTER



5/20/02

ALAN AUTO/BAS INC.  
195 ST. JOHN ST.  
PORTLAND, ME.

DEPT. OF BUILDING INSPECTIONS  
CITY HALL  
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RESPECTFULLY SUBMITTED



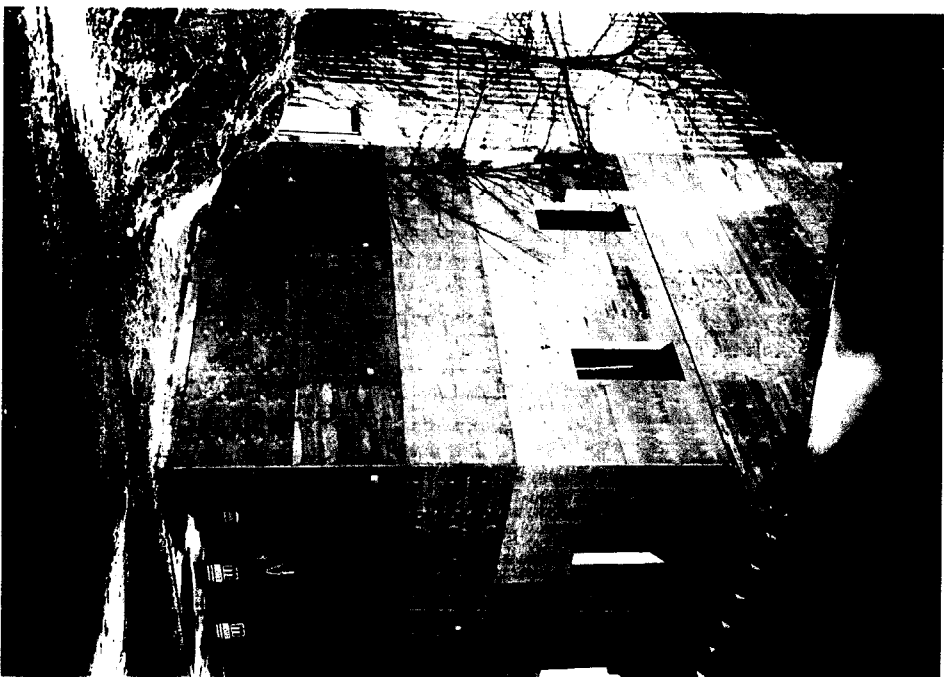
ALAN PROSSER.



BEFORE



AFTER

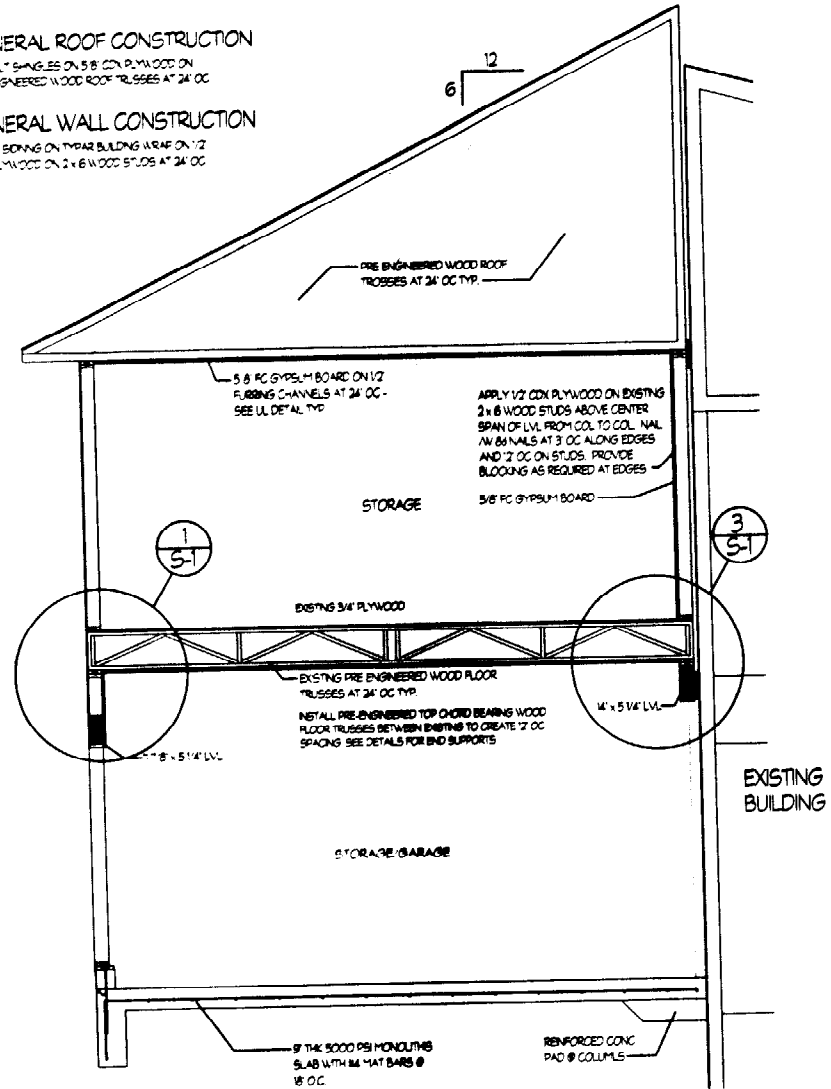


**GENERAL ROOF CONSTRUCTION**

ASPHALT SHINGLES ON 5/8" CDX PLYWOOD ON PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" OC

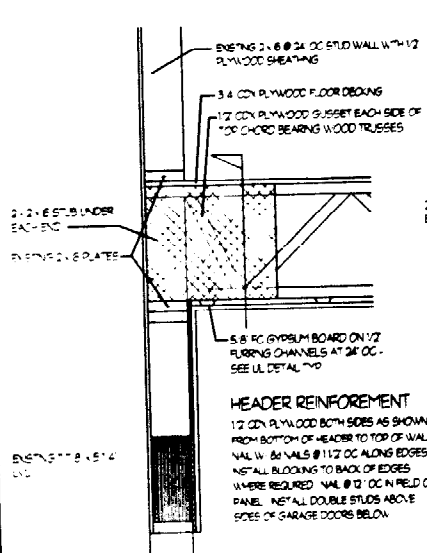
**GENERAL WALL CONSTRUCTION**

METAL SIDING ON TYPICAL BUILDING W/RAE ON 1/2" CDX PLYWOOD ON 2x6 WOOD STUDS AT 24" OC

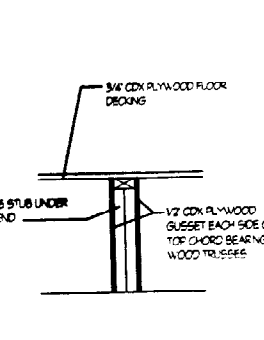


**BUILDING SECTION**

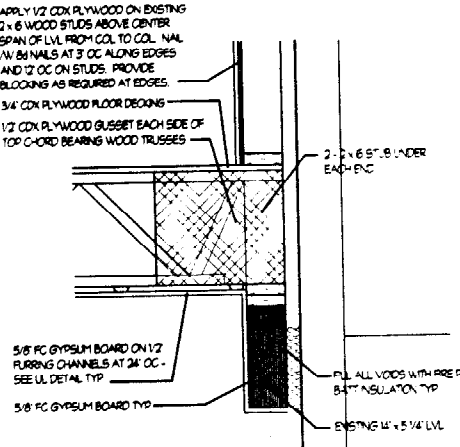
SCALE 3/8" = 1'-0"



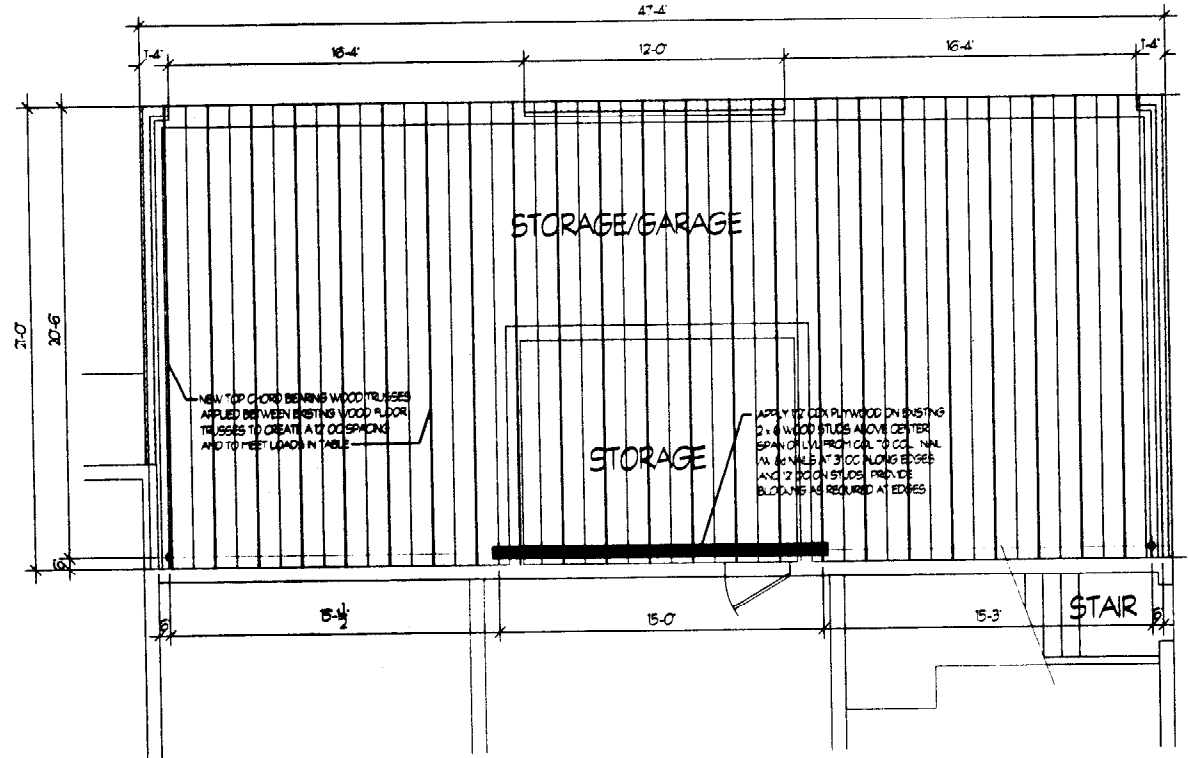
**SECTION 1**  
SCALE 1" = 1'-0"



**SECTION 2**  
SCALE 1" = 1'-0"



**SECTION 3**  
SCALE 1" = 1'-0"



**SECOND FLOOR PLAN**

SCALE 1/8" = 1'-0"

5	1 hr.	FM	FC-448	One layer 5/8" (15.9mm) Fire-Shield C Wallboard screw attached to 1" (25.4mm) screw-furring channel with red steel stud to lower chord of wood-trussed trusses of 2 x 4 (38mm x 89mm) br. with steel truss plates spaced 24" o.c. (610mm). Floor 3/4" (19.1mm) nominal plywood. Option resilient furring channels.
		UL	520	
		SA	FC 5516	

1	1 hr.	UL	0533	Roof/Ceiling. One layer 5/8" (15.9 mm) Fire-Shield C wallboard attached to 1/2" (12.7 mm) resilient furring channel screw fastened perpendicular to lower chord of wood roof trusses of 2x4 (38 mm x 89 mm) br. with steel truss plates, spaced 24" o.c. (610 mm). Roofing system UL Class A, B or C. Optional - 3 1/2" thick glass fiber insulation draped over furring channel - Optional Ceiling damper
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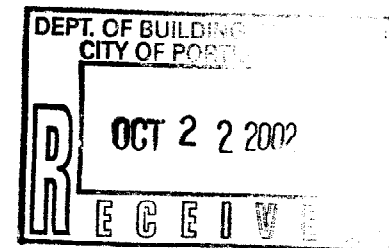
NOTE: STRUCTURAL DESIGN BY DANIEL CHASE P.E. ME # 4036. DRAFTING BY SBM ASSOCIATES INC.

**GENERAL FRAMING NOTES**

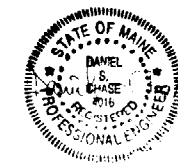
- ALL TRUSSES SHALL BE HANDLED AND ERECTED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR SHALL FOLLOW TRUSS MANUFACTURERS DESIGN FOR ALL BRACING AND ANCHORAGE OF TRUSSES
- FINAL TRUSS DESIGN AND LAYOUT BY THE MANUFACTURER SUPPLIER SHALL BE SEALED BY A MAINE REGISTERED ENGINEER
- ALL MEMBERS SHALL BE CUT TO BEAR
- ALL PLATE CONNECTORS SHALL HAVE AN EFFECTIVE AREA 20% GREATER THAN THAT REQUIRED BY DESIGN BY USING THE MAXIMUM DESIGN CAPACITY
- ROOF TRUSS UNIFORM LOADING (MIN. REQUIREMENT EXCLUDING WEIGHT OF TRUSS)
 

TOP CHORD:	LIVE LOAD	60 PSF
	DEAD LOAD	15 PSF
BOTTOM CHORD:	LIVE LOAD	0 PSF
	DEAD LOAD	15 PSF
- TRUSS DESIGNER ENGINEER SHALL TAKE INTO ACCOUNT THE LATEST B.O.C.A. CODE REQUIREMENTS FOR ROOF SNOW LOADINGS AND DESIGN
- PROVIDE AND INSTALL SIMPSON STRONGTIE A-35 FRAMING ANCHORS ON EA. END OF EA. ROOF TRUSS UNLESS OTHERWISE NOTED
- PROVIDE AND INSTALL MIN. 2 x 6 HEADERS IN 2 x 4 INTERIOR STUD WALLS AND MIN. 3 - 2 x 10 HEADERS IN EXTERIOR STUD WALLS UNLESS OTHERWISE NOTED
- ALL TRUSSES SHALL BE SPACED AT 24" OC UNLESS OTHERWISE NOTED
- ALL FLOOR JOISTS SHALL BE MIN. 1" x 1000 PSI UNLESS OTHERWISE NOTED
- ALL STEEL COLUMNS SHALL BE 4" DIA. STD. STEEL WITH 1/2" CAP PLATES AND 1/2" BASE PLATES WELDED TO COLUMN. ANCHOR COLUMNS TO CONCRETE
- FLOOR TRUSS UNIFORM LOADING (MIN. REQUIREMENT EXCLUDING WEIGHT OF TRUSS)
 

TOP CHORD:	LIVE LOAD	125 PSF
	DEAD LOAD	10 PSF
BOTTOM CHORD:	LIVE LOAD	0 PSF
	DEAD LOAD	5 PSF
- FLOOR TRUSSES AND ROOF TRUSS DESIGN BY SUPPLIER
- STRUCTURAL DESIGN AS PROVIDED BY DANIEL S. CHASE, P.E. 210 ST JOHN STREET PORTLAND, MAINE 04102 TEL. 799-9087



195 St John



**SBM**  
associates inc.  
ARCHITECT

1. Clear Run Drive • Gorham, Maine 04038 • Telephone 207-639-2120

**REVISIONS**

NO. 1. THE ARCHITECT HAS REVIEWED THE SUBMITTALS FOR CONFORMANCE WITH THE B.O.C.A. CODE. THE ARCHITECT IS NOT PROVIDING ANY TECHNICAL ADVICE ON THE PART OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT PROVIDING ANY TECHNICAL ADVICE ON THE PART OF THE ARCHITECT.

ADDITION FOR ALAN AUTO VOLVO SERVICE  
195 ST JOHN STREET  
PORTLAND, MAINE 04102

FLOOR FRAMING PLAN AND DETAILS

SCALE AS NOTED

DATE OCT. 17, 2002

BY HESH

COM.

S-1

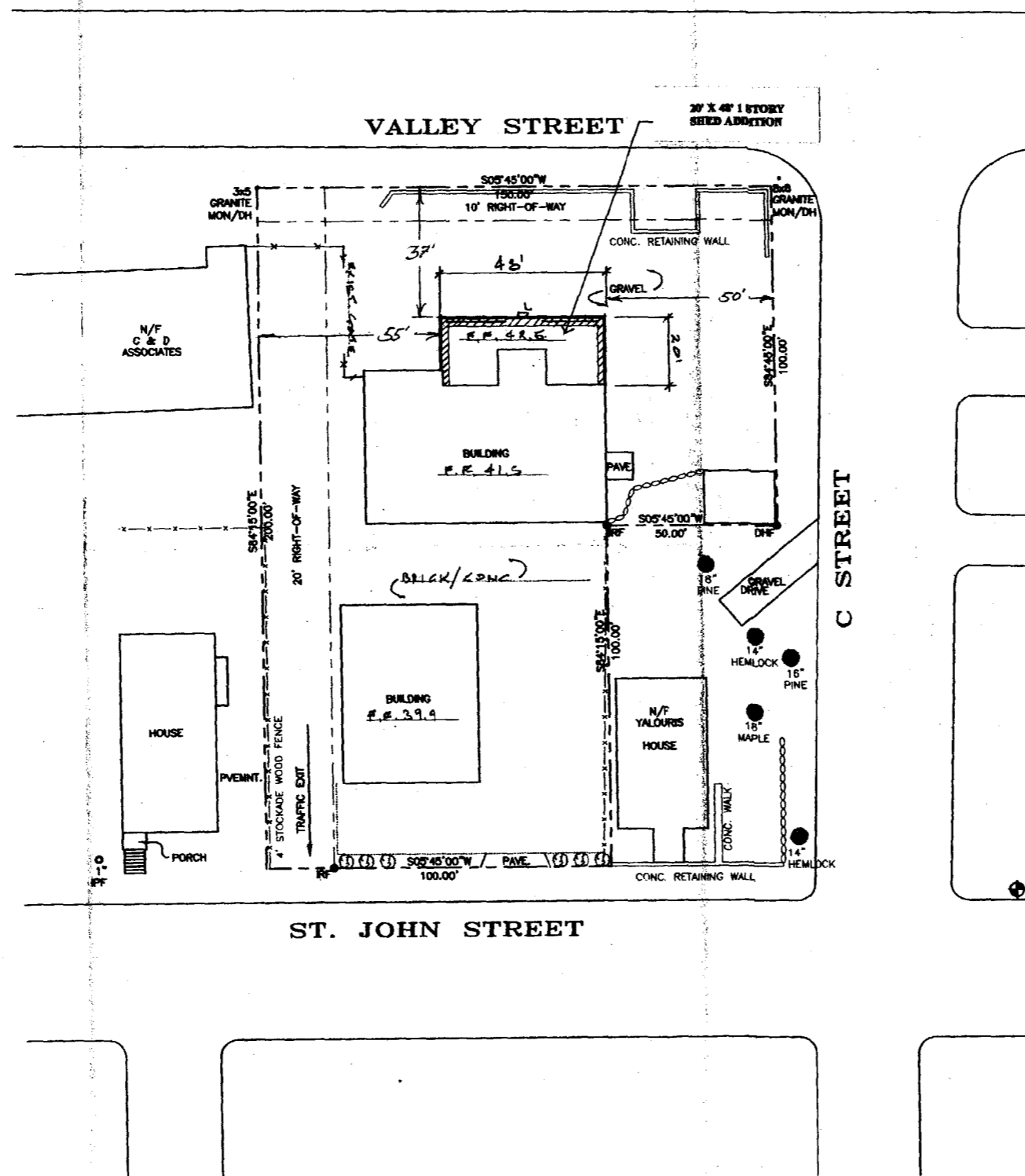


LOCATION MAP  
(NOT TO SCALE)

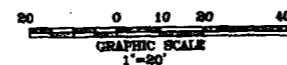
NOTES:

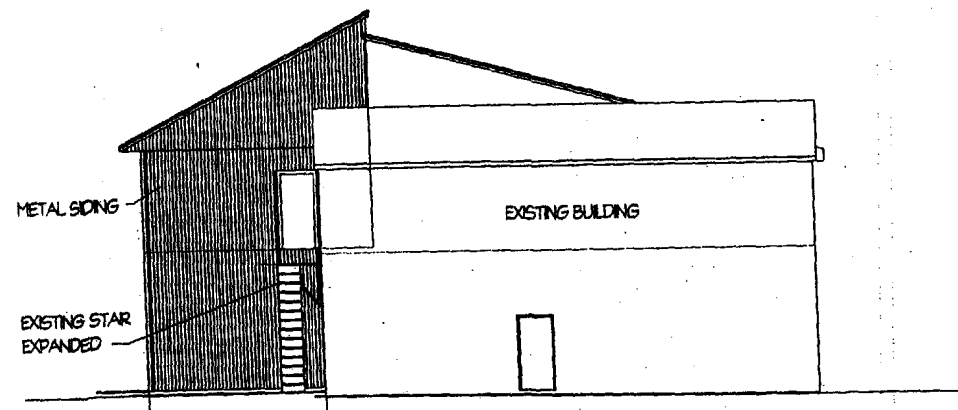
- (1) DEED REFERENCE: DEED BOOK XXX, PAGE XXX  
CUMBERLAND COUNTY REGISTRY OF DEEDS
- (2) TAX MAP REFERENCE: TAX MAP 69 A LOT 10
- (3) PLAN REFERENCES:  
 (A) FIRST PLAN REFERENCE  
 (B) SECOND PLAN REFERENCE  
 (C) THIRD.....

ADDITION TO AUTO STORAGE FACILITY  
 ALAN AUTO  
 198 ST. JOHN STREET, PORTLAND, ME  
 PLANNING / DESIGN ASSOCIATES  
 PLANNERS REAL ESTATE DEVELOPMENT CONSULTANTS  
 P.O. BOX 351, 35 PARTHIDGE ROAD, WINNHAM, ME 071-292-2428

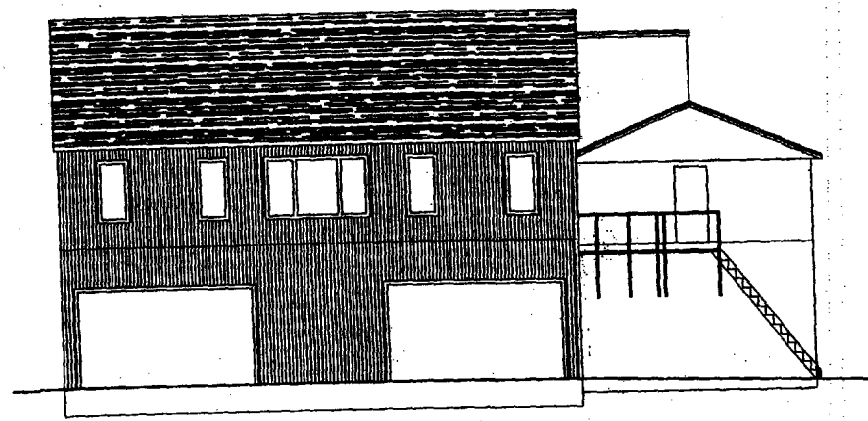


- LEGEND:
- IRON PIN FOUND
  - NO. 5 REBAR SET
  - UTILITY POLE
  - N/F NOW OR FORMERLY
  - 123/45 DEED BOOK / PAGE
  - STONE WALL
  - ▭ EXISTING STRUCTURE
  - CHAIN LINK FENCE
  - STOCKADE WOOD FENCE

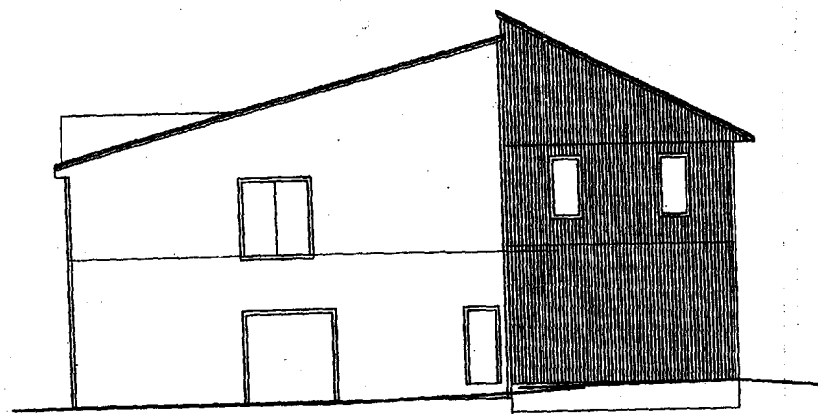




LEFT END ELEVATION  
SCALE 1/8" = 1'-0"



REAR ELEVATION  
SCALE 1/8" = 1'-0"



RIGHT END ELEVATION  
SCALE 1/8" = 1'-0"

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK.
2. GENERAL CONTRACTOR SHALL NOTIFY OWNER OF ANY DISCREPANCY OF ANY DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH WORK.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE NEW CONDITIONS WITH EXISTING BEFORE PROCEEDING WITH WORK.
4. ALL WORK DONE BY SUBCONTRACTORS SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK.
5. CONTRACTORS SHALL CONFORM TO ALL STATE AND LOCAL CODES.
6. SEE SPECIFICATIONS FOR OWNER SUPPLIED CONTRACTOR INSTALLED EQUIPMENT.
7. CONTRACTOR SHALL VERIFY ALL PLACEMENT AND ROUGH OPENING DIMS. FOR EQUIPMENT AND / OR MILLWORK SUPPLIED BY OTHERS.

GENERAL CODE REQUIREMENTS

REFERENCE 1999 BOCA

USE GROUP SECTION 312 MODERATE HAZARD STORAGE. USE GROUP S-1

CONSTRUCTION TYPE SECTION 606.0 TYPE 5B CONSTRUCTION, COMBUSTIBLE UNPROTECTED

GENERAL BUILDING LIMITATIONS TABLE 503, HEIGHT AND AREA LIMITATIONS, 5B UNPROTECTED, S-1 1 STORY 20' 4000 SF

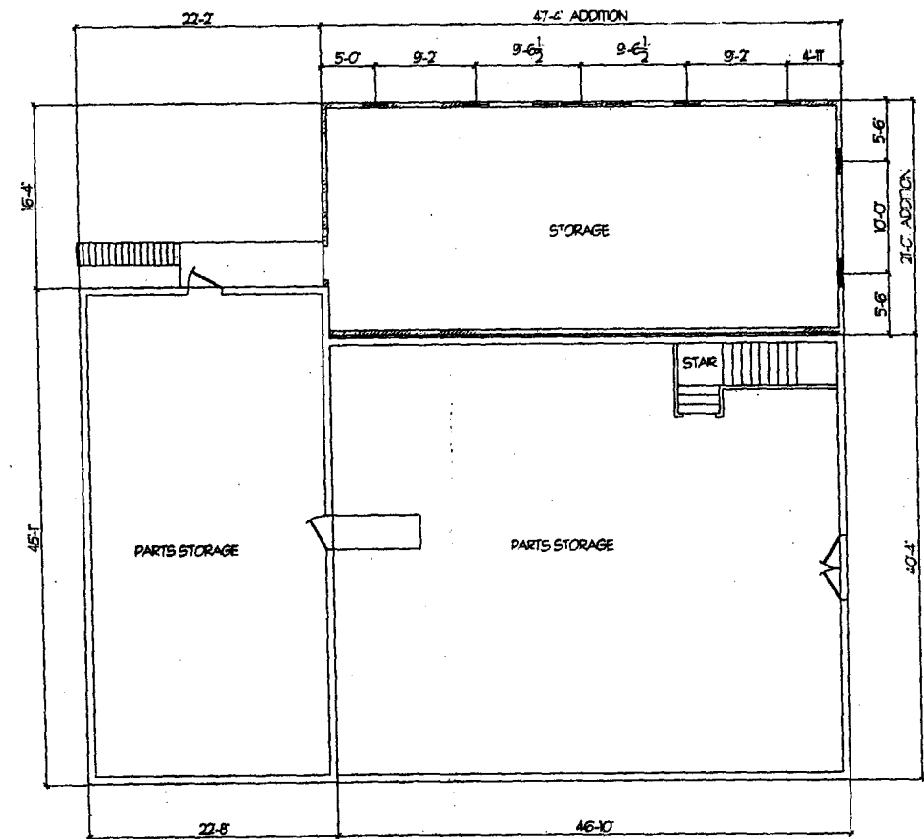
NOTE a. GENERAL EXCEPTIONS, SECTION 504.2 ALLOWABLE HEIGHT INCREASE DUE TO AUTOMATIC SPRINKLER SYSTEM INSTALLATION

504.2 WITH AN AUTOMATIC SPRINKLER SYSTEM INCREASE ONE STORY AND 20 FEET.

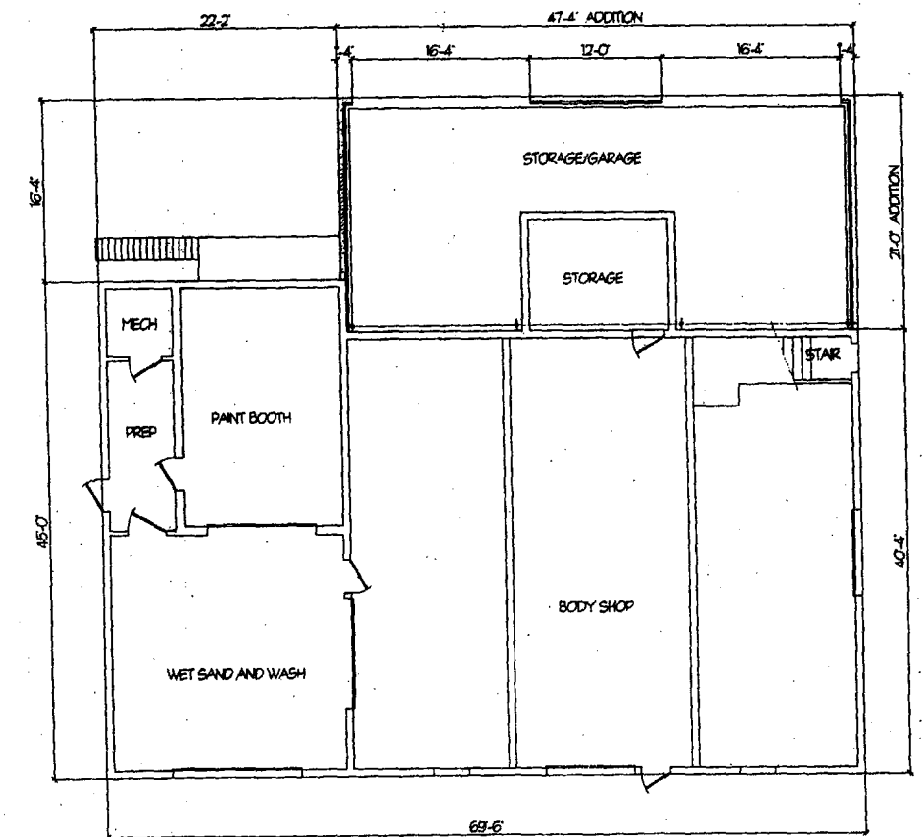
NOTE A FULL AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AS REQUIRED BY CODE. EXISTING BUILDING IS CURRENTLY NOT SPRINKLED AT THIS TIME.

FOUNDATION NOTES

1. ALL CONCRETE FOR WALLS AND FOOTINGS SHALL BE MIN. 5000 PSI @ 28 DAYS
2. ALL FOUNDATION WALL FOOTINGS SHALL BEAR ON VIRGIN SOIL AND BE A MIN. OF 30" BELOW FINISH GRADE
3. ALL EXTERIOR SLABS SHALL BE A MIN. 6" THICKNESS AND SHALL HAVE A MIN. 18" COMPACTED GRANULAR BASE
4. ALL FILL UNDER SLABS AND/OR FOOTINGS SHALL BE SELECT GRANULAR MATERIAL AND BE COMPACTED TO A MIN. 95%
5. ALL EXPOSED CONCRETE FOUND. WALL SHALL BE NEATLY FINISHED RUBBED
6. CONTRACTOR SHALL CHECK WITH ALL TRADES TO ASSURE CORRECT LOCATION, SIZE, LINE AND ELEVATION OF ALL SLEEVES, BOND OUTS, ETC. REQUIRED IN CONCRETE WALLS AND FLOORS
7. SLAB CONTROL JOINTS SHALL BE PLACED WHERE SHOWN ON PLANS
8. PROVIDE MIN. 2 RIGID PERIMETER INSULATION
9. PROVIDE 1/2 DIA. x 6' SELF TAPPING LAGS AT 48" OC MAX. FOR WOOD STUD WALL PLATE ANCHORAGE TYPICAL



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

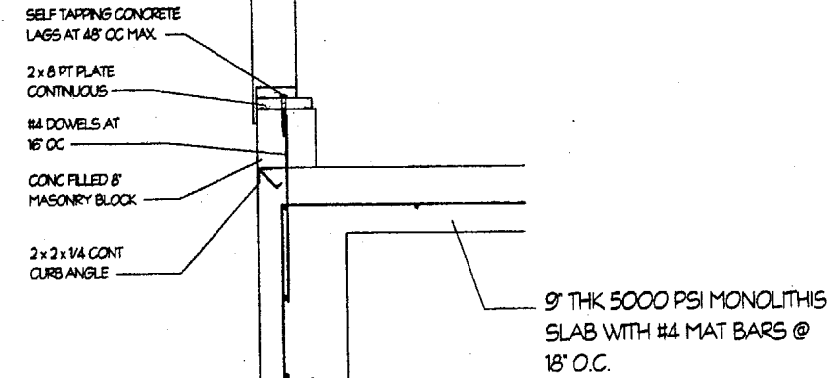
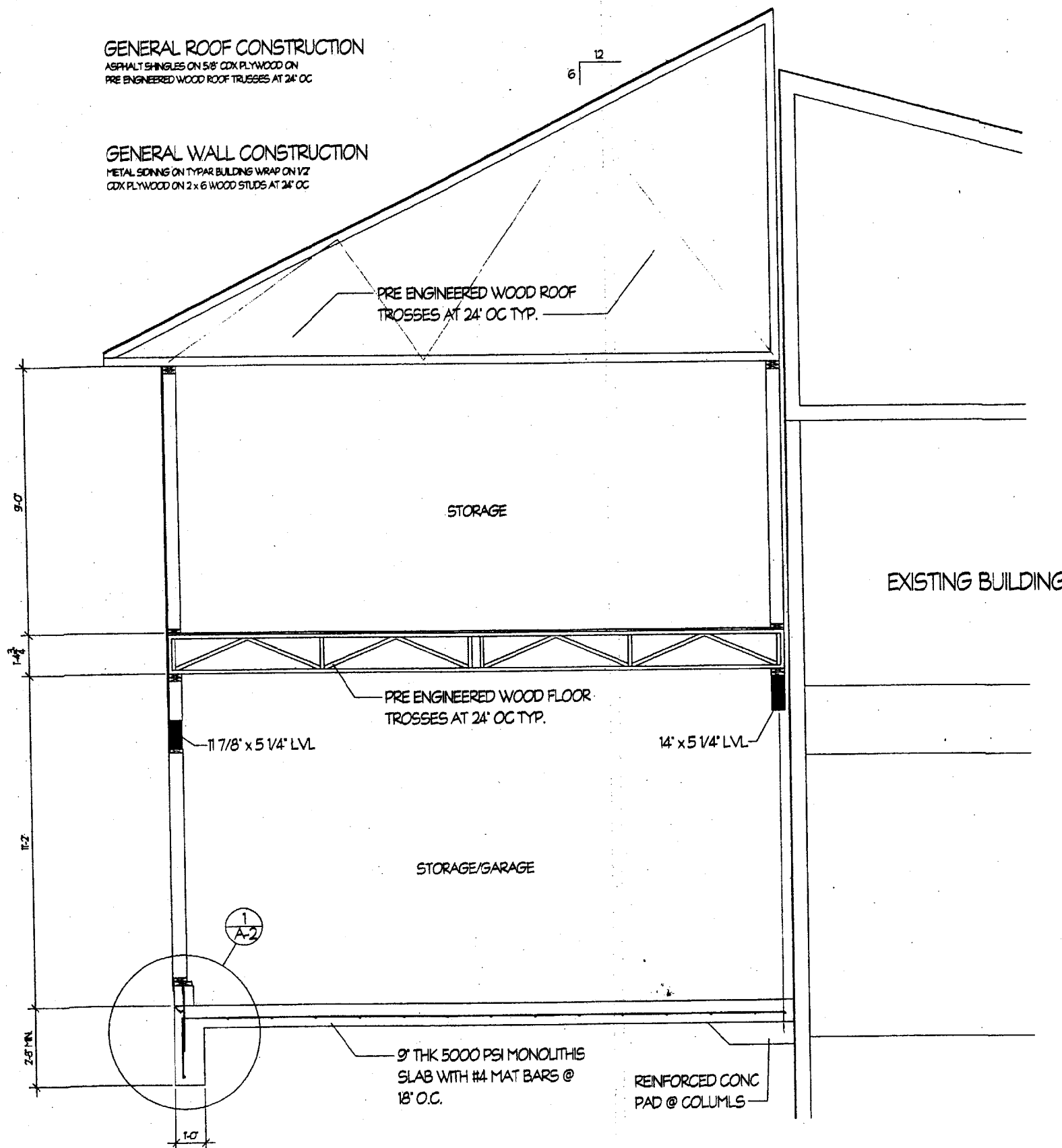
**SBM ASSOCIATES INC. ARCHITECT**  
 381 Main Street • Gorham, Maine • Telephone 207-688-3400

**REVISIONS**  
 1. 11/15/02 REVISIONS FOR PERMITS AND LOCAL CODES  
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ADDITION FOR ALAN AUTO VOLVO SERVICE  
 195 ST JOHN STREET  
 PORTLAND, MAINE 04102  
**FLOOR PLANS AND ELEVATIONS**  
 DATE 5/16/02  
 REV. 1/25/02

**GENERAL ROOF CONSTRUCTION**  
 ASPHALT SHINGLES ON 5/8" CDX PLYWOOD ON  
 PRE ENGINEERED WOOD ROOF TRUSSES AT 24' OC

**GENERAL WALL CONSTRUCTION**  
 METAL SIDING ON TYPAR BUILDING WRAP ON 1/2"  
 CDX PLYWOOD ON 2x6 WOOD STUDS AT 24' OC



**BUILDING SECTION**  
 SCALE: 1/2" = 1'-0"

**BUILDING SECTION**  
 SCALE: 1/2" = 1'-0"

**GENERAL FRAMING NOTES**

1. ALL TRUSSES SHALL BE HANDLED AND ERECTED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
2. CONTRACTOR SHALL FOLLOW TRUSS MANUFACTURERS DESIGN FOR ALL BRACING AND ANCHORAGE OF TRUSSES
3. FINAL TRUSS DESIGN AND LAYOUT BY THE MANUFACTURER/SUPPLIER SHALL BE SEALED BY A MAINE REGISTERED ENGINEER
4. ALL MEMBERS SHALL BE CUT TO BEAR
5. ALL PLATE CONNECTORS SHALL HAVE AN EFFECTIVE AREA 20% GREATER THAN THAT REQUIRED BY DESIGN BY USING THE MAXIMUM DESIGN CAPACITY
6. ROOF TRUSS UNIFORM LOADING (MIN. REQUIREMENT EXCLUDING WEIGHT OF TRUSS):  
 TOP CHORD:  
 LIVE LOAD \_\_\_\_\_ 60 PSF  
 DEAD LOAD \_\_\_\_\_ 15 PSF  
 BOTTOM CHORD:  
 LIVE LOAD \_\_\_\_\_ 0 PSF  
 DEAD LOAD \_\_\_\_\_ 15 PSF
7. TRUSS DESIGNER/ENGINEER SHALL TAKE INTO ACCOUNT THE LATEST B.O.C.A. CODE REQUIREMENTS FOR ROOF SNOW LOADINGS AND DESIGN
8. PROVIDE AND INSTALL 'SIMPSON STRONGTIE' A-35 FRAMING ANCHORS ON EA. END OF EA. ROOF TRUSS UNLESS OTHERWISE NOTED
9. PROVIDE AND INSTALL MIN. 2 - 2x6 HEADERS IN 2x4 INTERIOR STUD WALLS AND MIN. 3 - 2x10 HEADERS IN EXTERIOR STUD WALLS UNLESS OTHERWISE NOTED
10. ALL FLOOR TRUSSES SHALL BE SPACED AT 24' OC UNLESS OTHERWISE NOTED
11. ALL FLOOR JOISTS SHALL BE MIN. 4" x 1000 PSI UNLESS OTHERWISE NOTED
12. ALL STEEL COLUMNS SHALL BE 4" DIA. STD. STEEL WITH 1/2" CAP PLATES AND 1/2" BASE PLATES WELDED TO COLUMN. ANCHOR COLUMNS TO CONCRETE
13. FLOOR TRUSS UNIFORM LOADING (MIN. REQUIREMENT EXCLUDING WEIGHT OF TRUSS):  
 TOP CHORD:  
 LIVE LOAD \_\_\_\_\_ 100 PSF  
 DEAD LOAD \_\_\_\_\_ 15 PSF  
 BOTTOM CHORD:  
 LIVE LOAD \_\_\_\_\_ 0 PSF  
 DEAD LOAD \_\_\_\_\_ 10 PSF
14. FLOOR TRUSSES AND ROOF TRUSS DESIGN BY SUPPLIER
15. STRUCTURAL DESIGN AS PROVIDED BY DANIEL S. CHASE, P.E., 20 ST. JOHN STREET, PORTLAND, MAINE 04102 TEL. 799-8087

**SBM ASSOCIATES INC.**  
 ARCHITECT  
 388 Main Street • Gorham, Maine • Telephone 207-689-2400

**REVISIONS**

1. ALL TRUSSES SHALL BE HANDLED AND ERECTED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS  
 2. CONTRACTOR SHALL FOLLOW TRUSS MANUFACTURERS DESIGN FOR ALL BRACING AND ANCHORAGE OF TRUSSES  
 3. FINAL TRUSS DESIGN AND LAYOUT BY THE MANUFACTURER/SUPPLIER SHALL BE SEALED BY A MAINE REGISTERED ENGINEER  
 4. ALL MEMBERS SHALL BE CUT TO BEAR  
 5. ALL PLATE CONNECTORS SHALL HAVE AN EFFECTIVE AREA 20% GREATER THAN THAT REQUIRED BY DESIGN BY USING THE MAXIMUM DESIGN CAPACITY  
 6. ROOF TRUSS UNIFORM LOADING (MIN. REQUIREMENT EXCLUDING WEIGHT OF TRUSS):  
 TOP CHORD:  
 LIVE LOAD \_\_\_\_\_ 60 PSF  
 DEAD LOAD \_\_\_\_\_ 15 PSF  
 BOTTOM CHORD:  
 LIVE LOAD \_\_\_\_\_ 0 PSF  
 DEAD LOAD \_\_\_\_\_ 15 PSF

**BUILDING SECTION AND DETAILS**

ADDITION FOR ALAN AUTO VOLVO SERVICE  
 195 S. JOHN STREET  
 PORTLAND, MAINE 04102

DATE: 5/16/02  
 BY: HESB  
 SCALE: AS NOTED

CONTR. **A-2**



