

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 091325

PERMIT ISSUED

This is to certify that PWS HOLDINGS - CASSIDY LLC / Dav

has permission to Install metal roof over existing building doo

AT 128 CASSIDY PT RD City of Portland 072 A002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other is closed-in. 2 HOURLY 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. CAPT. R. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 12/18/09
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: 09-1325 | Issue Date: | CBL: 072 A002001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|---|---|---------------------|
| Location of Construction: 128 CASSIDY PT RD | Owner Name: PWS HOLDINGS - CASSIDY LLC | Owner Address: CASSIDY PT RD | Phone: |
| Business Name: | Contractor Name: David Gaulrapp | Contractor Address: 95 Vista Drive Windham | Phone 2046712524 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | Zone: WPDZ |

| | | | | |
|---|---|--|---|--------------------|
| Past Use: Commercial "Advantage Gases & Tools" | Proposed Use: Commercial "Advantage Gases & Tools" - Install metal roof over existing loading dock | Permit Fee: \$60.00 | Cost of Work: \$3,800.00 | CEO District: 3 |
| | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i> | INSPECTION: Use Group: <i>M/B</i> Type: <i>SB</i> <i>IBC 2003</i> | |

Proposed Project Description:
Install metal roof over existing loading dock

Signature: *(KG)* Signature: *(Signature)*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

| | | | |
|-----------------------------|---------------------------------|------------------------|--|
| Permit Taken By: Ldobson | Date Applied For: 11/18/2009 | Zoning Approval | |
|-----------------------------|---------------------------------|------------------------|--|

| | | | |
|---|---|---|--|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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.. PERMIT ISSUED 21 City of Portland | Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <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"/> <i>Special condition</i> Date: <i>12/13/09</i> <i>ABU</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 <i>ABU</i> Date: _____ |
|---|---|---|--|

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 09-1325 | Date Applied For: 11/18/2009 | CBL: 072 A002001 |
|------------------------------|--|----------------------------|

| | | | |
|---|--|--|--------------------------------|
| Location of Construction: 128 CASSIDY PT RD | Owner Name: PWS HOLDINGS - CASSIDY LLC | Owner Address: CASSIDY PT RD | Phone: |
| Business Name: | Contractor Name: David Gaulrapp | Contractor Address: 95 Vista Drive Windham | Phone (204) 671-2524 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | |

| | |
|--|---|
| Proposed Use: Commercial "Advantage Gases & Tools" - Install metal roof over existing loading dock | Proposed Project Description: Install metal roof over existing loading dock |
|--|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/03/2009

Note: **Ok to Issue:**

- 1) 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 with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/18/2009

Note: **Ok to Issue:**

- 1) The carrying beam supporting the roof structure must be a minimum of 3- 2" x 12"-s for a 10" span.
 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 12/03/2009

Note: **Ok to Issue:**

- 1) Permit is for installation of metal roof only, all other work will require separate permits.
 2) No means of egress shall be affected by this renovation
 3) All construction shall comply with NFPA 101

Comments:

12/3/2009-amachado: Gave site plan exemption to planning.

12/11/2009-gg: RECEIVED GRANTED SITE PLAN EXEMPTION WITH CONDITION AS OF 12/10/09. /GG FILED WITH PERMIT



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Advantage Cases & Tools / Portland Welding Supply

PROJECT ADDRESS: 128 Cassidy Point Dr Road

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

Build a roof over an existing loading dock

RECEIVED

DEC 9 2009

CHART/BLOCK/LOT: 72-A-002

CONTACT INFORMATION:

City of Portland
Planning Division

OWNER/APPLICANT

Name: PWS Holdings Cassidy LLC

Address: 128 Cassidy Point Dr
Portland

Zip Code: 04102

Work #: 207-772-3746

Cell #: 207-272-2491

Fax #: 207-772-3173

Home #: 207-272-2491

E-mail: bbarbye@VNBAS.com

CONSULTANT/AGENT

Name: _____

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

RECEIVED

DEC 11 2009

Dept. of Building Inspections
City of Portland Maine

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

| | Applicant's Assessment Y(yes), N(no), N/A | Planning Division Use Only |
|---|--|-------------------------------|
| a) Is the proposal within existing structures? | Y | Y |
| b) Are there any new buildings, additions, or demolitions? | N | N |
| c) Is the footprint increase less than 500 sq. ft.? | Y | Y |
| d) Are there any new curb cuts, driveways or parking areas? | N | N |
| e) Are the curbs and sidewalks in sound condition? | Y | Y |
| f) Do the curbs and sidewalks comply with ADA? | Y | Y |
| g) Is there any additional parking? | N | N |
| h) Is there an increase in traffic? | N | N |
| i) Are there any known stormwater problems? | N | N |
| j) Does sufficient property screening exist? | Y | Y |
| k) Are there adequate utilities? | Y | Y |

Planning Division Use Only

Exemption Granted ^{Condition} Partial Exemption _____ Exemption Denied _____

1. The applicant shall obtain all required building permits from Portland's Inspection Division.
Planner's Signature Barbara Berghoff Date Dec. 9, 2009

PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.



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>128 Cassidy Point Drive Portland</u> | | | |
| Total Square Footage of Proposed Structure/Area | | Square Footage of Lot | Number of Stories |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# PWS | Applicant ^{*must be owner, Lessee or Buyer*} Holdings <u>Cassidy LLC</u> Name Portland Welding LLC | | Telephone: <u>207-272-2491</u> |
| <u>72</u> <u>A</u> <u>2</u> | Address <u>128 Cassidy Point Dr</u> City, State & Zip <u>Portland ME 0402</u> | | |
| Lessee/DBA (If Applicable) RECEIVED NOV 18 2009 | | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>3,800.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>0</u> |
| Current legal use (i.e. single-family): <u>WAREHOUSE / RETAIL</u> Number of Residential Units _____ If vacant, what was the previous use: _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INSTALL METAL ROOF OVER EXISTING LOADING DOCK</u> | | | |
| Contractor's name: <u>DAVID GAULRAPP</u> | | | |
| Address: <u>95 VISTA DR.</u> <u>Mail</u> | | | |
| City, State & Zip: <u>WINDHAM ME 04062</u> ← <u>to</u> | | | Telephone: <u>671-2524</u> |
| Who should we contact when the permit is ready: <u>BRIAN SAABYE</u> | | | Telephone: <u>272-2491</u> |
| Mailing address: <u>128 CASSIDY POINT DR.</u> | | | |

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

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, Dept. of Building Inspections, City of Portland, Maine Division office, room 315 City Hall or call 874-8703. **NOV 18 2009**

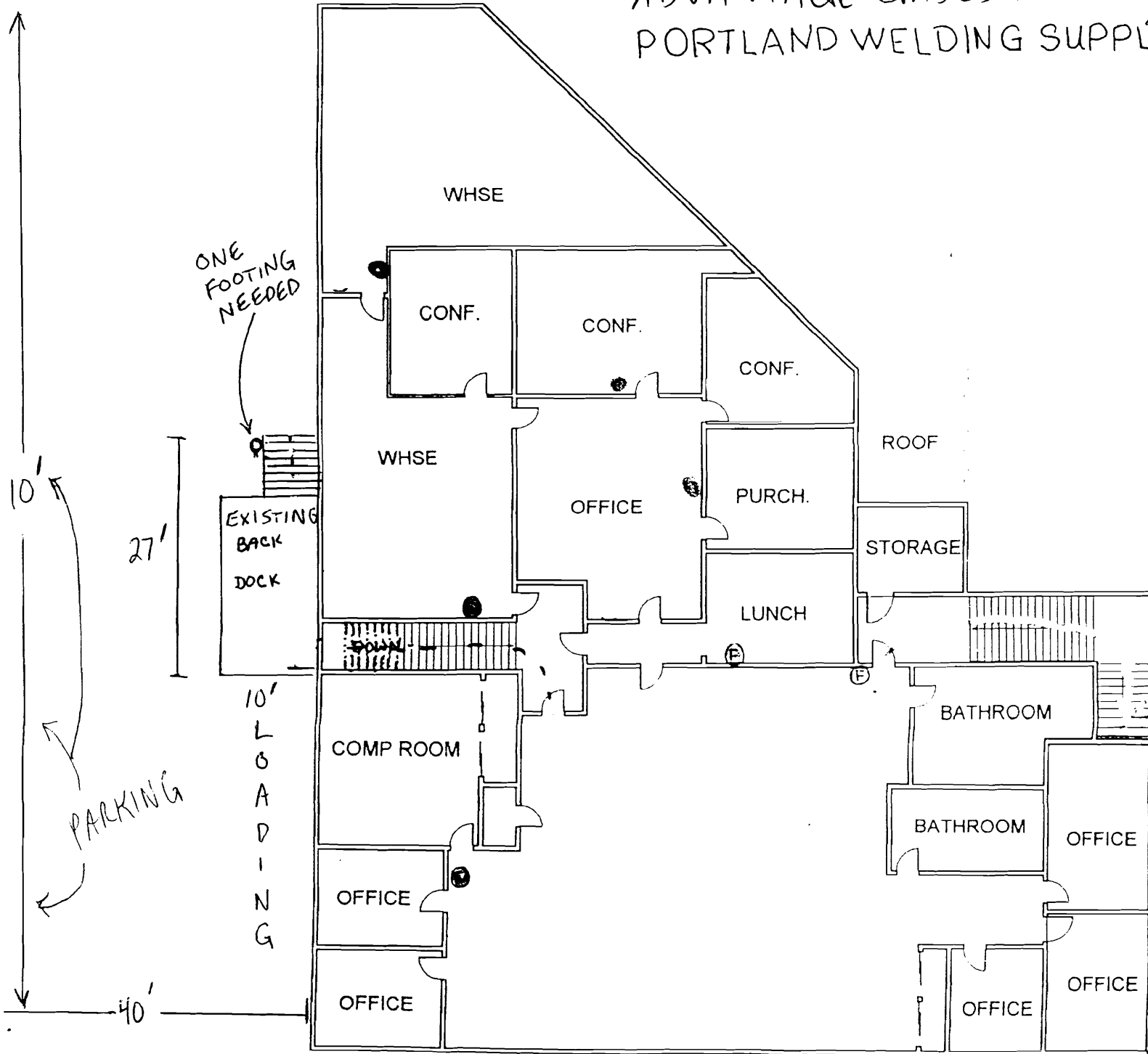
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 11/18/09

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

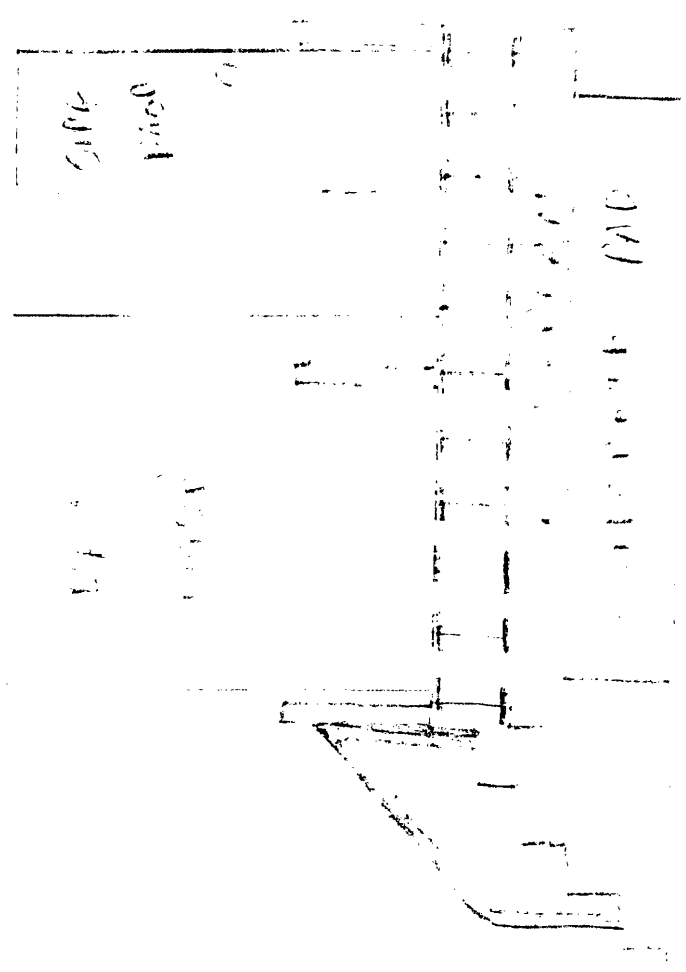
= ROOF PROPOSED

ADVANTAGE GASES + TOOLS /
PORTLAND WELDING SUPPLY



LEAVING SIDE VIEW

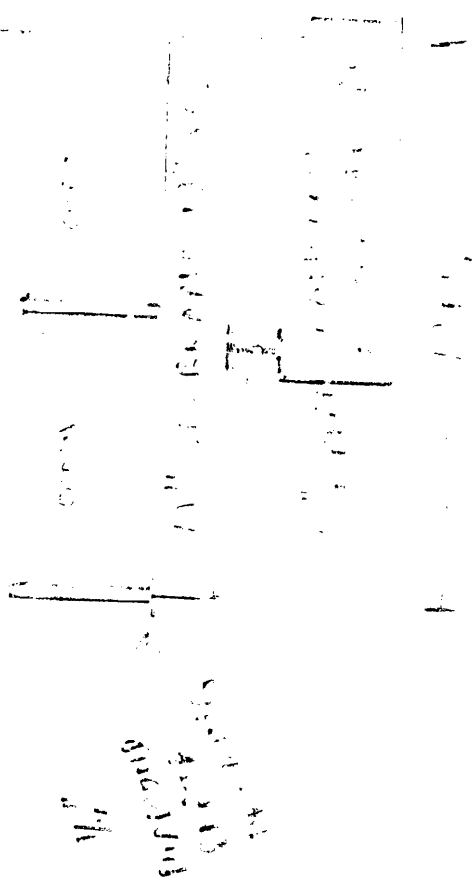
Flow into (from side)



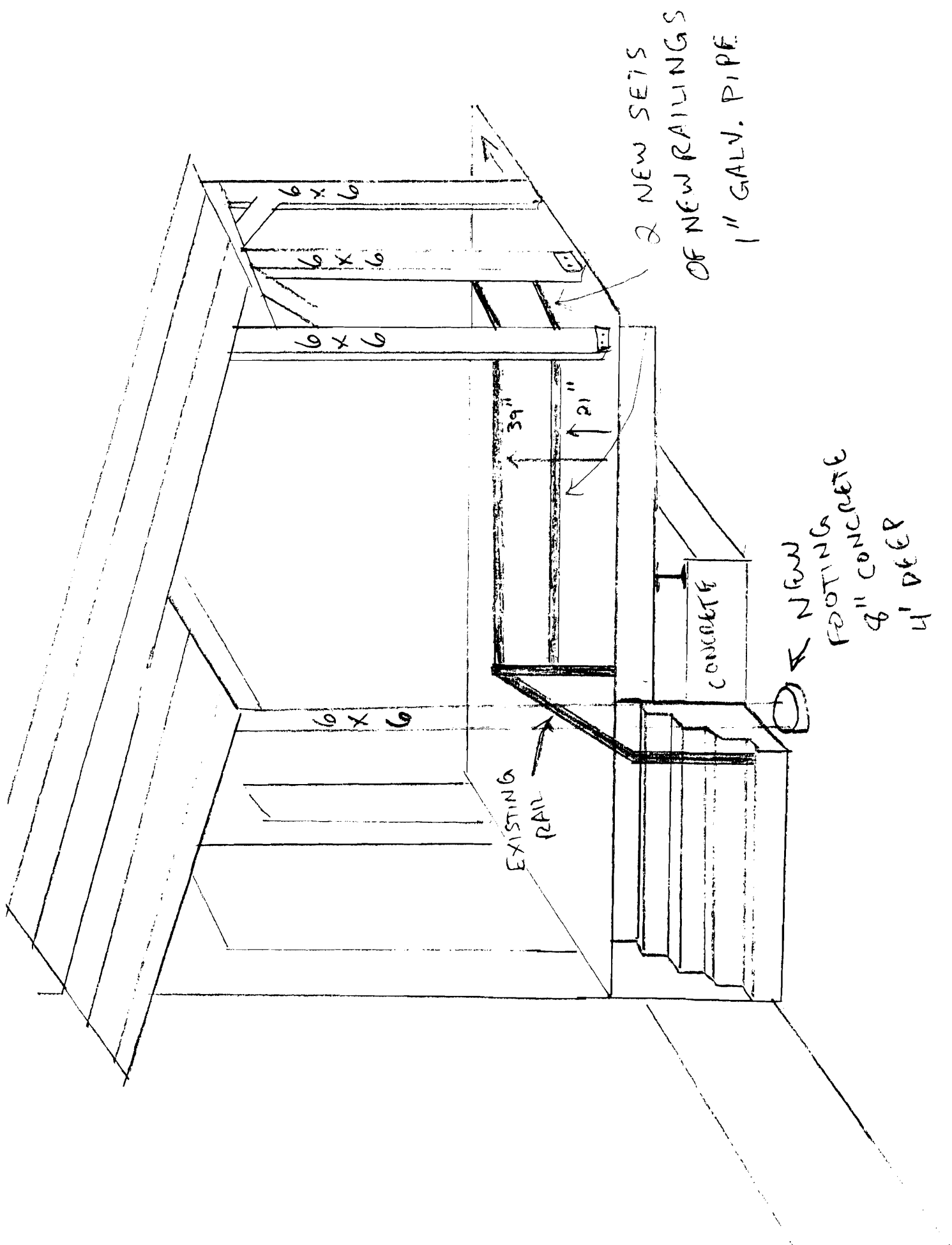
1.5"

LEAVING SIDE VIEW

Flow into



1.5"

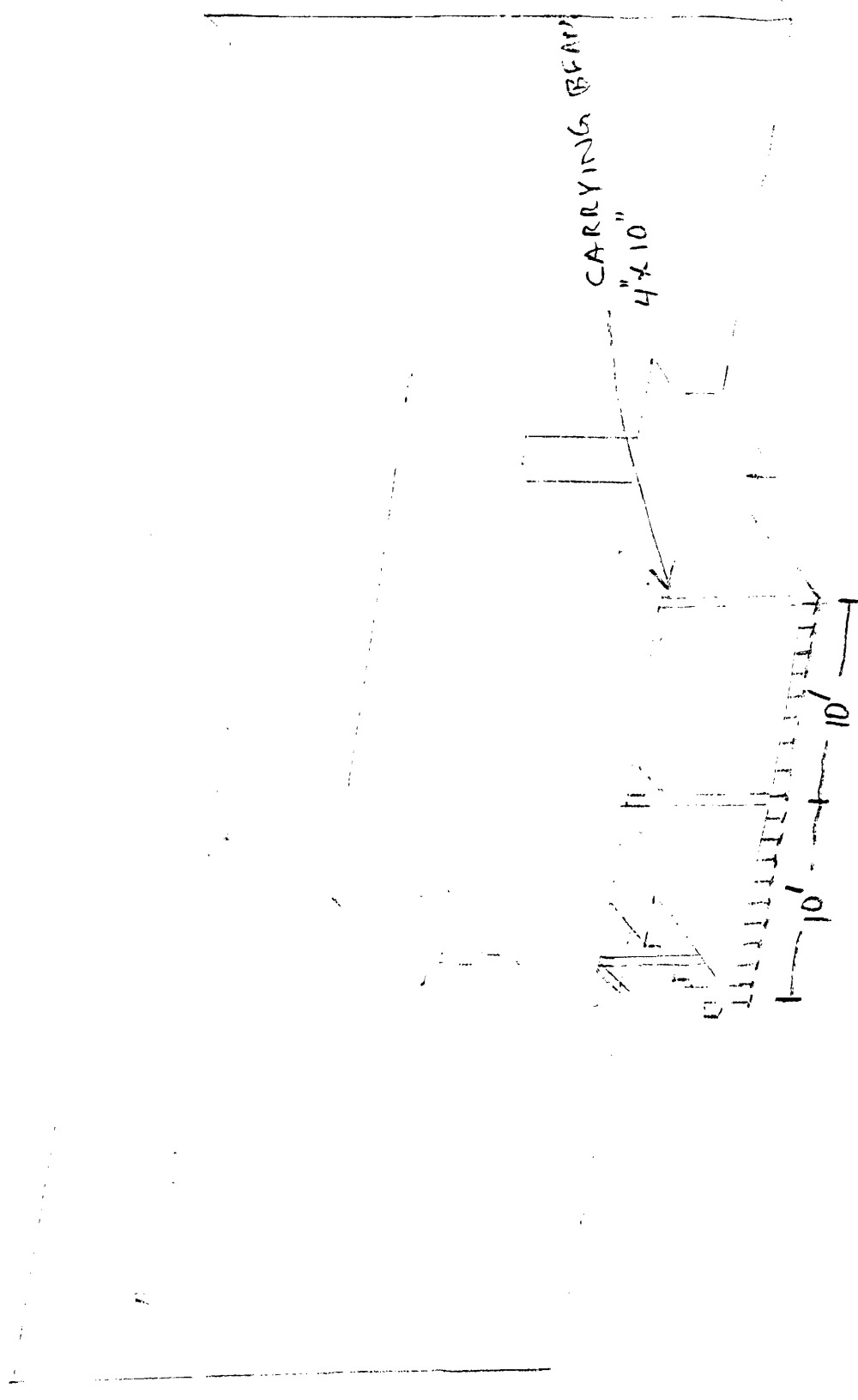


2 NEW SETS
OF NEW RAILINGS
1" GALV. PIPE

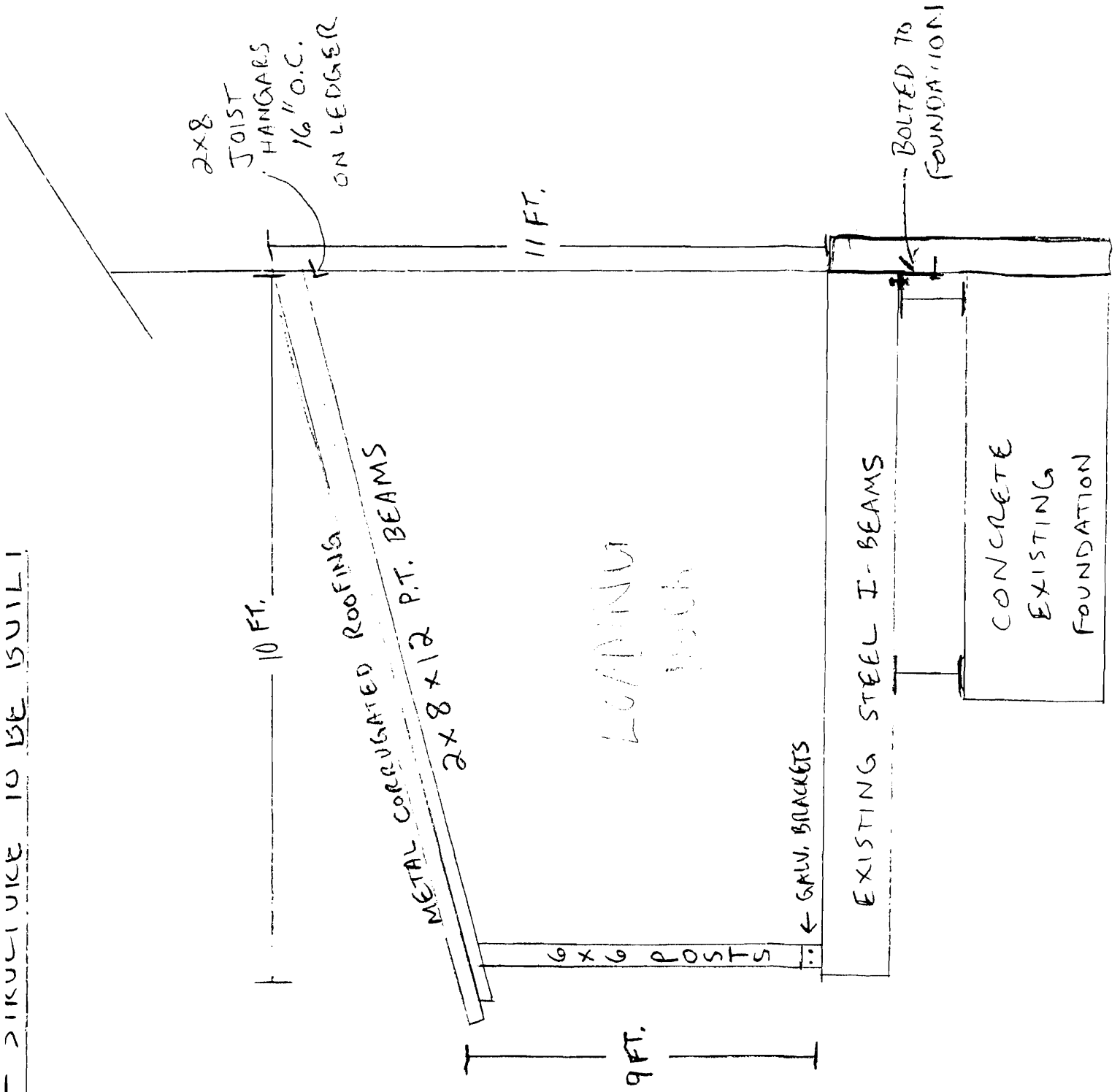
NEW
FOOTINGS
8" CONCRETE
4' DEEP

EXISTING
RAIL

CONCRETE



SIDE PROFILE - STRUCTURE TO BE BUILT



PARKING LOT



City of Portland
GIS



DISCLAIMER This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland
389 Congress St.
Portland, Maine
04101

Planning Barbara Barhydt

December 9, 2009

The request for an exemption from site plan review is granted with one condition:

1. The applicant shall obtain all required building permits from Portland's Inspection Division.



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>128 Cassidy Point Drive Portland</u> | | | |
| Total Square Footage of Proposed Structure/Area | | Square Footage of Lot | Number of Stories |
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| City, State & Zip <u>WINDHAM ME 04062</u> <u>TO</u> | | Telephone: <u>671-2524</u> | |
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| Mailing address: <u>128 CASSIDY POINT DR.</u> | | | |

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RECEIVED

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NOV 18 2009
Dept. of Building Inspections
City of Portland

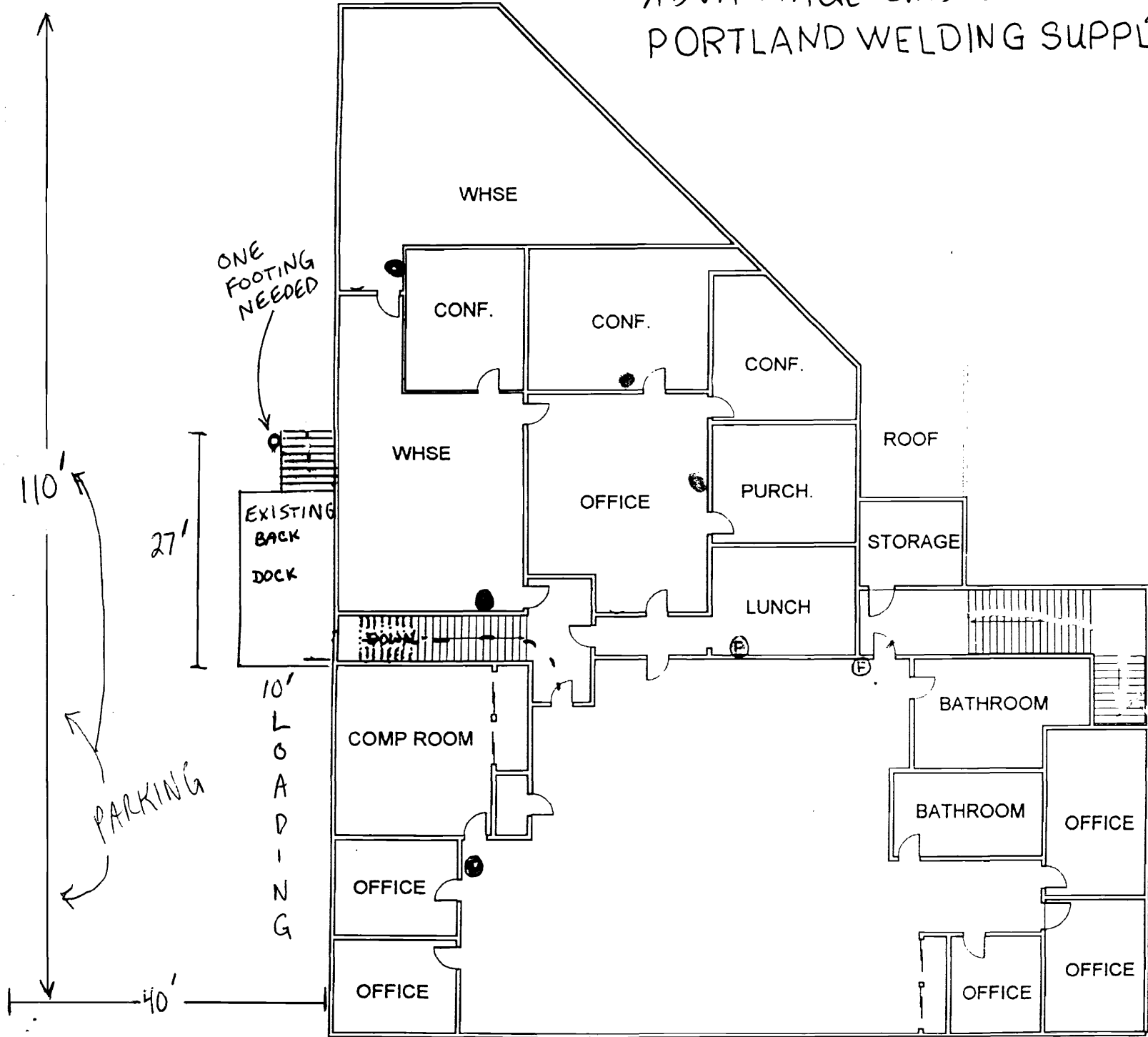
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Signature: [Signature] Date: 11/18/09

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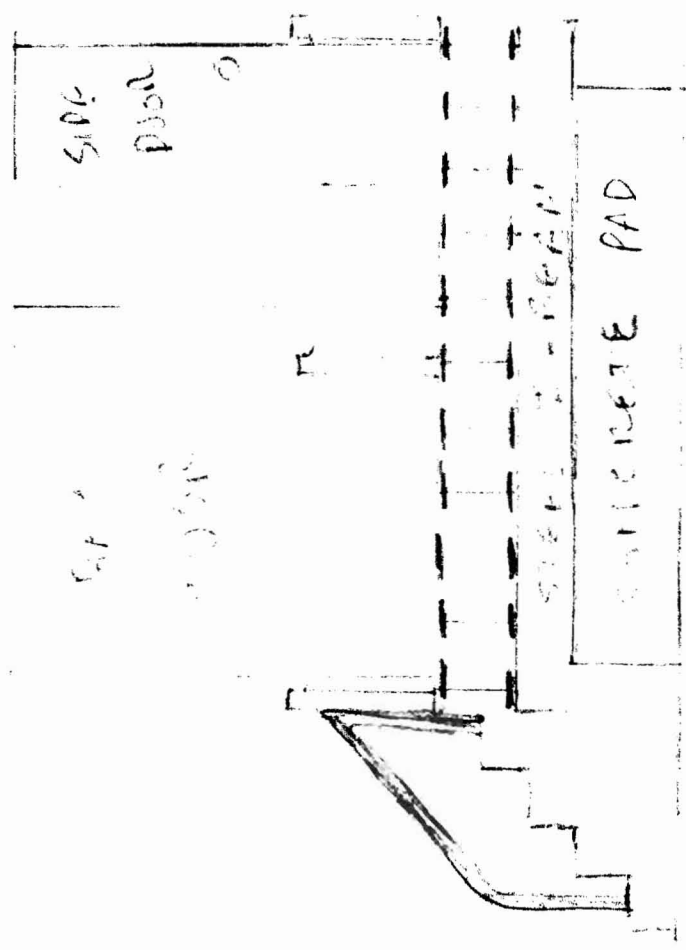
= ROOF PROPOSED

ADVANTAGE GASES + TOOLS /
PORTLAND WELDING SUPPLY



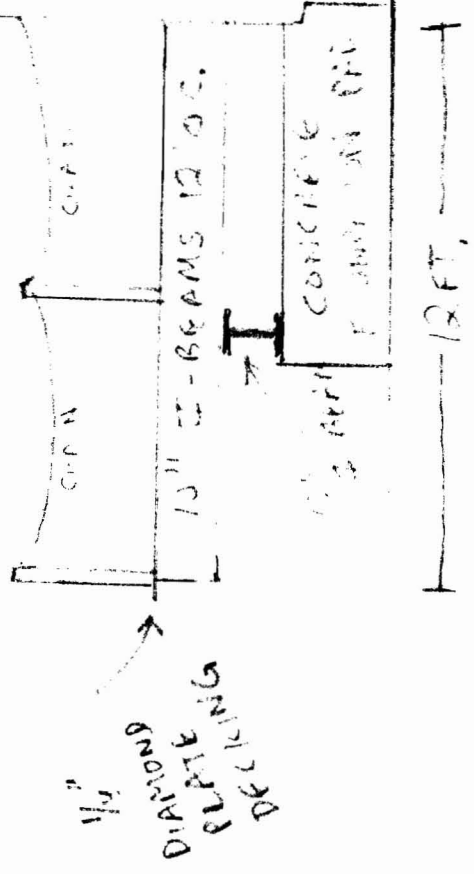
EXISTING DRAWING LOCK

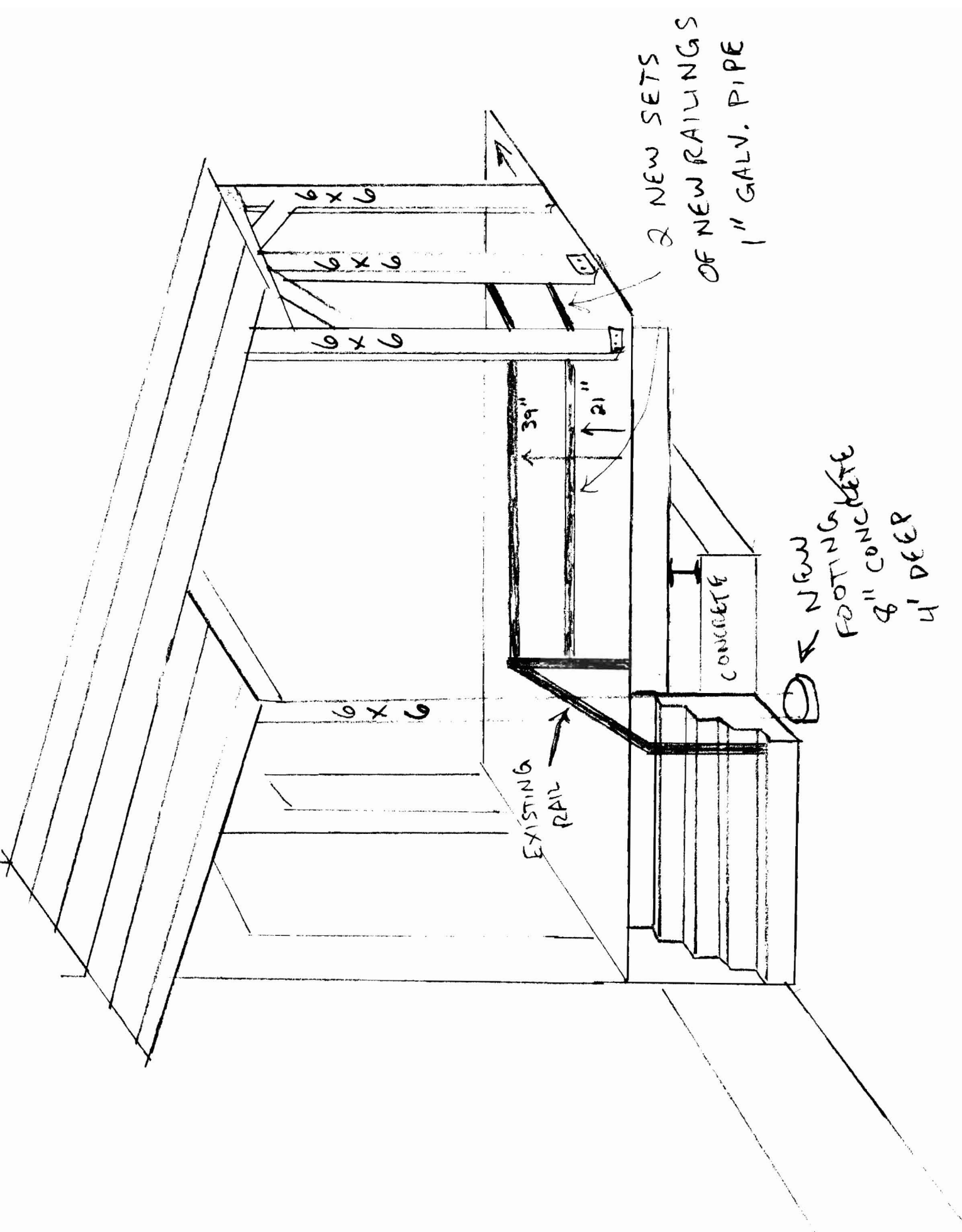
FRONT VIEW (NOT TO SCALE)



ALUMINUM GASES TUBES
CASSIDY PT. STORE

SIDE VIEW





2 NEW SETS
OF NEW RAILINGS
1" GALV. PIPE

NEW
FOOTING
CONCRETE
8" CONCRETE
4' DEEP

EXISTING
RAIL

CONCRETE

6 x 6

6 x 6

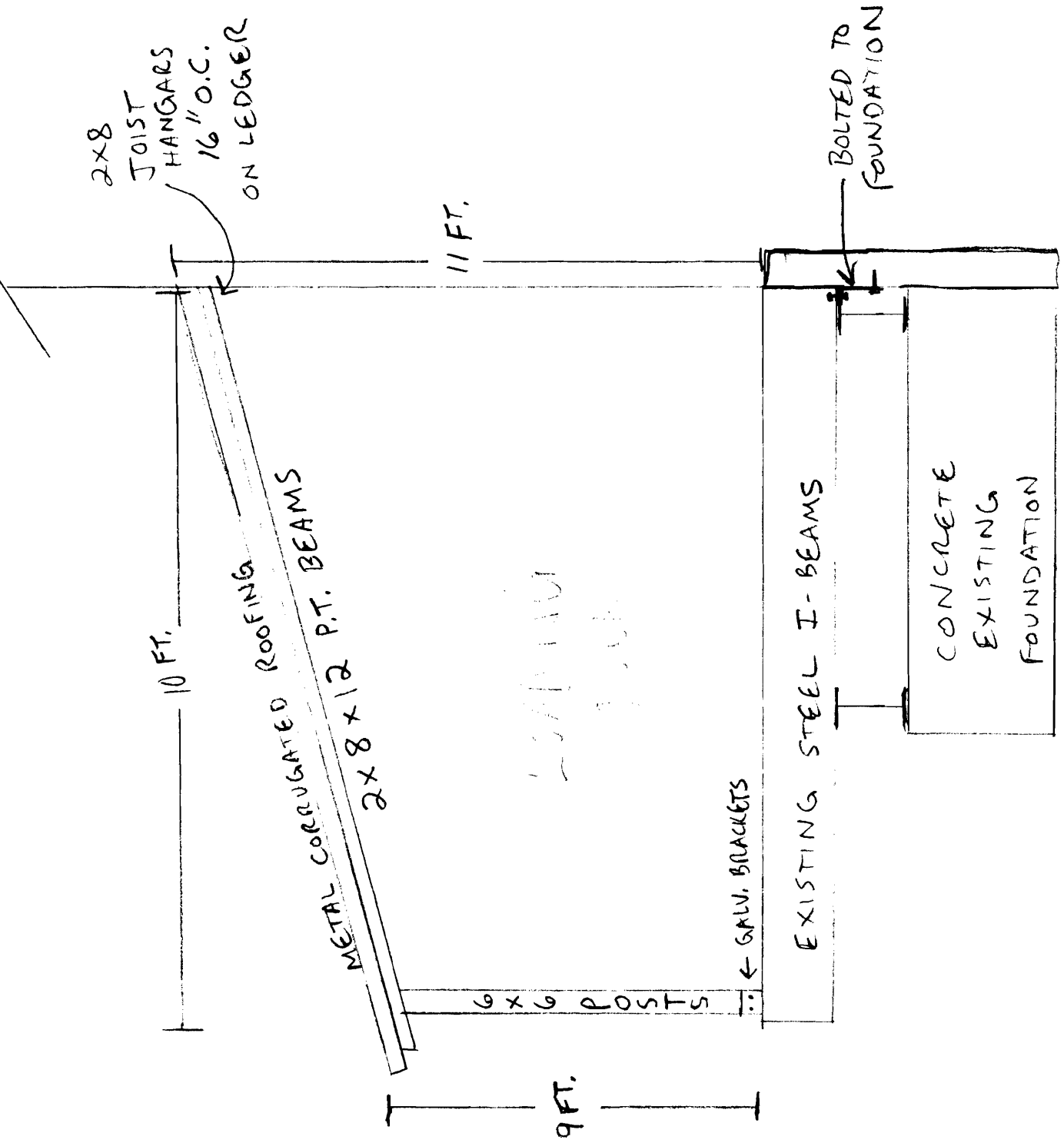
6 x 6

6 x 6

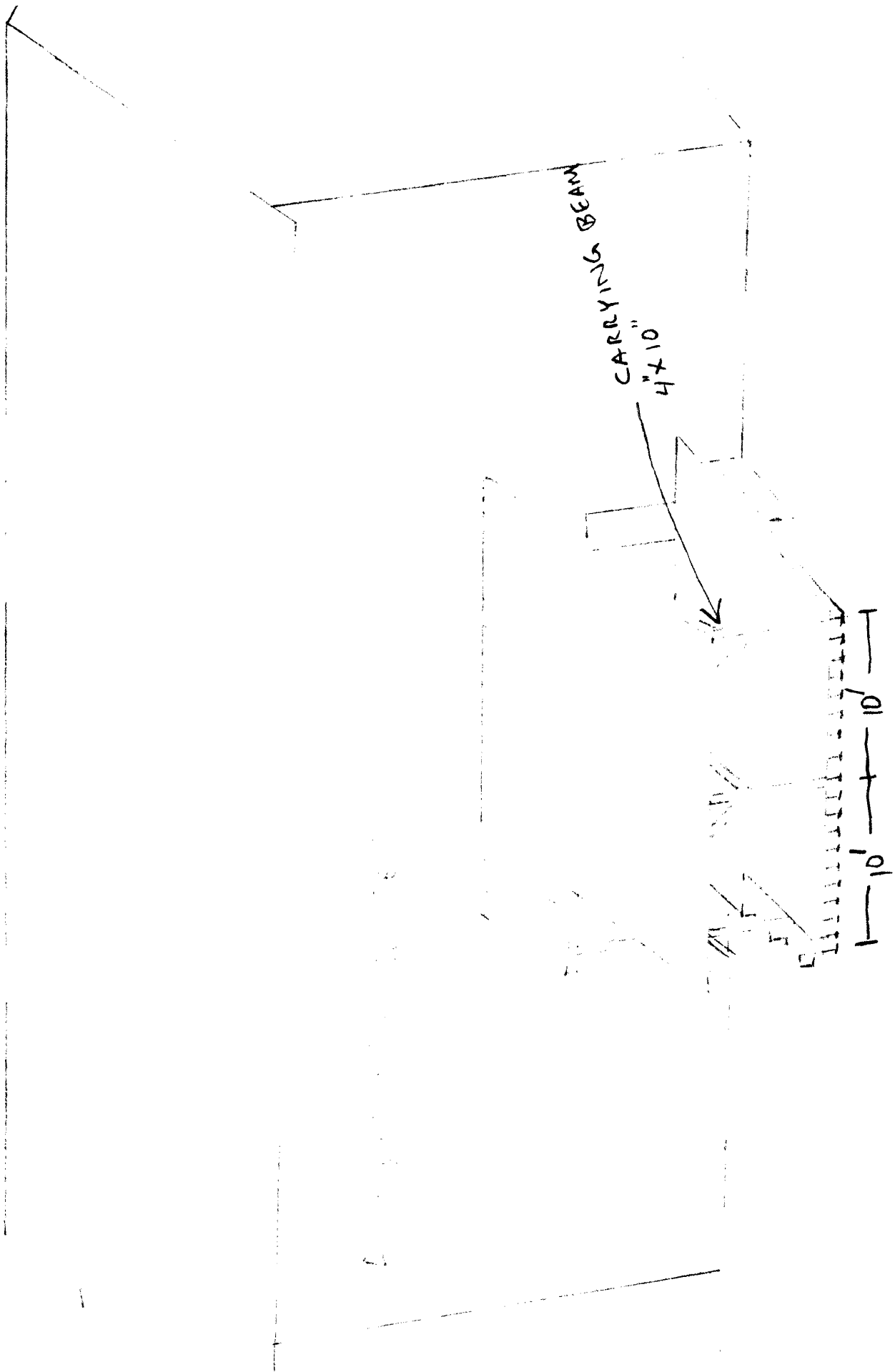
39"

21"

SIDE PROFILE - STRUCTURE TO BE BUILT



PARKING LOT



MATERIALS + SPECIFICATIONS

- 6" x 6" POSTS (3) ANCHORED WITH GALVANIZED BRACKETS BOLTED TO STEEL DECKING
- 4x10 P.T. CARRYING BEAM FOR POST FRAME -
Use 3-2"x12"s for 10' span
- 2x8 x 12 END BEAMS
- 5/8" STRAPPING 16" O.C.
- 3' x 12' GALVANIZED METAL ROOFING
- 2x8 LEDGER ON BUILDING WITH 5/8" THICK JOIST BRACKETS
- LEDGER LAG SCREWED EVERY 16"
- JOIST TO BEWN UNDER 10' SPAN



City of Portland
GIS



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