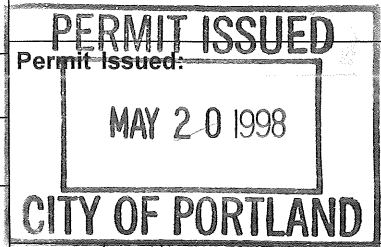


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

980520, 30520  
Permit No:

Location of Construction: 660 Forest Ave		Owner: L & M Properties		Phone: 282-3100	
Owner Address: P.O. Box 1037 Saco, ME 04072		Lessee/Buyer's Name:		BusinessName:	
Contractor Name: Leon H. Foster		Address: 33 Meadow Ln Saco, ME 04072		Phone: 282-0162	
Past Use: Retail		Proposed Use: Same		COST OF WORK: \$ 10,000.00	
				PERMIT FEE: \$ 70.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: [Signature]	
				Signature: [Signature]	
Proposed Project Description: Int/Ext Renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
		Signature: _____ Date: _____			
Permit Taken By:		Date Applied For: 18 May 1998			



Zone: \_\_\_\_\_ CBL: 129-A-001

Zoning Approval: \_\_\_\_\_

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

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..

Call Leon for P/U 282-0162 or 282-3100

*Mike Spicer*

**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 provisions of the code(s) applicable to such permit

14 May 1998

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT 6

COMMENTS

6-16-98 Demolition work is still being done,  
7/31/98 - OK to Close NON-BEARING AREAS - Builder will  
Submit Amendment for Bearing Walls @

8-6-98 Builder has amendment in for bearing wall 7-31-98

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: <i>660 Forest Ave</i>		
Total Square Footage of Proposed Structure <i>4700 SF</i>	Square Footage of Lot <i>PLOT PLAN 12,700</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>129</i> Block# <i>A</i> Lot# <i>001</i>	Owner: <i>L+M Properties.</i>	Telephone#: <i>282-3100</i>
Owner's Address: <i>P.O. Box 1036 SACO, ME</i>	Lessee/Buyer's Name (If Applicable) <i>SAME</i>	Cost Of Work: <del>\$</del> <i>10,000</i>
Proposed Project Description:(Please be as specific as possible) <i>Renovate Interior For RETAIL USE And Exterior Removal of PLANTERS + CONCRETE</i>		
Contractor's Name, Address & Telephone <i>LEON M. FOSTER 33 MEADOW LANE SACO, ME 282-0162</i>		
Current Use: <del>RETAIL</del> <i>RETAIL</i>	Proposed Use: <i>RETAIL</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventillation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

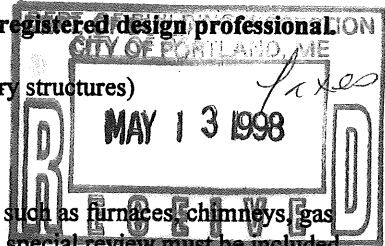
Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



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/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: <i>[Signature]</i>	Date: <i>5-13-98</i>
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

*19*  
*[Handwritten scribbles and initials]*

# BUILDING PERMIT REPORT

DATE: 15 MAY 98 ADDRESS: 660 Forest Ave. (129-A-001)  
REASON FOR PERMIT: Landscaping and Interior renovations  
BUILDING OWNER: L & M. Properties  
CONTRACTOR: Leon M. Foster  
PERMIT APPLICANT: Leon M Foster  
USE GROUP M/B BOCA 1996 CONSTRUCTION TYPE BB

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*17, \*18, \*19, \*20, \*24, \*25, \*27, \*29, \*30, \*31

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- \*17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- \*18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- \*19. The Sprinkler System shall maintained to NFPA #13 Standard.
- \*20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- \*24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- \*26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- \*27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- \*29. Glazing shall be done in accordance with Chapter 24 of The City's Building Code (The BOCA National Building Code/1996)
- \*30. This permit does not authorize the removal of any bearing walls
- \*31. A Seperate permit is required For signage.
- 32. \_\_\_\_\_

  
P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFID

Marge Schmuckal

660 FOREST AVE - BUILD'G OWNER - LEON FOSTER

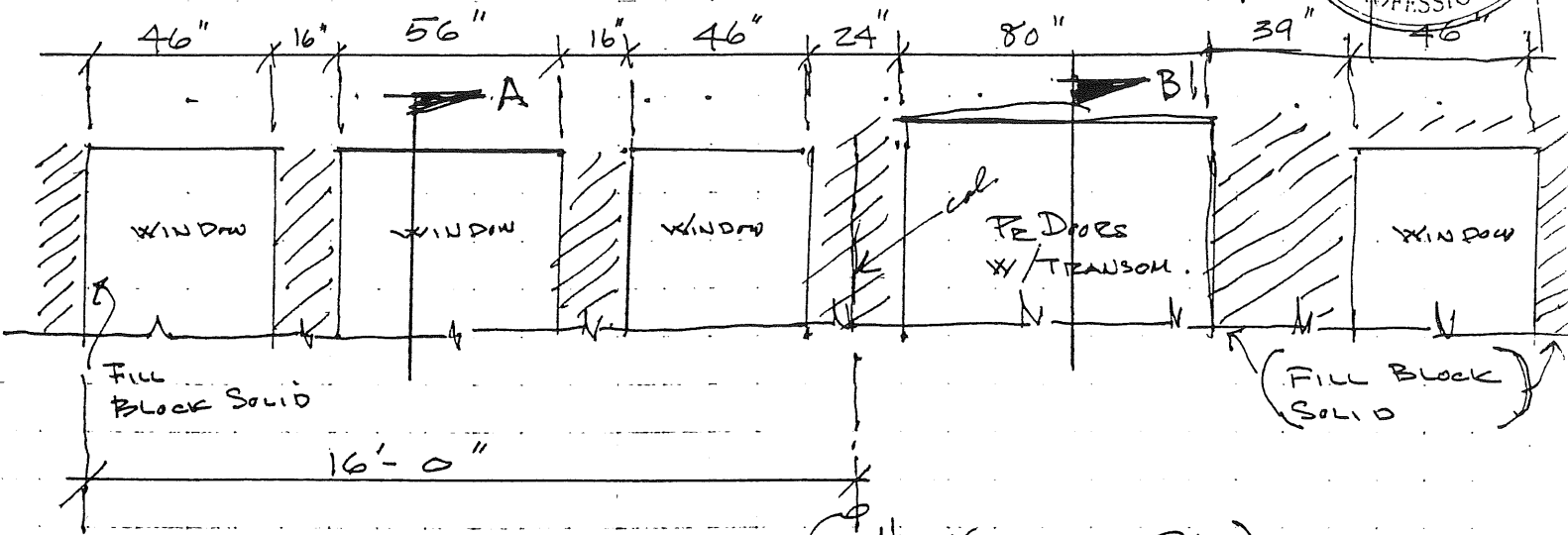
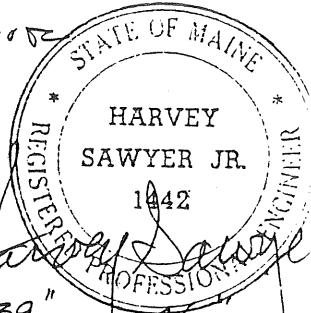
RENOVATIONS FOR - NELSON & SMALL  
DAVE FORTIN - Project Manager.

1072

Project - SIZE BEAMS FOR WINDOW & DOOR  
INSTALLATION - SEE SKETCHES

DATE 18 MAY 98

WOODFORD'S ST. ELEV.



3/2" STD PIPE

W.D. - 2" x 10" ROOF JOIST - 20' - SPAN. - LOAD 50# / S.F.L  
20# / S.F.D

CHECK SIZE OF BEAM REQ'D.

$$S_M = \frac{1000 \cdot (16)(16) \cdot 12}{8 \cdot 20000} = 19.2 \quad \left( \text{USE } 12 \times 26 \right) \quad 70 \times 10 = 700 \# / L.F$$

w/ 5" x 5" x 1/4" L. USE = 1000# / L.F

Col. SIZE - L = 10'-0" #

$$8000 \times 2 = 16000 \#$$

3/2" STD PIPE (FIELD MEASURE)

w/ COP PL TO SUIT WELD IN PLACE

BL. PL = 8" x 8" x 1/2" w/

TWO 3/4" x 8" AUG. BOLT

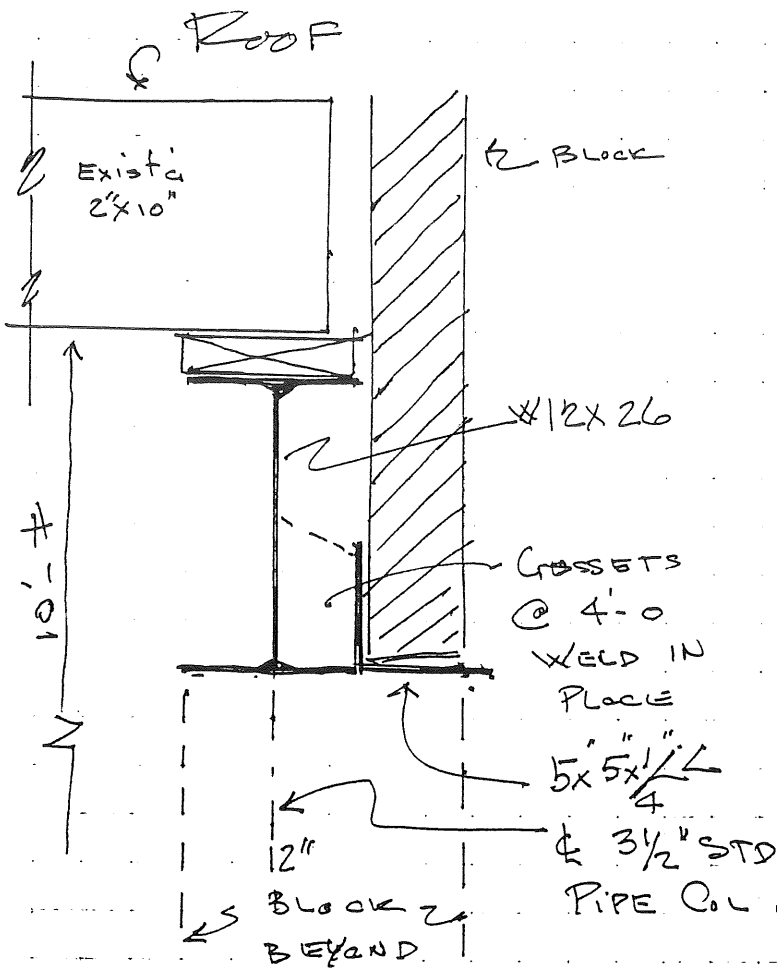
CHECK BEAM OVER DOOR

$$S_M = \frac{1000 \times 6.67 \times 6.67 \times 12}{8 \times 20000} = 3.36$$

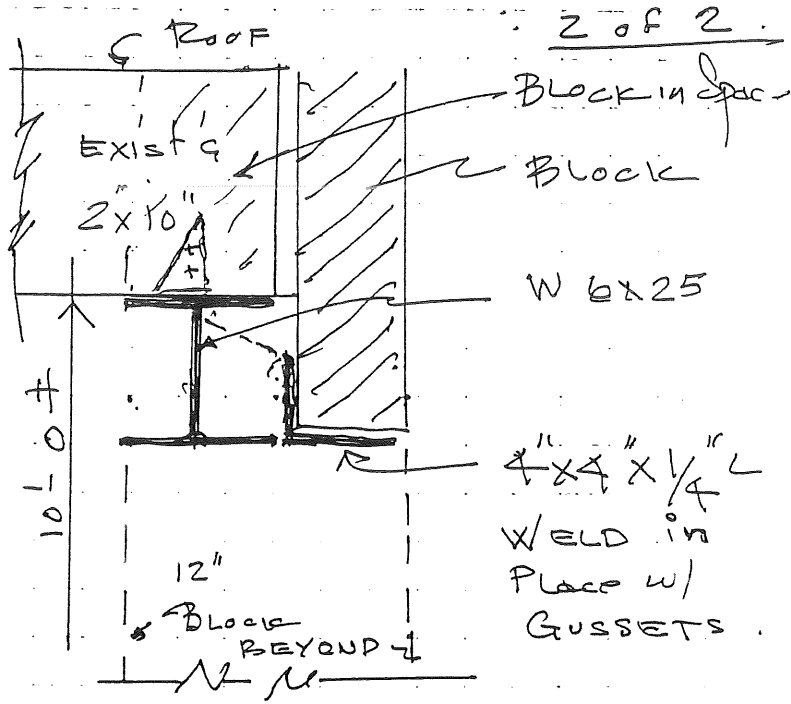
USE (w/ 6" x 25)

w/ 5" x 5" x 1/4" L

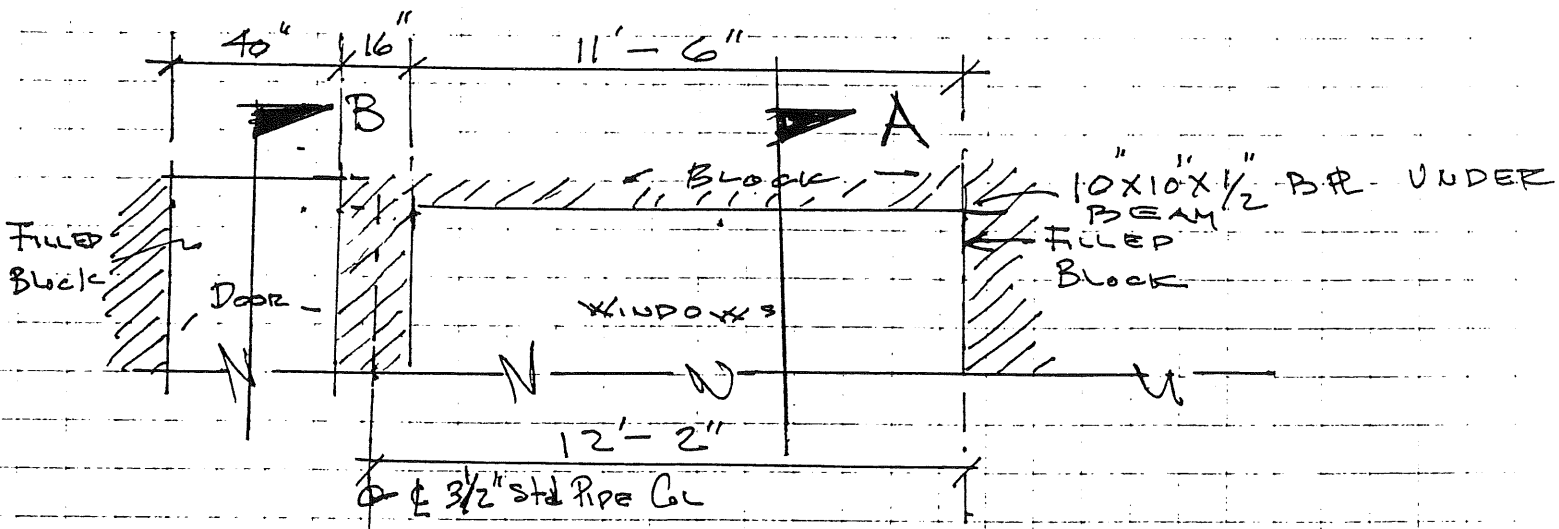
WELD TO END OF  
12" x 26" WITH 1/4" x 8" x 5"



SECTION A



SECTION B



FOREST AVE. ELEVATION

HARVEY SAWYER JR.  
REGISTERED PROFESSIONAL ENGINEER  
1442

*Harvey Sawyer Jr.*

# SBM associates

ARCHITECT/ENGINEER

381 Main Street • Gorham, Maine 04038 • Telephone 207-839-2420

FAX: (207) 839-5883

Date: 7/27/98

Fax Transmittal No.

Project No.

874-8714

FAX INFORMATION

To: MERRILL M LEARY

From: HARVEY E SAMUEL

Re: 600 FOREST AVE

CREAM SIZE

Message: FOR YOUR INFO, PLEASE CALL WITH ANY  
QUESTIONS THANKS  
HARVEY.

TOTAL NUMBER OF PAGES SEND INCLUDING COVER PAGE: 3

This message is intended to be read by only the individual or entity to which it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you, the reader of this message, are not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, do not read this message, and instead, please deliver this message to the intended recipient. You are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the U.S. Postal Service. Thank you.



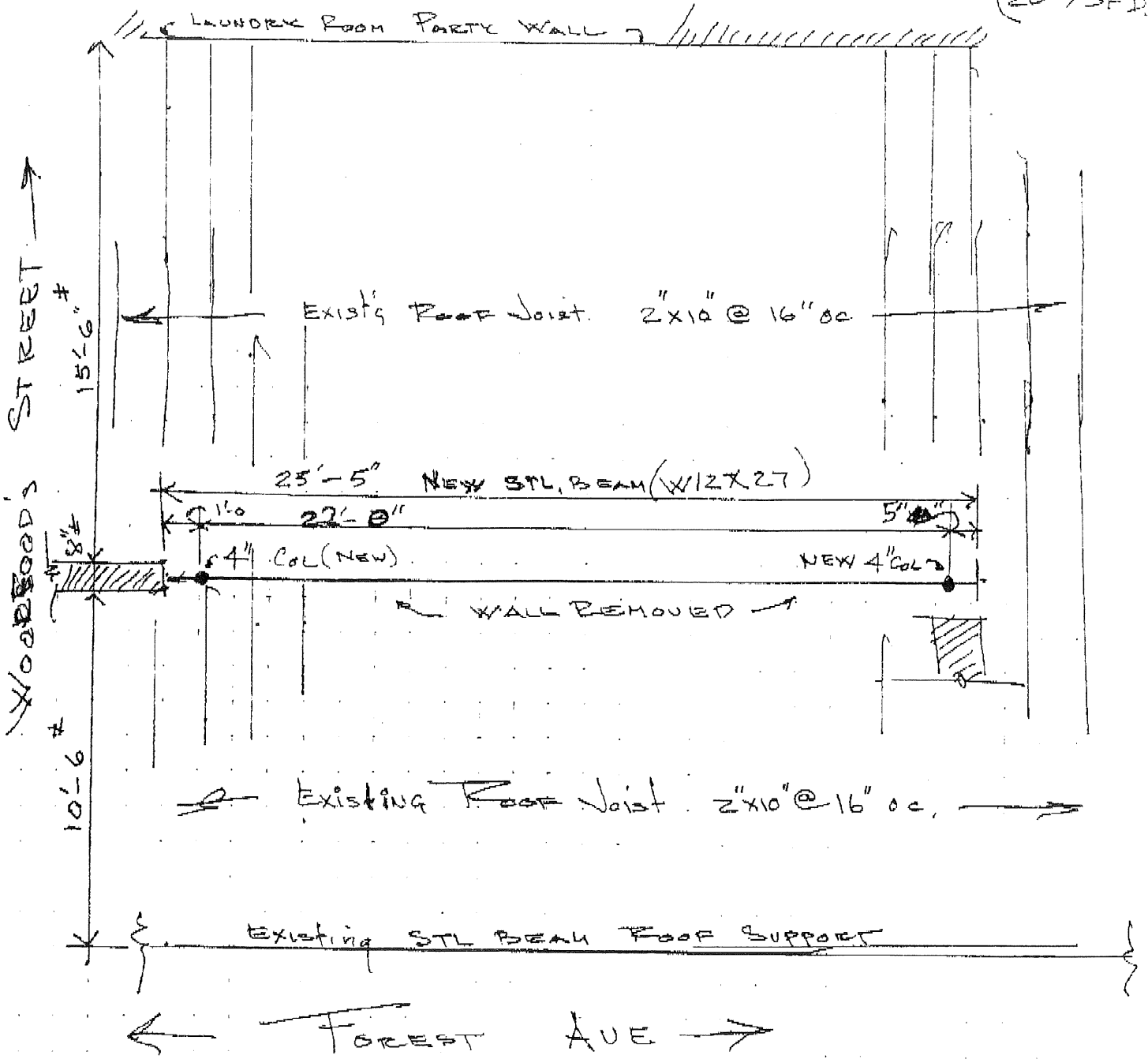
S.B.M. Assoc - Gorham Me (Tel. 839 2420) 24 JULY 98  
660 FOREST AVE - BUILDG OWNER (LEON FOSTER)

1 of 2

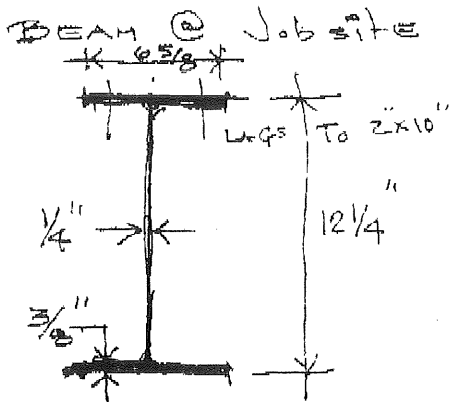
RENOVATION BY L & M CONTRACTORS Tel - 282-3998  
748 FORTLAND ROAD. FAX 282-7721  
SACO ME 04072

PROJECT: SIZE BEAM FOR ROOF SUPPORT

LOAD (50#/S.F.L  
20#/S.F.D.)



# RENOVATION BY L&U Contr (Cont.)



W 12 X 27 -  $\phi = 34.2$

LAG STL, BEAM W/ 3/8 WOOD LAGS @ 5' + BOTH SIDES TO ROOF JOIST

LOAD ON Beam

8x70	→	560 / LF	*
6x70	→	420 / LF	
		<u>980 # / LF</u>	(USE 1000 # / Lin FT)

STRENGTH =  $\frac{M}{F} = \frac{1000 \times 22 \times 22 \times 12}{8 \times 22000} = 33 < 34.2 \therefore \text{OK}$

COL →  $\frac{23.5 \times 1000}{2} = 11750 \#$  SAY 12"

LENGTH = 10' ±

USE 4" STD PIPE CONC FILLED. CONTR. TO FIELD MEASURE

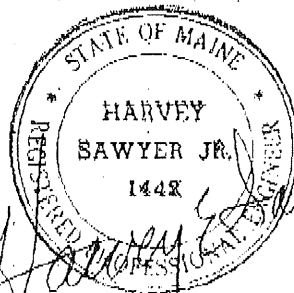
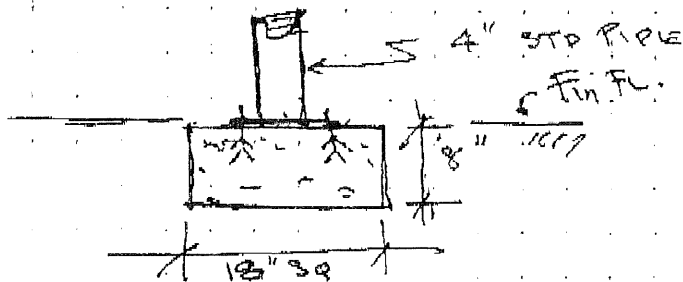
BR → 8" x 8" x 1/2"

SECURE TO CONC BASE W/ 1/2" EXPE

CAP → 6" x 8" x 1/2"

SECURE TO BEAM W 1/2" BOLTS

REMOVE CONC SLAB TO PROVIDE 18" x 18" x 8" CONC BASE FOR STL. COLUMNS



*Harvey Sawyer Jr.*



## CITY OF PORTLAND

### STOP WORK NOTICE

March 27, 1998

Leon Foster  
33 Meadow Ln  
Saco, ME 04072

RE: 660 Forest Ave  
129-A-001

**Certified Mail Receipt # Z 167 877 618**

Dear Mr. Foster,

An evaluation of your property at 660 Forest Ave on March 27, 1998 revealed that the structure fails to comply with Section 117 Article 117.1 and 117.2 of the BOCA Code of the City of Portland.

107.1 Permit application: An application shall be submitted to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with section 108.0.

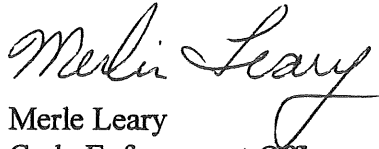
1. Construct or alter a structure.
2. construct an addition.
3. Demolish or move a structure.
4. Make a change of occupancy.
5. Install or alter any equipment which is regulated by this code.
6. Move a lot line which affects an existing structure.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Sincerely,

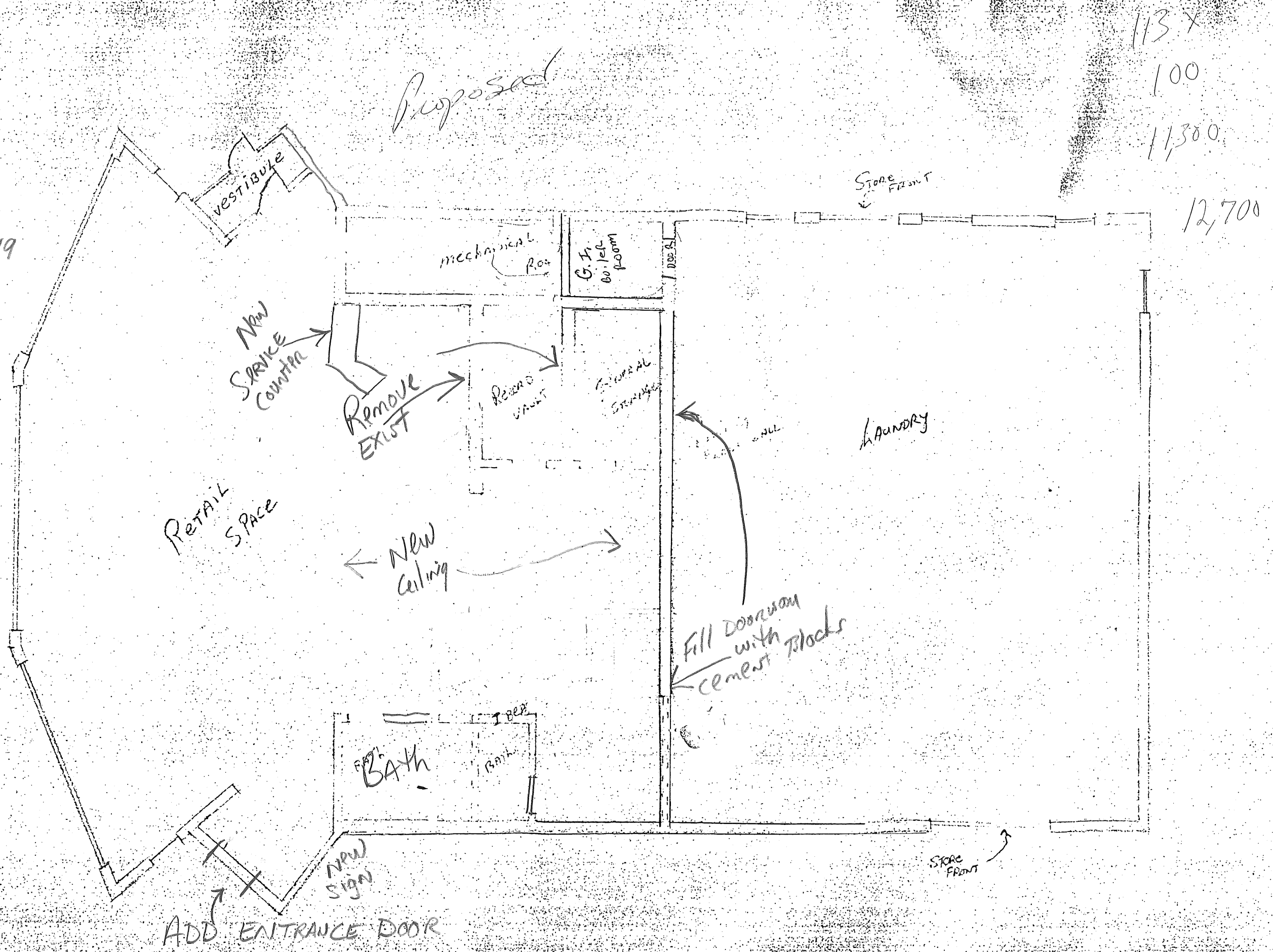
A handwritten signature in cursive script that reads "Merle Leary". The signature is written in black ink and is positioned above the typed name and title.

Merle Leary  
Code Enforcement Officer  
cc/Central File

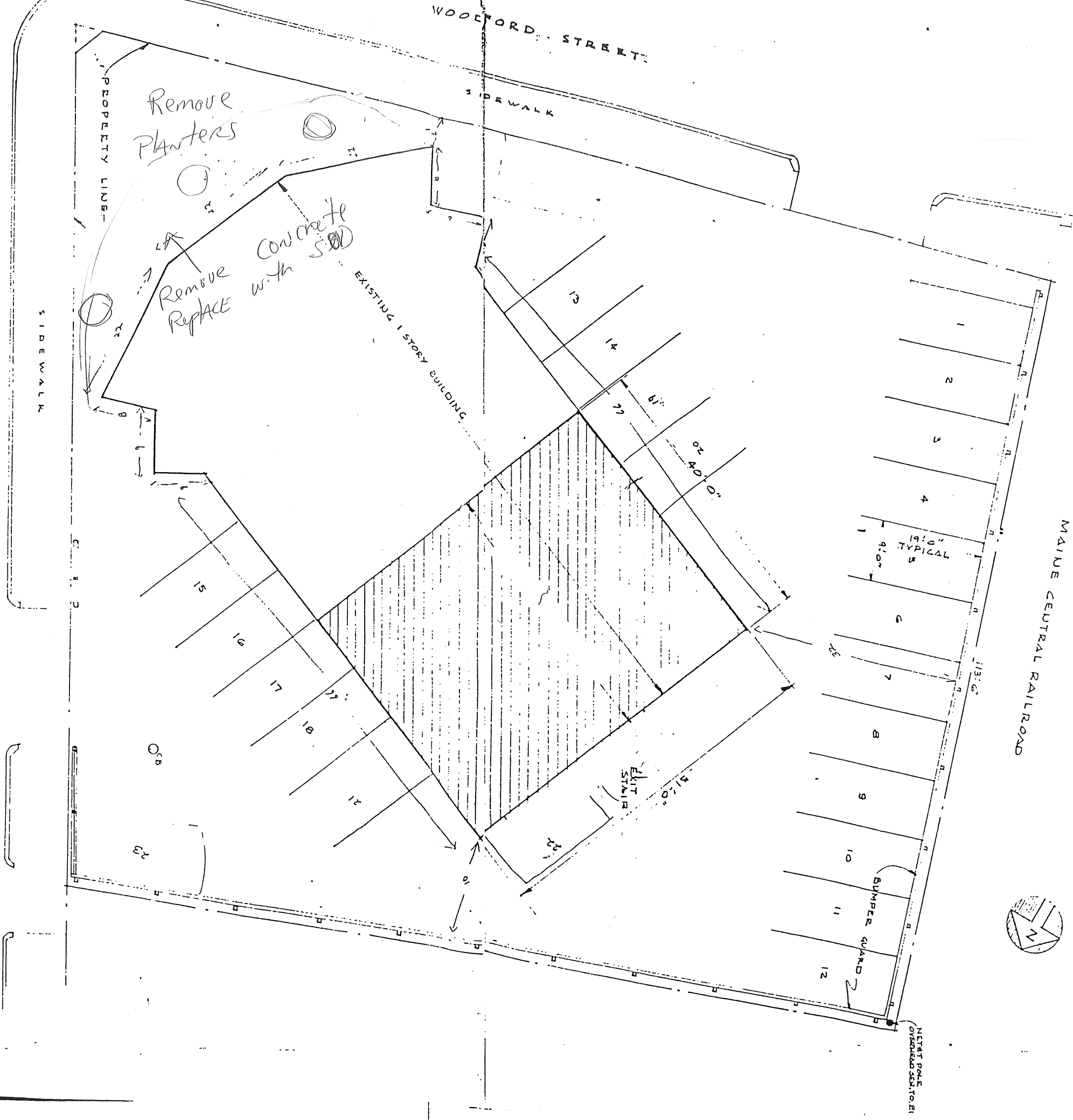
CARPET TOWN  
LTM Property  
282-3100

Put suspended ceiling  
IN 1/2 show room

Remove outside  
planter and  
replace with  
shrub + sod



LM Properties



Existing

SITE PLAN

SCALE 1"=20'

660 FOREST AVENUE

TOTAL FLOOR AREA -