

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 060269

PERMIT ISSUED
APR 7 2006
CITY OF PORTLAND

This is to certify that SALEM ANTHONY W & WILSON M GEYER/Wally Ge
has permission to Change of use from 3 unit residential to 1 unit residential, w/interior renovations
AT 170 EASTERN PROMENADE 003 A004001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland relating to 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 procedure is complete this building or part thereof shall be closed or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
4/6/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

Permit No: 06-0269	Issue Date: PERMIT ISSUED APR 7 2008	003 A004001
-----------------------	---	-------------

Location of Construction: 170 EASTERN PROMENADE	Owner Name: SALEM ANTHONY W & WALDO
--	--

Owner Address: 170 EASTERN PROMENADE	Phone: 207-489-8885
---	------------------------

Business Name:	Contractor Name: Wally Geyer
----------------	---------------------------------

Contractor Address: 223 Woodville Road	Phone: 207-489-8885
---	------------------------

Lessee/Buyer's Name	Phone:
---------------------	--------

Permit Type: Change of Use - Dwellings	Zone: R-6
---	--------------

Past Use: Multi- Family 3 unit	Proposed Use: 2 unit- Change of use from 3 unit residential to 2 unit residential, w/interior renovations
-----------------------------------	--

Permit Fee: \$420.00	Cost of Work: \$36,000.00	CEO District: 1
-------------------------	------------------------------	--------------------

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>12-3</i> Type: <i>SB</i> <i>IRC 2003</i>
Signature:	Signature:

Proposed Project Description: Change of use from 3 unit residential to 2 unit residential, w/interior renovations
--

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: 02/24/2006
-----------------------------	---------------------------------

Zoning Approval

- 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"/> <i>OK with cond</i> Date: <i>3/10/06</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:
--

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
---	------	-------

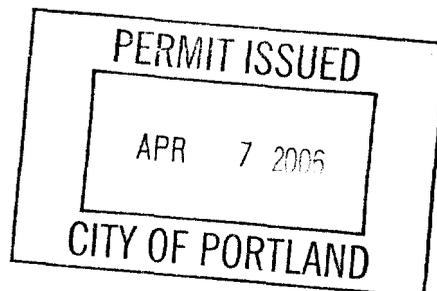
City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0269	Date Applied For: 02/24/2006	CBL: 003 A004001
------------------------------	--	----------------------------

Location of Construction: 170 EASTERN PROMENADE	Owner Name: SALEM ANTHONY W & WALDO	Owner Address: 170 EASTERN PROMENADE	Phone:
Business Name:	Contractor Name: Wally Geyer	Contractor Address: 223 Woodville Road Falmouth	Phone (207) 329-3885
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 2 unit- Change of use from 3 unit residential, w/interior renovations	Change of use from 3 unit residential to 2 unit residential, w/interior renovations
---	---

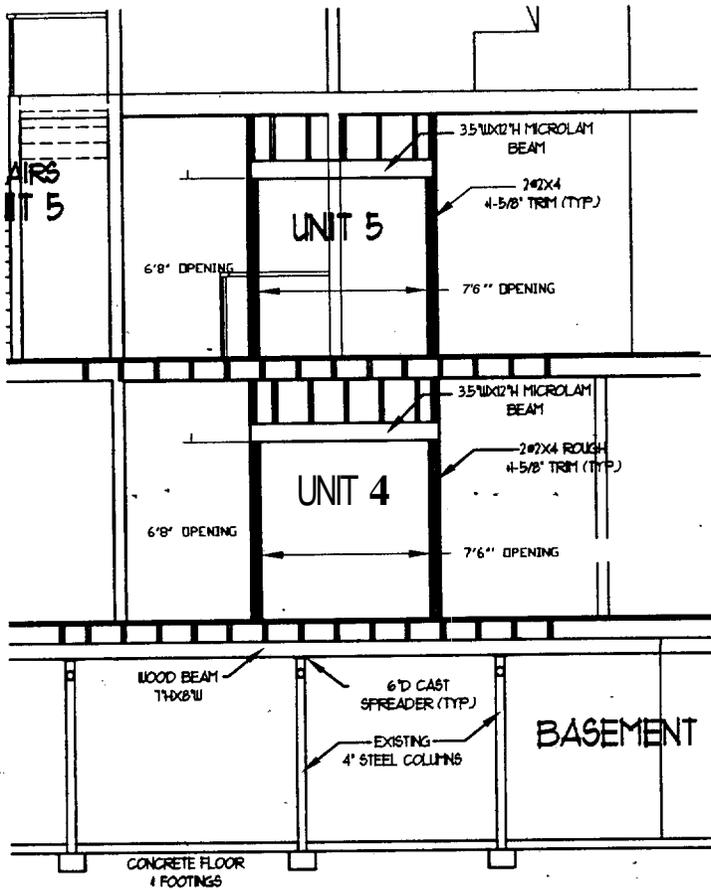


PREPARED FOR

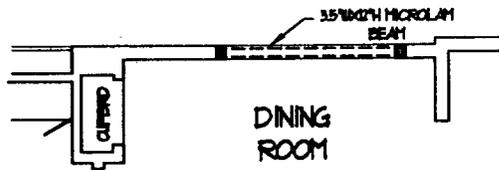
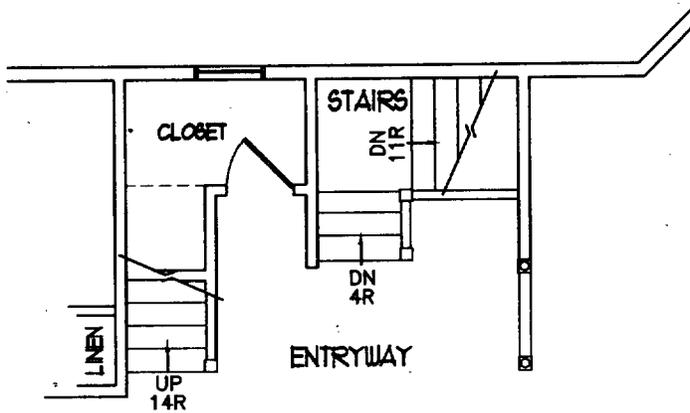
Owner: Casco Bay Ventures, Inc.
Location: 172 Easter Promenade
PORTLAND, MAINE

Tax Map: MAP 3; BLOCK A; LOT 3

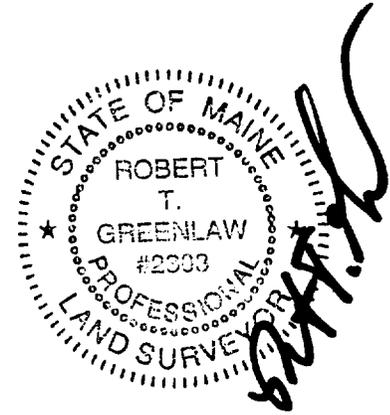
Zone: R-6 RESIDENTIAL



SECTION - SHOWING PROPOSED WALL OPENINGS



FIRST FLOOR PLAN
SECOND FLOOR SIMILAR



APRIL 3, 2006

Robert T. Greenlaw, PLS
Registration #2303
State of Maine

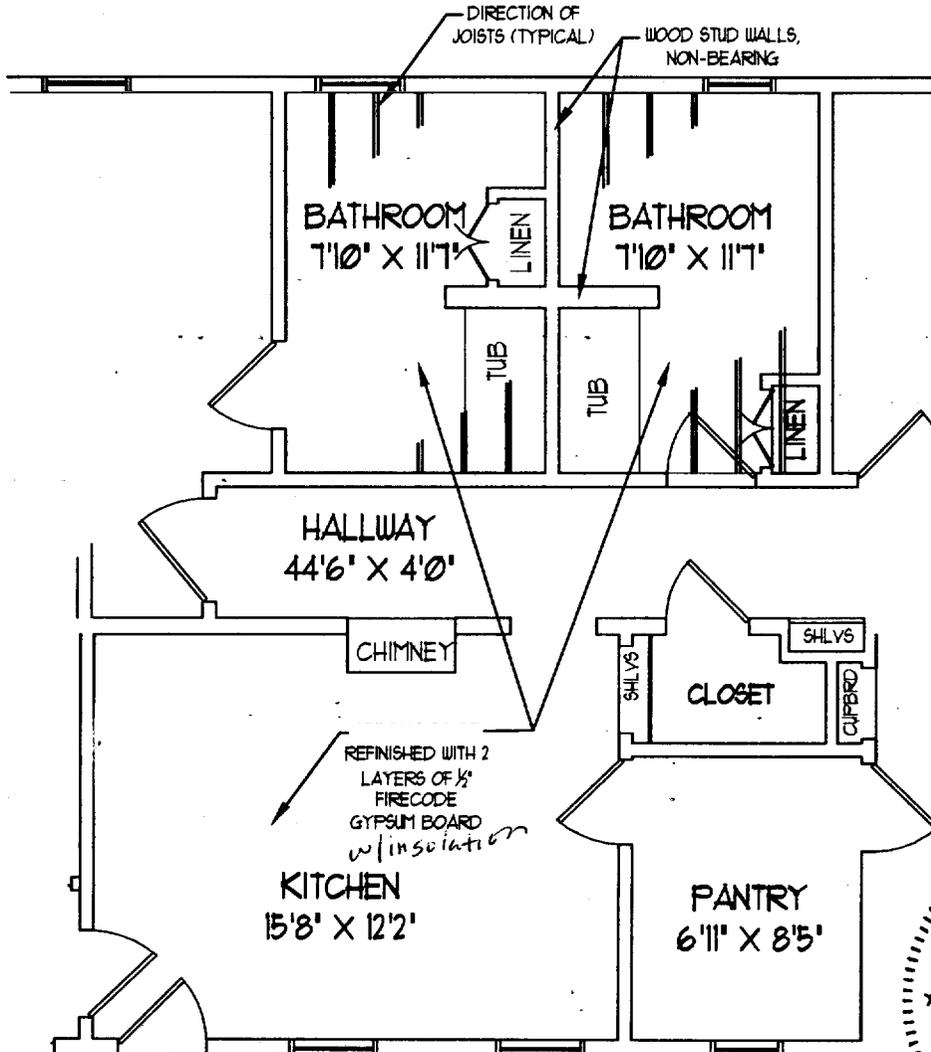
Scale: N.T.S.	Date: 04/3/06	LT #
Drawn: PJM	Checked: RTG	Job# 2005111

PREPARED FOR:

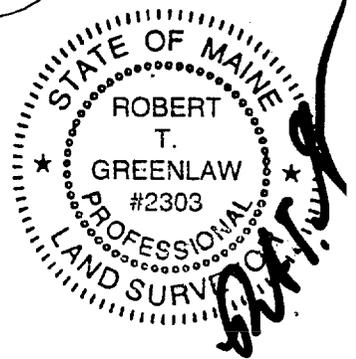
Owner: Casco Bay Ventures, Inc.
Location: 172 Eastern Promenade
PORTLAND, MAINE

Tox Map: MAP 3; BLOCK A; LOT 3

Zone: R-6 RESIDENTIAL



TYPICAL BATHROOM RECONFIGURATION
AND KITCHEN CEILING RENEWAL
ON FIRST AND SECOND FLOORS



Bui

Site: 172 EASTERN PROMENADE
PORTLAND, MAINE

APRIL 3, 2006

Robert T. Greenlaw, PLS
Registration #2303
State of Maine

Scale: N.T.S.	Date: 04/3/06	LT #
Drawn: PJM	Checked: RTG	Job# 2005111

Casco Bay Ventures
223 Woodville Road
Falmouth, Maine 04105

March 20, 2006
SEI Job No. 2006-039
Pg. 1 of 2

Subject: Structural inspection **of** the building located at 172 Eastern Promenade, Portland, Maine.

Attention: *Mr. Geyer*

Mr. Geyer:

At your request, I made a site visit on March 15, 2006 to the apartment building located at 172 Eastern Promenade. The building has four levels, including the basement/ground floor level. The building was constructed in 1903.

The purpose of my site visit was to inspect the condition of the building and to determine if the structure substantially complies with the current addition of the **BOCA** Code and **IBC** 2003 building code.

The present apartment units are planned to be converted into condominiums. Several new wall openings have been constructed. I have reviewed the installed headers at these locations and have found them adequate.

I performed a visual inspection of the building. The floor framing consists **of** rough **sawn** 2x8-5/8" joists spaced at 16"oc and spanning 16'-0". The framing was in good condition and is adequate to carry Building Code mandated residential floor loads.

The roof framing was concealed within wall and ceiling finishes. I inspected every room on each level of the building. In many rooms, *the* original plaster **walls** and ceilings are still in place. Overall, I found the finishes to be in very good condition. There were no

signs of water infiltration on the walls or ceilings, which would typically show water stains if there were a leak. Given the age of the building and the good condition of the ceilings below the roof framing, I feel very confident that the roof framing has carried and will still continue to carry code mandated snow loads.

The foundation consists of mortared stone supporting brick, and was found to be in very good condition. The lower level was free of any signs of water infiltration.

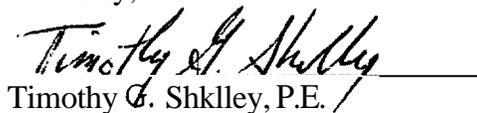
The exterior cantilevered deck is in good condition and adequately framed.

Conclusion:

Overall, the building located at 172 Eastern Promenade was found to be in sound structural condition. Although I could not analyze the roof framing for **snow** load carrying capacity. I **am** confident in its adequacy due to the many severe Maine winters it has withstood. In conclusion, although I cannot verify with structural calculations that every aspect of this building meets current building code loading, it's age and good condition are proof that it can withstand current code loadings. I therefore find the building located at 172 Eastern Promenade in Portland, Maine to be suitable from a structural framing standpoint to be converted from apartments to condominiums. This report does not warranty in any way that some structural defects may exist in this building.

Please do not hesitate to contact me should you have any questions.

Sincerely,


Timothy G. Shkley, P.E.



General Building Permit Application

X

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>172 Eastern Promenade</u>		
Total Square Footage of Proposed Structure <u>3,476.52 Sq ft</u>		Square Footage of Lot <u>5,649.6 Sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# <u>003</u> Block# <u>A</u> Lot# <u>004</u>	Owner: <u>Wally Geyer</u> <u>Anthony S & Len</u>	Telephone: <u>3293885</u>
Lessee/Buyer's Name (If Applicable) <u>Same</u>	Applicant name, address & telephone: <u>Wally Geyer</u> <u>223 Woodville Rd</u> <u>Falmouth, Me 3293885</u>	Cost Of Work: \$ <u>36,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>3 unit</u> Proposed Specific use: <u>2 unit</u>		
Project description: <u>To Make over a three unit into a two unit with up grade Wiring - Plumbing window - Smoke alarms Bath Fixtures. Add 3 New Bath Rooms with No Structure design Changes. 2 New Kitchens Remove one Kitchen</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Wally Geyer</u> Mailing address: _____ Phone: <u>329-3885</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: <u>Wally Geyer</u>	Date: <u>2-23-06</u>
--	----------------------

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



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	003 A004001
Location	170 EASTERN PROMENADE
Land Use	THREE FAMILY
Owner Address	SALEM ANTHONY W & WALDON M GEYER 170 EASTERN PROMENADE PORTLAND ME 04101
Book/Page	23144/012
Legal	3-A-4 EASTERN PROM 170-174 5642 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$151,570	\$252,710	\$404,280

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$243,700	\$347,700	\$591,400

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1906	Style old Style	Story Height 2.5	Sq. Ft. 4968	Total Acres 0.13		
Bedrooms 8	Full Baths 3	Half Baths	Total Rooms 17	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales information

Date	Type	Price	Book/Page
09/13/2005	LAND + BLDING	\$820,000	23144-12
07/06/2001	LAND + BLDING	\$610,000	16501-176

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection; Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

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

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

Wally Lopez
Signature of Applicant/Designee

4-2-06
Date

[Signature]
Signature of Inspections Official

4-7-06
Date

CBL: 3 A 4

Building Permit #: 060269