

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND** PERMIT ISSUED

BU...TION  
**PERMIT**

JUN 28 2010

Permit Number: 100643

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that LEGAL 1031 HOLDINGS 12 LLC /Wright Ryan Construction, Inc. City of Portland  
remodel kitchen, add structural fram  
has permission to  
114 EASTERN PROMENADE  
AT CL 003 C006001

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.

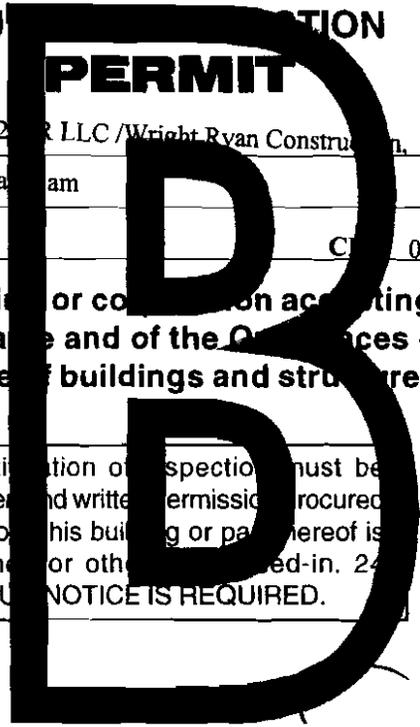
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOURS 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. \_\_\_\_\_  
Health Dept \_\_\_\_\_



*Handwritten signature or initials*

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

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

Permit No: 10-0643	Issue Date:	CBL: 003 C006001
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Location of Construction: 114 EASTERN PROMENADE	Owner Name: LEGAL 1031 HOLDINGS 1284R L	Owner Address: 713 MAIN ST STE D3	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - remodel kitchen, add structural beam	Permit Fee: \$595.00	Cost of Work: \$50,000.00	CEO District: 1
Proposed Project Description: remodel kitchen, add structural beam		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>513</i> <i>IRC 2003</i>	
		Signature:	Signature:	

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: ldobson	Date Applied For: 06/07/2010	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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: _____	Date: _____	Date: _____

**RECEIVED**

JUN 28 2010

Dept. of Building Inspections  
City of Portland Maine

**PERMIT ISSUED**

JUN 28 2010

City of Portland

**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

68-1610 (base-2) (kitchen renovations) Framing okay, plumbing  
" Island vent" not yet installed, JAR

12-17-86

OK to close out

MLA

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

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

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

<b>Permit No:</b> 10-0643	<b>Date Applied For:</b> 06/07/2010	<b>CBL:</b> 003 C006001
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<b>Location of Construction:</b> 114 EASTERN PROMENADE	<b>Owner Name:</b> LEGAL 1031 HOLDINGS 1284R L	<b>Owner Address:</b> 713 MAIN ST STE D3	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Wright Ryan Construction, Inc	<b>Contractor Address:</b> 10 Danforth Street Portland	<b>Phone</b> (207) 773-3625
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - remodel kitchen, add structural beam	<b>Proposed Project Description:</b> remodel kitchen, add structural beam
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/08/2010**Note:** **Ok to Issue:** ✓

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** 06/25/2010**Note:** **Ok to Issue:** ✓

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



# 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>114 EASTERN PROM</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>.056</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>3            C            6</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>LEGAL 1031 HOLDINGS LLC</u> Address <u>213 NEW GLOUCESTER RD</u> City, State & Zip <u>NORTH YARMOUTH ME 04097</u>	Telephone: <u>718-974-9568</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>50,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>595</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>REMODEL KITCHEN. ADD. STRUCTURAL BEAM</u> <u>WANTS COFO</u> <u>OR</u> <u>Letter of</u> <u>Completion</u>		
Contractor's name: <u>WRIGHT RYAN CONSTRUCTION</u>		
Address: <u>10 DANFORTH ST</u>		
City, State & Zip: <u>PORTLAND ME 04101</u>		Telephone: <u>773-3625</u>
Who should we contact when the permit is ready: <u>ANDY</u>		Telephone: <u>671-19503</u>
Mailing address: <u>10 DANFORTH ST PORTLAND</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.**

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: Andy Szymura Date: 6-1-10

**RECEIVED**

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

Dept. of Building Inspections  
City of Portland Maine



# Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

**Please submit a complete application with the required plans**

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

**Inspections are still required per City Code of Ordinance.**

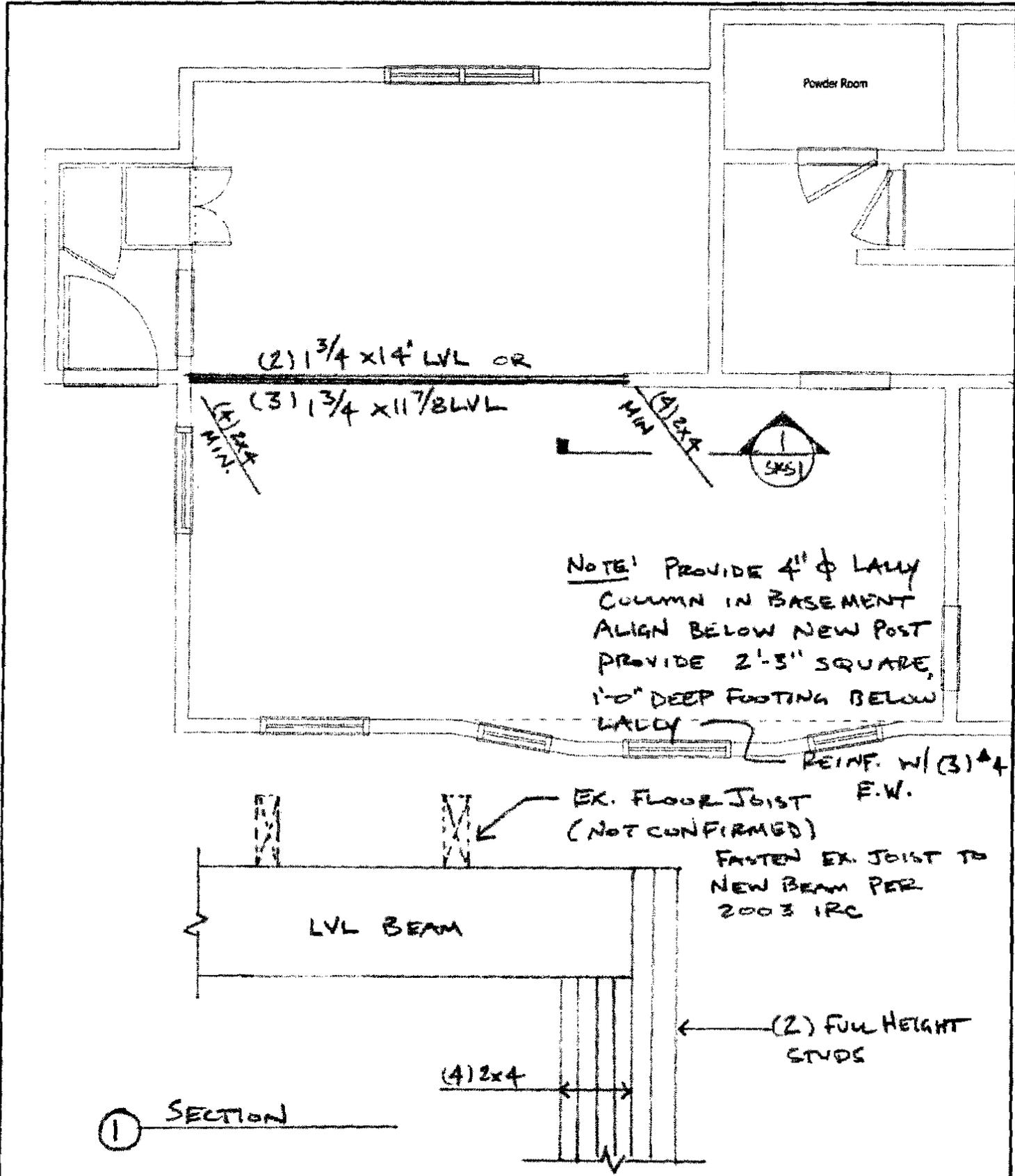
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building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

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

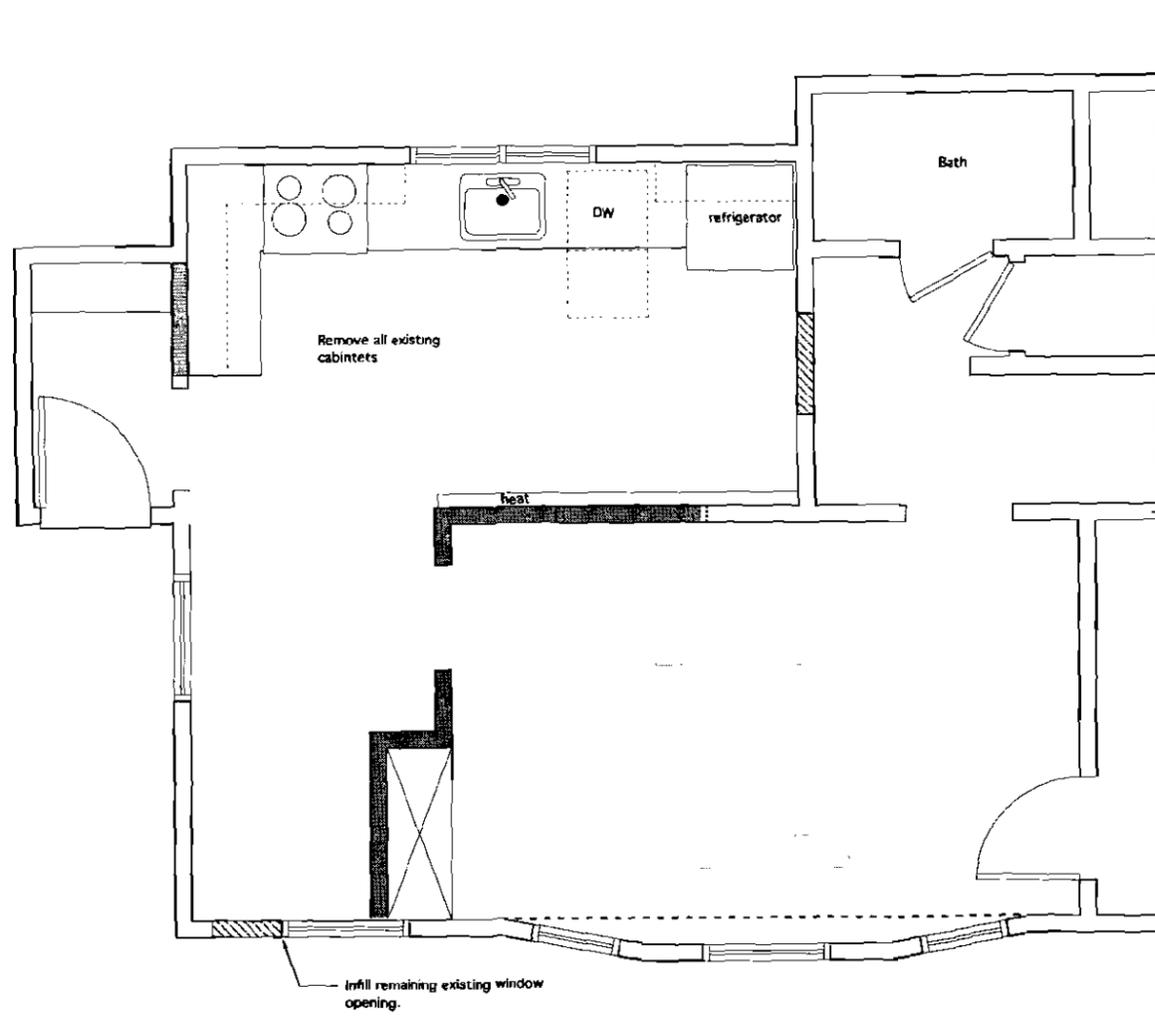
Signature of applicant:

Date: 6-1-10

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

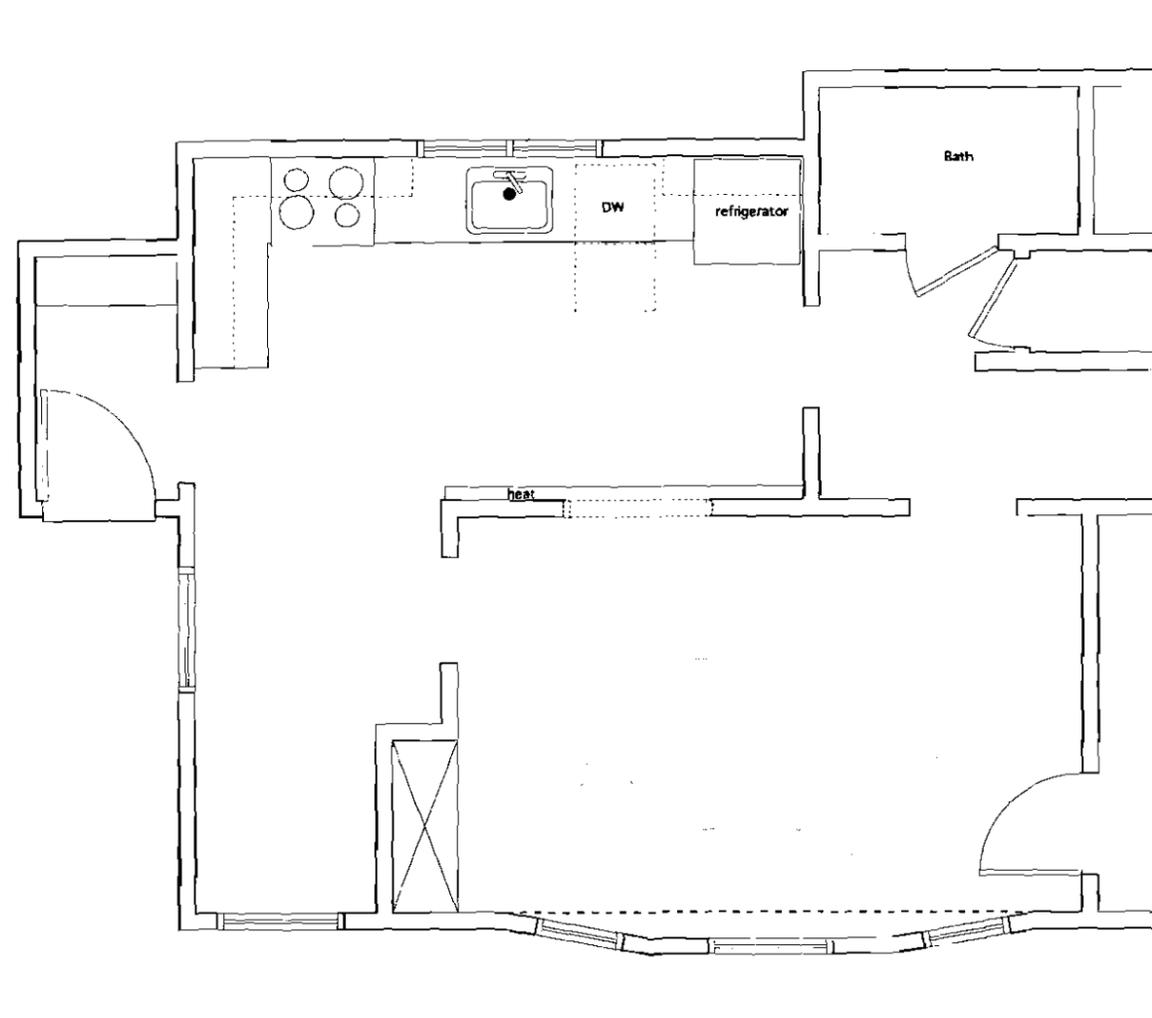


PARTIAL SECOND FLOOR FRAMING PLAN	<b>M<sup>2</sup> Structural Engineering</b>	DRAWN: MJM	SCALE: 1/4" = 1'-0"
VAN DAM ARCHITECTURE AND DESIGN OPPENHEIM KITCHEN	23 THORNBURY WAY WINDHAM, ME 04062 (207) 892-0983	CHECKED: MJM	PROJECT NO.: 10014
		DATE: 05/28/2010	DRAWING NO.: SKS-1



○ First Floor Demolition Plan

- Remove
- ▨ Infill



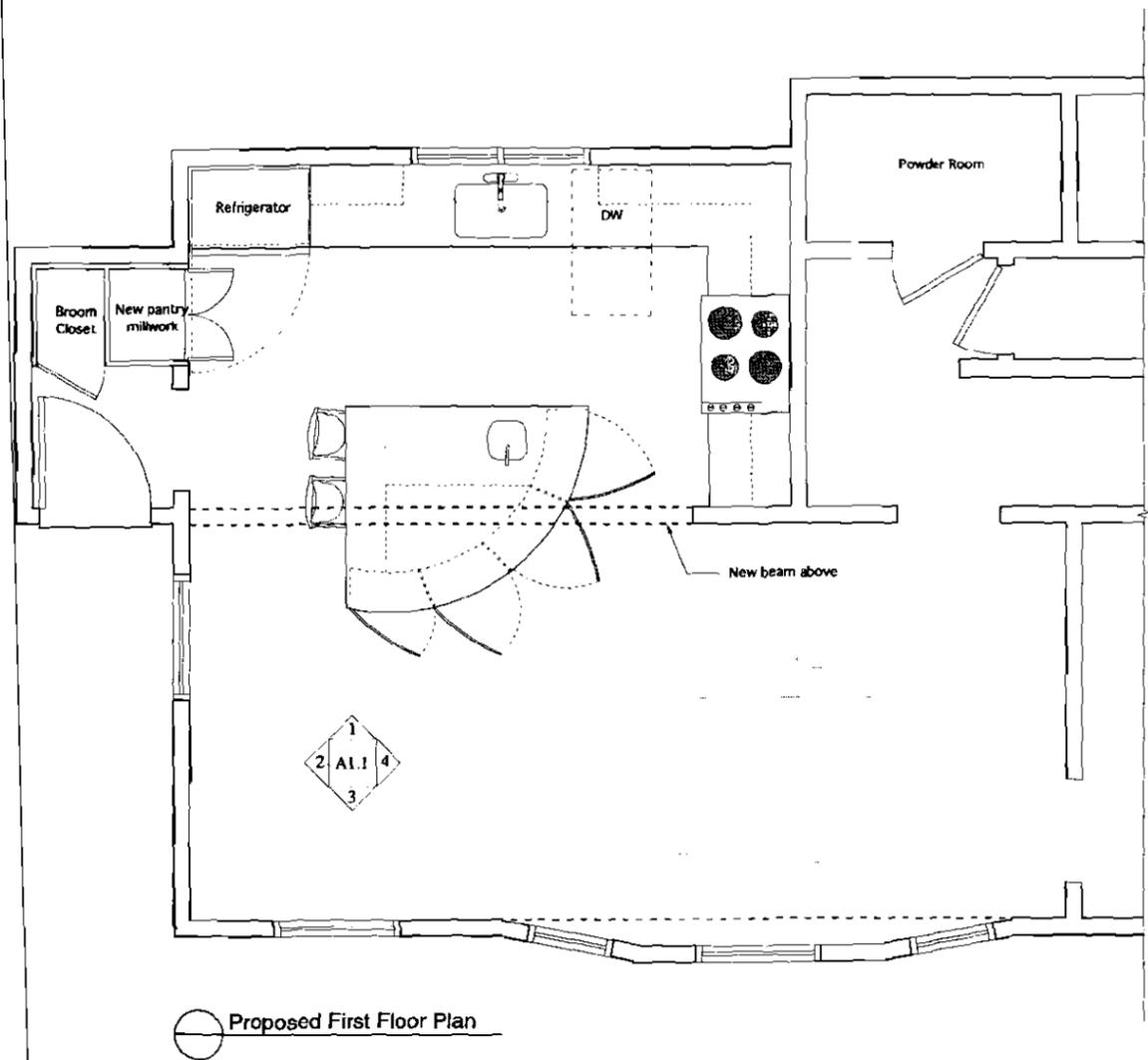
○ Existing First Floor Plan

Van Dusen Architecture and Design  
 66 West Street  
 Portland, Maine 04102  
 207-775-2800  
 www.vandusen.com

Oppenheim Residence

114 Eastern Promenade  
 Portland Maine

Existing Floor Plan  
 and Demo Plan  
 Drawn By: ESM Scale: 1/2" = 1'-0" Date: 01/08/2010  
 Registered Job # 29014



Proposed First Floor Plan

Proposed First Floor Plan

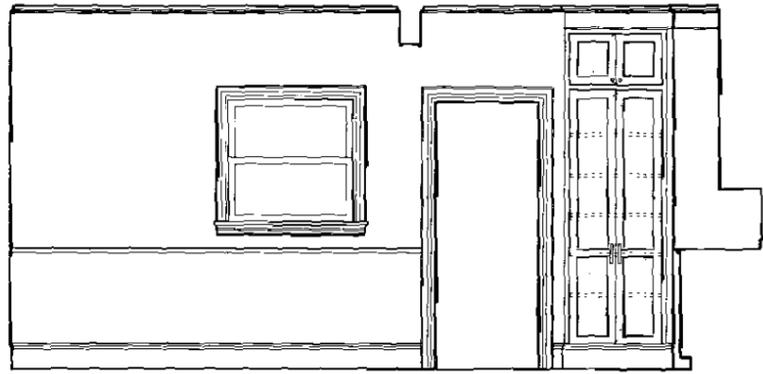
**A1.1**

Drawn By: ESM, Scale: 1/2" = 1'-0", Date: 04/12/10, Job #: 29014

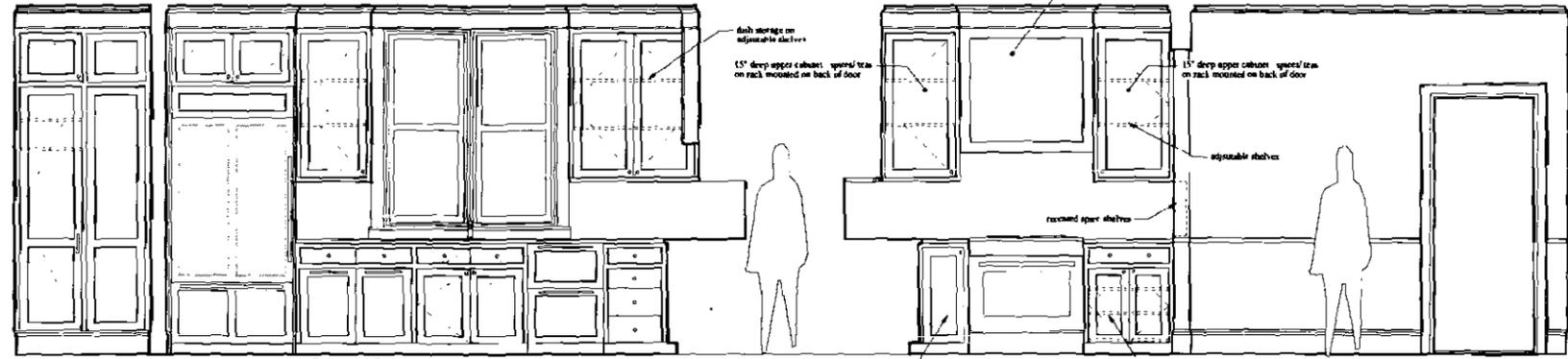
Oppenheim Residence  
114 Esangin Promenade  
Portland Maine

Van Dam Architecture Inc.

65 West Street  
Portland, Maine 04102  
207-775-0443  
FAX 775-2892  
www.vandamdesign.com

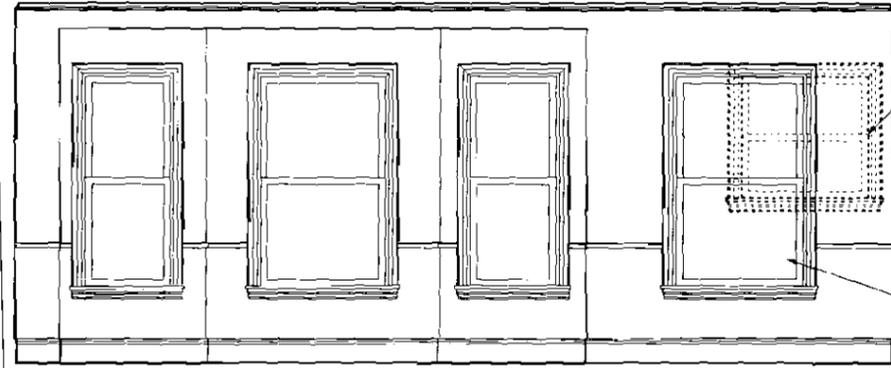


2 West Elevation

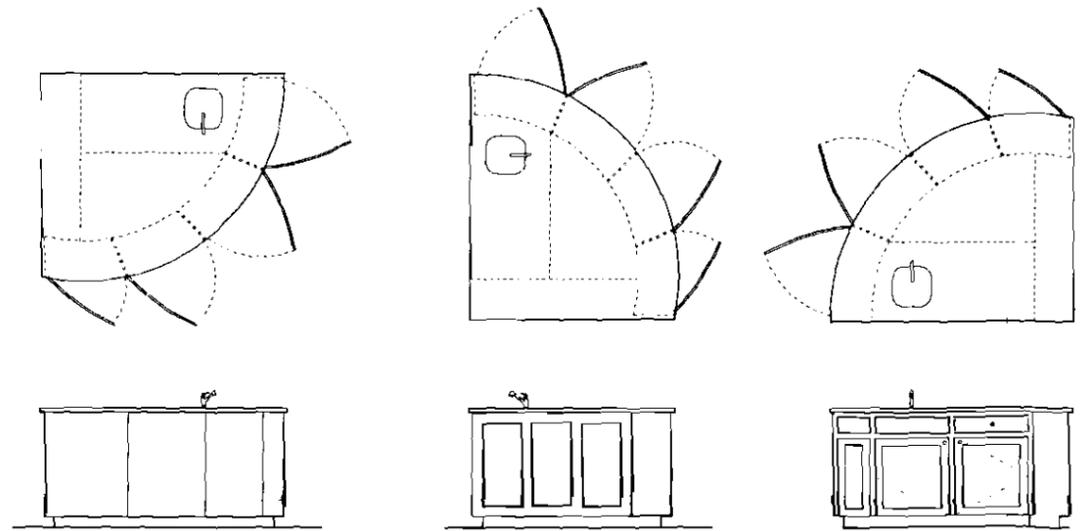


1 North Elevation

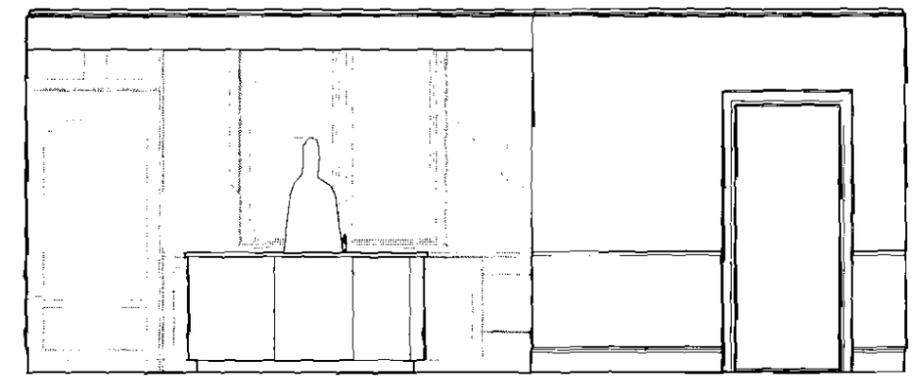
4 East Elevation



3 South Elevation



5 Island Elevations



1.1 North Elevation at Dining Room

Van Dam Architecture and Design  
 25 West Street  
 Portland, Maine 04102  
 207.776.6443  
 www.vandamdesign.com

Oppenheim Residence  
 114 Eastern Promenade  
 Portland, Maine

Interior Elevations  
 Drawn By: ESM  
 Scale: 1/2" = 1'-0"  
 Date: 04/22/10  
 Revision:  
 Job #: 29014

A1.2