

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number 030679This is to certify that ROGERS RICHARD & JO ROGERS ITS/Maine Constr on Chas permission to Tenant Fit-upAT 21 CHESTNUT ST

JUN 24 2008

CITY OF PORTLAND

provided that the person or persons who accept 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 procured before this building or part thereof is lashed or closed-in. 4 HOUR 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. _____

Appeal Board _____

Other _____

Department Name

10/24/08 *Cheryl M.*
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

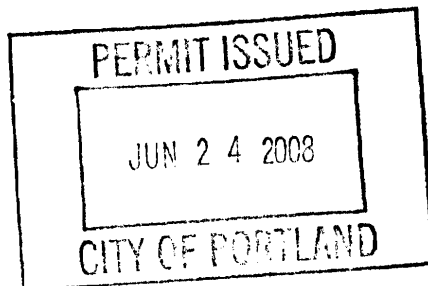
Permit No: 08-0679	Issue Date: 6/24/08	CBL: 027 C01008W
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Location of Construction: 21 CHESTNUT ST	Owner Name: ROGERS RICHARD & JOAN RO	Owner Address: 21 CHESTNUT ST # 8W	Phone: 207-318-3383
Business Name:	Contractor Name: Maine Construction Consultants	Contractor Address: 14 Hanover St Portland	Phone: 2072328134
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: B-3

Past Use: Residential Condo Unit #8W	Proposed Use: Residential Condo Unit #8W - Tenant Fit-up	Permit Fee: \$3,095.00	Cost of Work: \$300,000.00	CEO District: 1
Proposed Project Description: Entire Bldg use 37 residential condos with commercial uses on the 1st floor Tenant Fit-up		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: SB IRC fit-up 2003 IRC - Bldg 2003	Signature: 6/24/08 [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: lmd	Date Applied For: 06/19/2008	Zoning Approval
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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..	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	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	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
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 5/6/08	Date: 6/24/08	Date: [Signature]



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	

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

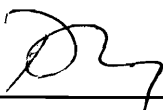
 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X 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.

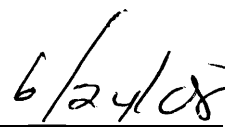
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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.



Signature of Applicant/Designee



Date

Signature of Inspections Official

Date

Application for a building permit for a tenant build out
8W Chestnut Street Lofts
21 Chestnut Street, Portland, Maine 04101

1. The construction is limited to interior partitions, plumbing, electrical, and possible relocation of some sprinkler heads. The existing exterior walls are not affected except for a wainscoting wire chase set forth in # 7. The windows and the deck doors also will not be affected by this build out. Therefore no window schedule is attached. The unit entry door also remains the same. The building is of recent construction and is ADA and current life safety code compliant.
2. The interior partitions are set forth on the attached floor plan. The construction will be 2x6 metal studs with ½ inch sheetrock. These are marked as (2) on the plan.
3. There will be two 6 inch steps, both will be constructed using 2x6 KD wood joists 16" OC .resting directly on the floor. One in the kitchen is used to accommodate the water supply to the island sink, and to allow for the vent pipe from the island sink(3a). The second 6 inch step will occur in a portion of the master bathroom. This is to allow for plumbing under a slipper tub and the washer dryer. (3b)
4. The flooring in the majority of the unit will be a treated concrete floor. The master bathroom will be either tile or stone. In the bedroom a cork floor is being contemplated as an option. In the Kitchen bamboo is under consideration. Neither choices have been finalized.
5. There will be 4 doors. One to the guest bath, which will be a 2068 solid core pocket door (5a). Another is a partner door to a broom closet, which will be sized based upon the field dimensions(5b). The other two are matching 1870 arched solid core doors opening from the center providing access to the bedroom. These are marked on the plan as (5c).
6. In the bedroom there will be two custom built closets identified as "casework" on the plan.
7. A wainscoting wire chase will be constructed on the inside of the exterior wall. The wainscoting is marked as (7)
8. In the entry area and adjacent to the kitchen will be a vaulted ceiling partially supported by 12 square columns rising from a half wall further described in #9. The columns will be constructed of wood framing. The ceiling will be constructed of plywood covered with a mesh to accommodate plaster. The area in the columns will have bisecting vaults of possibly different diameters. The ceiling vaulting dimensions will be determined in the field based upon customer preference. The vaulted ceiling area is marked as (8).
9. The half walls supporting the columns will be 2x6 wood studs 16" OC. The half walls are marked as (9)
10. With the installation of the walls, it is possible that the sprinkler heads may have to moved in order to accommodate the requisite spray area. High Tech Fire Protection installed the original sprinkler system in the building and have agreed to inspect the sprinkler head placement in order to meet life safety codes and relocate the heads as necessary. They will certify to the City that the location of the heads are code compliant.

11. A shower stall will be constructed using 2x4 wood studs covered with durock, and then tile.
12. The ceiling area has several beam soffits. In three areas these soffits will be expanded to provide symmetry to the rooms. These are marked as (12)
13. The owner has a bronze water fountain which be located near the column area with a copper pan base and a recirculating water pump. This is identified on the plan as a free standing water fountain

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0679	Date Applied For: 06/16/2008	CBL: 027 C01008W
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Location of Construction: 21 CHESTNUT ST	Owner Name: ROGERS RICHARD & JOAN ROG	Owner Address: 21 CHESTNUT ST # 8W	Phone: 207-318-3383
Business Name:	Contractor Name: Maine Construction Consultants	Contractor Address: 14 Hanover St Portland	Phone: (207) 232-8134
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Residential Condo Unit #8W - Tenant Fit-up	Proposed Project Description: Tenant Fit-up
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/18/2008

Note:**Ok to Issue:**

- 1) 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.
- 2) This property shall remain 37 residential condominiums with commercial uses on the 1st floor. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Chris Hanson **Approval Date:** 06/24/2008

Note:**Ok to Issue:**

- 1) Must provide letter from sprinkler Co. that states compliance w/ applicable codes per NFPA and testing results prior to C. of O.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

6/16/2008-lmd: Invoice error, Lannie D, over \$300. Mailed copy to customer for amount owed him.



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>8 W CHESTNUT ST LOFTS, 21 CHESTNUT ST</u>		
Total Square Footage of Proposed Structure/Area <u>1100</u>	Square Footage of Lot <u>1100 (CONDO)</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>027 C 0108NW</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>RICHARD & JOAN ROGERS</u> Address <u>1149 WESTERN PROMENADE</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>313-3383</u>
Lessee/DBA (If Applicable) <u>JUN 12 2008</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>330 000</u> C of O Fee: \$ <u>75-</u> Total Fee: \$ <u>3395-</u>
Current legal use (i.e. single family) <u>SF CONDO</u> If vacant, what was the previous use? Proposed Specific use: <u>SF CONDO</u> Is property part of a subdivision? <u>CONDO</u> If yes, please name <u>CHESTNUT STREET</u> Project description: <u>LOFTS.</u> <u>TENANT BUILD OUT</u>		
Contractor's name: <u>MAINE CONSTRUCTION CONSULTANTS,</u> Address: <u>14 HANOVER ST</u> City, State & Zip: <u>PORTLAND, ME</u> Telephone: <u>232-8134</u> Who should we contact when the permit is ready: <u>TOM BLACKBURN</u> Telephone: <u>232-8134</u> Mailing address: <u>SAME</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.

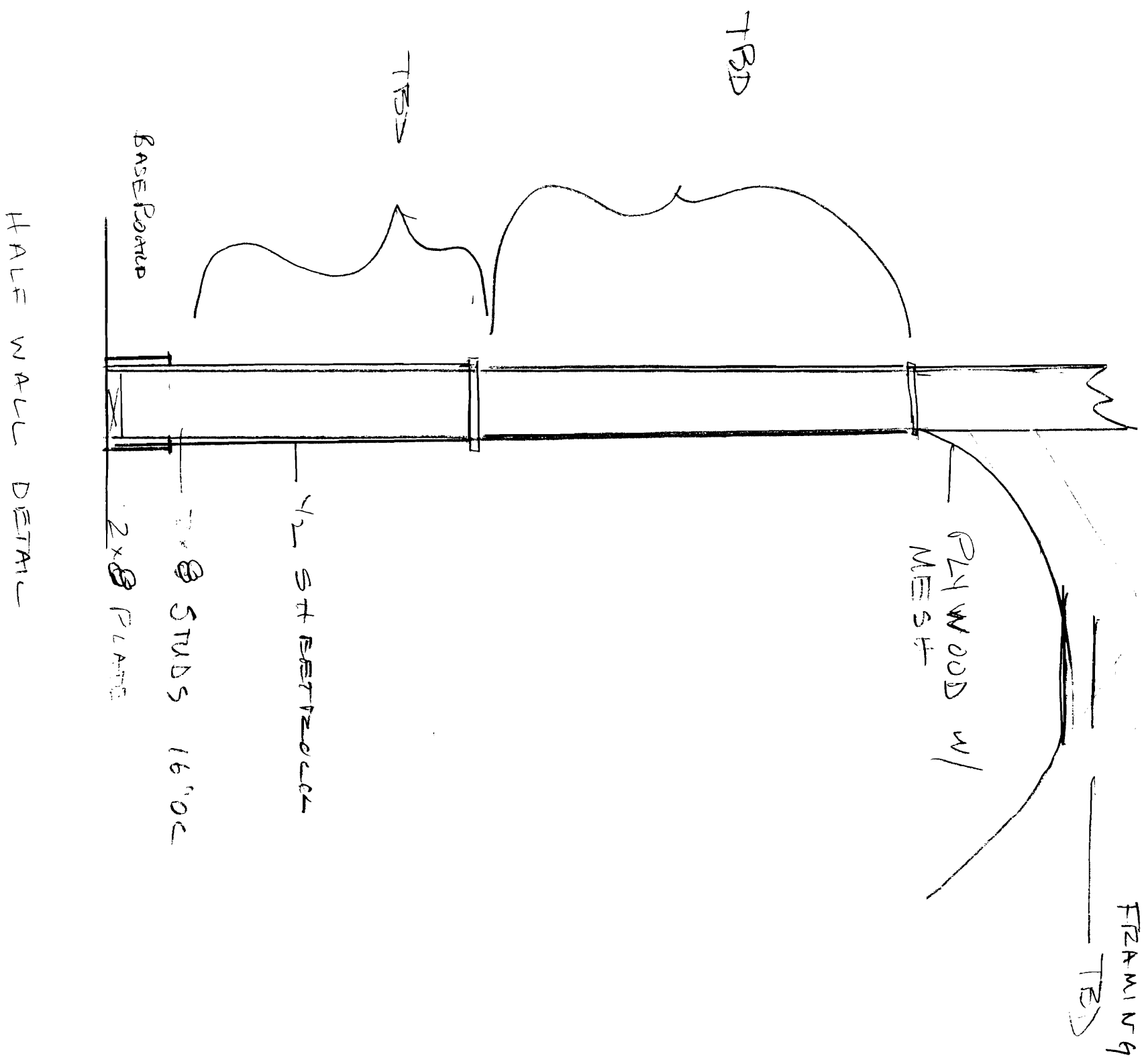
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: [Signature]

Date: 6/13/08

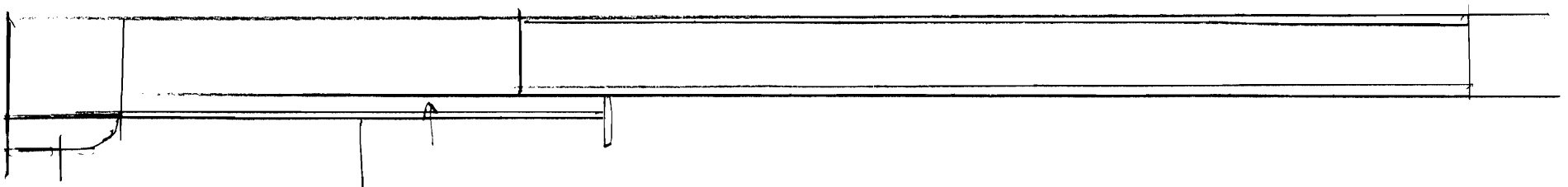
This is not a permit; you may not commence ANY work until the permit is issued



UNIT 8 W CHESTNUT STREET
 20 FT

NOT TO
SCALE
EXTERIOR
WINDOW

WINDOW SCOTTING DETAIL



CHAIR RAIL

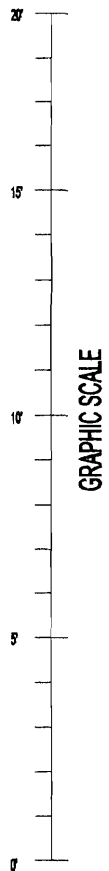
2x4 FLAT

1" SHEET ROCK

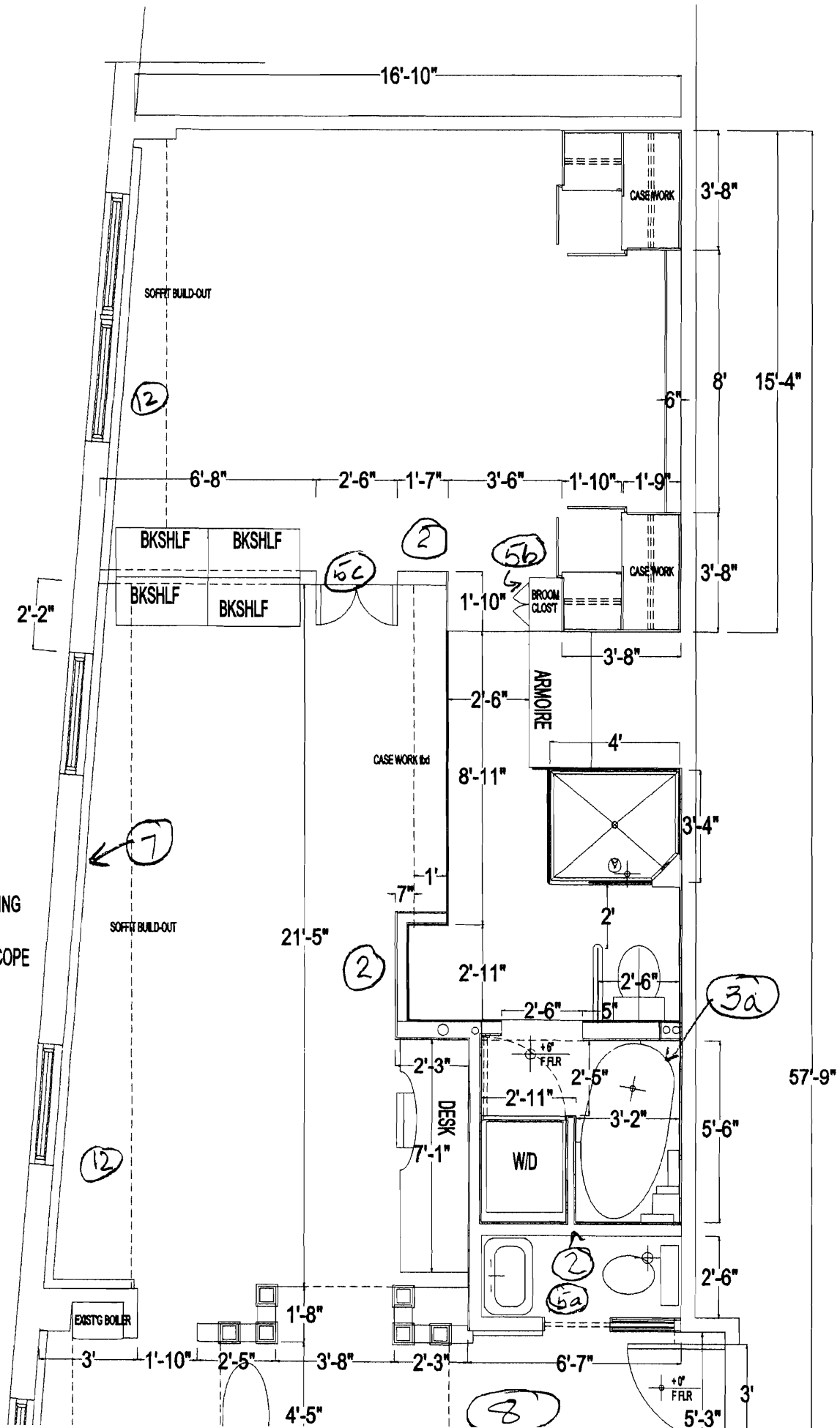
NOT TO SCALE

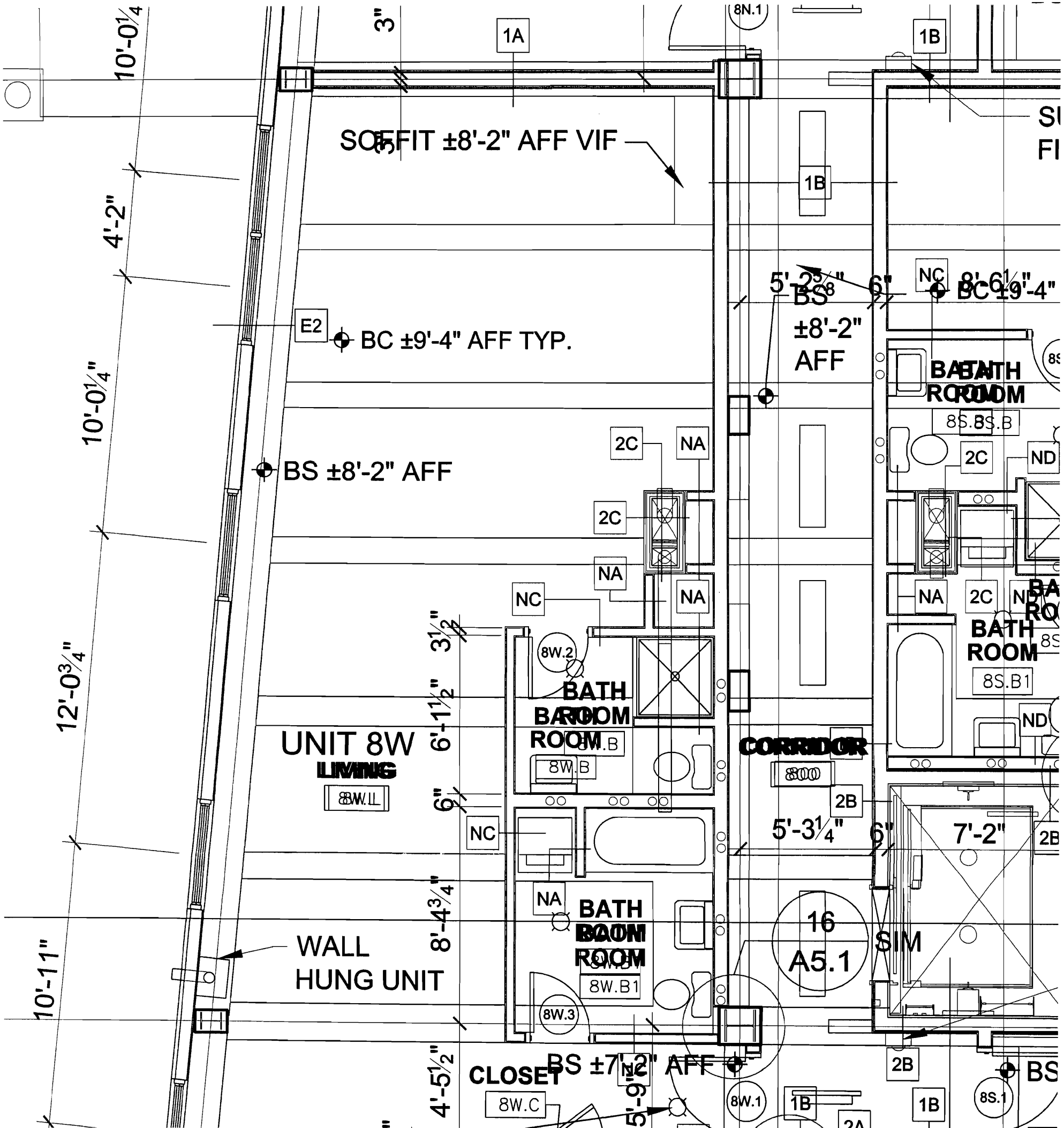
BW CHESTNUT

BASE BOARD HEAT



NOTE: FIELD VERIFY ALL DIMENSIONS BEFORE PURCHASING OR CONSTRUCTING ANY PORTION OF THIS PROJECT'S SCOPE OF WORK!!





10'-0 1/4"

4'-2"

10'-0 1/4"

12'-0 3/4"

10'-11"

3"

1A

1B

SOFFIT ±8'-2" AFF VIF

E2 BC ±9'-4" AFF TYP.

BS ±8'-2" AFF

5'-2 3/8" BS ±8'-2" AFF
6" NC BC ±9'-4" AFF

BATH ROOM

2C NA
2C NA
NC NA

BATH ROOM.B
8W.B

CORRIDOR

BATH ROOM
8S.B1

UNIT 8W LIVING
8W.LL

6'-11 1/2" 3 1/2"

6"

8'-4 3/4"

WALL HUNG UNIT

5'-3 1/4" 6" 2B

7'-2" 2B

BATH ROOM
8W.B1

16 A5.1

SIM

CLOSET BS ±7'-2" AFF
8W.C

5'-9"

8W.1

1B

1B

8S.1

BS