

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number 88052  
**PERMIT ISSUED**  
SEP 2 2008  
CITY OF PORTLAND

This is to certify that PARK ON STATE LLC / Park Landers

has permission to Remove and Replace and demolishing and re-buildings

AT 293 STATE ST

L 036 D001 001

provided that the person or persons firm or organization accepting this permit shall comply with all of the provisions of the Statutes of the State 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 demolished or otherwise closed-in. 4  
YOUR 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. Craig Cross  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

7/2/08 Chy 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

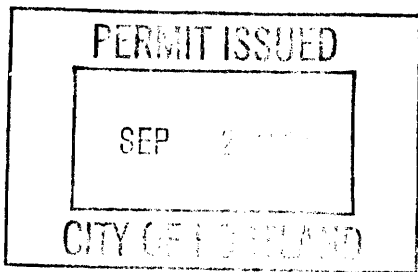
Permit No: 08-0594	Issue Date: 7/7/08	CBL: 036 D001001
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Location of Construction: 293 STATE ST	Owner Name: PARK ON STATE LLC	Owner Address: 291 STATE ST	Phone: 207-252-2103
Business Name:	Contractor Name: Patrick Landers	Contractor Address: 22 Madison Street, Apt #3 Portland	Phone: 2072522103
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Three Unit Condo	Proposed Use: Three Unit Condo - Remove and Replace <del>and</del> decking and railings. <i>on 2 story front porch that wraps around right side.</i> <i>legal use - 3 res identical condos.</i>	Permit Fee: \$90.00	Cost of Work: \$6,400.00	CEO District: 2
Proposed Project Description: Remove and Replace <del>and</del> decking and railings. - on 2 story front porch that wraps around the right side.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Maintain means up Egress</i>	INSPECTION: Use Group: R-2 Type: 5B <i>IBC-2007</i>	
		Signature: <i>Greg Cass</i>	Signature: <i>CU 7/7/08</i>	
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: 05/30/2008	<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 <input type="checkbox"/> <i>OK w/cond. has</i> Date: <i>6/10/08 ARU</i>	<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 Date: _____	<b>Historic Preservation</b> Yes <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>6/10/08 STR</i>
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**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

<b>Permit No:</b> 08-0594	<b>Date Applied For:</b> 05/30/2008	<b>CBL:</b> 036 D001001
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<b>Location of Construction:</b> 293 STATE ST	<b>Owner Name:</b> PARK ON STATE LLC	<b>Owner Address:</b> 291 STATE ST	<b>Phone:</b> 207-252-2103
<b>Business Name:</b>	<b>Contractor Name:</b> Patrick Landers	<b>Contractor Address:</b> 22 Madison Street, Apt #3 Portland	<b>Phone:</b> (207) 252-2103
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Three Unit Condo - Remove and Replace decking and railings (two story porch on front that wraps around right side).	<b>Proposed Project Description:</b> Remove and Replace decking and railings on two story front porch that wraps around the right side.
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 06/10/2008  
**Note:** **Ok to Issue:**

- 1) Approval subject to inspection upon completion.
- 2) Work is to replicate documented historic design using intact original first floor porch elements as reference.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/10/2008  
**Note:** **Ok to Issue:**

- 1) This permit is being issued with the condition that all the work is taking place within the existing footprint.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This property shall remain as three residential condominiums. 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:** Chris Hanson      **Approval Date:** 07/07/2008  
**Note:** **Ok to Issue:**

- 1) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required
- 2) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 3) ANY exterior work requires separate review and approval thru Historic Preservation
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 06/13/2008  
**Note:** **Ok to Issue:**

- 1) All means of egress to remain accessible at all times

**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 inspection required at completion of work.**

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



# 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>293 State Street</u>		
Total Square Footage of Proposed Structure/Area <u>350</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>036      D      001</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>Patrick Landers</u> Address <u>22 Madison St Apt 3</u> City, State & Zip <u>Portland Me 04101</u>	Telephone: <u>207-252-2103</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Chris Lavoie</u> Address <u>293 State Apt 2</u> City, State & Zip <u>Portland Me. 04101</u>	Cost Of Work: \$ <u>6,400</u> C of O Fee: \$ _____ Total Fee: \$ <u>90.00</u>
Current legal use (i.e. single family) <u><del>3 family</del> 3 Condo's</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>3 Condo's</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>w- please to restore All the handrails on the top deck to the original design. AS well as replace all of the Decking. 350 Sq Ft Deck</u>		
Contractor's name: <u>Patrick Landers</u>		
Address: <u>22 Madison St. Apt 3</u>		
City, State & Zip <u>Portland Me 04101</u>		Telephone: <u>252-2103</u>
Who should we contact when the permit is ready: <u>contractor</u>		Telephone: <u>252-2103</u>
Mailing address: _____		

**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.

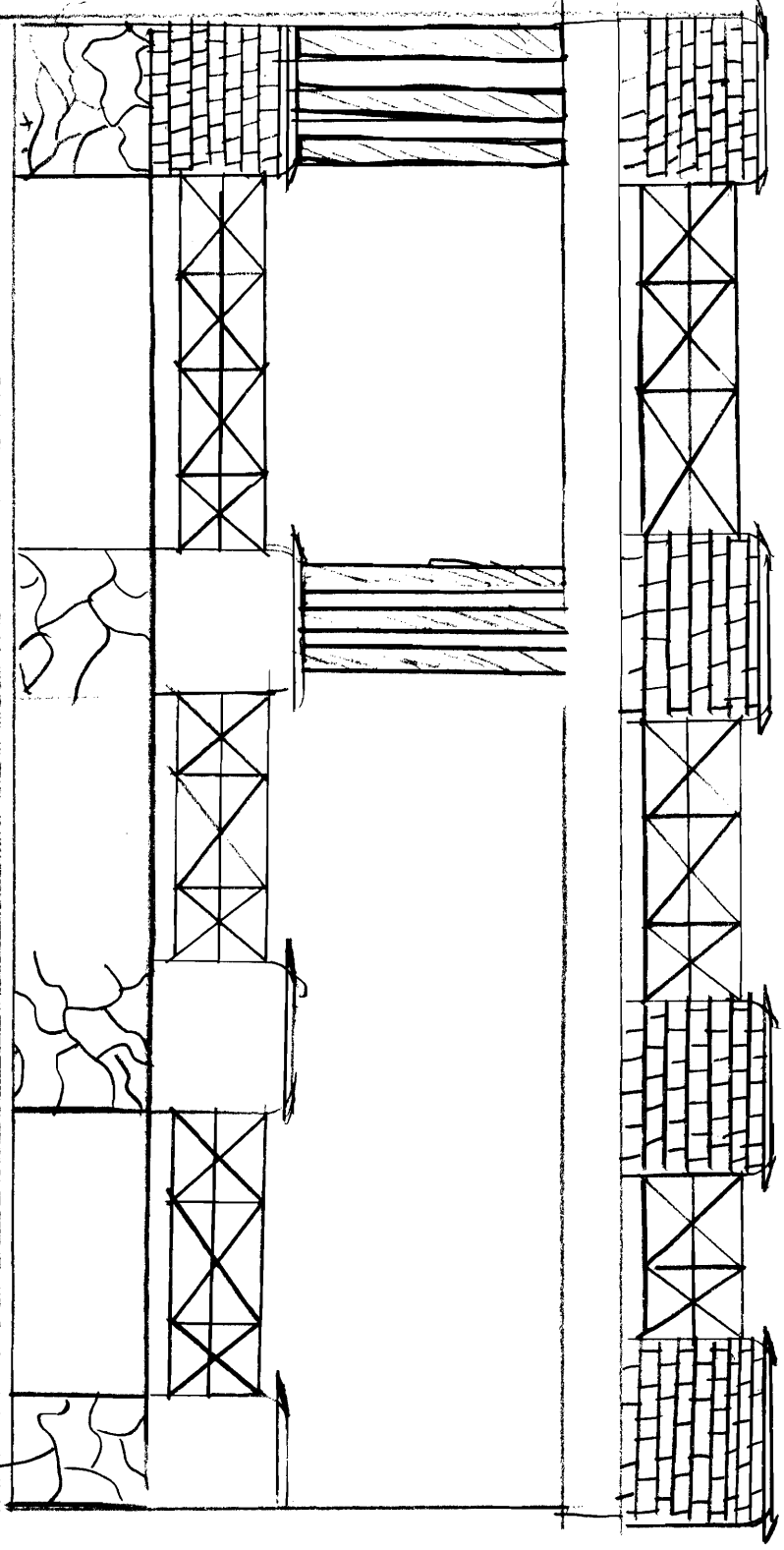
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>[Signature]</u>	Date: <u>8-28-08</u>	MAY 30 2008
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**This is not a permit; you may not commence ANY work until the permit is issue**

We propose the upper half of this sketch

Side walk on Fall Street  
no set backs



Side walk on State Street  
No set back

293 State Street

### Type of foundation system

All structures are sound we are Building a Deck on top of an existing roof. There was a structure there before that was removed for roof work.

### Framing Members

columns: Existing

Ledges: 2x8 Pt.

Fastener size:  $3/8$ " x  $6$ " Lags every  $16$ ". Plus  $3/2$ " galvanized Framing nails.

Girder size: Existing

Joist size and span and spacing: 2x6, 7', 16" on center.

Joist hangers: 2x6 galvanized.

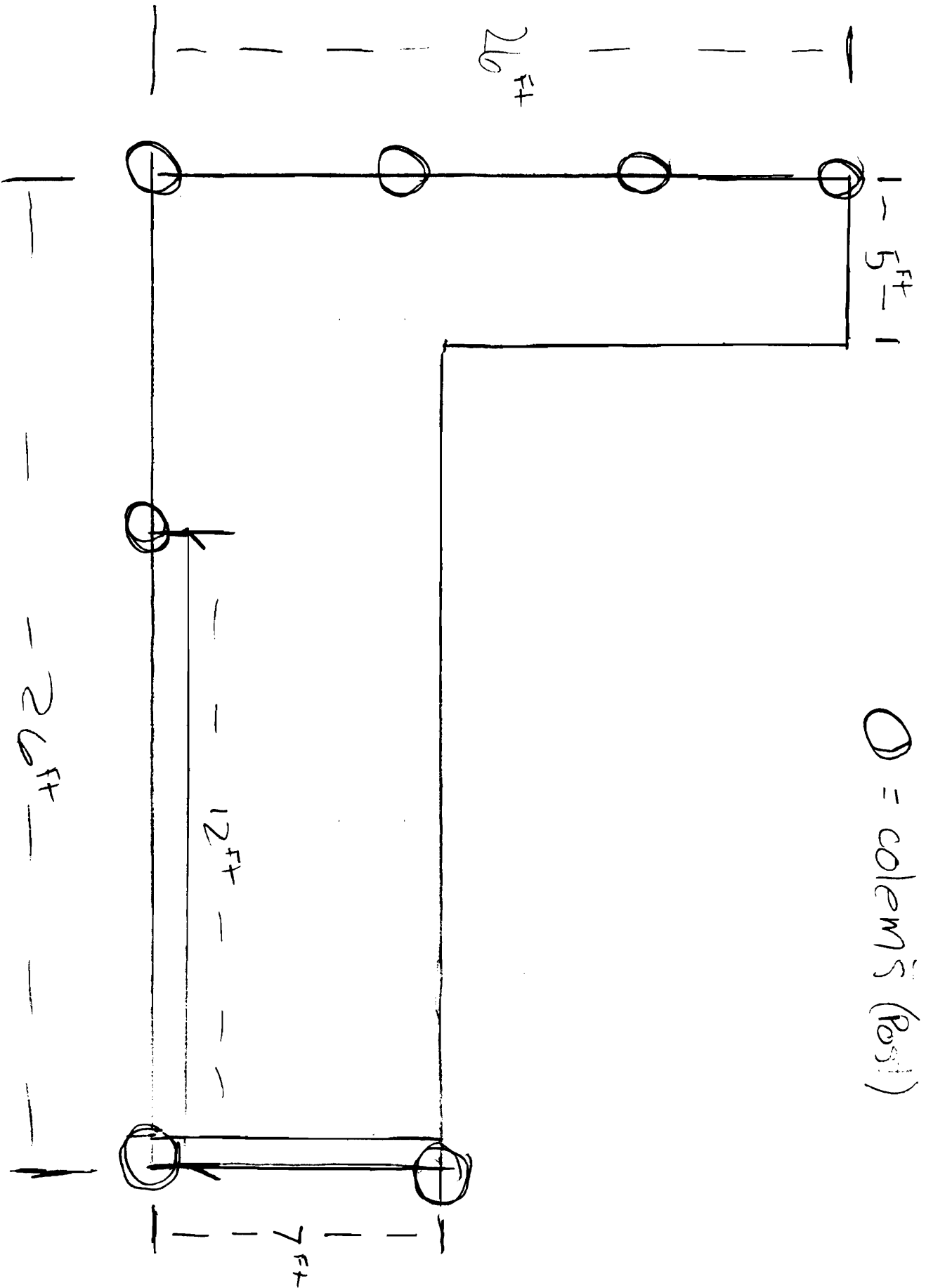
Handrail Details: Height 36" unless told otherwise

Baluster pattern is cross.

Stairs: none.

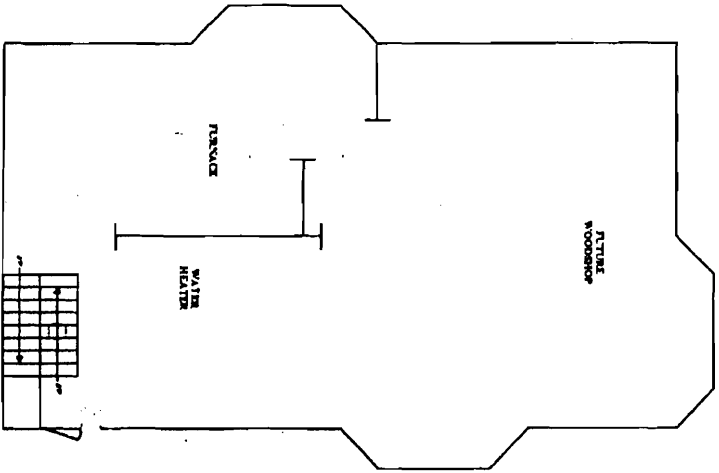
ALSO: There is one carrying Beam that is rotted it is 12' long by 2x10" it is part of the original structure, as shown in Drawing

$\bigcirc$  = column (Post)

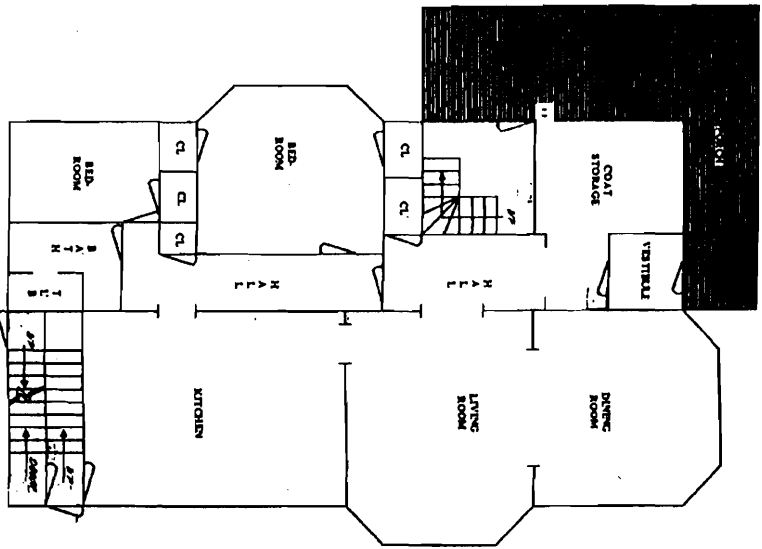




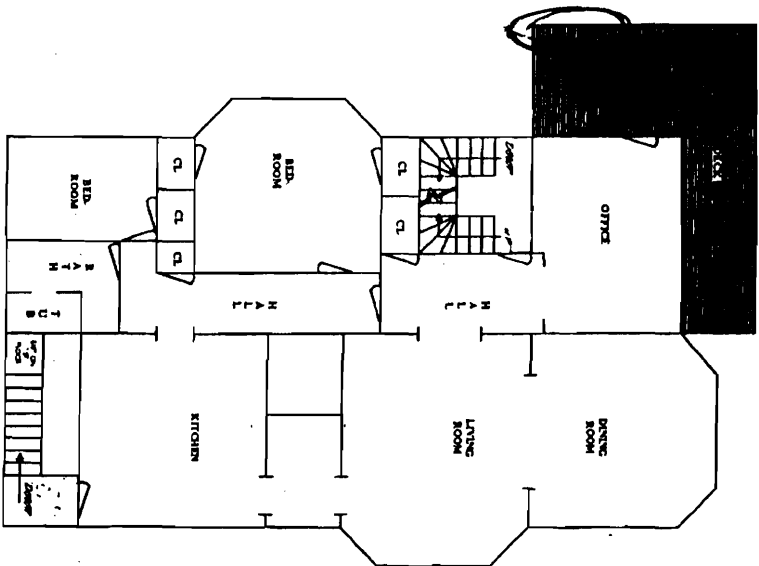
**291-293 STARR  
ST.**



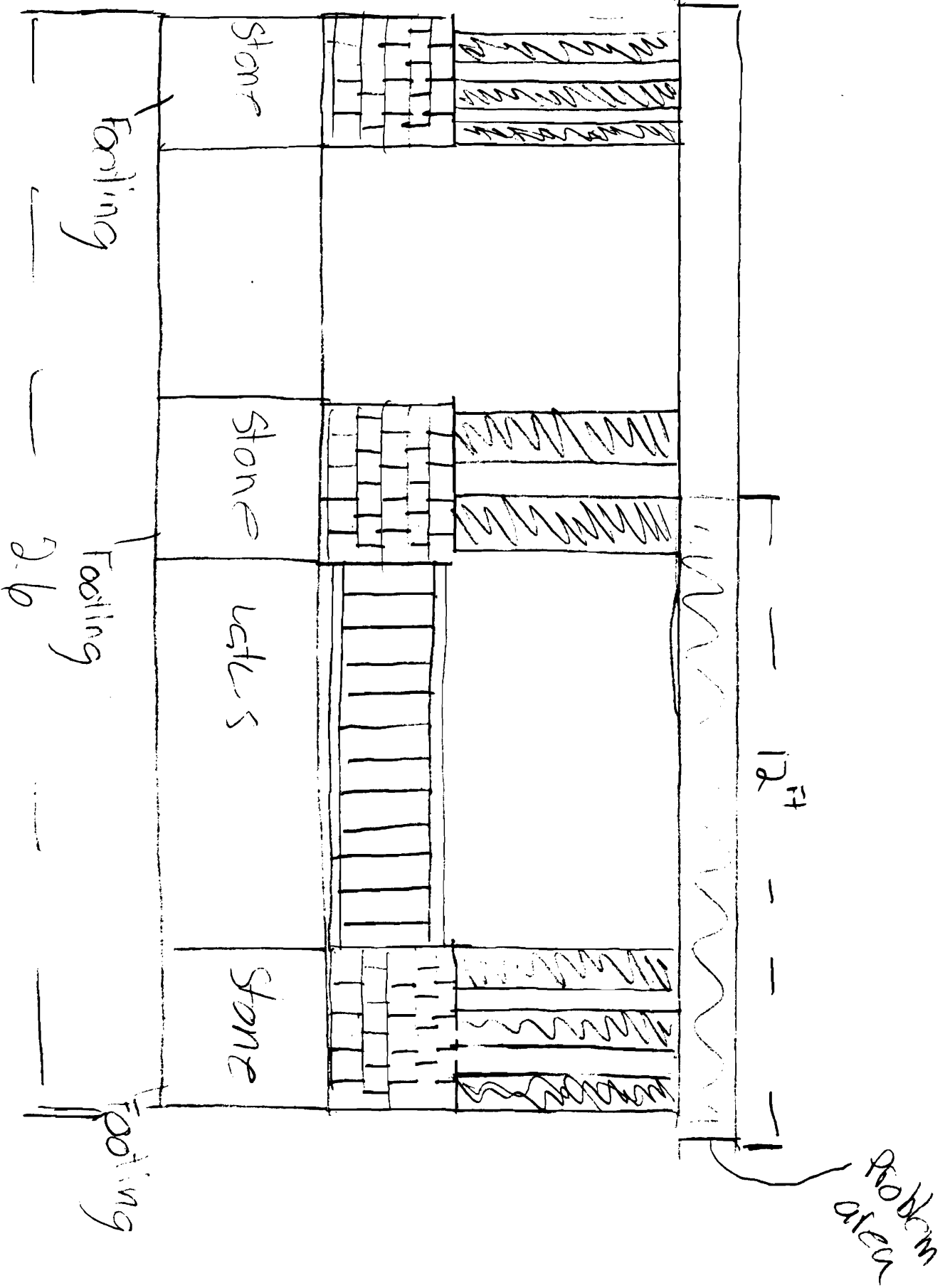
**BASMENT**

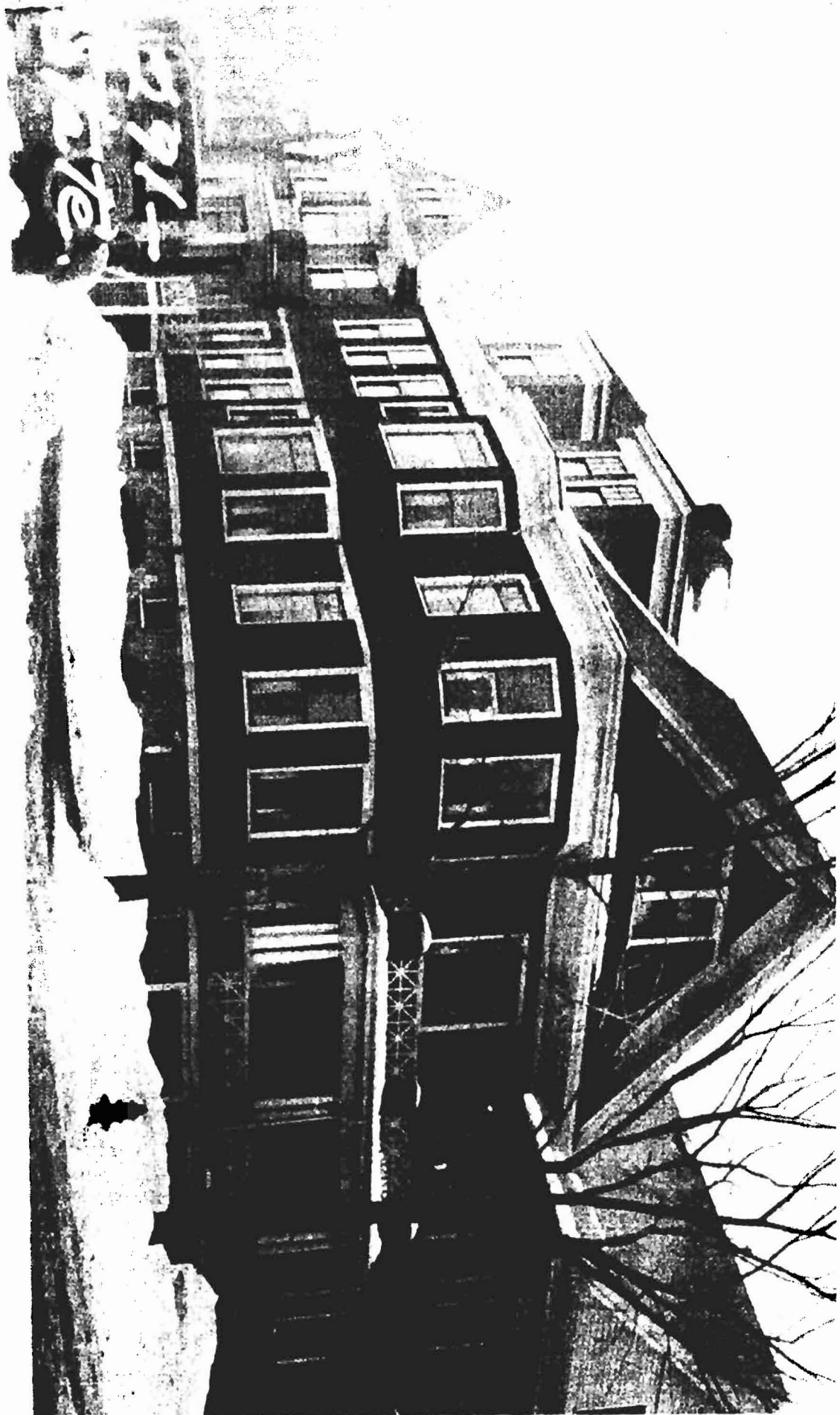


**1ST FLOOR**



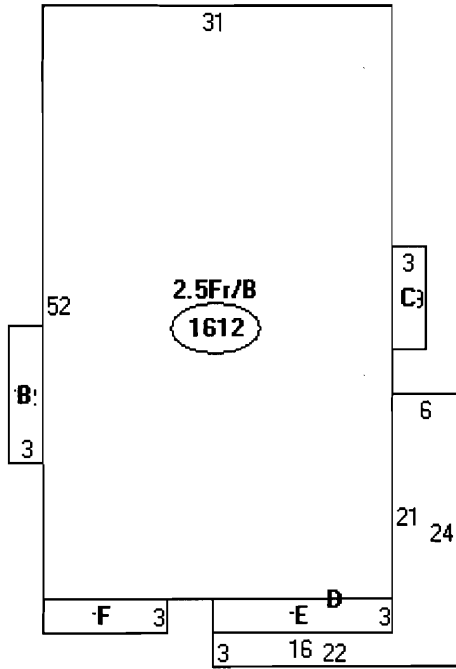
**2ND FLOOR**





Surveyed by

(Remarks on other Side)



- Descr
- A: 2.5Fr,  
1612
  - B: 2FBA'  
36 sq
  - C: 2FBA'  
27 sq
  - D: WD/(  
192 s
  - E: .5FR/  
48 sq
  - F: 2FBA'  
33 sq

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\_\_\_\_\_  
Signature of Applicant/Designee

  8-26-08    
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date