

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

Location of Construction:		Owner: 874-1207	Phone: 828-0549	Permit No: 980708
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL - 2 1998 CITY OF PORTLAND </div>
Contractor Name:	Address:	Phone:		
Past Use:	Proposed Use:	COST OF WORK: \$	PERMIT FEE: \$	
Proposed Project Description:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Zone: CBL:
		Signature:	Signature:	Zoning Approval:
Permit Taken By:		Date Applied For:		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"/>

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.

PERMIT ISSUED WITH REQUIREMENTS

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- 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: _____

CEO DISTRICT 5

COMMENTS

7-20-98 Talk to Ted on Site wants to install 2"x4" 12" on 12' span conventional Roof, changing location of the Entry door
7-21-99 Called Malarkin about working hrs. Left message will stop by today 7-22-99. B

10/26/99 Stop order issued @
Permit Canceled - Owner to apply for new permit

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 Pre-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 (include Portion of Building): <i>92 Portland St</i>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number Chart# <i>036</i> Block# <i>I</i> Lot# <i>001</i>	Owner: <i>Larkin, Robert</i>	Telephone#:
Owner's Address: <i>91 Deertfield Rd 04101</i>	Lessee/Buyer's Name (If Applicable) <i>Bubba's</i>	Cost Of Work: <i>\$4,000</i> Fee <i>\$40</i>
Proposed Project Description: (Please be as specific as possible) <i>BAR const new entry overhang</i>		
Contractor's Name, Address & Telephone <i>SAA</i>		Rec'd By <i>M.A.</i>
Current Use: <i>BAR</i>	Proposed Use: <i>same</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, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your 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.

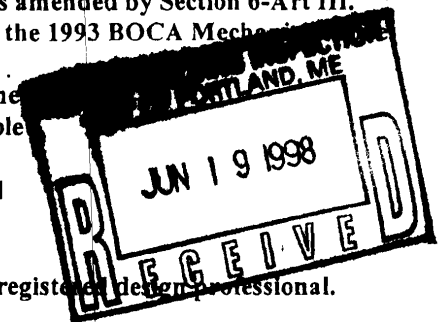
Certification

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/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>Robert Larkin</i>	Date: <i>6-19-98</i>
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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



Written Statement

Robert Larkin
91 Deerfield Rd
Portland, ME. 04101

MAY 29, 1998

- (6) The New Work is located atop the existing driveway AND parking area. DRAINAGE AND existing grade pitch ARE MORE THAN sufficient for this project.
- (7) The work does not include any of the uses outlined in this question. When permit is issued, the project will take (14) Fourteen working Days.
- (8) Not Applicable
- (9) I HAVE BEEN A business owner on this property for 39 YEARS I will be financing myself.
- (10.) I AM listed AS AN extensive property OWNER on the City of Portland Property TAX Division.
10. Not Applicable

BUILDING PERMIT REPORT

DATE: 6/29/98 ADDRESS: 92 Portland St (036-I-001)
 REASON FOR PERMIT: new entry
 BUILDING OWNER: Robert Larkin
 CONTRACTOR: —
 PERMIT APPLICANT: _____
 USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *9, *17, *20, *24, *26, (429)

- ~~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

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

Applicant <u>Robert Larkin</u>	Application Date <u>5/29/98</u>
Applicant's Mailing Address <u>91 Deersfield Rd. 04101</u>	Project Name/Description <u>New Entry</u>
Consultant/Agent <u>W.A. Maxfield Co.</u>	Address Of Proposed Site <u>92 Portland St.</u>
Applicant/Agent Daytime telephone and FAX <u>18 Hill St. Port. 773-7914 04102</u>	Assessor's Reference, Chart#, Block, Lot# <u>036 I 001</u>
Proposed Development (Check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail	
<input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Other (Specify) <u>New Entry Overhang System</u>	
<u>800 sq. ft.</u>	<u>1 +/-</u>
Proposed Building Square Footage and /or # of Units	Acreage of Site
	<u>B-2</u>
	Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

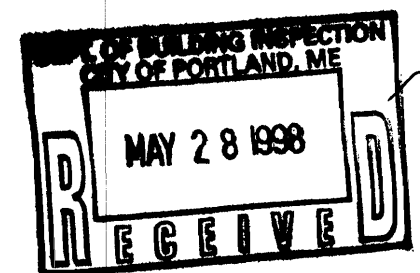
(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Robert Larkin</u>	Date: <u>5/29/98</u>
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Site Review Fee: \$300.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980053
I. D. Number

Larkin, Robert
Applicant
91 Deerfield Rd, Portland, ME
Applicant's Mailing Address
Maxfield, W.A.
Consultant/Agent
773-7914
Applicant or Agent Daytime Telephone, Fax

5/28/98
Application Date
Portland St 92
Project Name/Description

92 Portland St
Address of Proposed Site
036-I-001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot New Building Building Addition Change Of Use Residential Other (specify) **New Entry Overhang**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **5/28/98**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** 

Approved Approved w/Conditions see attached Denied

Approval Date **6/2/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980053

I. D. Number

Larkin, Robert

Applicant

91 Deerfield Rd, Portland, ME

Applicant's Mailing Address

Maxfield, W.A.

Consultant/Agent

773-7914

Applicant or Agent Daytime Telephone, Fax

5/28/98

Application Date

Portland St 92

Project Name/Description

92 Portland St

Address of Proposed Site

036-I-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **New Entry Overhang**

Proposed Building square Feet or # of Units

Acreage of Site

B-2

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **5/28/98**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

Approved Approved w/Conditions see attached Denied
 Approval Date **6/25/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980053
I. D. Number

Larkin, Robert
Applicant
91 Deerfield Rd, Portland, ME
Applicant's Mailing Address
Maxfield, W.A.
Consultant/Agent
773-7914
Applicant or Agent Daytime Telephone, Fax

5/28/98
Application Date
Portland St 92
Project Name/Description

92 Portland St
Address of Proposed Site
036-I-001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **New Entry Overhang**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivisio _____ Engineer Review _____ Date **5/28/98**

Planning Approval Status:

Reviewer **Kandi Talbot**

Approved **Approved w/Conditions** See Attached **Denied**

Approval Date **6/11/98** Approval Expiration **6/11/99** Extension to _____ Additional Sheets Attached

OK to Issue Building Permi **Kandi Talbot** **6/11/98**
signature date

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980053

I. D. Number

Larkin, Robert

5/28/98

Applicant

Application Date

91 Deerfield Rd, Portland, ME

Portland St 92

Applicant's Mailing Address

Project Name/Description

Maxfield, W.A.

92 Portland St

Consultant/Agent

Address of Proposed Site

773-7914

036-I-001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **New Entry Overhang**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 5/28/98

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attache Denied

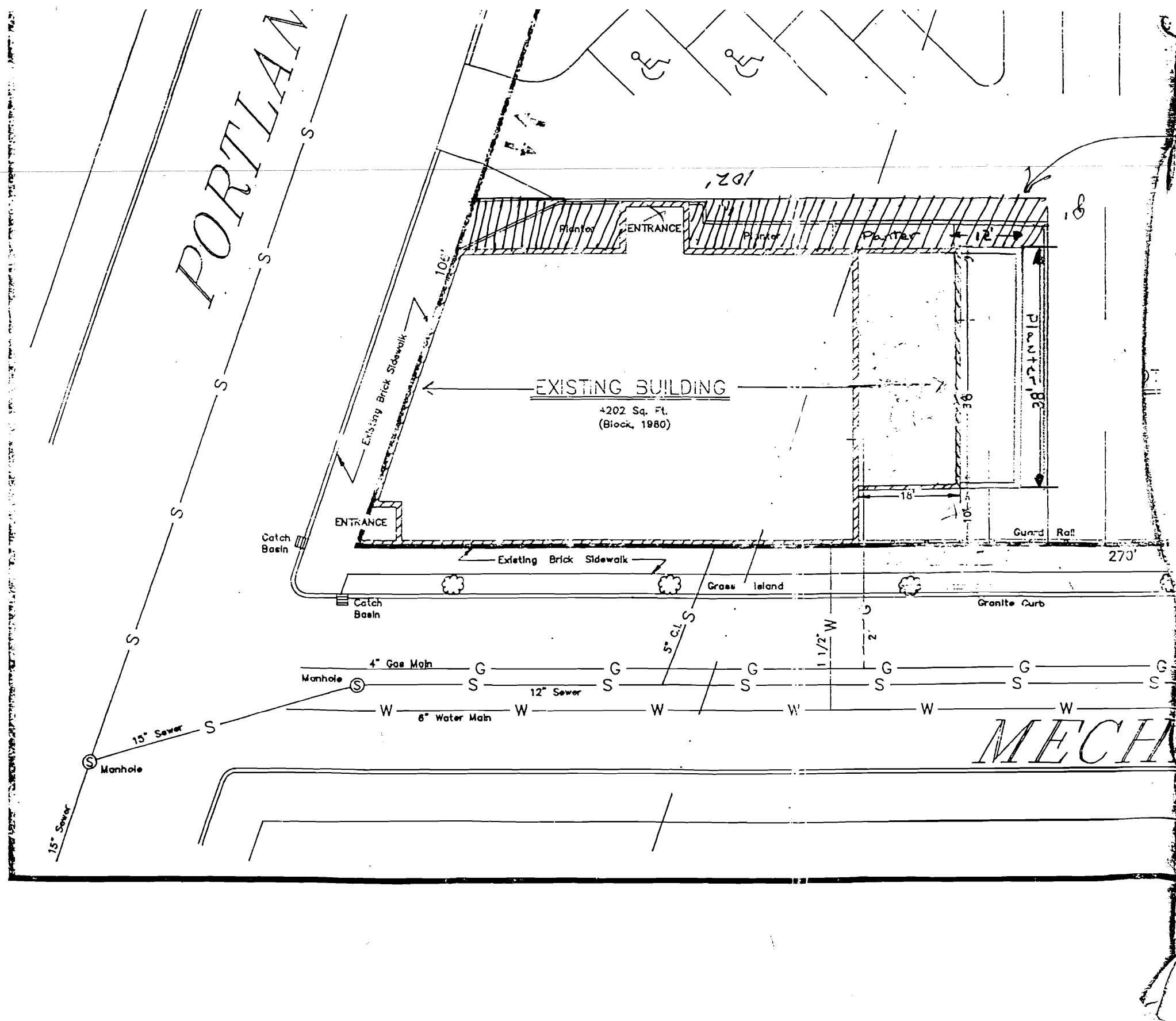
Approval Date 6/11/98 Approval Expiration 6/11/99 Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** 6/11/98
signature date

Performance Guarantee Required* Not Required

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	date		
<input type="checkbox"/> Final Inspection	_____		
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	date	signature	

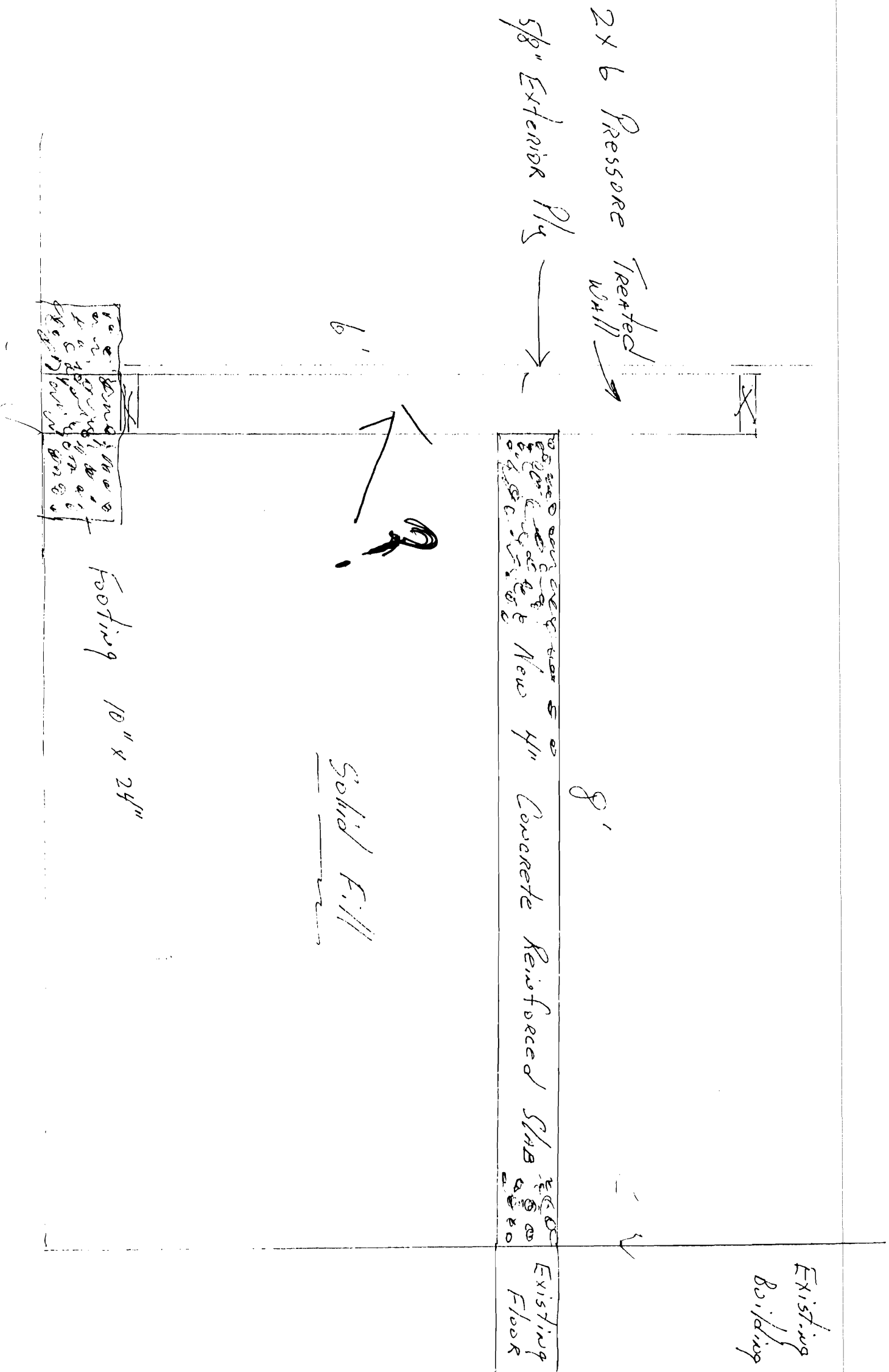


*Proposed New Entries
See Plan*

CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 6/11/98

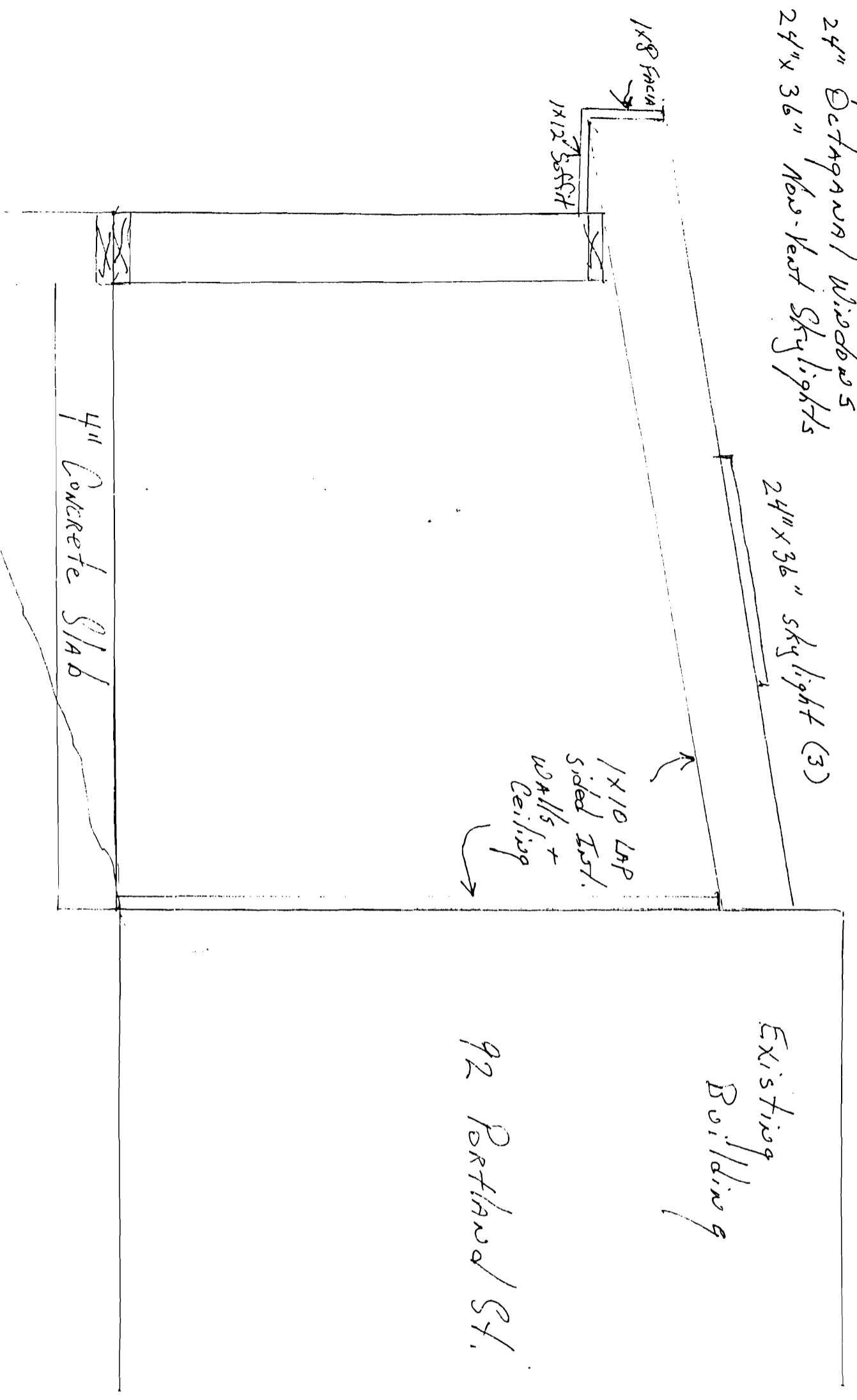
92 Portland St

92 Portland St.
Foundation Plan



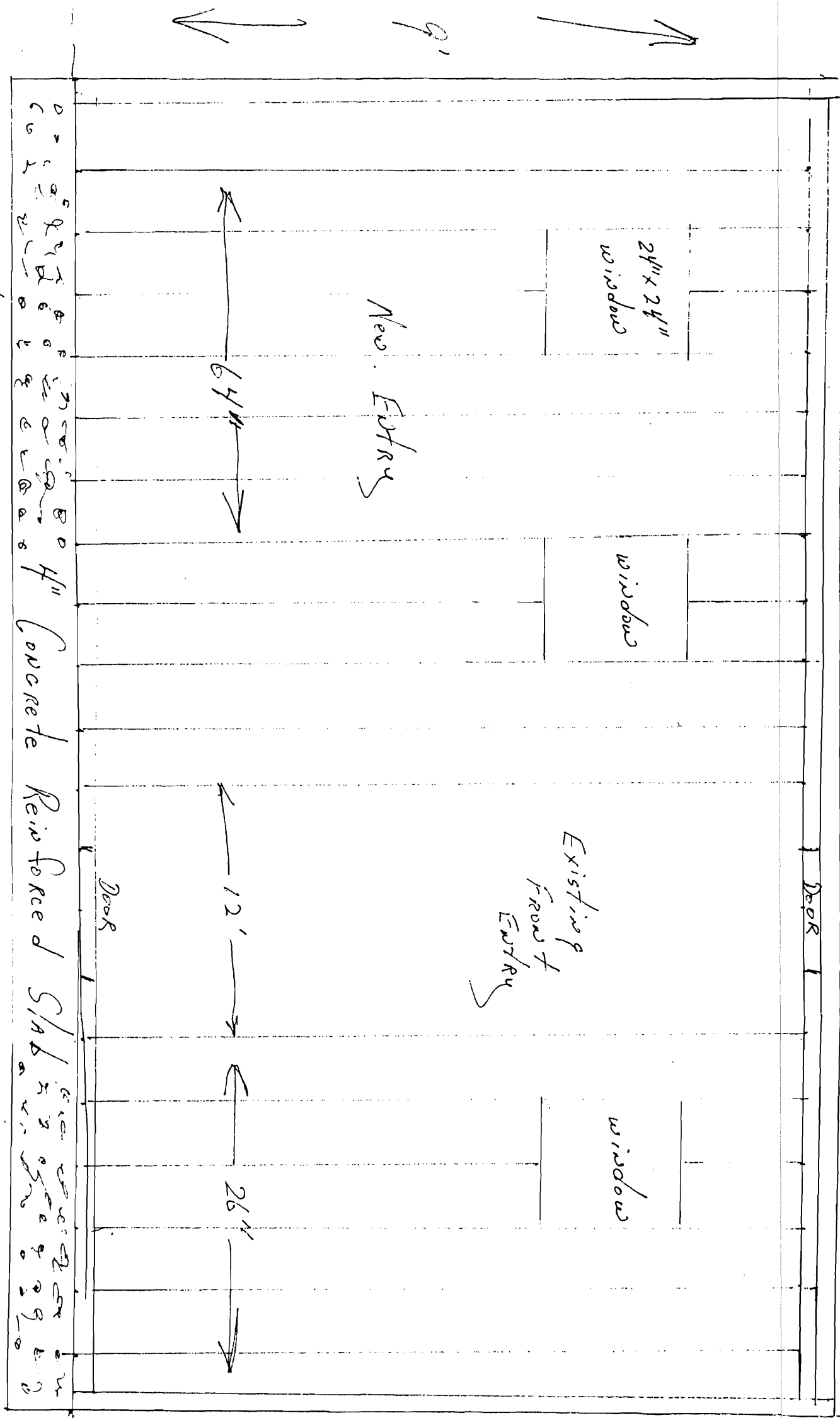
Entry Addition - Bobba's Lounge 92 Portland St.

- 2x6 Pressure Treated. Exterior Wall on Footing
- 5/8" Plywood Sheathing
- 1x10 Rough Pine Lap Siding
- 3 - 24" Octagonal Windows
- 3 - 24" x 36" New-Vest Skylights



92 Portland St.

Existing Building



2x6 Wall Construction 16" o.c.
5/8" Ext. Plywood sheathing
1x10 Lap-Siding
1/2" Trim - Fascia - Soffit

← 102' →

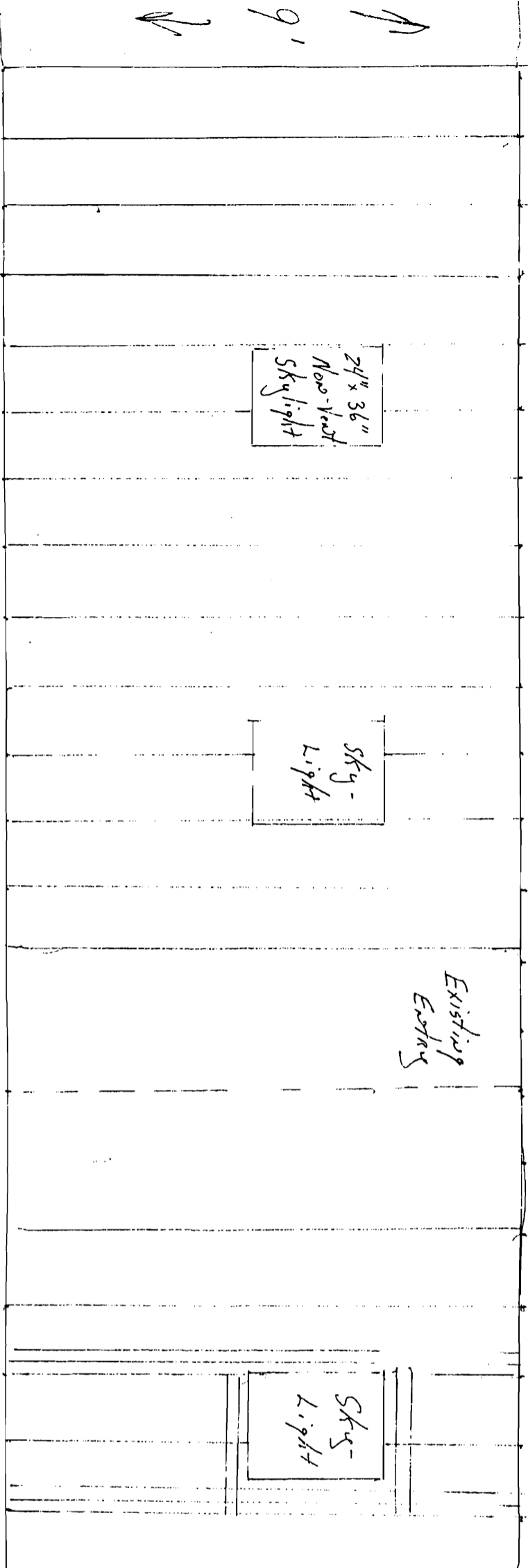
Concrete Reinforced Slab

92 Portland St.

2x8 Roof Rafter 16' o.c.
5/8" Exterior Plywood
1/4" Paper 15# Felt
Asphalt Roof Shingles
4/12 Pitch

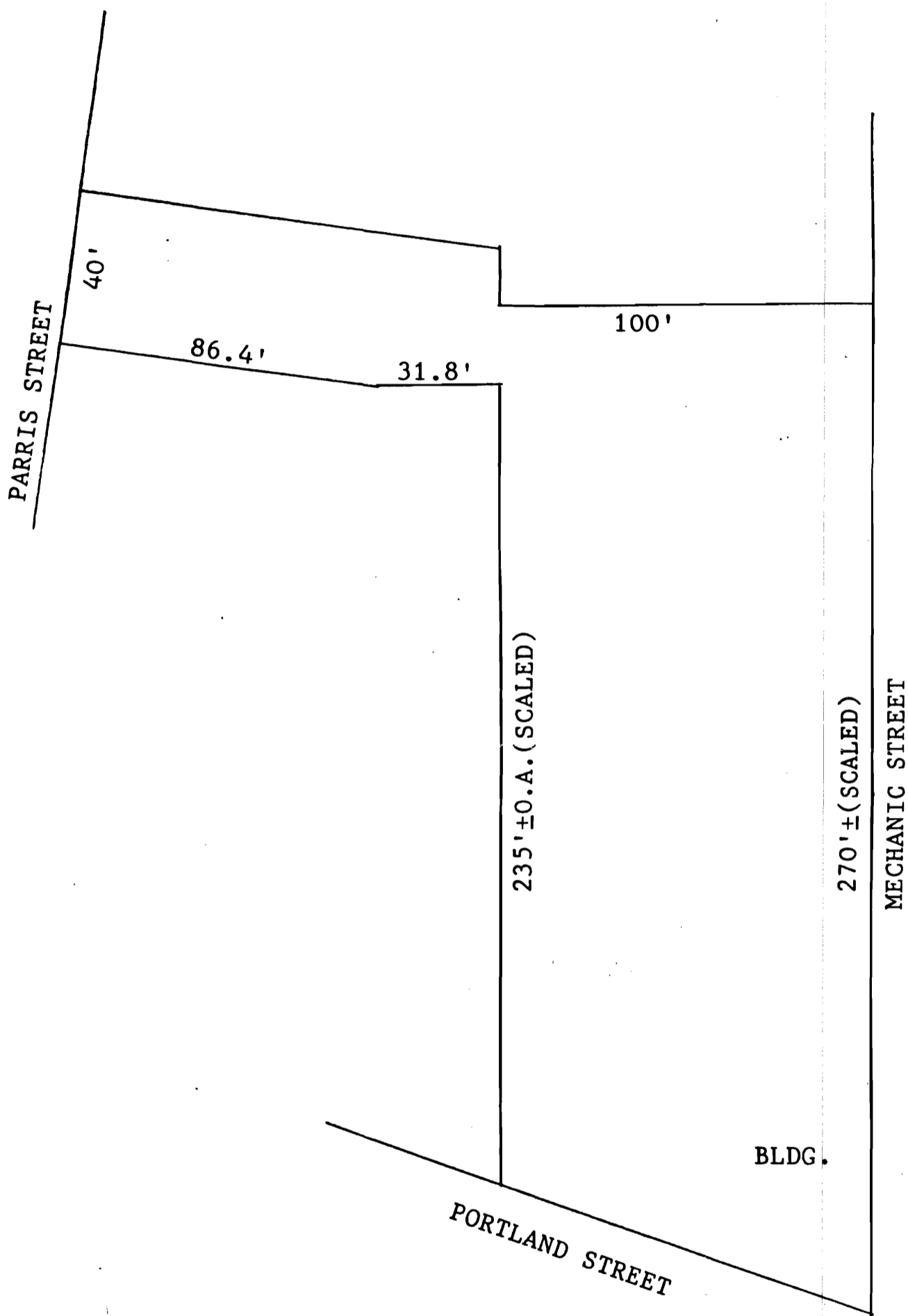
Existing Building

← 102' →



New Entire Roof Framing Plan

PLOT PLAN



FROM ASSESSOR'S CHART
SCALE: 1"=50'±