

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

Location of Construction: 137 Park St (Unit #2)		Owner: Widdows, John & Cynthia		Phone:		Permit No: 980091	
Owner Address:		Lessee/Buyer's Name:		BusinessName:			
Contractor Name: John T. Olson		Address: 271 Ray St Portland, ME 04103		Phone: 797-9424		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED FEB 11 1998 CITY OF PORTLAND Zone: CBL 039-A-014 </div>	
Past Use: 1-1/2m (Townhouse)		Proposed Use: Same		COST OF WORK: \$ 2,500.00			PERMIT FEE: \$ 35.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied			INSPECTION: Use Group: Type:
Proposed Project Description: Make Interior Renovations as per plans				Signature: _____		Signature: _____	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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"/>	
Permit Taken By: Mary Grosik		Date Applied For: 03 February 1998				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	

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..

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 *John T. Olson* ADDRESS: _____ DATE: **03 February 1998** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT

2

COMMENTS

3/20/98 Pb OK. Work all OK except for question on
pwr vent in wall. Can't be done. All

3/27/98 Mr. Colson told of need to change plumbing vent. All

6/24/98 OK completed. No c/o needed. All

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

BUILDING PERMIT REPORT

DATE: 9 Feb. 98 ADDRESS: 137 Park St (Unit #2)
REASON FOR PERMIT: To Make Interior renovation (only)
BUILDING OWNER: John & Cynthia Widdows
CONTRACTOR: John T. OLSEN
PERMIT APPLICANT: _____
USE GROUP R-3 (Townhouse) 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, *8, *9, *12, *16


- *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

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year"
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- X 28. Please read and implement the attached Land Use-Zoning report requirements.
- X 29. This permit is for INTERNAL work only - Any exterior work will be subject to Historic Preservation review.
30. _____
31. _____
32. _____


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 137 Park St - unit #2 DATE: 2/5/98

REASON FOR PERMIT: interior renovations

BUILDING OWNER: John & Cynthia A Widdow C-B-L: 39-A-14

PERMIT APPLICANT: John Olsen

APPROVED: with conditions DENIED: _____

#5, #9

CONDITION(S) OF APPROVAL

- 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
- 5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
- 7. Separate permits shall be required for any signage.
- 8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition This is not an approval for a 2nd dwelling unit. This is for an expanded kitchen, not 2 separate kitchens.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

L & L STRUCTURAL
ENGINEERING SERVICES, INC.

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

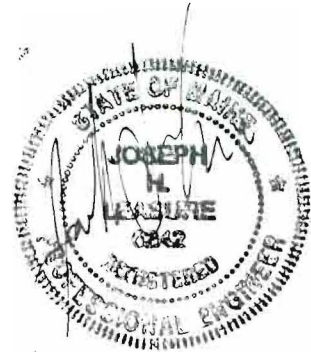
**RENOVATION OF
RESIDENCE LOCATED AT
137 PARK STREET**

PORTLAND, MAINE

**STRUCTURAL FRAMING DRAWINGS
&
GENERAL NOTES**

Prepared for: **John T. Olsen**
271 Ray Street
Portland, Maine 04103

Submission Date: February 3, 1998



GENERAL NOTES:

1. The notes on the drawings are not intended to replace specifications. See specifications for requirements in addition to general notes.
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, neglets, sleeves, depressions, and other details not shown on structural drawings.
3. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work. Do not scale plans.
4. The structure is designed to be self supporting and stable after the Building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tiedowns. Such material shall remain the property of the contractor after completion of the project.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: BOCA Basic Building Code (1996)
2. Design Live Loads:
Roof 40 PSF + DRIFT
Floor 40 PSF

designed by: JHL	RESIDENCE AT 137 PARK STREET PORTLAND, MAINE	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX O STREET SOUTH PORTLAND, MAINE 04106 PHONE: (207) 767-4810 FAX: (207) 799-5437
drawn by: BCB		
checked by: JHL		
scale: NOTED		
date: 2/2/98		
GENERAL NOTES		SKS-1

FOUNDATION NOTES:

1. Foundations have been designed with a presumptive soil bearing capacity of 2000 PSF to be verified in the field.
2. Interior spread footings and exterior strip footings shall be founded on undisturbed soil or compacted structural fill.
3. Exterior strip and spread footings shall be founded a minimum of 4'-6" below finished grade.
4. Slabs on grade shall bear on a minimum of 12" of compacted structural fill. If loose or undesirable fills are encountered at the slab subgrade level, they shall be over excavated to the surface of the natural soil and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements.
5. Structural fill shall be used at all locations below footings and slabs and adjacent to the foundation walls. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following limits:

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
4 INCH	100
3 INCH	90-100
NO. 4	35-70
40	5-35
200	0-5

6. Structural fill beneath slabs shall be placed in layers not exceeding 6 inches in loose measure and compacted by self-propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ASTM D-1557).

designed by:	JHL	RESIDENCE AT	
drawn by:	BCB	137 PARK STREET	
checked by:	JHL	PORTLAND, MAINE	
scale:	NOTED		
date:	3-198	GENERAL NOTES	

**L & L STRUCTURAL
ENGINEERING SERVICES, INC.**
SIX O STREET
SOUTH PORTLAND, MAINE 04106

PHONE: (207) 767-4510
FAX: (207) 799-5432

SKS-2

CONCRETE NOTES:

1. All concrete work shall conform to ACI 318-89.
2. Concrete strength at 28 days shall be:
 - a) 3000 Psi for footings and walls.
 - b) 4000 Psi for all slabs on grade.
3. All concrete shall be air entrained 4% to 6%.
4. Concrete shall not be placed in water or on frozen ground.
5. Provide PVC sleeves where pipes pass through concrete walls or slabs.
6. Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
7. Welded wire fabric shall be provided in flat sheets.
8. Fiber reinforced concrete shall conform to ASTM C-1116.
9. Splices of reinforcing bars shall be in accordance with ACI 318-89. Splices of WWF shall be 6' minimum.
10. Concrete finishes: See specifications and Architectural drawings for additional information.
11. Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
12. The general contractor shall be responsible for coordination of:
 - a. Door bondout locations and slab depression & bondout locations with Architectural, Mechanical & Plumbing drawings, and kitchen equipment vendors as necessary to properly install each specific item.
 - b. The plan location of masonry shelves shown on plan are approximate. These locations shall be coordinated with both Architectural and site grading plans prior to placement of concrete.

STRUCTURAL STEEL NOTES:

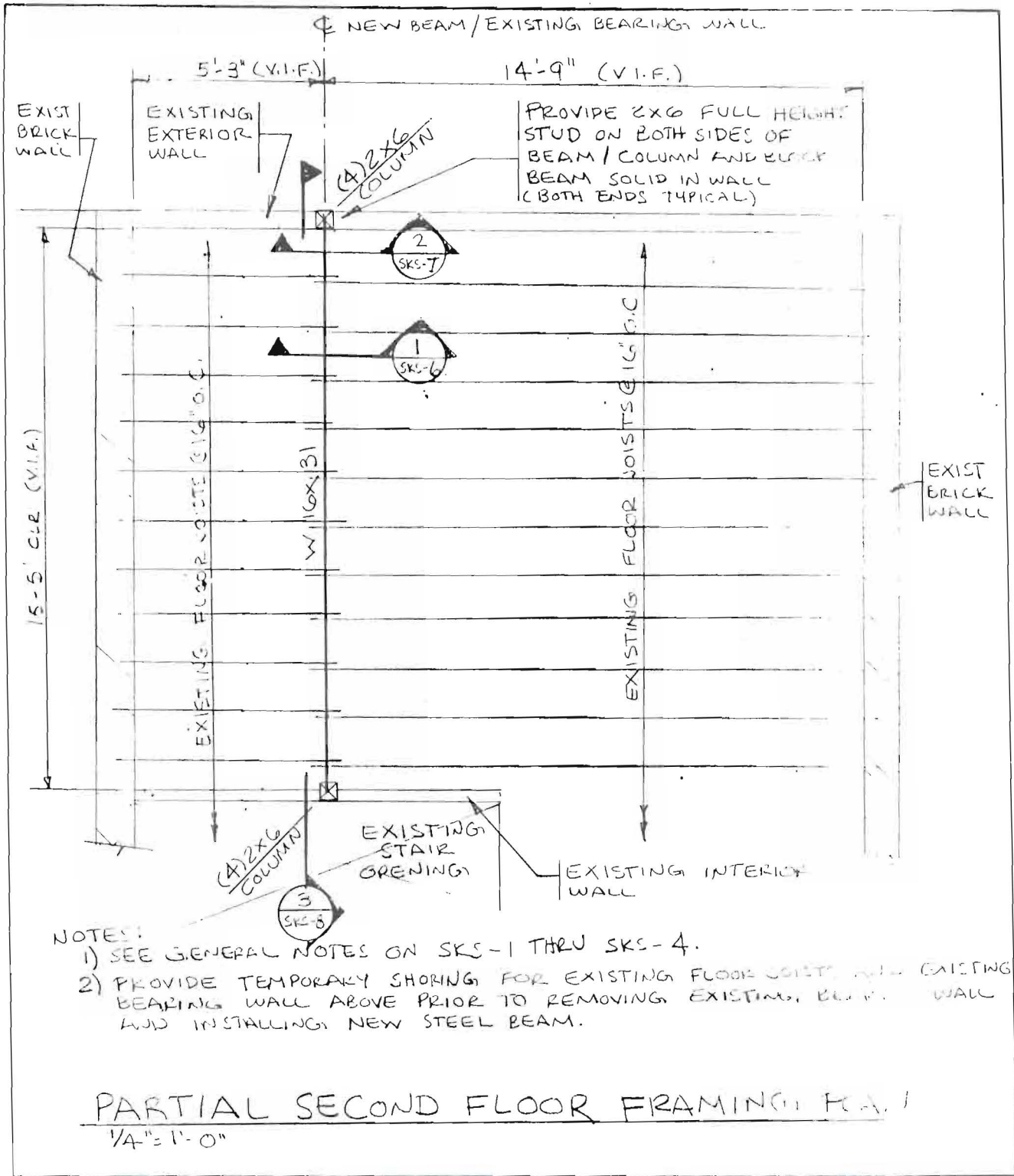
1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Ninth edition.
2. Structural steel:
 - A. Structural steel shall conform to ASTM A-36.
 - B. Structural tubing shall conform to ASTM A-500 GR.B.
 - C. Structural pipe shall conform to ASTM A-53, TYPE E OR S,GR
3. All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.

designed by:	JHL	RESIDENCE AT 137 PARK STREET PORTLAND, MAINE	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX Q STREET SOUTH PORTLAND, MAINE 04106 PHONE: (207) 767-4830 FAX: (207) 799-5432
drawn by:	BCB		
checked by:	JHL		
scale:	NOTED		
date:	2/1/95		
GENERAL NOTES			SKS-3

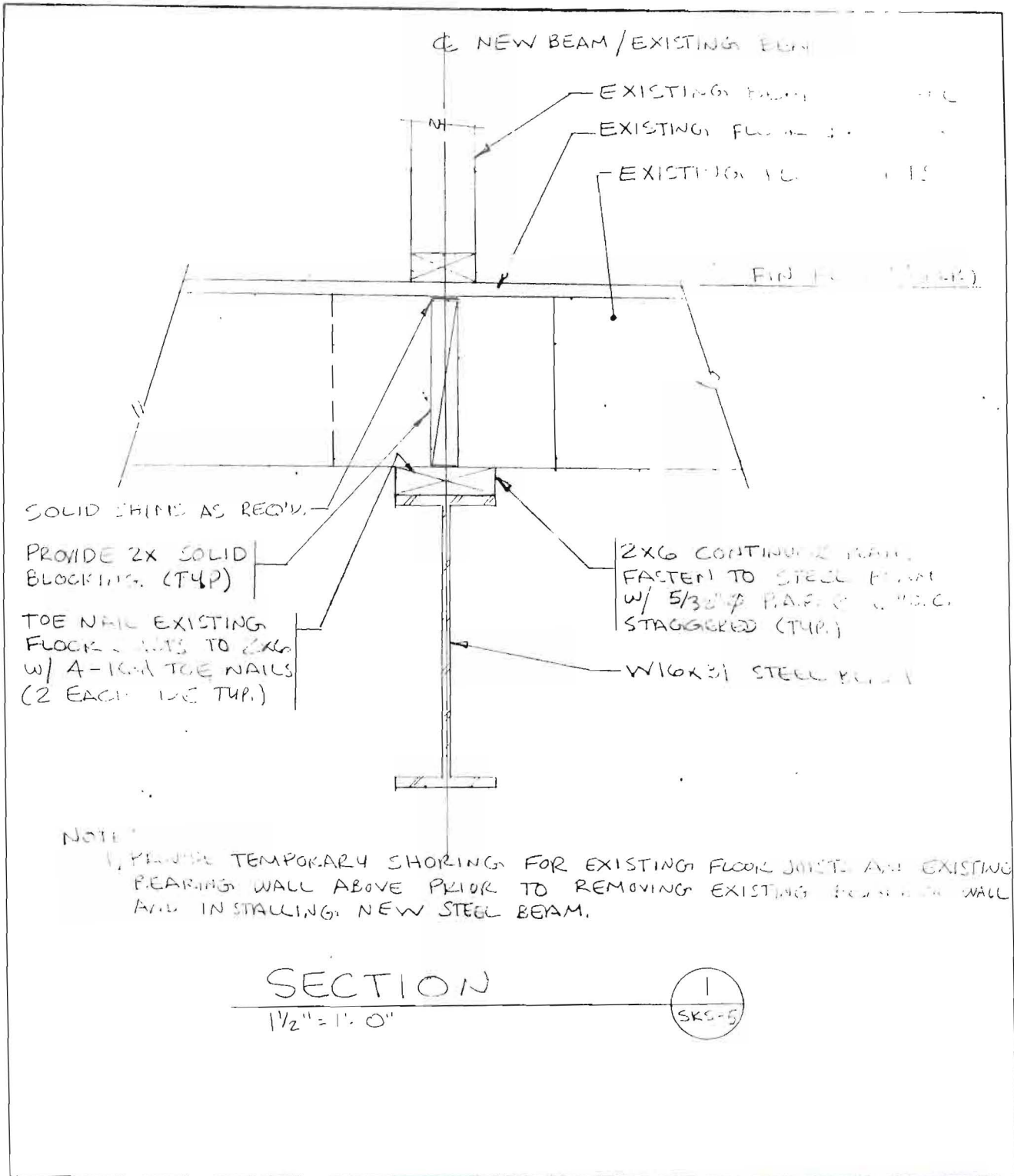
TIMBER FRAMING:

1. All timber framing shall be in accordance with the AITC Timber Construction Manual or the National Design Specification (NDS) - latest editions.
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried 19% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground or concrete. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C-18.
4. Provide 1X3 lumber bridging, double nailed at each end, at 8 feet maximum spacing for all dimensional lumber floor framing.
5. Standard metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
6. Provide Simpson HI Hurricane anchors at each end of timber trusses and rafters.
7. Nailing not specified shall conform with BOCA appendix C.
8. Provide 19/32" thick APA rated plywood on roof framing.
9. Provide 15/32" thick APA rated plywood on exterior wall framing.

designed by:	JHL	RESIDENCE AT 137 PARK STREET PORTLAND, MAINE	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX Q STREET SOUTH PORTLAND, MAINE 04106 PHONE: (207) 767-4830 FAX: (207) 799-5432
drawn by:	BCB		
checked by:	JHL		
scale:	NOTED		
date:	2/2/90		
GENERAL NOTES			SKS-4



designed by: JHL	RESIDENCE AT 137 PARK STREET PORTLAND, MAINE	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX O STREET SOUTH PORTLAND, MAINE 04106
drawn by: JHL		
checked by: MFL	PARTIAL 2 nd FLR FRMG PLAN	PHONE: (207) 767-4830
scale: AS SHOWN		FAX: (207) 769-5437
date: 2/2/98		SKS-5



designed by: JHL
 drawn by: JHL
 checked by: MFL
 scale: AS SHOWN
 date: 2/2/98

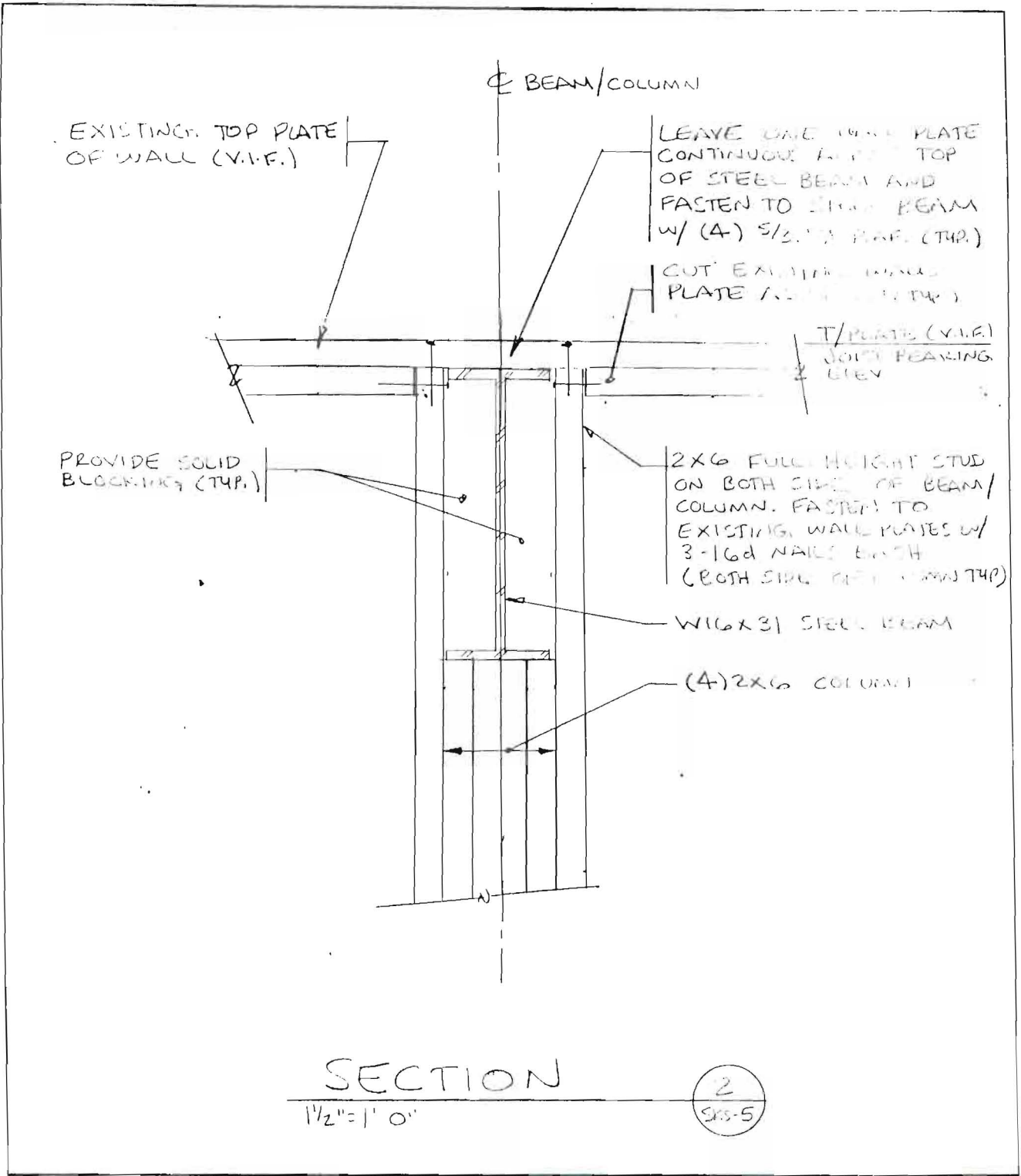
RESIDENCE AT
 137 PARK STREET
 PORTLAND, MAINE

SECTION

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SKS-6



designed by: JHL
 drawn by: JHL
 checked by: MFL
 scale: AS SHOWN
 date: 2/2/98

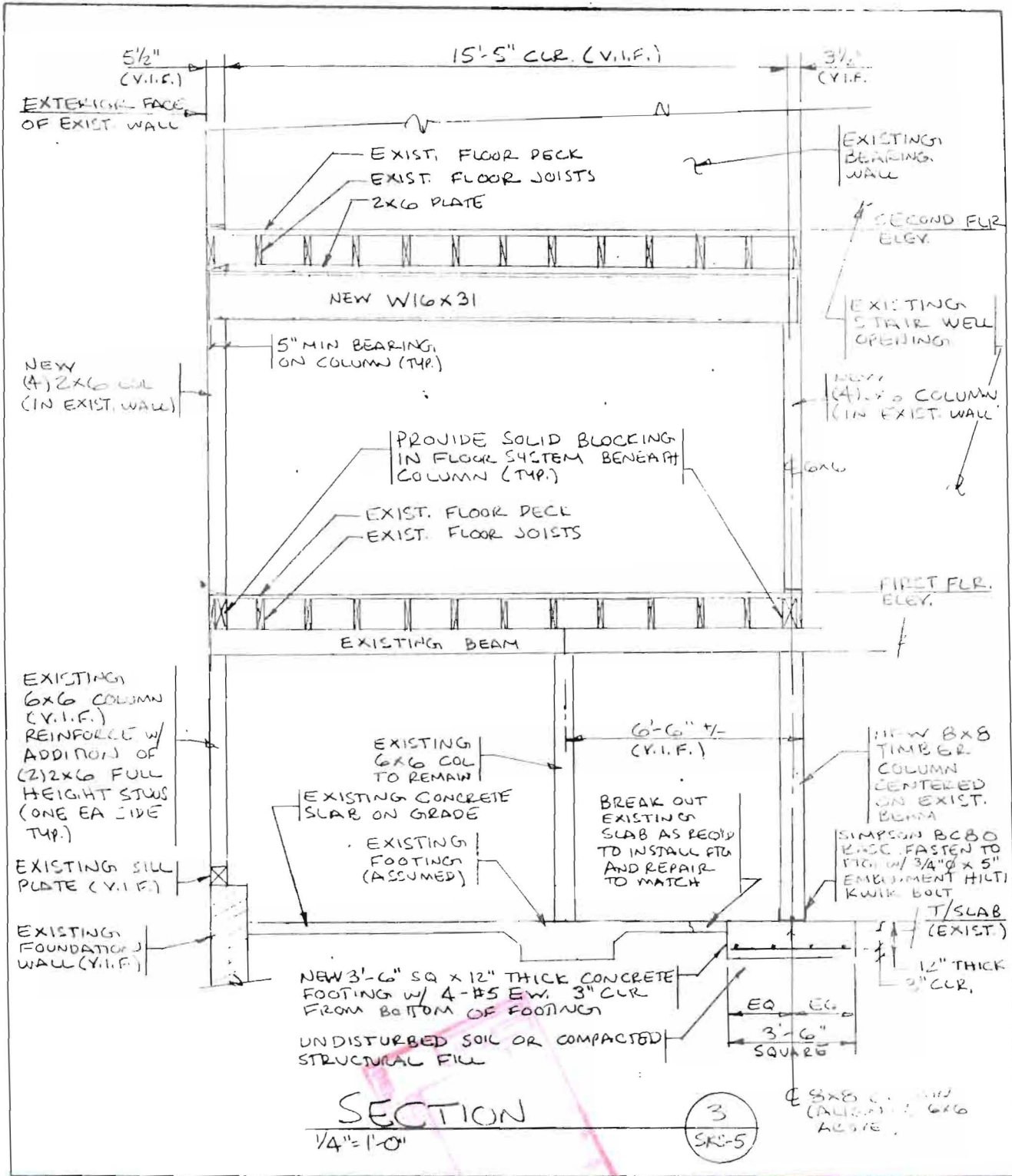
RESIDENCE AT
 137 PARK STREET
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JKS-7



designed by: JHL
 drawn by: JHL
 checked by: MFL
 scale: AS SHOWN
 date: 2/2/98

RESIDENCE AT
 137 PARK STREET
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 SKS-8