

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 060112

MAR 1 2006

CITY OF PORTLAND

PERMIT

This is to certify that Small Whitney Foard / Joe A. ...

has permission to Build a deck on an existing r...

AT 89 Park St

039 G007003

provided that the person or persons who accept 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.

ification of inspection must be given and when permission procured before this building or part thereof is occupied or service 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Debbie Bowke 2/28/06
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: 06-0112	Issue Date: 02/28/2006	CBD: 039	G007003
Owner Address: 2c Olympian Mansion		Phone:	
Contractor Address: CITY OF PORTLAND		Phone: 207-245-5323	

Location of Construction: 89 Park St	Owner Name: Small Whitney Foard
Business Name:	Contractor Name: Joe Augeri
Lessee/Buyer's Name	Phone:

Past Use: Two unit Condo	Proposed Use: Two unit Condo/ Build a deck on an existing roof
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Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 1	Historic
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003
Signature	Signature: JMB 2/24/06

Proposed Project Description:
Build a deck on an existing roof

PEDESTKIAN ACTIVITIES DISTRICT (P.A.D.) 1

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Iobson
Date Applied For: 01/23/2006

Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan

Maj Minor MM

Date: JMB 2/16/06

*Sec. 14-431
D/O EXPLANATION*

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied

Date: STH 2/27/06

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.

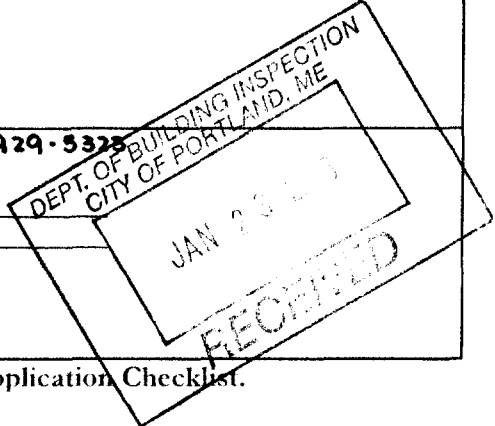
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
KESONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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.

Total Square Footage of Proposed Structure 392 s.f.		Square Footage of Lot 1896 s.f.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 39 6 7		Owner: Whitney Foard Small	Telephone: 207-749-1314
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Rita Yarnold 559 Congress St. Portland 04101 831-8356		Cost Of Work: \$5000 Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: ROOF TOP	Unit #3 Duplex		
Proposed Specific use: DECK			
Project description:	To build a deck on top of existing rubber membrane roof (2nd floor rear)		
Contractor's name, address & telephone: Joe Augeri 831-9971 c. 929-5325			
Who should we contact when the permit is ready: Rita Yarnold			
Mailing address: 559 Congress St. Portland 04101		Phone: 831-8356	



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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.

Rita Yarnold
Signature of applicant:

JAN. 18, 2006
Date:

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-01 12	Date Applied For: 01/23/2006	CBL: 039 G007003
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Location of Construction: 89 Park St	Owner Name: Small Whitney Foard	Owner Address: 2c Olympian Mansion	Phone:
Business Name:	Contractor Name: Joe Augeri	Contractor Address:	Phone (207) 929-5323
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: Two unit Condo/ Build a deck on an existing roof	Proposed Project Description: Build a deck on an existing roof
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Dept: Historical **Status:** Approved **Reviewer:** Scott Hanson **Approval Date:** 02/27/2006
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/16/2006
Note: **Ok to Issue:**

1) Approved using Sec. 14-436 for a 50% expansion, this is only 300sf out of a possible 632

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/28/2006
Note: **Ok to Issue:**

1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

02/02/2006-jmb: Spoke to Rita Y. For details on use, framing, owner verification. She suggested calling the contractor to.

02/06/2006-jmb: Spoke w/Joe A.(contractor) about specific framing details. He is working on them and will notify when submitting.

0211612006-jmb: Joe A. Submitted revisions, I called to verify details and made notes on plans. Emailed Deb A. And sent to historic for review

02/27/2006-jmb: Received back from historic

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	039 G007003
Location	89 PARK ST
Land Use	RESIDENTIAL CONDO
 Owner Address	 SMALL WHITNEY FOARD 2C OLYMPIAN MANSION 9 CONDUIT RD CENTRAL HONG KONG
 Book/Page	 22286/234
Legal	39-6-7 PARK ST 89 PARK STREET RESIDENCE CONDO UNIT 3

RG

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$50,190	\$254,260	\$304,450

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$79,000	\$316,100	\$395,100

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1890		1	1950	0	
Bedrooms	Full Bath	Half Baths	Total Rooms	Attic	Basement
2	1	2	6	None	Pier/slab

Outbuildings

Type	quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/02/2005	LAND + BLDING	\$430,000	22286-234

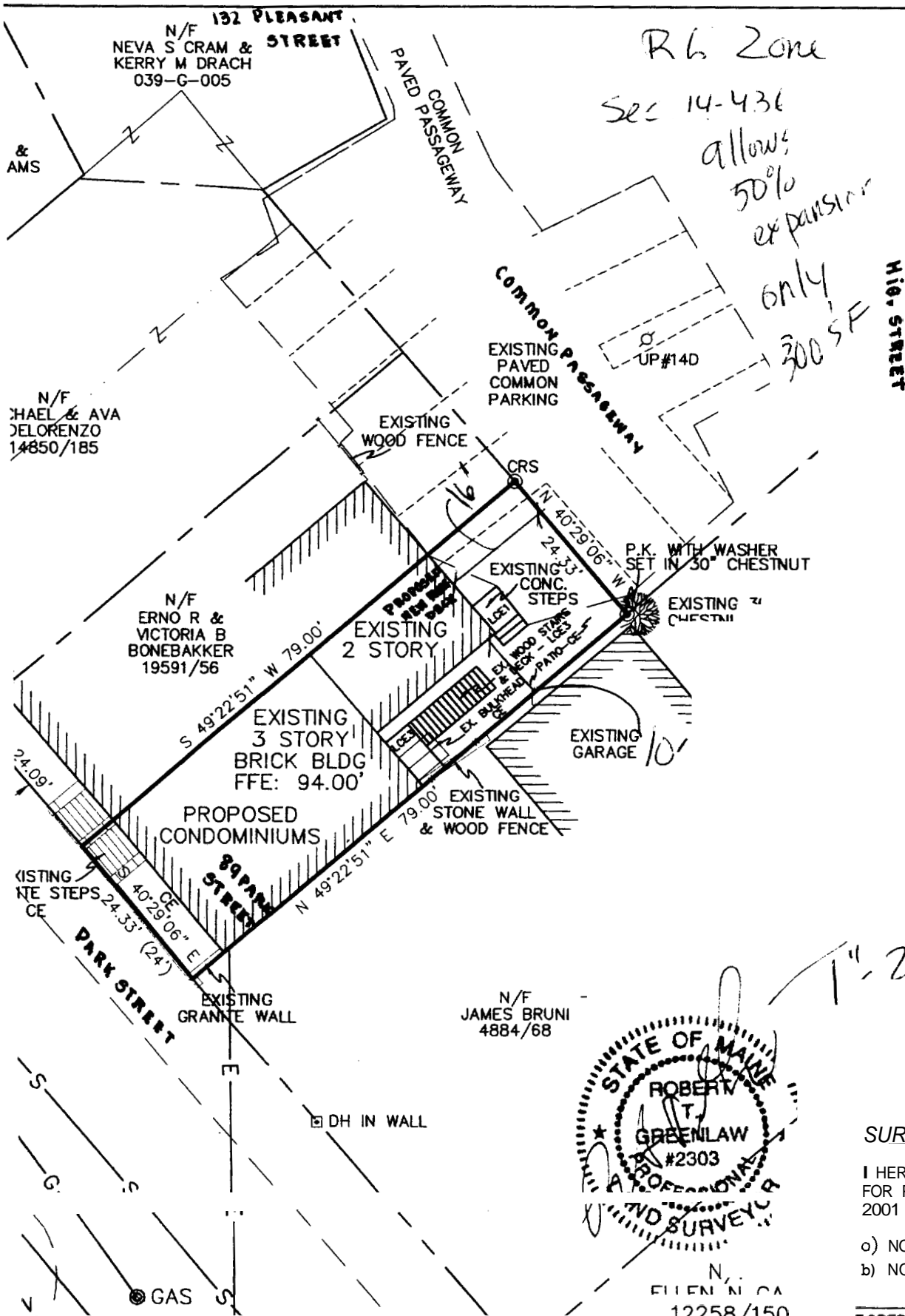
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-

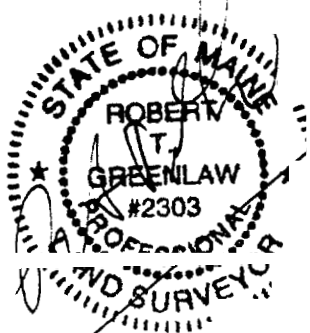
PLEASANT STREET



GENERAL NOTES:

1. RECORD OWNER OF PARCEL 18870, PAGE 47 AND BOOK 1: COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON THIS SURVEY, UTILIZING THE FOKKISHA SET 3 TOTAL HAND-HELD MAGNETIC COMPAS
3. AREA OF SUBJECT PARCEL:
4. REFERENCE IS MADE TO THE
 - a.) SECOND AMENDED SURVY PARK STREET, PORTLAND, MAINE PAGE 60
 - b.) PLAN OF LAND IN PORTLAND OWEN HASKELL, INC., RECORDED
 - c.) STANDARD BOUNDARY SURVEY STREET, CITY OF PORTLAND, BY RECORDED AT CCRD. PLAN BOOK
 - d.) CONDOMINIUM PLAN, SPRINGPORTLAND, MAINE, BY BACK BOOK 2004024.
 - e.) CITY OF PORTLAND ASSESSORS
 - f.) PARK STREET DEFINITION
5. EASEMENTS OR RESTRICTIONS AT THE TIME OF THIS SURVEY
 - a.) DEED CONVEYS ANY RIGHT PASSAGEWAY AT THE REAR AND PARKING IS IN COMMON WITH OTHER
 - b.) PARTY WALL AGREEMENT, CERTAIN RIGHTS AND OBLIGATIONS SUBJECT PROPERTY AND ADJUTING
6. ELEVATIONS ARE BASED UPON NAIL AT NORTHEAST CORNER OF STREETS; REFERENCE 4d.
7. ZONING RESIDENTIAL R-6 ZONE

- CRS ● Capped With #23
- MMON □ 'M' Monument
- DH □ Drill Hole (50.00') Distance plan or
- NF Now Or
- Z - Indicates 12345/99 Deed Book
- Abutter
- Proper
- - - Street Line
- - - Edge of

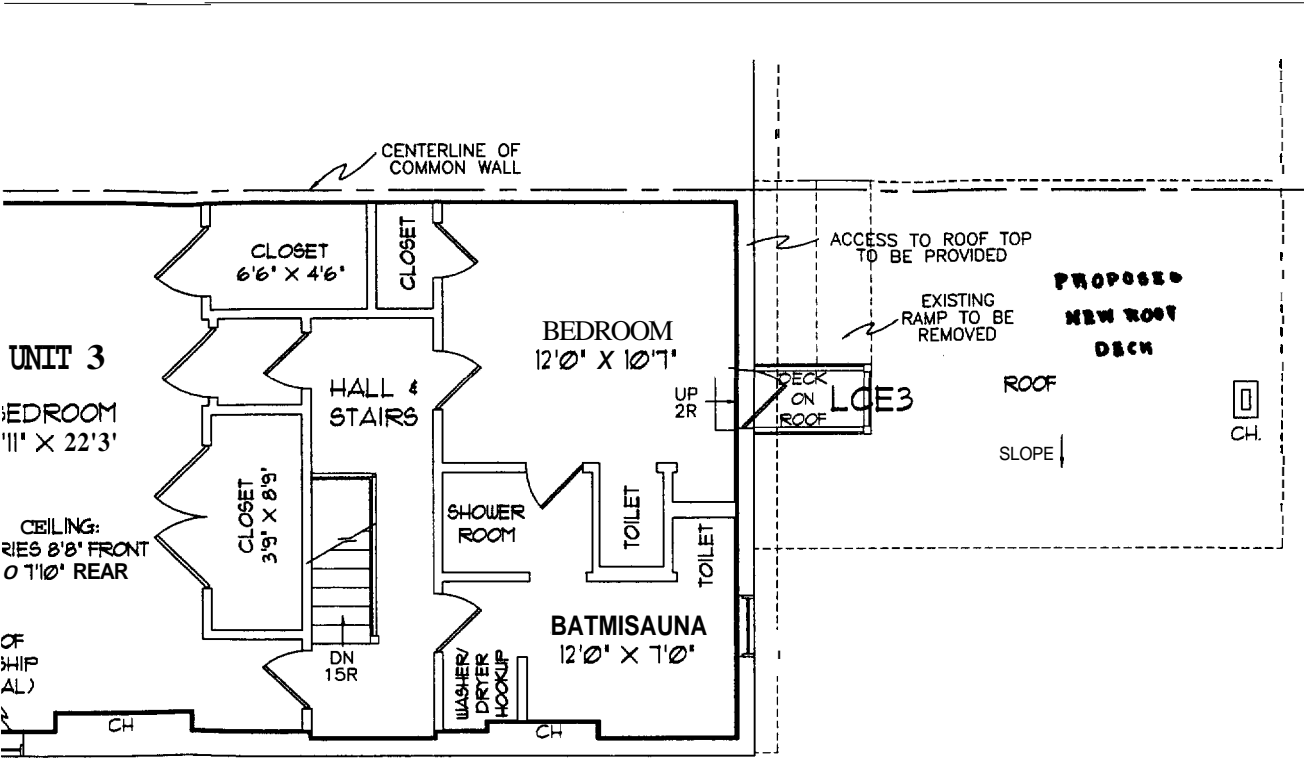


SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY IS FOR PROFESSIONAL LAND SURVEYORS' 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

ROBERT T. GREENLAW D.L.S. #2303



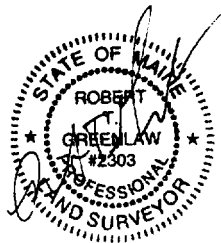
CEILING: RIES 8'8" FRONT 0 7'10" REAR

OF SHIP AL)

IN BOOK 16870, LAND COUNTY REGISTRY OF DEEDS

UNIT 3 FLOOR PLAN-UPPER

SCALE: 3/16"=1'0"
SHEET 4 OF 6 - THIRD FLOOR



BACK BAY BOUNDARY, INC.
LAND SURVEYING
65 NEWBURY STREET
PORTLAND, ME 04101
207.774.2855
fax: 781.2010
backbayboundary@bc.com

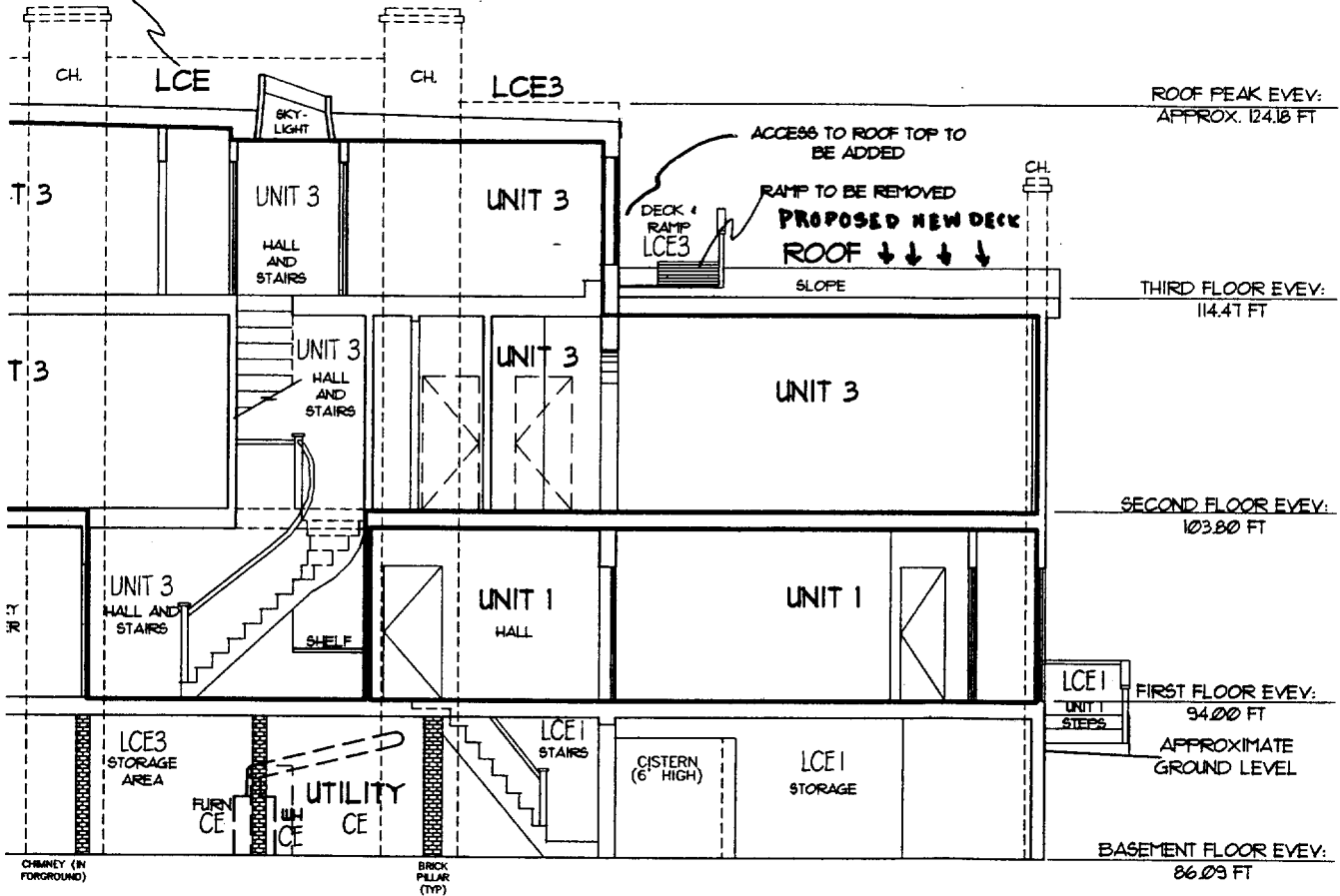
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PARK STREET RESIDENCES
A CONDOMINIUM
89 Park Street, Portland, Maine

JOB NO. 2004131

ISSUE DATE
FINAL 02/28/05

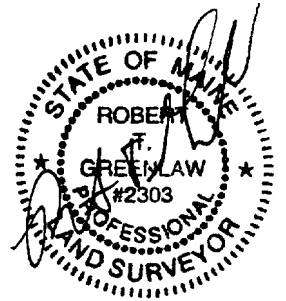
DESIGNED BY DECLARANT
 : POSSIBLE FUTURE
 DEVELOPMENT

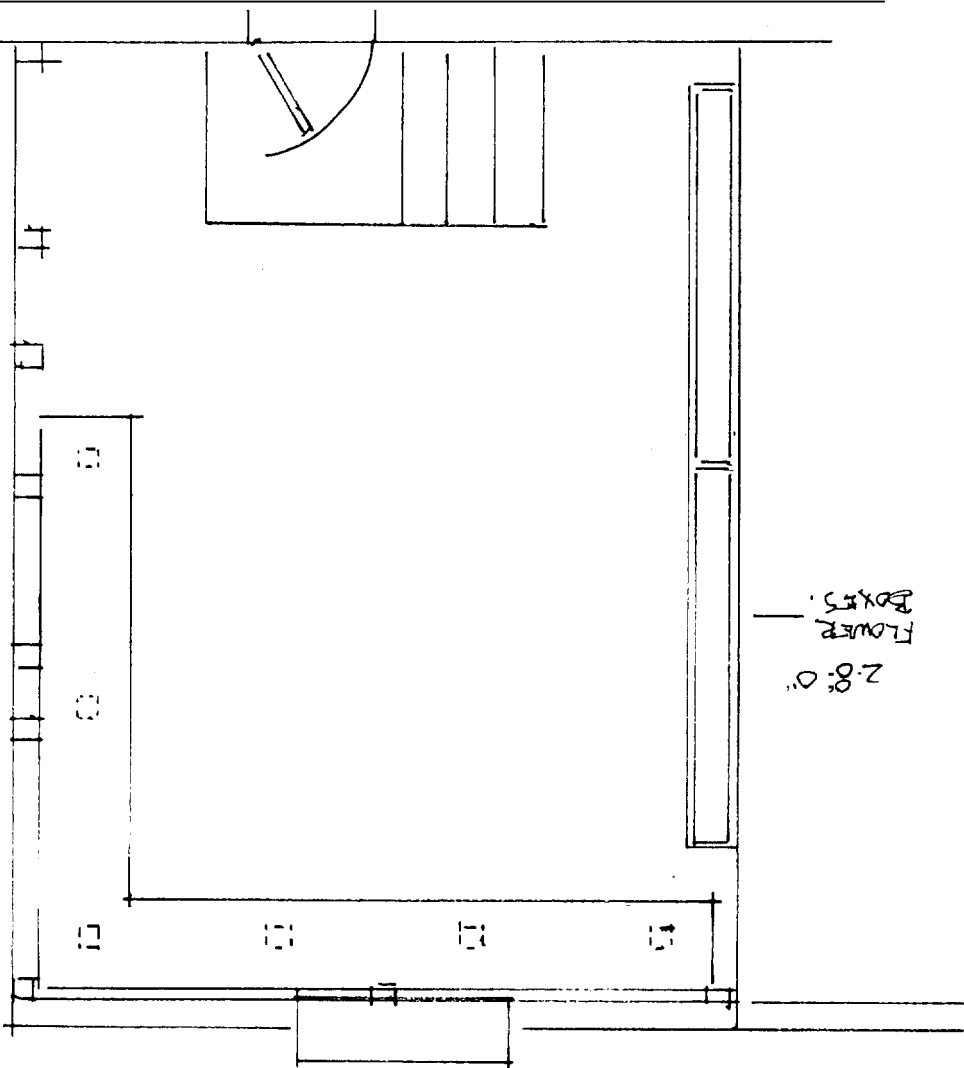
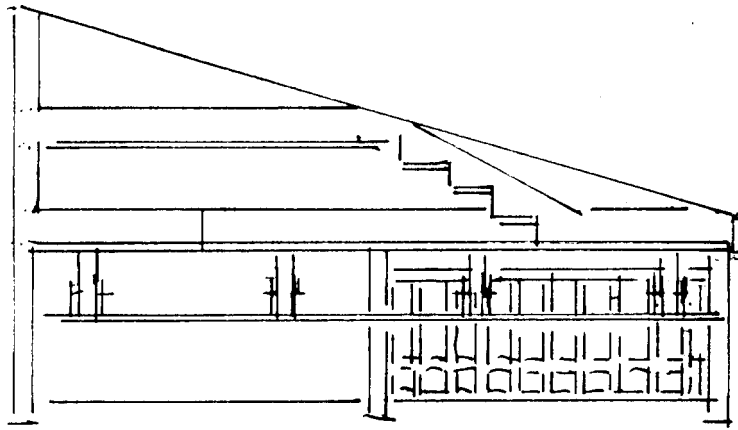


5 BUILDING SECTION

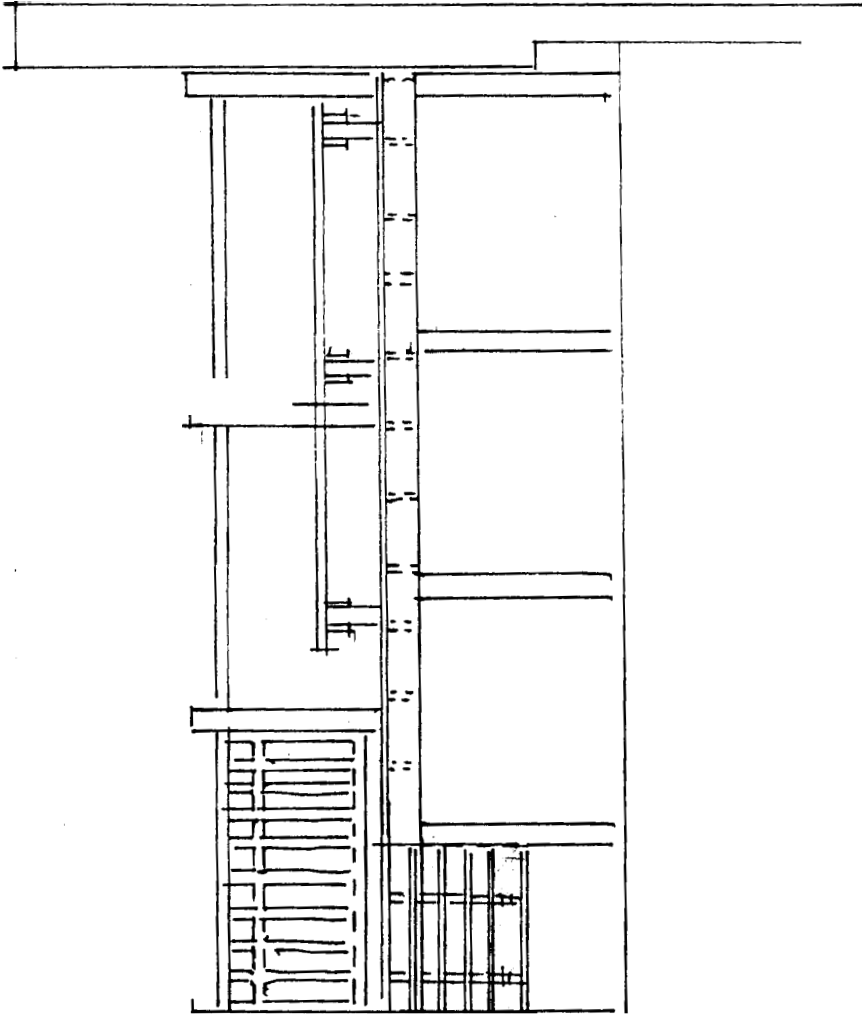
SCALE: 3/16"=1'-0"

SHEET 5 OF 6- BUILDING SECTION





2-8' 0"
FLOWER
BOXES.



CONCEPT DECK
8 PARK ST.
SCALE $\frac{1}{4}'' = 1'-0''$

Rita Yarnold

Deck Plan for 89 Park Street, Portland

- Overall dimensions - 14 X 28

2X6 double frame with 4X6 center carrying beam.

2X6 Floor joists

4X4 upright support posts

Left side of deck to be lagged to the roof ridge pole .

4 steps with no more than 8" rise.

- Railing consists of **vertical balusters** no greater than 4" between

89 Park St.

JEANIE,

ADD'L INFORMATION IN REGARDS TO
ROOF DECK PROJECT @ 89 PARK ST
(RITA YARNOLD / WHITNEY SMALL).

2 SHEETS ATTACHED:

FRAMING SHOWING 2X10 PT CONSTRUCTION

4x4 POSTING

BUILT-UP PLATE @ RIDGE/LAG ~~SEATED~~

RAILING -

NO SEATS

NO FLOWER BOXES

} FROM ORIG. PLAN

RAILS TO BE CONTINUOUS @ PERIMETER,
AT LANDING OPENING

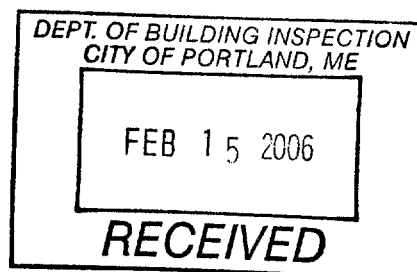
THANK YOU FOR YOUR TIME, I HOPE THESE
SKETCHES HELP YOU TO MORE CLEARLY SEE
WHAT THE PROJECT ENTAILS.

JOE AUGER

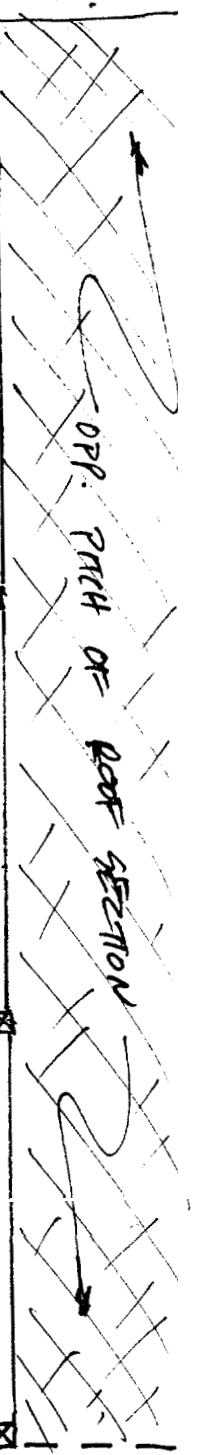
929-3773

831-9971

fax 929-5323



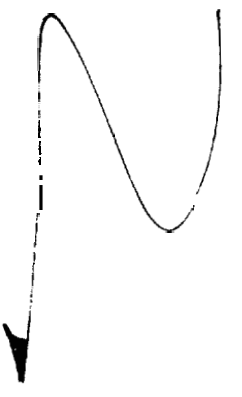
STAIRS TO APPROXIMATE
PITCH OF ROOF: 1E 4"-5" RISE; 11" TREAD



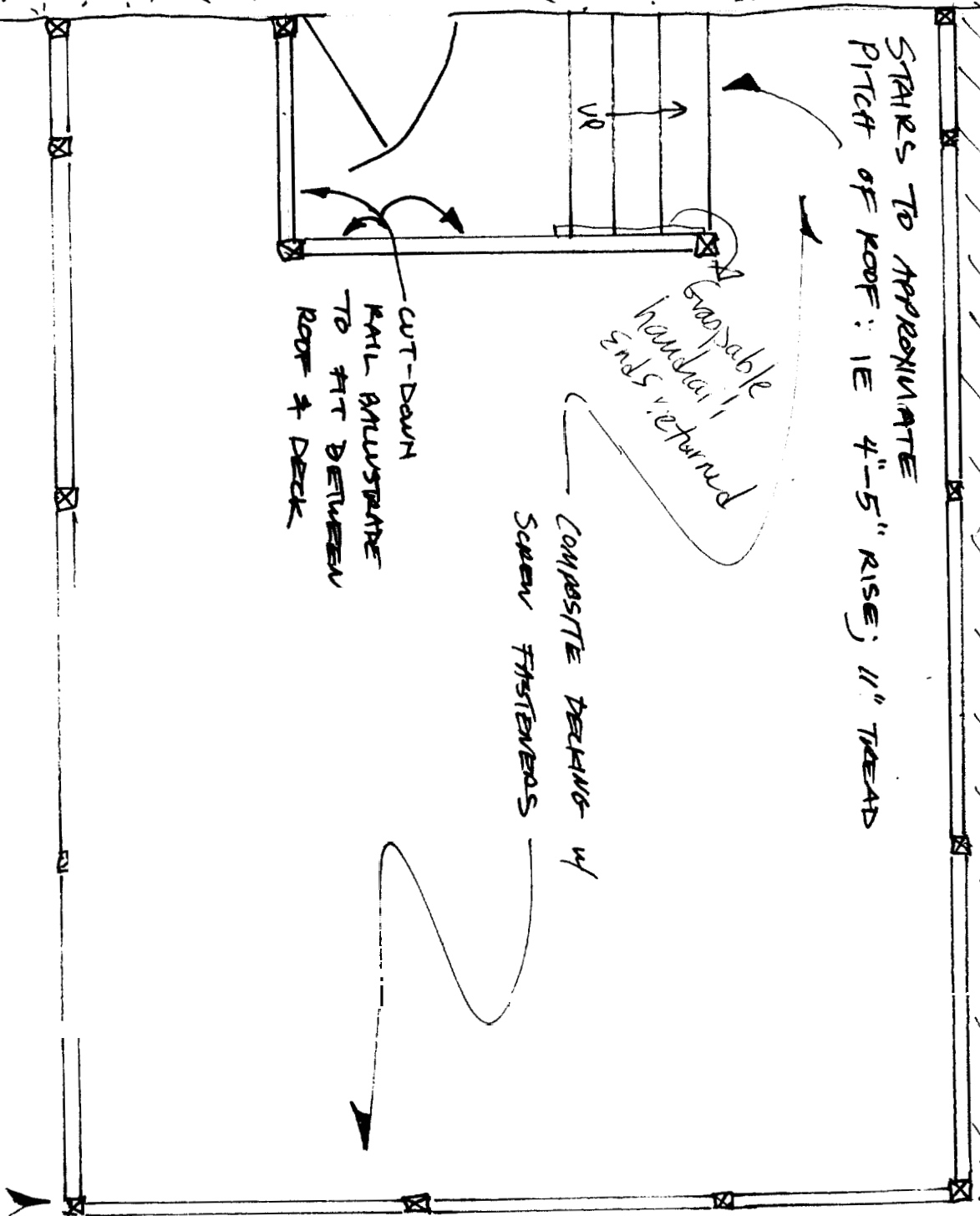
graspable
handrail
panels: 5/8"

COMPOSITE BEHIND W/
SCREW FASTENERS

CUT-DOWN
RAIL BRUSTRAKE
TO FIT BETWEEN
ROOF & DECK



EXISTING DOOR

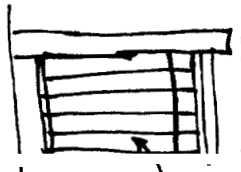


BY PERM M: ROOF DECK → RAILING

RAIL, SUBRAIL
BRUSTRAKE &
LOWER RAIL

@ 36" HT. —

"LARGEST" FROM
SELECT WOOD



4" SPACING

4"

CEBY 4X4 RAIL
POSTS @ INTERVALS
OF NO MORE THAN
6' OC. LAGGED TO
FRAMING

EXISTING DOOR

LANDING

UP

4'

8'

8'

Triple

2x10 PT WITH
JUST HANDS
UNLESS NECESSARY
REQUIRED

2x10 P.T.

JOISTS @ 16" O.C.

2 1/4" per Joist will
sit on top of plate

CHIMNEY

no knots

15'

existing
brick
punch wall

ROOF
LAG SCREEN
TO RIDGE

2x10
JOIST

BUILT-UP
PLATE W/
FITTED BLOCKS
& BANDS.

B9 PARK ST : ROOF DECK → FRAMING

ANY POSSIBLE
TRAIL TO WALL
EXISTING @ IMPROVE

