

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that Lowell D Turnbull

Located At 88 PARK UNIT 25

Job ID: 2011-03-618-ALTCOMM

CBL: 045 - - B - 011 - 025 - - - -

has permission to Extend shed dormer 5.5', re-work deck, kitchen renovation provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

[Signature]

Fire Prevention Officer

[Signature] 9/4/11

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CAR**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-618-ALTCOMM	Date Applied: 3/16/2011	CBL: 045 - - B - 011 - 025 - - - - -	
Location of Construction: 94 PARK ST - UNIT 25	Owner Name: Lowell D Turnbull	Owner Address: 94-4 Park Street	Phone:
Business Name:	Contractor Name: ROMANO, RICK	Contractor Address: 0 PO BOX 1079 18082 PORTLAND MAINE 04104	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building dormer extension	Zone: R-6
Past Use: Entire property is 27 residential condo units of which this is one	Proposed Use: Same: Entire property is 27 residential condo units of which this is one - to extend existing dormer on rear by 5.5'	Cost of Work: 15,000.00	CEO District:
Proposed Project Description: 94-4 Park St - extend dormer		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: CAPT. R. Fauthour	Inspection: Use Group: JB R-2 Type: IBC-2009 Signature: JMB 4/4/11
Permit Taken By: Lannie	Zoning Approval		

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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>14-436(a)</i>	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands <i>using 192 of 50% allowed</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> Mix	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>ok with conditions 3/22/11</i>	Date:	Date: <i>3/28/11</i>

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	PHON

D. Andrews



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-618-ALTCOMM

Located At: 88 PARK UNIT 25

CBL: 045 - - B - 011 - 025 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. 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.
4. This property shall remain 27 residential condominium units of which this unit is one. Any change of use shall require a separate permit application for review and approval.

Fire

1. The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
2. All construction shall comply with City Code Chapter 10.
3. All smoke detectors and smoke alarms shall be photoelectric.
4. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.
5. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Fire blocking required at the floor and ceiling of the chimney per code.
5. Connections and fasteners required per IBC 2009 Sec. 2304.9

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close In Elec/Plmb/Framing prior to insulation and drywall
 2. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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>94-4 PARK STREET</u> <u>4th floor condo.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>B</u> Lot# <u>011 025</u> <u>unit #25</u>	Applicant *must be owner, Lessee or Buyer* Name <u>LOWELL TURNBULL & RANDI GREENWALD</u> Address <u>94-4 PARK ST.</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>1-202-291-0176</u>
Lessee/DBA (If Applicable) RECEIVED MAR 16 2011	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>170.00</u>
<p>Dept. of Building Inspections Current legal use (i.e. Single family) <u>SINGLE FAMI-CONDO</u> Number of Residential Units <u>received CD</u> If vacant, what was the previous use? _____ Proposed specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>EXTEND DORMER, REWORK FACE OF DECK, KITCHEN RENOVATION</u></p>		
Contractor's name: <u>DAPI & ROMANO BLDGS., INC.</u> Address: <u>P.O. BOX 1079</u> City, State & Zip: <u>PORTLAND, ME 04104</u> Telephone: <u>797-3381</u> Who should we contact when the permit is ready: <u>RICK ROMANO</u> Telephone: <u>SAME</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: Rick Romano Date: 3/16/2011

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

Historic befor Board

Job Summary Report
Job ID: 2011-03-618-ALTCOMM

Report generated on Mar 22, 2011 12:37:37 PM

Page 1

Job Type:	Adds/Alter Commercial	Job Description:	88 Park Unit#25	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	908	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	15,000	Square Footage:			
Related Parties:		Lowell Turnbull		<i>Property Owner</i>	
		PAPI & ROMANO BUILDERS - RICK ROMANO		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 6824

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
W24605	045 B 011 025		M				-70.262369	43.651406

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				88 PARK STREET UNIT WEST 25

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
RESIDENTIAL CONDOS		NOT APPLICABLE			Historic District		DISTRICT 3	WEST END

Structure Details

Structure: 27 Condo units

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Mutli-Family 5+ Building	0			88 PARK STREET UNIT WEST 25

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

Permit #: 20112025

Permit Data

*legal use in Q use
 27 res. Condo units -
 based on microfiche & ZBA records*

Job Summary Report
Job ID: 2011-03-618-ALTCOMM

Report generated on Mar 22, 2011 12:37:37 PM

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
6824	27 Condo units	Initialized	extend dormer, re-work deck, kitchen reno			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$170.00							

Map



Parcels



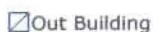
Interstate



Streets



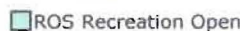
Buildings



Island Zoning



Zoning (continued)



Zoning (continued)



$28' \times 44' = 1232 \times 50\% = 616$ ft max expansion

1A-436(2)

Assessor's Office | 55 Congress Street | Portland, Maine 04101 | Room 333 | (207) 874-8490

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Not access at
RECORDS with
Internet Explorer

Current Owner Information:

CBL 045 B011025
Land Use Type RESIDENTIAL CONDO
Property Location 88 PARK ST UNIT 25
Owner Information GREENWALD RANDI J & LOWELL D TRUNBULL
 94-4 PARK ST
 PORTLAND ME 04101
Book and Page 27743/269
Legal Description 45-B-11 PARK ST 88-94
 GRAY ST 1-15 UNIT #25
 PARK STREET TOWNHOUSES
 CONDOMINIUM
Acres 0

Current Assessed Valuation:

TAX ACCT NO.	6824	OWNER OF RECORD AS OF APRIL 2010
		MILLER MARSHA A
LAND VALUE	\$66,800.00	94-4 PARK ST
BUILDING VALUE	\$267,100.00	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$333,900.00	
TAX AMOUNT	\$5,983.50	

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

Building Information:

Card 1 of 1

Year Built 1835
Style/Structure Type GARDEN END
Stories 1
Bedrooms 3
Full Baths 1
Half Baths 1
Total Rooms 6
Attic NONE
Basement PIER/SLAB
Square Feet 2142

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
5/3/2010	LAND + BUILDING	\$540,000.00	27743/269
7/6/2006	LAND + BUILDING	\$522,500.00	24144/106
4/26/2004	LAND + BUILDING	\$472,000.00	21169/271
3/25/2004	LAND + BUILDING	\$0.00	21011/47
12/30/1999	LAND + BUILDING	\$0.00	15253/233

[New Search!](#)



CITY OF PORTLAND, MAINE

Division of Building Inspections

Original Receipt

March 20

Received from Papi Romano Builders Inc

Location of Work 94 Park St.

Cost of Construction \$ Building Fee \$

Permit Fee \$ Site Fee \$

Certificate of Occupancy Fee \$

Total:

Building (1L) / Plumbing (15) Electrical (12) Site Plan (U2)

Historic already pd!

Other

CBL: 045 B 011 025

memo # 25

Check #: 6419 Total Collected 170.00

No work is to be started until permit issued.

Please keep original receipt for you records.

Taken by: [Signature]

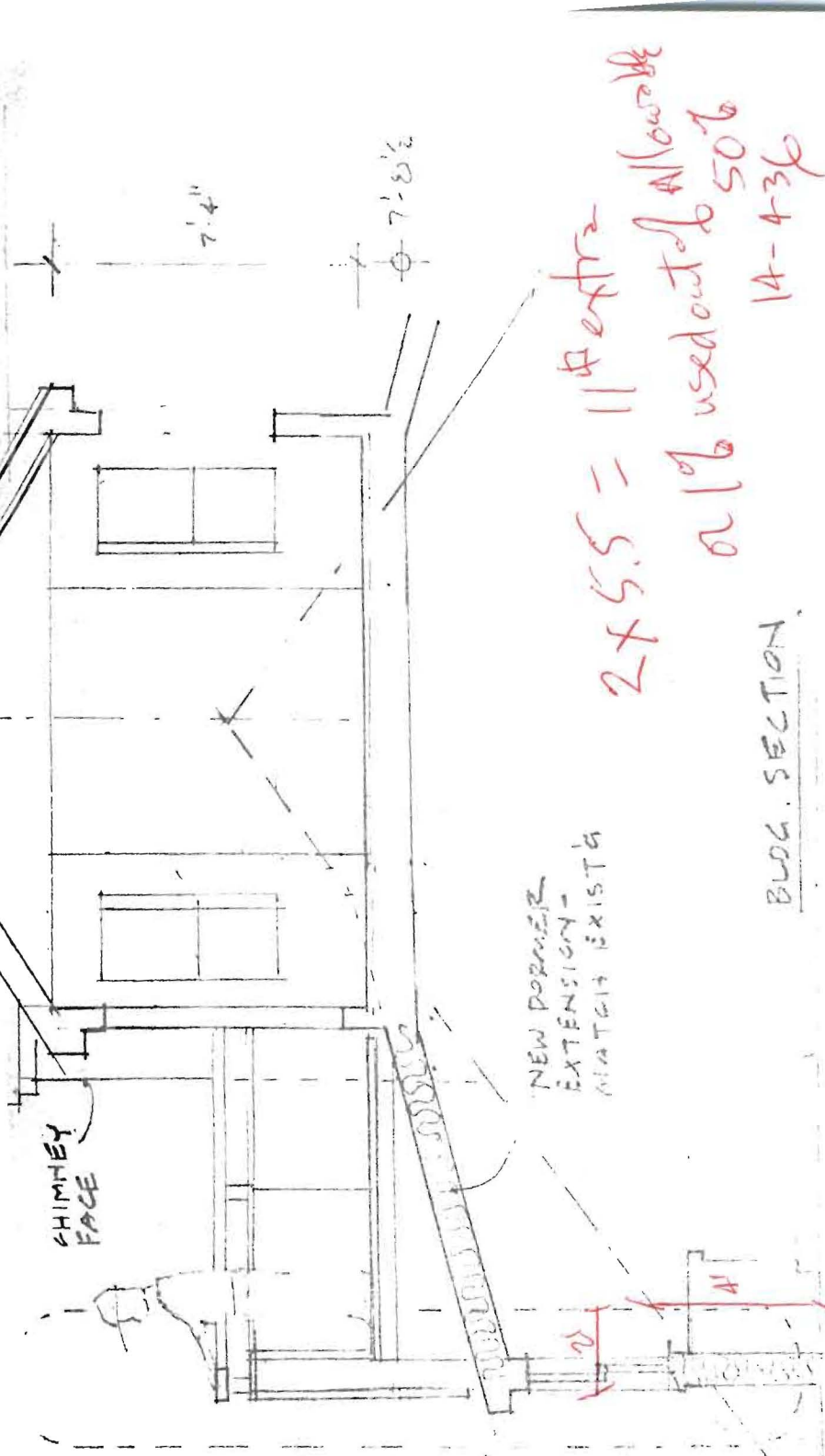
PAPI & ROMANO BUILDERS, INC. P.O. BOX 1079 PORTLAND, ME 04104-1079

PAY SIXTY HUNDRED SEVENTY DOLLARS

DATE 3/17/2011 DOLLARS \$ 170.00

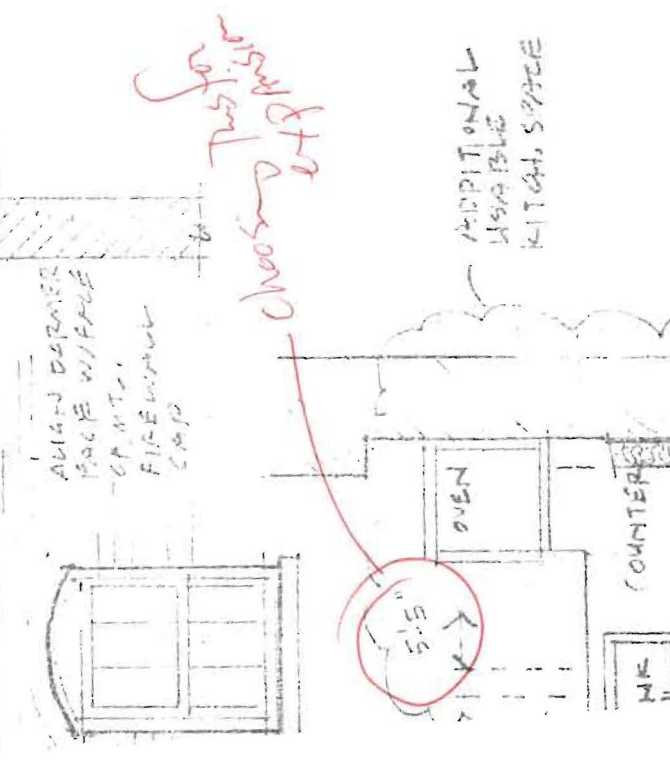
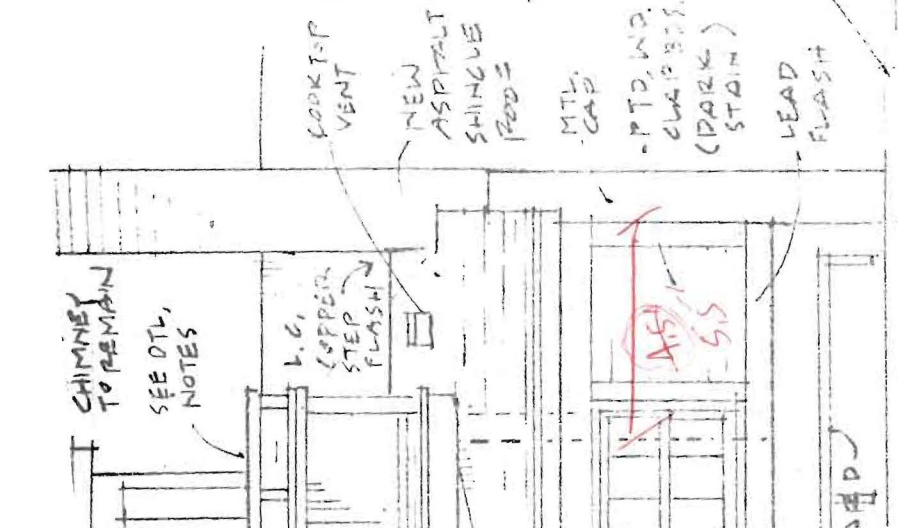
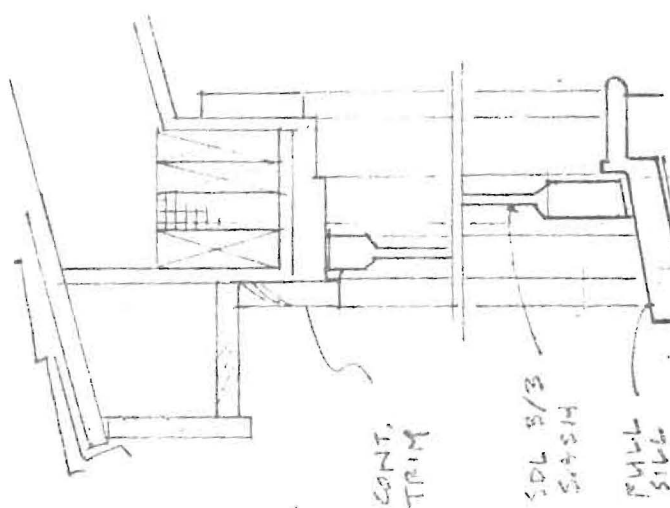
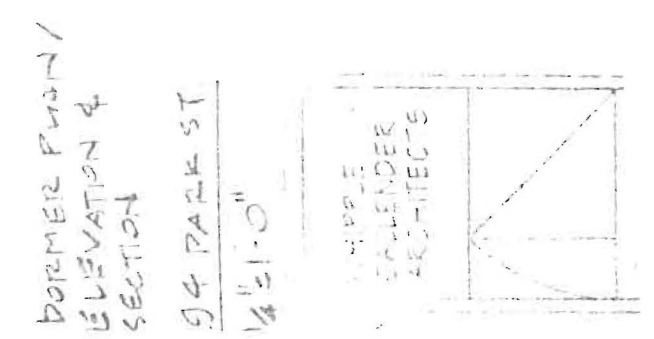


6419 52-7457-2112



2x5.5 = 11 ft extra
 or 1/6 used out of allowable
 506
 14-436

BUDG. SECTION



SOLID WD. GUARD MTD.
TO 4x4x 3 7/8" SOLID WD.
BLOCKS

MTL. CAP DETAIL

1/2 OF FIBERGLASS HAND RAIL

1/2 BALUSTER

PAINTED FACE
BEHIND

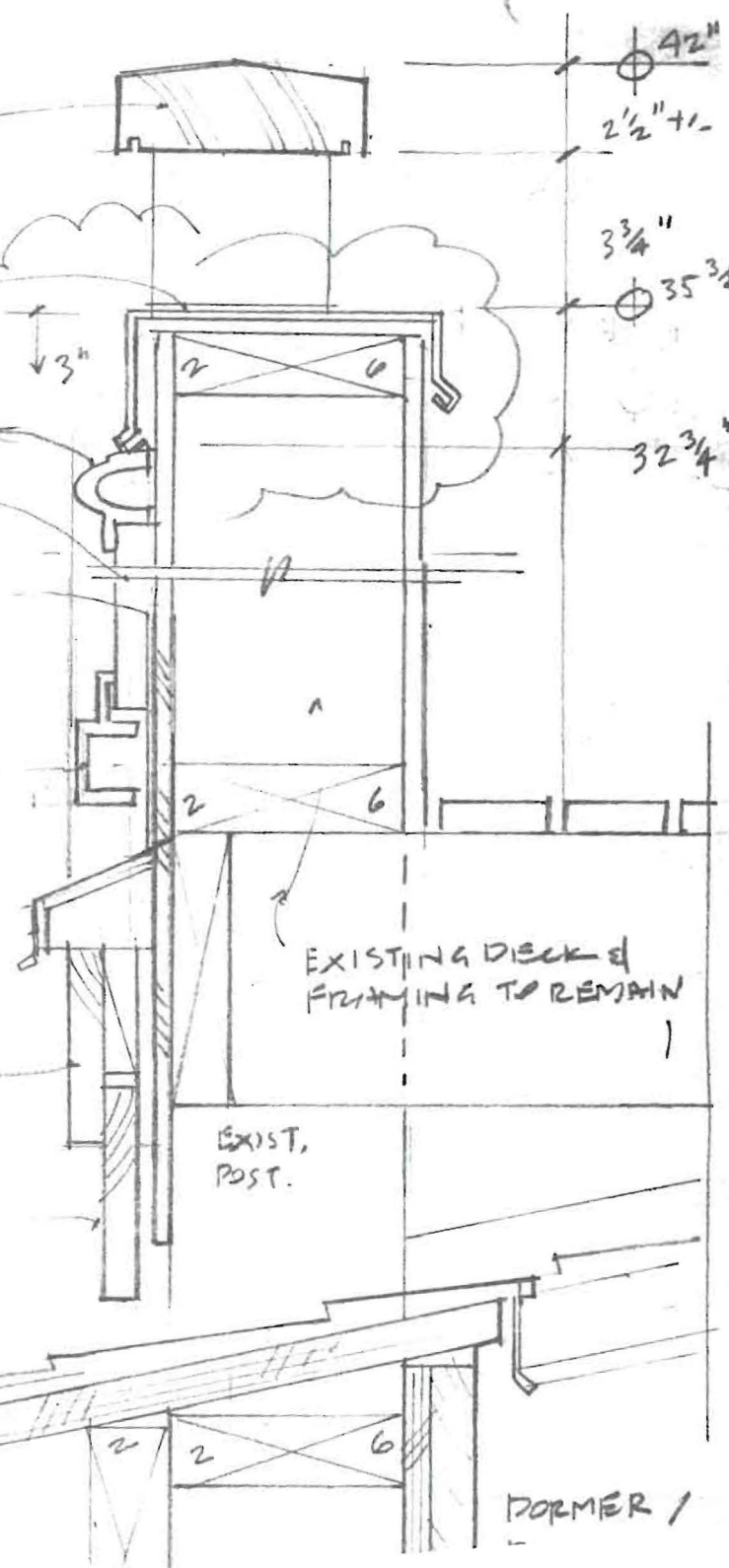
HALVED FIBERGLASS
PRE-FAB RAIL SILL

WHITE BRAKE MTL.
SILL FLUSH-LET THRU
SIDING

1x6 TRIM BAND

1x SCRIBED SKIRT

DARK DRIP
EDGE



EXISTING DECK &
FRAMING TO REMAIN

EXIST.
POST.

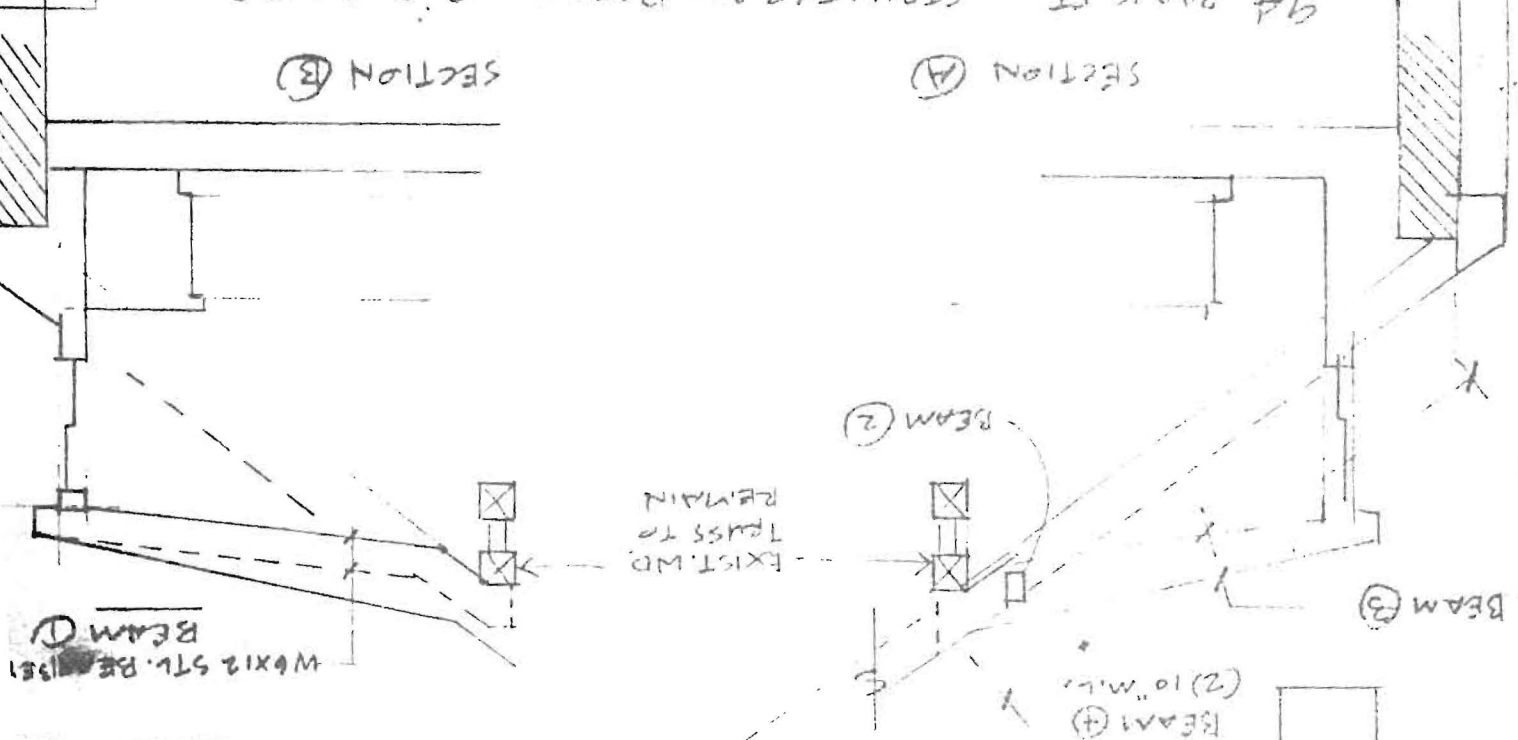
FORMER /

19 CON
 WHIP
 CALL
 ARCH

94 PARK ST. STRUCTURAL DETAIL @ DORMER
 WITPRC. CLEVELAND ARCHITECTS 3/15/11

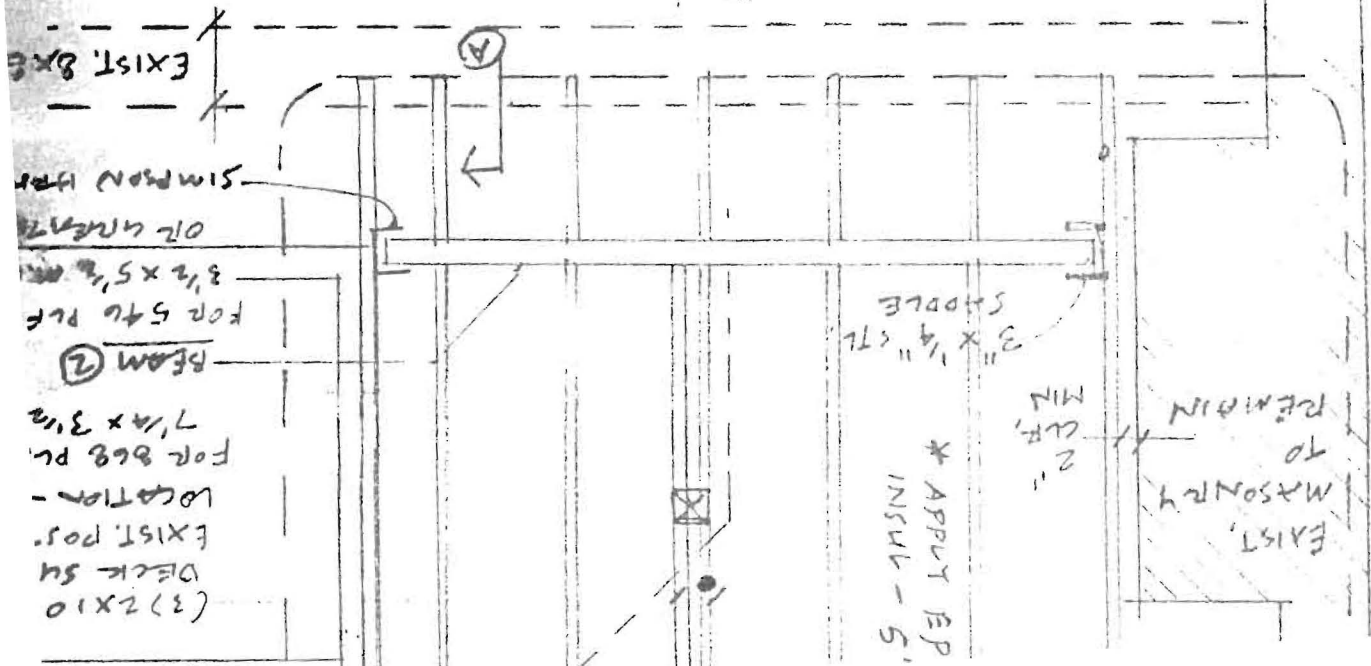
SECTION (B)

SECTION (A)



DORMER FRAM
 PLAN - 1/2" = 1'

6" STL. B.M. BEAM (1)
 6" ISK USE W6x12



3" x 1/4" STL
 SHODDLE

* APPLY EP
 INSUL - 5"

2"
 CLF.
 MIN

EXIST.
 MASONRY
 TO
 REMAIN

EXIST DECK PLAN W/
CONDENSER LOCATION

38HDR
Performance™ Series Air Conditioner
with Puron® Refrigerant
1-1/2 to 5 Nominal Tons

Carrier

turn to the experts

Product Data

INDUSTRY LEADING FEATURES / BENEFITS

Energy Efficiency

- 13 - 15 SEER/10.9 - 12.5 EER

Sound

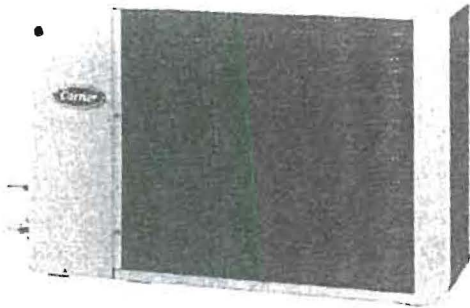
- Levels as low as 68 dBA

Design Features

- New aesthetics
- Small footprint, same as old model and "stackable"
- WeatherArmor™ cabinet
 - All steel cabinet construction
 - Baked on powder paint
 - Mesh coil guard

Reliability, Quality and Toughness

- Scroll compressor
- Crankcase Heater standard on sizes 030-060
- Factory-supplied filter drier
- High pressure switch
- Low pressure switch
- Line lengths up to 250' (76.2 m)
- Low ambient operation (down to -20°F/-28.9°C low ambient accessories).



94 PARK ST.



Performance

Carrier's Air Conditioners with Puron® refrigerant provide a collection of features unmatched by any other family of equipment. The 38HDR has been designed utilizing Carrier's Puron refrigerant. The environmentally sound refrigerant allows you to make a responsible decision in the protection of the earth's ozone layer.

As an Energy Star® Partner, Carrier Corporation has determined that this product meets the Energy Star® guidelines for energy efficiency. Refer to the combination ratings in the Product Data for system combinations that meet Energy Star® guidelines.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.