

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

Location of Construction: 107 York Street 04102		Owner: Mike Coughlin		Phone: 774-1243 Call Call		Permit No: 991287	
Owner Address: York Street, Portland, ME		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: Papi & Romano Builder		Address: P.O. Box 1079, Portland, ME 04104		Phone: Not Given		<div style="border: 1px solid black; padding: 5px;"> PERMIT ISSUED NOV 19 1999 CITY OF PORTLAND </div>	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 70,000 PERMIT FEE: \$ 444.00			
Proposed Project Description: Interior renovations Rough Plumbing etc and		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: 4-3 Type: 5B 300296 Signature: [Signature]		Zone: CBL: 045-B-007	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		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: KA		Date Applied For: 11-15-99					

- 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.

Fax 561-1992
 Alex Papi & Romano
 Papi & Romano Builder
 P.O. Box 1079
 Portland, ME 04104
 ***Please Send To:

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

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: _____

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 11-15-99 PHONE: _____

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

PERMIT ISSUED
 WITH REQUIREMENTS
 CEO DISTRICT

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.

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.**

Location/Address of Construction (include Portion of Building): 102 PARK STREET 04102			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 045 Block# B Lot# 007	Owner: MIKE COUGHLIN	Telephone#: 774-1243	
Owner's Address: York St Portland Me	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee
		\$70,000^e	\$ 444.08
Proposed Project Description: (Please be as specific as possible) RENOVATIONS 1-KITCHEN, 1- 1/2 BATH, 1-BATH-LAUNDRY, (TOTAL RENOVATIONS) 2- 3/4 BATHS			
Contractor's Name, Address & Telephone PAPI & ROMANO BUILDER POB 1079 PORTLAND, ME, 04104			Rec'd By (K)
Current Use: SIF		Proposed Use: SINGLE FAMILY	

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 you 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.

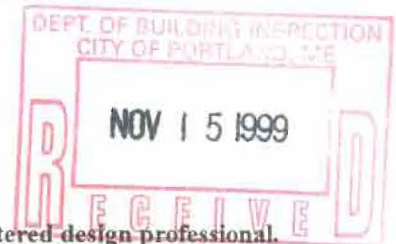
Certification

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Signature of applicant: Richard E. [Signature]	Date: Nov. 15 1999
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Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



LAND USE - ZONING REPORT

ADDRESS: 102 Park St DATE: 11/17/99

REASON FOR PERMIT: interior renovations to single fam

BUILDING OWNER: Mike Coughlin C-B-L: 45-B-7

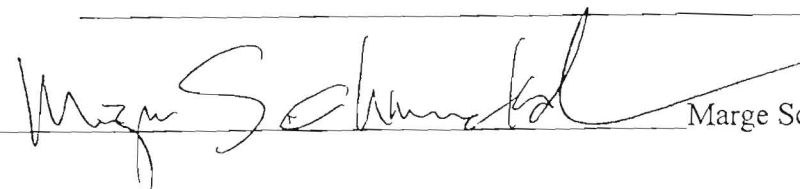
PERMIT APPLICANT: Papi & Ramona Blders

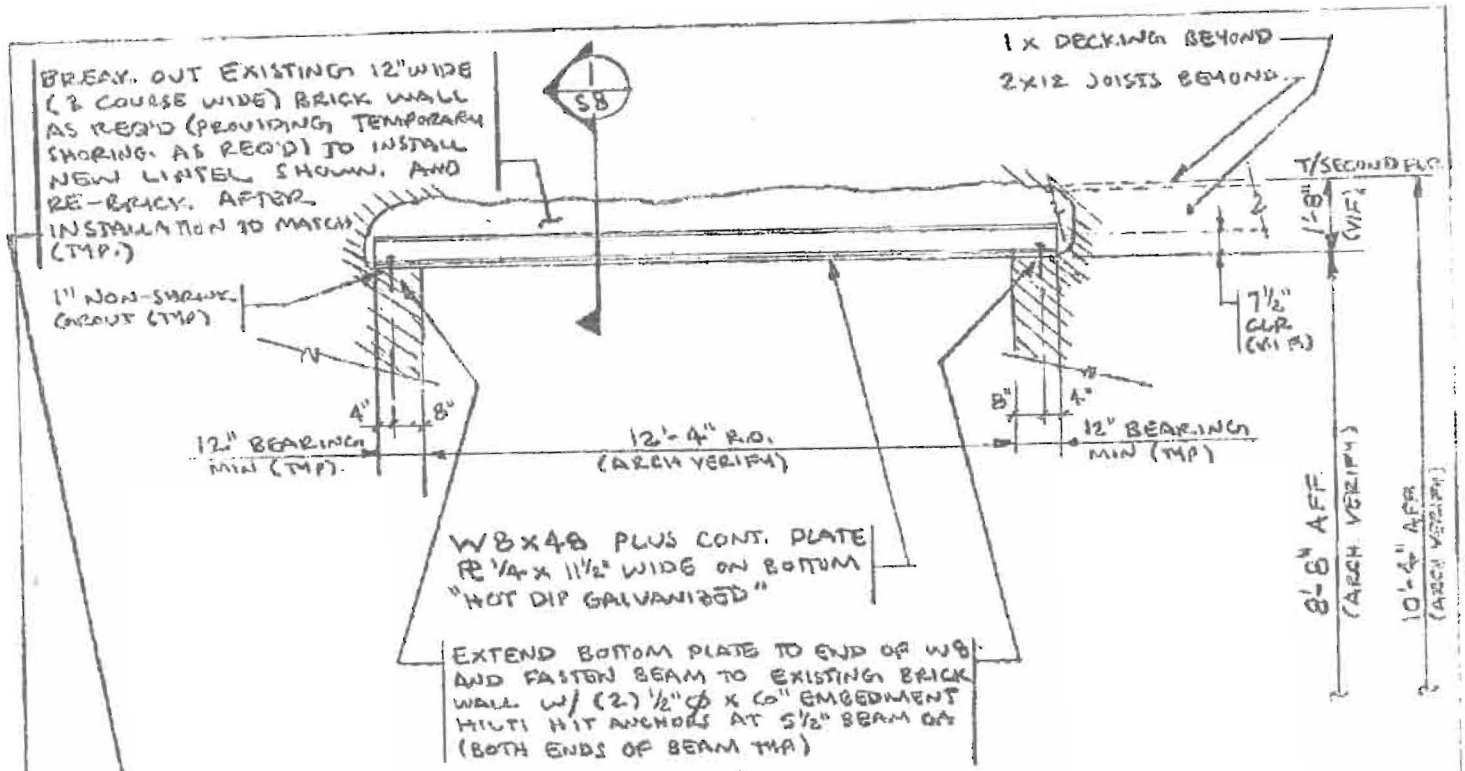
APPROVED: with conditions DENIED: _____

#1, #6, #10

CONDITION(S) OF APPROVAL

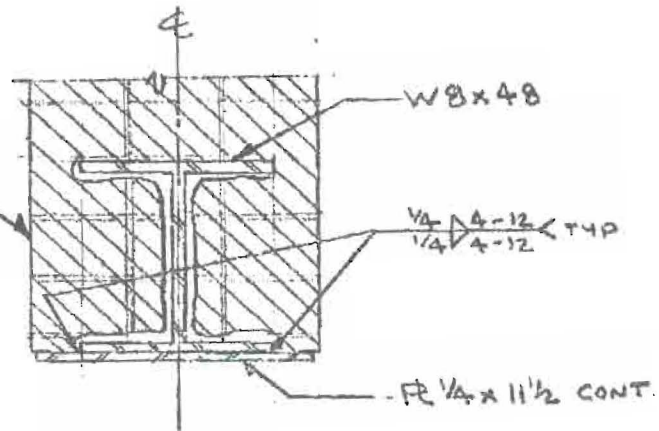
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition _____

 Marge Schmuckal, Zoning Administrator



NEW WALL OPENING ELEVATION (IN EXTERIOR WALL)

1/2" = 1'-0"



SECTION

1/2" = 1'-0"



Date	11/10/99	# of pages	1
From	JOE LEASAGE		
On	L&L		
Phone #			
Fax #			
Post-it Fax Note	7671		
To	PICK REMOVAL		
Call Dept	942		
Phone #			
Fax #			

designed by:	JHL
drawn by:	JHL
checked by:	MFI

COUGHLIN RESIDENCE
102 Park Street

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
516 Q STREET

Add to: Cathedral Renovation
Permit

Already submitted
drawings with floor
plans and details
of kitchen & bath

Please attach this
document to these
blue prints

NOT THE PERMIT FOR
CUPOLA DECK

AND NOT THE PERMIT
FOR STRUCTURAL WORK

102 Park St

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

Location of Construction: 02 Park Street		Owner: Mike Coughlin	Phone: 774-1243	Permit No: 991287
Proposer Address: York Street, Portland, ME		Lessee/Buyer's Name: N/A	Phone: N/A	Business Name: N/A
Contractor Name: Papi & Romano Builder		Address: P.O. Box 1079, Portland, ME 04104		Phone: Not Given
Proposed Use: Single Family		COST OF WORK: \$ 70,000	PERMIT FEE: \$ 444.00	Permit Issued: NOV 19 1999 Zone: CBL: G43-B-007
Proposed Project Description: Interior renovations		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-7 Type: SB 300496 Signature: <i>[Signature]</i>	
Permit Taken By: KA		Date Applied For: 11-15-99	Zoning Approval: <input type="checkbox"/> 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 may <input type="checkbox"/> Minor <input type="checkbox"/>	

Fax 561-1992

ATTN: Papi & Romano
 ***Please Send To:
 Papi & Romano Builder
 P.O. Box 1079
 Portland, ME 04104

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SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		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: _____

PERMIT ISSUED WITH REQUIREMENTS
 CEO DISTRICT

COMMENTS

12-10-99 Met on site w/ Dick Law Deck complete renovations going forward for
 11/27/00 met w/ Dave, Jeanne, Tom to look at all plumbing. went through w/ plumber all
 O.K. for
 1/3/00 1st inspection - OK for framing & g.l.c. all OK for
 3/13/00 Repl. plumbing / framing on 2nd st. Chace P
 8/4/00 Final Inspection - OK for CoFO

Type	Inspection Record	Date
Foundation:		
Framing:	<i>3/18</i>	
Plumbing:	<i>1/27</i>	
Final:	<i>[Signature]</i>	<i>8/4/00</i>
Other:		

BUILDING PERMIT REPORT

DATE: 16 Nov. 99 ADDRESS: 102 Park St. CBL: 045-B-007

REASON FOR PERMIT: Interior renovations.

BUILDING OWNER: Mike Coughlin

PERMIT APPLICANT: CONTRACTOR Papi's Romano Builders

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$70,000 PERMIT FEES: \$444.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *9, *11, *12, *15, *19, *27, *34, *36, *37

- *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.
*3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
*5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
*6. Precaution must be taken to protect concrete from freezing.
*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
*8. 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.
*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
*10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
*11. 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.
*12. Headroom in habitable space is a minimum of 7'6".
*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
*15. 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.
*16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
*17. 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.
*18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

COMMENTS

12-10-99 Not on site w/ Dick Dow Deck Complete Renovations going forward JRL
11/27/00 Went w/ Dave, Jeanine, Tom to look at all plumbing. Went through w/ plumber and

O.K. JRL

3/3/00 Dick Dow Floor w/ JRL. Also on remaining to complete
OK DOW

3/13/00 Rough plumbing/framing on 2nd story above R

8/4/00 Final Inspection - OK For COFO

Inspection Record

Type

Date

Foundation:

Framing: 3/18 JRL

Plumbing: 1/27 JRL

Final: JRL

Other:

8/4/00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 102 Park Street CBL # 045-B-007

Issued to Mike Coughlin

Date of Issue August 4, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991287, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling

Limiting Conditions: This certificate of occupancy covers the specific improvements outlined in the Building Permit #991287. This certificate does not cover any preconstruction conditions not addressed in the above permit.

This certificate supersedes
certificate issued

Approved:

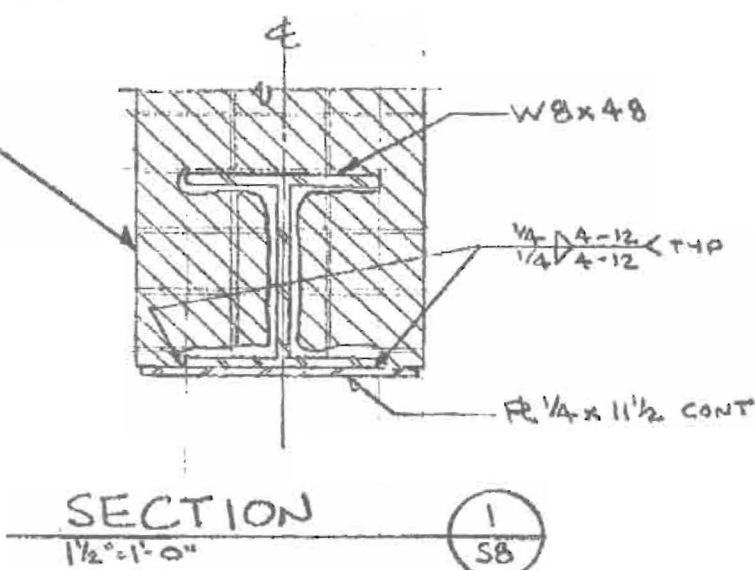
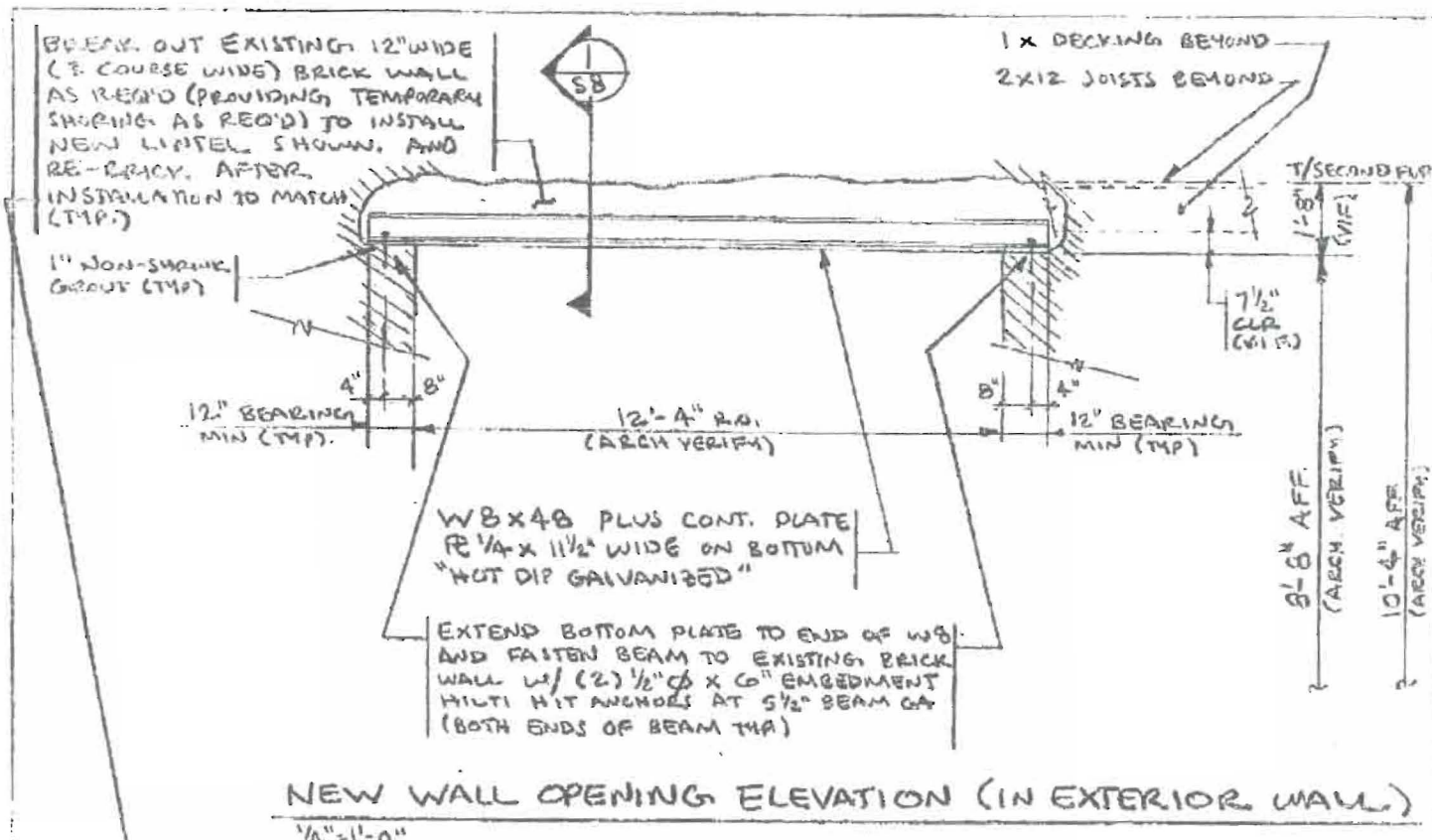
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

102 PARK
AKW



Date	11/10/99	# of pages	1
From	JOE LEASURE		
Co.	L & L		
Phone #			
Fax #			
Post-It#	Fax Note	7671	
To	RICK ROMANO		
Co. Dept.	P & R		
Phone #			
Fax #	797-5313		

designed by:	JHL
drawn by:	JHL
checked by:	MFL
scale:	NOTED
date:	NOV 10, 1999

COUGHLIN RESIDENCE
102 Park Street
Portland, Maine

SECTIONS & DETAILS

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

PHONE: (207) 767-4830
FAX: (207) 799-5432
EMAIL: LLENGM@L.COM

S8

Romano Contractors CITY OF PORTLAND - BLDG. CODES 102 PARK ST 045-B-007

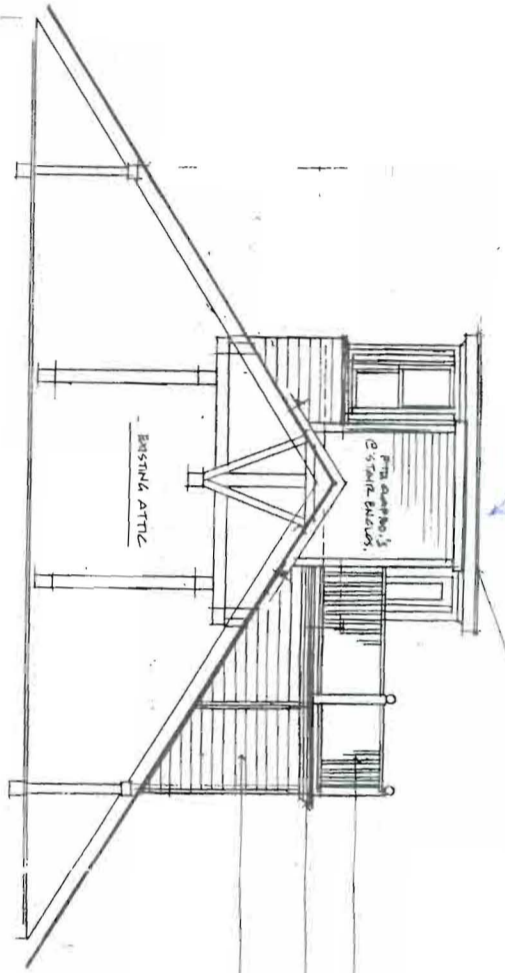
- X 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. 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. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. 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).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *- See Attached*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
- X 36. *All sloped glazing and skylights shall comply with section 2404.0*

[Signature]
 S. Sammie Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

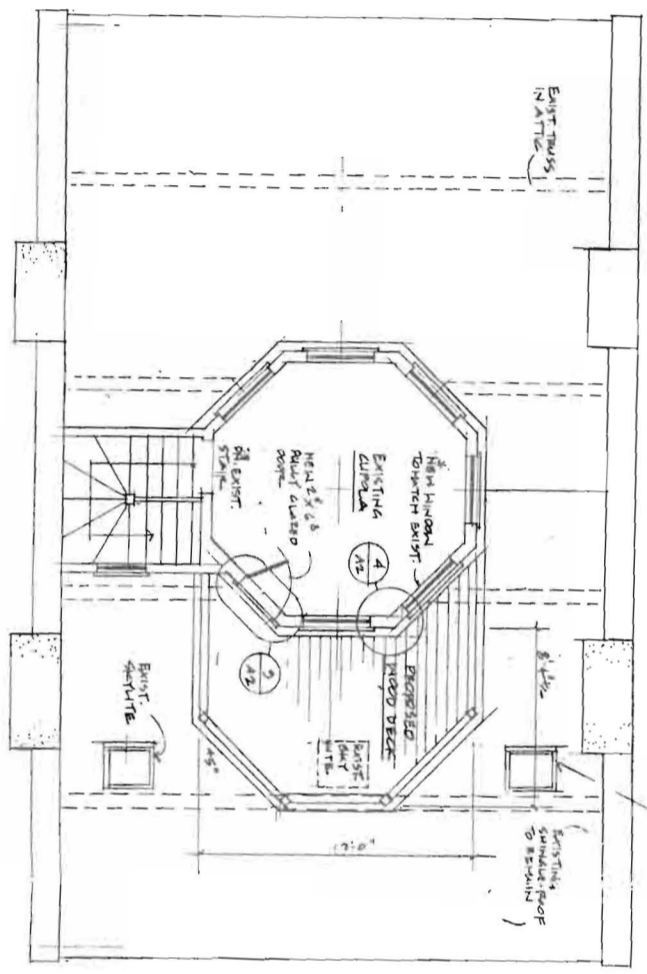
PSH 10/25/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

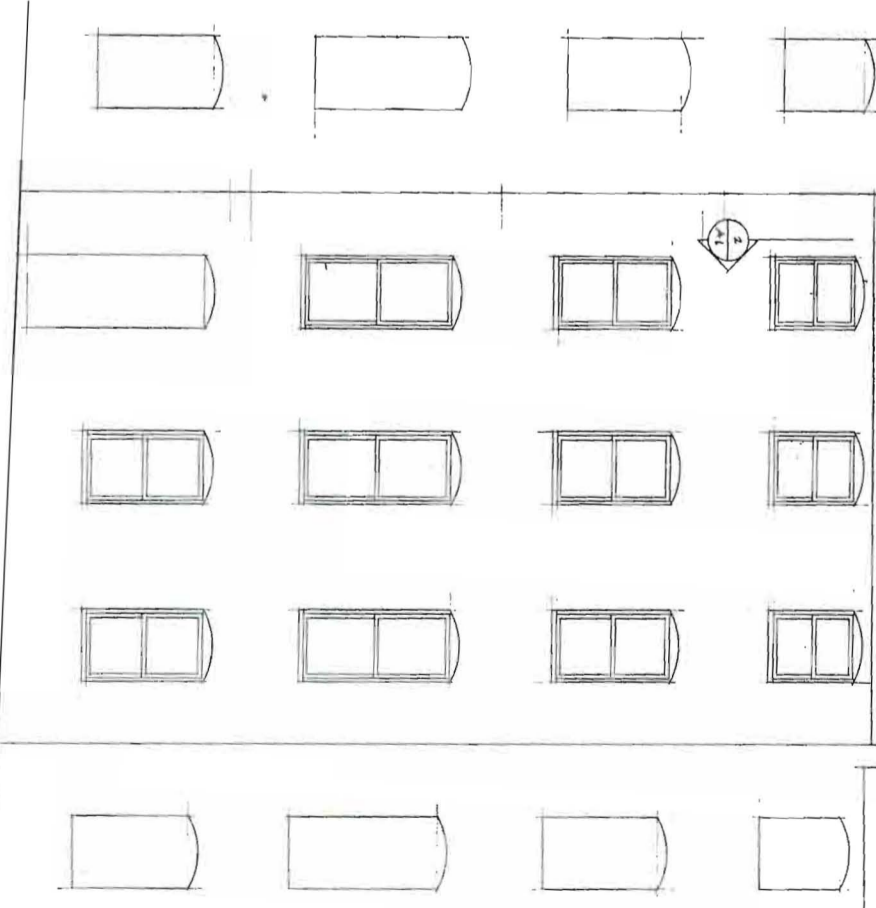
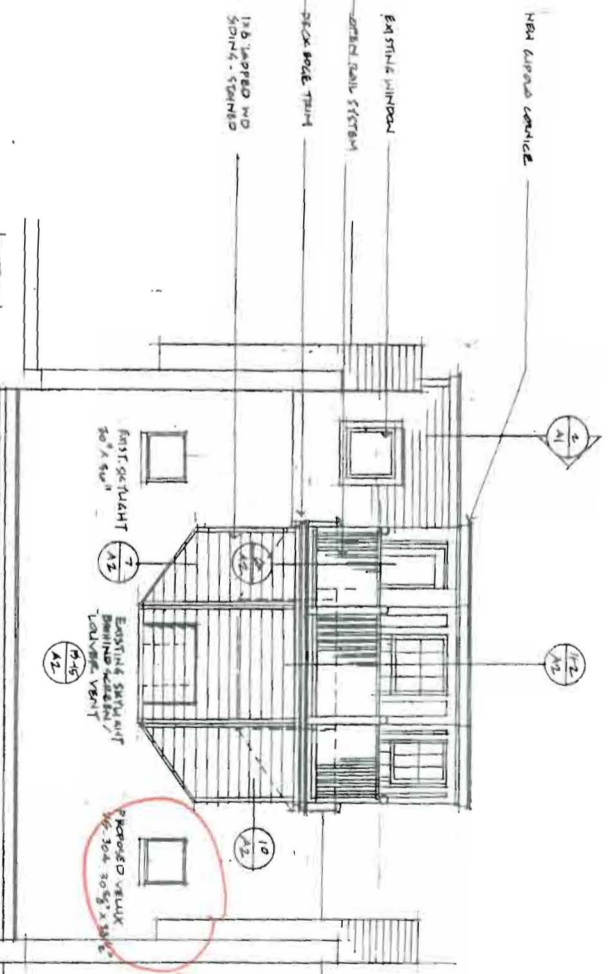
existing cupola



2 ATTIC SECTION - DECK ELEVATION
1/2" = 1'-0"



3 CUPOLA / DECK PLAN
1/4" = 1'-0"



1 TOWNHOUSE / CUPOLA ELEV.
1/4" = 1'-0"

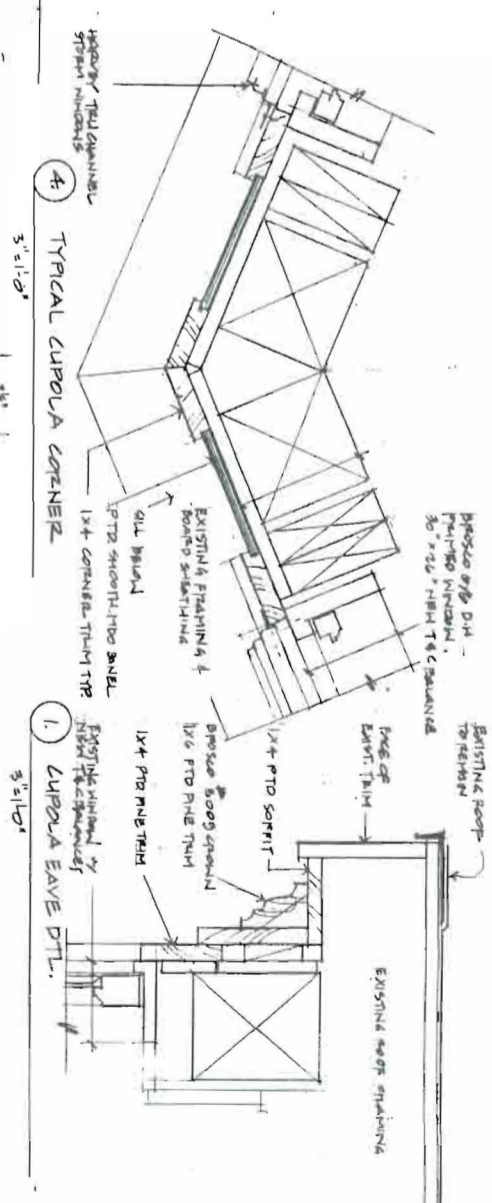
Section 240410

NEW ROOF DECK FOR THE
COUGHLIN RESIDENCE
120 PARK STREET, PORTLAND, ME.

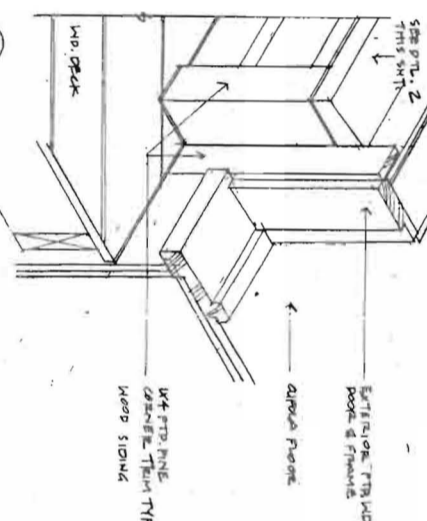
JOSEPH DELANEY, ARCHITECT
33 HAKTLEY STREET
PORTLAND, ME. 04103

DATE PLOTTED (8/15/08)	PROJECT NUMBER	SCALE AS NOTED	DRAWN JAD	CHECKED	REVIEWED
CONTENTS ELEVATIONS & PLANS					

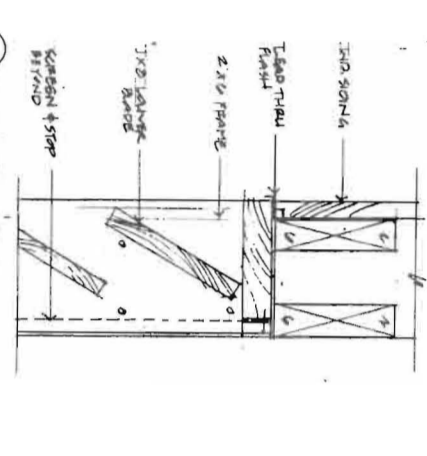
AI



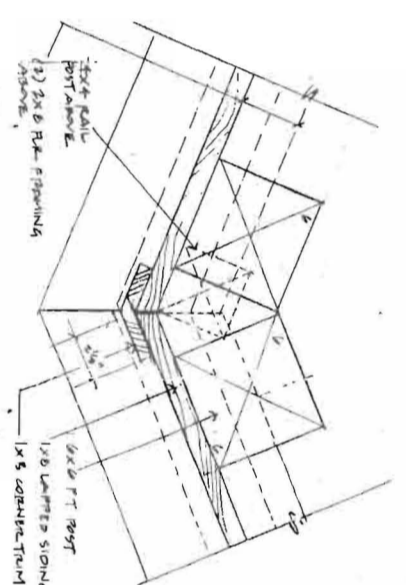
4. TYPICAL CUPOLA CORNER



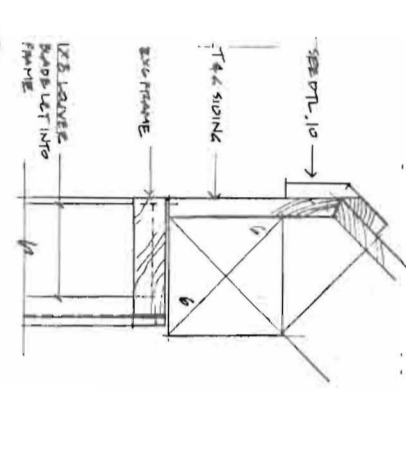
9. DOOR SILL & JAMB DETAIL



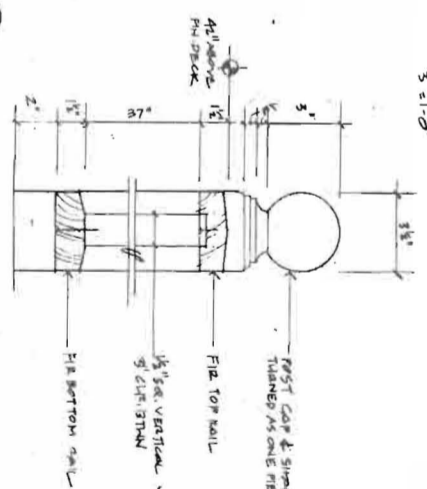
13. LOUVER HEAD



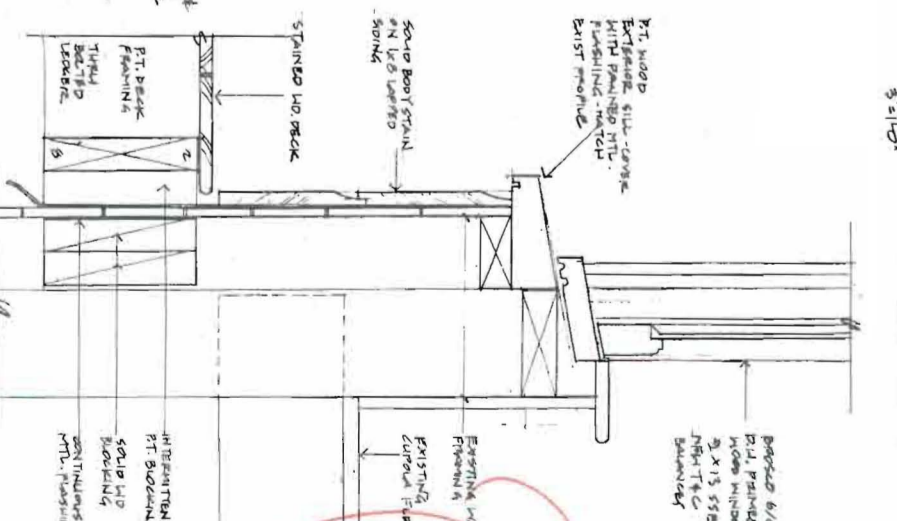
10. DECK SKIRT WALL CORNER



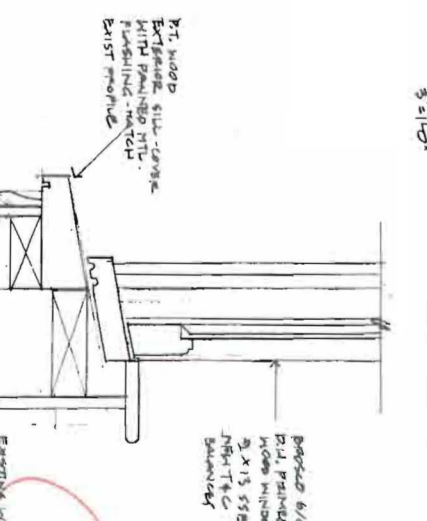
14. LOUVER JAMB



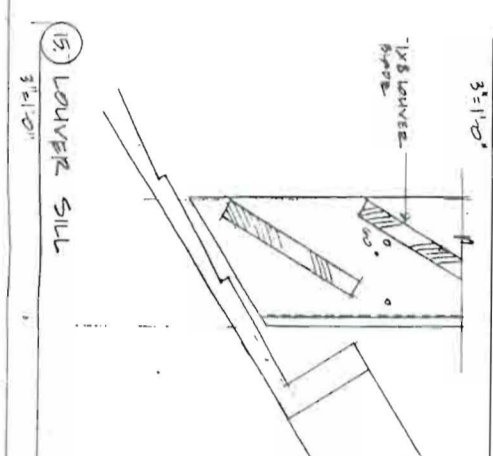
5. TYPICAL RAIL SECTION



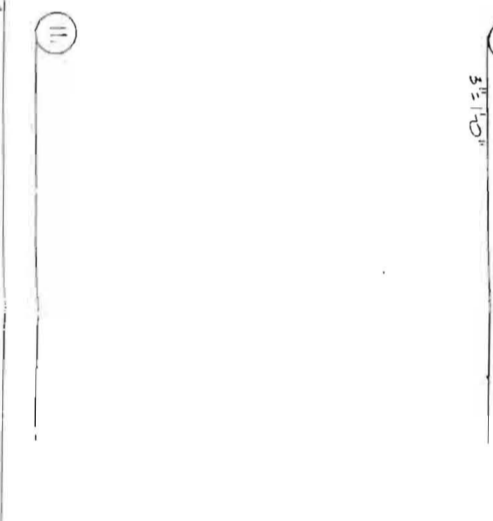
6. TYPICAL DECK EDGE DETAIL



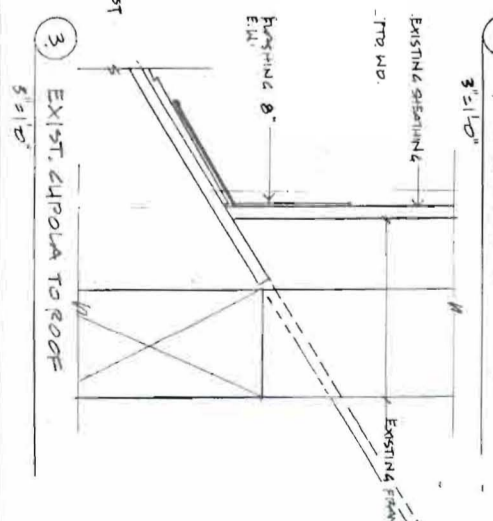
2. TYPICAL DECK TO CUPOLA



15. LOUVER SILL



7. TYPICAL DECK POST/ROOF DETAIL



3. EXIST. CUPOLA TO ROOF

NEW ROOF DECK FOR THE COUGHLIN RESIDENCE
120 PARK STREET, PORTLAND, ME.

JOSEPH DELANEY, ARCHITECT
53 HARTLEY STREET
PORTLAND, ME. 04105

DATE	AUG. 18, 1999
PROJECT	NEW ROOF DECK
SCALE	AS NOTED
DRAWN	JLD
CHECKED	
REVIEWED	

A2