

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 090582

Please Read
Application And
Notes, If Any,
Attached

This is to certify that FORAN THOMAS P & JANE G FORAN ITS/Papa & Romano Build

has permission to Renovations and Alterations to the Bedroom and Bathroom.

AT 88 PARK ST called 94 CBI 045 B011023

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR 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	

PERMIT ISSUED

Department Name: JUN 23 2009

Thomas M. Manly 6/22/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0582	Issue Date:	CBL: 045 B011023
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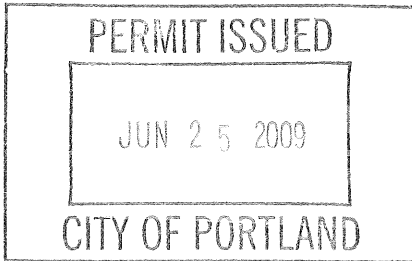
Location of Construction: 88 PARK ST <i>called 94-2</i>	Owner Name: FORAN THOMAS P & JANE G F	Owner Address: 88 PARK ST # 23	Phone: 207-329-7579
Business Name:	Contractor Name: Papi & Romano Builders, Inc	Contractor Address: PO Box 1079 Portland	Phone: 2077973381
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>R-6</i>

Past Use: Residential Condo	Proposed Use: Residential Condo - Renovations and Alterations to the Bedroom and Bathroom.	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 2
<i>entire bldg is 27 residential condo units</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>	
Proposed Project Description: Renovations and Alterations to the Bedroom and Bathroom.		Signature:	Signature: <i>Jm 6/22/09</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: Imd	Date Applied For: 06/08/2009	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<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 type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>6/9/09</i>	Date: _____	Date: <i>Requires A</i>



Any exterior work requires separate review & approval.

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.

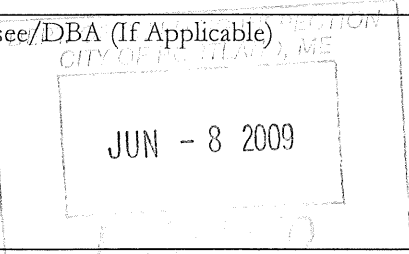
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE 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.

Location/Address of Construction: <u>94-2 PARK STREET</u>		
Total Square Footage of Proposed Structure/Area <u>NO INCREASE</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>B</u> Lot# <u>011023</u>	Applicant * must be owner, Lessee or Buyer Name <u>TOM & JANE FORAN</u> Address <u>94-2 PARK ST.</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>329-7579</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> ^{condo} Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>BATHROOM & BEDROOM RENOVATION</u>		
Contractor's name: <u>PAPI & ROMANO BUILDERS, 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>RIK ROMANO</u> Telephone: <u>SAME</u> Mailing address: <u>P.O. BOX 1079 PORTLAND, ME 04104</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: Rik Romano Date: 6/8/09

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0582	Date Applied For: 06/08/2009	CBL: 045 B011023
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Business Name:	Contractor Name: Papi & Romano Builders, Inc	Contractor Address: PO Box 1079 Portland	Phone (207) 797-3381
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Residential Condo - Renovations and Alterations to the Bedroom and Bathroom.	Proposed Project Description: Renovations and Alterations to the Bedroom and Bathroom.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/09/2009

Note: **Ok to Issue:**

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 06/22/2009

Note: this is an individual condo **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

6/9/2009-mes: I called Rick Romano and asked him about the replacement panels - Are those exterior windows? I need to know in order to pass this permit on. Rick left a phone message at 8:10 pm - the panels are on the inside below the windows - the windows are not being changed.

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Thomas H. MacLay

Signature of Inspections Official

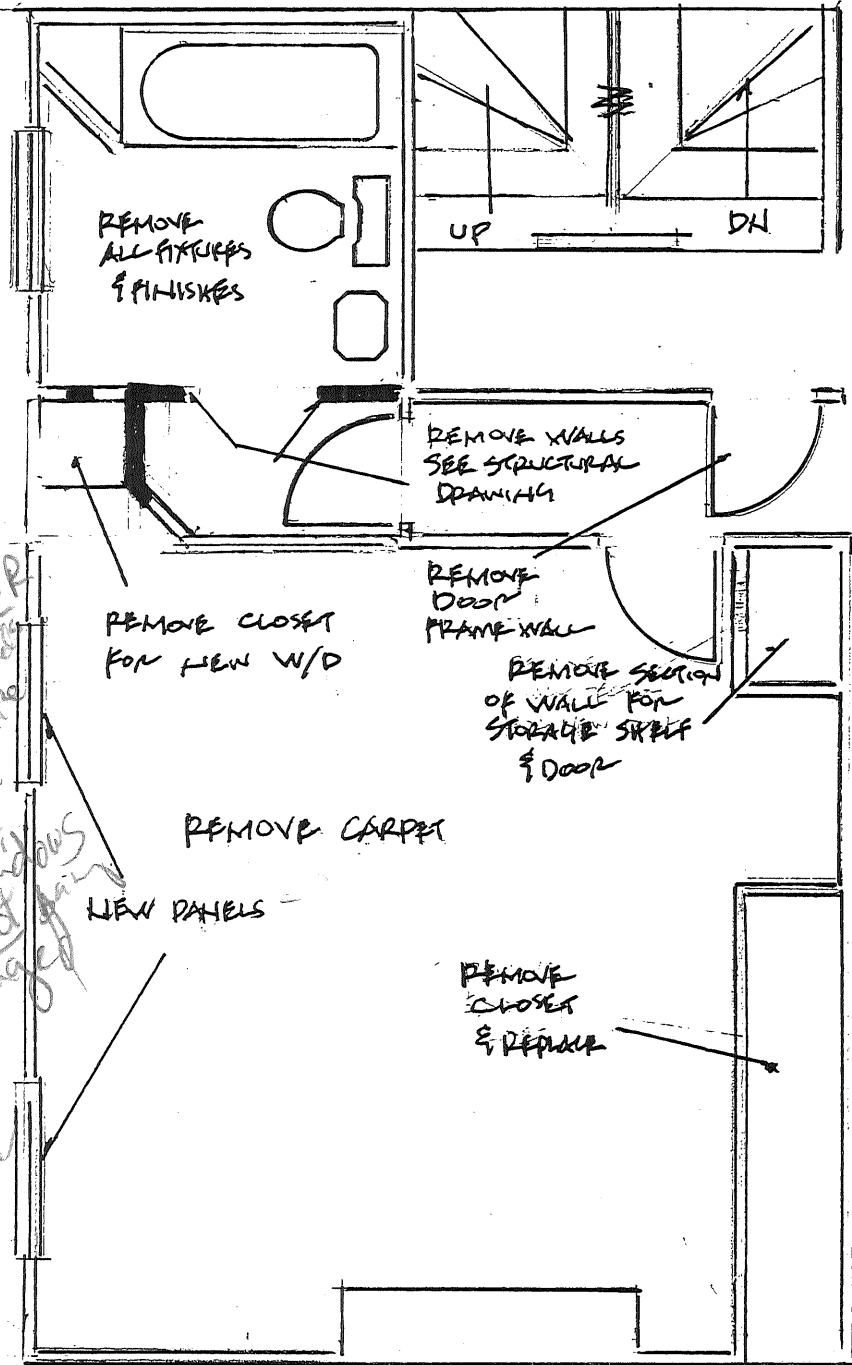
Date

6/22/09

Date

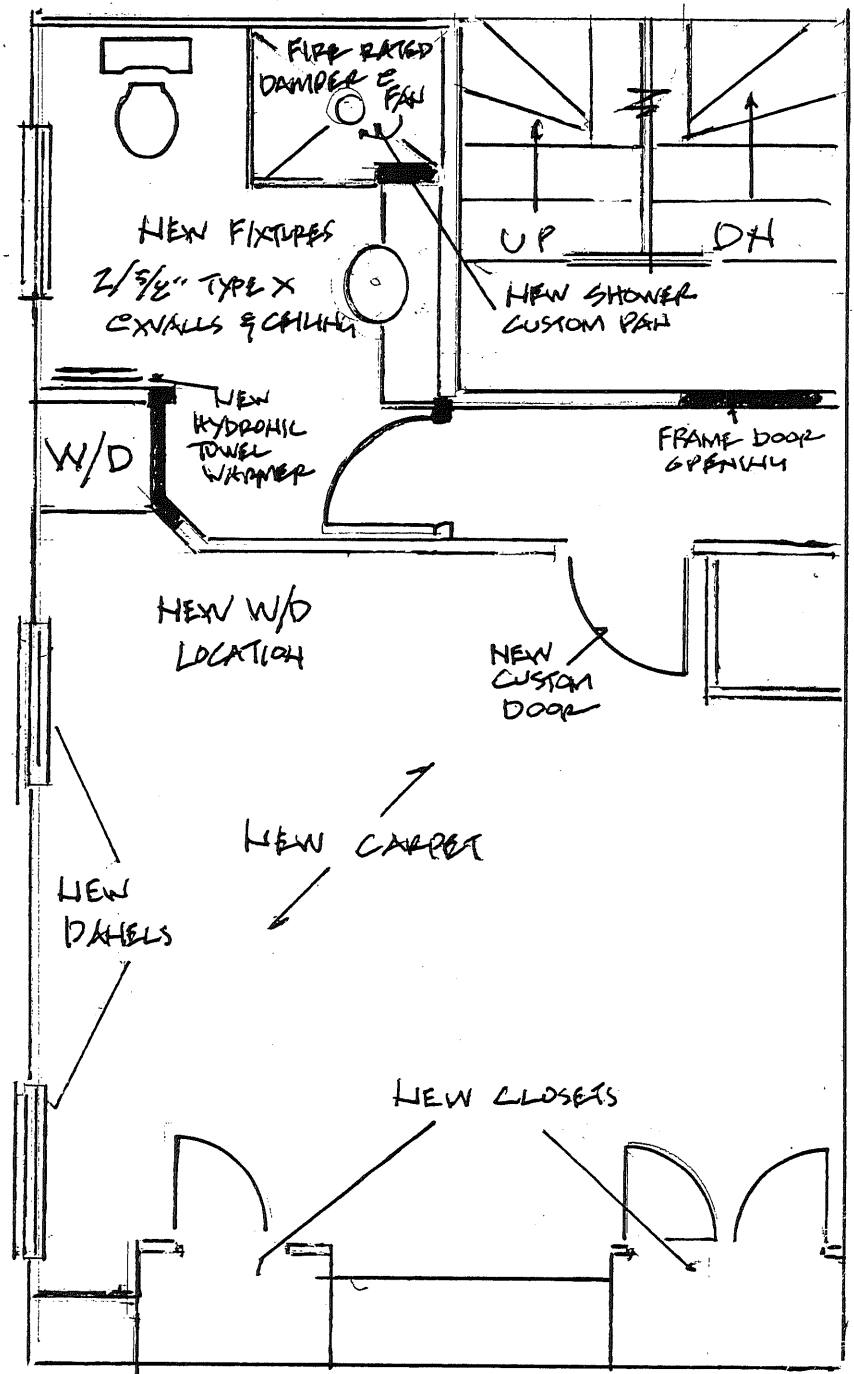
FORAM RENOVATION
94-2 PARK STREET
EXISTING CONDITIONS

1/4" = 1'-0"



PROPOSED CHANGES

1/4" = 1'-0"

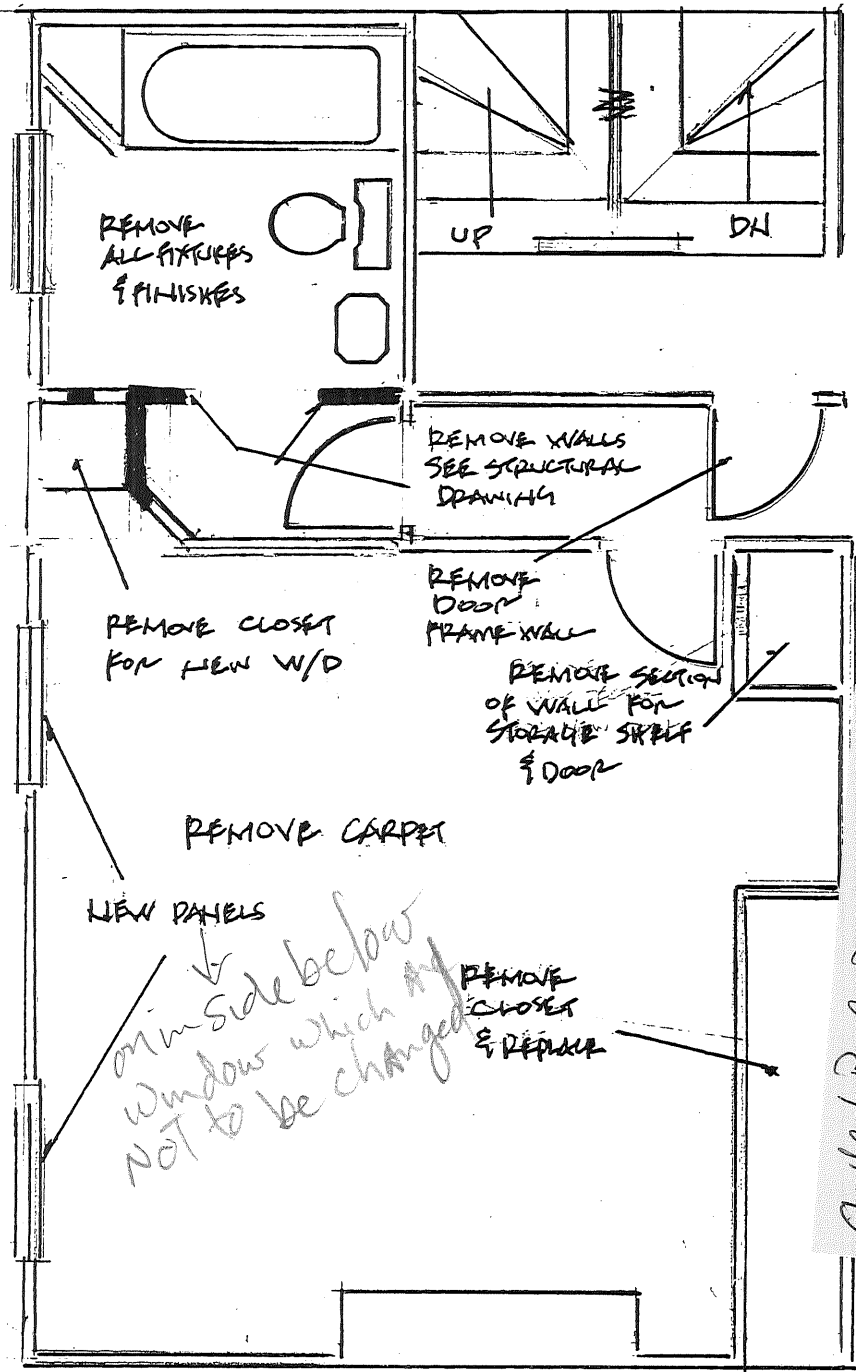


6/10/09
per Rick P.
The panels
inside
walls
are not
changing

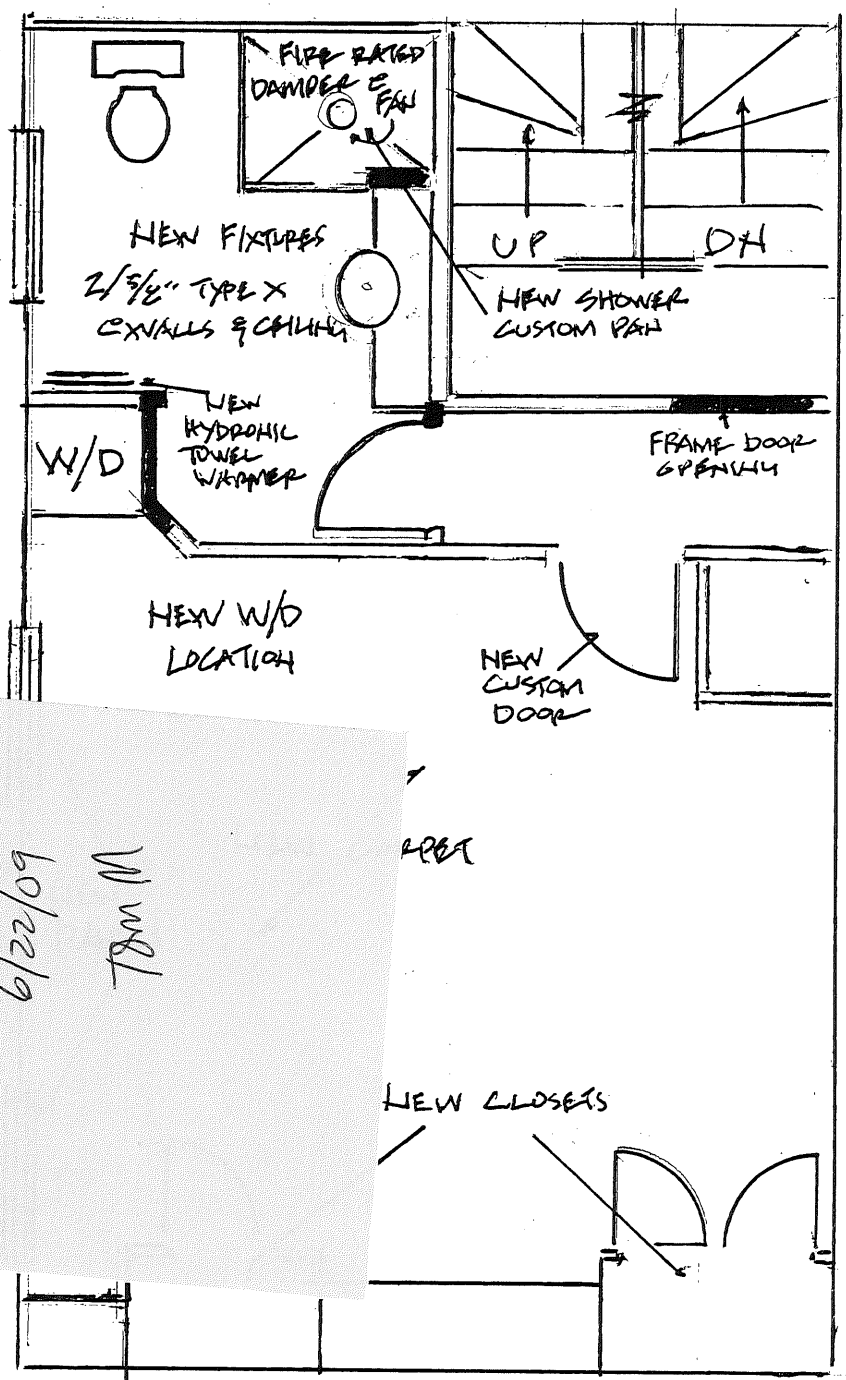
POKAN RENOVATION
 94-2 PARK STREET
 EXISTING CONDITIONS

1/4" = 1'-0"

1/4" = 1'-0"



PROPOSED CHANGES



Called Rich Romano +
 left a message that permit
 is ready for pick-up.
 6/22/09
 Tom M

GENERAL NOTES:

- The notes on the drawings are not intended to replace specifications, in addition to general notes. See specifications for requirements.
- Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
- 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.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturers written instructions.
- The structure is designed to be self supporting and stable after the erection 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 tie-downs. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

- Building code: IRC (2003) International Residential Building Code.
- Design Live Loads: (Ground Snow load = 50 psf)
 Roof 45 psf + drift as applicable
 Living areas and exterior decks 40 psf
 Corridors (above first floor) 80 psf
 Common areas and corridors 100 psf
 Stairs & exit ways 100 psf
- Design wind loads are based on exposure B using 100 mph basic wind speed.

FOUNDATION NOTES:

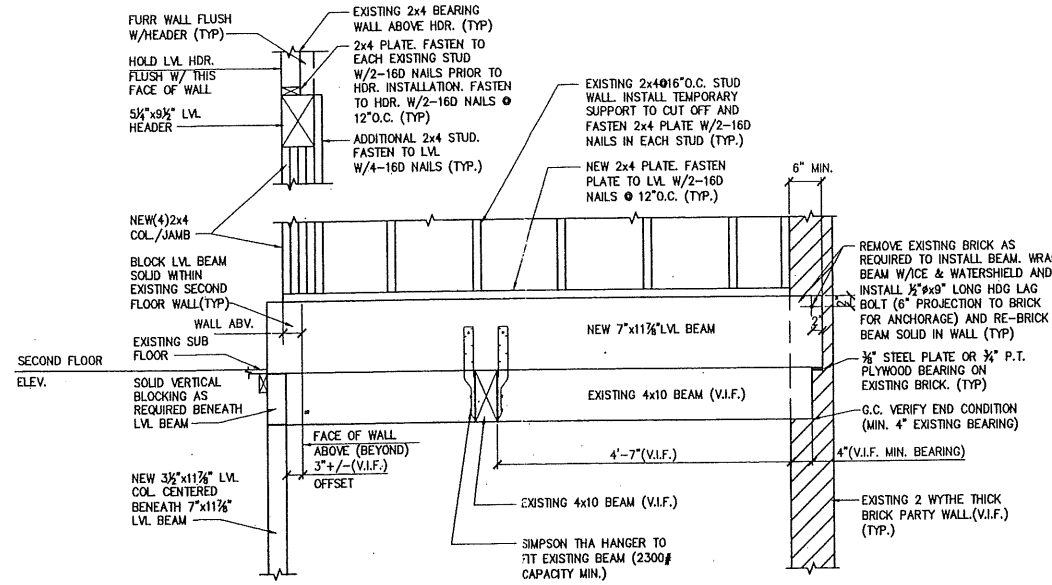
- Foundations have been designed for a presumptive soil bearing capacity of 2000 PSF to be verified by the contractor in the field.
- Footings shall be founded on undisturbed native soil, compacted structural fill, or crushed stone.

CONCRETE NOTES:

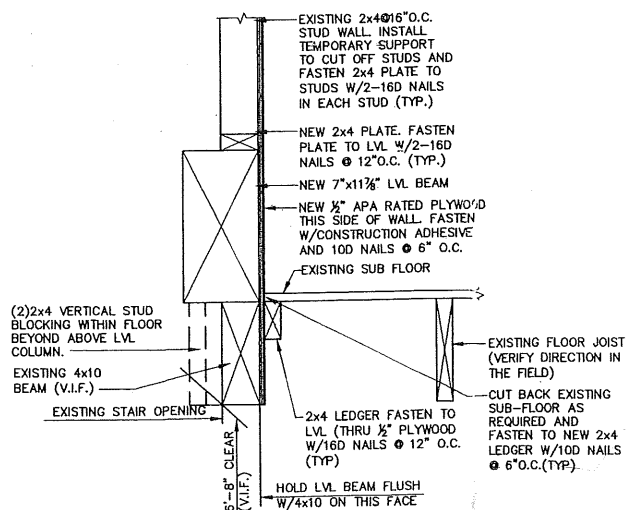
- All concrete work shall conform to ACI 318—Latest Edition.
- Concrete strength (f'c) at 28 days shall be: 3000 psi. for footings.
- All concrete shall be air entrained 4% to 6% per the specifications.
- Concrete shall not be placed in water or on frozen ground.
- Provide PVC sleeves where pipes pass through footing.
- 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.

TIMBER FRAMING:

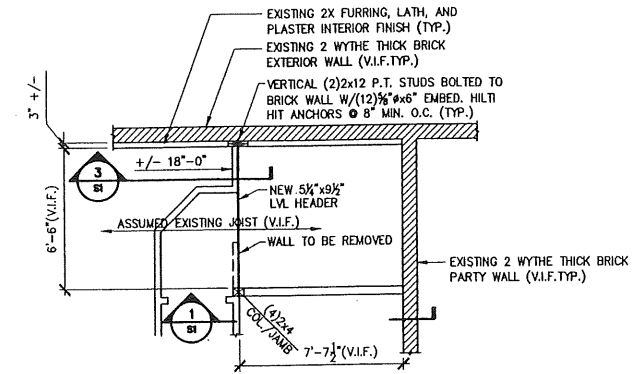
- All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) — latest edition.
- Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
- Timber shall be southern yellow pine treated with ACQ water borne preservative in accordance with AWPAC treatment C1 with 0.40 PCF retainage for items in contact with roofing, masonry or concrete with 0.60 PCF retainage for items in contact with earth.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
- Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on bearing wall and structural steel beams.
- Nailing not specified shall conform with IBC 2003.
- Provide 1/2" thick APA rated wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediates. Lap sheathing 1'-0" minimum over existing structure (where applicable).
- LVL indicated laminated veneer lumber beams manufactured by Boise Cascade or approved equal.



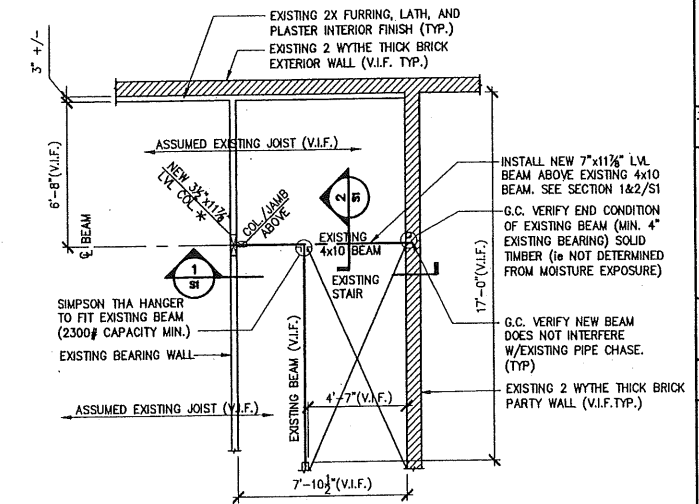
SECTION 1
3/4" = 1'-0"



SECTION 2
1 1/2\"/>

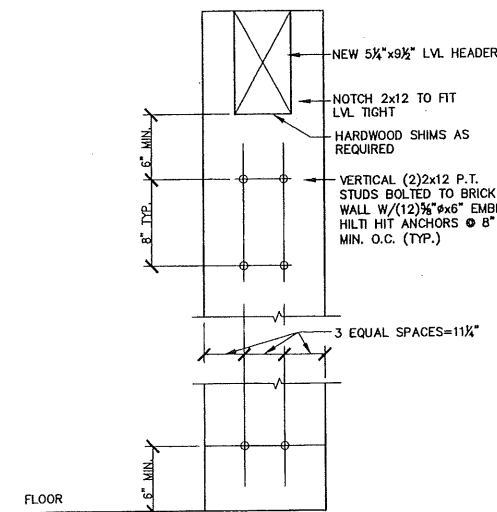


PARTIAL THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"



PARTIAL SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

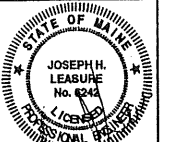
NOTE:
* INDICATES LVL COLUMN TO HAVE (2) 3/8\"/>



SECTION 3
1 1/2\"/>

THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE USED, LOANED, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF L&L STRUCTURAL ENGINEERING SERVICES, INC.

L & L STRUCTURAL ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432



designed by:	drawn by:	checked by:	scale:	date:
JHL	AKB	JHL		05/27/09
project #:	29002			

94 PARK STREET—SECOND FLOOR UNIT
PORTLAND, MAINE
GENERAL NOTES, PARTIAL FRAMING PLANS AND SECTIONS

S1

