

**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 Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: CAPT. R. Sautour
Proposed Project Description: 94-4 Park St - extend dormer		CEO District: Inspection: Use Group: R-2 Type: OB FBC-2009 Signature: JMB 4/4/11
Permit Taken By: Lannie	<b>Zoning Approval</b>	

- 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"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min Date: 3/22/11	<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 Date:	w/perm <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 3/28/11

**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

6-23-11 DWM/BKL Wayne 671-6205 Closem OK ~~20~~

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

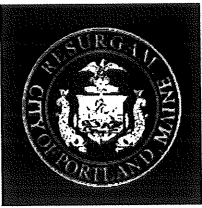
*[Signature]* 4/4/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

# SCANNED



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://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](mailto: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> <span style="float: right;">4<sup>th</sup> floor condo.</span>		
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 <b>*must be owner, Lessee or Buyer*</b> Name <u>LOWELL TURNBULL</u> & <u>RANDI GREENWALD</u> Address <u>94-4 PARK ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>1-202-291-0176</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b>  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>
<b>Dept. of Building Inspections</b> Current legal use (i.e. single family) <u>CITY OF PORTLAND MAINE SINGLE FAMI-CONDO</u> Number of Residential Units <u>received</u> If vacant, what was the previous use? _____ <u>CD</u> Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>EXTEND BARNIER, REWORK FACE OF DECK, KITCHEN RENOVATION</u>		
Contractor's name: <u>PAPI &amp; 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](http://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 before Board

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

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

Page 1

<b>Job Type:</b>	Adds/Alter Commercial	<b>Job Description:</b>	88 Park Unit#25	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	In Review	<b>Pin Value:</b>	908	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	15,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		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
----------------------	---------------	--------------------------	-------------------	--------------	----------------	----------------	---------------------------	--------------------	---------------------

**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
Muti-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			

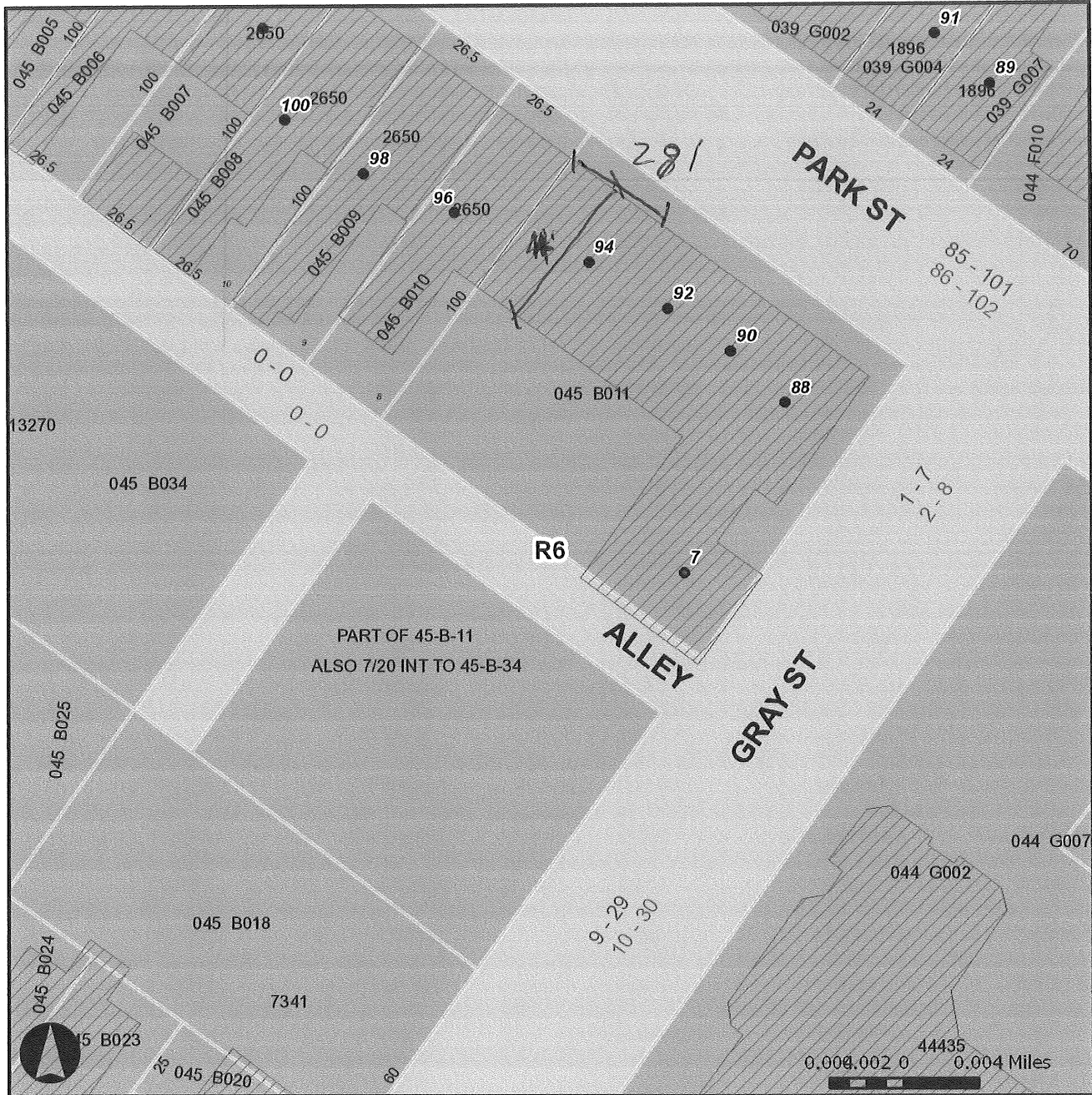
Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

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**

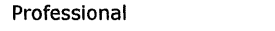
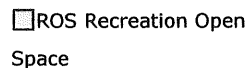
**Buildings**



**Island Zoning**



**Zoning (continued)**



**Zoning (continued)**



14-436(2)

28' x 44' = 1232 x 50% = 616 ft<sup>2</sup> max expansion

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:**

**Services**

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

**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:**

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

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

**Building Information:**



Best viewed at 800x600, with Internet Explorer

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 (IL)  Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Historic already PD!

Other \_\_\_\_\_

CBL: 045 B 011 025

unit # 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: *Hayle*

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

PAY 6419 Hundred Seventy  
TO THE ORDER OF CITY OF PORTLAND  
DATE 3/17/2011  
~~00~~ ~~XX~~ DOLLARS \$ 170.00

6419

Security Features  
Indicated  
Return to Bank

Security Features  
Indicated  
Return to Bank

on Rear of Blg

EXISTING CUPOLA - w/ VINYL SIDING & ASPHALT SHINGLE ROOF

EXIST. CHIMNEY TO REMAIN

SEE DTL, NOTES

L.C. COPPER STEP FLASH

LOOK-UP VENT

NEW ASPHALT SHINGLE ROOF

MTL. CAP

-PTD. WD. CLAPBDS. (DARK STAIN)

LEAD FLASH

WALL SECTION DETAIL

CHIMNEY FACE

NEW DORMER EXTENSION - MATCH EXIST'G

11'-2 1/2"

7'-4"

7'-8 1/2"

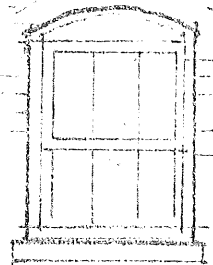
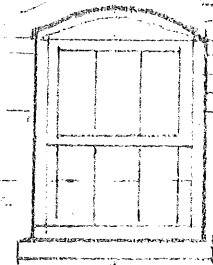
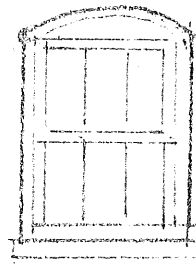
2x5.5 = 11' extra  
a 1/2 used out of allowable 50%  
14-436

BLOG. SECTION

NEW 36x40 D.H. WINDOW w/ SPL & NARROW MULL - PTD.

OPEN

EXIST. GUARD



ALIGN DORMER FACE w/ FACE OF MTL. FIREWALL CAP

choosing this for expansion

PROPOSED ELEVATION

5'-5" EXISTING DORMER TO REMAIN

5'-10"

EXIST. DORMER ENLARGED 5'-5"

5'-5"

OVEN

SINK

COUNTER

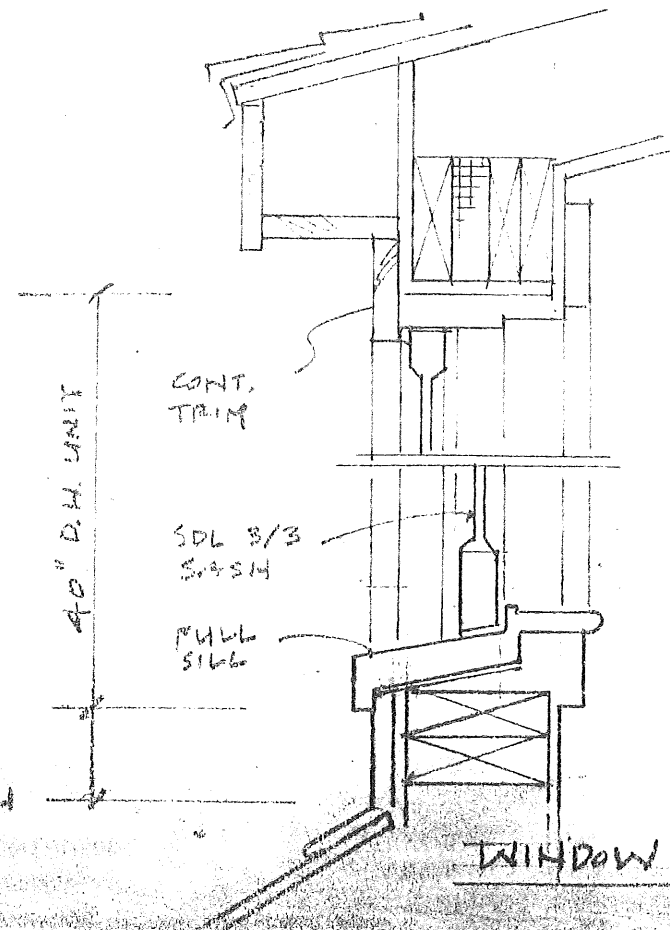
ADDITIONAL USABLE KITCH. SPACE

STAIR

NEW WINDOW LOCATION - STATISTICAL w/ OPP. WINDOW & DECK

NEW CONSTR. FOR FULL HEADRAM

5'-0"



DORMER PLAN / ELEVATION & SECTION

94 PARK ST.

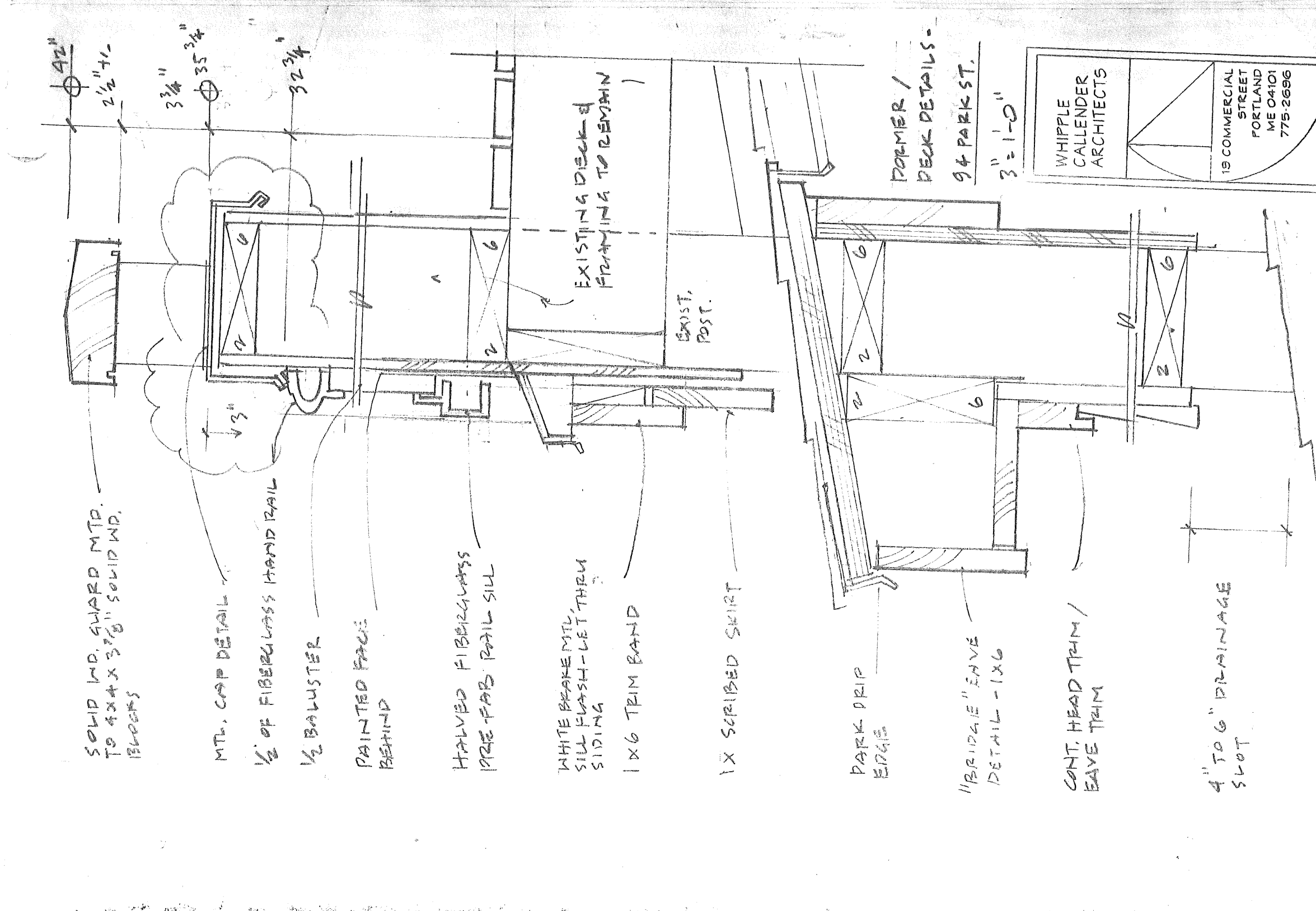
1/4" = 1'-0"

WHIPPLE CALLENDER ARCHITECTS

19 COMMERCIAL STREET  
PORTLAND  
ME 04101  
775-2696

REVISED 2/23/11

DORMER PLAN w/ EXTENSION



SOLID WD. GUARD MTD.  
TO 4x4x3 3/8" 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 FLASH-LET THRU  
SIDING

1x6 TRIM BAND

1x SCRIBED SKIRT

PARK DRIP  
EDGE

"BRIDGE" EAVE  
DETAIL - 1x6

CONT. HEAD TRIM/  
EAVE TRIM

4" TO 6" DRAINAGE  
SLOT

EXISTING DECK &  
FRAMING TO REMAIN

EXIST.  
POST.

FORMER /  
DECK DETAILS -

94 PARK ST.

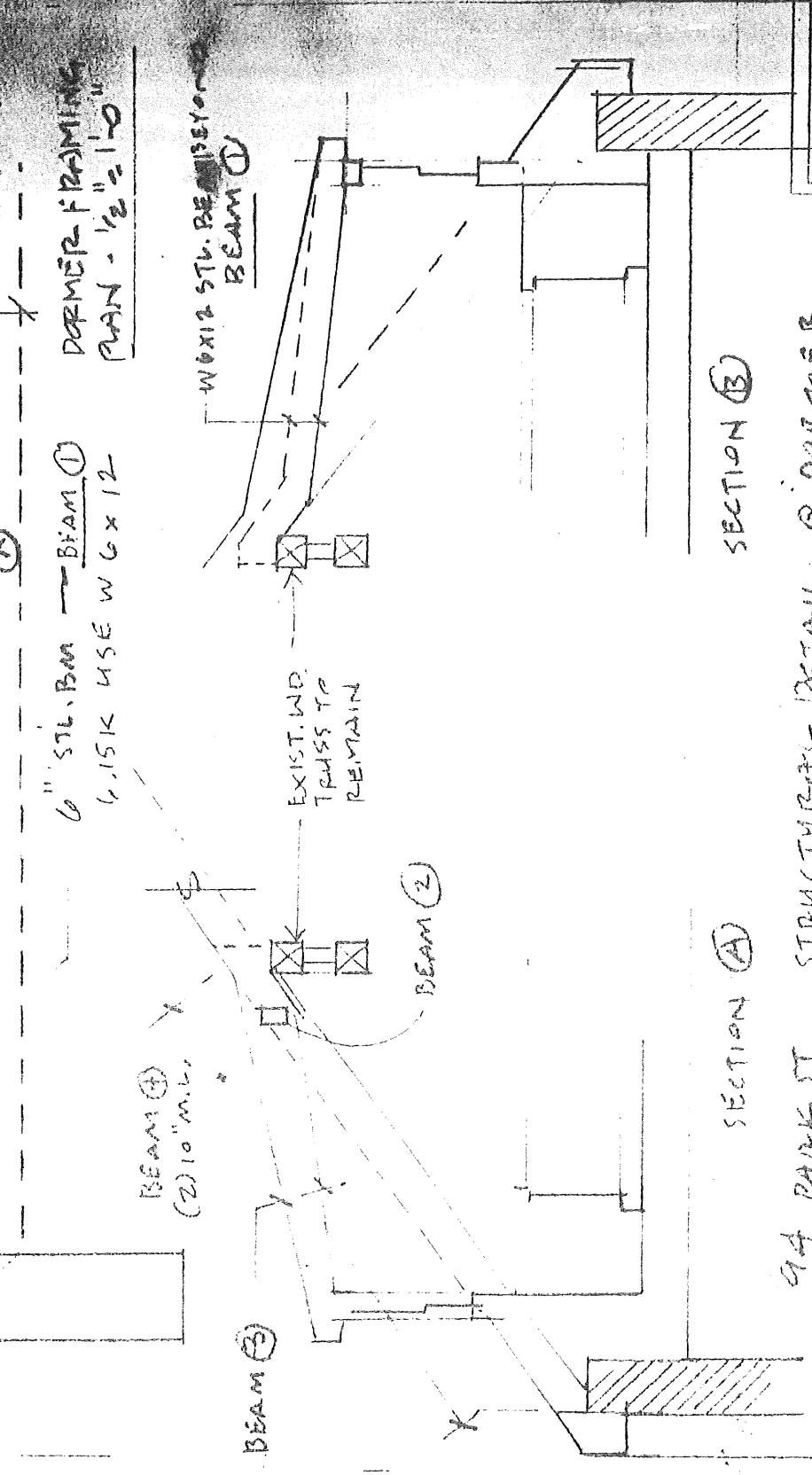
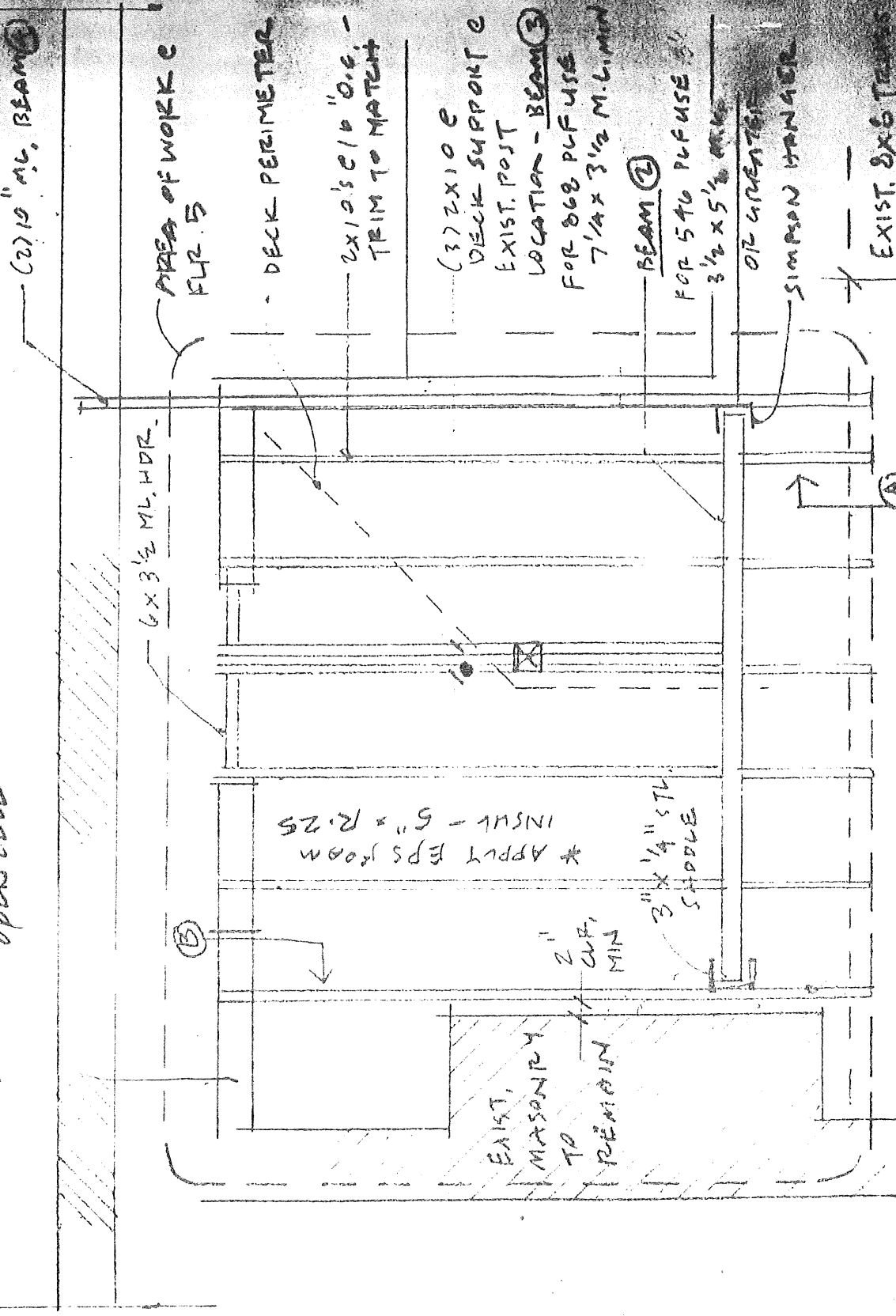
3" = 1'-0"

WHIPPLE CALLENDER ARCHITECTS	
19 COMMERCIAL STREET FORTLAND ME 04101 775-2696	

REVISED

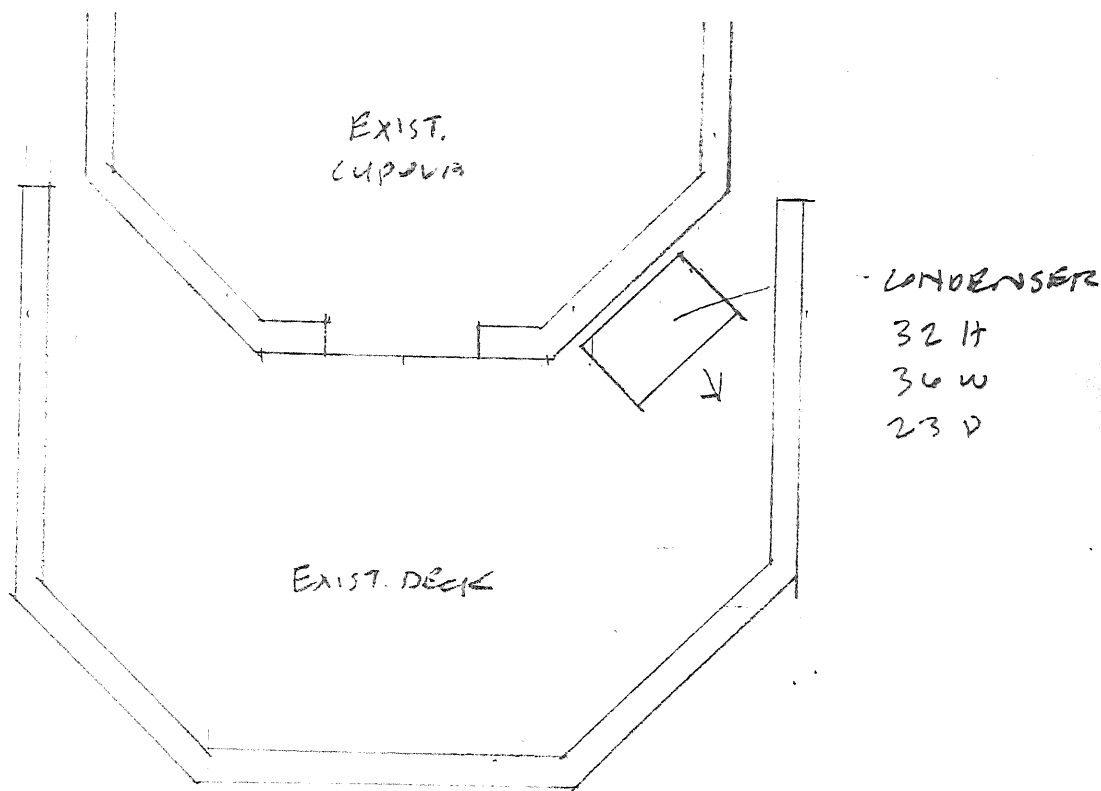
2/22/11

\* 4" EPS FOAM = R.20  
OPEN CELL



94 PARK ST. STRUCTURAL DETAIL @ DORMER  
WHIPPLE-CALLENDER ARCHITECTS 3/15/11

WHIPPLE CALLENDER ARCHITECTS		19 COMMERCIAL STREET PORTLAND ME 04101 775-2696
		19 COMMERCIAL STREET PORTLAND ME 04101 775-2696



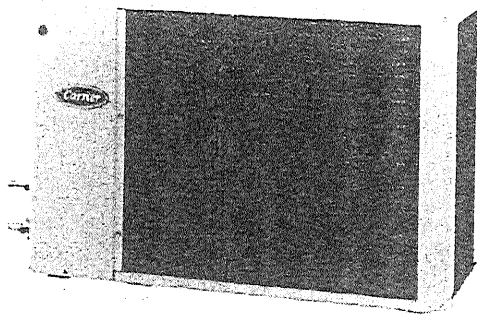
EXIST DECK PLAN W/  
CONDENSER LOCATION

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



## Product Data

### INDUSTRY LEADING FEATURES / BENEFITS



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](http://www.ahridirectory.org)) for the most up-to-date ratings information.

#### 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.