

DISPLACE THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING INSPECTION
PERMIT

891401

DHS - C-001

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Bill Nimmers/Geoffrey Rice
has permission to Change the Use from 7 unit rooming house to 3 apts.
AT 182 State Street

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. *See memo*
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Handwritten Signature]
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3883.

November 19, 1999

Marge Schmuckel,
Building Inspections Office
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 182 State St. - Building Permit and Change of Use

Dear Marge:

With this letter I am submitting an application for building Permit for the interior renovations to the 2nd and 3rd floor of this building.

The attached Site Plan indicates the lot, at the corner of Pine and State Streets and building which is the subject of this application, as well as a parking lot across Pine street, also owned by Mr. Rice.

The upper floors of this building is currently a 7 unit rooming house which has been leased to long term, not transient, tenants. The Application calls for re-configuring the existing rooms into (4) one-bedroom apartment units.

The Parking code states that if additional units are created then 1.5 parking spaces per each such apartment must be provided. This building is being reduced from the existing 7 room rooming house to a 4 unit apartment building, so in that sense no additional living units are being created and no additional parking spaces are required.

still req
1.5 each of
6 parking spc

However, as with the recently approved change of use for the apartments across Pine Street at 688 Congress Street, Mr. Rice owns the 16 space parking lot into which residents of this application as well as those of 688 State will be able to park.

The building is in a Historic District. We are proposing, with this application no exterior work to the building with ~~two~~ exceptions:

RE:
Deb A.

1) We are showing a flat skylight on the flat "widow's walk" area at the top of the building. This skylight will replace an existing roof hatch which also is flat to the deck. Neither the existing hatch nor the proposed skylight will be visible from the exterior.

~~2) One window on the second floor is being widened from the existing 24" to a proposed 36" in order to provide the required exit-sized window from the bedroom. This window is on the rear of the building tucked into a recess behind another wing and under a fire escape of the house and is not visible to normal street traffic.~~

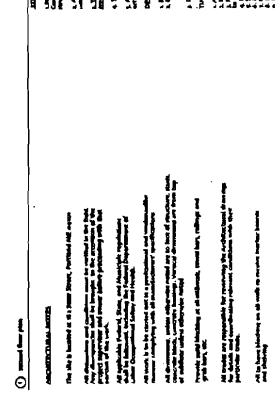
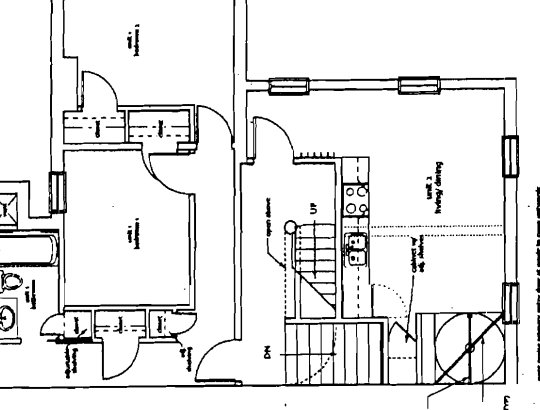
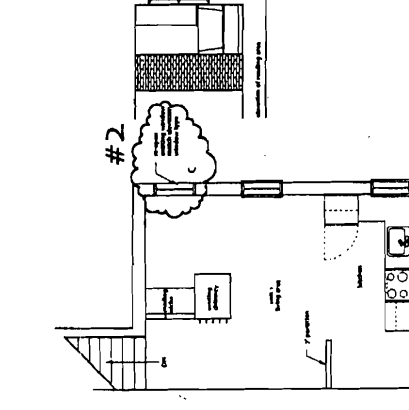
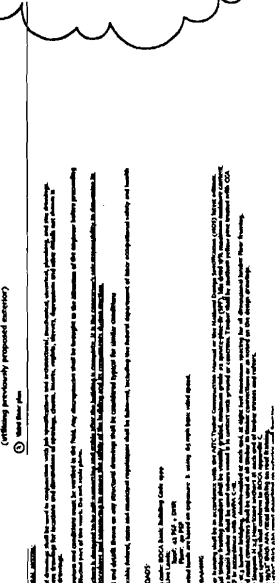
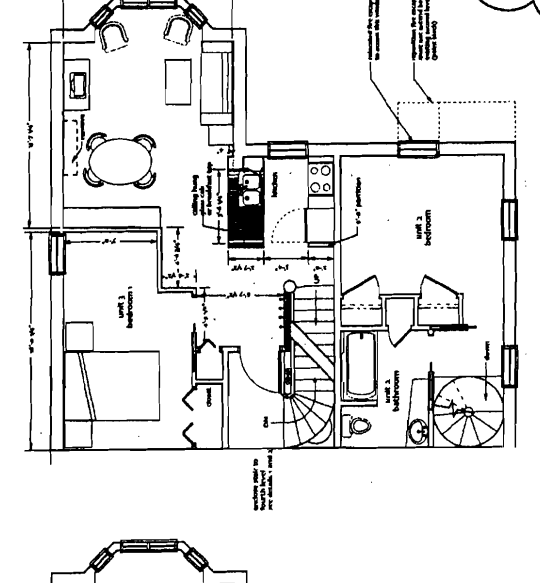
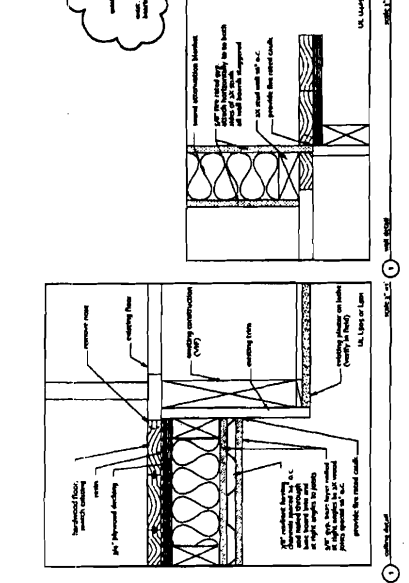
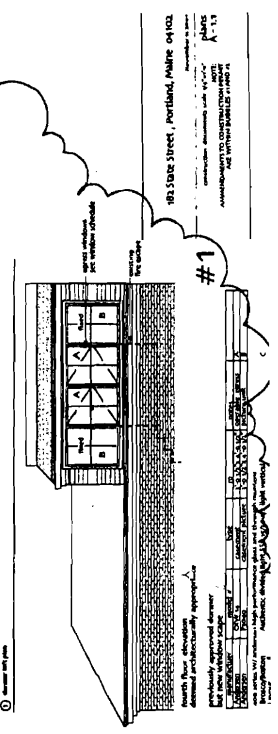
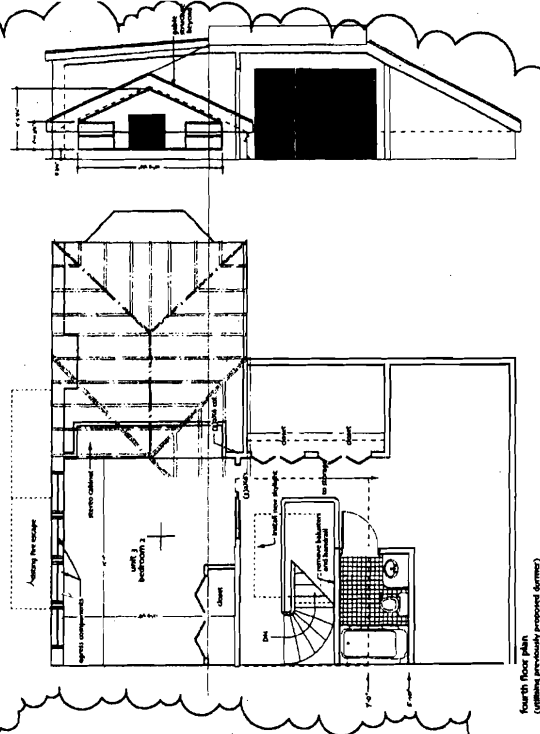
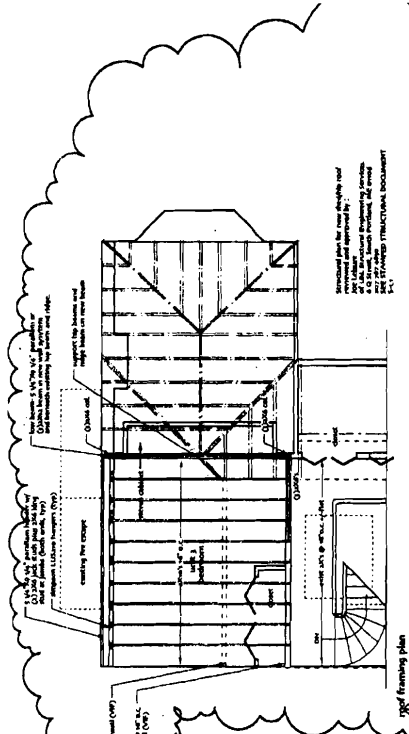
No changes in the existing fire escapes and exit stairs are contemplated. However, new exit signs and emergency lighting is being proposed.

I trust that this information satisfies your requirements for this application, if you have questions please give me a call at 774-3683.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Nemmers', with a stylized, cursive script.

William Nemmers



1. All dimensions are in feet and inches. Fractions shall be in eighths or sixteenths of an inch. Round off to the nearest 1/8\"/>

2. All materials shall be of the highest quality and shall conform to the specifications of the American Institute of Architects. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for obtaining all necessary permits and licenses.

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48 State Street, Portland, Maine 04101
 Telephone: 857-1111
 Fax: 857-1112
 E-mail: info@architect.com

#1

#2

third floor plan (existing previously proposed scenario)

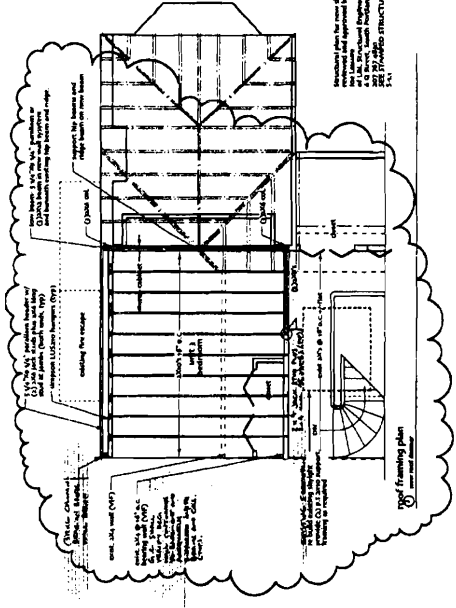
fourth floor plan (existing previously proposed scenario)

roof framing plan

third floor plan (existing previously proposed scenario)

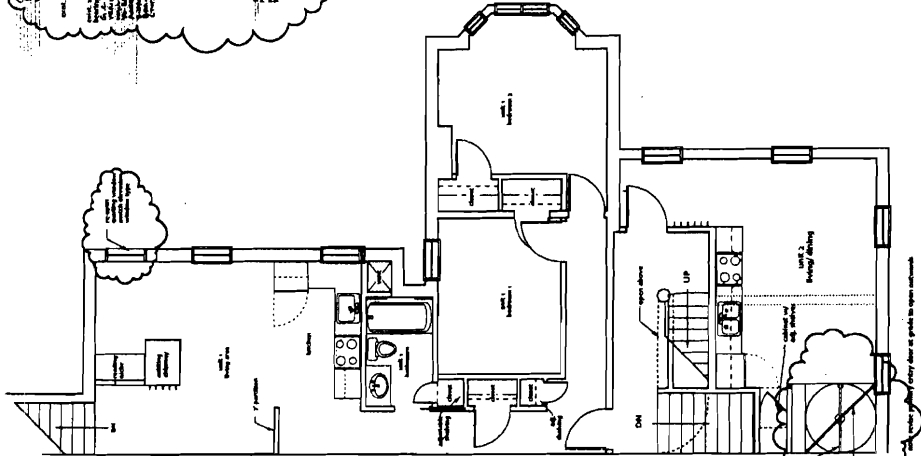
fourth floor plan (existing previously proposed scenario)

roof framing plan



Structural plan for roof trusses and rafters shall be prepared by a Licensed Professional Engineer (L.P.E.) in the State of Florida, and shall be stamped and signed by the L.P.E. in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.1.

Roof framing plan



Floor framing plan

GENERAL NOTES:

1. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.1.
2. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.2.
3. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.3.
4. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.4.
5. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.5.
6. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.6.
7. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.7.
8. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.8.
9. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.9.
10. All construction shall be in accordance with the Florida Building Code, Chapter 6, Part 1, Section 601.10.



181 State Street, Portland, Maine 04101
 License No. 12345
 State of Florida
 PROFESSIONAL ENGINEER

