

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070171

PERMIT ISSUED

FEB 21 2007

CITY OF PORTLAND

This is to certify that MILKS WENDY / Tom Blackburn

has permission to Demo existing 4 porches and building below in same footprint

AT 260 PARK AVE

053 A001004

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is altered or 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. Cocq 1438

Health Dept. _____

Appeal Board _____

Other _____

Department Name

2/21/07 Cheryl D. [Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

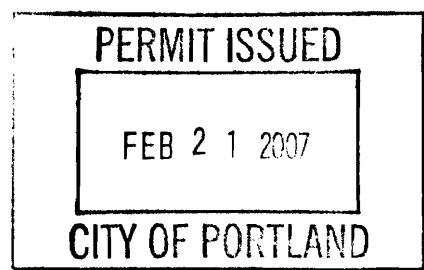
Permit No: 07-0171	Issue Date:	CBL: 053 A001004
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Location of Construction: 260 PARK AVE	Owner Name: MILKS WENDY	Owner Address: 260 PARK AVE # 4	Phone:
Business Name:	Contractor Name: Tom Blackburn	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R6

Past Use: Residential multi-unit	Proposed Use: Residential multi-unit demo existing 4 porches & building back in same footprint	Permit Fee: \$410.00	Cost of Work: \$39,000.00	CEO District: 1
Proposed Project Description: Demo existing 4 porches and building back in same footprint <i>legal use: 8 residential condominiums (#02-038)</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>maintain means of egress</i>	INSPECTION: Use Group: R-2 Type: 5B <i>IRC-2003</i>	
		Signature: <i>Greg Cross</i> Signature: <i>2/21/07 U.M.</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: dmartin	Date Applied For: 02/16/2007	Zoning Approval
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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 <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"/> <i>all work w/in existing footprint</i> Date: <i>2/16/07 ABU</i>	Zoning Appeal <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: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABU</i> Date: _____
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0171	Date Applied For: 02/16/2007	CBL: 053 A001004
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Business Name:	Contractor Name: Tom Blackburn	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Residential multi-unit (8 residential condos) -demo existing 4 porches & building back in same footprint	Proposed Project Description: Demo existing 4 porches and building back in same footprint
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/16/2007

Note: **Ok to Issue:**

- 1) This permit is being issued under the condition that all the work will be within the existing footprint of the structure.
- 2) This property shall remain as eight residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Chris Hanson **Approval Date:** 02/21/2007

Note: **Ok to Issue:**

- 1) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 6) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 7) Fastener schedule per the IRC 2003

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 02/16/2007

Note: **Ok to Issue:**

- 1) Means of egress to a public way shall be maintained at all times.

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Permit No: 07-0171	Issue Date: 02/21/2007	CBL: 053 A001004
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

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		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: JB IRC 2003	

Proposed Project Description: Demo existing 4 porches and building back in same footprint	Signature:	Signature: <i>[Signature]</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: dmartin	Date Applied For: 02/16/2007	Zoning Approval
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		Signature: _____ Signature: 2/21/07 CL-FA		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
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Permit Taken By: dmartin	Date Applied For: 02/16/2007	Zoning Approval		
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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>260 PARK AVE.</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>53 A 1+2</u>	Owner: <u>THE 260 PARK AVE CONDO ASSOCIATION</u> <u>WENDY MILKS, TREASURER</u>	Telephone: <u>(650) 3351</u>
Less ee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone <u>MAINE CONSTRUCTION CONSULTANTS LLC</u> <u>14 HANOVER ST</u> <u>PORTLAND, ME 04101</u> <u>207-232-8134</u>	Cost Of Work: \$ <u>39,000.00</u> Fee: \$ <u>410.00</u> C of O Fee: \$ _____
Current Specific use: <u>PORCHES</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>REMOVE & REPLACE EXISTING PURCH SYSTEM ON THE SAME FOOT</u>		
Contractor's name, address & telephone: <u>MAINE CONSTRUCTION CONSULTANTS</u> <u>TOM BLACKBURN</u> Who should we contact when the permit is ready: <u>TOM BLACKBURN</u> Mailing address: <u>14 HANOVER ST</u> <u>PORTLAND, ME</u> Phone: <u>232-8134</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: [Signature]

Date: 2/17/07

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

**Maine Construction Consultants LLC
Home Construction Contract**

This Contract is entered into this 11th day of February, 2007 by and between **MAINE CONSTRUCTION CONSULTANTS LLC**, Inc. a Maine limited liability company located at 14 Hanover Street, Portland, Maine 04101 (telephone 207-232-8134) (hereinafter referred to as Contractor or MCC), and **The 260 Park Avenue Condo Association** of 260 Park Ave, Portland, Maine 04102, (owners representative, **Wendy Milks**, Treasurer, telephone 207-828-5377, 650-3351 (hereinafter referred to as Homeowner *Association*).

1.) The location of the property upon which work is to be performed is: 260 Park Ave, Portland, Maine 04102,

2.) The estimated date of commencement is February 19, 2007 depending on the weather and permit, the estimated date of substantial completion is ~~TBD~~ ⁶⁰ days after commencement, also subject to the weather and the progress on a house being constructed in Scarborough at Higgins Beach

3.) The total contract price is \$19,000.00, plus the expenses the homeowner *association* agrees to pay directly to the material provider Rufus Deering Lumber Company. Included in this price is a \$1500 contingency that the homeowner will receive back if not utilized.

4.) The Payment schedule is: a) down payment of \$6333.33. b) second payment of \$6333.33 upon the completion of the framing, with the decking installed and temporary rail system and \$6333.33 upon the completion of the project (less any unused contingency)

5.) Description of the Work and Materials: See the attached Scope of Work made a part of this contract. The Homeowner *Association* will establish a trade account with Rufus Deering Lumber Company, Commercial Street, Portland, Maine and be responsible for the payment for all material provided to the job. The account will be established to allow MCC and its subcontractor Blackburn Custom Woodworking to charge on the account. MCC is not responsible for any warranty associated with materials supplied to the project by Rufus Deering.

The Homeowner *Association* is responsible for all painting and painting prep work. The Homeowner *Association* must have the painting completed in time to allow for installation without causing a delay. In the event, that the painting is not completed when necessary MCC has the right to install the floor joists unpainted and the Homeowner *Association* will paint the joists in place.

6.) Warranty: In addition to any additional written warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials except as noted in the Description of Work and Materials; constructed according to the standards of the building code applicable for this location; constructed in a safe and skillful manner and fit for

habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

7.) Resolution of Disputes: If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check one):

- a. Binding Arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrators decision (___).
- b. Non binding Arbitration, with the parties free to accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit (_____).
- c. Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences (_____).
- d. The parties are not required to select one of these dispute resolution methods They are optional. If the parties do not select one of these dispute resolution options, check here (). *Wendy Miles*

8.) Change Orders: Any alteration or deviation from the above contractual specifications that result in a revision of the contract price will be executed only upon the parties entering into a written change order.

9.) Insulation: N/A

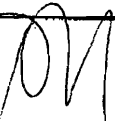
- a If this contract includes the installation of insulation in an existing residence a detailed description of the insulation is required by 10 MRSA Sec 1482, insulation description: R-11.
- b. If this contract includes the building of a new addition to an existing residence 10 MRSA Sec 1411-1420, establishes minimum energy efficiency building standards for new residential construction. This construction contract will meet or exceed those standards, yes ___ or no ___.

10.) Consumer Warning Provision:

OWNERS ARE STRONGLY ADVISED TO VISIT THE MAINE ATTORNEY GENERAL'S PUBLICLY ACCESSIBLE WEBSITE TO OBTAIN CURRENT INFORMATION ON HOW TO ENFORCE THEIR RIGHTS WHEN CONSTRUCTING OR REPAIRING A HOME AT: <http://www.maine.gov/ag/index.php?r=protection&s=construction&t> OR CONTACT THE ATTORNEY GENERAL'S OFFICE BY MAIL OR TELEPHONE AT: 6 State House Station, Augusta, Maine 04333 (207) 626-8800 / TTY (207) 626-8865.

10. Contract acceptance:

Wendy Miles, Treasurer _____ *2/12/07* _____
 Homeowner _____ Date _____
 Association

_____	_____
Homeowner	Date
_____	_____
Homeowner	Date
_____	_____
 Homeowner	Date
_____	_____
Thomas E. Blackburn, Maine Construction Consultants LLC.	2/14/07 Date

**EACH PARTY MUST RECEIVE A COPY OF THIS SIGNED CONTRACT BEFORE
WORK CAN BE STARTED**

Maine Construction Consultants, LLC
14 Hanover Street
Portland, Maine 04101
207-232-8134, Fax 207-774-2588
260
~~206~~ Park Ave, Portland, Maine

Scope of Work

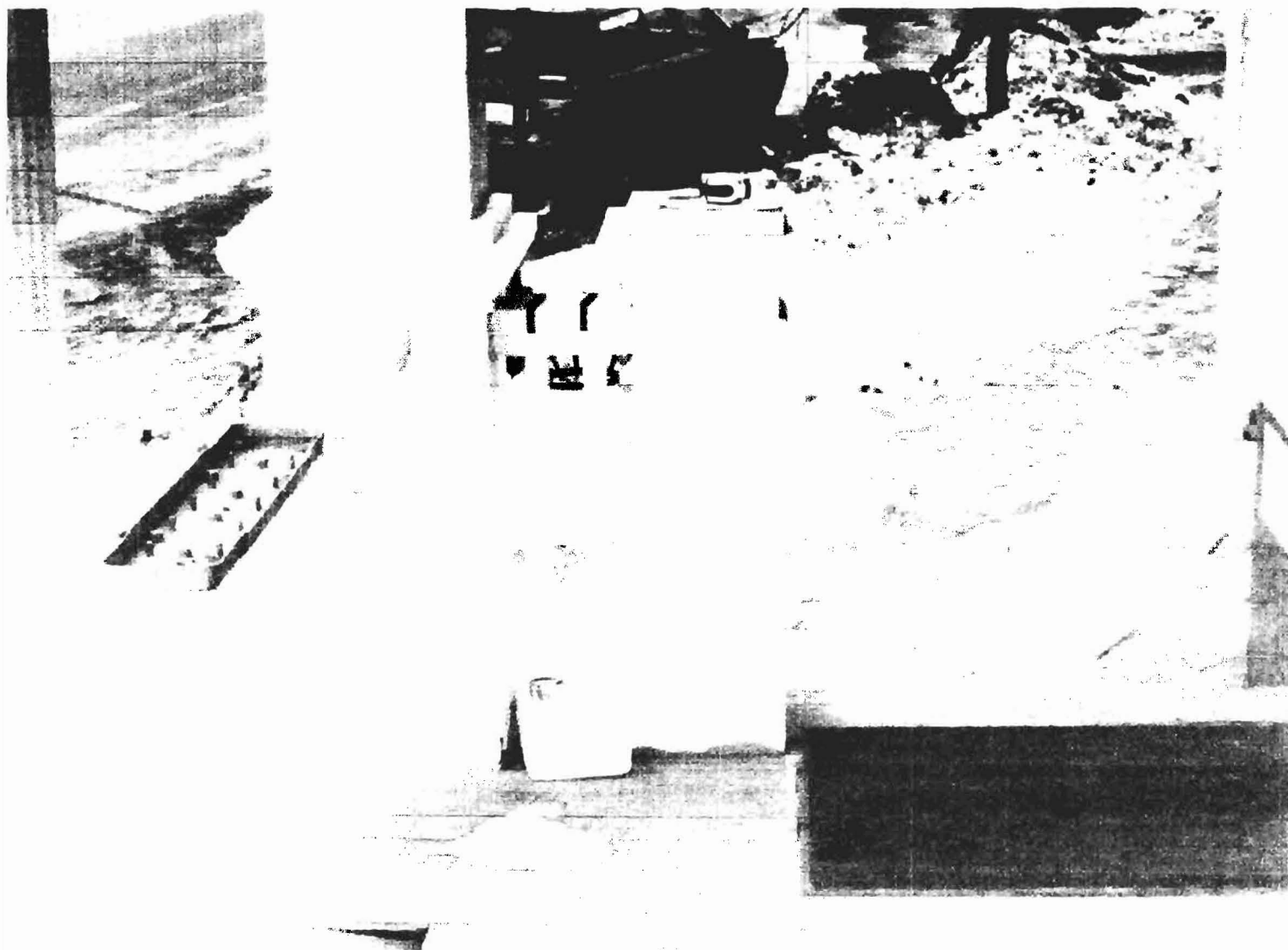
1. Obtain permit form City of Portland.
2. Demo and remove existing deck. And remove the demo debris in a dumpster.
3. Install temporary stair and landing to front entrance with temporary handrail
4. Install new sona tubes for porch foundation based on existing configuration
5. Build 3 decks with the roof of top deck waterproofed with rubber membrane to allow it to serve as a deck. Install a new stair system to the first level deck.
6. Framing materials for the deck will include 6x6 PT posts(boxed out to allow for the trim to be installed similar to the existing trim., 2x10 PT for the first level, and 2x10 KD deck joists. Composite decking will be installed with exterior deck screws.
7. Install a new handrail system, with 2x2 inch PVC balusters and top and bottom rails
8. Install a PVC panel on the columns to simulate as best as possible the existing column trim.
9. Install molding with PVC trim boards to match as close as possible the existing trim
10. Install vertical skirting similar to existing skirting
11. Install one light on the first floor switched to the inside

Exclusions from work

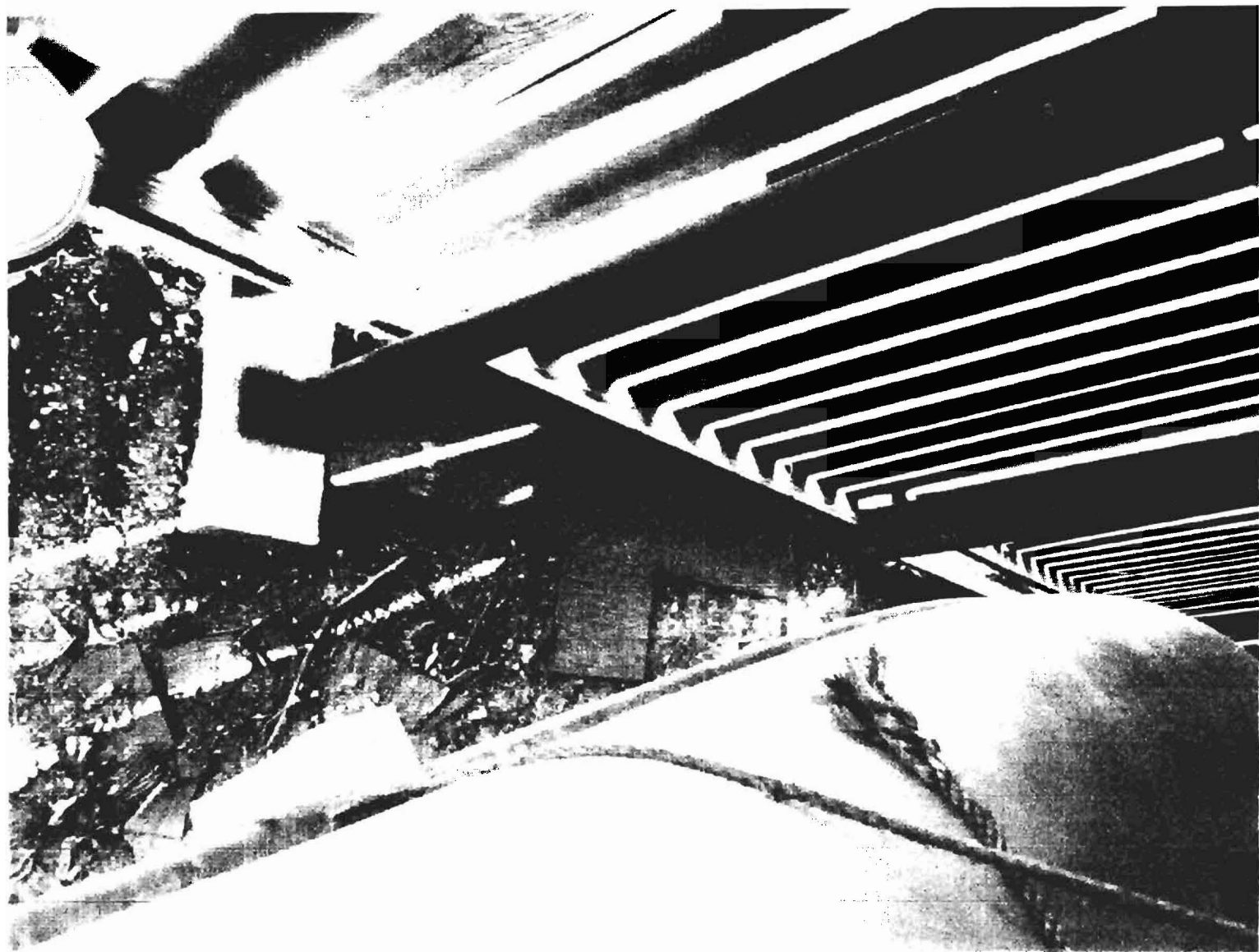
1. The Homeowner shall paint the porch joists prior to installation, but subject to the terms set forth in the Home Construction Contract of which this is an attachment.

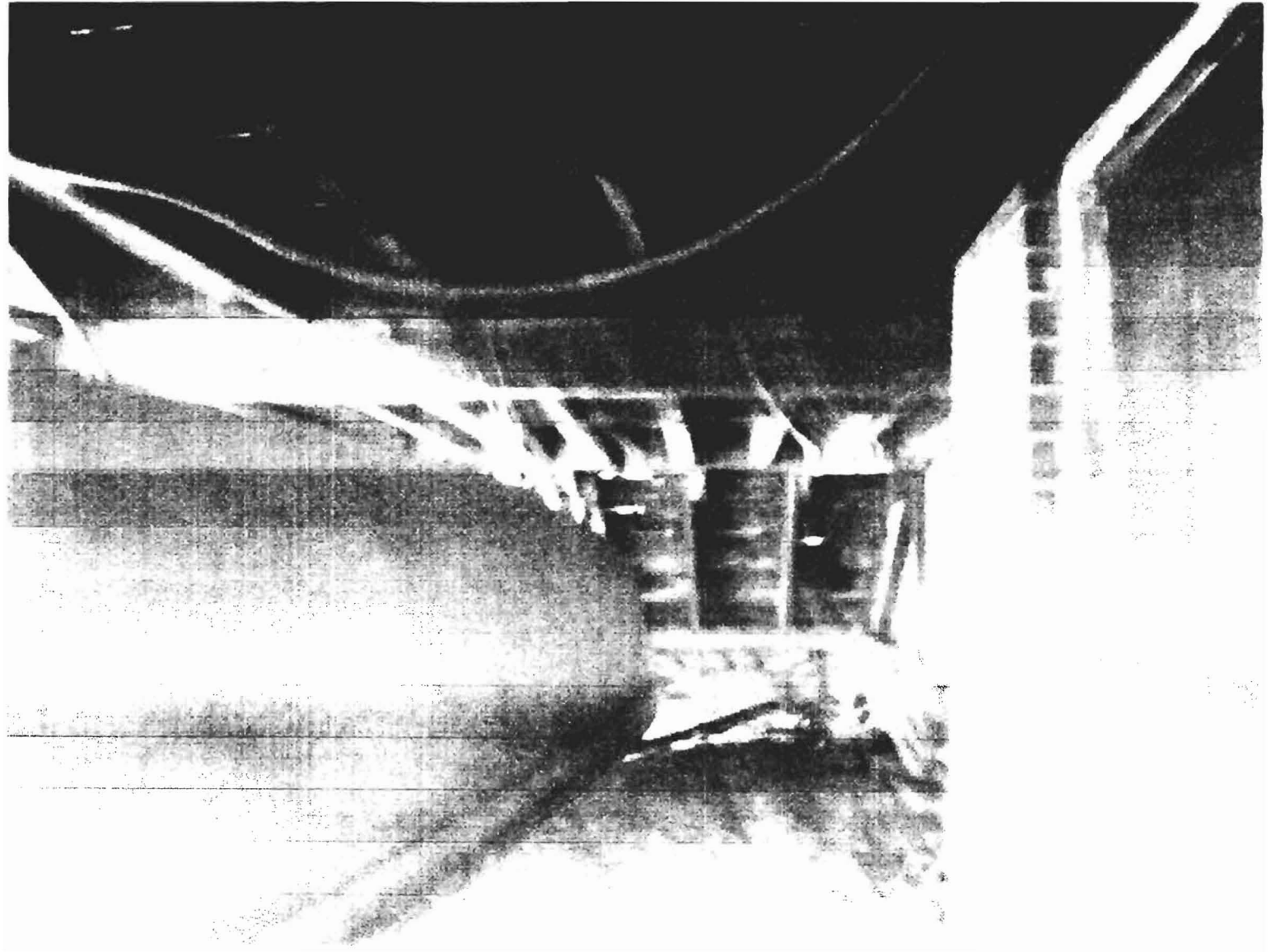




















BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

Donna Martin Hamer

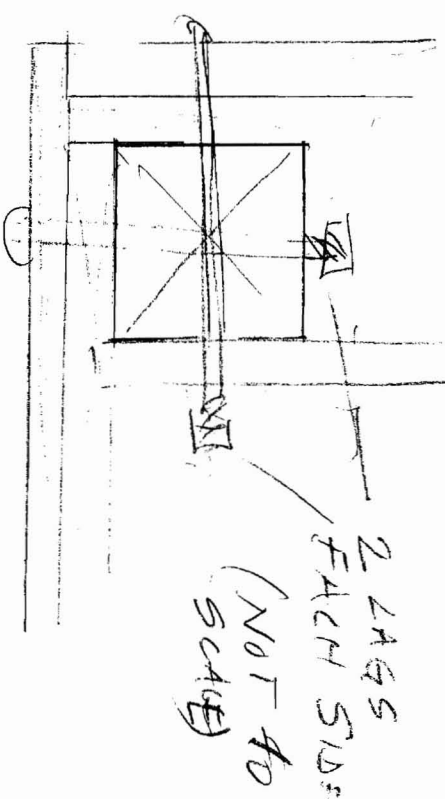
Signature of Inspections Official

Date

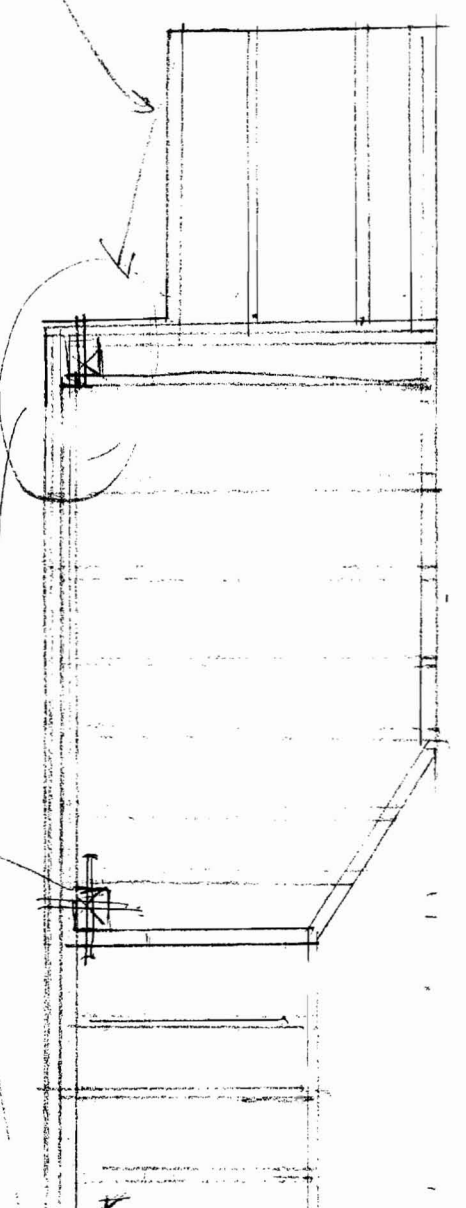
2/21/07

Date

CBL: 53 A 001 Building Permit #: 07-0171



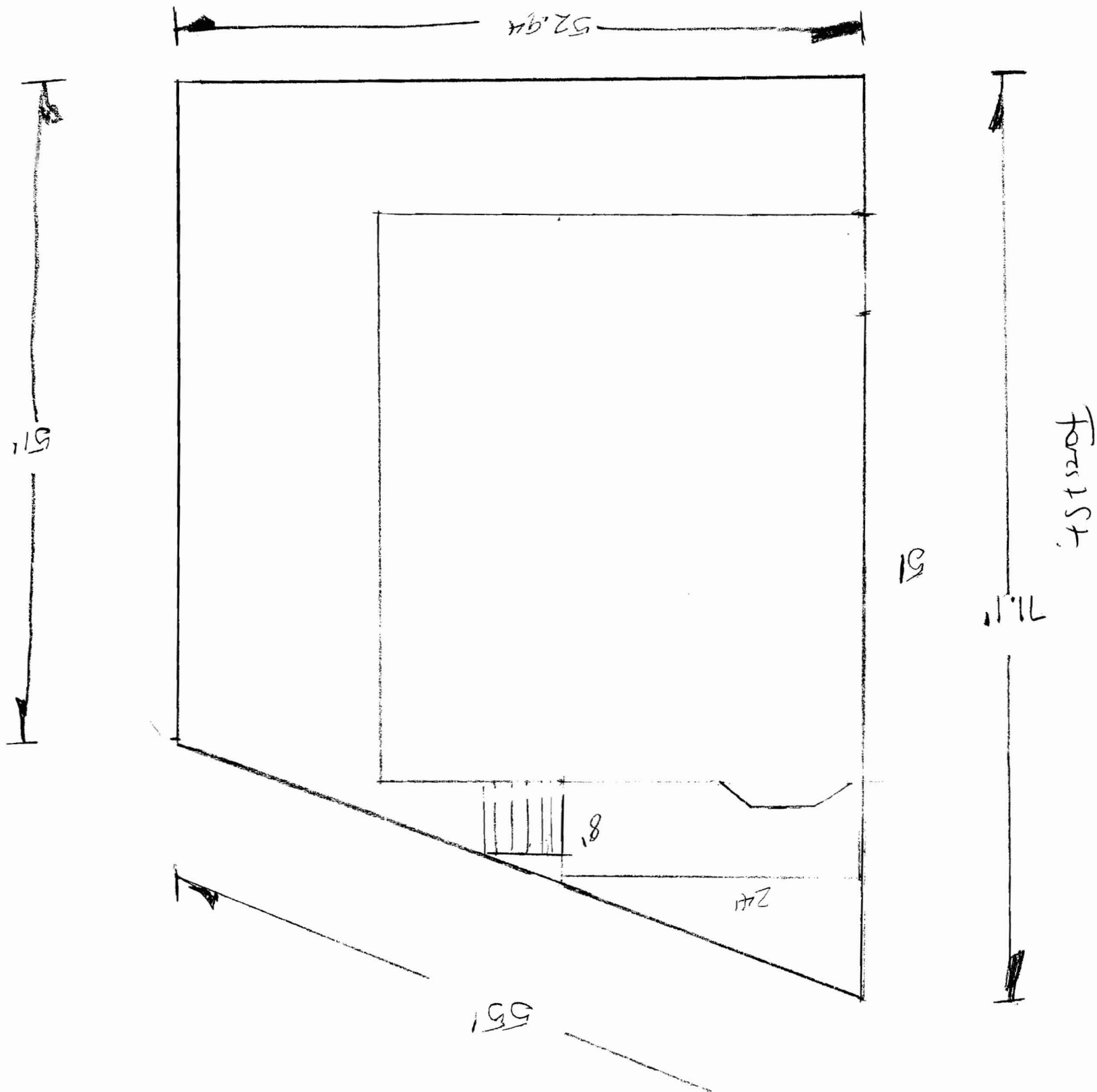
2x12 PT STRINGERS
 SAME RISER +
 TREADS DIMENSIONS
 to FIT EXISTING SPACE

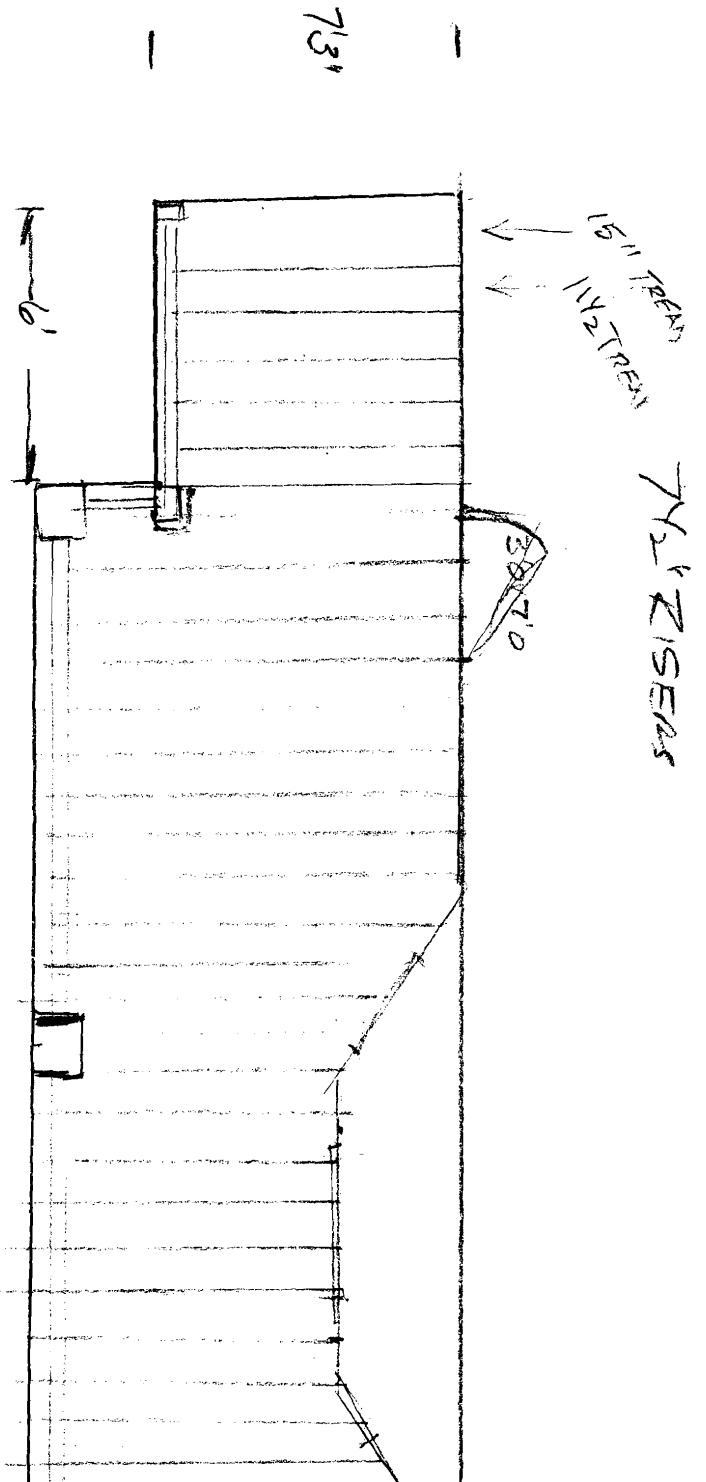


ON SONA
 TUBES

1st Floor + OTHER
 PROPOSED

260 PARK AVE
PLOT PLAN



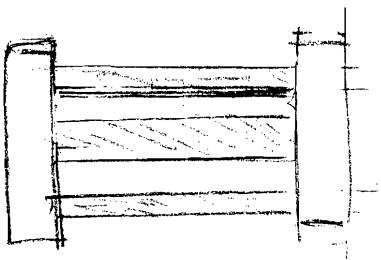


7'3"

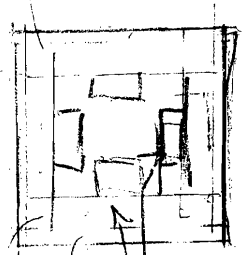
6'

23' 4"

260 PARK XVE
FIRST FLOOR ELEVATION



UPPER COLUMN DETAIL
 $\frac{1}{4}'' = 4''$
 3'

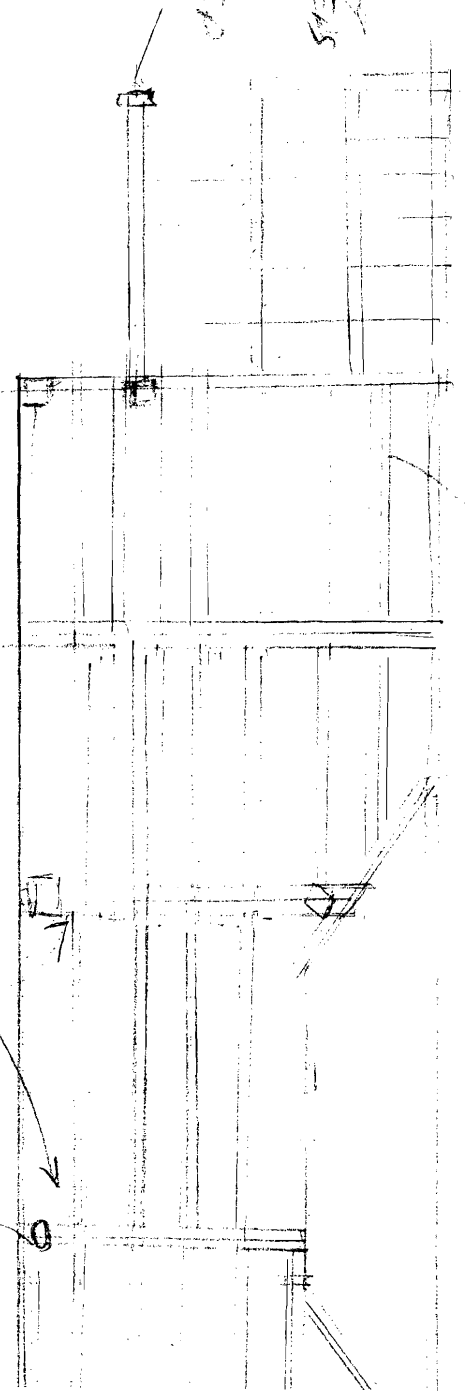


2x4 FULL DIMENSION
 1x12 * 1x13" EXTERIOR

2x9 KILL SIFIED
 IN THIS SECTION

5'3"

2x2
 STRENGTHS
 CONCRETE
 FTED

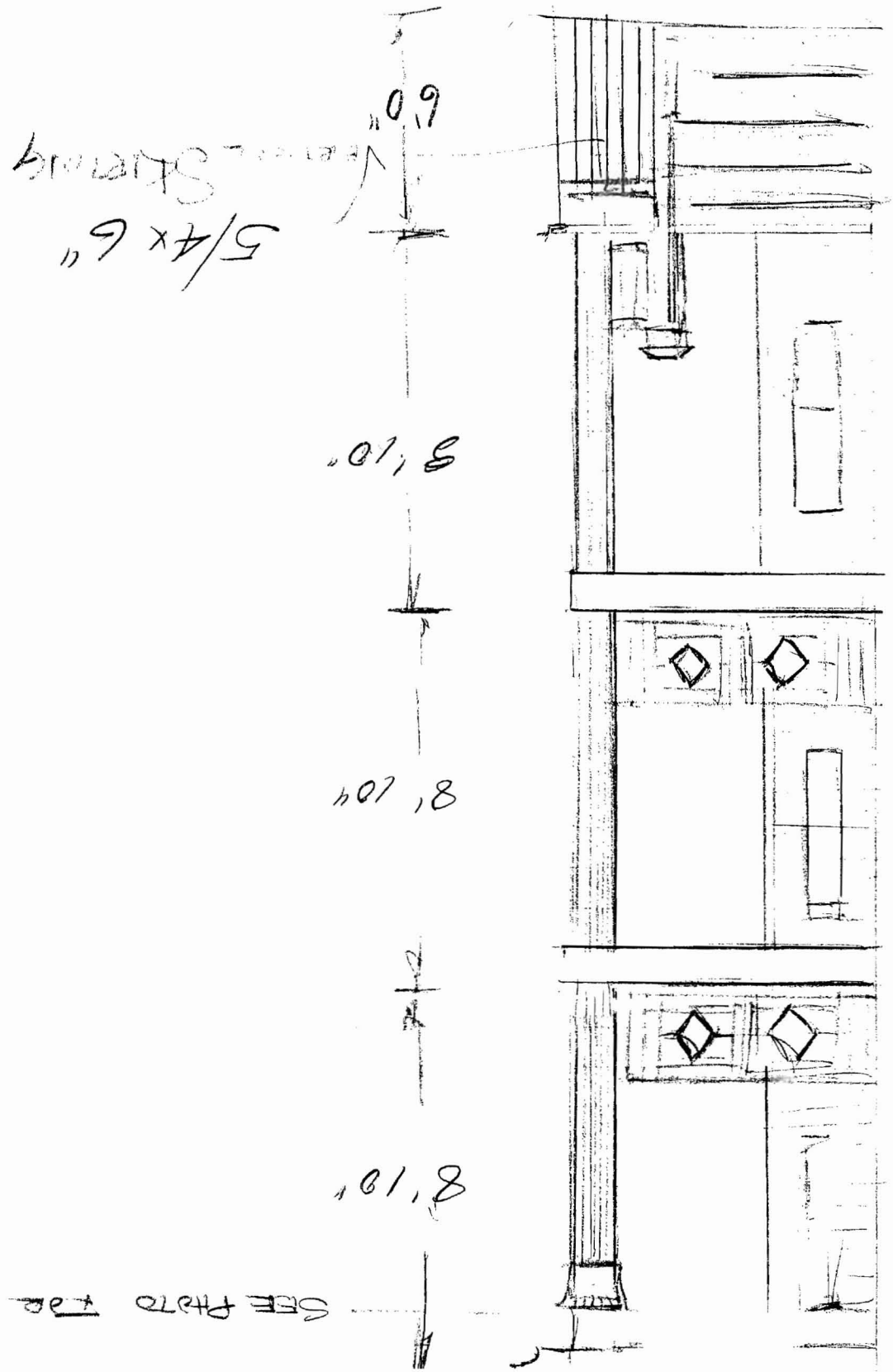


DOUBLE 2x9
 RESTING ON 6x6
 CHRS
 WALL
 CMU

2x14"

260 PARK AVE
 EXISTING BEAMING
 FIRST FLOOR

260 PARK AVE
 EXISTING
 EAST VIEW
 $\frac{1}{4}'' = 1 \text{ FOOT}$



SEE PHOTO FOR DETAIL

5/4 x 6" STAIRING

6'0"
 8'10"
 8'10"
 8'10"

PROPOSED TRAINING

260 PARK AVE

10" GONN
TUBES 4' FOOT

6x6 PT
COLUMNS WILL
BE FIRED OUT
TO ACCORDANCE
A 12" PVC
TRAIN BONES

2x12
PT
STRENGTHEN

6x6 PT
POST

8" CHIP LAP
THROUGH BOLTED
WITH G
THROUGH BOLTED
WITH GALVANIZED

RAIL SYSTEM
42" HIGH
4" SPACING ON
2x2" BULGERS
ALL TRAIN TO MATCH
EXISTING AS CLOSE
AS POSSIBLE

5/8 OSB, THEN
COVERED WITH
RUBBER
MEMBRANE
THE SLEEPERS +
5/4x6 COMPOSITE
DECKING

