

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BU **PERMIT** ION

Permit Number: 090695

Please Read Application And Notes, If Any, Attached

This is to certify that 94 Pine St., LLC/Joe Lucey  
has permission to Open existing staircase and remove non-bearing walls  
AT 94 Pine St CB 056 A002001

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 lath or other work is put 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 \_\_\_\_\_

Department Name

PERMIT ISSUED  
JUL 9 2009  
CITY OF PORTLAND

*Thomas H. Mackley* 7/8/09  
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

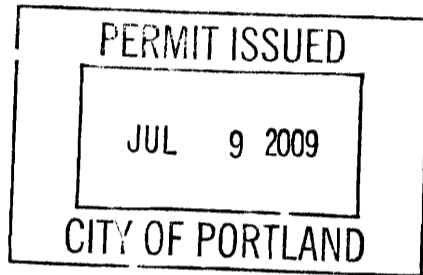
|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>09-0695 | Issue Date: | CBL:<br>056 A002001 |
|-----------------------|-------------|---------------------|

|   |                                 |   |                        |
|---|---------------------------------|---|------------------------|
| Location of Construction:<br>94 Pine St | Owner Name:<br>94 Pine St., LLC | Owner Address:<br>94 Pine St                          | Phone:<br>207-252-0358 |
| Business Name:                          | Contractor Name:<br>Joe Lucey   | Contractor Address:<br>482 Walnut Hill Rd No Yarmouth | Phone:<br>2076714249   |
| Lessee/Buyer's Name                     | Phone:                          | Permit Type:<br>Alterations - Dwellings               | Zone:<br>R-6           |

|  |  |   |  |                    |
|--|--|---|--|--------------------|
| Past Use:<br>Single Family   | Proposed Use:<br>Single Family / Open existing staircase and remove non-bearing walls. | Permit Fee:<br>\$50.00  | Cost of Work:<br>\$2,500.00  | CEO District:<br>2 |
| Proposed Project Description:<br>Open existing staircase and remove non-bearing walls. |  | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied  | INSPECTION:<br>Use Group: R3 Type: 5B<br>IRC 2003<br>Signature: <i>Jm 7/8/09</i> |                    |
|  |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |  |                    |

|                        |                                 |                        |
|------------------------|---------------------------------|------------------------|
| Permit Taken By:<br>gg | Date Applied For:<br>07/06/2009 | <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..



|  |  |   |
|--|--|---|
| <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>7/6/09</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Denied<br>Date: _____ | <b>Historic Preservation</b><br><input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: _____ |
|--|--|---|

*any extension of work requires a separate permit 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 |

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>09-0695 | <b>Date Applied For:</b><br>07/06/2009 | <b>CBL:</b><br>056 A002001 |
|------------------------------|--|----------------------------|

|  |  |  |                                 |
|--|--|--|---------------------------------|
| <b>Location of Construction:</b><br>94 Pine St | <b>Owner Name:</b><br>94 Pine St., LLC | <b>Owner Address:</b><br>94 Pine St                          | <b>Phone:</b><br>207-252-0358   |
| <b>Business Name:</b>                          | <b>Contractor Name:</b><br>Joe Lucey   | <b>Contractor Address:</b><br>482 Walnut Hill Rd No Yarmouth | <b>Phone:</b><br>(207) 671-4249 |
| <b>Lessee/Buyer's Name</b>                     | <b>Phone:</b>                          | <b>Permit Type:</b><br>Alterations - Dwellings               |                                 |

|   |   |
|---|---|
| <b>Proposed Use:</b><br>Single Family / Open existing staircase and remove non-bearing walls. | <b>Proposed Project Description:</b><br>Open existing staircase and remove non-bearing walls. |
|---|---|

|  |   |                                  |   |
|--|---|----------------------------------|---|
| <b>Dept:</b> Zoning  | <b>Status:</b> Approved with Conditions | <b>Reviewer:</b> Marge Schmuckal | <b>Approval Date:</b> 07/06/2009                        |
| <b>Note:</b>   |   |                                  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.<br>2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.<br>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.<br>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. |   |                                  |   |
| <b>Dept:</b> Building  | <b>Status:</b> Approved with Conditions | <b>Reviewer:</b> Tom Markley     | <b>Approval Date:</b> 07/08/2009                        |
| <b>Note:</b>   |   |                                  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.<br>2) 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.   |   |                                  |   |

**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. Markley*

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*7/8/09*

\_\_\_\_\_  
Date



# 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 Pine St.</u>   |  |  |
| Total Square Footage of Proposed Structure/Area  |  | Square Footage of Lot<br><u>3741 SF</u>  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>56</u> Block# <u>A</u> Lot# <u>2</u>  | Applicant * <b>must be owner, Lessee or Buyer</b> *<br>Name <u>94 Pine LLC - Tom Watson</u><br>Address <u>94 Pine St.</u><br>City, State & Zip <u>Portland, Me 04102</u> | Telephone:<br><u>252-0358</u>  |
| Lessee/DBA (If Applicable)   | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip  | Cost Of Work: \$ <u>2500</u><br>C of O Fee: \$ _____<br>Total Fee: \$ <u>50.00</u> |
| Current legal use (i.e. single family) <u>Single Family</u><br>If vacant, what was the previous use? _____<br>Proposed Specific use: <u>Single Family</u><br>Is property part of a subdivision? _____ If yes, please name _____<br>Project description: <u>- remove non-bearing partition walls to re-configure kitchen space</u><br><u>- open existing stair case - one side only</u> |  |  |
| Contractor's name: <u>Joe Lucey Carpentry, Inc.</u><br>Address: <u>482 Walnut Hill Rd.</u><br>City, State & Zip <u>No. Yarmouth, ME 04097</u> Telephone: <u>671-4249</u><br>Who should we contact when the permit is ready: <u>Joe Lucey</u> Telephone: <u>671-4249</u><br>Mailing address: <u>482 Walnut Hill Rd. No Yarmouth, ME 04097</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.**

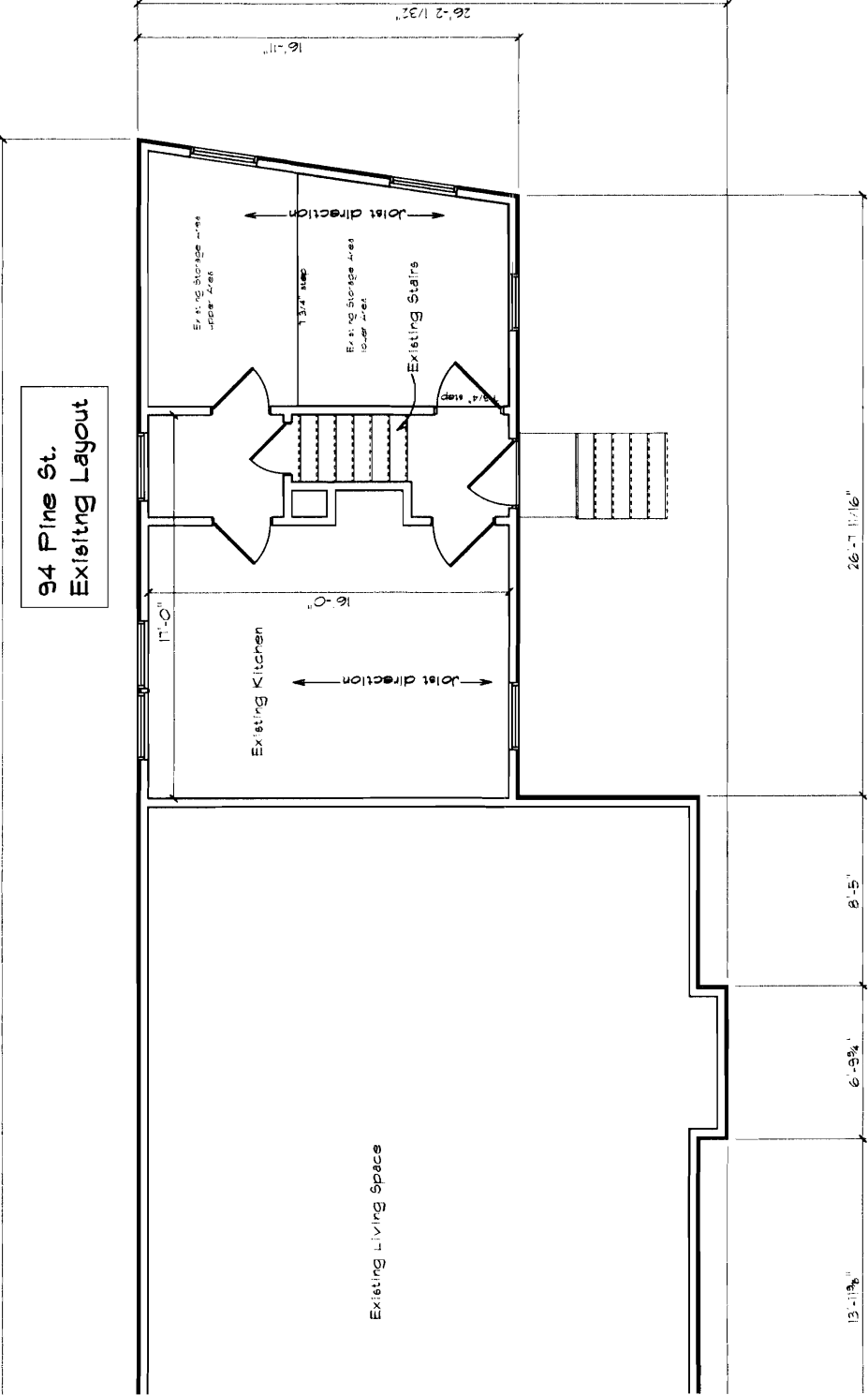
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: [Signature] Date: 7/2/09

This is not a permit; you may not commence ANY work until the permit is issued. JUL 6 2009

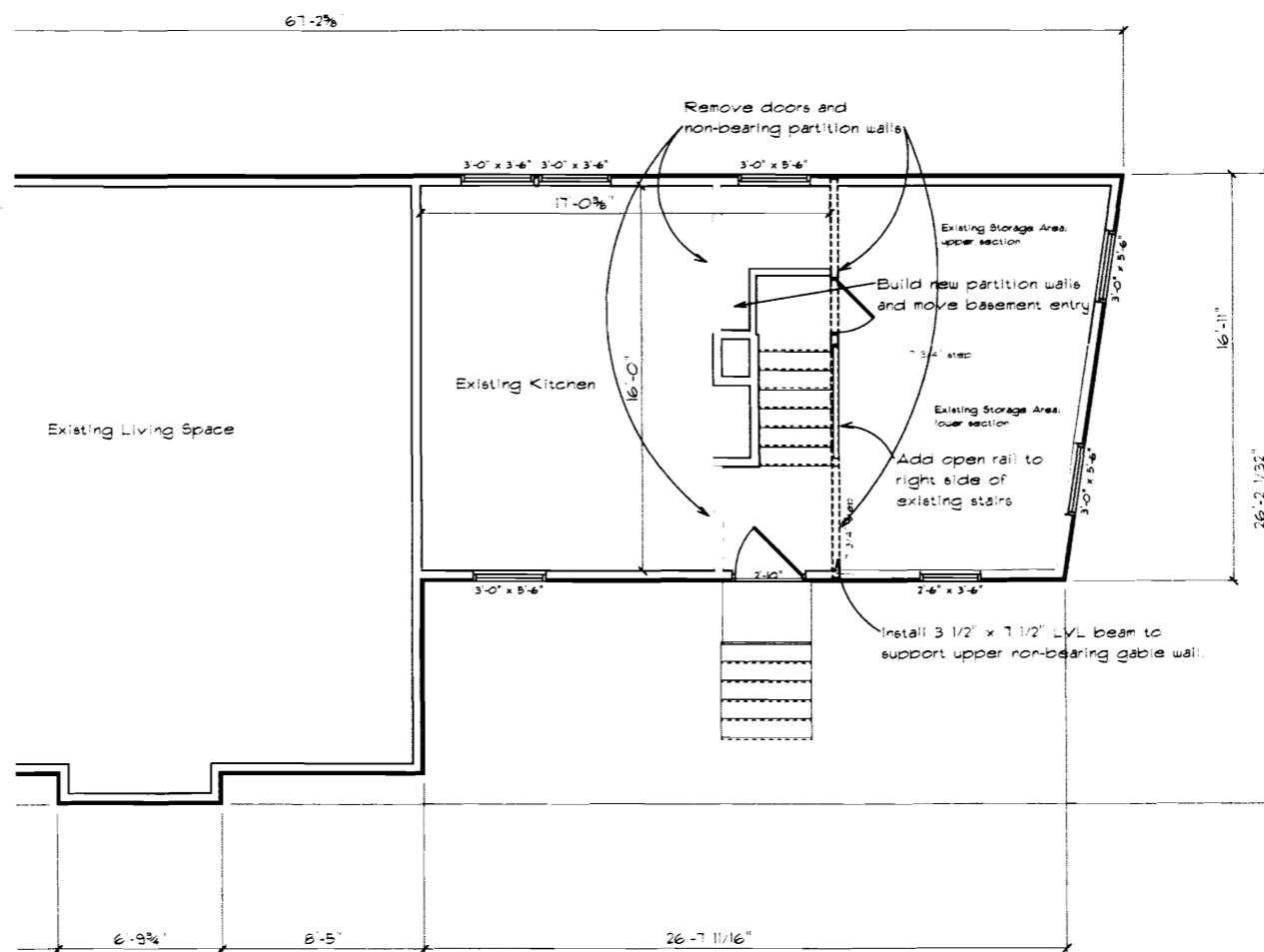
Joe Lucey Carpentry, Inc.  
482 Walnut Hill Rd.  
North Yarmouth, ME 04097  
671-4249



94 Pine St.  
Existing Layout

94 Pine St.  
Kitchen wall renovations

Joe Lucey Carpentry, Inc.  
482 Walnut Hill Rd.  
North Yarmouth, ME 04097  
671-4249

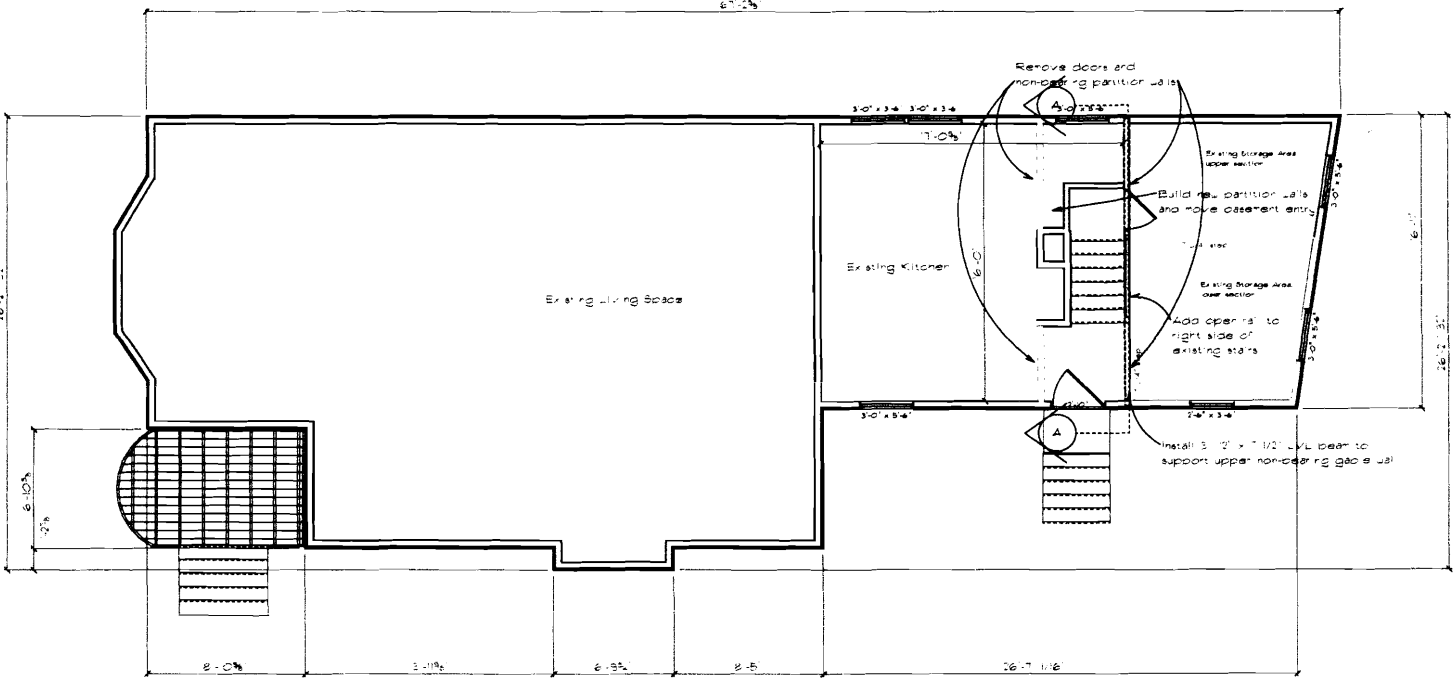


- Specifications:
- Existing non-bearing walls to be removed
  - Install 3 1/2" x 7 1/2" LVL beam to support upper non-bearing gable wall.
  - Mid support of new beam at new basement entry.
  - All new partition walls to be 2x4 construction space 16" O.C.
  - New open rail to have rail at <sup>36" h</sup> ~~34"~~ high with balusters spaced with ~~minimum~~ 4" space between.

MAX JR

94 Pine St.  
Kitchen wall renovations

Joe Lucey Carpentry, Inc.  
482 Walnut Hill Rd.  
North Yarmouth, ME 04097  
671-4249

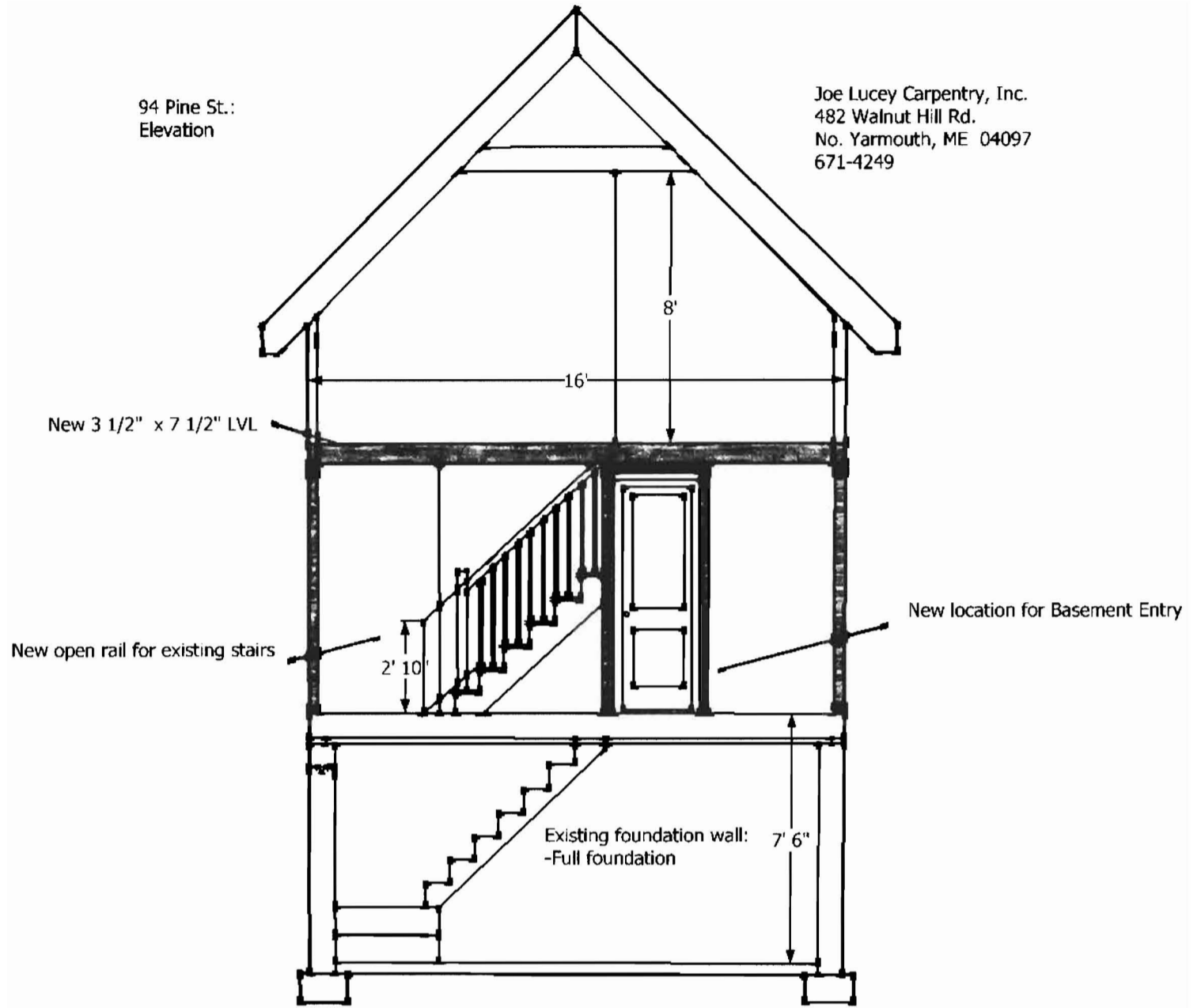


- Specifications:
- Existing non-bearing walls to be removed
  - Install 3 1/2" x 7 1/2" LVL beam to support upper non-bearing gable wall.
  - Mid support of new beam at new basement entry.
  - All new partition walls to be 2x4 construction space 16" O.C.
  - New open rail to have rail at 34" high with balusters spaced with minimum 4" space between.



94 Pine St.:  
Elevation

Joe Lucey Carpentry, Inc.  
482 Walnut Hill Rd.  
No. Yarmouth, ME 04097  
671-4249



94 Pine ST.

Setback

