

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 091140

Please Read Application And Notes, If Any, Attached

PERMIT

NOV - 3 2009

This is to certify that 90 PINE STREET APARTMENTS LLC /p... owner has permission to replace entry deck on Pine Street... City of Portland

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...

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 altered-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. CAPT. R. [Signature] Health Dept. Appeal Board Other

[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: 09-1140	Issue Date:	CBL: 056 A003001
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Location of Construction: 90 PINE ST	Owner Name: 90 PINE STREET APARTMENTS	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Mulit unit residential	Proposed Use: Multi-unit residential- replace entry deck on Pine Street Side same footprint, replace supporting wall w/ 3'10" concrete filled tubes, replace existing support beam for roof w/ double 11 1/4 LVL beam	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 2
Proposed Project Description: replace entry deck on Pine Street Side same footprint, replace supporting wall w/ 3'10" concrete filled tubes, replace existing support beam for roof w/ double 11 1/4 LVL beam		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>	
		Signature: <i>KG</i>	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: Ldobson	Date Applied For: 10/14/2009	Zoning Approval		
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<ol style="list-style-type: none"> 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 <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>OK w/ conditions</i> Date: <i>10/23/09</i> <i>APM</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 y <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>10/23/09</i> <i>STH</i>
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PERMIT ISSUED

NOV - 3 2009

City of Portland

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: 09-1140	Date Applied For: 10/14/2009	CBL: 056 A003001
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Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi-unit residential- replace entry deck on Pine Street Side same footprint, replace supporting wall w/ 3'10" concrete filled tubes, replace existing support beam for roof w/ double 11 ¼ LVL beam	Proposed Project Description: replace entry deck on Pine Street Side same footprint, replace supporting wall w/ 3'10" concrete filled tubes, replace existing support beam for roof w/ double 11 ¼ LVL beam
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Dept: Historic **Status:** Approved **Reviewer:** Scott Hanson **Approval Date:** 10/23/2009
Note: Reviewed and approved by the Historic Preservation Board. **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/23/2009
Note: **Ok to Issue:**
 1) This permit is being issued with the condition that all the work is taking place within the existing footprint.
 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 3) The current legal use of the property is three dwelling units. A permit has been issued (#09-0884) to legalize an illegal unit to make the legal use of the buiding four dwelling units. When the certificate of occupancy is issued it will become a legal four unit building.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 10/30/2009
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/27/2009
Note: **Ok to Issue:**
 1) No means of egress shall be affected by this renovation
 2) All construction shall comply with NFPA 101

Comments:
 10/23/2009-gg: received from historic on 10/23/09. /gg
 10/30/2009-tmm: need HP waiver form for guardrail heights. - Called Scott.
 10/30/2009-tmm: ok to issue - rec'd waiver

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 **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

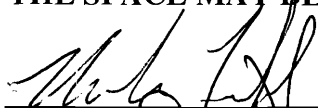
 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 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.

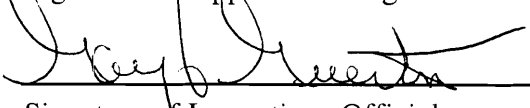
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 11.3.09

Date



Signature of Inspections Official

 11/3/09

Date

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

90 PINE ST. APTS., LLC

Applicant

104 GRANT ST

Applicant's Mailing Address

MARK TARDEFF 239-9046

Contact Person/Phone Number

10/27/09

Application Date

90 PINE ST.

Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

PORCH & STAIR REPAIR/REPLACEMENT

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

4 UNITS

2. Proposed Use, if applicable:

SAME

3. The distance from the porch deck to the ground: Approx 50"

4. The number of existing stair risers: 5-6

5. The current railing height and/or documented original railing height: 36"

6. The railing height requested: 36"

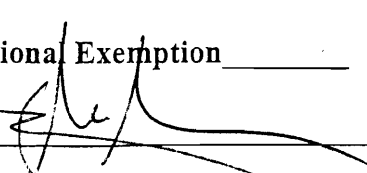
Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: PLEASE ALLOW 36" RAILING HEIGHT AS IS APPROPRIATE TO THIS BUILDING.

Inspections Staff Recommendation: 36"

Exemption Granted Conditional Exemption Exemption Denied

Signature



Date: 10/30/09

White - Planning Office

Yellow - Inspections

Pink - Applicant

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ABUTTER'S DEEDS.

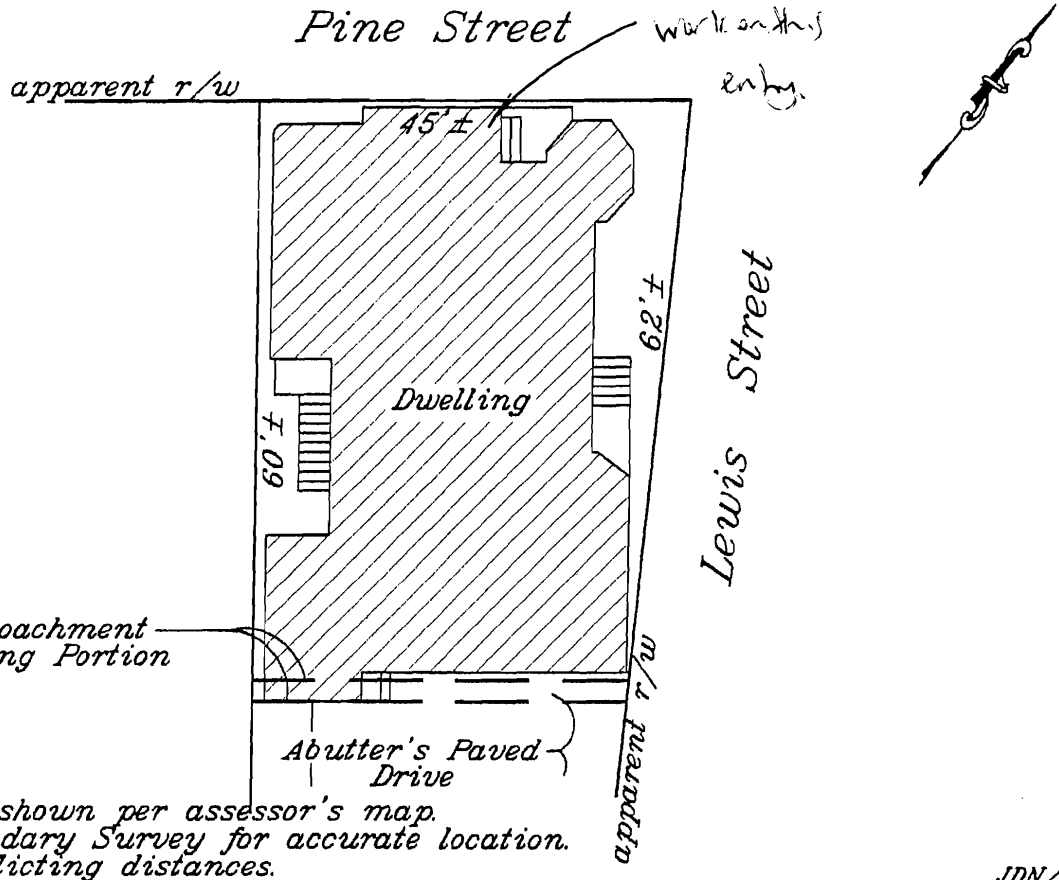
REV. 09/19/07

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 90-92 Pine Street
Portland, Maine

INSP. DATE: 04/09/2009

SCALE: 1" = 20'



Geometric shape shown per assessor's map.
Recommend Boundary Survey for accurate location.
Vague deed, conflicting distances.

JDN/MPV

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: West Brackett, Inc. FILE#: 20921877

OWNER: US Bank National Assoc. Trustee CLIENT#: _____

LENDER: _____

REQ. PARTY: Baxter Title Company

ATTORNEY: James R. Lemieux

TITLE REFERENCES: COUNTY: Cumberland

DEED BOOK: _____ PAGE: _____

PLAN BOOK: _____ PAGE: _____ LOT: _____

MUNICIPAL REFERENCE:

MAP: 56 BLOCK: A LOT: 3

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051 PANEL: 0013B ZONE: C DATE: 12/8/1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

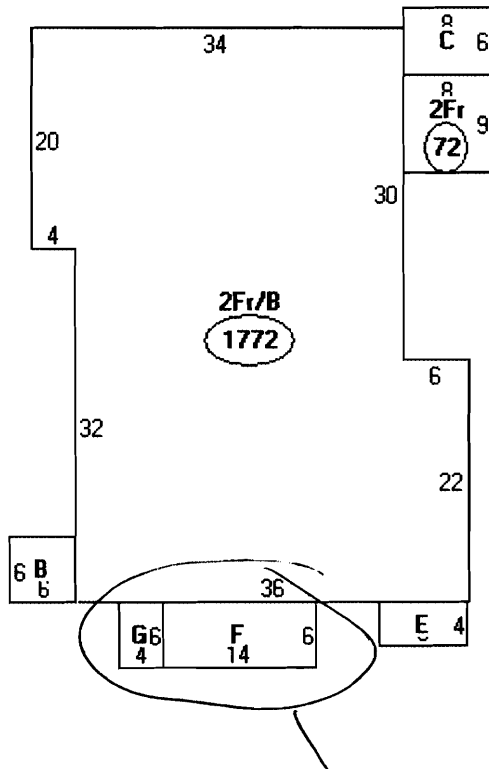
James D. Nadeau, LLC
Professional Land Surveyors

James D. Nadeau
4-9-9

918 BRIGHTON AVE. PH.(207)878-7870
PORTLAND, ME. 04102 F.(207)878-7871

THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

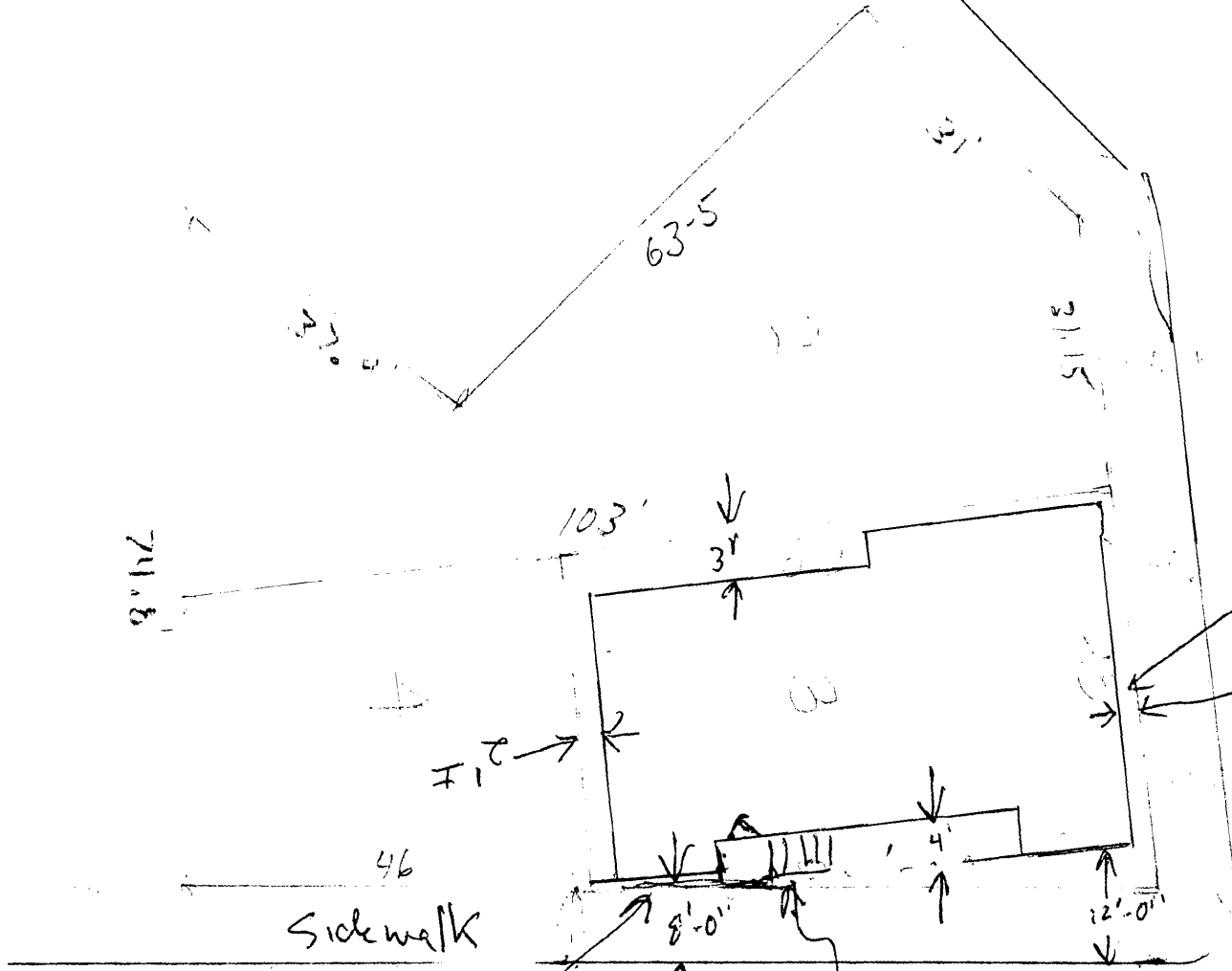


- Descriptor/Area
- A: 2Fr/B
1772 sqft
 - B: 2FBAY/B
36 sqft
 - C: WD/1Fr
48 sqft
 - D: 2Fr
72 sqft
 - E: 2FBAY/B
32 sqft
 - F: EP
84 sqft
 - G: OFF
24 sqft

Replacing existing porch with porch of same dimensions.

Entry St.

Pine St.



This is where
water/electric lines
1-0
for this
permit
09-1140

46
Sidewalk

Brick
Bldg line on
Brick sidewalk line

entry Deck Reconstruct
*Permit 09-2784





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>90 Pine St</u>		
Total Square Footage of Proposed Structure/Area 2109 SF <u>3872</u>	Square Footage of Lot <u>2360 (.059 acr)</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>A</u> Lot# <u>3</u>	Applicant * must be owner, Lessee or Buyer* Name _____ Address <u>104 Grant St</u> City, State & Zip <u>Portland Me</u>	Telephone: <u>761.0832</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>90 Pine St Apts LLC</u> Address <u>104 Grant St</u> City, State & Zip <u>Portland Me 04101</u>	Cost Of Work: \$ <u>8000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Multi-Family</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Replace - entry Deck on Pine st. Side - Same footprint.</u> <u>Replace - Supporting wall with 3 10" concrete filled tubes</u>		
Contractor's name: <u>replace existing Support Beam for roof w/double 11 1/4" LVL Beam</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Mark Taroff</u> Telephone: <u>207 239 9046</u> Mailing address: _____		

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 representative 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: 10.5.09

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

RECEIVED

OCT 14 2009

Dept. of Building Inspections
City of Portland, Maine

DECK INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plan. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube - 10" - 3 tubes on front of Deck
 - b. depth below grade (minimum 4'-0" below grade) 4'
 - c. anchorage of column to footing Strong tie Bracket with Bolt.
 - d. spacing of tubes At corners of Deck and one in the middle approx 7'
Or
 - e. pre cast concrete pier size - structural concrete piers tapered.
 - f. depth below grade (minimum 4'-0") 4'
 - g. anchorage of column to footing Simpson strong tie post Base
 - h. spacing of tubes at corners of deck and one in the center approx 7'
3. Columns (members supporting framing of floor system)
 - a. wood size and type Broseco turncraft 10"
 - b. anchorage of column to footing Simpson post Base
4. Framing Members
 - a. Ledger size attached to building 2x8 pressure treated
 - b. Lag Bolt size and spacing on ledger 16 OC 6" GRK screws
 - c. Location of all flashing Flash ledge against house
 - d. Girder Size and spans carrying floor system 2x8 x 5'10"
 - e. Joist size, span, and spacing 2x8 spanning
 - f. Joist hangers or ledger 2x8 Joist hangers against house
 - g. Decking size 5/4 x 6 CEDAR
5. Guardrails & Handrail Details
 - a. Guardrail height 36"
 - b. Baluster spacing 4" OC
 - c. Handrail height 36"
6. Stair Details
 - a. Tread depth (measured nosing to nosing) 11"
 - b. Riser height 6 7/16"
 - c. Nosing on tread 1"
 - d. Width of stairs 5'

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

90 PINE ST. APTS., LLC.

Applicant

104 GRANT ST

Applicant's Mailing Address

MARK TARJINEF 239-9046

Contact Person/Phone Number

10/27/09

Application Date

90 PINE ST.

Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

PORCH ESTABLISH REPAIR / REPLACEMENT

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

4 UNITS

2. Proposed Use, if applicable:

SAME

3. The distance from the porch deck to the ground:

Approx 10"

4. The number of existing stair risers:

5-6

5. The current railing height and/or documented original railing height:

36"

6. The railing height requested:

36"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

PLEASE ALLOW 36" RAILING HEIGHT AS IS APPROPRIATE TO THIS BUILDING.

Inspections Staff Recommendation:

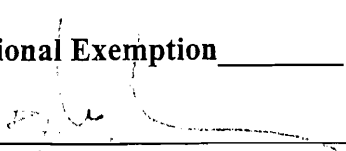
36"

Exemption Granted

Conditional Exemption

Exemption Denied

Signature



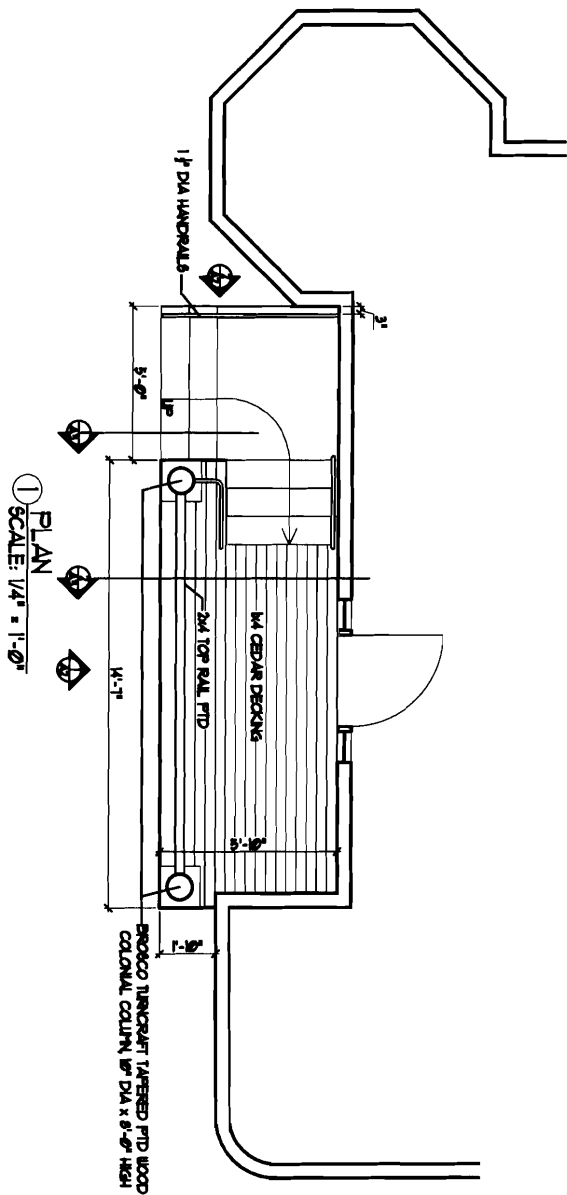
Date:

10/27/09

White - Planning Office

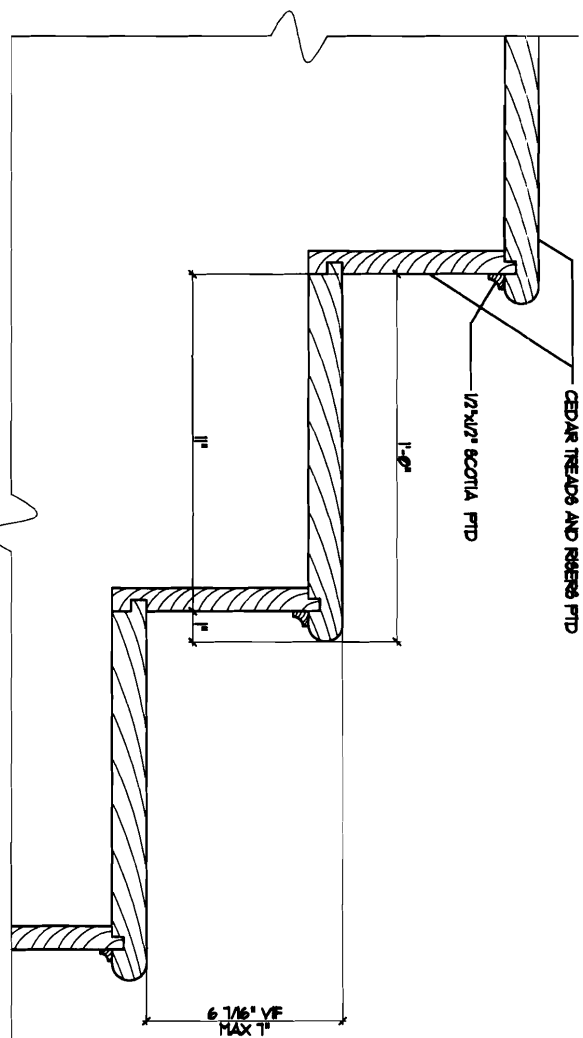
Yellow - Inspections

Pink - Applicant

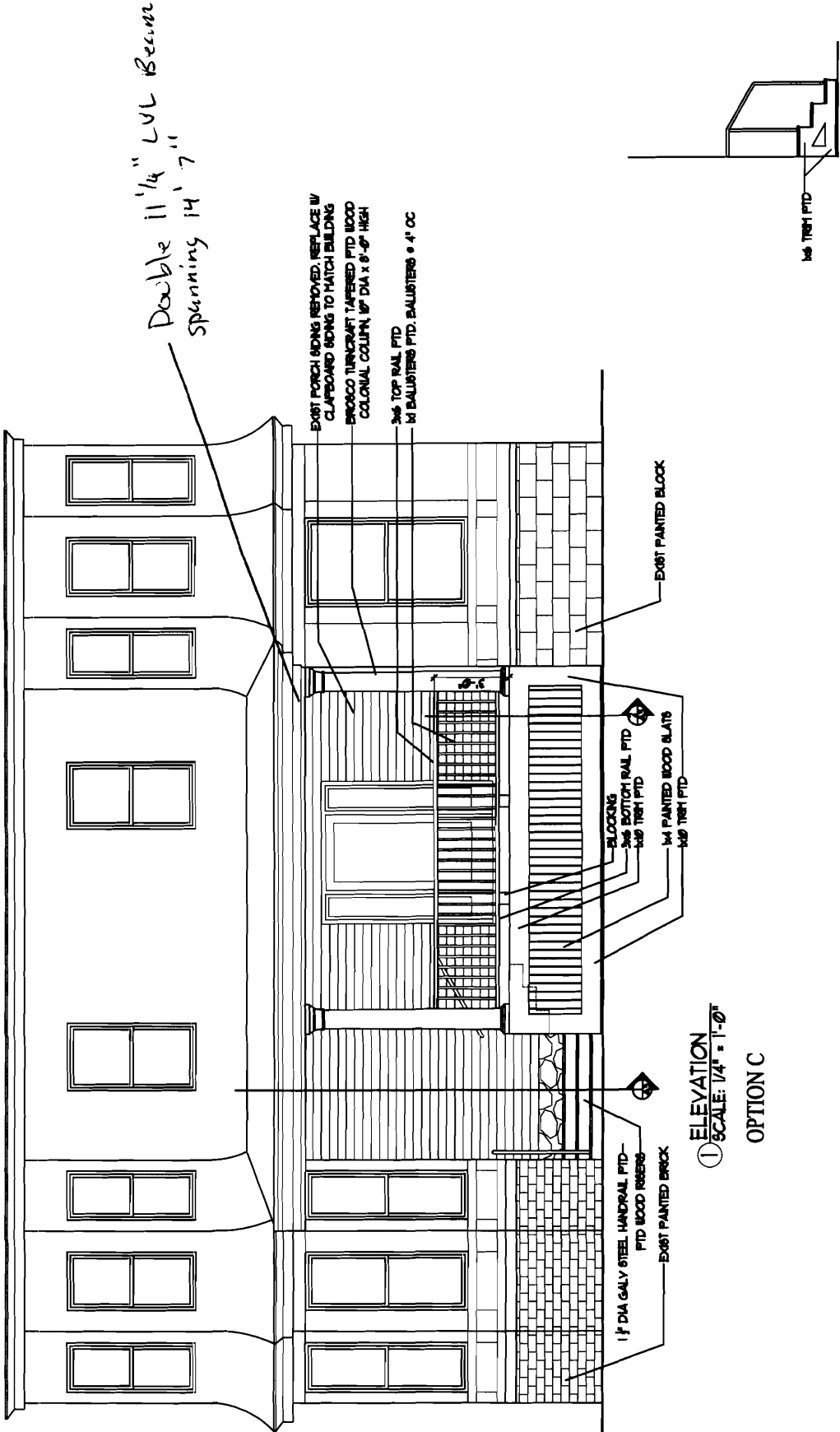


① PLAN
SCALE: 1/4" = 1'-0"

② DETAIL SECTION
SCALE: 3" = 1'-0"



A1	FLOOR PLAN & DETAIL	Date August 2009	Scale	ARCHETYPE, P.A. ARCHITECTS	48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
	Project: PORCH RESTORATION				
	CORNER FINE AND LEWIS STREET PORTLAND, MAINE				



Double 11 1/4" LVL Beam
Spanning 14' 7"

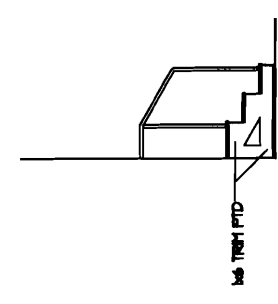
EXIST PORCH SIDING REMOVED, REPLACE W/
CLAYBOARD SIDING TO MATCH BUILDING
BRUSCO TURNCRIFT TAPERED PTD WOOD
COLONIAL COLUMN, 1 1/2" DIA x 8'-0" HIGH
3x6 TOP RAIL PTD
1 1/2" BALUSTERS PTD, BALUSTERS @ 4" OC

EXIST PAINTED BLOCK

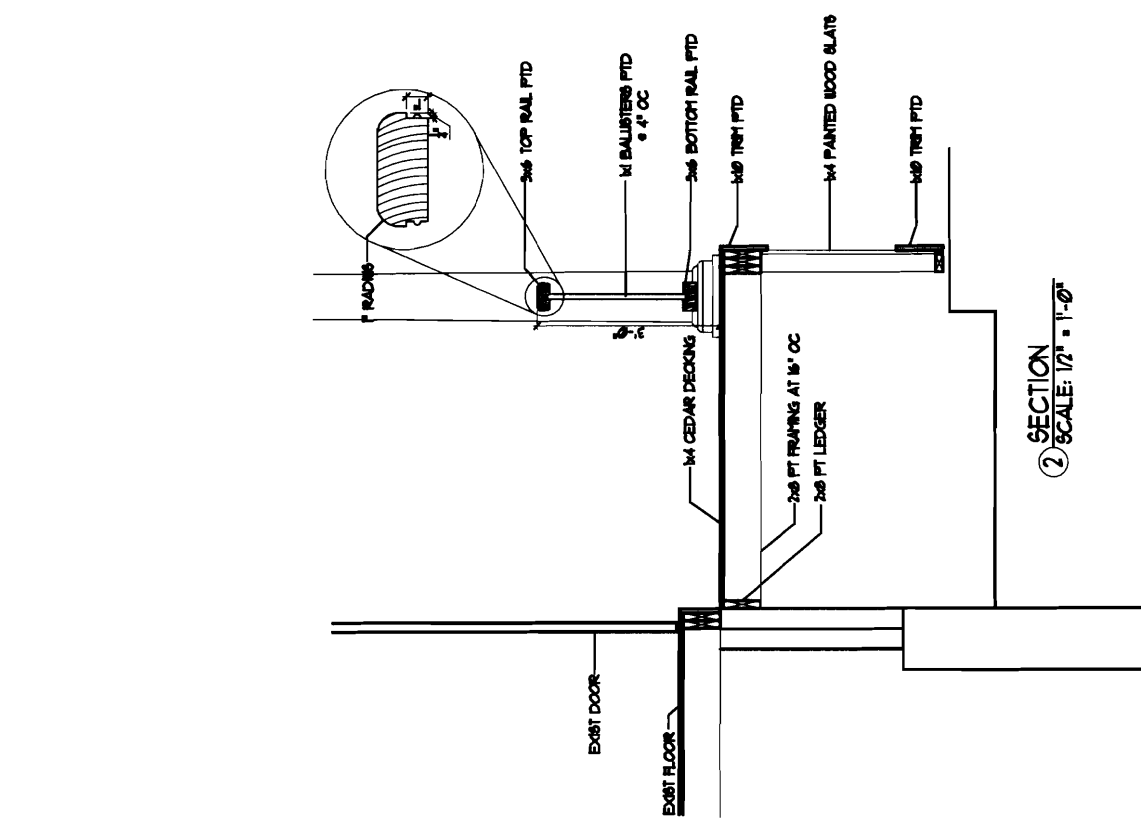
BLOCKING
3x6 BOTTOM RAIL PTD
1x8 TERN PTD
1x4 PAINTED WOOD SLATS
1x8 TERN PTD

1 1/2" DIA GALV STEEL HANDRAIL PTD-
PTD WOOD RISERS
EXIST PAINTED BRICK

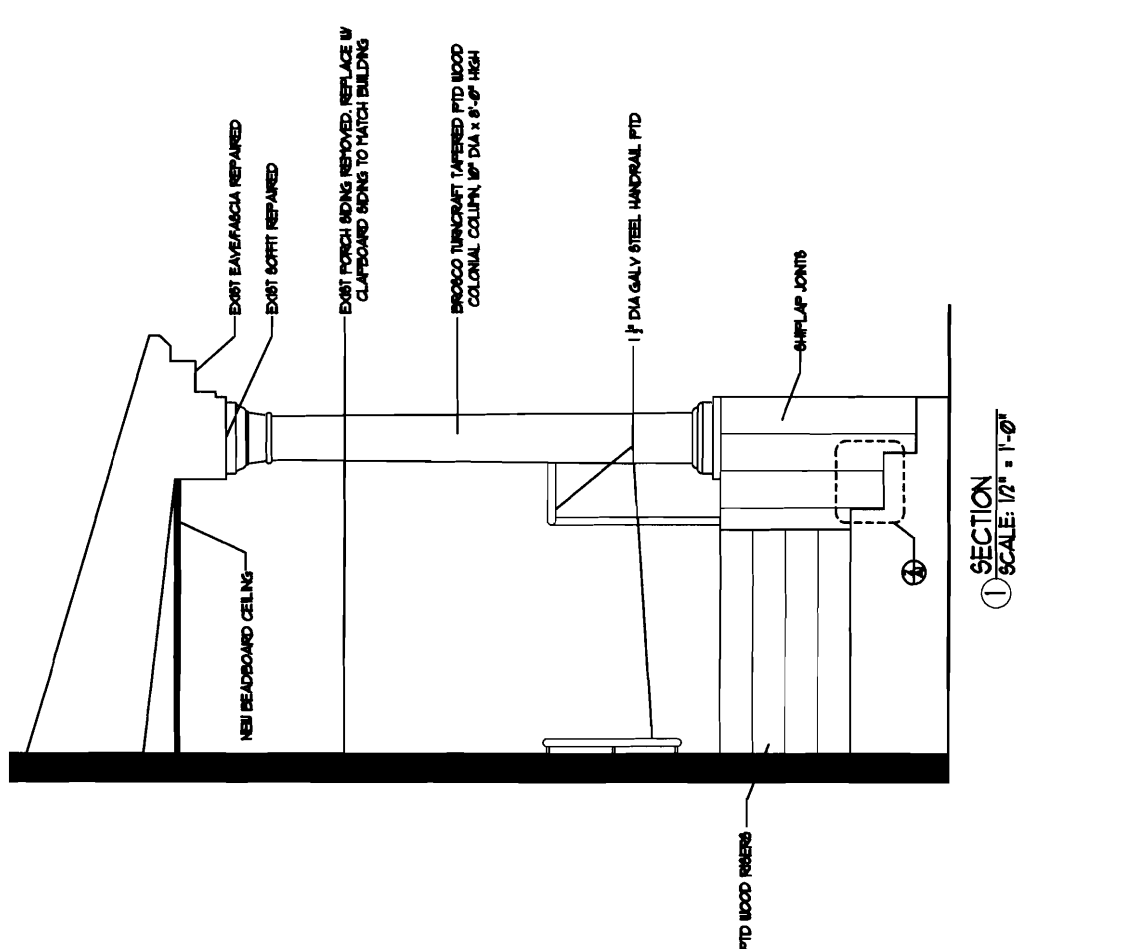
① ELEVATION
SCALE: 1/4" = 1'-0"
OPTION C



② ELEVATION
SCALE: 1/4" = 1'-0"



SECTION 2
SCALE: 1/2" = 1'-0"



SECTION 1
SCALE: 1/2" = 1'-0"