

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that DIANE WARMING

Located At 52 PINE ST

Job ID: 2012-08-4618-ALTCOMM

CBL: 056- C-024-001

has permission to Repair building after car hit the front of the building 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

\_\_\_\_\_  
**Fire Prevention Officer**

*Janine Banks* 8.28.12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## 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.**

### Final Inspection

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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-08-4618-ALTCOMM

Located At: 52 PINE ST

CBL: 056- C-024-001

## **Conditions of Approval:**

### **Building**

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. No structural work is indicated on these plans, repair is cosmetic only

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-08-4618-ALTCOMM	Date Applied: 8/3/2012	CBL: 056- C-024-001	
Location of Construction: 52 PINE ST	Owner Name: DIANE WARMING	Owner Address: 255 CONCORD ST W. PORTLAND, ME 04102	Phone: 615-5405
Business Name:	Contractor Name: none given	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG REPAIR	Zone: B-1
Past Use: 1 <sup>st</sup> floor: personal service/retail 2 <sup>nd</sup> floor 1 Dwelling unit 3 <sup>rd</sup> floor 1 Dwelling unit	Proposed Use: Same: personal service / retail with 2 dwelling units above – to repair building after car hit the front of the building	Cost of Work: \$3,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B/R Type: SB JBL-2009 Signature: JMB
Proposed Project Description: repair after car hit front of building		Pedestrian Activities District (P.A.D.) 8/22/12	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: 8/3/12</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><i>within</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 8/14/12</p>
	<b>CERTIFICATION</b>		

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

11-26-12 DWM Diane 615-5405 Final OK



# 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.

*B-1 Zone / hwh*

Location/Address of Construction: <u>52 Pine St.</u>					
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>2,406</u>		Number of Stories <u>3</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>C</u> Lot# <u>24</u>		Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Diane Warming</u> Address <u>255 Concord St. W.</u> City, State & Zip <u>Portland ME 04103</u>		Telephone: <u>207-615-5405</u>	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>3,000</u> C of O Fee: \$ Total Fee: \$	
Current legal use (i.e. single family) <u>Comm/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? _____ If yes, please name _____					
Project description: <u>Repair after car hit front of building</u>					
Contractor's name: _____					
Address: _____					
City, State & Zip _____				Telephone: _____	
Who should we contact when the permit is ready: <u>Diane Warming</u>				Telephone: <u>615-5405</u>	
Mailing address: <u>255 W. Concord St. Portland, ME 04103</u>					

*1st floor personal services/retail 2005  
2nd floor 10  
3rd fl 1-2005  
8/3/12 had conversation with owner*

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 at 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.

RECEIVED  
AUG 03 2012  
Department of Building Inspections  
City of Portland Maine

Signature: Diane Warming Date: 8-3-12

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

52 PINE STREET

TAX MAP 56

LOT C 24

1" = 10'

1/10/05

CYCLONE FENCE

PARKING 33.6'

OFF STREET

3

2

1

LOT 7

Lot 23

WOOD FENCE

73'

73'

Lot 6

Brick Building

3 STORED WOOD FRAME

Building Easement

SHARED DRIVEWAY EASEMENT

Parking for Neighbor

59 FEET TO CRACKETT

33.6'

SIDEWALK

3

2

1

▨ = area of repair

PINE STREET

← TO BRACKETT STREET

## Summary for Dwelling

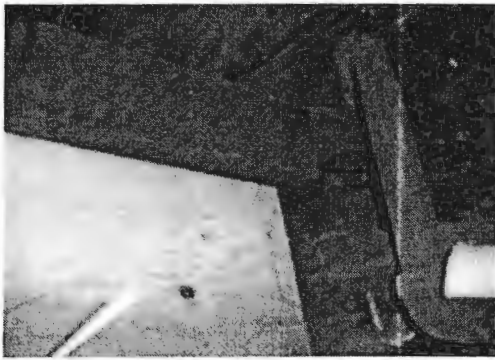
### Grand Total Areas:

846.70 SF Walls	354.93 SF Ceiling	1,201.63 SF Walls and Ceiling
354.93 SF Floor	39.44 SY Flooring	105.84 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	105.84 LF Ceil. Perimeter
354.93 Floor Area	391.09 Total Area	846.70 Interior Wall Area
1,000.54 Exterior Wall Area	111.17 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

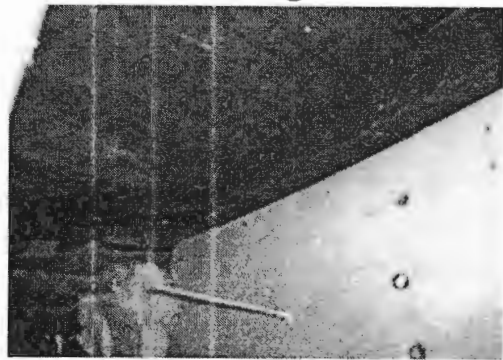


Sub floor view

1



2



3



4



shoring under beam

Shoring

5



6



7



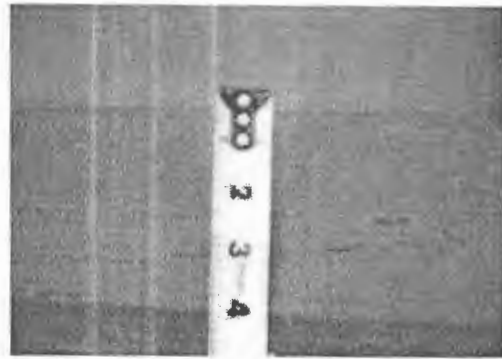
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9



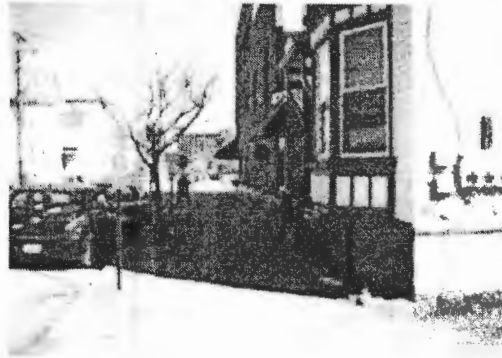
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11



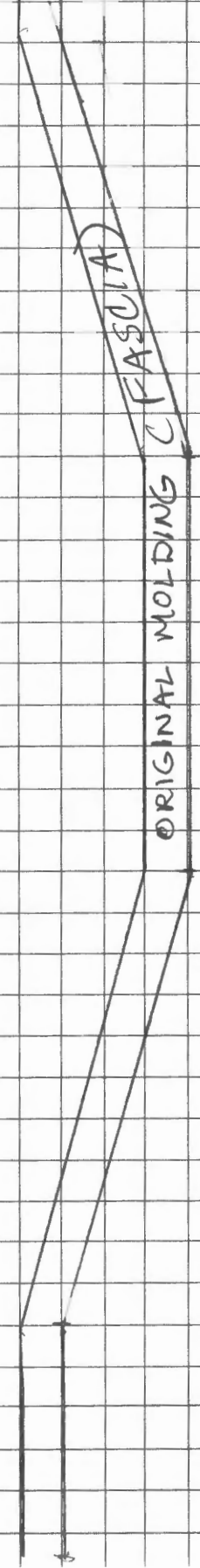
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13



VINYL SIDING

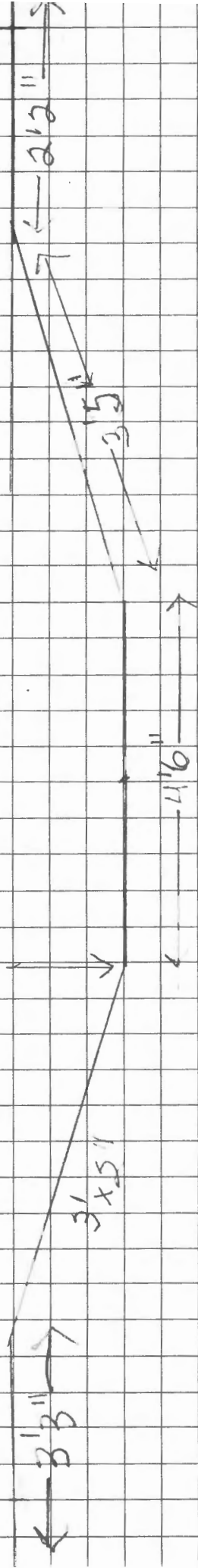


ORIGINAL MOLDING (FASCIA)

BRICK

BRICK

BRICK



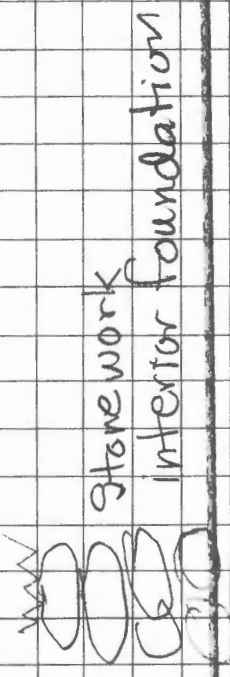
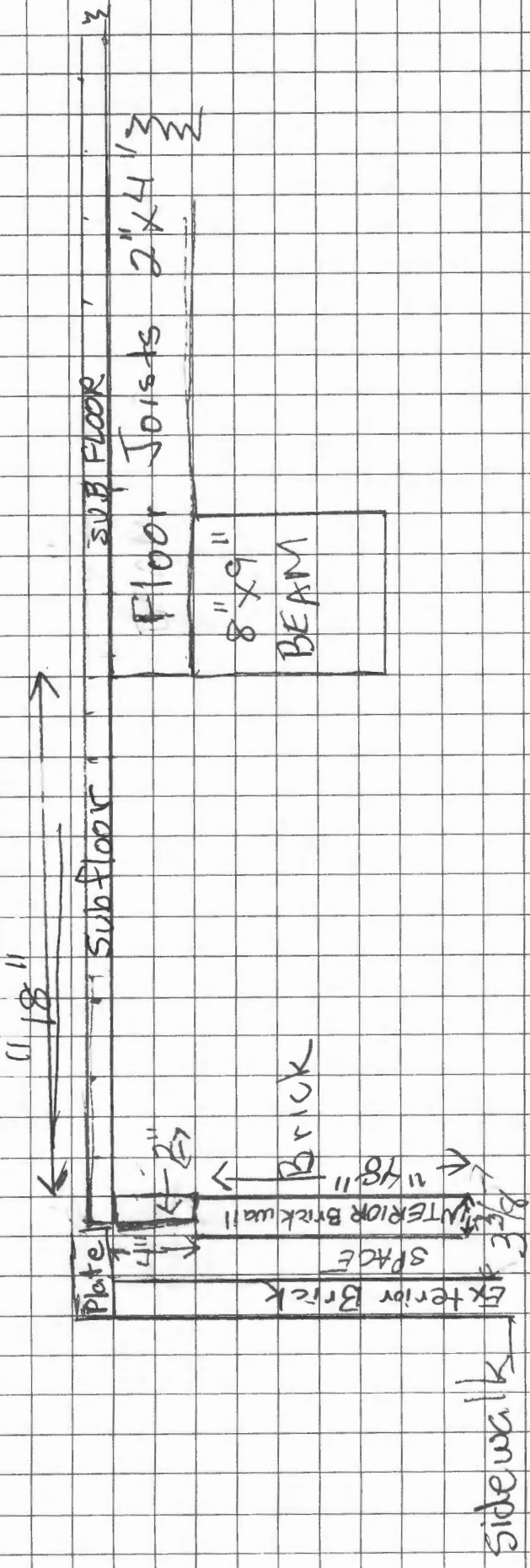
3'3"

3'5"

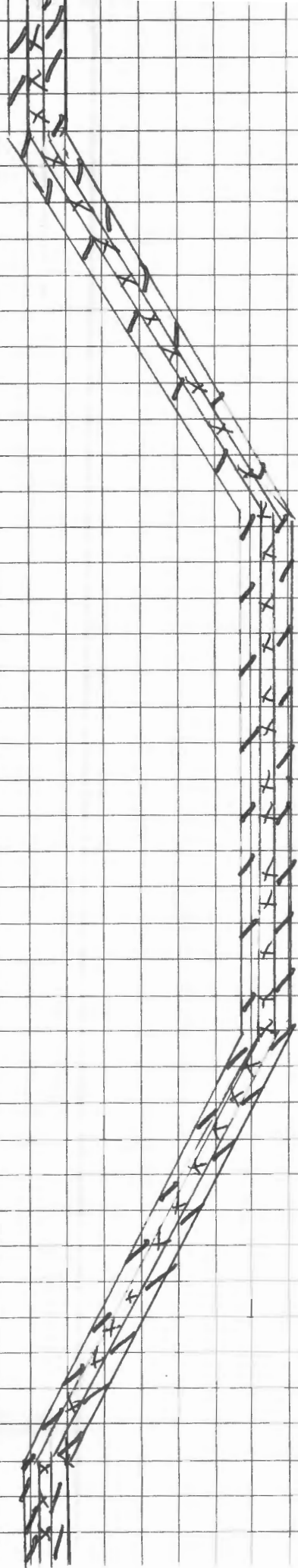
4'6"

2'2"

front view exterior - Not to scale



CROSS SECTION



XX = Space between brick

/// = brick

Exterior

Basement

Basement

Height: 8'



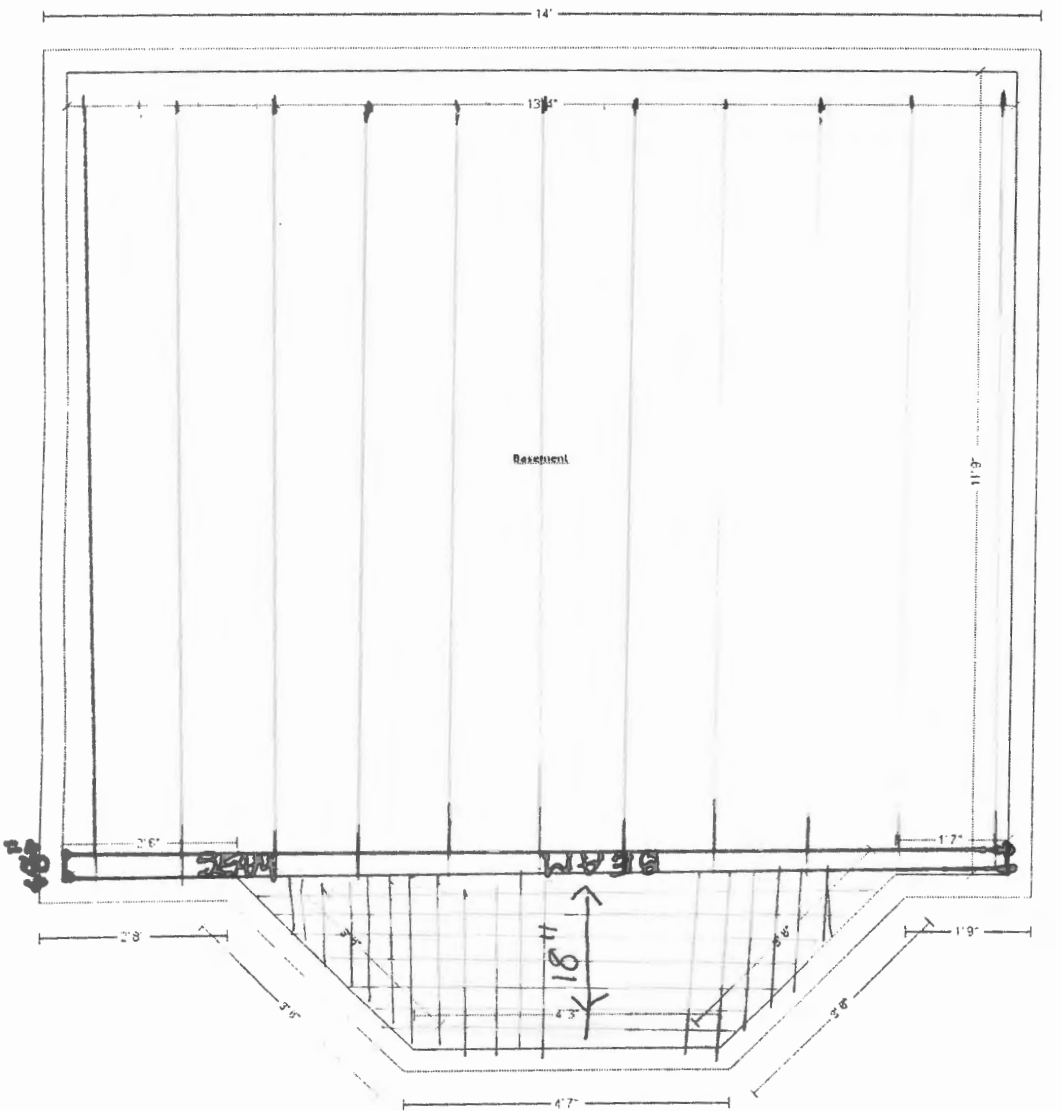
417.90 SF Walls  
 591.52 SF Walls & Ceiling  
 19.29 SY Flooring  
 52.24 LF Ceil. Perimeter

173.61 SF Ceiling  
 173.61 SF Floor  
 52.24 LF Floor Perimeter

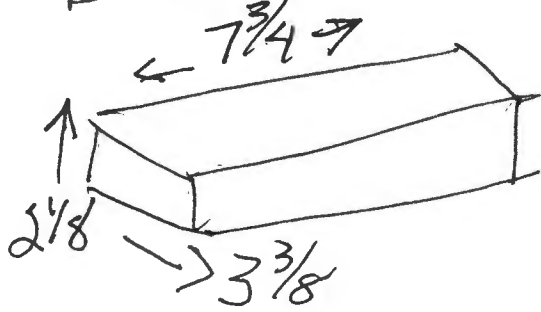
■ = 8" x 9" Beam

■ = 2x4 Floor Joist  
 Rest on Beam  
 Subfloor only  
 in area to be  
 repaired - No  
 floor joists

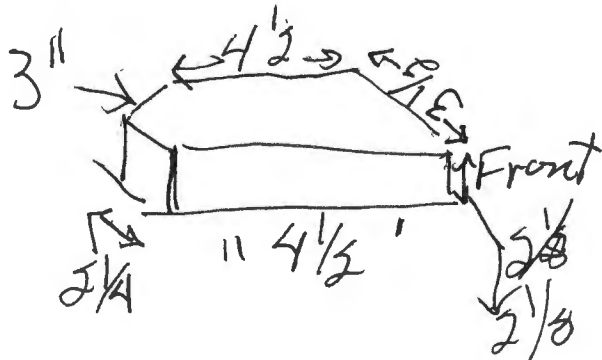
□ = Subfloor  
 rests on 2" x 4"  
 on top of brick



Bricks



Corner Brick



RE: REPAIR OF MASONRY  
@ 52 Pine Street  
(see photo's)

## Description

I will Assemble masonry for inspection patch, using Type N mortar mix. OF course, All potential problem spots have been addressed before repairing.

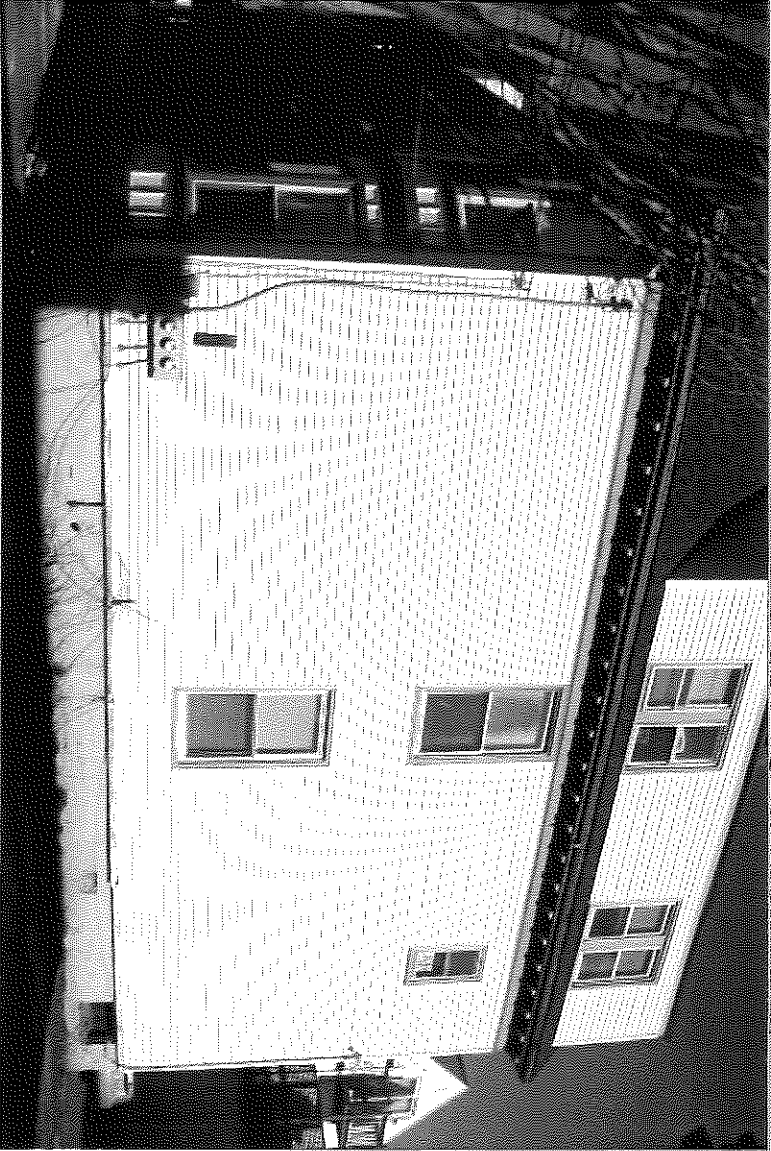
The sand will be of the proper color, texture, & cohesive characteristics, Free from impurities, salts, and clay. (not manufactured, but, natural type) 1:3 binder ratio to be used.

calcium lime (quick lime), as old days, may be replaced with calcium-magnesium-carbonate if acceptable. (no masonry cement.) If Dolomitic lime is necessary, it will be used. no anti-freeze compounds used. Budgeting + scheduling is safe, and efficient, timely. AS permits, and fees are complete. Insulation, drywall, and painting, all to highest standards.

There are 2 courses of brick with space between. 1 exterior course & 1 interior course.

Fascia to be replaced will match original  
Paint to match current color



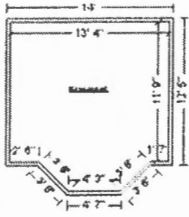




# Basement

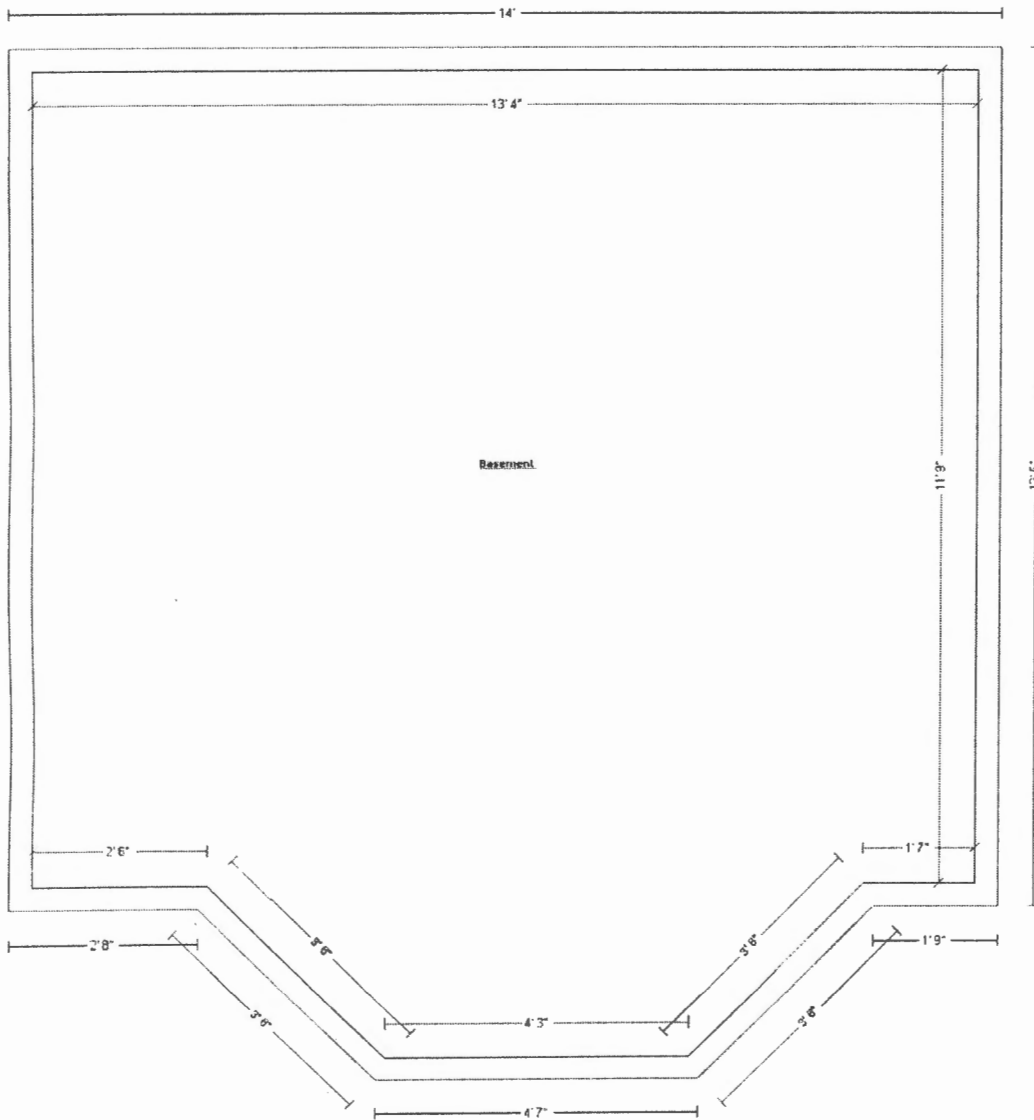
## Basement

Height: 8'



417.90 SF Walls  
 591.52 SF Walls & Ceiling  
 19.29 SY Flooring  
 52.24 LF Ceil. Perimeter

173.61 SF Ceiling  
 173.61 SF Floor  
 52.24 LF Floor Perimeter

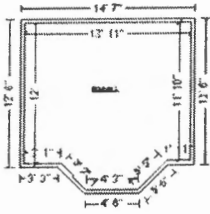


Basement

Apartment 1

Room 1

Height: 8'



428.80 SF Walls  
 610.11 SF Walls & Ceiling  
 20.15 SY Flooring  
 53.60 LF Ceil. Perimeter

181.31 SF Ceiling  
 181.31 SF Floor  
 53.60 LF Floor Perimeter

