

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 041752

PERMIT ISSUED

JAN 13 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Marvin Dean W & /Papi & Romano Builders, Inc  
has permission to Structure will have full basement, kit, bath, master bedroom, laundry and hallway  
AT 92 Emery St 061 C015001

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 when permission is procured before this building or part thereof is occupied or closed-in. **HEAR 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 \_\_\_\_\_  
DepartmentName

*[Signature]*  
1/12/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# 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.

✓ PREDEMO TO DOCUMENT SIZE + LOCATION

- ✓ 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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

*[Signature]*  
Signature of Applicant/Designee

Date  
1/13/05

*[Signature]*  
Signature of Inspections Official

Date

CBL: 061-015

Building Permit #: 040752

\* Pre-Demo Inspection required.

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

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

<b>Permit No:</b> 04-1752	<b>Date Applied For:</b> 11/29/2004	<b>CBL:</b> 061 C015001
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<b>Location of Construction:</b> 92 Emery St	<b>Owner Name:</b> Marvin Dean W &	<b>Owner Address:</b> 92 Emery St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Papi & Romano Builders, Inc	<b>Contractor Address:</b> PO Box 1079 Portland	<b>Phone:</b> (207) 797-3381
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	
<b>Proposed Use:</b> single family replacement of existing back ell in same footprint		<b>Proposed Project Description:</b> Structure will have full basement, kit, bath, master bedroom, laundry and hallway	

**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 12/28/2004

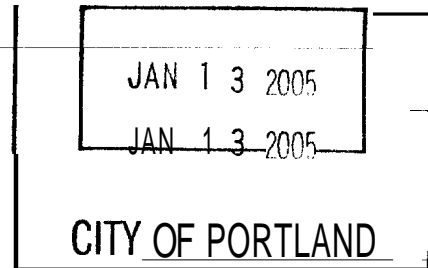
work.

2) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will



noted on plans.

3) Separate permits are required for any electrical, plumbing, or heating.



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

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

Permit No: 04-1752	Issue Date: <b>PERMIT ISSUED</b>	061 C015001
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<b>Location of Construction:</b> 92 Emery St	<b>Owner Name:</b> Marvin Dean W &	<b>Owner Address:</b> 92 Emery St
<b>Business Name:</b>	<b>Contractor Name:</b> Papi & Romano Builders, Inc	<b>Contractor Address:</b> PO Box 1079 Portland, ME 04102-3381
<b>Lessee/Buyer's Name</b>	<b>Phone:</b> 775-2696 x101 <i>Joe Delaney</i>	<b>Permit Type:</b> Zone: R-6

<b>Past Use:</b> single family	<b>Proposed Use:</b> single family replacement of existing back ell in same footprint	<b>Permit Fee:</b> \$786.00	<b>Cost of Work:</b> \$85,000.00	<b>CEO District:</b> 2
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<b>Proposed Project Description:</b> Structure will have full basement, kit, bath, master bedroom, laundry and hallway	<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>NA</i>	<b>INSPECTION:</b> Use Group: R-3 Type: SB IRC 2003 <i>[Signature]</i>
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<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature	Date

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 11/29/2004	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>OK under 14-436B + 11-385</i> <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"/> Date: <i>1/12/05</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 <i>as per H.P. Board approval</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>2/28/04</i>
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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

W H I P P L E - C A L L E N D E R   A R C H I T E C T S

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DATE: January 11, 2005

TRANSMITTAL

TO: City of Portland  
c/o Tammy Munson  
389 Congress Street  
Portland, Maine 04101

RE: 92 Emery Street

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WE ARE SENDING YOU THE FOLLOWING ITEMS:

PRINTS	SHOP DRAWINGS	AS REQUESTED
LETTER	SAMPLE	FOR YOUR RECORDS
SPECIFICATIONS	ON LOAN	X FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS DUE	APPLICATIONS AND FEES

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NO. COPIES	DATE	DESCRIPTION
1 ea.		Updated Marvin Material

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REMARKS/MESSAGE:

Dear Tammy,

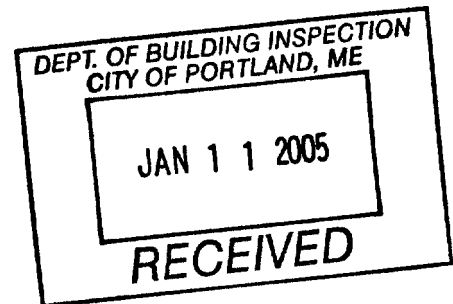
I think this memo addresses your concerns. I've only sent drawings that have changed with added notes. Please call with any questions. Could you forward the permit to this office?

*per call and I'll pick up.*

Sincerely,



Joe Delaney



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COPIES TO: Ginny and Dean, Rick Romano, FILE.

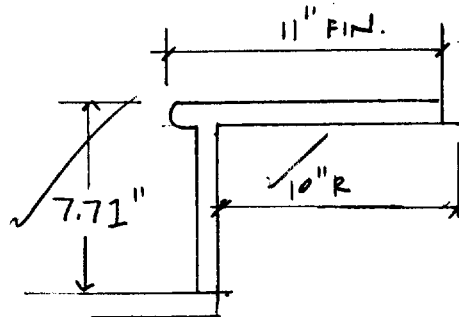
FROM: Joe Delaney

SK: 1

JOB: 92 EMERY ST.

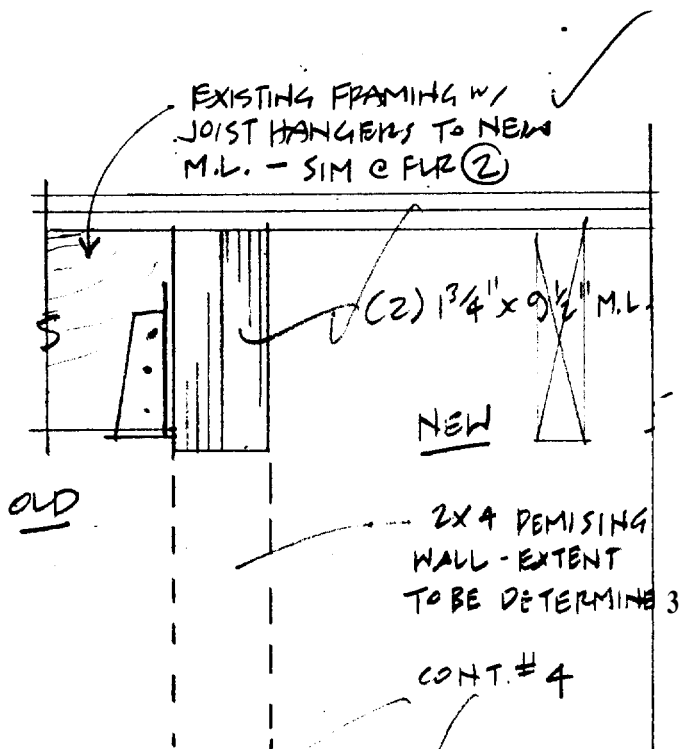
DATE: 1/11/05

SCALE: AS NOTED



RISE/RUN SKETCH

EXISTING FRAMING w/ JOIST HANGERS TO NEW M.L. - SIM @ FLR ②



CLEAN SEAMS AND RE-MORTAR JOINTS @ STONE FOUND. @ END OF WALL

MORTAR JOINTS WHERE EXPOSED BY EXCAV.

\*INSTALL BENTONITE WATER STOP CONTINUOUS

#4 (2) ROWEL 18" O.C.

10" CAST CONC. WALL

4" SPTS

9" CRUSHED STONE

CAST CONC. TO RUBBLE WALL

THICKENED SLAB EDGE / BASEMENT WALL OLD / NEW

AX TO:

WHIPPLE-CALLENDER ARCHITECTS

551 CONGRESS STREET PORTLAND MAINE 04101 775-2696

# PAGES:

Print  Text93  9616  Constr Type  New  Num1  417521

Permit Nbr  04.1752  Location of Construction  92  Emery St  Appl. Date  11/29/2004  
Status  Hold  Permit Type  Alterations - Dwellings  Issue Date   
CBL  061 C015001  District Nbr  2  Estimated Cost  \$85,000.00  Date Closed

Comment Date  Comment

01/11/200  went over all the required info needed w/Joe Delaney.

01/07/200  Name  tmm  Follow Up Date  Completed

Joe Delaney submitted new plot plan - ok for zoning - need to address tempered glass issues, need stair details, header schedule, basement details, headroom in basement, and how it is attached to house. - left message for Joe.

12/29/200  Name  tmm  Follow Up Date  Completed

Need plot plan w/all dimensions on it - nonconforming rebuild of structure and possible verticle expansion - left message w/builder.

CreatedBy  dmartin  CreateDate  11/29/2004  ModBy  tmm  ModDate  12/29/2004

Prmt [04-1752] Text193 [9616] Constr Type [New] Num1 [41752]

Permit Nbr [04-1752] Location of Construction [92] Emery St  
Status [Hold] Permit Type [Alterations - Dwellings] Issue Date [11/29/2004]  
CBL [061 C015001] District Nbr [2] Estimated Cost [\$85,000.00] Date Closed [ ]

Comment Date [01/07/2004] Comment [Joe Delaney submitted new plot plan - ok for zoning - need to address tempered glass issues, need stair details, header schedule, basement details, headroom in basement, and how it is attached to house. - left message for Joe.]

[12/29/2004] Name [tmm] Follow Up Date [ ] Completed

[12/29/2004] Name [tmm] Follow Up Date [ ] Completed

CreatedBy [dmartin] CreateDate [11/29/2004] ModBy [tmm] ModDate [12/29/2004]





Prmt	Text93	9616	Constr Type	New	Num1	4	
Permit Nbr	04-1752	Location of Construction	92	Emery St	Appl. Date	1	
Status	Hold	Permit Type	Alterations - Dwellings		Issue Date		
CBL	061 C015001	District Nbr	2	Estimated Cost	\$85,000.00	Date Closed	

Comment Date	Comment	Name	Follow Up Date	Completed
12/29/200	Need plot plan w/all dimensions on it - nonconforming rebuild of structure and possible verticle expansion - left message w/builder.	tmm		

CreatedBy	dmartin	CreateDate	11/29/2004	ModBy	tmm	ModDate	12/29/
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**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1752	<b>Date Applied For:</b> 11/29/2004	<b>CBL:</b> 061 C015001
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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

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**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 12/28/2004

**Note:**      **Ok to Issue:**

1) Construction and design details to be consistent with Historic Preservation Board approval, received 11/17/04.

**Dept:** Zoning      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Pending      **Reviewer:** Residential Plan Review      **Approval Date:**

**Note:** to D Andrews for historical review      **Ok to Issue:**

# All Purpose 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>92 Emery Street</u>		
Total Square Footage of Proposed Structure <u>603</u>	Square Footage of Lot <u>2,242</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>601</u> Block# <u>C</u> Lot# <u>015</u>	Owner: <u>Gina Flowers</u> <u>Dana Marvin</u>	Telephone: <u>775-4475</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Joe Delaney</u> <u>Whipple Callender Arch'ts</u> <u>551 Congress St. P.H.D.</u>	Cost Of Work: \$ <u>87,000</u> Fee: \$ <u>786.00</u>
Current use: <u>Residence, Single Family</u>	<u>775-2696 x101</u>	
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>Residence</u>		
Project description: <u>Replacement of existing back ell with new structure of matching footprint. structure will have full basement, kitchen, Master Bath, Laundry, back hall.</u>		
Contractor's name, address & telephone: <u>Papi and Romano Builders</u>		<u>P.O. Box 1079</u> <u>P.H.D. Me.</u> <u>04104</u>
Who should we contact when the permit is ready: <u>Joe Delaney</u>		
Mailing address: <u>Whipple Callender Architects</u> <u>551 Congress St.</u> <u>P.H.D. ME 04101</u>		Phone: <u>775-2696</u>

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Joe Delaney</u>	Date: <u>11/22/04</u>
--	-----------------------

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

NOV 22 2004

CK# 5606

**W H I P P L E - C A L L E N D E R   A R C H I T E C T S**

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**DATE:** January 5, 2005

**TRANSMITTAL**

**TO:** City of Portland  
c/o Tammy Munson  
389 Congress Street  
Portland, Maine 04101

**RE:** 92 Emery Street

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**WE ARE SENDING YOU THE FOLLOWING ITEMS:**

PRINTS	SHOP DRAWINGS	AS REQUESTED
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<b>NO. COPIES</b>	<b>DATE</b>	<b>DESCRIPTION</b>
1 ea.		Updated Marvin Material

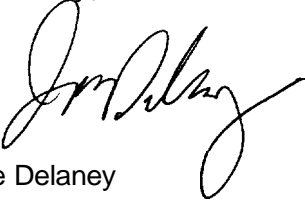
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**REMARKS/MESSAGE:**

Dear Tammy,

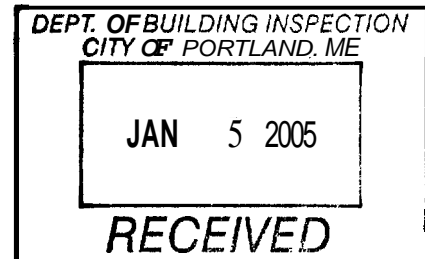
I added setbacks to my site plan and included the mortgage plan. I hope this material is helpful. Please call with any questions.

Sincerely,



Joe Delaney

P.S. I had



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**COPIES TO:** Ginny and Dean, Rick Romano, FILE.

**FROM:** Joe Delaney

**SPECTION OF PREMISES**  
 I HEREBY CERTIFY TO Douglas Title co.

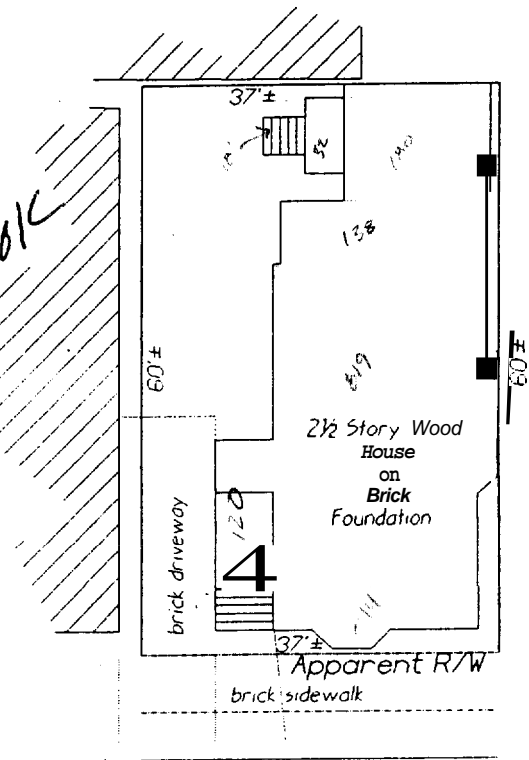
92 Emery Street  
 Portland, Maine

Job Number: 356-61  
 Inspection Date: 07-15-02

in town zoning requirements.  
 The dwelling does not ~~appear to~~ <sup>seem</sup> fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.  
 The land does not ~~appear to~~ <sup>seem</sup> fall within the special flood hazard zone as indicated on community-panel # 230051 0013 B.

BUYER: Dean Marvin &  
 Virginia Flower  
 SELLER: C. Rudy Engholm

R-6  
 2220  
 +50%  
 1110 Allowed  
 1335 currently - over on lot cov.  
 = same lot cov.  
 New structure = same lot cov.  
 Expanding 2nd flr - OK  
 under 14-436B - 80% Allowed =  
 1068 only expanding 364SF - OK



Emery Street  
 (bituminous)

Spring Street

Utility Pole

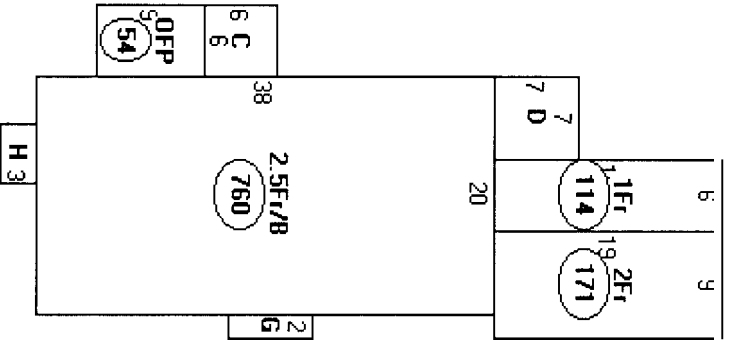
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. ROADS THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

**BRUCE R. BOWMAN, INC.**  
 P.O. Box 12A  
 Cumberland, Maine 04021  
 Phone: (207) 829-3959  
 Fax: (207) 829-3522



PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ LOT \_\_\_\_\_  
 DEED BOOK 15267 PAGE 215 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: ASB



Descriptor/Area

- A: 2.5F1/B  
760 sqft
- B: 0FP  
54 sqft
- C: EP  
36 sqft
- D: FUB  
49 sqft
- E: 1F1  
114 sqft
- F: 2F1  
171 sqft
- G: 2FBAY  
14 sqft
- H: 2FBAY/B  
15 sqft

*12/9*

*2-4*

*14-436 B*

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number 1 of 1  
 Parcel ID 061 C015001  
 Location 92 EMERY ST  
 Land Use SINGLE FAMILY  
 Owner Address  
 MAXVIN DEAN W & VIRGINIA P FLOWCR JTS  
 92 EMERY ST  
 PORTLAND ME 04102

Book/Page 17921/306  
 Legal 51-C-15  
 EMERY ST 92

2220 SF

**Valuation Information**

Land \$30,450 Building \$99,020 Total \$129,470

**Property Information**

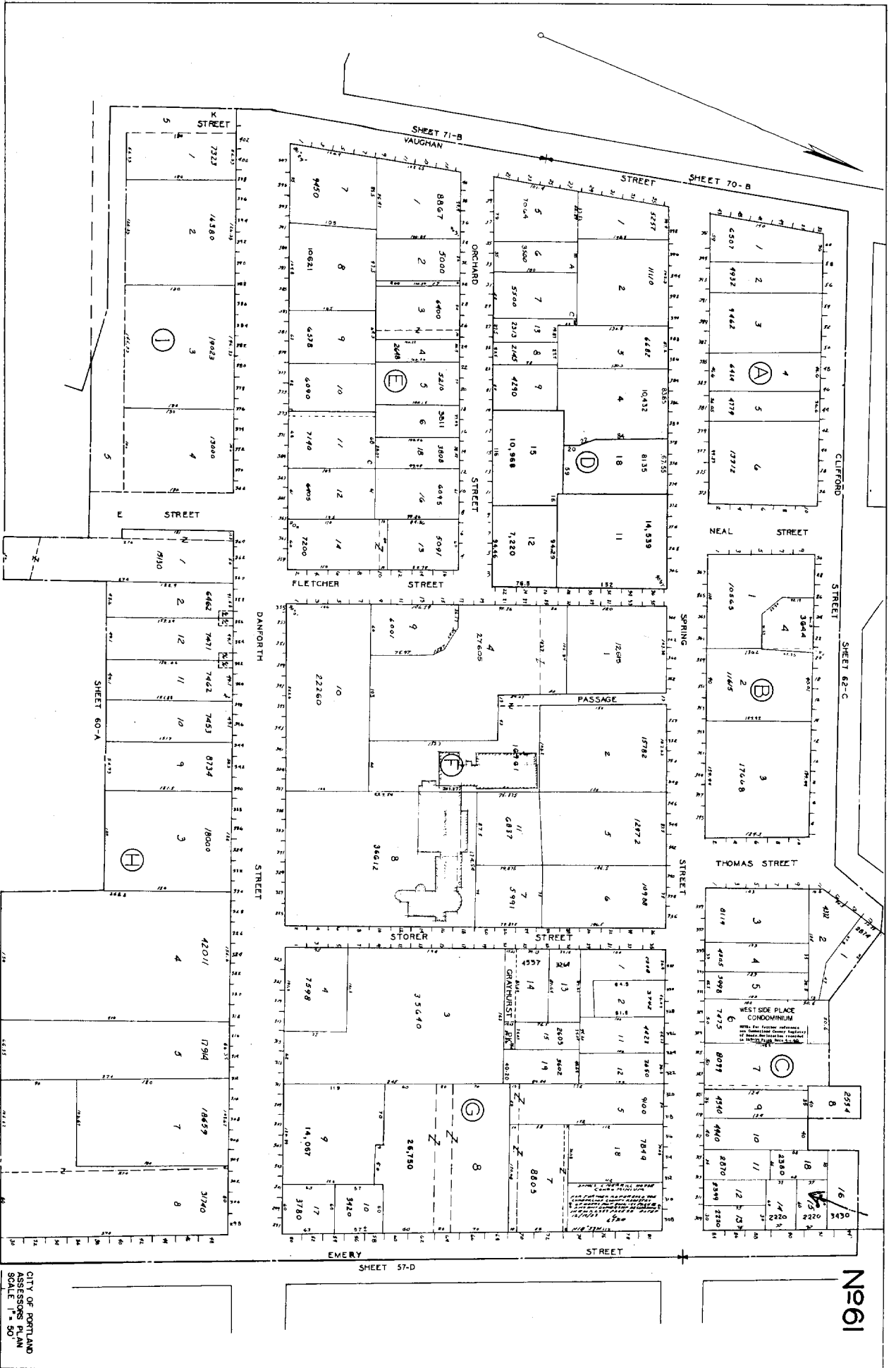
Year Built 1900 Style Old Style Story Height 2.5 Sq. Ft. 2604 Total Acres 0.051  
 Bedrooms 5 Full Baths 3 Half Baths 1 Total Rooms 11 Attic None Basement Full

**Outbu ings**

Quantity Year Built Size Gr de Condition

**Sales Information**

Date	Type	Price	Book/Page
08/01/2002	LAND + BLDING	\$323,000	17921-306
08/26/1999	LAND + BLDING	\$105,000	15005-067
08/25/1999	LAND + BLDING	\$52,500	15005-065



RETRAC ED 3-27-67

CITY OF PORTLAND  
 COMMISSIONERS PLAN  
 SCALE 1" = 50'

N 61