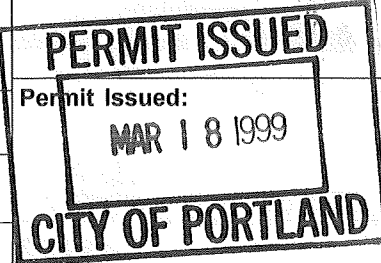


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 177 Pine Street Portland, ME		Owner: Estelle Lavoie Unit Owners of Williamsburg Condominium Units		Phone: 791-3000	Permit No: 990227
Owner Address:		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Southpaw Design		Address: 233 Gray Road, Falmouth, ME		Phone: 878-0678	
Past Use: Multifamily Residential Use		Proposed Use: Same		<b>COST OF WORK:</b> \$	<b>PERMIT FEE:</b> \$ 31.00
				<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:
Proposed Project Description: Erect replacement sign (5x6)		Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: MG		Date Applied For: 2-22-99		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:	
				Zoning Approval: 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"/>	
				<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	
				<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: 2/24/99	



**SCANNED**

\*\*\*\*\*Estelle Lavoie 791-3000  
181 Pine St.  
Portland, ME 04102

PERMIT ISSUED WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 2-22-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 3

COMMENTS

11/6/88 Signage complete. Close-out. JMC

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*** 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 (include Portion of Building) 177 Pine Street, Portland, Maine			
Total Square Footage of Proposed Structure 30 square feet		Square Footage of Lot 48,924 square feet	
Tax Assessor's Chart, Block & Lot Number Chart# 63 Block# F Lot# 008		Owner: Unit Owners of Williamsburg Condominium Units Telephone# Estelle Lavoie 791-3000	
Owner's Address:		Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: Fee \$ \$ 31
Proposed Project Description: (Please be as specific as possible) Erection of a replacement with the name of the building - "The Williamsburg" (5x6) 30#			
Contractor's Name, Address & Telephone Southpaw Design, 253 Gray Road, Falmouth, ME 878-0678 Rec'd By			
Current Use: Multifamily residential use		Proposed Use: Same/w/replacement sign	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

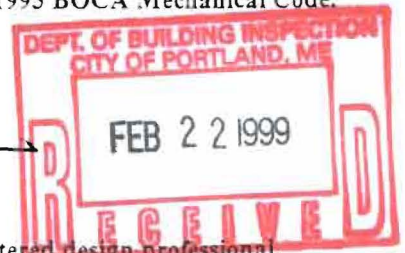
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Williamsburg Condominium Assn. By: Estelle A. Lavoie, Its President	Date: 2-22-99
--	---------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter  
Additional Site review and related fees are attached on a separate addendum

Send to: Estelle LAVOIE  
181 Pine St 04102

call w/any ?'s  
791-3000



LWB TYPED

SIGNAGE PRE-APPLICATION

R-4  
~~181~~

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 177 Pine Street, Portland, Maine ZONE: ~~181~~

OWNER: \_\_\_\_\_

APPLICANT: Williamsburg Condominium Association, c/o Estelle A. Lavoie  
181 Pine Street, Portland, Maine 04102

ASSESSOR NO. \_\_\_\_\_

SINGLE TENANT LOT? YES \_\_\_\_\_ NO X

MULTI TENANT LOT? YES X NO \_\_\_\_\_

FREESTANDING SIGN? YES X NO \_\_\_\_\_ DIMENSIONS 5 feet tall x 6 feet wide  
(ex. pole sign. . )

MORE THAN ONE SIGN? YES \_\_\_\_\_ NO X DIMENSIONS \_\_\_\_\_

BLDG. WALL SIGN? YES \_\_\_\_\_ NO X DIMENSIONS \_\_\_\_\_

(attached to bldg)

MORE THAN ONE SIGN? YES \_\_\_\_\_ NO X DIMENSIONS \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: \_\_\_\_\_

The previous sign, which was stolen, was approximately 5 feet tall  
by 6 feet wide.

LOT FRONTAGE (FEET): 290 feet

BLDG FRONTAGE (FEET): 180 feet

AWNING YES \_\_\_\_\_ NO X IS AWNING BACKLIT? YES \_\_\_\_\_ NO \_\_\_\_\_

HEIGHT OF AWNING: \_\_\_\_\_

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? Yes -  
the name of the building: "The Williamsburg"

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE**  
**EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES**  
**AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**

Williamsburg Condominium Assn.  
SIGNATURE OF APPLICANT: BY: Estelle A. Lavoie DATE: 2-22-99  
Estelle A. Lavoie  
Its President and not individually

WILLIAMSBURG CONDOMINIUM ASSOCIATION

181 Pine Street  
Portland, Maine 04102

February 22, 1999

HAND DELIVERY

Ms. Deborah G. Andrews  
Historic Preservation Program Coordinator  
Dept. of Planning & Urban Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: Williamsburg Condominium Association – Application for Sign Permits

Dear Deb:

I am writing on behalf of the Executive Board of the Williamsburg Condominium Association to file the necessary applications to erect a replacement free-standing sign at the corner of Pine and Vaughan Streets in Portland stating the name of the complex.

Enclosed please find the following documents and materials:

1. Application for Certificate of Appropriateness
2. Signage Pre-Application
3. Exterior Photograph of Prior Sign
4. Sketch of Proposed Replacement Sign
5. Drawing of Location of Sign on Williamsburg Property
6. 24" x 36" Boundary Survey of Williamsburg Condominiums
7. House of Lights Information on Ground Light
8. Certificate of Insurance issued by Turner Barker Insurance
9. Copy of Check for \$31.00 constituting application fee.



Please note that the Executive Board of the Association has extensively reviewed and discussed the plans for the replacement sign. It has approved the sketch submitted herewith and authorized the filing of these applications.

I am simultaneously herewith delivering to the Building Inspector's Office the original check for \$31.00 and a copy of all these materials, with the exception of the Boundary Survey.

Please let me know if you require anything further. I am available during regular business hours at 791-3000.

Thank you for your assistance and that of the Building Inspector's Office.

Williamsburg Condominium Association

By: Estelle A. Lavoie  
Estelle A. Lavoie  
Its President

Enclosures

cc: Building Inspector's Office (w/enc.) ✓  
Michael J. Burnham (w/enc.)

EAL.WMSBG.1999.City0222



**HISTORIC PRESERVATION**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address: Williamsburg Condominiums, 177 Pine St., Portland, Maine

Applicant

Name: \_\_\_\_\_ Telephone (207) 791-3000

Company, if applicable: Williamsburg Condominium Association

c/o Estelle A. Lavoie, President

Address: 181 Pine Street

Portland, Maine 04102

Property Owner, if different

Name: \_\_\_\_\_ Telephone \_\_\_\_\_

Address: \_\_\_\_\_

Architect (if any): Susan Parrish Carter, Gnome Landscapes, Design & Masonry,  
Falmouth, ME

Contractor or Builder (if any): Southpaw Design, 253 Gray Road, Falmouth, ME

Local Designation:

Landmark       Within Historic District       Historic Landscape District

Williamsburg Condominium Assn.

By: Estelle A. Lavoie, Its President  
Applicant's Signature      Owner's Signature (if different)  
Its President and not individually

\*\* Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial





## II. ATTACHMENTS

Provide a copy of the plans, renderings, drawings and written specifications of the alteration. To supplement your application, it would be helpful to submit photographs or slides of current conditions, material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Committee and staff the effect of the proposed change.

The following information is enclosed:

- X     Exterior photographs of prior sign
  - X     Sketches, elevation drawings and/or annotated photographs of proposed sign
  - Floor plans
  - Site plan showing relative location of adjoining structures, if located within a district
  - X     Specifications for ground light
  - X     Other (explain) drawing of location of sign on Williamsburg property
- 

Please note: In order to be photocopied by the City, plans or drawings should generally not exceed 11" x 17". If you wish to submit larger plans, please provide 10 copies for distribution.

If you have any questions or need assistance in completing this form, please contact the Historic Preservation staff at 874-8721 or 874-8719 (Deborah Andrews, ext. 8726).

Please return this form and related application materials to:

Department of Planning and Urban Development  
Portland City Hall  
4th Floor  
389 Congress Street  
Portland, ME 04101

EXHIBIT A  
TO APPLICATION FOR CERTIFICATION OF APPROPRIATENESS  
HISTORIC PRESERVATION  
CITY OF PORTLAND

The residential building known as the Williamsburg, located on Pine Street on Portland's West End, was constructed in 1968. At that time, a free-standing sign was erected on the lawn at the corner of Pine and Vaughan Streets. The sign was white with black letters.

When the Williamsburg was converted from rental units to condominium units in 1987, the Declarant of the condominium, Binafa, Inc., erected a new free-standing sign in place of the old one (hereafter sometimes referred to as the "Binafa sign"). A photo of that sign is attached hereto. As is apparent, that sign was made of wood with blue and white posts and a sign face painted in blue with gilt letters which were carved into the wood.

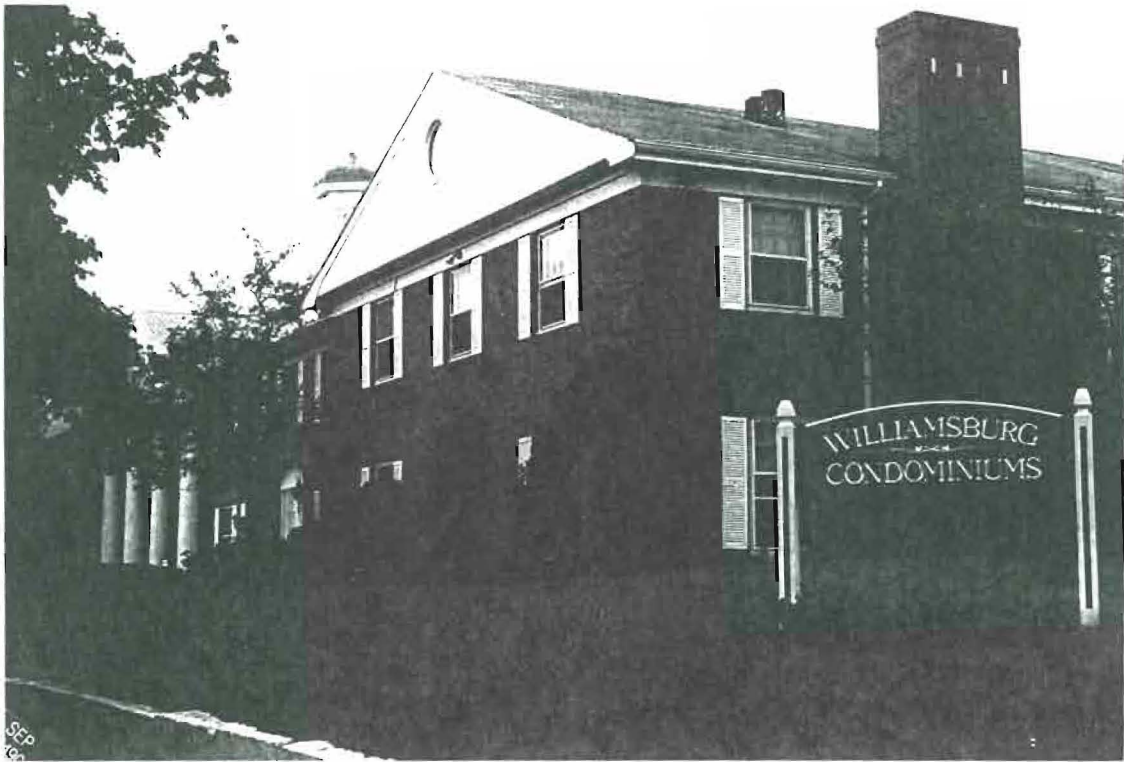
Regrettably, the Binafa sign was stolen and the Executive Board (the "Board") of the Williamsburg Condominium Association would like to replace it because there is nothing on the property which identifies the building. We believe a sign is important in order to provide direction to emergency vehicles, to friends and family members of residents, and others looking for the Williamsburg.

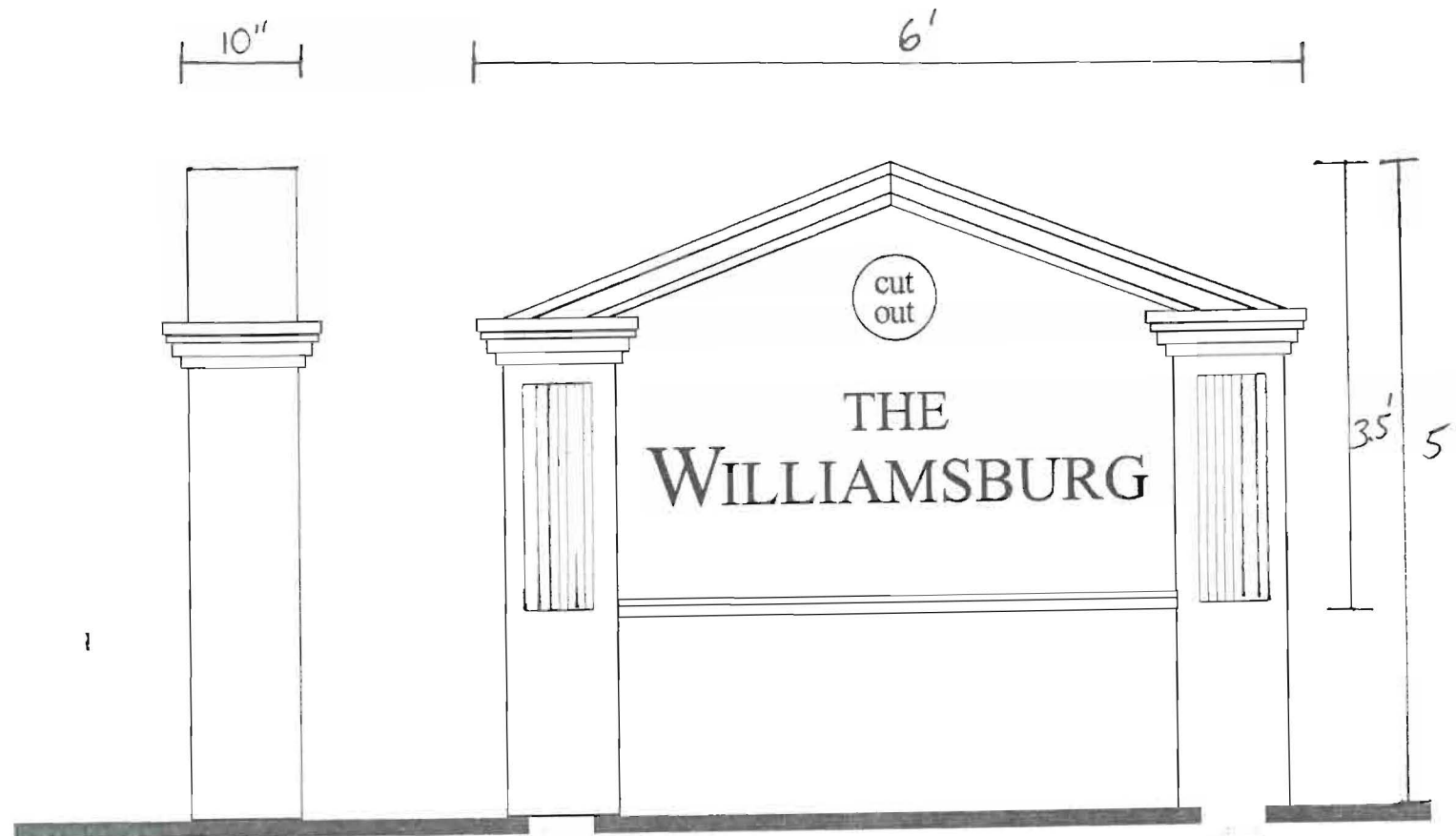
The Board wanted to replace the Binafa sign with something similar, although more in keeping with the Georgian architecture of the building. Accordingly, we retained Susan Parrish Carter of Gnome Landscapes, Design & Masonry who has access to a good library on Georgian architecture. She prepared the attached design which is based on traditional Georgian style and compliments the Williamsburg building by replicating the triangular shape of the gable ends and the bullet windows therein by cutting a circular hole at the top of the sign. Further, the posts of the sign resemble the carved pilasters on either side of each exterior hallway door. Even though Georgian style is not inexpensive to reproduce, the Board liked this design because it refers directly to the Williamsburg detailing and is both traditional and elegant. We also believe it would be a tasteful addition to the neighborhood.

The proposed replacement sign would be of similar height and width to the Binafa sign, that is, 5 feet tall by 6 feet wide. It would be placed in the same location as the Binafa sign at the corner of the property on Pine and Vaughan Streets and at the head of a small garden which we endeavor to keep filled with spring bulbs and summer annuals or perennials. The depth of the proposed sign would be slightly greater than that of the Binafa sign. The new sign face would be 40 inches wide and somewhat closer to the ground than its predecessor.

The posts, which would be fluted and more intricately carved than those of the previous sign, would be of pine and set in the ground in mortar enclosed in sauna tubes. The single-sided sign face would be of mahogany and have letters carved therein and painted. The trim of the sign would be white, the background of the sign face pearl white, and the letters blackwatch green. The proposed colors were chosen to have a muted effect vis-à-vis the building and the neighborhood.

Illumination of the sign during evening hours would be provided by a single 50W Halogen ground light anchored in the soil at the base of or within the garden. The ground light would direct a single ray of light on the sign and would neither cast shadows nor be glaring on the building or the neighborhood. This light is UL rated, but does not have a UL number.





Single Sided carved Mahogany sign,  
 painted pearl white with blackwatch green lettering  
 & white trim

**SOUTHPAW  
 DESIGN**



207-878-0678 Fax 878-9325  
 253 Gray Road Falmouth, Me 04105

CUSTOMER

*Mike Burnham*

PHONE #

*774-0887*

FAX #

*774-3221*

- PRESENTATION  
 CONSTRUCTION

ALL DRAWINGS  
 ARE ACTUAL SIZE.  
 PRINTED TO FIT THIS PAGE.

DRAWING #

*Williamsburg / CDL*

ACCEPTED SIGNATURE

DATE

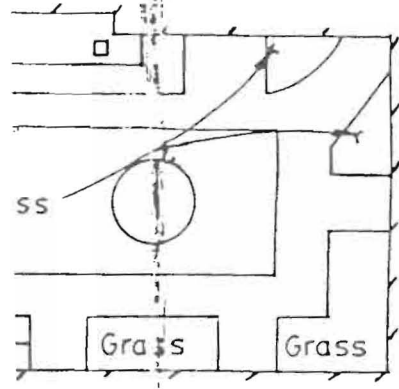
*2-9-99*

THIS DESIGN IS THE EXCLUSIVE PROPERTY  
 OF SOUTHPAW DESIGN AND ALL RIGHTS  
 TO ITS USE OR REPRODUCTION ARE  
 RESERVED, UNTIL PURCHASED.

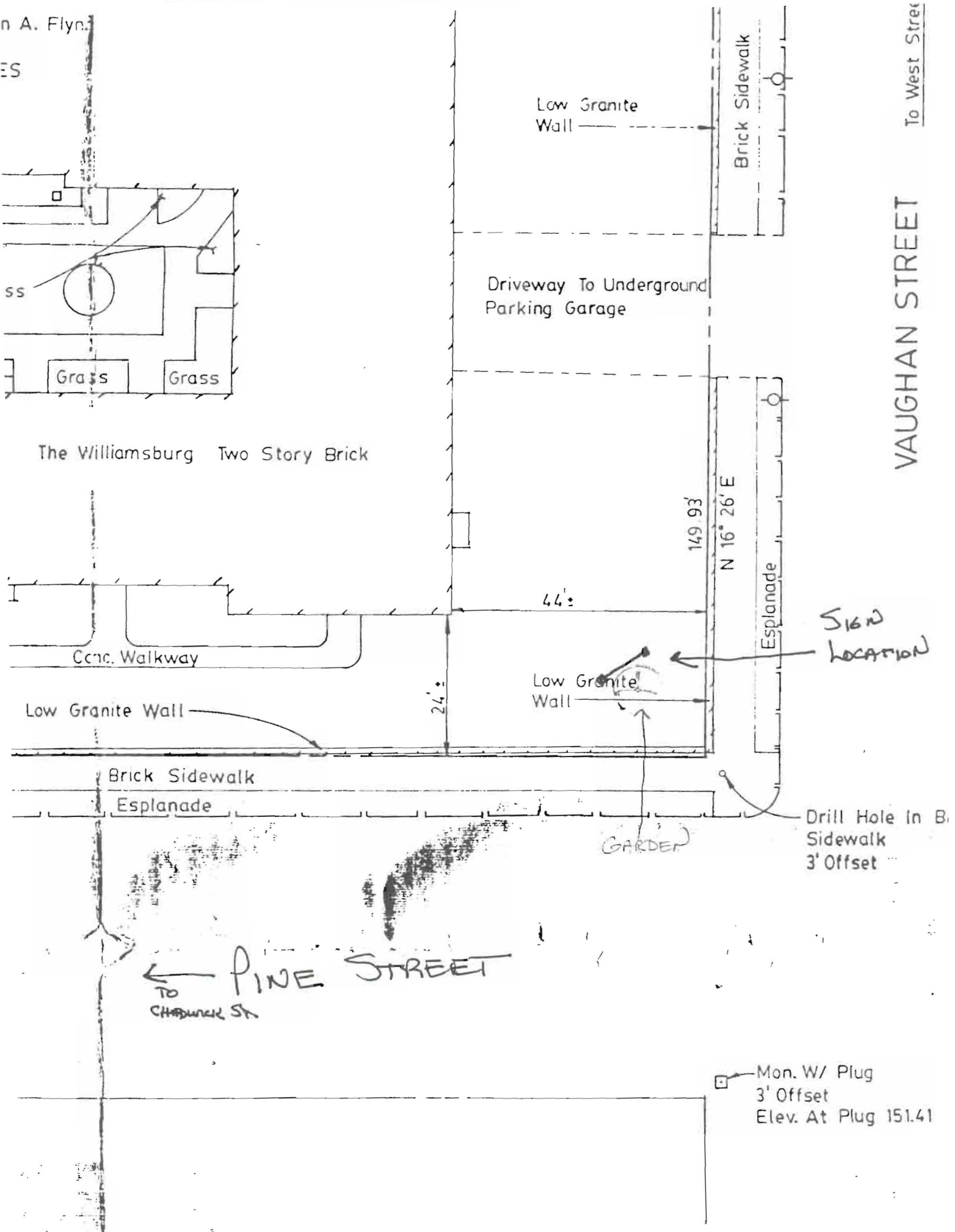
© COPYRIGHT



n A. Flynn  
ES



The Williamsburg Two Story Brick



**HOLMES**  
**DISTRIBUTORS**  
 Electrical Wholesale

House of Lights, Inc.  
 418 Payne Rd

Scarborough, ME 04074  
 Phone (207) 883-0174  
 FAX (207) 883-0189  
 WATS (800) 644-0174

**House of Lights**  
*Your Home for Electrical Supplies*

DOCUMENT: ORDER ACKNOWLEDGEMENT - QUOTE ORDER

ORDER # 7059413-00

Cust #: 4230  
 Bill To: Cash Sale Customer  
 418 Payne Rd  
 883-0174 or 800-644-0174  
 Scarborough, ME 04074-9594

Date PO # Page #  
 11/16/98 WILLIAMSBURG 1

Salesrep Out Salesrep In Taken By  
 SHOL HDC HDC  
 Request Not Earlier Than Promised  
 03/31/99 11/16/98 03/31/99  
 Warehouse Terms Ship Via  
 SHOL CASH SALE Pick Up

Ship To: Cash Sale Customer  
 418 Payne Rd  
 883-0174 or 800-644-0174  
 Scarborough, ME 04074-9594

Instructions  
 MICHAEL BURMHAM

Line #	Product And Description	Quantity Ordered	UM	Price Promised	Unit Price (Net)	Price UM	Extended Price (Net)
1	HIM1522BK	1	each	03/31/99	60.50	each	45.37
2	HIM13-J8	1	EA	03/31/99	10.90	EA	8.17
	GROUND SPIKE						
3	HIM18-TBK	1	each	03/31/99	12.10	each	9.07
	18" EXTENSION STEM						
4	KICK15515BK	1	each	03/31/99	73.70	each	55.27
	90W MANUAL ON/OFF XFORM						
5	WIR12/2 LANDSCAPE CABLE	100	EA	03/31/99	500.00	n	37.50
	LANDSCAPE CABLE 2C/12AWG DIRECT BURIAL						

LIGHT FIXTURE

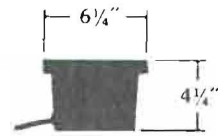
No returned goods accepted without prior approval. Copy of invoice must accompany all returns. All returns may be subject to a restocking charge.

5 Lines Total Total 155.38  
 Taxes 8.55  
 Invoice Total 163.93



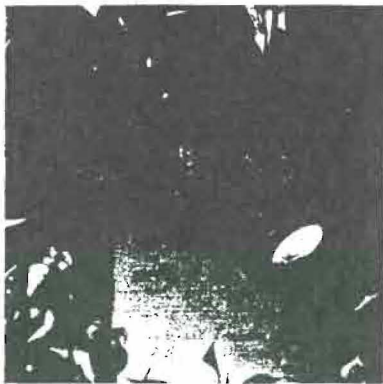
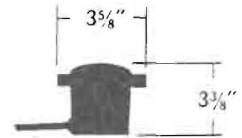
1590

**LAMP:** #4414 (16.8W) PAR-36 included, also accepts #4436 (36W).  
**MATERIALS:** Cast Aluminum body and cap, acrylic lens, silicone gasket.  
**FINISH:** Black Dura-Coat.  
*Not for use in spas or swimming pools.*



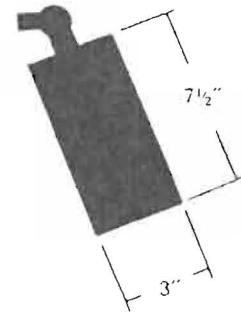
1599 NEW

**LAMP:** #16W20 BAB (wide beam MR-16) included; also accepts up to a 50W MR-16.  
**MATERIALS:** Die-cast aluminum body and cap, tempered glass lens, silicone gasket, stainless steel fasteners.  
**FINISH:** Black Dura-Coat.



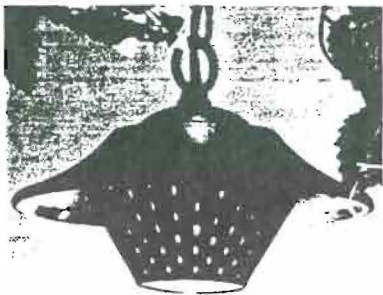
1583

**LAMP:** #16W20 BAB (20W wide beam MR-16) included; also accepts up to 50W MR-16.  
**MATERIALS:** Aluminum housing, tempered glass lens, silicone gasket.  
**FINISH:** Black Dura-Coat.



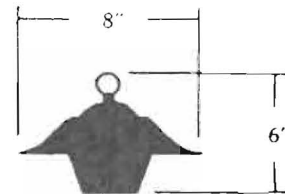
1583 LB

#1583 without lamp.



1594

**LAMP:** #93 (12.3W) included; also accepts #89 and #1156.  
**MATERIALS:** Cast aluminum shade, aluminum diffuser, brass chain.  
**FINISH:** Black Dura-Coat.

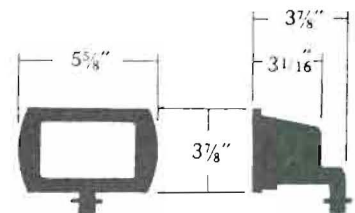


SIGN LIGHT



1522 NEW

**LAMP:** #50T4 (50W) Halogen included.  
**MATERIALS:** Die-cast aluminum housing, polished aluminum reflector, gasketed-tempered glass lens.  
**FINISH:** Black Dura-Coat.





# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
02/10/99

**PRODUCER**

TURNER BARKER INSURANCE  
  
ONE INDIA ST  
PORTLAND ME 04101

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**COMPANIES AFFORDING COVERAGE**

COMPANY A ASSURANCE CO OF AMERICA  
COMPANY B  
COMPANY C  
COMPANY D

**INSURED**

WILLIAMSBURG CONDO ASSOCIATION  
C/O ESTELLE LAVOIE  
181 PINE STREET  
PORTLAND ME 04102

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT	PPS31196935	4/27/98	4/27/99	GENERAL AGGREGATE \$1,000,000 PRODUCTS - COMP/OP AGG \$1,000,000 PERSONAL & ADV INJURY \$1,000,000 EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one fire) \$ 50,000 MED EXP (Any one person) \$ 5,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
	<b>EXCESS LIABILITY</b> <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				WC STATUTORY LIMITS OTH-ER EL EACH ACCIDENT \$ EL DISEASE-POLICY LIMIT \$ EL DISEASE-EA EMPLOYEE \$
	OTHER				

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**

**CERTIFICATE HOLDER**

CITY OF PORTLAND  
  
389 CONGRESS STREET  
PORTLAND, ME 04101

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS, OR REPRESENTATIVES.

**AUTHORIZED REPRESENTATIVE**

ROBERTA RUMPF 



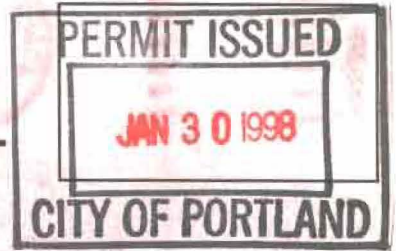


63-F-8 02F

FILL IN AND SIGN WITH INK

980059

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 177 Pine St. Unit 2F Use of Building Residential Date 1-8-98

Name and address of owner of appliance David Pinoso - 138 Glenwood Ave. - Portland, ME

Installer's name and address Salvatore Raia, Scribner & Iverson, Inc.

54 Warren Ave. P.O. BOX 8779 - Portland, ME 04104 Telephone 207-797-9441

### Location of appliance:

- Basement
- Attic
- Floor
- Roof

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: RINNAI mod. #556

U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # \_\_\_\_\_
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # PNT 324
- Other \_\_\_\_\_

### Type of Chimney:

Masonry Lined  
Factory built \_\_\_\_\_

Metal  
Factory Built U.L. Listing # \_\_\_\_\_

Direct Vent  
Type Factory UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil
- Gas

*This permit is being issued with the understanding that the proposed Direct Vent and the proposed appliance are compatible.*

Size of Tank \_\_\_\_\_

Number of Tanks \_\_\_\_\_

Distance from Tank to Center of Flame \_\_\_\_\_ feet.

Cost of Installation \$2,366.00

### Approved

### Approved with Conditions

Fire: [Signature]

See attached letter or requirement

Ele.: [Signature]

Bldg.: [Signature]

Signature of Installer [Signature]



## BUILDING PERMIT REPORT

DATE: 18-MARCH-99 ADDRESS: 177 Pine Street CBL 063-F-008

REASON FOR PERMIT: Replace sign (5x6)

BUILDING OWNER: Williamsburg Condo

CONTRACTOR: Southpaw Design

PERMIT APPLICANT: TK

USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE Signage

### CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*31

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )

- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). ( Chapter M-16 )
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

\* 31. All signage shall be done in accordance with section 3102.7 of The City's bldg. Code.

33. \_\_\_\_\_  
E. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckel, Zoning Administrator