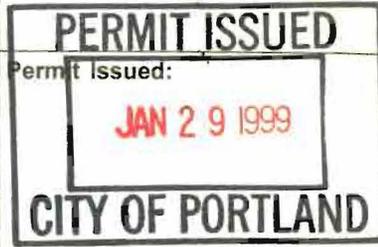


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 59 Chadwick St		Owner: Russell & Sherman Vivotiaky		Phone: 775-5638		Permit No: 990076	
Owner Address: P.O. Box 1339 Portland 04106		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Benjamin Trout		Address: 162 Fort Rd S. Portland ME 04106		Phone: 767-3552		Permit Issued: JAN 29 1999	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 25,000		PERMIT FEE: \$ 145.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type: 5B Signature: [Signature]	
Proposed Project Description: Interior Renovations				Signature:		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: K-4 CBL: 069-D-004	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: [Signature]	
Permit Taken By: SP		Date Applied For: January 25, 1999		Signature:		Date:	



PERMIT ISSUED WITH REQUIREMENTS

- 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..

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

January 25, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT [Signature]

COMMENTS

2-10-99 Met with Contractors, + checked interior renovations partitions OK to close in. checked plenty systems
Muscij

11/2/99 Checked interior finish work with owners floors done, walls, ceilings just finishing up minor painting moldings
OK to close out permit
Muscij

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
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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

NOTEIf 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: <i>59 Chadwick St.</i>
--

Tax Assessor's Chart, Block & Lot Number Chart# <i>269</i> Block# <i>D</i> Lot# <i>004</i>	Owner: <i>Sharmen & Russell Kivatisky</i>	Telephone#: <i>775-5638</i>
Owner's Address: <i>Po Box 1339 Portland ME. 04104</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 25,000 ±</i> Fee <i>\$145</i>
Proposed Project Description:(Please be as specific as possible) <i>Interior Renovations - 1st & 2nd floors; new bath, 3 walls removed.</i>		
Contractor's Name, Address & Telephone <i>Benjamin Trout 161 Fort Rd. S Portland ME. 04106</i>		Rec'd By: <i>767-3552</i> <i>SB</i>

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 you 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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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

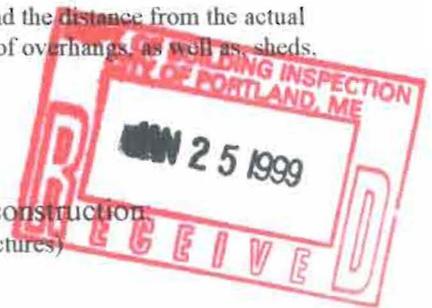
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

Certification

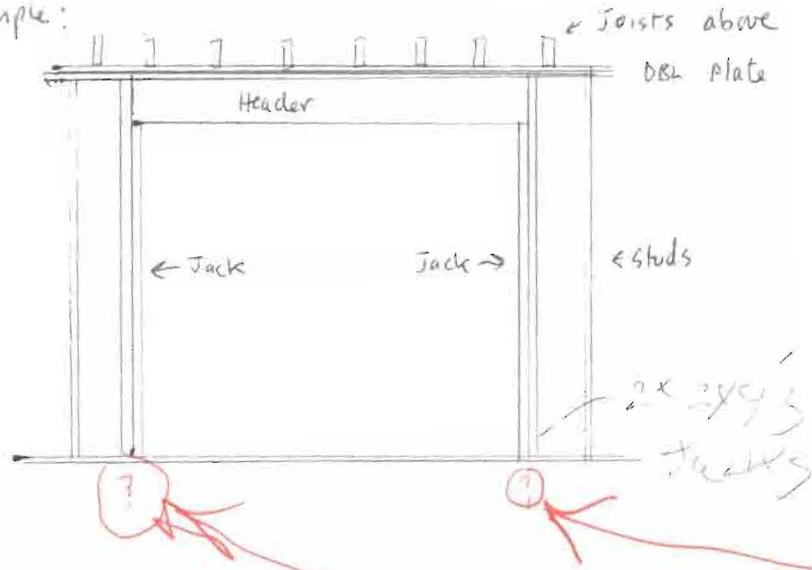
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <i>Sharmen Kivatisky</i>	Date: <i>1-20-99</i>
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



example:



① Create 8' opening btwn. dining & kitchen
double $1\frac{3}{4}'' \times 12''$ LVL header

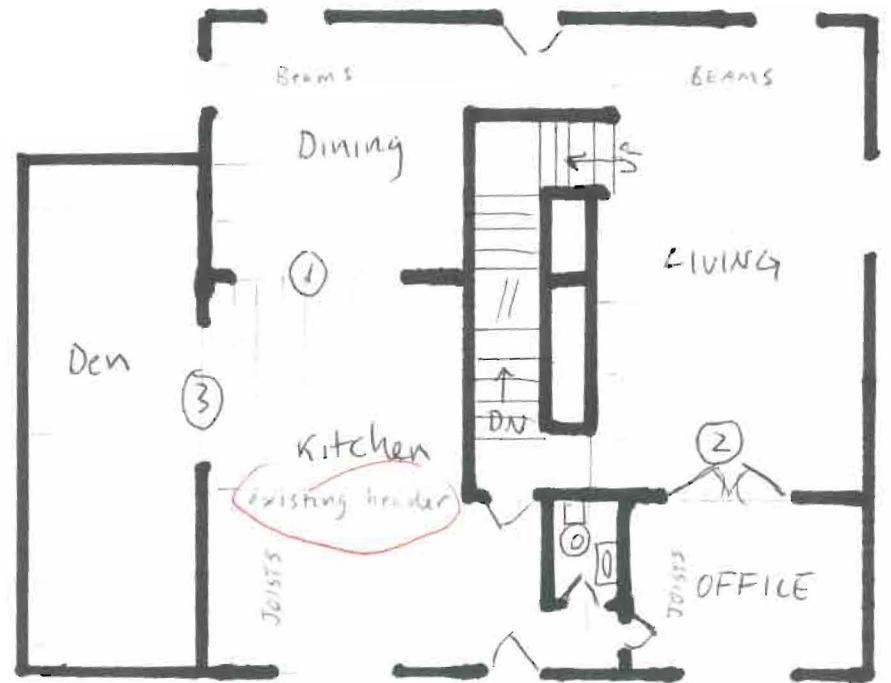
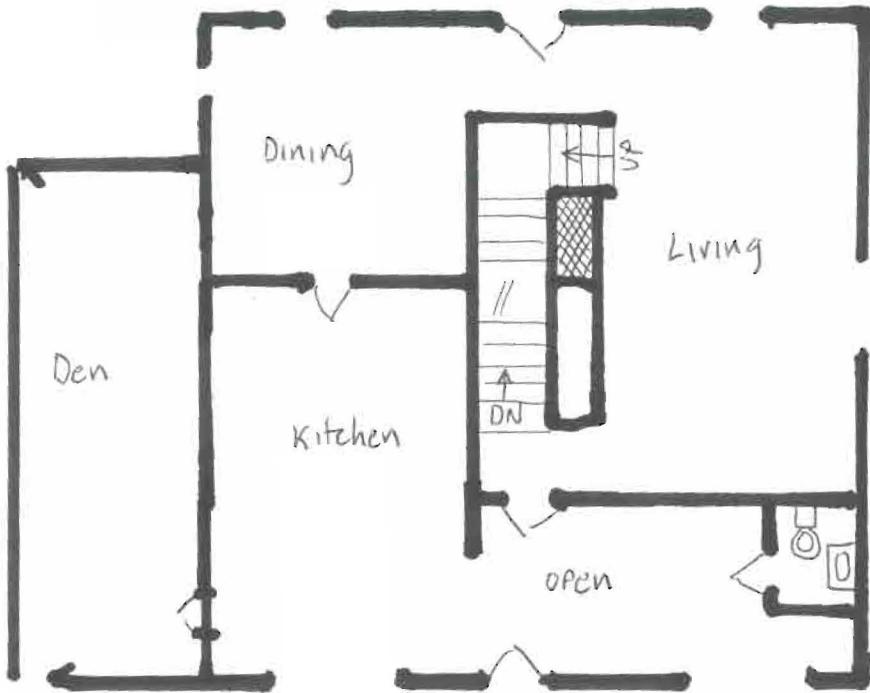
② Create 6' opening Living to new office
for french doors
Tripple 2x6 header
* move 1/2 bath

③ New 7' opening from kitchen to den
double $1\frac{3}{4}'' \times 9\frac{1}{2}''$ LVL header

* All loads to be carried through to basement

Existing:

Proposed:



For : 59 Chadwick St, Portland
By : Trademark, Inc.

ADDRESS: 59 Chadwick Street, Portland, Maine

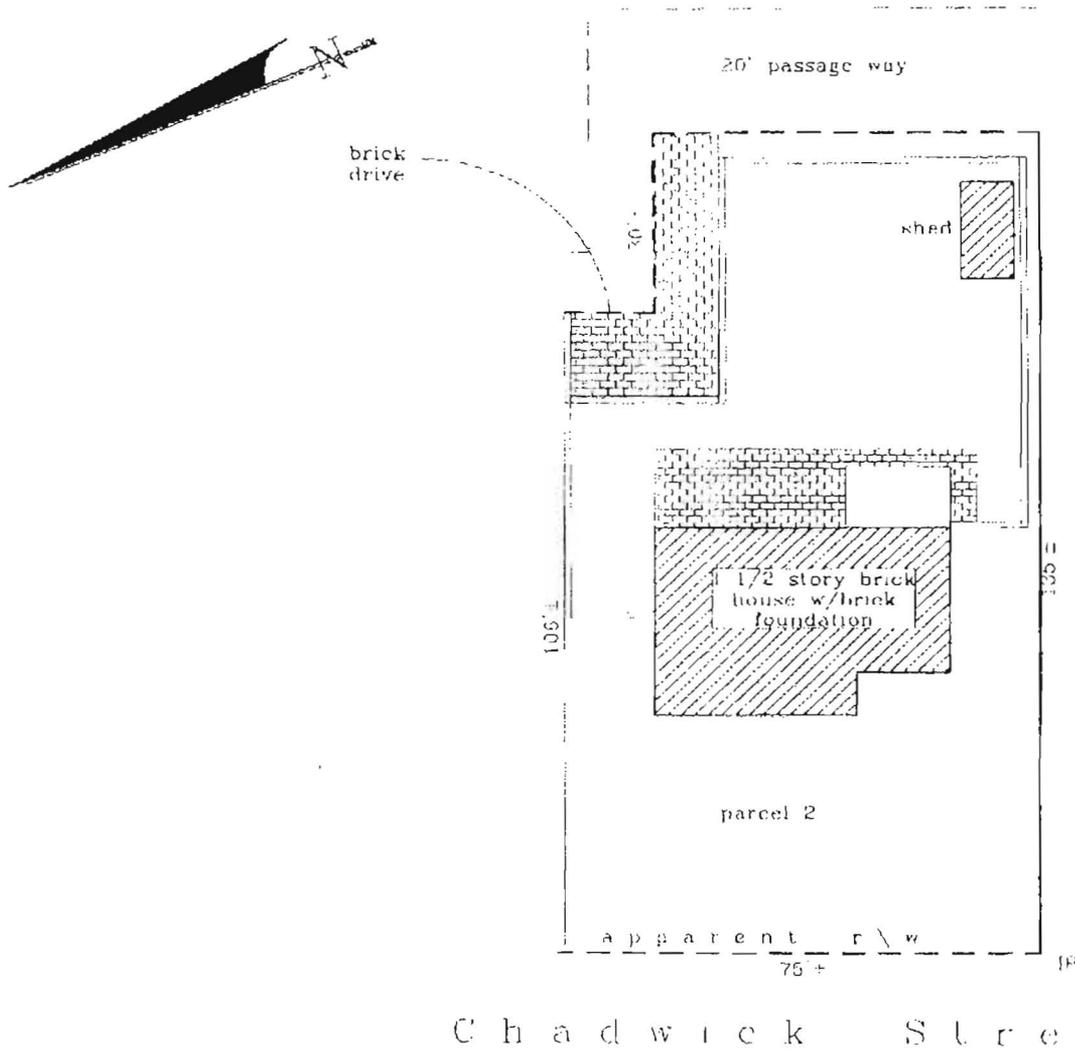
Job Number 224 18

Inspection Date: 11-19-98

Scale: 1" = 30'

Buyers Russell J & Sharman M Kivalitsky

Sellers Daniel & Joan Amory



I HEREBY CERTIFY TO Hopkinson & Abbandanza P. A.

Monuments found did not conflict with the deed description
The dwelling setbacks do not violate town zoning requirements

As delineated on the Federal Emergency Management Agency Community
Panel 230051-0007B.

The structure does not fall within the special flood hazard zone
The land does not fall within the special flood hazard zone
A wetlands study has not been performed

APPARENT EASEMENTS AND RIGHTS OF
WAY ARE SHOWN OTHER ENCUMBRANCES,
RECORDED OR NOT MAY EXIST THIS
SKETCH WILL NOT REVEAL ABUTTING
DEED CONFLICTS, IF ANY

copyright © 1994

Livingston - Hughes

Professional Land Surveyors & Foresters

88 Guinea Road

Kennebunkport - Maine 04046

207-967-9761 phone 207-967-4831 fax

Schedule A

A certain lot or parcel of land, together with any buildings or improvements thereon, situated on the easterly side of Chadwick Street in said City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the easterly side line of Chadwick Street so-called, which point is the northwesterly corner of a lot of land conveyed by J. B. Brown & Sons to Harriett G. D. Burrage by deed dated June 26, 1930 and recorded in the Cumberland County Registry of Deeds in Book 1347, Page 473; thence northerly along said easterly side line a distance of seventy-five (75) feet, more or less, to the southerly side line of land conveyed by the Trustees under the Last Will and Testament of John B. Brown to Charles H. Payson by deed bearing dated of March 10, 1902 and recorded in the Cumberland County Registry of Deeds in Book 715, Page 190, now of the Grantor herein; thence easterly along the said southerly side line of land of the Grantor herein one hundred five and six tenths (105.6) feet, more or less, to the westerly side line of a passageway ten (10) feet in width; thence southerly along said westerly side line of said passageway a distance of fifteen (15) feet to a point; thence easterly at right angles to said last mentioned bound a distance of twenty-nine and forty-seven hundredths (29.47) feet to the westerly side line of a passageway twenty (20) feet in width; thence along said westerly side line to the said northerly side line of land conveyed to said Burrage as aforesaid; thence westerly along said northerly side line of said Burrage land to the point of beginning.

Together with the rights in common with others to the use of the twenty (20) foot passageway and the ten (10) foot passageway all as set forth in the deed from Michele C. Laroehelle to Frank X. Langlois et al., dated August 30, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3012, Page 807.

Also granting to Grantees, their heirs and assigns, an easement to enter upon the remaining land now or formerly of Grantors for the limited purpose of maintaining, repairing and replacing the retaining wall, on or adjacent to the line between said property now or formerly of Grantors and the property conveyed hereby, in the same location as it presently exists, provided that, by acceptance of this easement, Grantees, their heirs, personal representatives and assigns, agree: (a) to give Grantors, their heirs, personal representatives or assigns, ten days prior written notice of their intent to maintain, repair or replace the wall and specifying the work to be done; (b) to do all such work at the expense of Grantees, their heirs, personal representatives and assigns, in a workmanlike fashion reasonably acceptable to Grantors, their heirs, personal representatives or assigns; (c) to indemnify Grantors, their heirs, personal representatives or assigns, from any loss, liability or expense arising out of or relating to such work; and (d) to promptly at their expense grade, loam and seed the surface of any areas disturbed by any such entry and replace any damaged vegetation, to the reasonable satisfaction of Grantors, their heirs, personal representative and assigns.

RECEIVED
REGISTRY OF DEEDS

1993 NOV 20 AM 11:52

CUMBERLAND COUNTY

John B. O'Brien

83020

WARRANTY DEED
(Maine Statutory Short Form)

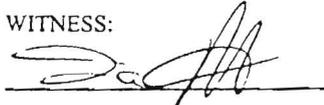
DANIEL AMORY and JOAN L. AMORY, both of Portland, Maine ("Grantors"), for consideration given, GRANT to RUSSELL J. KIVATISKY and SHARMAN M. KIVATISKY, of Portland, County of Cumberland and State of Maine, whose mailing address is 416 Danforth Street, Portland, Maine 04101 ("Grantees"), as joint tenants, with Warranty Covenants, a certain lot or parcel of land, together with any buildings or improvements thereon, located in the City of Portland, County of Cumberland and State of Maine, and more particularly described on Schedule A attached hereto and made a part hereof.

Meaning and intending to convey a portion of the premises conveyed to the Grantors herein by deed from Gunnar A. Elofson and Ingrid E. Elofson dated August 26, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14095, Page 127.

IN WITNESS WHEREOF, Daniel Amory and Joan L. Amory have signed and sealed this instrument this 19th day of November, 1998.

MAINE REAL ESTATE TAX PAID

WITNESS:

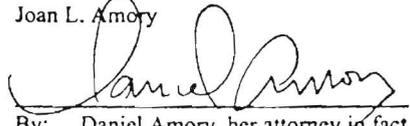




Daniel Amory

Joan L. Amory

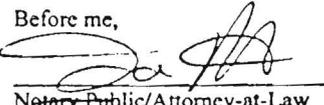
to wit


By: Daniel Amory, her attorney in fact
under power of attorney dated
November 10, 1998

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

November 19, 1998

Then personally appeared Daniel Amory, individually and as attorney for Joan L. Amory, and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney-at-Law

Print name: James A. Hipton

BUILDING PERMIT REPORT

DATE: 29 January 1999 ADDRESS: 59 Chadwick St. CBL 069-D-004
REASON FOR PERMIT: To make interior renovations
BUILDING OWNER: Kivatsky, Russell & Sharma
CONTRACTOR: Benjamin Trout
PERMIT APPLICANT: owner
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

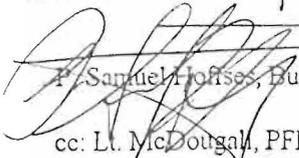
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1 *31 *32 *33

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
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special

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 basementsIn 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. This permit does NOT authorize any additional dwelling units-
- * 32. Separate permit will be required for a Home occupation.
- * 33. This permit is for interior work only


P. Samuel Joffes, Building Inspector

cc: L. McDougall, PFD
Marge Schmuckal, Zoning Administrator