

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

Location of Construction: 43 Riverview St		Owner: Pheng, Kosal		Phone: 772-6834		Permit No: 960723	
Owner Address: SAA Pctd, ME 04102		Leasee/Buyer's Name:		Phone:			<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL 25 1996 CITY OF PORTLAND </div>
Contractor Name: R.K. Elliot		Address:		Phone:			
Past Use: 1-fam		Proposed Use: Same w/dormer		COST OF WORK: \$ 3,900.00 PERMIT FEE: \$ 50.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group A3 Type 5B Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>			Zone: R-3 CBL: 223-C-010 Zoning Approval: <i>[Signature]</i> 7/21/96 Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>OK - as within</i> <input type="checkbox"/> Wetland <i>75' high within</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"/>
Proposed Project Description: Construct Dormer				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 18 July 1996					

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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/U for removal

PERMIT ISSUED WITH REQUIREMENTS
 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 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 *Richard Elliot* ADDRESS: _____ DATE: 18 July 1996 PHONE: _____

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 4

K. Carroll

COMMENTS

11-1-96 Mr. Pheng has phoned to state that chimney will be extended above roof in the next (2) two weeks. will contact us when completed so we can inspect interior & ext. @ same time.

11-21-96 Chimney extended above Top of Dormer by M&M Masonry. No exterior vinyl yet.

6/4/97 Interior finishes applied. Yet to add handrail and ballustep to stair.

Inspection Record

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

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				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: _____ Date: _____	
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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 4
K. Carroll

BUILDING PERMIT REPORT

DATE: 25/July/96 ADDRESS: 413 Riverview St-

REASON FOR PERMIT: To Construct dormer

BUILDING OWNER: Kosak pheng

CONTRACTOR: R. K. ELLIOT APPROVED: *7 *9 *14

PERMIT APPLICANT: _____ ~~PERMITTED:~~ *16

CONDITION OF APPROVAL OR DENIAL

1. 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. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour including fire doors with selfclosers.
5. Each apartment shall have two(2) separate, remote and approved means of exit is acceptable when it exits directly from building exterior with no _____
6. _____ using with one(1) hour fire-rated ceiling, or by providing _____ serving not more than six _____ water supply having a _____ gallons per minute, per square foot _____ INDICATING shut-off valve _____ location between the sprinkler and _____ water supply. Minimum pipe size shall be 3/4 _____ inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

Terry Johnson
They need to go 3'-0" above roof "highest" point

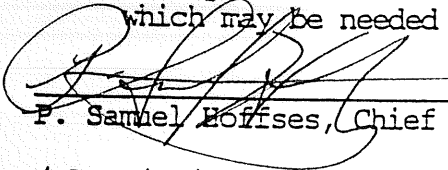
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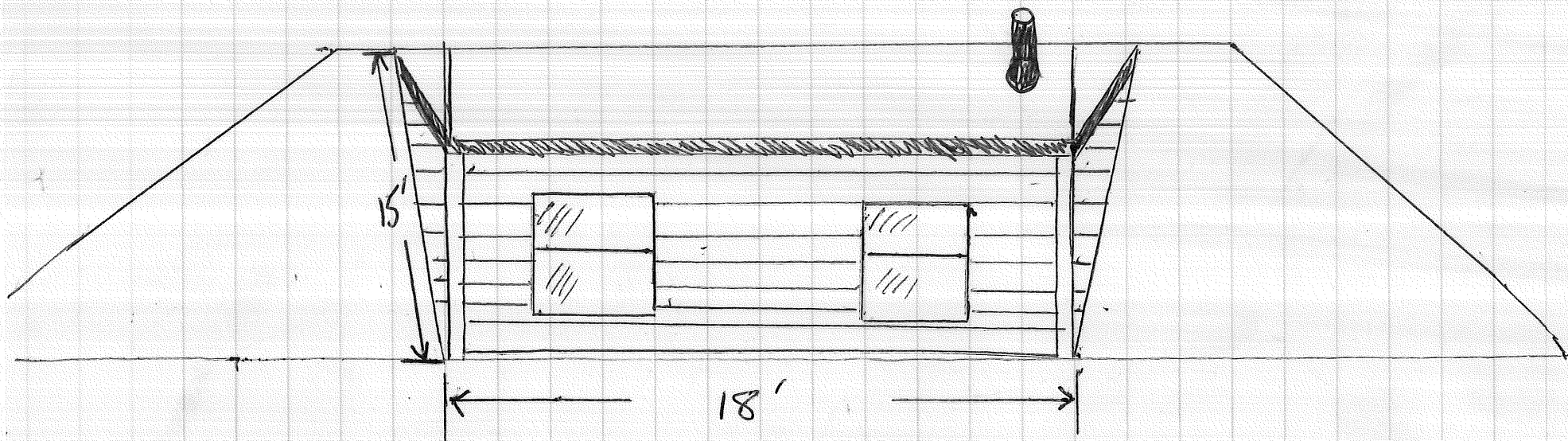
1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
11. Guardrail & 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.
12. 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/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffes, Chief of Inspection Services

/el 3/16/95

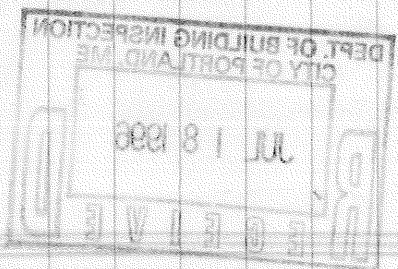


2x6 walls with 2x10 rafters

⊗ 1/2 Plywood on walls for sheathing

1/2 Plywood on roof for sheathing

all walls and rafters 16" O.C.



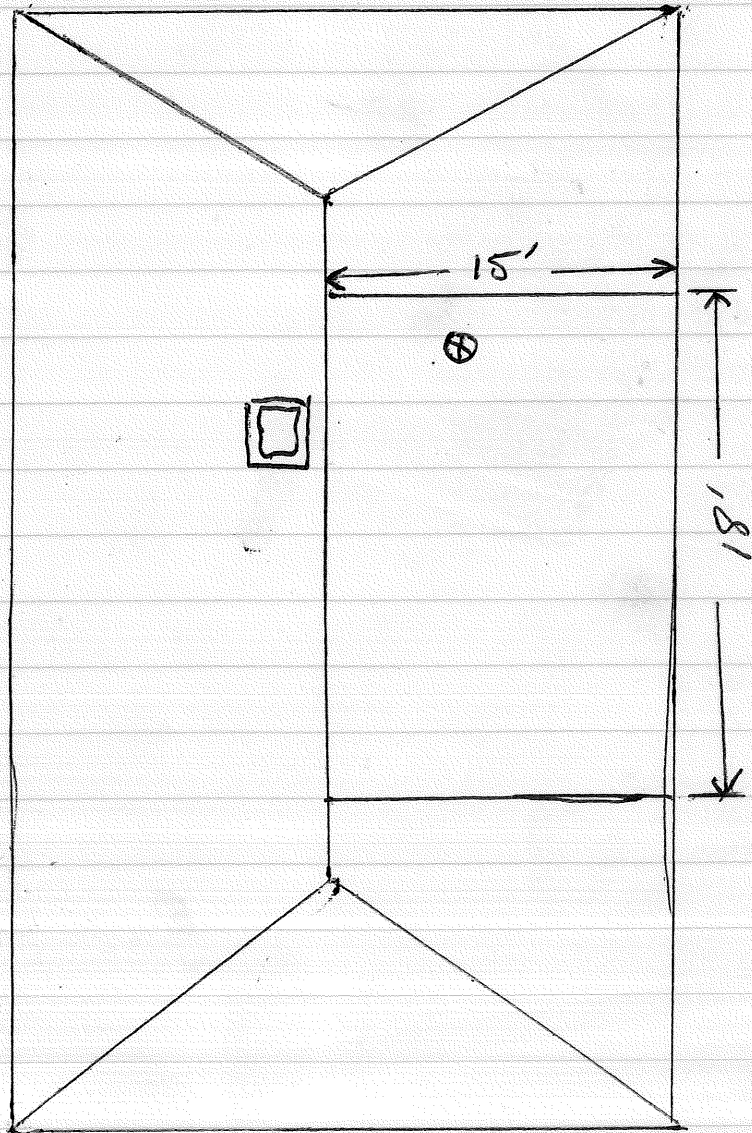
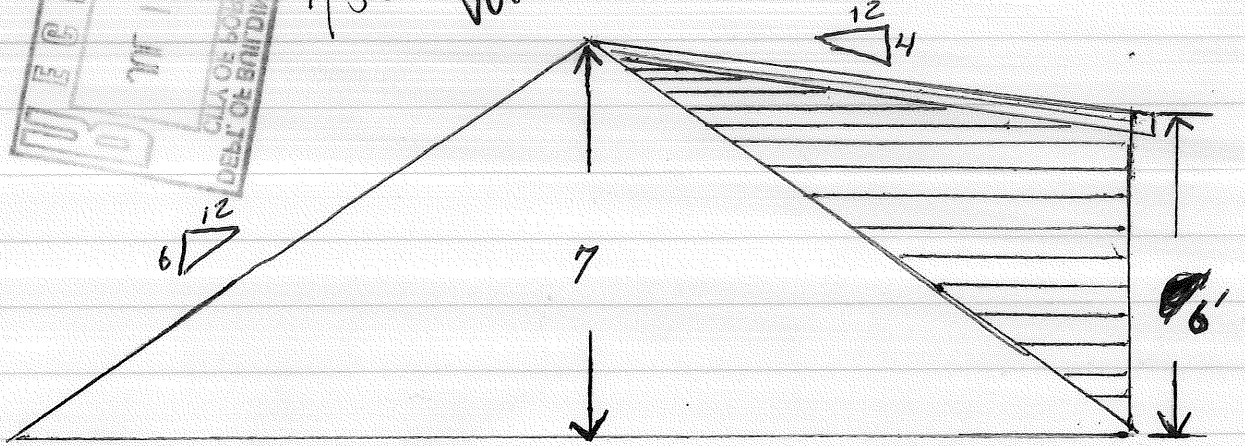
B & W
Contracting
46 Baywood
Lane

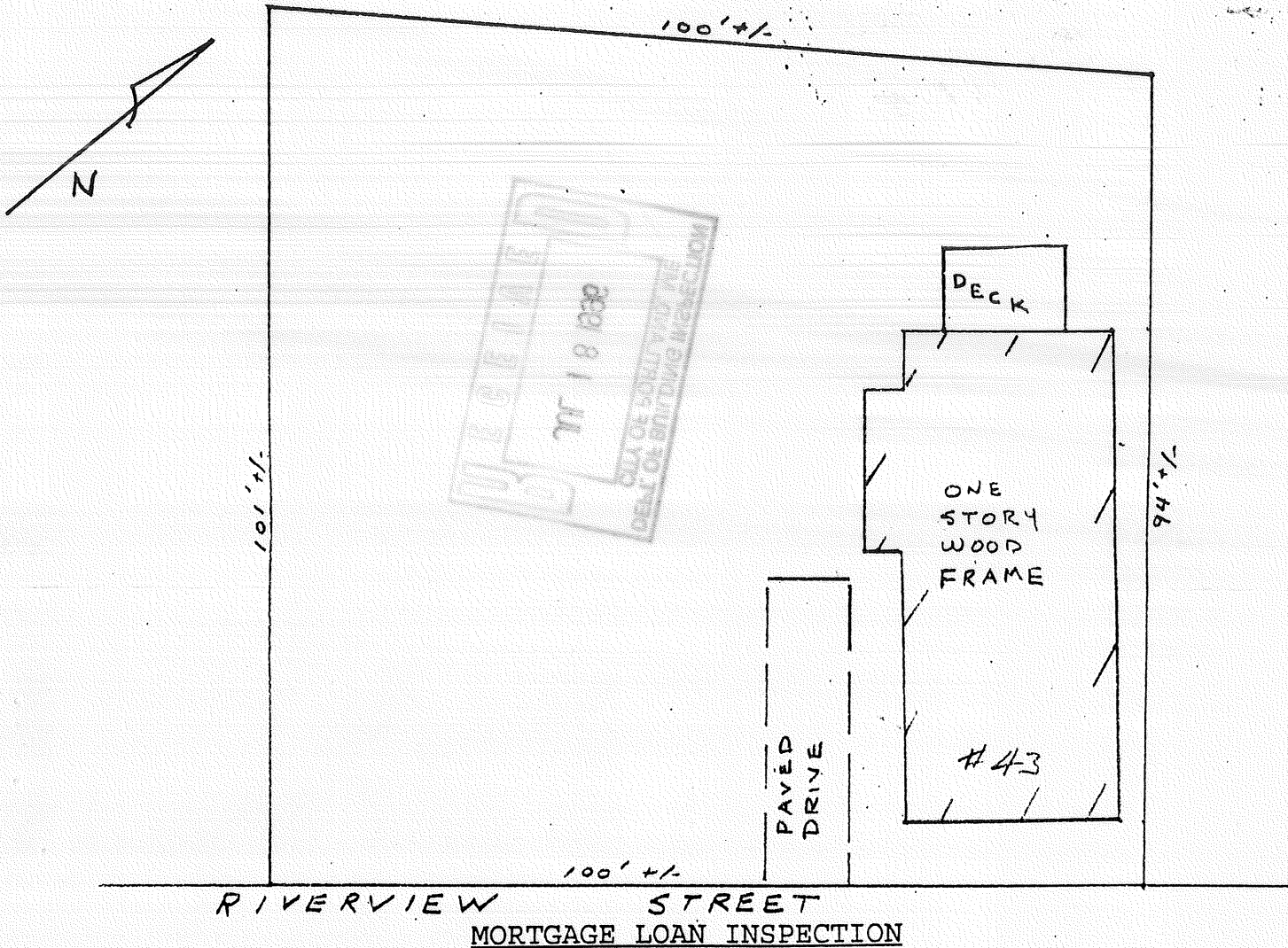
846-3267 (Fax)

Brian
Whitaker

Riverview St

758-6608
voice pgn.





THIS IS NOT A BOUNDARY SURVEY. This plan does not purport to nor does it identify or delineate the limits of ownership on the face of the earth of the subject parcel. The purpose of this plan is to show the approximate relationship of the major structures to the subject parcel as per deed description.

CERTIFICATION IS HEREBY MADE TO: MR. KOSAL PHENG & FIRST AMERICAN TITLE INSURANCE COMPANY.

That the existing structures shown on this plan are situated on the lot as designated and do comply with current or/applicable setback requirements at the time of construction. Certification is also made that the structures and premises do not lie within a special flood hazard area defined by H.U.D.

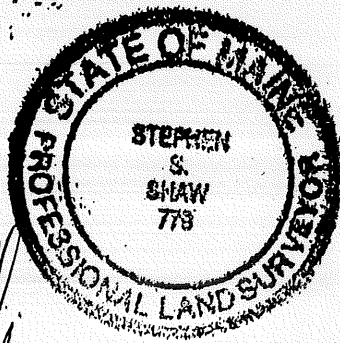
BUYER: MR. KOSAL PHENG

SELLER: WILLIAM & STEPHANIE McLAUGHLIN

LOCATION: PORTLAND, ME.

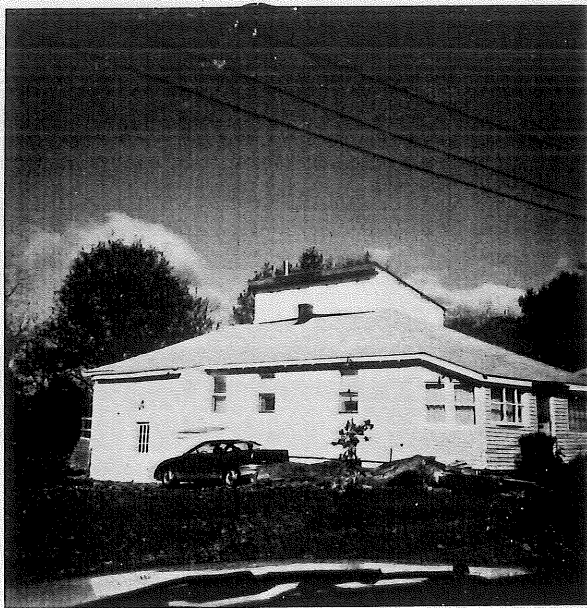
OWEN HASKELL, INC:
16 CASCO STREET
PORTLAND, ME 04101-2979

JOB #
FB 746
DATE SEPT. 13, 1995



DEED REFERENCE
CUMBERLAND-CORR COUNTY
REGISTRY OF DEEDS
PLAN BOOK 12, PAGE 75

LOT 19621



43 River view
Chimney location