

City of Portland, Maine - Building or Use Permit Application

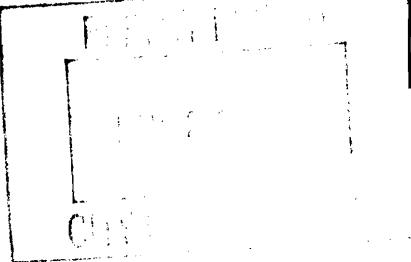
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1579	Issue Date:	CBL: 327 B012001
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Location of Construction: 17 RIVERTON DR	Owner Name: PORTLAND HOUSING AUTHOR	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: George M Zarate	Contractor Address: 54 Settler Rd So Portland	Phone: 2074151266
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R5

Past Use: Commercial - Riverston Park	Proposed Use: Commercial Interior renovations and new bathroom in maintenance building (1st on right as enter Riverston Park)	Permit Fee: \$500.00	Cost of Work: \$48,000.00	CEO District: 5
Proposed Project Description: Interior renovations and new bathroom		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied NFPA 101	INSPECTION: Use Group: R3 Type: SB IBC 2003	
		Signature: Greg Carr Signature: Jim 11/15/06		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 10/27/2006	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	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"/> Okulcaulishon Date: 11/21/06 AM	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied ABM Date:
			

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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061579

PERMIT ISSUED

NOV 20 2005

This is to certify that PORTLAND HOUSING AUTHORITY /George M Zarate

has permission to Interior renovations and new bathroom

AT 17 RIVERTON DR

327 B012001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 service is provided in it. YOUR 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. Greg Carr

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: _____

Check #: _____ Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

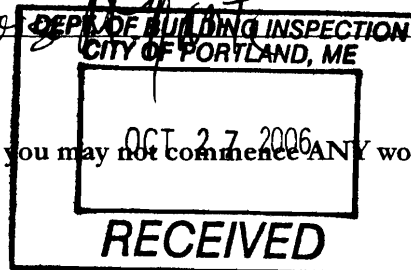
Location/Address of Construction: <u>2 RIVERTON DRIVE PORTLAND, ME</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>327 B 012</u>	Owner: <u>MARK DRUMGOOLE</u> <u>Portland Housing Authority</u>	Telephone: <u>615-3044</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>48,000</u> Fee: \$ <u>500.00</u> C of O Fee: \$ _____
Current Specific use: <u>Commercial Renovation</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>add space for office workers</u> <u>CONVERT</u> Project description: <u>Interior Renovations and new bathroom.</u>		
Contractor's name, address & telephone: <u>GEORGE M. ZARATE (GENERAL CONTRACTOR)</u> Who should we contact when the permit is ready: <u>GEORGE ZARATE</u> Mailing address: _____ Phone: <u>773-9046</u> <u>or 415-1266</u> <u>54 SETTLER RD</u> <u>SOUTH PORTLAND, ME 04106</u>		

Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature] Date: 10-27-06



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

✓ # 15

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Business Name:	Contractor Name: George M Zarate	Contractor Address: 54 Settler Rd So Portland	Phone (207) 415-1266
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Interior renovations and new bathroom in maintenace building for Riverton Park.(First building on right as you drive in)	Proposed Project Description: Interior renovations and new bathroom in maintenace building for Riverton Park.(First building on right as you drive in)
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/02/2006

Note: Contractor said that the renovation is in the maintenance building which is the first building on the right as you enter Riverton Park. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/14/2006

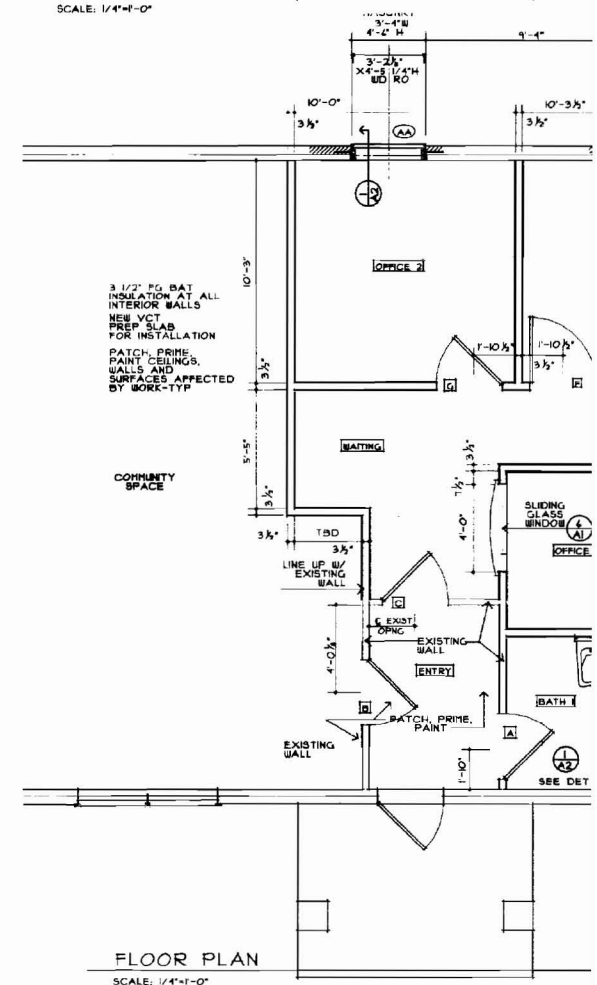
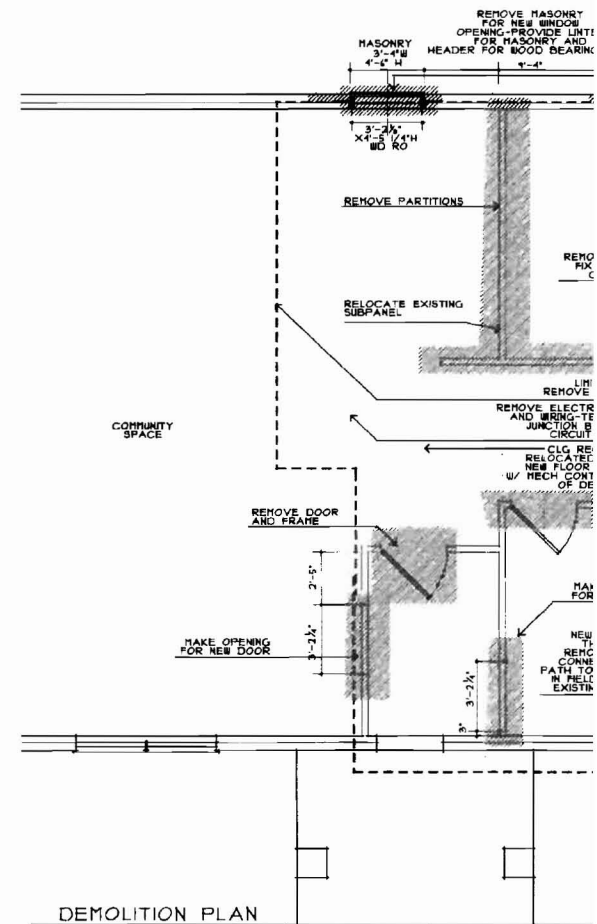
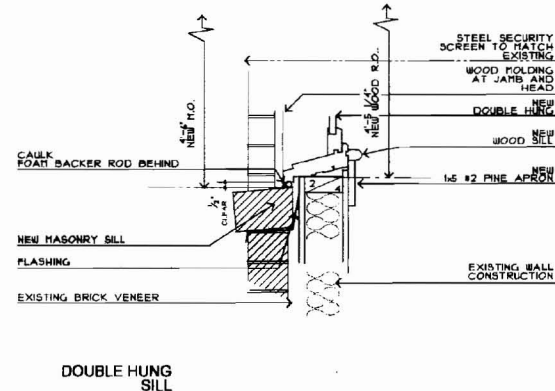
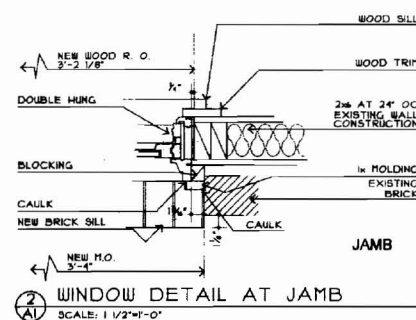
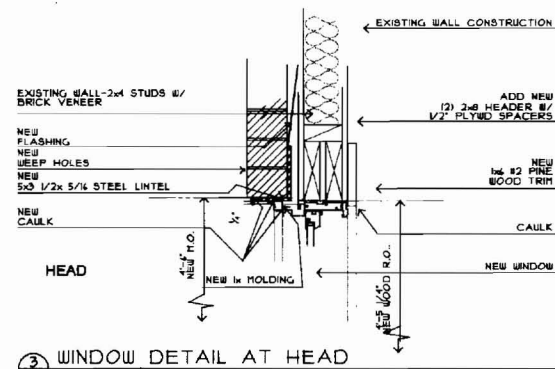
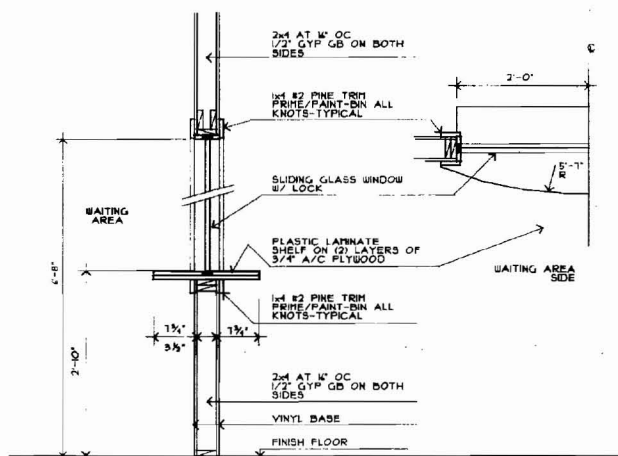
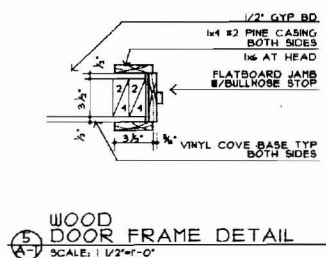
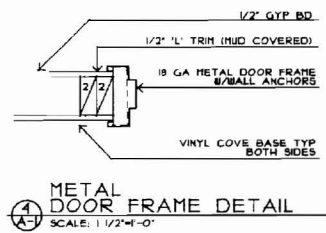
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

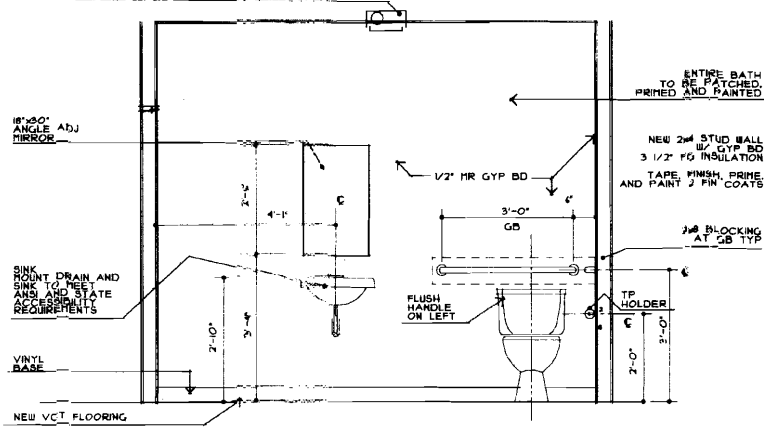
Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 11/02/2006

Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101



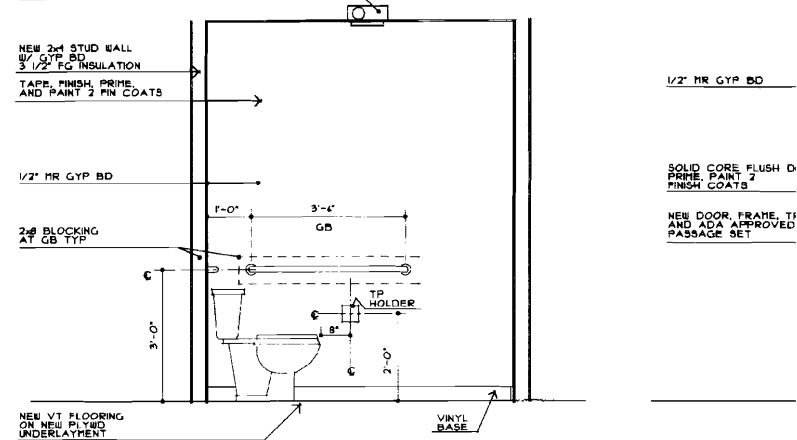
NEW BATH LIGHT/
VENT EXTERIOR
INSTALL DUCT AND HOOD



ELEVATION A

SCALE: 1/2"=1'-0"

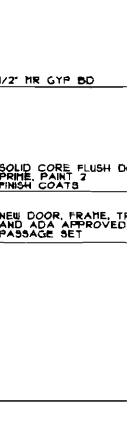
NEW BATH LIGHT/
VENT EXTERIOR
INSTALL DUCT AND HOOD



ELEVATION B

SCALE: 1/2"=1'-0"

NEW BATH LIGHT/
VENT EXTERIOR
INSTALL DUCT AND HOOD



ELEVATION C

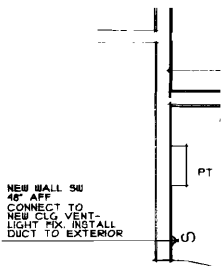
SCALE: 1/2"=1'-0"

DOOR SCHEDULE										
MARK	LOCATION	SIZE	THICKNESS	MATERIAL	MANUFACTURER	HARDWARE	FINISH	MANUFACTURER	MODEL NO.	NOTES
A	BATH	3'-0" x 6'-8"	1 3/8"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET 18 GA	US24D	SCHLAGE	3-SERIES SATURN Q21 PTM	IVES DOOR STOP#F5434-US24D FIN
B	COMMUNITY SPACE	3'-0" x 6'-8"	1 3/4"	METAL FLUSH W/ LIGHT	18 GA	18 GA	US24D	VON DUPRE	22-2IN SERVICE PTM	DORMA DOOR CLOSER 8810L ALUM IVES DOOR STOP#F5434-US24D FIN
C	OFFICE SUITE	3'-0" x 6'-8"	1 3/8"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET	US24D	SCHLAGE	3-SERIES SATURN Q21 PTM	IVES DOOR STOP#F5434-US24D FIN
D	OFFICE	3'-0" x 6'-8"	1 3/8"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET	US24D	SCHLAGE	3-SERIES SATURN Q21 PTM	IVES DOOR STOP#F5434-US24D FIN
E	STORAGE	3'-0" x 6'-8"	1 3/8"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET	US24D	SCHLAGE	3-SERIES SATURN Q21 PTM	IVES DOOR STOP#F5434-US24D FIN
F	OFFICE	3'-0" x 6'-8"	1 3/8"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET	US24D	SCHLAGE	3-SERIES SATURN Q21 PTM	IVES DOOR STOP#F5434-US24D FIN
G	OFFICE	3'-0" x 6'-8"	1 3/8"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET	US24D	SCHLAGE	3-SERIES SATURN Q21 PTM	IVES DOOR STOP#F5434-US24D FIN

SPECIAL NOTES:

- A. CONTRACTOR MUST FIELD MEASURE FOR ALL DOORS
 B. DOOR HAND TO BE AS SHOWN ON DWGS
 C. CONTRACTOR TO VERIFY W/ PHA THE COMPATIBILITY OF OWNERS' MASTER KEYING SYSTEM WITH SPECIFIED PRODUCT
 D. ALL INTERIOR DOORS TO BE 1 3/8" THICK, SOLID CORE, PAINT GRADE BIRCH VENEER, UNLESS NOTED ELSEWHERE W/ FLAT CASING AND TRIM, PAINT ALL DOORS, FRAME AND TRIM
 E. UNDERCUT BATH DOOR F

WINDOW SCHEDULE					
MARK	UNIT SIZE	MASONRY R.O.	WOOD R.O.	MFR #	NOTES
AA	3'-1 1/2" x 4'-4 1/4"	3'-4" x 4'-8"	3'-2 1/8" x 4'-5 1/4"	ANDERSEN 3042 WHITE 300 SERIES NARROWLINE	INSECT SCREEN, SASH LOCKS SASH LFTS, SECURITY SCREEN



BATH D
SCALE: 1/2"=1'-0"

PAINT SCHEDULE	
LOCATION	FINISH
EXTERIOR TRIM	EXTERIOR 1
COMMUNITY ROOM	METAL
WALLS, CEILINGS, ALL	ALL SUR
INTERIOR DOORS, ALL	ALL SUR
HALLS, TRIM, ALL	ALL SUR
WOODWORK	

FLOORING FINISH SCHEDULE	
LOCATION	FINISH
ALL FLOOR AREAS	

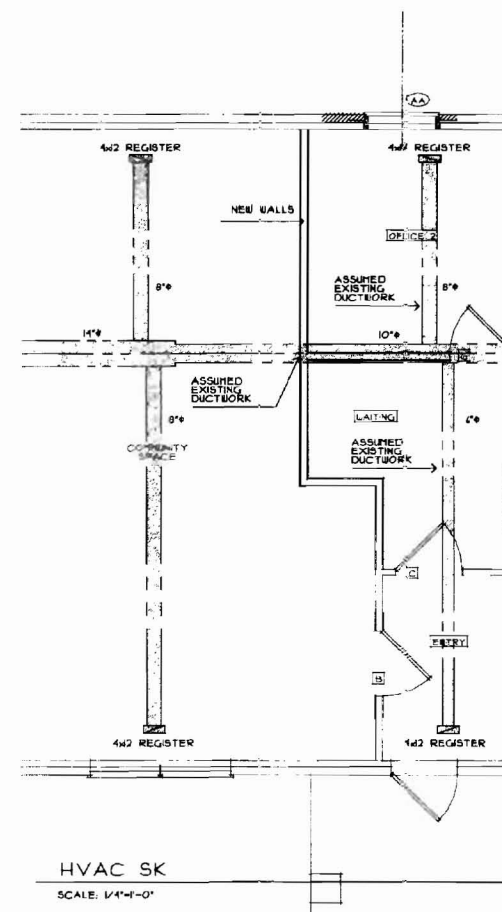
GENERAL NOTES-

- CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SUPPLY, FURNISH, PROTECT AND INSTALL.
 THE INTENT IS TO PRODUCE A COMPLETE PROJECT, ARE TO BE REPRESENTATIVE, AND DISPOSED OF AS NECESSARY.
 DEBRIS IS TO BE PICKED UP DAILY, OR MORE OFTEN AS NECESSARY.
 RELOCATE ALL AFFECTED ELECTRICAL DEVICES IN AREAS CREATED OR AFFected BY THIS PROJECT, INCLUDING ADA COMPLIANCE REQUIREMENTS, AND ADD CIRCUITS AS NECESSARY.
 PROTECT ALL EXISTING SURFACES FROM ANY ITEMS OR AREAS THAT ARE DAMAGED.
 PATCH ALL AREAS TO BE INFILLED TO BE FLUSH AND SMOOTH.
 COORDINATE WITH THE OWNER TO VERIFY COMPATIBILITY WITH THE OWNERS MASTER KEYING SYSTEM.
 CONTRACTOR TO THOROUGHLY CLEAN ALL VINYL FLOORS, CLEANING BATH AREA

HVAC NOTES

DRAWING REPRESENTS ASSUMED EXISTING DUCT LOCATION AND SIZES. CONTRACTOR TO VERIFY ACTUAL CONDITIONS IN FIELD.
 CONTRACTOR TO MODIFY EXISTING SYSTEM TO PROVIDE COMPLETE AND USABLE COVERAGE TO THE RENOVATED SPACE.
 MATCH EXISTING CEILING REGISTERS
 MAXIMUM FLEXIBLE DUCT TO BE 5'
 TESTING AND BALANCING OF SYSTEM TO BE DONE BY THIS CONTRACTOR
 HOODY CONTROLS TO ACCOMMODATE RENOVATED SPACE
 ALL MATERIAL AND LABOR TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY THE OWNER
 ALL TAKE OFFS TO HAVE VOLUME DAMPERS

CONTRACTOR TO ALSO PROVIDE A NEW COMPLETE A/C CONDITIONING SYSTEM TO COVER THE OFFICE SUITE AREA-BATHING AREA, OFFICES (1, 2, 3), FILE AREA, COPY STORAGE AREA, EXISTING BATH AREA, AND CORRIDOR AREA.
 SYSTEM TO INCLUDE ALL DUCTWORK, INSULATION, SYSTEM CONTROLS, AIR HANDLER, CONDENSING UNIT, REGISTERS, BALANCING OF SYSTEM AND ALL MATERIALS AND LABOR FOR A COMPLETE AND USABLE SYSTEM.
 CONTRACTOR TO CARRY AN ALLOWANCE FOR THE CENTRAL A/C PORTION OF THE WORK IN THE AMOUNT OF \$1250.00 (SIX THOUSAND TWO HUNDRED AND FIFTY DOLLARS AND NO CENTS)



ELECTRICAL NOTES

CONTRACTOR TO SUPPLY AND INSTALL ALL LAMPS
 EXHAUST HOOD W/ DAMPER AT EXTERIOR ROOF BY NUTONE B45B1
 THIS CONTRACTOR RESPONSIBLE FOR BALANCING THE LOAD ON THE PANELS
 SWITCHES SHALL BE MOUNTED 1/2" TO CENTERLINE OF SWITCH. SWITCHES SHOWN IN DATE AND SHALL BE RANGED UNDER A COMMON PLATE.
 LOCAL SWITCHES AS CLOSE AS POSSIBLE TO EDGE OF DOOR CARING ON LOCK SIDE.
 ALL OUTLETS TO BE MOUNTED 1/2" FROM FLOOR TO BOTTOM OF CHUTE.
 WIRE SIZE IS 10 AWG COPPER. ALL REFERENCE TO WIRE SIZE IS INTENDED AS COPPER. CIRCUIT BREAKER SIZE SHALL DICTATE WIRE SIZE OF ALL CONDUITS.
 THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED BY MEANS OF A SEPARATE GROUND CONDUCTOR. CONDUIT SHALL NOT BE CONSIDERED A GROUND CONDUCTOR, BUT SHALL BE GROUNDED.
 THIS CONTRACTOR SHALL COORDINATE WITH OTHER TRADES WHERE EQUIPMENT OR DEVICES ARE FURNISHED BY OTHER TRADES AND DMSD SHALL BE IN PART BY THIS CONTRACTOR SO AS TO ACHIEVE A COMPLETE AND OPERATING SYSTEM.
 OUTLETS MOUNTED BACK TO BACK SHALL BE PROHIBITED.
 THIS CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS FOR ALL CHUTES AND SWITCHES. COORDINATE RECEPTICLES CAREFULLY PRIOR TO INSTALLATION.
 ALL WORK SHALL CONFORM TO LOCAL, STATE, FEDERAL CODES, AND THE N.E.C.
 ALUMINUM CABLES SHALL BE THREADED WITH COMPRESSION FITTINGS, USE ANTI-OXIDE PASTE.
 DISCONNECT, REMOVE AND/OR RELOCATE ALL ELECTRICAL EQUIPMENT, FEEDERS AND BRANCH CIRCUITS WHICH AFFECT OR ARE AFFECTED BY THE NEW CONSTRUCTION. RECONNECT EXISTING CIRCUITS WHICH MAY HAVE BEEN PART OF AN ABANDONED OR REROUTED CIRCUIT.
 THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND SHALL MAINTAIN WORK ACCORDINGLY.
 OWNER TO PROVIDE INSTALLATION OF COMPUTERS AND TELEPHONE SYSTEM.
 THE CONTRACTOR TO COORDINATE WITH OWNER REGARDING PROPER SEQUENCE OF INSTALLATION.

ELECTRICAL FIXTURE SCHEDULE				
SYMBOL	MANUFACTURER	CAT. NO.	LAMPS	DESCRIPTION
A	PROGRESS	F402580	2 35W T8	RELOCATED SUSPENDED
B	NU-TONE	B45B1	100	EXH. PARAL. HOOD
C	RBE-X	040L MODEL G-1	1 35W T8	HANGING INTER. RELOCATED
D	CRESCENT	24P353320K05Y	1 35W T8	RELOCATED
E	PROGRESS	F402580	2 35W T8	RELOCATED EMERGENCY LIGHT

