

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 100246
PERMIT ISSUED

MAR 26 2010

This is to certify that PORTLAND HOUSING AUTHORITY construction
has permission to Remove interior partitions & existing kitchen - repair & place flooring painting Built new bookshelves and storage
AT 17 RIVERTON DR (61) City of Portland
C- 327 B012001

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 written permission procured before this building or part thereof is lath or other used-in. 2 HOUSING 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. CAPT. R. Gauthier
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Remy Kett
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0246	Issue Date:	CBL: 327 B012001
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Location of Construction: 17 RIVERTON DR (61)	Owner Name: PORTLAND HOUSING AUTHOR	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1074 Portland	Phone: 2077738499
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: E-5

Past Use: Multi-unit - Social Services building for Riverton Park	Proposed Use: Multi-unit - Social Services building for Riverton Park - Remove interior partitions & existing kitchen -repair /replace flooring painting Build new bookshelves and storage area	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 5
Proposed Project Description: Remove interior partitions & existing kitchen -repair /replace flooring painting Build new bookshelves and storage area		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>POA</i> Type:	
		Signature: <i>(KG)</i>	Signature: <i>perth</i>	
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: Idobson	Date Applied For: 03/16/2010	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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> <p><i>4. P.O.A. per Life Safety Requirements</i></p> <p style="font-size: 2em; font-weight: bold;">PERMIT ISSUED</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/condition</i> Date: <i>3/16/10</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>Heh</i> Date:</p>
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MAR 26 2010

City of Portland

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



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

March 23, 2010

Mark Adelson, Executive Director
Portland Housing Authority
14 Baxter Boulevard
Portland, Maine 04101

Re: CBL 327 B 012001/61 Riverton Drive

Dear Mark:

Please consider this correspondence a **Condition of Approval** issued in conjunction with Building Permit # 100246. That permit seeks to undertake internal demolition of several walls within the above unit. In reviewing the permit, however, it has come to the attention of the City that the referenced unit must be brought into compliance with current land use requirements and Life Safety Codes. In working with you, the City is prepared to allow the requested internal demolition while you undertake the following:

1. Apply for a Change of Use Permit in connection with converting the unit from residential to the accessory use, that being a library for residents of Portland Housing Authority. The application must be submitted no later than **April 7, 2010**.
2. A Plan of Action will be submitted to the Portland Fire Department documenting how the unit will be brought into compliance with the applicable Life Safety Codes. For Life Safety purposes the unit is considered "general assembly." As a result, the second floor will either need a second means of egress by a stairway at the rear of the unit, or the second floor will need to be sprinkled. The proposed Plan of Action will need to be filed with the City **no later than April 7, 2010**. The Plan of Action will need to be implemented **no later than 30 days following its approval**.

Thank you for your attention to this matter. Please let me know if you have any questions in this regard.

Sincerely,

Penny St. Louis Littell
Director of Planning and Urban Development

Cc: Frederick J. Lamontagne
Keith Gautreau
Marge Schmuckal
~~Ann Rardon~~
Keeley Construction
Bill Hopkins

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X 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.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

MAR 26 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0246	Date Applied For: 03/16/2010	CBL: 327 B012001
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Location of Construction: 17 RIVERTON DR (#61)	Owner Name: PORTLAND HOUSING AUTHOR	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1074 Portland	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi- unit - Socail Services building for Riverton Park - Remove interior partitions & existing kitchen -repair /replace flooring painting Build new bookshelves and storage area	Proposed Project Description: Remove interior partitions & existing kitchen -repair /replace flooring painting Build new bookshelves and storage area
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/16/2010

Note: Building was 5 residential units (#51 - 61). Twenty years ago became building for social serviees for Riverton Park (Boys & Girls Club, Policing Center, Girl Scouts etc.) This space ia at the end of the buiding #61. **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:** Tammy Munson **Approval Date:** 03/26/2010

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/23/2010

Note: **Ok to Issue:**

- 1) A written plan of action shall be submitted to address the single means of egress from the second floor. This plan shall be submitted within 15 business days of receipt of this permit.
- 2) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 3) Fire extinguishers required. Installation per NFPA 10.
- 4) All means of egress to remain accessible at all times
- 5) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 6) Emergency lights and exit signs are required. Emerngency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 7) All construction shall comply with NFPA 1 and 101.

PERMIT ISSUED

MAR 26 2010

City of Portland

Comments:
3/26/2010-gautreauk: Archetype submitted a second set of plans that addresses the single means of egress. These plans are acceptable as a plan of action for the Fire Department. (Keith G.) The fire department will conduct a final inspection of the property to ensure the work has been done according to approved plans.



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>Riverton Drive (1)</u>		
Total Square Footage of Proposed Structure/Area <u>1,085 Sq. Ft.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>327</u> Block# <u>B</u> Lot# <u>012</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Portland Housing Authority</u> Address <u>14 Baxter Blvd.</u> <u>Portland, ME 04101</u> City, State & Zip	Telephone: <u>(207) 773-4753</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>170.00</u>
Current legal use (i.e. single family) <u>Assembly - Social Services for Riverton Park</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Assembly</u> Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Riverton Park</u> Project description: <u>Removal of some interior partitions and existing kitchen. Repair/replace flooring, painting and building of new bookshelves and storage area.</u>		
Contractor's name: <u>Keeley Construction</u> Address: <u>PO Box 1074</u> <u>Portland, ME 04104</u> City, State & Zip _____ Telephone: <u>(207) 773-8499</u> Who should we contact when the permit is ready: <u>Jim Keeley</u> Telephone: <u>(207) 773-8499</u> Mailing address: <u>PO Box 1074, Portland, ME 04104</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

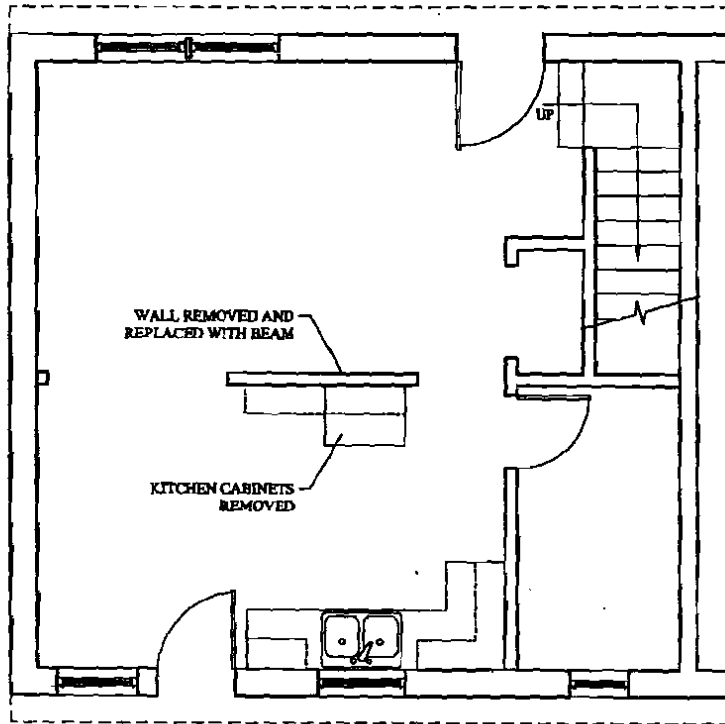
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Mark Bludis Date: 3/16/10

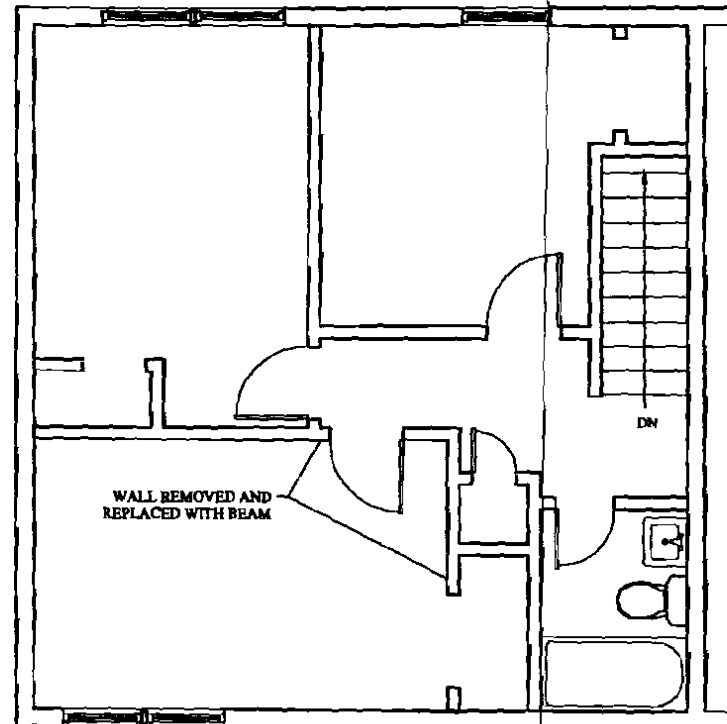
This is not a permit; you may not commence ANY work until the permit is issued

RECEIVED
MAR 16 2010
Dept. of Building Inspections
City of Portland Maine

RIVERTON STUDY CENTER RENOVATION
EXISTING FLOOR PLANS



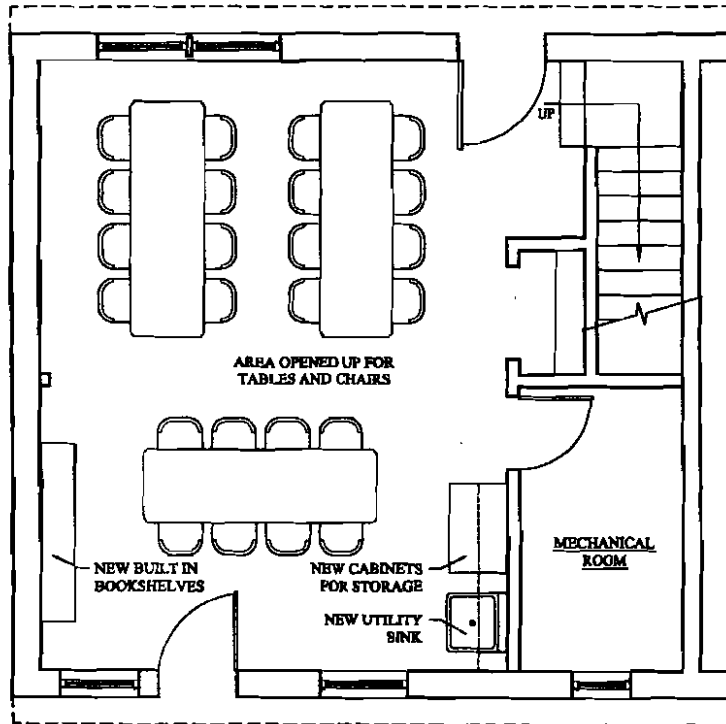
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

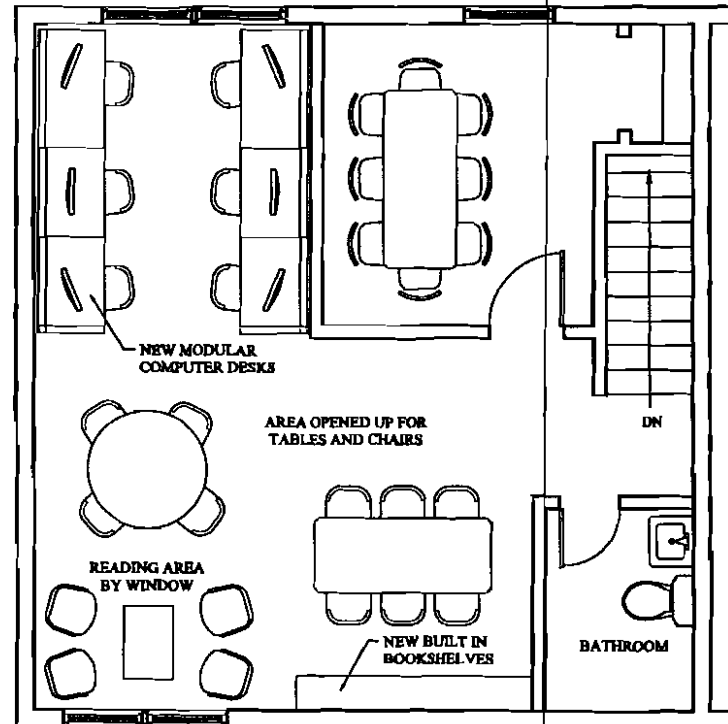
RIVERTON STUDY CENTER RENOVATION

PROPOSED FLOOR PLANS



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR TILES
REPAIRED/REPLACED
WHERE DAMAGED OR
MISSING. ALL
WALLS/CEILINGS
REPAIRED WHERE
DAMAGED AND
REPAINTED.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"