

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that: P.V.A Limited

Located At 1349 FOREST AVE

Job ID: 2011-11-2632-ALTCOMM

CBL: 341- A-001-001

has permission to Remove and replace (12) decks

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

11/30/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

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 Inspections 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.**
1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gyp
 3. Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development

Penny St. Louis

Job ID: 2011-11-2632-ALTCOMM

Located At: 1349 FOREST AVE

CBL: 341- A-001-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. The use of this property shall remain as 136 dwelling units in 11 buildings. Building 'G' houses 18 dwelling units. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that all the work is taking place within the existing footprint.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Fastener schedule per the IBC 2009
3. The guardrail system shall meet the loading requirements of section 1607.7.1 of the IBC 2009 Building Code.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

All construction shall comply with City Code Chapter 10.

All means of egress to remain accessible at all times.

No means of egress shall be affected by this renovation.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2632-ALTCOMM	Date Applied: 10/31/2011	CBL: 341- A-001-001	
Location of Construction: 1349 FOREST AVE - Building 'G'	Owner Name: P.V.A. LIMITED	Owner Address: 1115 WESTFORD ST LOWELL, MA 01851	Phone:
Business Name:	Contractor Name: P & G Contracting Inc	Contractor Address: 26 High ST PEPPERELL MA 01463	Phone: (978) 433-2878
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: 136 Dwelling units	Proposed Use: Same - 136 dwelling units - replace six, two story decks on Building 'G' within the same footprint	Cost of Work: 40000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Ceph Puno 11/22/11</i>	Inspection: Use Group: <i>R2</i> Type: <i>SB</i> <i>IBC-2009</i> Signature: <i>[Signature]</i>
Proposed Project Description: Remove 6 two story decks & replace		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/cond show 11/10/11 ARB</i>	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 Dist 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 Date: <i>ARB</i>

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

Footings day
N/A



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>1349 Forest Av. Portland Me. Bldg # G</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone:
<u>341 A001</u>		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>P.V.A Limited PARTNERSHIP</u> Address <u>115 West Ford ST</u> City, State & Zip <u>Lowell MA. 01852</u>	Cost Of Work: \$ <u>39,550.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>420</u>
Current legal use (i.e. single family) _____	Number of Residential Units <u>18</u>	
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Remove (12) Decks and Replace with new wood Deck with P.T. wood T&E Decking & Vinyl Railings 42" H.T. (old concrete plank decks)</u>		
Contractor's name: <u>P & G CONTRACTING INC.</u>		
Address: <u>26 High ST</u>		
City, State & Zip <u>Pepperell MA. 01463</u>		Telephone: <u>978-433-2878</u>
Who should we contact when the permit is ready: _____		Telephone: <u>978-852-1262</u> <u>978-852-1252</u>
Mailing address: <u>26 High ST Pepperell MA 01463</u>		

113.11

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.

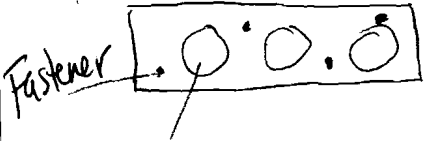
RECEIVED
OCT 19 2011
Dept. of Building Inspections
City of Portland Maine

Signature: Garrett Sula Date: 10/26/11

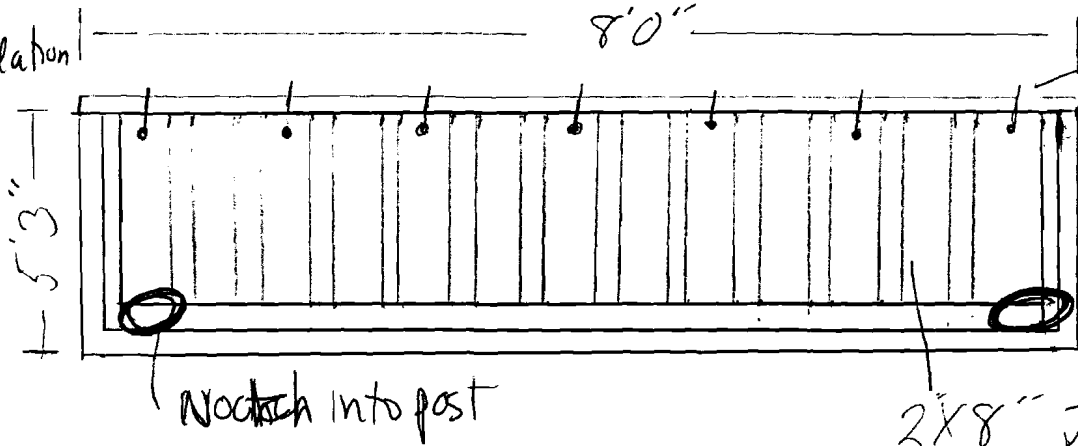
This is not a permit; you may not commence ANY work until the permit is issue

Plank detail on building

1375 Forest Av.
PORTLAND MAINE
Building # G



Fill w/insulation
Rigid +
Concrete



3 1/2 LAG'S
STAINLESS STEEL

2x8"
Double ✓

2x8" JOIST 16" O.C. ✓

Notch into post

2x8 JOIST

5/4 T&E Decking

4x6 Post wrapped 1/2" P.V.C. wood

VINYL RAILING

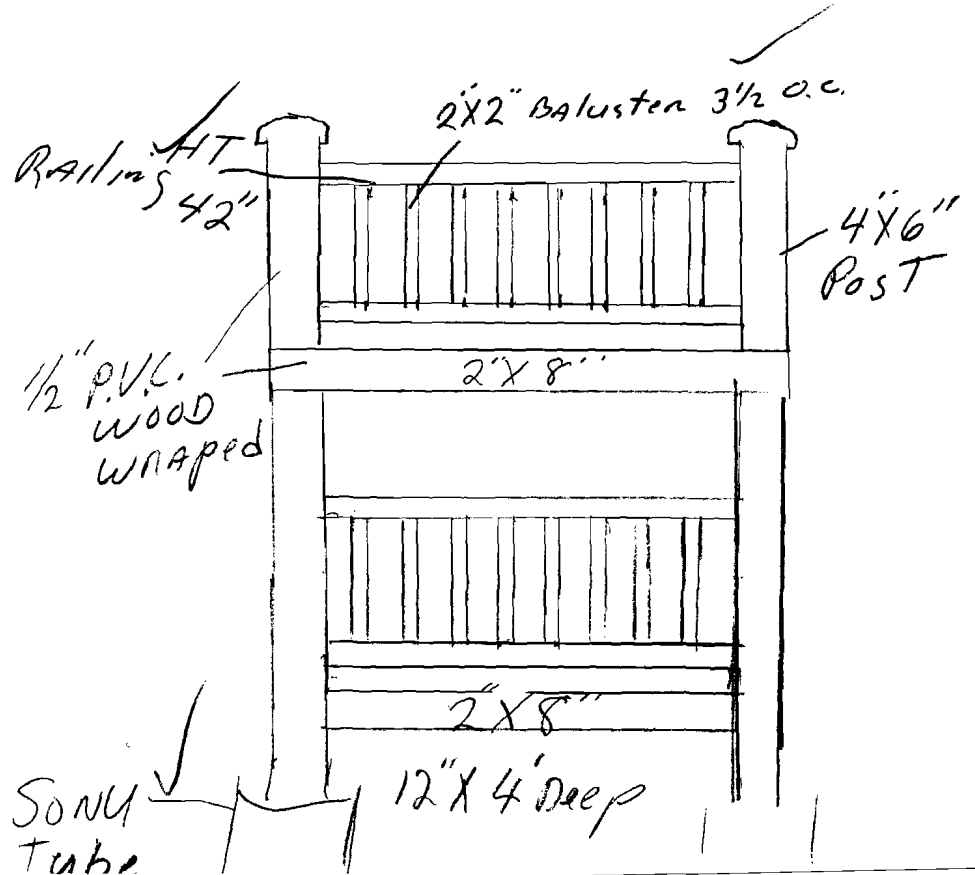
LAG BOLTS

JOIST HANGERS ✓

COPPER FLASHING

P.V.C. 1/2" WOOD

12" SONU Tube ✓



2x2 Baluster 3 1/2 O.C. ✓

Railing HT 42"

4x6" Post

1/2" P.V.C.
WOOD
WRAPPED


2x8"

2x8"

SONU Tube ✓

12" X 4" Deep

ARE ACCESSED FROM PUBLIC STREETS UNLESS OTHERWISE NOTED.

REV. 2	03-28-03	UPDATED SURVEY	
REV. 1	02-21-84	REVISED FENCE LOCATION	
ALTA/ACSM LAND TITLE SURVEY PRINCETON PINES FOREST AVENUE, PORTLAND, MAINE MADE FOR P.V.A. LIMITED PARTNERSHIP PORTLAND, MAINE			
 OWEN HASKELL, INC. 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS			
Drwn By	OH	Date	Job No.
Trace By	OHI	JAN. 13, 1981	8050P
Check By	JWS	Scale	Drwg. No.
Book No.	239	1" = 40'	DP-1A

1375 FOREST AV.
PORTLAND MAINE

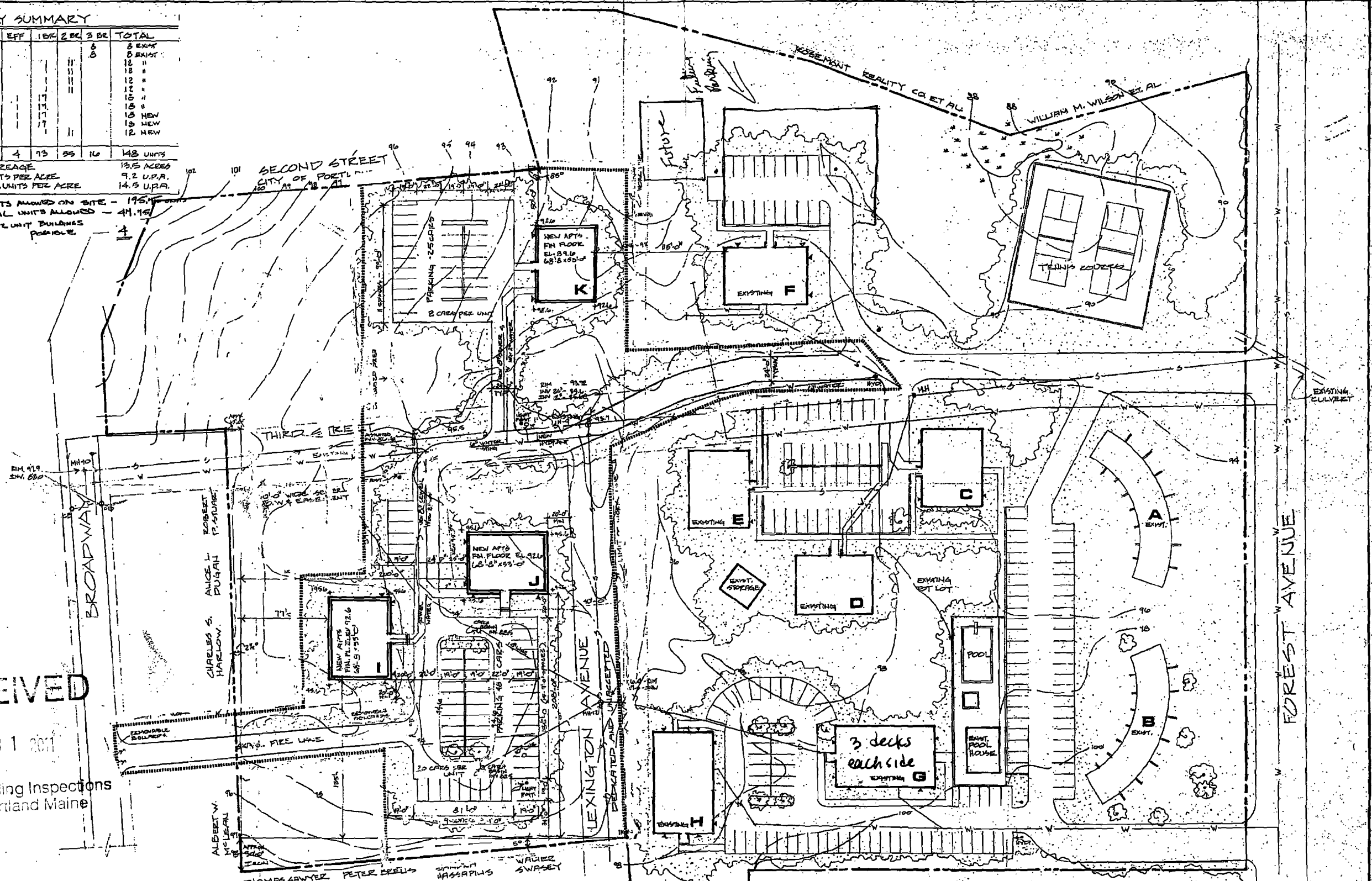
Building #6

DENSITY SUMMARY

BUILDING #	EFF	1 BR	2 BR	3 BR	TOTAL
KUHNSMUNDA				8	8 EXIST
					18 EXIST
					12
					12
					15
					15
					15 NEW
					15 NEW
					12 NEW

TOTAL UNITS 4 13 55 16 48 UNITS
 TOTAL ACREAGE 13.5 ACRES
 TOTAL UNITS PER ACRE 9.2 U.P.A.
 CODE MAX UNITS PER ACRE 14.9 U.P.A.

TOTAL UNITS ALLOWED ON SITE - 195 UNITS
 ADDITIONAL UNITS ALLOWED - 41 UNITS
 ADDITION 12 UNIT BUILDINGS POSSIBLE



RECEIVED

OCT 31 2011

Dept. of Building Inspections
City of Portland Maine

SITE PLAN

DATE: 9-20-11
REV: 11-9-11

SCALE 1"=40'-0"

NOTES: OWNER TO BE CLASS 200 TRANSITE

OFFICE COPY - AS SUBMITTED 11.9.11

DWG. TITLE: **SITE PLAN - BLDGS I, J, & K**
 SCALE: 1"=40'-0" DATE: 11-9-11 BY: S.A.M. CHECKED: APPROVED:
 JOB TITLE: **DEERING PINES AP**
STEVENS ARCHITECTS
 A SUBSIDIARY OF EDWARD G. JORDAN CO., INC.
 VILLAGE ASSOCIATES 224 CONGRESS STREET PORTLAND, ME 04111



LEXINGTON AVENUE
(NOT ACCEPTED)

FENCE ENCROACHMENT

ZONE R-3

40' CITY OF PORT
SEWER EASEMENT
2835/248

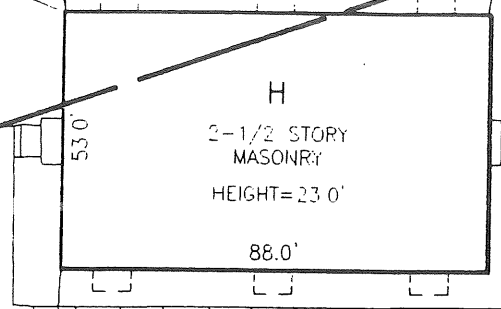
APPROXIMATE ZONE LINE

ZONE R-5

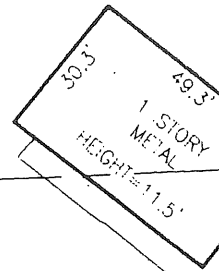
TOTAL AREA
13.47 ACRE

S26°23'30"E
100.07'
N61°26'30"E
100.00'
65.60'
S26°23'30"E

113'



TRANSFORMER



160.4

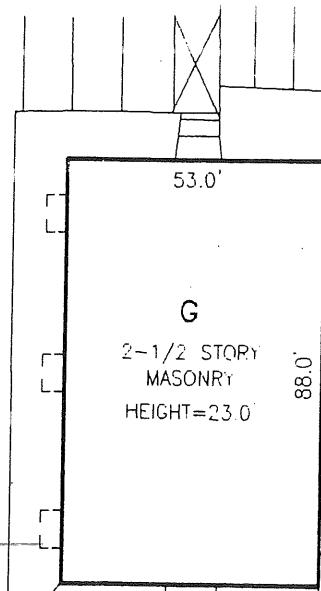
160.3

CERTIFICATION

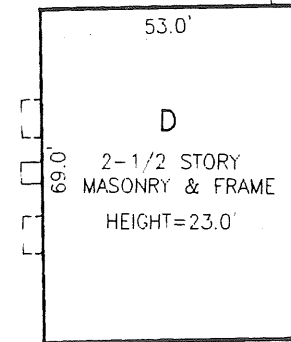
R-5 PRVD

Setback to Prop line -25' on lefts -113'
rest greater than 25'

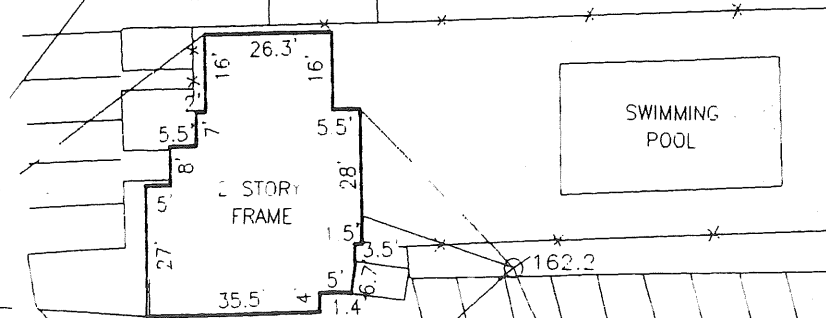
STOCKADE FENCE



TRANSFORMER



PLAYGROUND



162.2

37.58'

N/F
THOMAS A. MARTIN
1704/22

BEING A REGISTERED SURVEYOR OF STATE OF MAINE
(UNDER'S NAME), (II) FANNIE MAE, ITS SUCCESSORS
(II) COMMONWEALTH LAND TITLE INSURANCE
S:

AND THE SURVEY ON WHICH IT IS BASED WERE
WITH THE "MINIMUM STANDARD DETAIL
LTA/ACSM LAND TITLE SURVEYS," JOINTLY
OPTED BY THE AMERICAN LAND TITLE ASSOCIATION
CONGRESS ON SURVEYING AND MAPPING IN 1997
SETS THE REQUIREMENTS FOR AN URBAN SURVEY

MADE ON THE GROUND BETWEEN JANUARY 13,
2003 AND CORRECTLY SHOWS THE AREA OF
ITY, THE LOCATION AND TYPE OF ALL BUILDINGS,
IER IMPROVEMENTS SITUATED ON THE SUBJECT
OTHER MATTERS SITUATED ON THE SUBJECT

ON THE SURVEY, THERE ARE NO VISIBLE
S OF WAY OF WHICH THE UNDERSIGNED HAS BEEN

ON THE SURVEY, THERE ARE NO OBSERVABLE,
DACHMENTS (A) BY THE IMPROVEMENTS ON THE
PON ADJOINING PROPERTIES, STREETS, OR ALLEYS,
VEMENTS ON ADJOINING PROPERTIES, STREETS,
SUBJECT PROPERTY.

EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND
ING THE SUBJECT PROPERTY AND LISTED IN THE
MITMENT DATED OCTOBER 29, 1997 ISSUED BY
TITLE INSURANCE COMPANY WITH RESPECT TO
Y, HAS BEEN SHOWN ON THE SURVEY, TOGETHER
CORDING REFERENCES, TO THE EXTENT THAT SUCH
ATED. THE PROPERTY SHOWN ON THE SURVEY IS
RED IN THAT TITLE COMMITMENT. THE LOCATION