

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

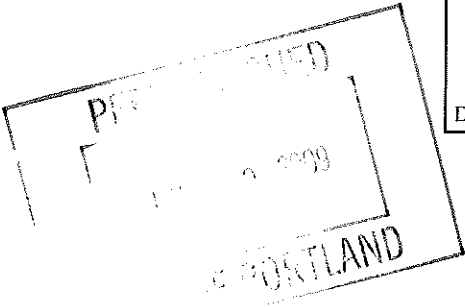
Permit No: 08-1437	Issue Date: 7/8/09	CBL: 003 B004001
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Location of Construction: 49 MORNING ST	Owner Name: STEWART CYNTHIA L	Owner Address: 51 MORNING ST UNIT 1	Phone:
Business Name:	Contractor Name: <i>MAK</i> American Carpentry	Contractor Address: 3 Orchard Circle Westbrook <i>04092</i>	Phone: 2077978229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Multi-Family	Proposed Use: Multi-Family - Repair side steps, new pressure treated framework w/ cedar trim & Decking <i>legal use - 8 residential condominiums</i>	Permit Fee: \$90.00	Cost of Work: \$6,300.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>5B</i> <i>IBC-2003</i>	

Proposed Project Description: Repair side steps, new pressure treated framework w/ cedar trim & Decking	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: 11/10/2008	Zoning Approval
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1. This permit application does not 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..	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"/> <i>OK w/ conditions</i> Date: <i>11/10/08 ABU</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 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 <i>ABU</i> 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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

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

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit

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Permit No: 08-1437	Date Applied For: 11/10/2008	CBL: 003 B004001
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Location of Construction: 49 MORNING ST	Owner Name: STEWART CYNTHIA L	Owner Address: 51 MORNING ST UNIT 1	Phone:
Business Name:	Contractor Name: American Carpentry	Contractor Address: 3 Orchard Circle Westbrook	Phone (207) 797-8229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi-Family - Repair side steps, new pressure treated framework w/ cedar trim & Decking	Proposed Project Description: Repair side steps, new pressure treated framework w/ cedar trim & Decking
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Dept: Zoning Status: Approved Reviewer: Ann Machado Approval Date: 11/12/2008
 Note: Ok to Issue:

1) This permit is being issued with the condition that all the work will take place within the existing footprint.
 2) This property shall remain as eight residential condominiums. Any change of use shall require a separate permit application for review and approval.
 3) 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: Chris Hanson Approval Date:
 Note: This stair is a replacement and does not meet current code but, may be rebuilt to existing condition or as close to code as possible. Ok to Issue:

1) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails must comply with new codes to the fullest extent possible
 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
 3) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
 4) 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: Capt Greg Cass Approval Date: 11/13/2008
 Note: Ok to Issue:

1) All means of egress to remain accessible at all times



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>49 Morning St.</u>		
Total Square Footage of Proposed Structure/Area <u>55 sq'</u>	Square Footage of Lot <u>55</u>	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>B</u> Lot# <u>4</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Cindy Stewart</u> Address <u>51 Morning St. #1</u> City, State & Zip <u>Portland, Me.</u>	Telephone: <u>772-1033</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>6300.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>90</u>
Current legal use (i.e. single family) <u>multifamily</u> Number of Residential Units <u>8</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>same as before</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>Replace side steps with new pressure treated framework with cedar trim & decking</u>		
Contractor's name: <u>Ted Pitas d/b/a American Carpentry Service</u>		
Address: <u>3 Orchard Circle</u>		
City, State & Zip <u>Westbrook, Me. 04092</u>		Telephone: <u>653-1316</u>
Who should we contact when the permit is ready: <u>Ted Pitas</u>		Telephone: <u>653-1316</u>
Mailing address: <u>3 Orchard Circle, Westbrook, Me. 04092</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.

NOV 10 2008

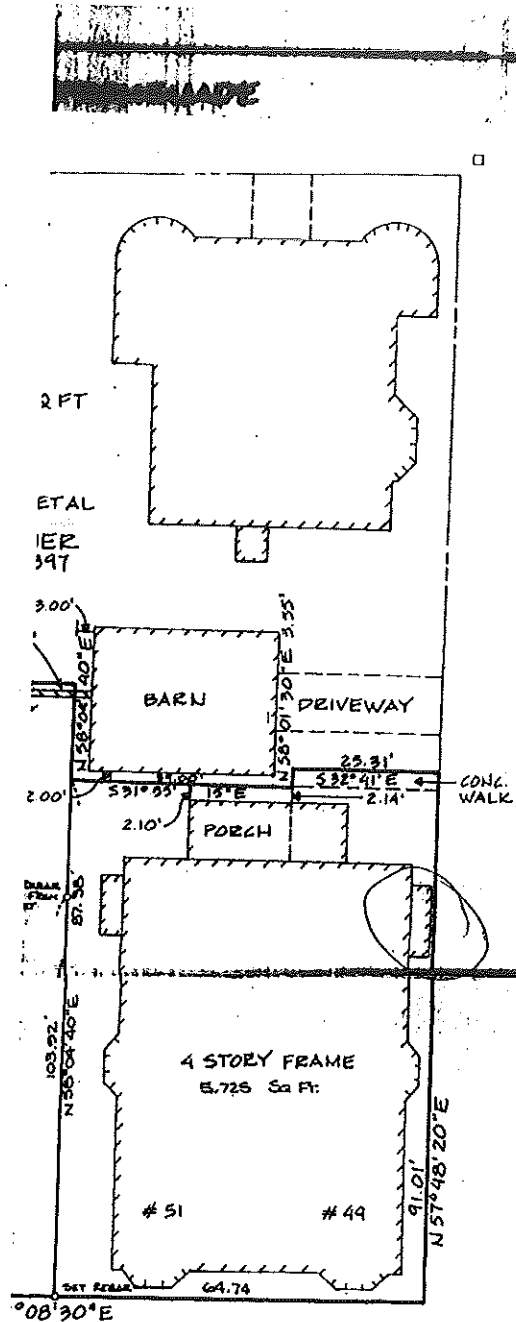
Signature: [Signature] Date: Nov. 10, 2008

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

2-28-09 Fram in good -
SMB-

12/11/09 - Final for side porch - Risers/heads/ends
all checked - no setback issues - OK to close-out,

JMM



MAG

MSLS PRACTICE REQUIREMENTS
 URBAN AREA
 ORIGINAL TRAVERSE FIGURE
 CLOSURE 1:12,394.39, USING
 THEODOLITE AND 100' STEEL TAPE
 ORIENTATION BASED ON MAGNETIC
 MERIDIAN DETERMINED IN 1899.



State of Maine, Cumberland Co
 Registry of Deeds
 Registered July 31, 1884
 at Portland, Maine and recorded in
 Plan Book # 143 Page # 61
Walsh

Plan Book # 143
 Page # 61

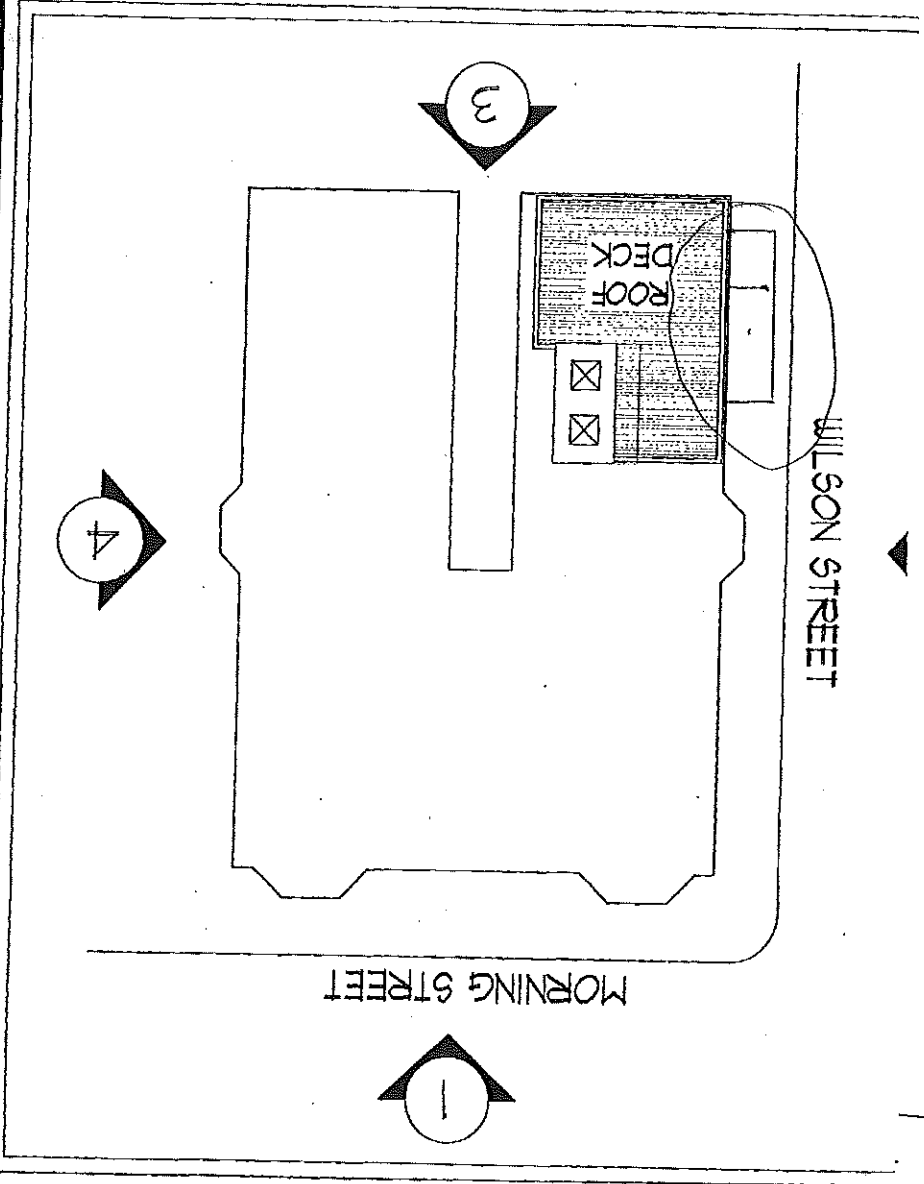
STREET

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAR 30 1977
 RECEIVED

120 FEET

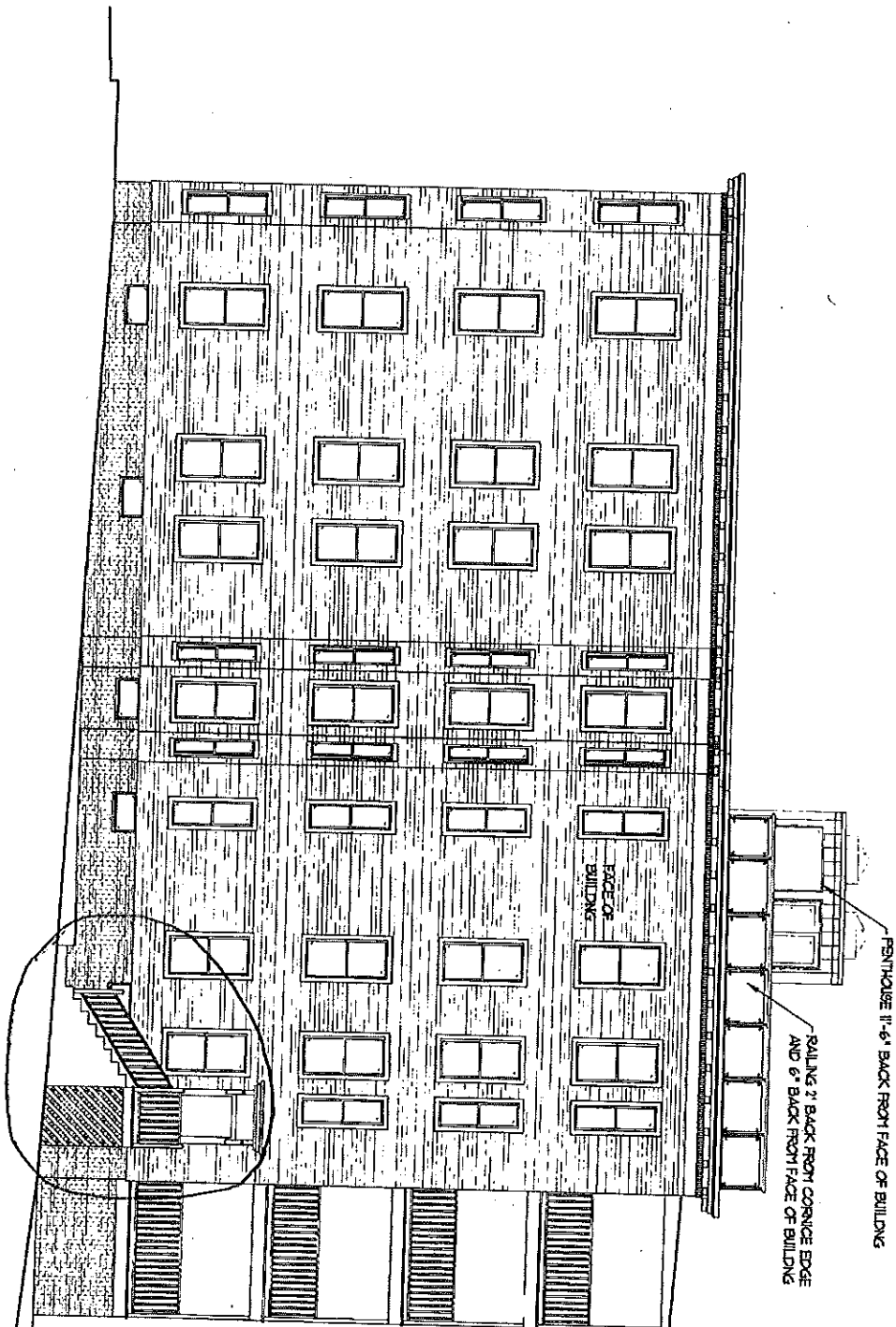
DATE	REVISION
PLAN OF PROPERTY	
IN	
PORTLAND, MAINE	
MADE FOR	
55 MORNING STREET CONDOMINIUM	
MORNING STREET REALTY ASSOCIATES	
H. I. & E. C. JORDAN - SURVEYORS	
Division of EDWARD C. JORDAN CO., INC.	
DATE 30 APRIL 1978	

KEY PLAN
SCALE: N.T.S.



ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6099

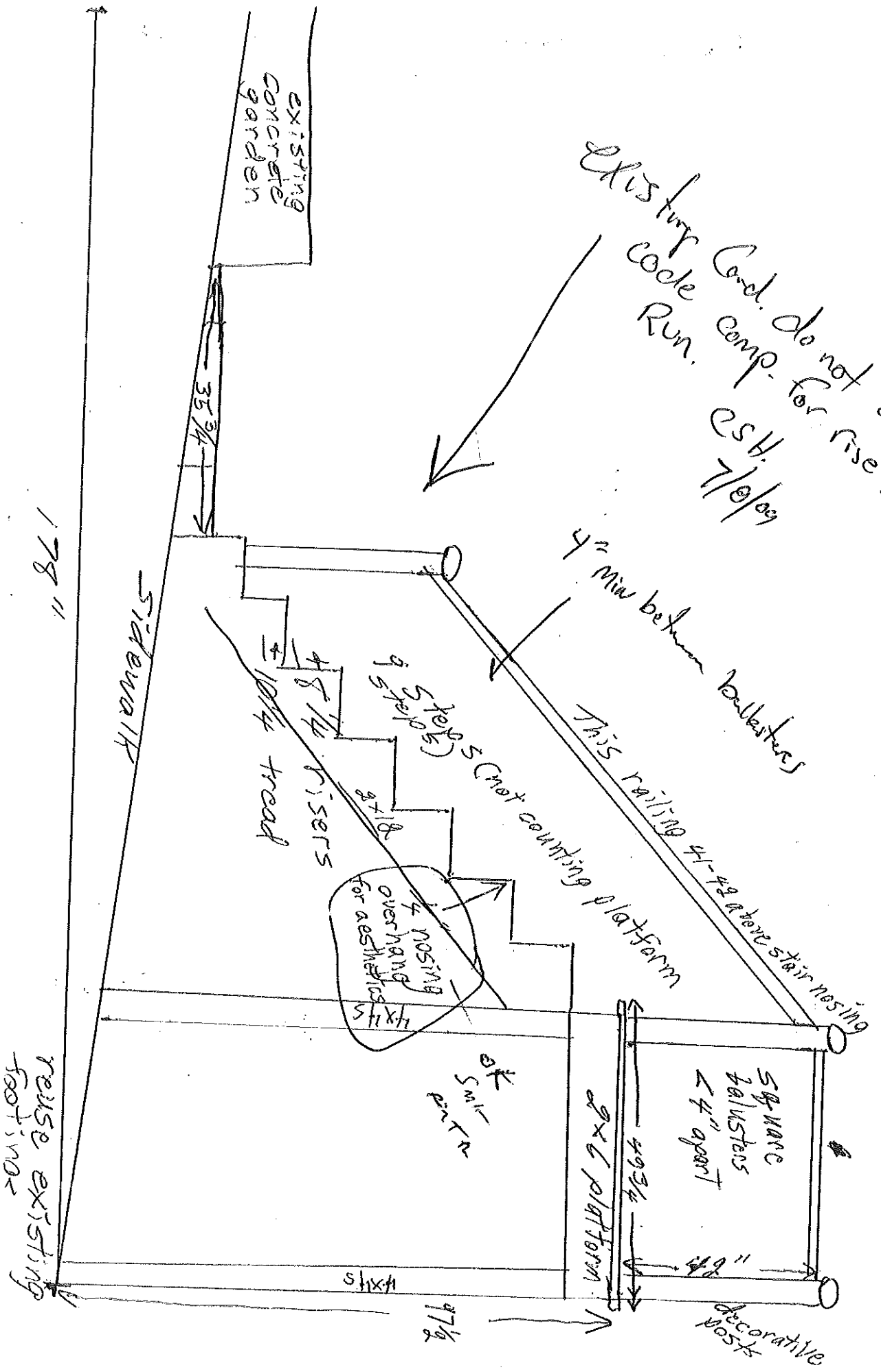


2 WILSON ST. ELEVATION
SCALE: 1/8" = 1'-0"

49 Morning St. side stairway
 Remove ~~the~~ existing and rebuild
 (Not to scale)
 Stairs and platforms to abut the sidewalk,
 space between wall and railing is 40 1/2".

Existing Cond. do not allow
 code comp. for rise +
 Run. C.S.H. 7/10/09

4" min between balusters
 This railing 41-42 above stair nosing
 (not counting platform)



reuse existing
 footings

58" WAVE
 balusters
 4" apart

8' x 6' platform

ok
 5' min

1/4" nosing
 overhang
 for aesthetics

9 steps
 8 1/4 risers
 10 1/4 tread

Sidewalk

178"

decorative
 post

4' x 5'
 97 1/2"

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 081437

Please Read Application And Notes, if Any, Attached

This is to certify that STEWART, CYNTHIA L / American-Carpenter
has permission to Repair side steps, new pressure treated frame work w/ cedar trim Decking
AT 49 MORNING ST 003 B004001

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 lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. Cross

Health Dept. JUL 9 2009

Appeal Board _____

Other _____

Department Name **CITY OF PORTLAND**

Christy A. H. 7/8/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

11.10 20 08

Received from Theresa E. Jones

Location of Work 119 W. Main St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ 90 Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 90

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 384

Check #: 3007

Total Collected \$ 90

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

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