

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BU  ICTION

## PERMIT

PERMIT ISSUED

Permit Number: 081335

NOV 25 2008

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Elaine Mullen/Rich Aluminum

has permission to Remove existing decking and railing on entrance/Install Composite Decking and Railing

AT 99 Beckett St CL 003 G004001

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 work is used-in. 2 HOUR 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. Ang 1458  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

Deanne Banks 11/25/08  
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: 08-1335	Issue Date:	CBL: 003 G004001
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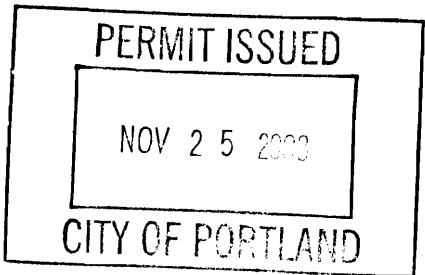
Location of Construction: 99 Beckett St	Owner Name: Elaine Mullen	Owner Address: 99 BECKETT ST # 1	Phone: 207-612-6132
Business Name:	Contractor Name: Rich Aluminum Co.	Contractor Address: 315 Park Ave. Portland	Phone: 2077729822
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: 3 Residential condos	Proposed Use: 3 residential condos - Remove existing decking and rails on entry way/Install Composite Decking and Rails	Permit Fee: \$70.00	Cost of Work: \$4,875.00	CEO District: 1
<i>1 regular - 3 residential condos, d.v.</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see condition</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>DPX-2003</i>	

Proposed Project Description: Remove existing decking and rails on entryway/Install Composite Decking and Rails	Signature: <i>Gregory C. [unclear]</i>	Signature: <i>JMB 11/25/08</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: lmd	Date Applied For: 10/20/2008	<b>Zoning Approval</b>
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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><b>Special Zone or Reviews</b></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/ conditions</i> Date: <i>11/25/08</i> <i>Agan</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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>Agan</i> Date:</p>
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**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.**

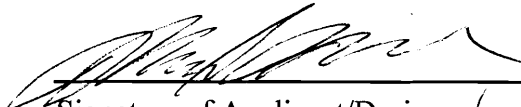
**A Pre-construction Meeting will take place upon receipt of your building permit.**

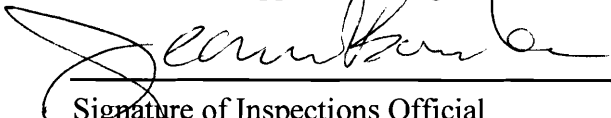
  X   **Final inspection required at completion of work.**

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

  
\_\_\_\_\_  
Signature of Inspections Official

  11/25/08    
Date

  11/25/08    
Date

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-1335	<b>Date Applied For:</b> 10/20/2008	<b>CBL:</b> 003 G004001
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<b>Location of Construction:</b> 99 Beckett St	<b>Owner Name:</b> Elaine Mullen	<b>Owner Address:</b> 99 BECKETT ST # 1	<b>Phone:</b> 207-671-6132
<b>Business Name:</b>	<b>Contractor Name:</b> Rich Aluminum Co.	<b>Contractor Address:</b> 315 Park Ave. Portland	<b>Phone:</b> (207) 772-9822
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> 3 residential condos - Remove existing decking and rails on entry way/Install Composite Decking and Rails	<b>Proposed Project Description:</b> Remove existing decking and rails on entryway/Install Composite Decking and Rails
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 11/13/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is being approved with the condition that all the work will take place within the existing footprint. 2) The current legal use of this property is a three family dwelling. Permit #01-0953 to convert the property to three residential condominiums was issued on 08/20/2001, but the certificates of occupancy have never been issued. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 11/25/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 11/13/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) All means of egress to remain accessible at all times			

<b>Comments:</b>
11/24/2008-jmb: Spoke to Mike M. About the guard and handrail height and the profile of the handrail. He will bring a section of the railing in tomorrow.
11/25/2008-jmb: Mike M. Came in to clarify the handrail detail....the deck height is 36" off grade so he will add a handrail on brackets on both sides.
10/22/2008-lmd: Customer has premed the check, it was over 5.00/ had no other means of paying for permit/.
10/27/2008-amachado: Left vcm for Mike McCullum. Need to know who applicant is. Need to know footprint of existing deck & stairs and footprint of proposed additional stairs.
10/29/2008-amachado: Spoke to Mike McCullum. Told him that the proposed set of stairs did not meet the setback. He said that he would get back to me.
11/12/2008-amachado: Mike McCullum came in. Will rebuild stairs within existing footprint.



# 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>99 Beckett St.</u>		
Total Square Footage of Proposed Structure/Area <u>505 sq ft existing</u>	Square Footage of Lot <u>2120</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>003</u> Block# <u>G</u> Lot# <u>004002</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Beckett on the Run</u> <u>CONDOS</u> Address <u>99 Beckett St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>Elaine Mullin</u> <u>671-6132</u>
Lessee/DBA (If Applicable) <u>001 26</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4,875<sup>00</sup></u> C of O Fee: \$ _____ Total Fee: \$ <u>4,875<sup>00</sup></u>
Current legal use (i.e. single family) <u>3 Condos</u> Number of Residential Units <u>3</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>SAME</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Remove existing decking and rails. Leaving existing framing. Installing composite decking rails (Adding one set of stairs as specified.) - Can't change the footprint.</u>		
Contractor's name: <u>Rich Aluminum Company</u>		
Address: <u>P.O. Box 8659</u>		
City, State & Zip <u>Portland, ME 04104</u>		Telephone: <u>772-9821</u>
Who should we contact when the permit is ready: <u>Michael McCallum</u>		Telephone: <u>650-4905</u>
Mailing address: <u>same</u>		

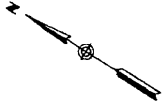
**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

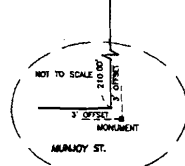
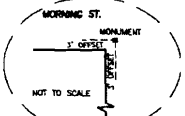
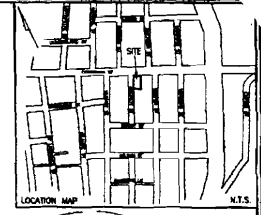
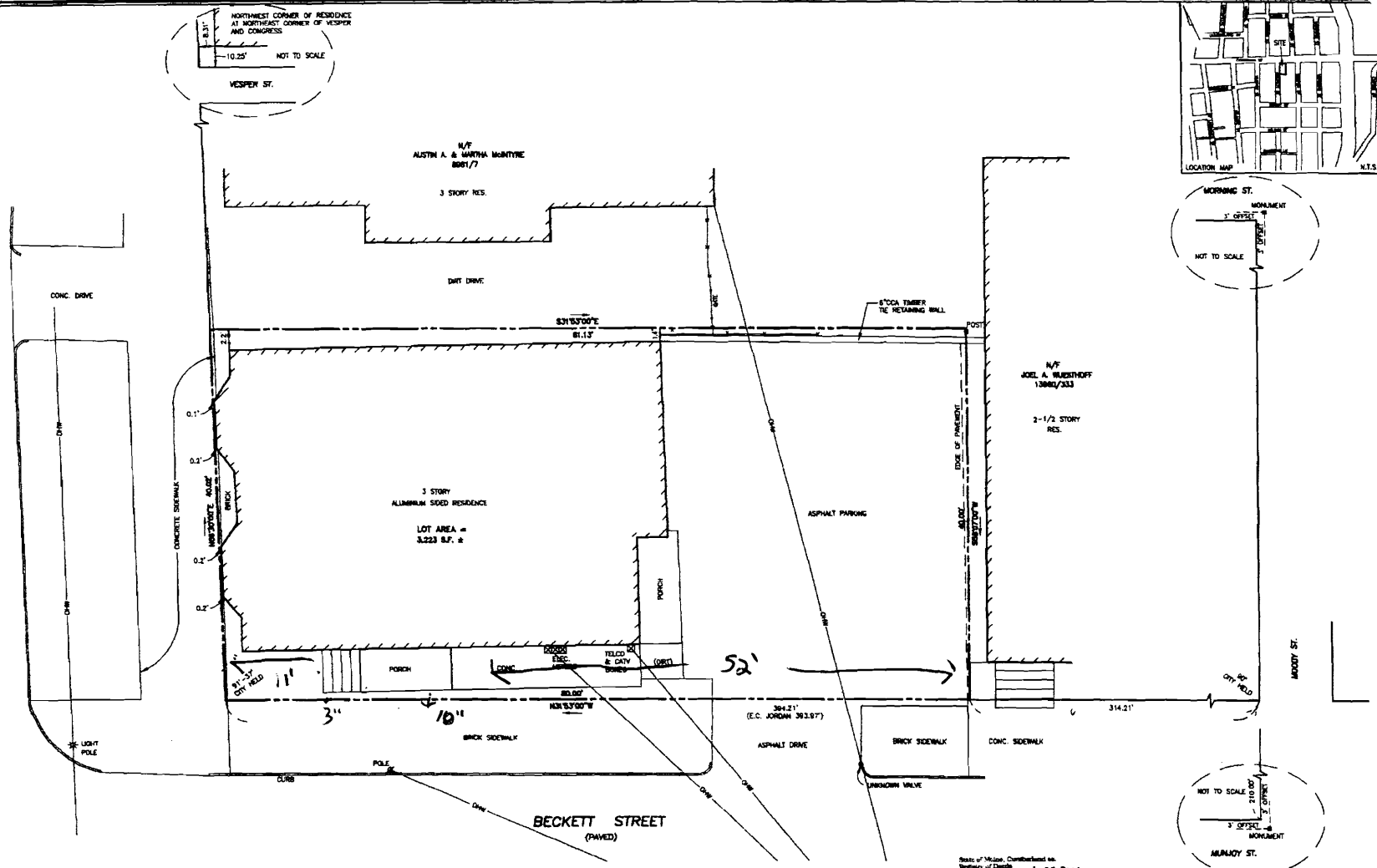
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 10/20/09

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



CONGRESS STREET (PAVED)



- PLAN REFERENCES:**
1. PROPERTY OF MALINCE TURKSKY, PORTLAND, MAINE OCT. 1947, FRANCIS A. CRITTMAN, PRO. ENGR.

- NOTES:**
1. OWNER OF RECORD: CYNTHIA L. HOLMES, C.C.P.D. BOOK 14053 PAGE 081.
  2. LOCUS IS SHOWN AS LOTS 4 AND 21 ON CITY OF PORTLAND ASSESSORS MAP NO. 3 BLOCK C.
  3. BEARINGS ARE BASED ON A WARRANTY DEED REFERENCED IN NOTE 1.
  4. THE CURRENT DEED DESCRIPTION FOR THE SUBJECT PREMISES IS TAKEN FROM PLAN REFERENCE 1. THAT PLAN DID NOT MAINTAIN THE HISTORIC DEED CALL FOR A 90° ANGLE OFF BECKETT STREET AT THE LAND OF WUESTHOFF.
  5. STREET LINES OF BECKETT AND CONGRESS ESTABLISHED BY MONUMENTATION AND BUILDING TIES FROM SURVEYS PERFORMED BY H.A. & E.C. JORDAN.
  6. PAVEMENT, CURB AND SIDEWALK LOCATIONS APPROXIMATE DUE TO HEAVY SNOW AND ICE COVERAGE.



State of Maine, Certified as a  
 Registry of Deeds  
 Registered on August 22, 2001  
 at 12:32 P.M. in and as per  
 15th Dist. 222 Page 185B  
 Agent

*John Robinson*

**CERTIFICATION:**  
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF IT CONFORMS TO THE BOARD OF LEGISLATURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY 2 SURVEY, WITH THE FOLLOWING EXCEPTIONS:  
 NO DEED DESCRIPTION; NO REPORT; CORNERS NOT MARKED



DATE 8-2-01  
 JOHN R. SMITH, PLS #1038

**SURVEY PLAT**  
**"BECKETT ON THE PROM"**  
**CONDOMINIUMS**  
 99 BECKETT STREET, PORTLAND, MAINE  
 MADE FOR  
**CYNTHIA L. HOLMES**  
 99 BECKETT STREET, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
 18 CONANT ST., PORTLAND, ME 04101 (607)774-8484  
 PROFESSIONAL LAND SURVEYORS

Drawn By	JUL	Date	AUGUST 2, 2001	Job No.	2001-001P
Checked By	JMS	Scale	1" = 5'	Drawn No.	1 OF 3
Block No.	917				



**A**FCO caps and bases are manufactured with the same attention to detail and advanced materials as our column shafts. From Tuscan to Temple of the Winds, their durability and classic styling make AFCO columns the top choice of discriminating builders and designers.



Cast Tuscan Cap



Cast Doric Cap

**ROUND CAST STANDARD CAPS & BASES**

Bottom Shaft Diameter	Tuscan Cap		Doric Cap		Tuscan Base		Attic Base	
	Height	Abacus	Height	Abacus	Height	Abacus	Height	Abacus
8"	2-1/2"	9-7/16"	2-3/4"	9-7/8"	4"	9-7/8"	4-5/8"	10-3/4"
10"	3-1/8"	11-7/8"	3-1/8"	12-3/8"	5-1/16"	13"	5-3/4"	13-1/8"
12"	3-1/4"	13-7/8"	4-1/4"	14-5/8"	5-15/16"	15-5/8"	6-3/8"	15-3/4"
14"	4-1/16"	17-1/4"	4-7/8"	17-1/2"	7-1/16"	18-1/2"	8-7/8"	18-1/2"



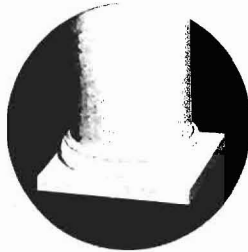
Cast Tuscan Base



Cast Attic Base



Urethane Tuscan Cap



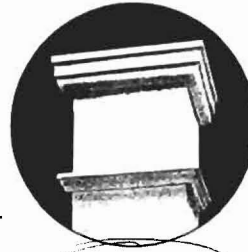
Urethane Low Profile Tuscan Base

**ROUND TUSCAN URETHANE CAP & LOW PROFILE BASE**

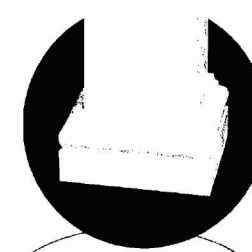
Bottom Shaft Diameter	Tuscan Cap		Low Profile Tuscan Base	
	Height	Abacus	Height	Abacus
8"	2-1/2"	9-7/16"	2-1/2"	10"
10"	3-1/8"	11-7/8"	2-1/2"	11-7/16"
12"	3-1/4"	13-7/8"	2-1/2"	13-1/4"

**URETHANE SQUARE SMOOTH CAPS & BASES**

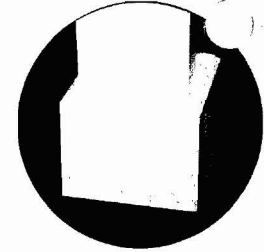
Bottom Shaft Diameter	Tuscan Cap		Tuscan Base		Craftsman Base	
	Height	Abacus	Height	Abacus	Height	Abacus
8"	2-3/8"	10-1/8"	4-1/4"	10-3/8"	7-7/8"	9-1/2"



Tuscan Cap



Tuscan Base



Craftsman Base

**ROUND CAST DECORATIVE CAPITALS**

Bottom Shaft Diameter	Scamozzi			Roman Ionic			Temple of the Winds			Roman Corinthian		
	O/S Dia.	Height	Abacus	O/S Dia.	Height	Abacus	O/S Dia.	Height	Abacus	O/S Dia.	Height	Abacus
8"	6-1/2"	3"	10-1/8"	6-5/8"	3-1/8"	8-1/8" x 10-1/16"	6-5/8"	7-1/4"	10-3/16"	6-1/4"	9"	11-3/4"
10"	8-7/8"	3-3/4"	14-1/8"	7-7/8"	3-7/8"	10-1/2" x 13-1/4"	8-5/8"	10-7/16"	13-5/8"	8-1/2"	12-1/4"	14-1/2"
12"	9-7/16"	4-7/8"	16-3/8"	9-5/8"	4-7/8"	12" x 16-1/16"	10-1/2"	11-7/8"	16-1/2"	10-1/16"	14-1/2"	18-5/8"
14"	12"	5-1/2"	18-5/8"	12-1/16"	5-3/4"	17"	11-5/8"	14-1/16"	21-1/4"	12-1/4"	17-1/4"	22-3/8"



Scamozzi



Roman Ionic



Temple of the Winds



Roman Corinthian

**AFCO**  
INDUSTRIES, INC.

3400 Roy Street  
Alexandria, LA 71302  
800 551-6576  
Fax 318 443-5158

For additional details,  
visit AFCO's website at  
[www.afco-ind.com](http://www.afco-ind.com)



\* Foundation: depth below grade  
4'0" existing

\* Framing members: existing  
no change

\* Guards height 42"

\* Baluster spacing 4" on center

\* Handrail height ~~42"~~ 34-38"

New decking + rail material  
Composite by Laticudes

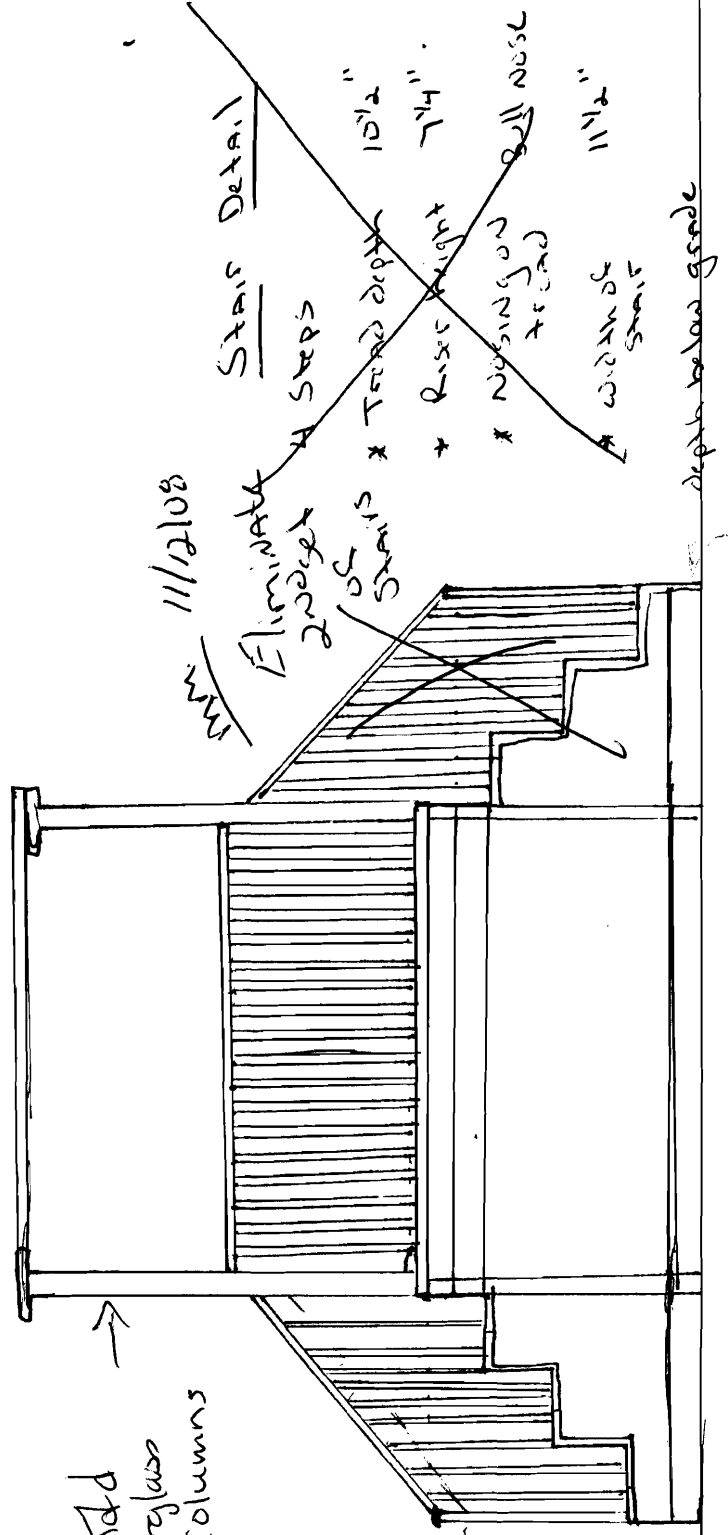
deck 'x11'

→ Add  
Fiberglass  
Columns

Graspable  
handrail  
at 34-38"  
Both sides

per W.M.  
11/25/08

Returned ends on Rails  
JMB



depth below grade