

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

PERMIT ISSUED
Permit Number: 051062
OCT 3 2005
CITY OF PORTLAND

This is to certify that Scott Stanley J & /Michael D

has permission to Amendment to # 050747 D modifications.

AT 94 Beckett St

003 L00300C

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 work in permit must be completed before this building or part thereof is occupied or closed-in. 48 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. Greg Case PFD 9-8-05

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
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: 05-062	Issue Date: PERMIT ISSUED	CBL: 003 L00300C
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Location of Construction: 94 Beckett St	Owner Name: Scott Stanley J &	Owner Address: 21 Dudley St	Phone:
Business Name:	Contractor Name: Michael Dube	Contractor Address: 9 spring st Brunswick	Phone: 2077984738
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R2

Past Use: Residential 3 unit	Proposed Use: Residential 3 unit ammendment to permit #050747	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 1
Proposed Project Description: Ammendment to # 050747 Deck modifications. <i>D.U.</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>5B</i> <i>9/19/05</i>	
<i>legal use: Three (3) residential condominium</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: dmartin	Date Applied For: <i>8/5/05</i> 08/08/2005	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"/> Date: _____	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 Date: _____
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1062	Date Applied For: 08/05/2005	CBL: 003 L00300C
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Location of Construction: 94 Beckett St	Owner Name: Scott Stanley J &	Owner Address: 21 Dudley St	Phone:
Business Name:	Contractor Name: Michael Dube	Contractor Address: 9 spring st Brunswick	Phone (207) 798-4738
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Residential 3 unit ammendment to permit #050747	Proposed Project Description: Ammendment to # 050747 Deck modifications.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/23/2005

Note: **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a three (3) family condominium dwelling. 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:** Mike Nugent **Approval Date:** 09/19/2005

Note: **Ok to Issue:**

- 1) Girders to be 2-2" x 12" w/ appropriate hangers/ledgers

Joists must be 2" x 12"

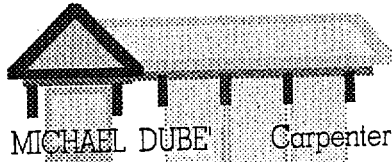
Guards must be 42 inches w/ openings less than 4 inches

This is a recap of a meeting with the builder and owner this date. MJN

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 09/08/2005

Note: **Ok to Issue:**

august 4 2005



9 SPRING ST
BRUNSWICK MAINE

CLARA CHISHOLM
CONDOMINIUM ASSOCIATION
94 BECKET ST.
PORTLAND MAINE

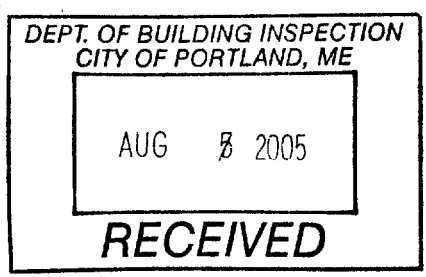
30 Whitmores Landing Road
Arrowsic, Maine 04530
442-7796

798 4735

JOB DESCRIPTION:

- 36" WIDE STAIR to 12x18^{FT} DECK
- Stair supported on pressure treated 6x6 POSTS from 10" concrete footings
- 5/4x6 TREADS 2x6 HANDRAIL and 2x2 BALLUSTERS all PRESSURE TREATED
- DECK ON 2x12 JOISTS PRESSURE TREATED 5/4x6 PRESSURE TREATED DECKING
- 2x6 GUARDRAIL ON 4x4 POSTS APX 4 FT OC and 2x2 Ballusters 5" OC ALL PRESSURE TREATED
- SQ LATTICE PRESSURE TREATED ENCLOSING SHED ROOF

CONSTRUCTED PRICE APX \$9750



Thank you for your consideration.
Sincerely,

Michael Dube
Michael Dube



Residential 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>94 Beckett St., Portland</u>		
Total Square Footage of Proposed Structure <u>192 sq. ft., including stairs</u>	Square Footage of Lot <u>3196.13 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>003L00300C</u>	Owner: <u>Clara Chisholm Condominium Association</u>	Telephone: <u>207 838-7927</u>
Lessee/Buyer's Name (If Applicable) <u>n/a</u>	Applicant name, address & telephone: <u>Stan + Gail Scott 21 Dudley St. Presque Isle ME 04769 207-838-7927</u>	Cost Of Work: \$ <u>7850</u> Fee: \$ <u>93.00</u>
Current Specific use: <u>fire escape 3 unit residential</u>		
Proposed Specific use: <u>fire escape and deck</u>		
Project description: <u>The existing fire escape to the 3rd floor has deteriorated and needs to be replaced. This wooden fire escape will be replaced and the escape 3rd floor window will be replaced with a door and the window moved to the side. A new deck will be built + over the existing shed, supported by posts and with access from the fire escape stairs.</u>		
Contractor's name, address & telephone: <u>Michael Dubó, 9 Spring St., Brunswick 798-4735</u>		
Who should we contact when the permit is ready: <u>Stan Scott 207-838-7927</u>		
Mailing address: <u>21 Dudley St., Presque Isle, ME 04769</u>		
Phone: <u>207-838-7927</u>		

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

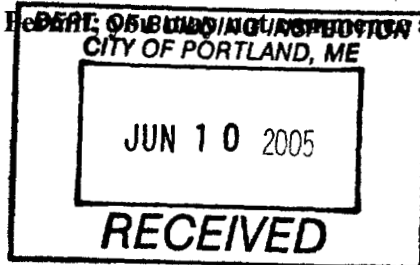
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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.

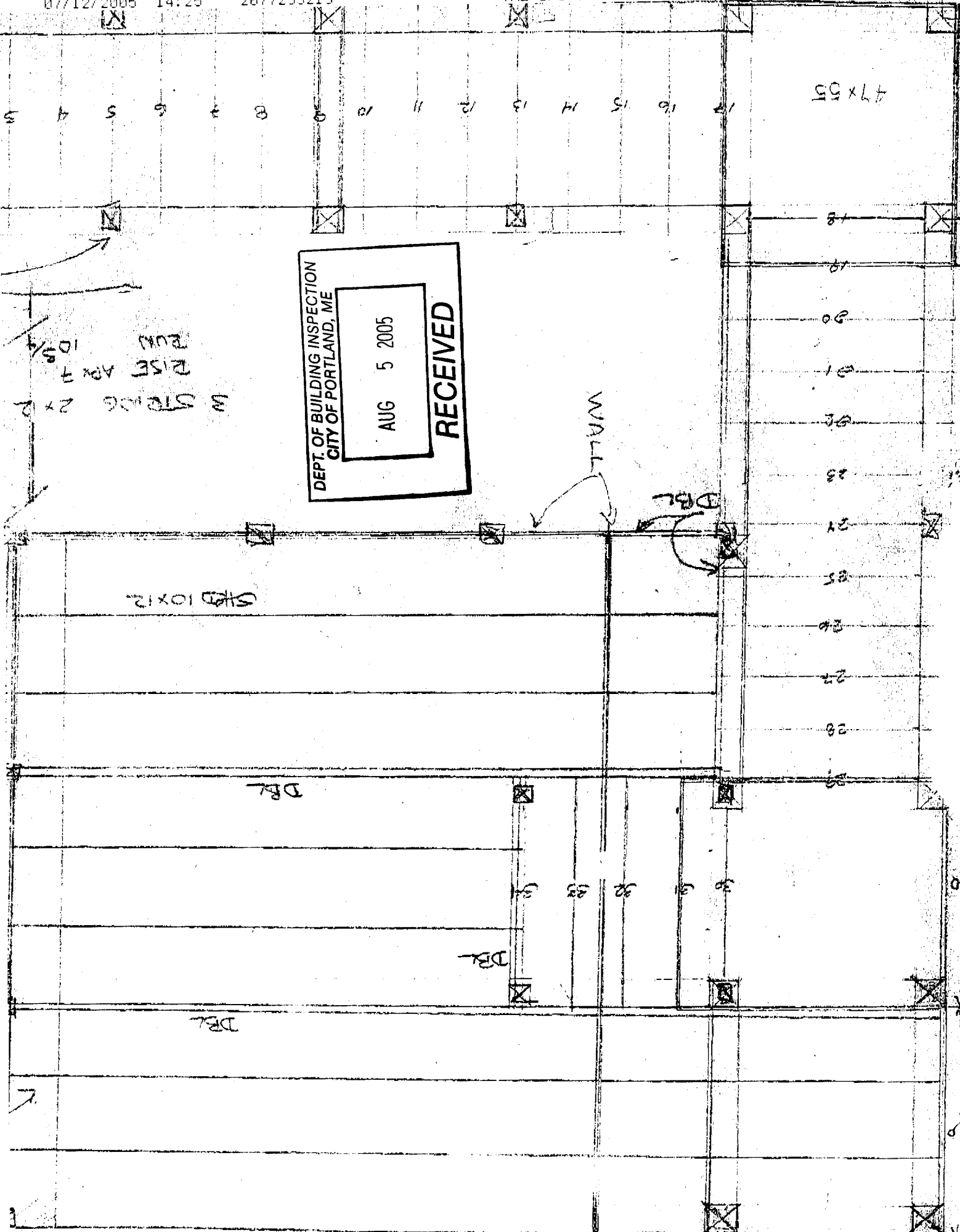
Signature of applicant:	Date: <u>6/7/05</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a permit. Do not start any work until the Permit is issued.



✓ # 204



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 AUG 5 2005
 RECEIVED

W STAIRS 2x2
 RISE 40x7
 RUN 105/4

WALL

47x55

DBL

STAIR 10x12

DBL

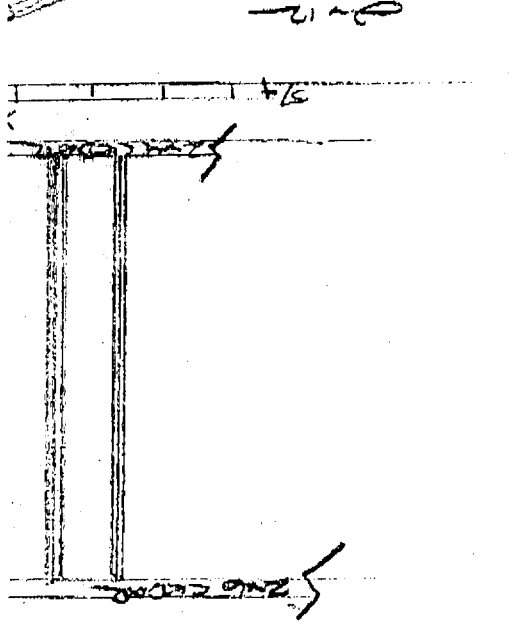
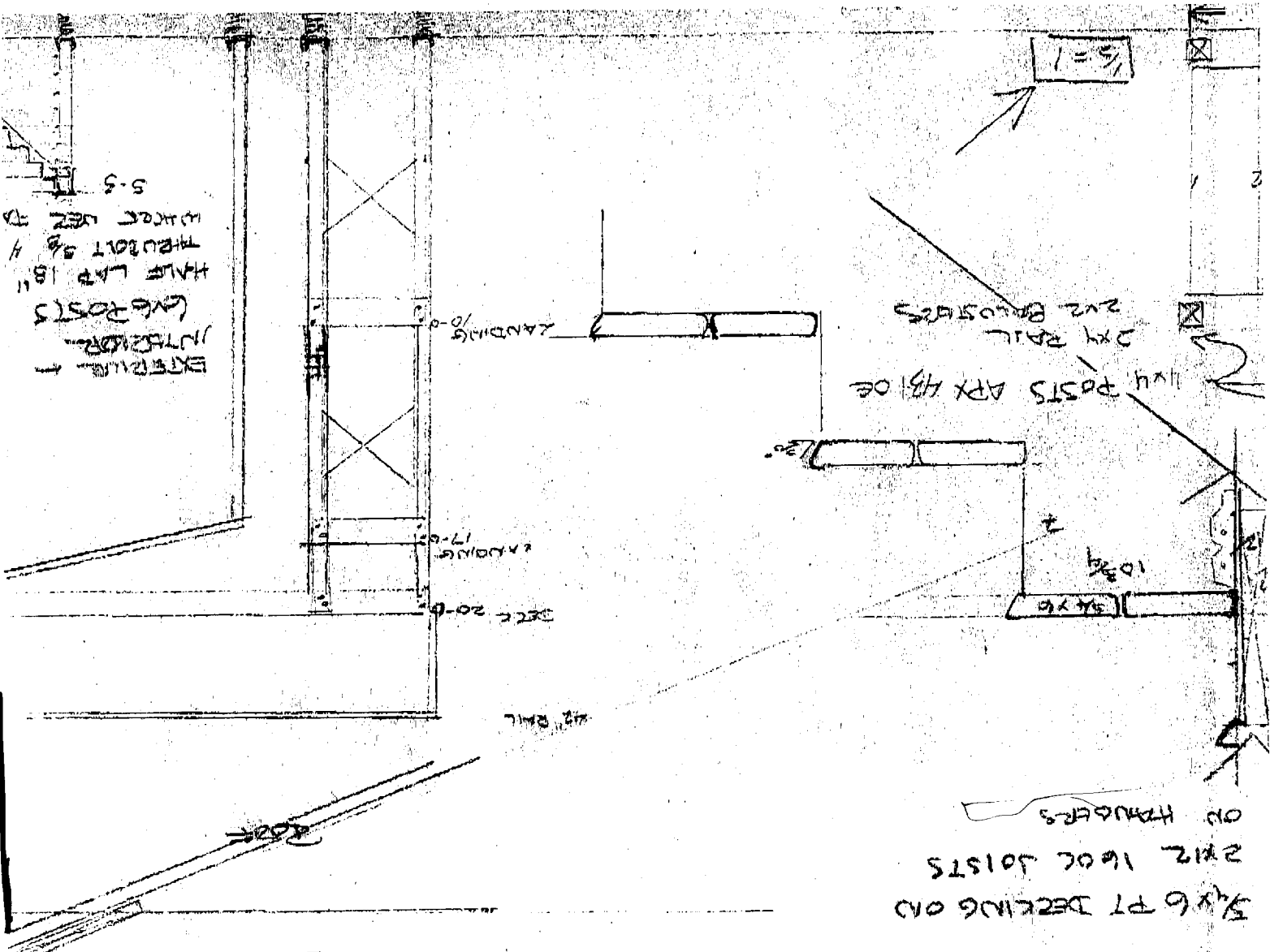
DBL

DBL

31 32 33 34 35

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DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 AUG 5 2005
 RECEIVED

2x4 PT
 POSTS 2x6 THROUGH BOLT 3/4"
 BAIL AT 42"
 BRUSHERS AT
 2x2 AND 3" OC
 3/4x6 PT DECKING ON
 2x12 160C JOISTS
 ON HANDLERS
 2x4 POSTS APPROX 43' 0"
 2x4 BAIL
 2x2 BRUSHERS
 1-5/8"

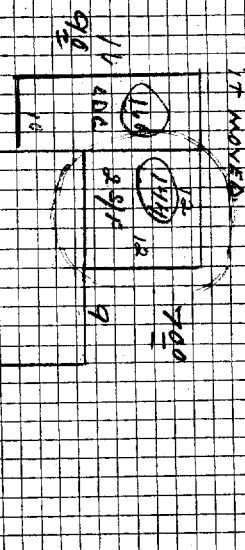
YEAR 19

YEAR 19

RECORD OF BUILDINGS
GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT: B-GOOD: C-AVERAGE: D-CHEAP: E-VERY CHEAP

1ST 24.00 VAL. OWNER 1573.912
2ND 24.00 1955 ELEC. WATER TRAIL
TOTAL 48.00

FOUNDATION	CONSTRUCTION			PLUMBING		
	WOOD JOIST	STEEL JOIST	REIN. CONCRETE	BATHROOM	TOILET ROOM	WATER CLOSET
CONCRETE						
CONCRETE BLOCK						
BRICK OR STONE						
PIERS						
CELLAR AREA FULL						
NO. CELLAR						
EXTERIOR WALLS						
CLAPBOARDS						
WIDE SIDING						
DROP SIDING						
NO SHEATHING						
WOOD SHINGLES						
ASBES. SHINGLES						
STUCCO ON FRAME						
STUCCO ON TILE						
BRICK VENEER						
BRICK ON TILE						
SOLID BRICK						
STONE VENEER						
CONG. OR CIND. BL.						
TERRA COTTA						
VITROLITE						
PLATE GLASS						
INSULATION						
WEATHERSTRIP						
ROOFING						
ASPH. SHINGLES						
WOOD SHINGLES						
ASBES. SHINGLES						
SLATE						
TILE						
COMPOSITION						
ROLL ROOFING						
INSULATION						



OCC.Y.		TYPE		GR.		AGE		REMOD.		COND.		REP. VAL.		P. D.		PHY. VAL.		F. D.		SOUND VAL.		TAX VAL.	
YEAR	TAX VAL.	YEAR	OLD VAL.	CHANGE	1951	1955	1951	1955	1951	1955	1951	1955	1951	1955	1951	1955	1951	1955	1951	1955	1951	1955	
1951	7250	1951	7250																				
1951	7250	1951	7250																				

SUMMARY OF BUILDINGS

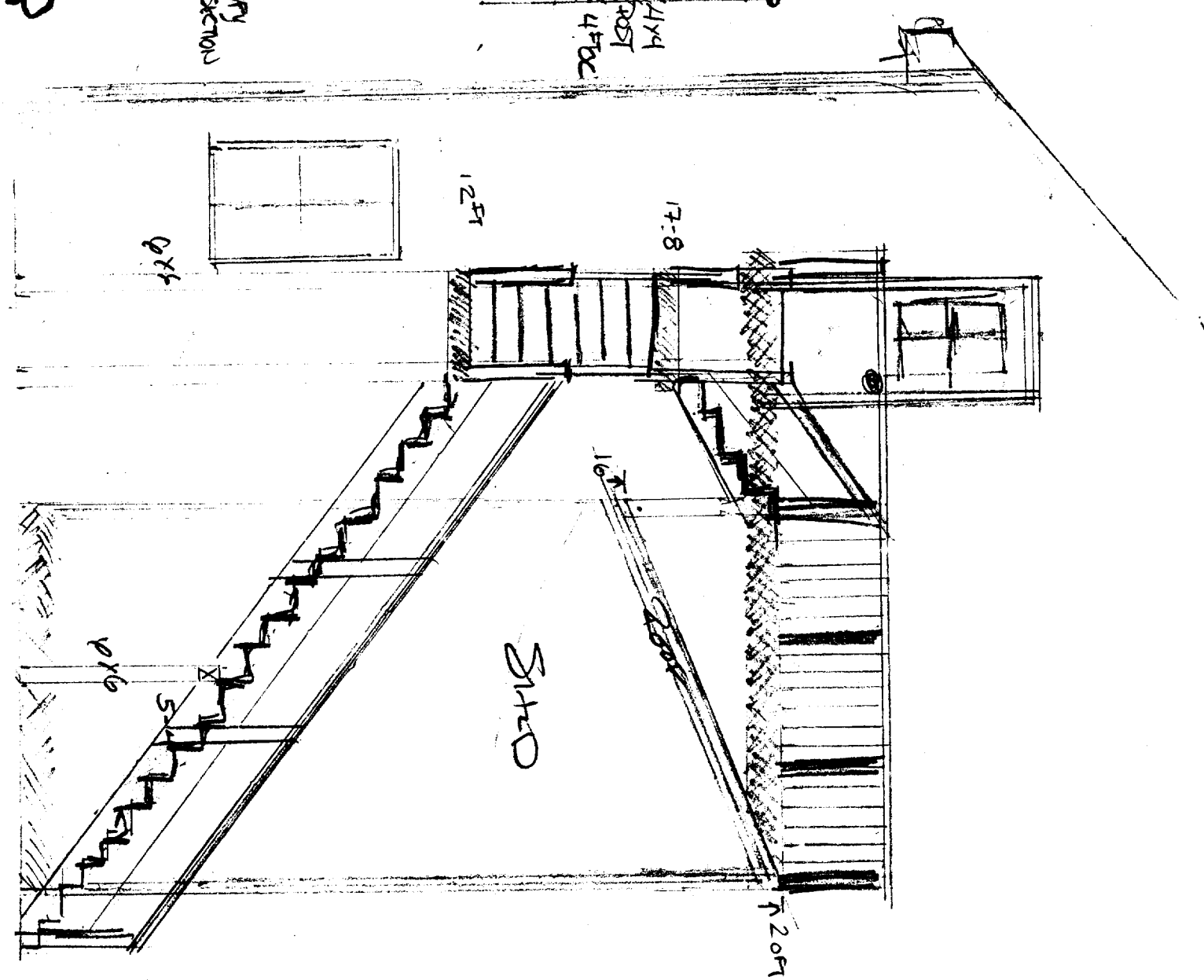
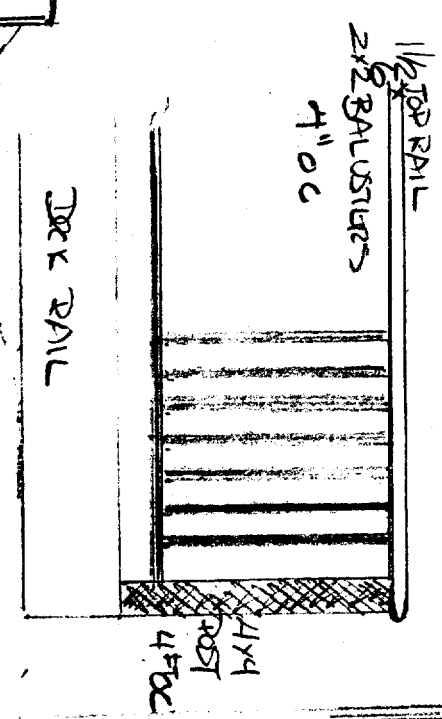
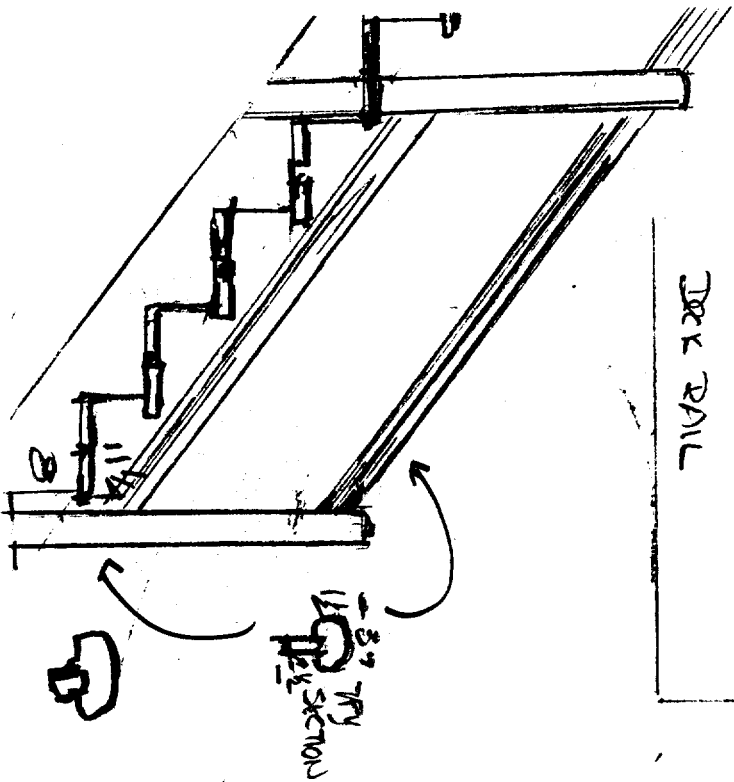
NO. OF ROOMS	NO. LIGHTING	ELECTRIC	BATH FL. & WCOT.	TOILET FL. & WCOT.	NO. OF ROOMS	1ST	2ND	3RD	4TH	TILING	M. F. HD	TOTAL	FACT. + 10	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	
1	1				5	5	5	5	4		1018.8	8050	550	8600	500	4300	1500	3650	2200	
1	1				5	5	5	5	4		1018.8	8050	550	8600	500	4300	1500	3650	2200	

COMPUTATIONS

UNIT	1951	1956
S. F.	1018.8	
ADDITIONS	840	
BASEMENT	150	
WALLS	400	
FLOORS	270	
FIREPLACE	350	
HEATING	750	
PLUMBING	550	
TILING	550	
TOTAL	8050	8100
FACT. + 10	8600	8650

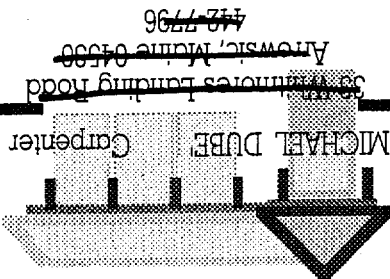
1951 TOTAL BLDGS.

TAX VAL.	10562250	19
VALS.	10562250	19
3720	2250	19



95 SPRING ST
BROOKFIELD MAINE

792 4735



JOB DESCRIPTION:

WRAPPED STAIR TO PROPOSED 12x12 APX
DECK.

STAIR SUPPORTED ON PRESSURE TREATED 6x6
FROM 10" CONCRETE FOOTINGS
PRESSURE TREATED TREADS AND HANDRAIL

DECK ON 2x12 JOISTS PRESSURE TREATED
5/4x6 DECKING
RAIL 2x6 PRESSURE TREATED WITH
BRUSHERS 4" O.C. 4x4 POSTS 4FT O.C. APX.

EST FOR CONSTRUCTION \$7850

Thank you for your consideration.
Sincerely,

Michael Dube
Michael Dube

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

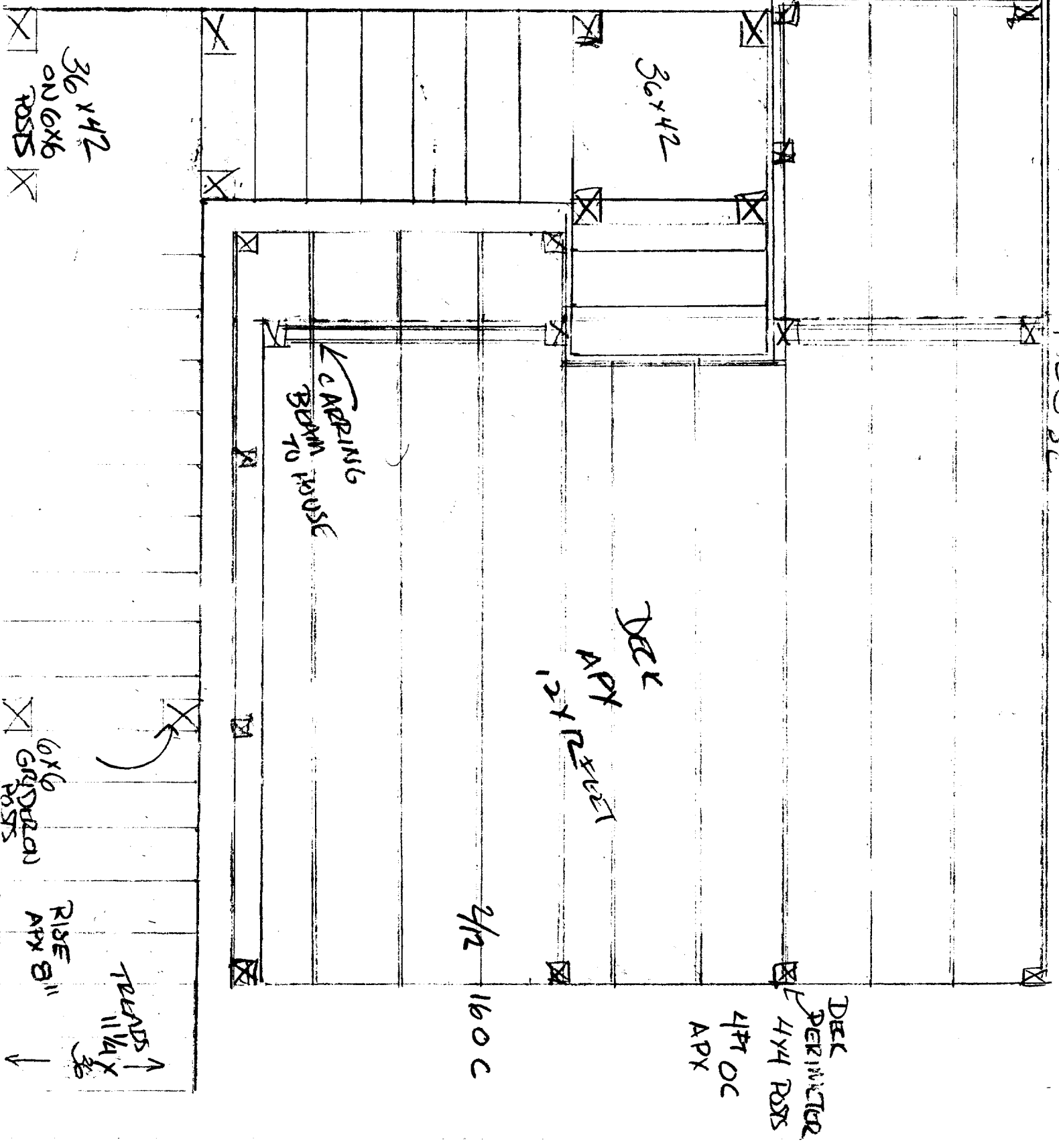
LAND NOS. 200 200 000	STREET Beckett	BLDG. NO. 1956	DEVELOPMENT NO. 5	AREA	CHART 3	BLOCK L	LOT 3
TAXPAYER ADDRESS AND DESCRIPTION 07 BRION MARY 36 BECKETT ST. CITY		RECORD OF TAXPAYER O'Brien Charles H. O'Brien Charles H. WWTET 1958		BOOK	PAGE	PROPERTY FACTORS IMPROVEMENTS TOPOGRAPHY LEVEL HIGH LOW ROLLING SWAMPY STREET PAVED SEMI-IMPROVED DIRT SIDEWALK WATER SEWER GAS ELECTRICITY ALL UTILITIES TREND OF DISTRICT IMPROVING STATIC DECLINING	

LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	FRONT FT. PRICE	FRONTAGE	DEPTH	UNIT PRICE	FRONT FT. PRICE
40	80	22.00	880	19	19	19	19
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			
BLK. LOT				BLK. LOT			
800 800				800 800			
3720 3750				3720 3750			
4520				4520			

LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	FRONT FT. PRICE	FRONTAGE	DEPTH	UNIT PRICE	FRONT FT. PRICE
500	500	2075	1037500	19	19	19	19
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			
BLK. LOT				BLK. LOT			
500 500				500 500			
2250				2250			
2575				2575			
500 500				500 500			
2250				2250			
2575				2575			

LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	FRONT FT. PRICE	FRONTAGE	DEPTH	UNIT PRICE	FRONT FT. PRICE
500	500	2075	1037500	19	19	19	19
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			
BLK. LOT				BLK. LOT			
500 500				500 500			
2250				2250			
2575				2575			
500 500				500 500			
2250				2250			
2575				2575			

1/2" = 1 FOOT



36 x 42
ON 6x6
POSTS

36 x 42

CARPING
BEAM TO ROUSE

DECK
APPROX
12 x 2 FEET

1/2 1600

DECK PERIMETER
4x4 POSTS
4x4 OC
APPROX

6x6
GRIDIRON
POSTS

RISE
APPROX 8"

TRAILS
1 1/4 x 3/8

1600

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0747	Date Applied For: 06/10/2005	CBL: 003 L00300C
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Location of Construction: 94 Beckett St	Owner Name: Scott Stanley J &	Owner Address: 21 Dudley St	Phone:
Business Name: Michael Dube	Contractor Name: Michael Dube	Contractor Address: 9 Spring st Brunswick	Phone (207) 798-4738
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Residential 3 unit repair / replacement of fire escape, door, window and deck	Proposed Project Description: Repair / replacement of fire escape, door, window and deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/23/2005
Note: 7/12/05 Mike N gave back to me - the stairs are being changed to the minimum necessary to meet fire & building codes - rear lot line affected - ok under 14-440 & 14-433

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a three (3) family residential condominium dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Mike Nugent **Approval Date:** 07/13/2005
Note: **Ok to Issue:**

- 1) The net tread is allowed at 10.75 inches to make the structure fit on the lot. Per MJN
- 2) All Guards Must be 42 inches with openings less than 4 inches with graspable rails on both sides that are between 34 inches and 38 inches above the leading edge of the tread.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 06/28/2005
Note: **Ok to Issue:**

- 1) Build to current specifications and codes.

Comments:

6/29/2005-mjn: Plans do not comply with building code standards, redraft required, need more detail, Placed on hold for a bit, Builder notified/owner notified

Clara Chisholm Condominium Association
94 Beckett Street
Portland, Maine 04101

April 27, 2005

Office of Building Inspection
City of Portland
City Hall
Portland, Maine

Dear Sir or Madame,

This letter is to confirm that all three owners of units in the Clara Chisholm Condominium Association are hereby submitting an application for a Building Permit to replace the fire escape (used only by Unit C on the third floor) and to build a deck over the existing shed.

We are in agreement that the deck will become common space of the condominium for all three owners to use according to a mutually agreed schedule and/or arrangement.

The Condominium Association will enter into a contract with a builder to do this construction work.

Sincerely,



Francisca Lopez
President

Robert H. Levin
Owner of Unit B

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

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

The Owner or their designee is required to notify the inspectors 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 initialzing 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$1500 fee per inspection at this point.

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.

NO CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee
Signature of Inspections Official

Date: 7/15/2005
Date: 7/27/05
Building Permit #: 050747

Hardypond Construction

1039 Riverside Street ~ Suite 11, Portland, ME 04103
Phone 207-797-6066 Fax 207-797-8986

FAX INFORMATION AND INSTRUCTION SHEET

Name of Individual: Mike Nugent

Name of Firm: Planning Dept

Fax Number: 874-8716

Date Transmitted: 9-16-05

From: Daphne Millay

Reference: 425 Forest Ave

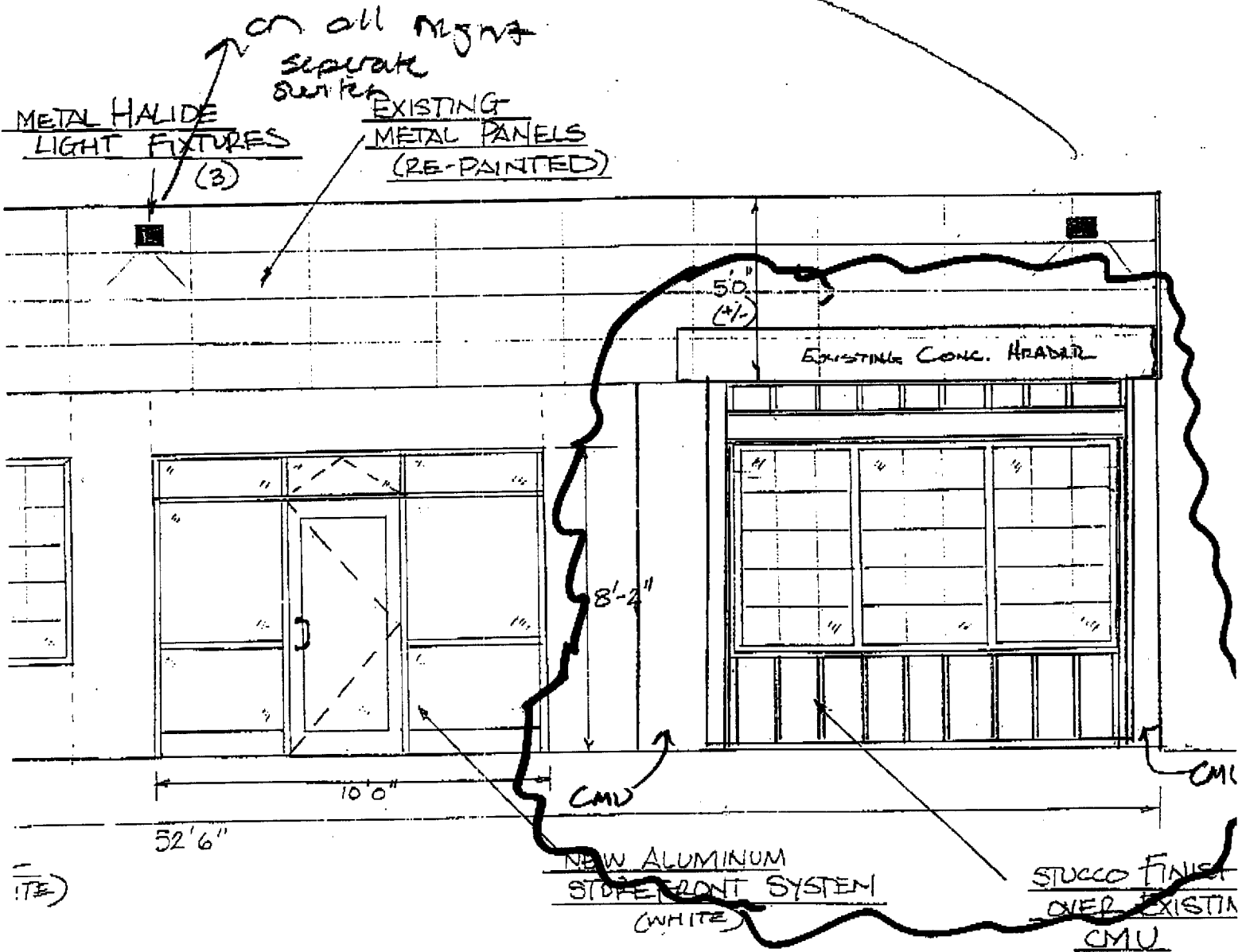
Total Pages (including cover) 3

If you do not receive all pages, please call back as soon as possible

Comments Per your request, please find
framing detail for building renovations.
for building permit approval
Thank-you for your attention in this project

425 FOREST AVENUE
BUILDING RENOVATION
PORTLAND, MAINE

8.12.05



METAL HALIDE
LIGHT FIXTURES
(3)

on all right
separate
switch

EXISTING
METAL PANELS
(RE-PAINTED)

5'0"
(±)

EXISTING CONC. HEADRIL

8'2"

10'0"

52'6"

NEW ALUMINUM
STOREFRONT SYSTEM
(WHITE)

STUCCO FINISH
OVER EXISTING
CMU

PROPOSED 2" x 8" INFILL FRAMING
OF EXISTING OVERHEAD DOORS

HARDY POND CONSTRUCTION
1039 RIVERSIDE STREET, SUITE 11
PORTLAND, ME 04103
(207) 797-6066
Fax (207) 797-8986

JOB 425 FOREST AVE
SHEET NO. FRAMING OF GARAGE DOORS
CALCULATED BY _____ DATE 9-16-05
CHECKED BY _____ DATE _____
SCALE 1/4" = 1'-0"

