

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 071425

NOV 26

016 J00500

CITY OF PORTLAND

This is to certify that FITCH HOUSE LLC / Patricia Richards  
 has permission to Replace existing 2nd floor deck, Replace existing roof leading to 1st floor with a porch under the 2nd floor deck  
 AT 28 ST LAWRENCE ST 016 J00500

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is leased or occupied. **FOUR HOURS 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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

12/4/07 *Chet M.*  
 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

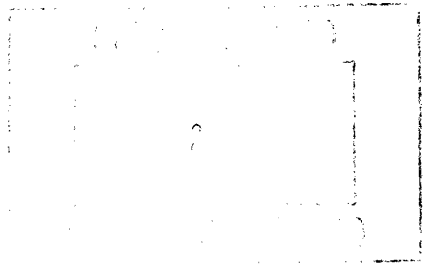
Permit No: 07-1425	Issue Date: 12/16/07	CBL: 016 J005001
-----------------------	-------------------------	---------------------

Location of Construction: 28 ST LAWRENCE ST	Owner Name: FITCH HOUSE LLC	Owner Address: 61 JUNE ST # 4P	Phone:
Business Name:	Contractor Name: Patrick Richards	Contractor Address: 52 Elmwood Ave So. Portland	Phone: 2072100045
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-6

Past Use: 2 Unit Residential	Proposed Use: 2 Unit Residential - Replace existing 2nd floor deck, Replace existing stoop leading to 1st floor with a porch under the 2nd floor deck	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 1
<p><i>legal use: 2 residential A.D.U.</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	

Proposed Project Description: Replace existing 2nd floor deck, Replace existing stoop leading to 1st floor with a porch under the 2nd floor deck	Signature:	Signature: <i>12/16/07 CEM</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: 11/26/2007	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<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> <input type="checkbox"/> Shoreland <i>NA</i> <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 with conditions</i> Date: <i>11/26/07</i>	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <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: _____
			

**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

<b>Permit No:</b> 07-1425	<b>Date Applied For:</b> 11/26/2007	<b>CBL:</b> 016 J005001
------------------------------	----------------------------------------	----------------------------

<b>Location of Construction:</b> 28 ST LAWRENCE ST	<b>Owner Name:</b> FITCH HOUSE LLC	<b>Owner Address:</b> 61 JUNE ST # 4P	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Patrick Richards	<b>Contractor Address:</b> 52 Elmwood Ave So. Portland	<b>Phone</b> (207) 210-0045
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Duplex	

<b>Proposed Use:</b> 2 Unit Residential - Replace existing 2nd floor deck, Replace existing stoop leading to 1st floor with a porch under the 2nd floor deck	<b>Proposed Project Description:</b> Replace existing 2nd floor deck, Replace existing stoop leading to 1st floor with a porch under the 2nd floor deck
-----------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/26/2007**Note:****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.
- 2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 12/06/2007**Note:****Ok to Issue:** 

- 1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 5) Fastener schedule per the IRC 2003
- 6) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.



# 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>28 St. Lawrence Street, Portland, ME 04101</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>8964</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>16</u> <u>J</u> <u>5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Martica Sawin Gen</u> Address <u>Fitch House LLC</u> <u>61 Jane St. apt 4c</u> City, State & Zip <u>New York, NY 10014</u>	Telephone: <u>212 691-3229</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>140<sup>00</sup></u>
Current legal use (i.e. single family) <u>multi-family (2 units)</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>Replace existing decks off 2nd floor with more substantial construction. Replace existing stoop leading to 1st floor with a porch under the deck. (see photo)</u>		
Contractor's name: <u>Patrick Richards</u> Address: <u>52 Elmwood Ave</u> City, State & Zip <u>S. Portland, ME 04106</u> Telephone: <u>210-0045</u> Who should we contact when the permit is ready: <u>Patrick Richards</u> Telephone: " " " Mailing address: <u>52 Elmwood Avenue, S. Portland, ME 04079</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: Martica Sawin / Fitch House LLC Date: Nov. 26, 2007

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



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	016 J005001
<b>Location</b>	28 ST LAWRENCE ST
<b>Land Use</b>	TWO FAMILY

<b>Owner Address</b>	FITCH HOUSE LLC 61 JUNE ST # 4P NEW YORK NY 10014
----------------------	---------------------------------------------------------

<b>Book/Page</b>	23732/044
<b>Legal</b>	16-J-5 ST LAWRENCE ST 26-30 WATERVILLE ST 25-27 8964 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$164,700	\$152,300	\$317,000

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1875	Old Style	2	2922	0.206	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
4	2		8	Unfin	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
-------------	-----------------	-------------------	-------------	--------------	------------------

### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
03/06/2006	LAND + BLDING	\$380,000	23732-044

### Picture and Sketch

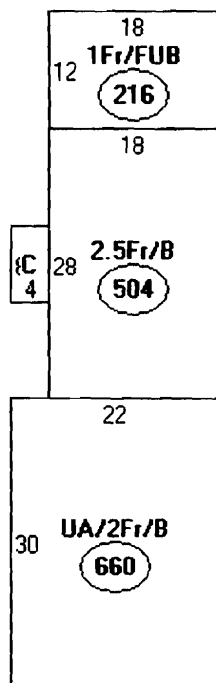
<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
----------------	---------------	----------------

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**





Descriptor/Area

A: UA/2Fr/B  
660 sqft

B: 2.5Fr/B  
504 sqft

C: MT  
32 sqft

D: 1Fr/FUB  
216 sqft



NOTES ON MATERIALS AND INSTALLATION:

CONCRETE FOOTINGS: MIN. 8" HIGH AND 2X SIZE OF PIER BASE.  
SET FOOTING ON GRAVEL ON UNDISTURBED SOIL. BOTTOM OF FOOTING 4' MIN. BELOW GRADE.

CONCRETE PIERS: TAPERED SQUARE PIERS; SET TOPS OF PIERS 18" ABOVE GRADE,  
AND LEVEL WITH EACH OTHER (NO PRESSURE-TREATED WOOD FOR POSTS)  
CONNECT POSTS WITH POST BRACKETS; POST END WILL NOT REST ON CONCRETE.

2X 8 MIN. LEDGER BOARD: PRODUCT TO BE TIMBERSIL WOOD. OPEN WALL OF HOUSE AT LEDGER  
LOCATION AND REVIEW WITH ARCHITECT BEFORE PROCEEDING WITH INSTALLATION OF LEDGER BOARD.  
ASSUME 1/2" X 6" LAG BOLTS 16" OC.

6X6 CEDAR POSTS: ORDER FROM OWNER'S SUPPLIER. 16' LENGTHS OR SLIGHTLY OVER.

BEAMS/GIRDERS: PRODUCT TO BE 2X TIMBERSIL WOOD.

JOISTS: MATERIAL TO BE 2X TIMBERSIL. SHIMS BELOW DECK (FOR SLOPE) ALSO TO BE TIMBERSIL.

RIM JOISTS: MATERIAL TO BE 2X TIMBERSIL

DECKING—SECOND FLOOR: MATERIAL TO BE 5/4 X 6 TIMBERSIL. SPACING AS CLOSE AS POSSIBLE PER MANUF. RECOMMENDATIONS.

DECKING—FIRST FLOOR: MATERIAL TO BE TIMBERSIL TONGUE AND GROOVE PORCH FLOORING (3/4" X 3" ACTUAL SIZE).

RAILING CAPS TO BE DETERMINED—CEDAR OR IPE

BALUSTERS — MATERIAL TO BE 2X2 TIMBERSIL. MAX. SPACING IS 4" ON CENTER, NOT 4" CLEAR.

STAIR STRINGERS, TREADS AND RISERS: MATERIAL TO BE TIMBERSIL WOOD.

SHED/STORAGE

FASTENERS: ALL FASTENERS ON THIS PROJECT SHALL BE DOUBLE-DIPPED GALVANIZED OR STAINLESS STEEL.

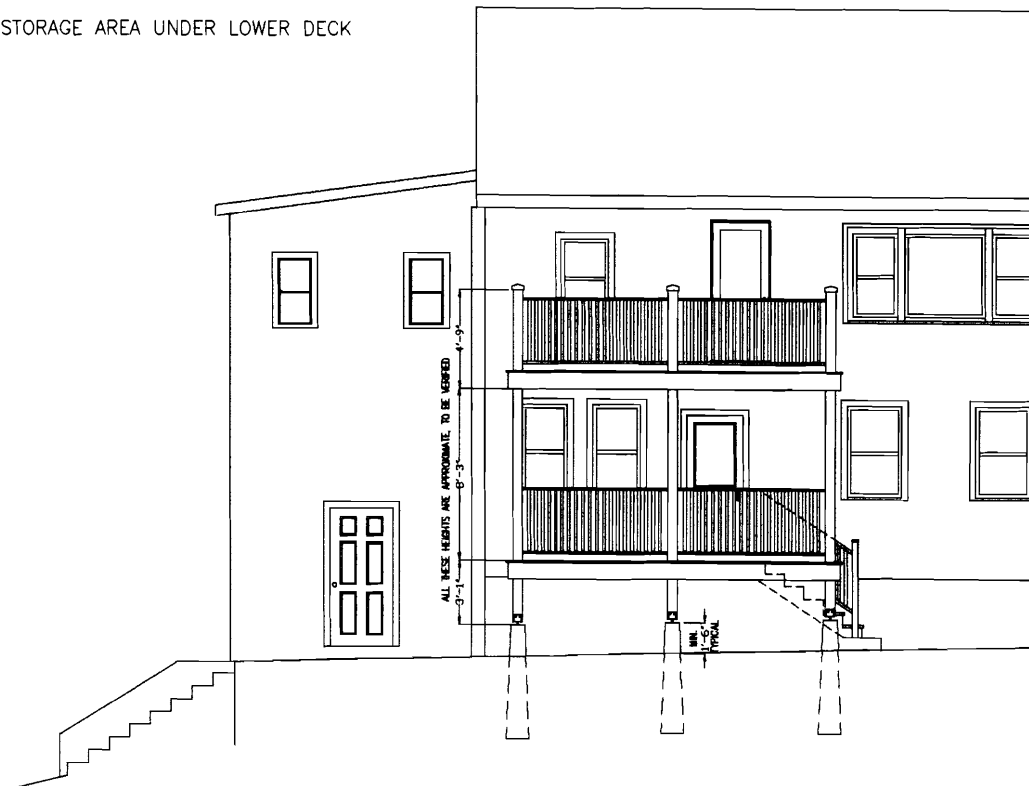
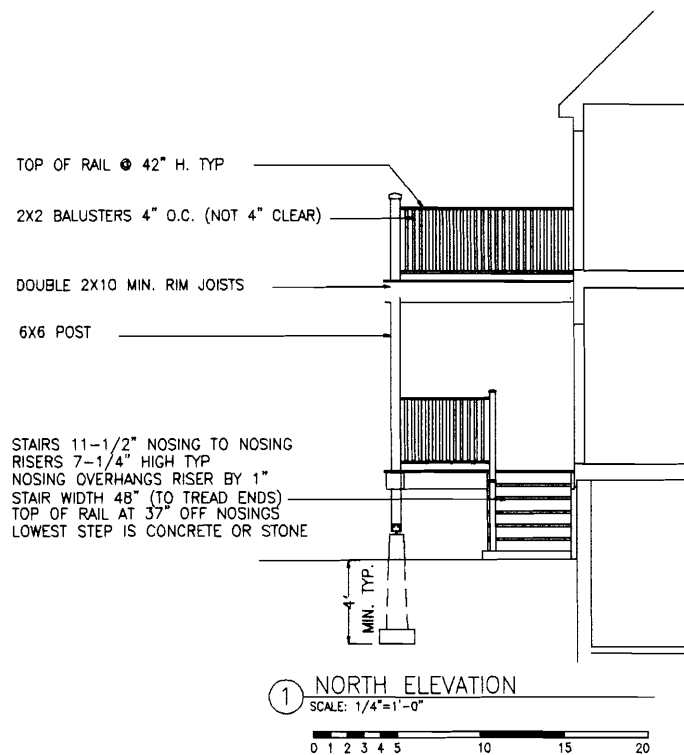
UNDER-DECK DRAINAGE TO BE 5/8" ADVANTECH COVERED IN A DOUBLE LAYER OF TAR PAPER. SEE DETAIL.

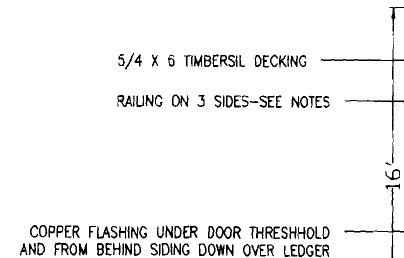
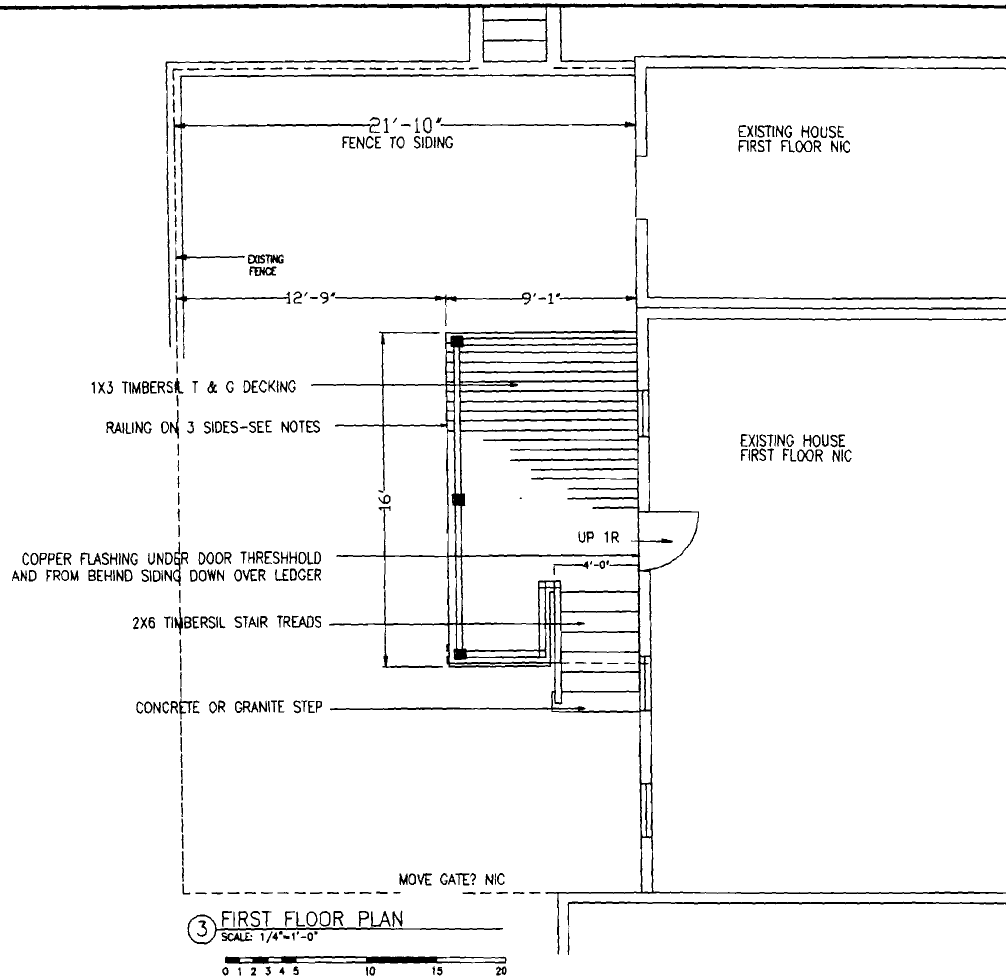
UNDER-DECK ENCLOSURE AT FIRST FLOOR TO BE DETERMINED. SOUTH HALF TO BE USED FOR STORAGE

USE PERMAPAVE 12 X 12 X 2 PAVERS—GRAY—ON 4" CRUSHED GRAVEL AT STORAGE AREA UNDER LOWER DECK

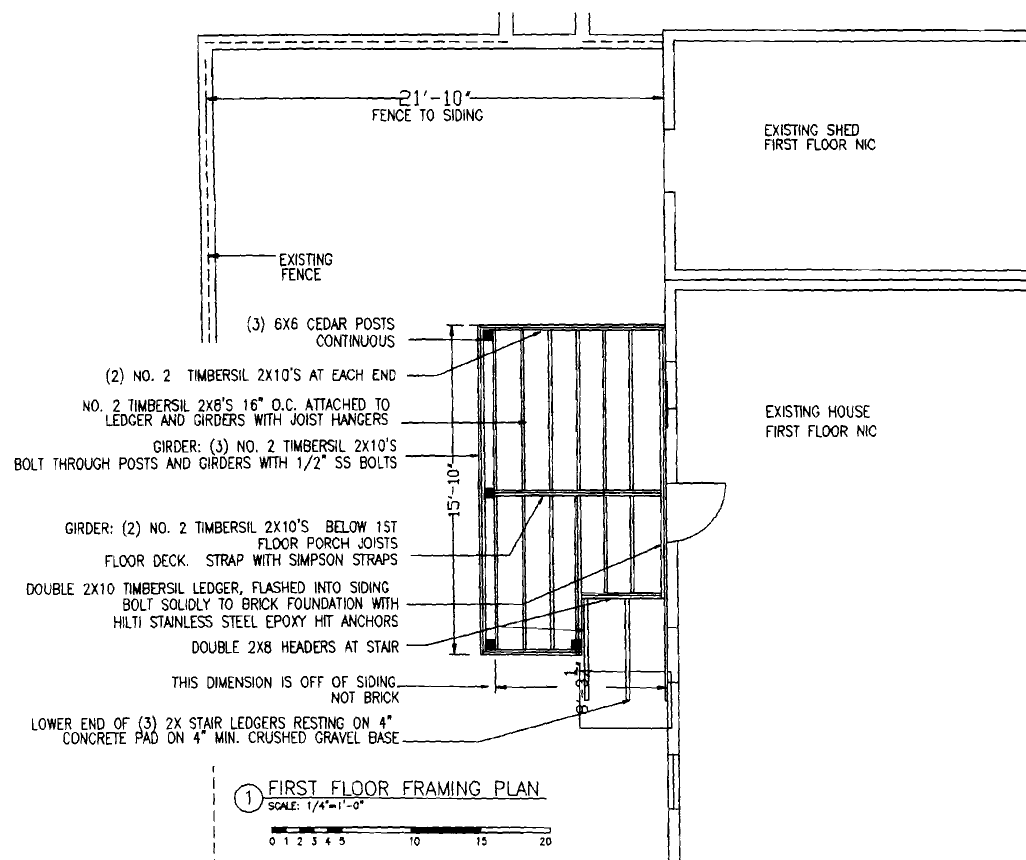
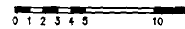
NOTE ON TIMBERSIL: TIMBERSIL IS A SOUTH SODIUM SILICATE IN PLACE OF THE TRADITION MADE TO BE SUITABLE FOR USE IN PLACE O OWNER CAN PROVIDE PRODUCT LITERATURE F

SEAL TIMBERSIL PRODUCTS WITH SEALER/MOL

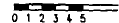


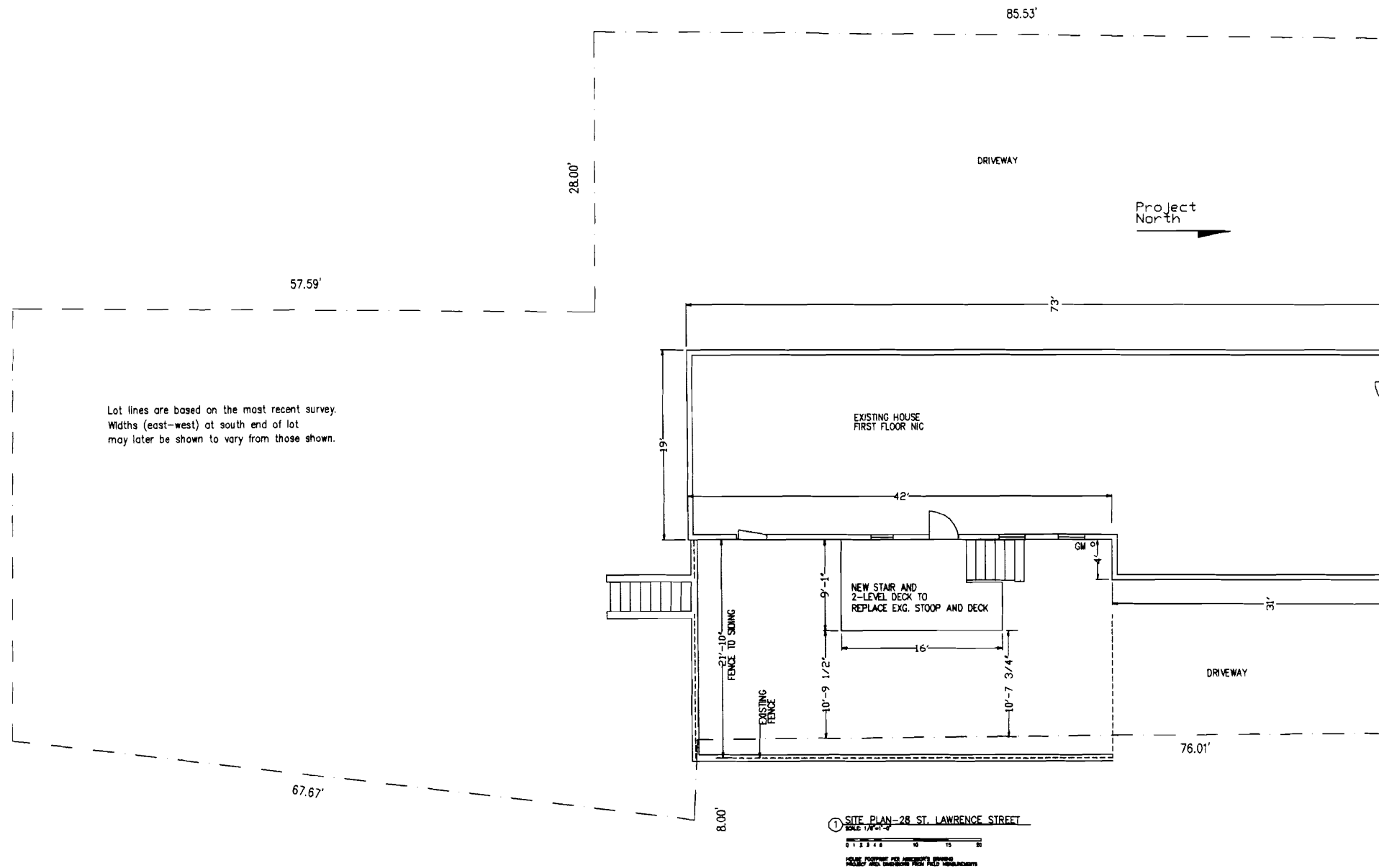


④ SECOND FLOOR PL  
SCALE: 1/4"=1'-0"



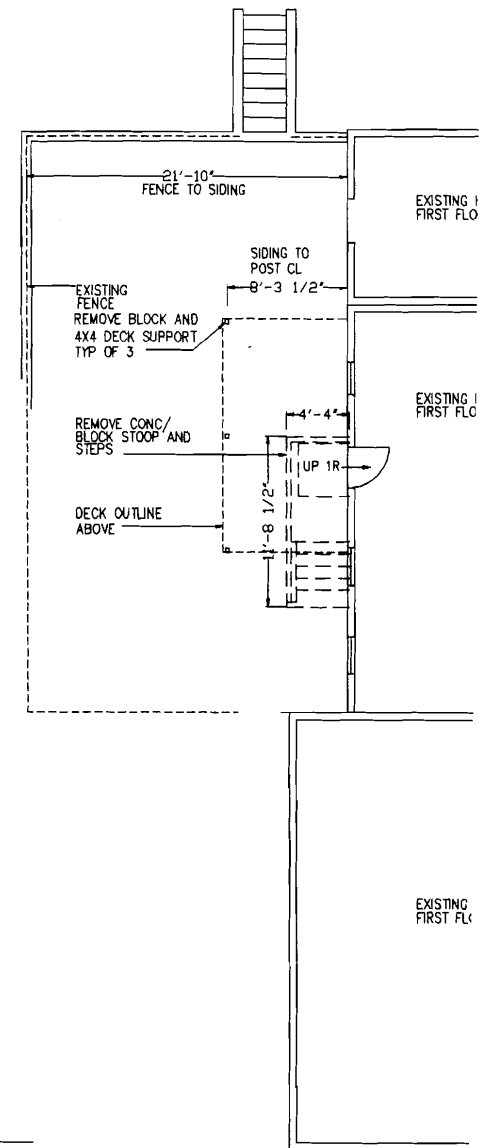
② SECOND FL  
SCALE: 1/4"=1'-0"





Entry Porch and 2nd floor Deck, 28 St. Lawrence Str  
Martica Sawin, Owner November 17, 2007 FOR FILING ON

REMOVE UPPER DECK AND SUPPORTS, CONC STAIR AND BLOCK WALLS,  
AND DOOR AWNING AS PER DEMOLITION PLANS.



1 FIRST FLOOR DEMOLITION  
SCALE 1/8\"/>

HOUSE FOOTPRINT PER ASSessor'S DRAWING  
STOOP AREA DIMENSIONS FROM FIELD MEASUREMENTS