

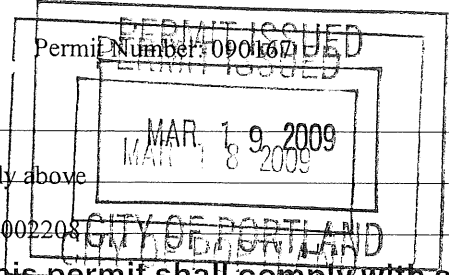
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached



This is to certify that DOCTOROFF MARK G /Rusted Puffin Metal Works/ Alan Kronk
 has permission to Condo Units 307 & 208 - Add spiral staircase unit #208 to unit 307 directly above
 AT 15 BROWN ST CBL 037 1002208

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.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Santora
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name _____

James Burke 3/19/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ 3rd 20 09 _____

Received from Walter B. Rinaldi

Location of Work 1500 238-37

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 120

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 37 I 22

Check #: 2501 **Total Collected \$** 120

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If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0167	Issue Date:	CBL: 037 1002208
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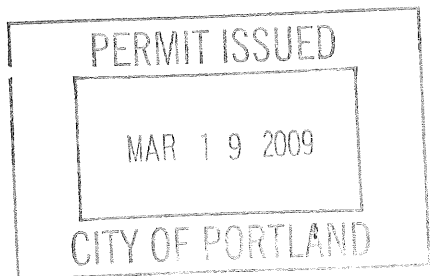
Location of Construction: 15 BROWN ST	Owner Name: DOCTOROFF MARK G	Owner Address: PO BOX 513	Phone:
Business Name:	Contractor Name: Rusted Puffin Metal Works/ Alan Kr	Contractor Address: 361 Cassidy Point Portland	Phone 2076507336
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: B-3

Past Use: Condo Units 307 & 208	Proposed Use: Condo Units 307 & 208 - Add spiral staircase unit #208 to unit 307 directly above	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: R2 Type: 3B IBC-2003	

Proposed Project Description: Condo Units 307 & 208 - Add spiral staircase unit #208 to unit 307 directly above	Signature: <i>(KG)</i>	Signature: <i>AMB 3/19/08</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: Ldobson	Date Applied For: 03/05/2009	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 <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>OK with conditions</i> Date: <i>3/10/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved 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

03/27/09 CUT OUT Appcious to be okay
MAA

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0167	Date Applied For: 03/05/2009	CBL: 037 1002208
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Location of Construction: 15 BROWN ST	Owner Name: DOCTOROFF MARK G	Owner Address: PO BOX 513	Phone:
Business Name:	Contractor Name: Rusted Puffin Metal Works/ Alan Kr	Contractor Address: 361 Cassidy Point Portland	Phone (207) 650-7336
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Condo Units 307 & 208 - Add spiral staircase unit #208 to unit 307 directly above	Proposed Project Description: Condo Units 307 & 208 - Add spiral staircase unit #208 to unit 307 directly above
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/10/2009

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) The entire property shall remain a twenty-three residential condominiums and 4 commercial condominiums. Any change of use shall require a separate permit application for review and approval. This permit does not change the use of the property. Both of the two residential condominiums involved with this permit will remain separate dwelling units with an interconnecting stairway.
- 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:** Jeanine Bourke **Approval Date:** 03/19/2009

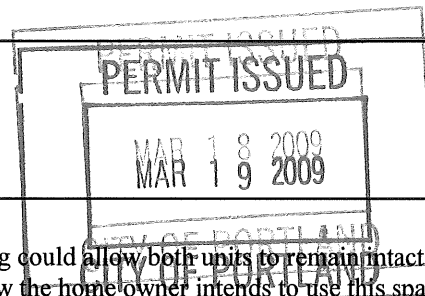
Note: **Ok to Issue:**

- 1) This permit approves a communicating spiral stairway between 2 dwelling units that will be utilized by 1 extended family per the letter from owner Mark Doctoroff dated 3/9/09. If the intended utilization of these 2 units changes a separate permit is required to restore the fire separation of the floor/ceiling assembly prior to such change. These units cannot be rented individually without such approvals.
- 2) The 3rd floor windows that border the spiral stair may need to be tempered per code.
- 3) After the exploratory phase, a framing detail for structural support of the floor is required for review prior to performing this work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/10/2009

Note: **Ok to Issue:**

- 1) Two means of egress are required from every story. "State Law"

**Comments:**

3/9/2009-mes: I met with Ann & Jeanie concerning this property. Zoning and building could allow both units to remain intact with an interconnecting stairway. I suggested that we get something in writing concerning how the home owner intends to use this space. I later called Mark G. Doctoroff and requested a letter from him concerning how the property is to be used.

3/10/2009-mes: I received a fax from the owner concerning the use of this property. It will remain two dwelling units with kitchens in both with an interconnection stairway.

3/18/2009-jmb: Left vmsg with Alan K. For details on windows in relation to new stair and if the 2x12 for the framing of opening are doubled all around or is there bearing to below. He called back and will get back with more information. Will need to put a condition on the framing detail.

Location of Construction: 15 BROWN ST	Owner Name: DOCTOROFF MARK G	Owner Address: PO BOX 513	Phone:
Business Name:	Contractor Name: Rusted Puffin Metal Works/ Alan Kr	Contractor Address: 361 Cassidy Point Portland	Phone (207) 650-7336
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

3/19/2009-jmb: Al K. Called back to inform the existing windows are 21" off the floor and there are 2- 2' x 6'. Ok to issue with conditions



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: #208 ¹⁵ BROWN ST. E 307		
Total Square Footage of Proposed Structure/Area 1,275 ⁷ APARTMENT SIZE	Square Footage of Lot	Number of Stories 3
Tax Assessor's Chart, Block & Lot Chart# 37 Block# I Lot# 22	Applicant * must be owner, Lessee or Buyer* Name MARK DOCTOROFF Address #208 ¹⁵ BROWN ST City, State & Zip PORTLAND ME 04101	Telephone: 917-885-9268 WK 212-622-1878 cell
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 10,000. ⁰⁰ C of O Fee: \$ _____ Total Fee: \$ 120
Current legal use (i.e. single family) SINGLE FAMILY CONDO Number of Residential Units 14 If vacant, what was the previous use? _____ Proposed Specific use: SINGLE FAMILY Is property part of a subdivision? _____ If yes, please name _____ Project description: ADD SPIRAL STAIRCASE FROM UNIT # 208 TO UNIT # 307 DIRECTLY ABOVE.		
Contractor's name: ALAN KRONK - RUSTED PUFFIN METAL WORKS Address: 361 CASSIDY POINT City, State & Zip: PORTLAND, MAINE 04102 Telephone: 347-6281 Who should we contact when the permit is ready: ALAN KRONK Telephone: 650-7336 Mailing address: 361 CASSIDY POINT, PORTLAND ME 04102		

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.

MAR - 5 2009

Signature: [Signature] Date: 2-26-09

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

March 9, 2009

Attn: Marge
Portland City Hall

Via Facsimile: (207) 874-8716

From: Mark G. Doctoroff
Units 208 & 307
15 Brown Street
Portland, Maine 04101

RE: 15 Brown Street, Unit #208 & #307 / Proposal for Internal Staircase

Dear Marge:

As per our conversation, I wanted to clarify our intentions and use of our proposal to construct a spiral staircase between our two units at 15 Brown Street, Portland, ME – units #208 and #307 that are directly on top of each other.

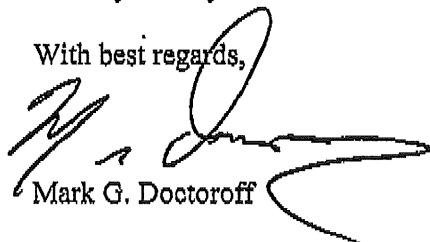
We utilize both units as a second home/vacation home. We have no intention to rent out either unit at anytime as we expect to continue to use both units as a vacation residence. Actually, at the time we put a deposit on unit#208 in 2003, in the pre-construction phase of the building, we had thought about also making an offer on unit#307, but at the time it was already reserved by another party. As the units came to completion, the party that had reserved #307 dropped out and we were able to purchase the unit above #208, but all the construction had already been completed. We had planned to at some point in the future combine the units. Since acquiring unit #307, we have kept it vacant with the intent to do so until we were able to construct a staircase between the units.

Going forward, once the proposed staircase is installed, we intend to use the extra room in unit #307 for guest bedrooms for family members and our own children. The use will only be for our own family, and we will not be offering the units for rental or use by others at anytime.

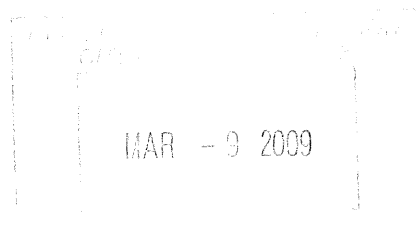
Please do let me know if you have any further questions pertaining to our permit proposal as I would be happy to answer them. My direct number is (917) 885-9268 (cell) or (212) 622-1878 (office).

Thank you for your kind attention to our permit application.

With best regards,



Mark G. Doctoroff



MAR - 9 2009

15 Brown St 3/9/09

NBOIA
MARCH 19B
Cole Farms

Still A two D.U

Letter from owner

~~both units~~

Address is it
used full time

Not rented out

Not IS this a primary
residence
Not his residence

the sep between

Not intended to separately rent

certifying an
internal connection

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

Card Number 1 of 1
 Parcel ID 037 I002208
 Location 15 BROWN ST
 Land Use RESIDENTIAL CONDO

Owner Address DOCTOROFF MARK G
 15 BROWN ST # 208
 PORTLAND ME 04101

Book/Page 24350/135
 Legal 37-I-2
 BROWN ST 15
 CONGRESS ST 490-494
 KIMBALL COURT CONDO # 208

Current Assessed Valuation

Land	Building	Total
\$58,400	\$233,600	\$292,000

Property Information

Year Built 1870	Style Condo	Story Height 1	Sq. Ft. 1275	Total Acres 0		
Bedrooms 2	Full Baths 1	Half Baths 1	Total Rooms 4	Attic None	Basement Pier/slab	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 09/08/2006	Type LAND + BLDING	Price \$401,725	Book/Page 24350-135
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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.



#208 / #307¹⁵ BROWN STREET

Project: ADD 12' SPIRAL STAIRCASE BETWEEN APARTMENTS # 208 & # 307. APARTMENT # 307 IS DIRECTLY ABOVE # 208. BOTH HAVE THE SAME OWNER.

* SPIRAL STAIRS HAVE BEEN BUILT TO MEET ALL CODE REQUIREMENTS

- 34" RAILING HT
- TREADS PROPER DESIGN & WIDTH
- 4" SPACING BETWEEN BALUSTRADES
- 7.5" RISER
- APROX. 450 LBS. TOTAL WEIGHT

* NO WALLS WILL BE TOUCHED DURING CONSTRUCTION

* FLOOR CUTOUT IS 6'2" x 6'2"
NO ELECTRICAL - PUMPING - OR HVAC IN THIS AREA.

* MEETS REQUIREMENTS

2003 INTERNATIONAL RESIDENTIAL CODE

R311.5 STAIRWAYS

R311.1 MEANS OF EGRESS

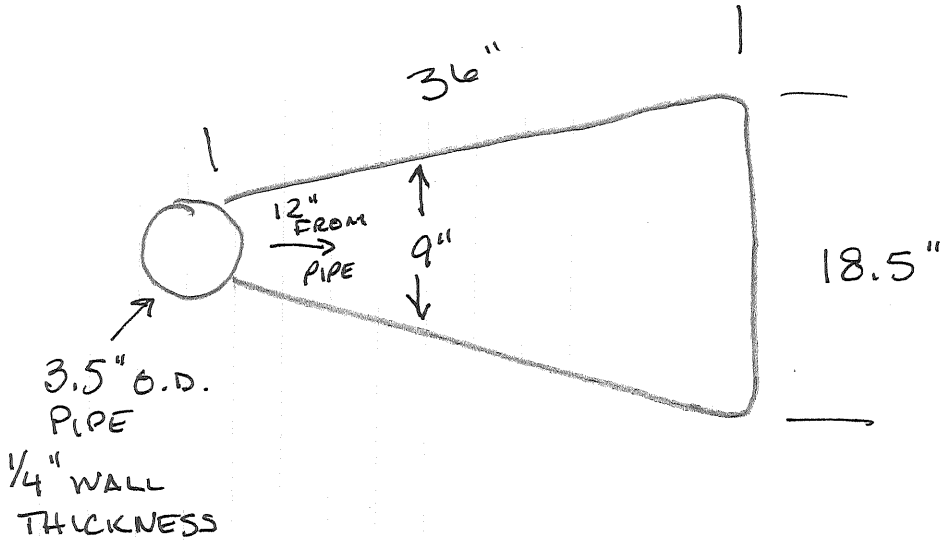
* STAIRCASE BUILT BY METAL WORKER
ALAN KRONK WHO HAS 22 YRS. EXPERIENCE.
650-7336

CONSULTED:

* STRUCTURAL INTEGRITY ENGINEERS, INC. - WEIGHT LOAD
KAPLAN THOMPSON ARCHITECTS - FIRE CODES
- EGRESS
- DESIGN

* BOTH APARTMENTS ARE CURRENTLY OCCUPIED ~~WITH~~
AND HAVE OCCUPANCY PERMITS

SPIRAL THREAD LAYOUT



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.

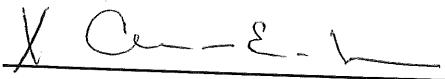
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

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.

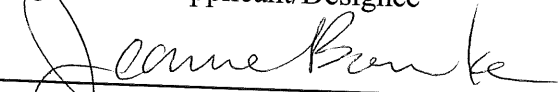
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

X 

Signature of Applicant/Designee

3-19-09

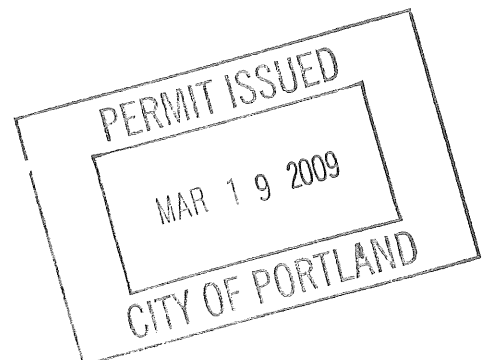
Date



Signature of Inspections Official

3/19/09

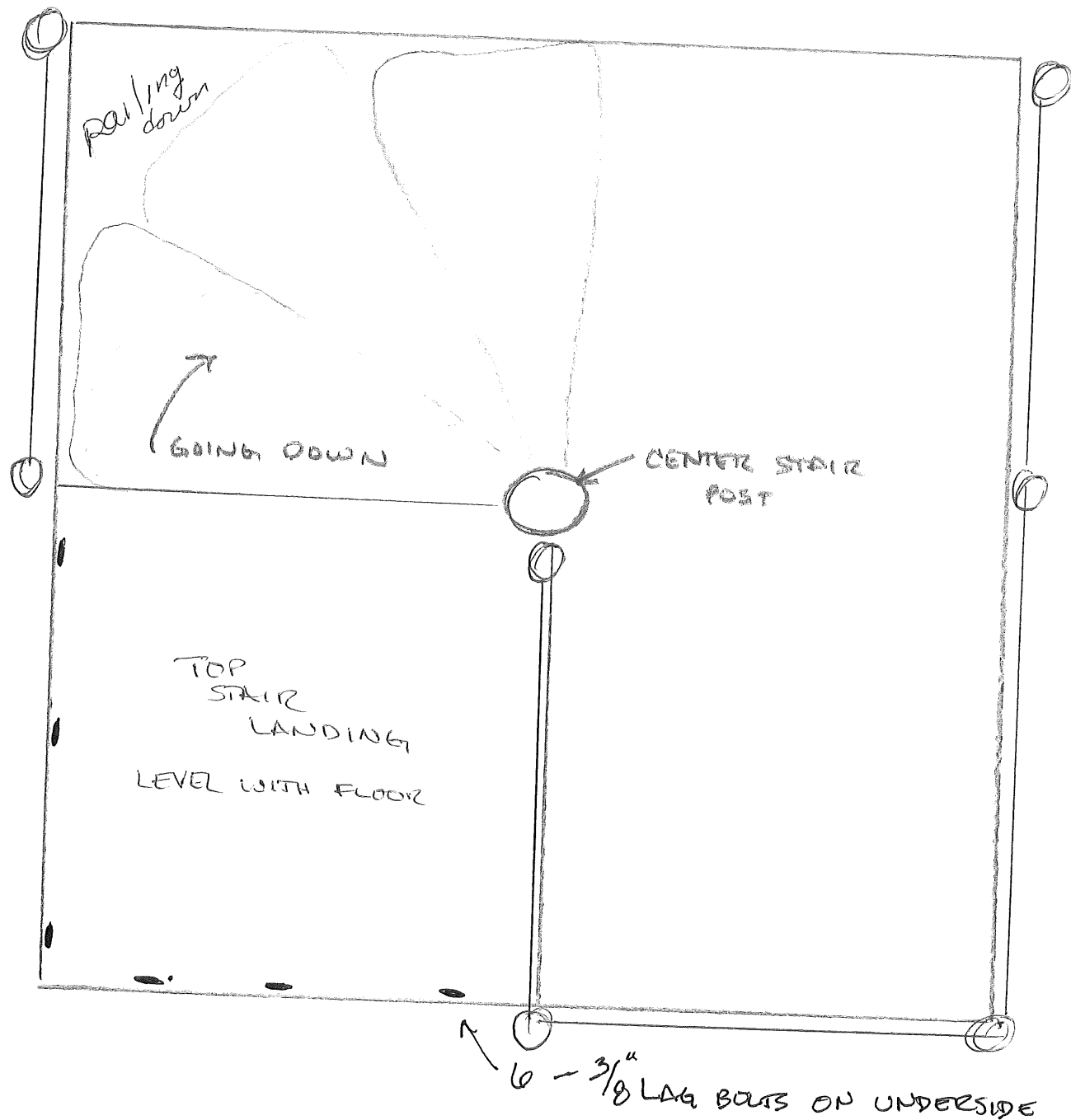
Date



RAILING LAYOUT

TOP LANDING, APT. # 307

- * 36" TALL
- * 2" S/S PIPE CAP/HAND RAILING
- * 1/2" PIPE HORIZONTAL BALUSTRADES @ 4" CENTERS



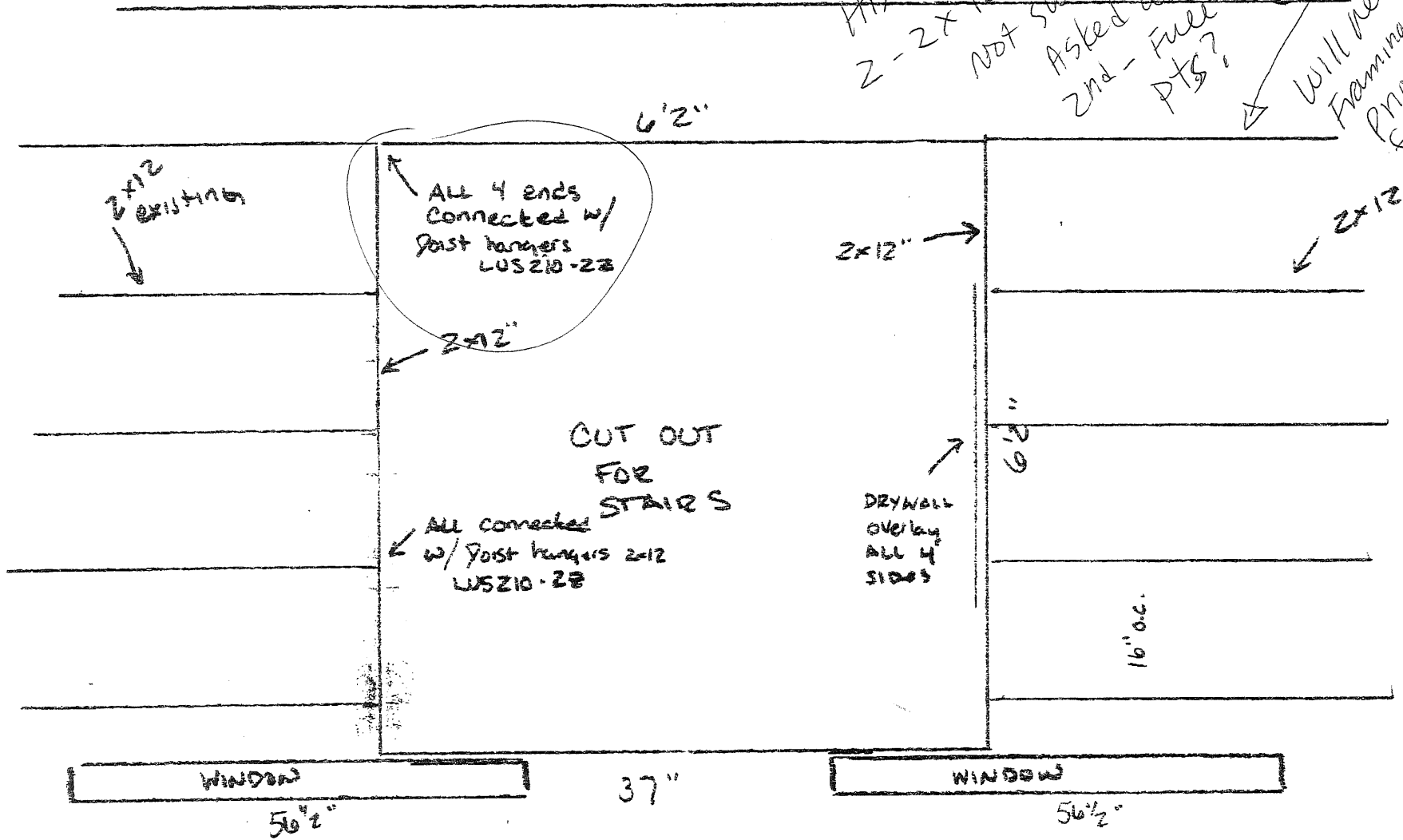
FRAMING PLAN

3/18/09 Tel/Con
w/ ALK

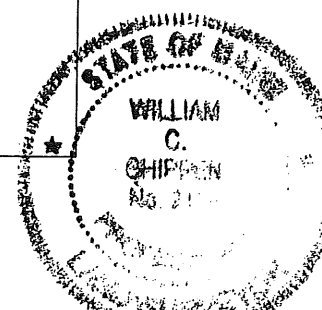
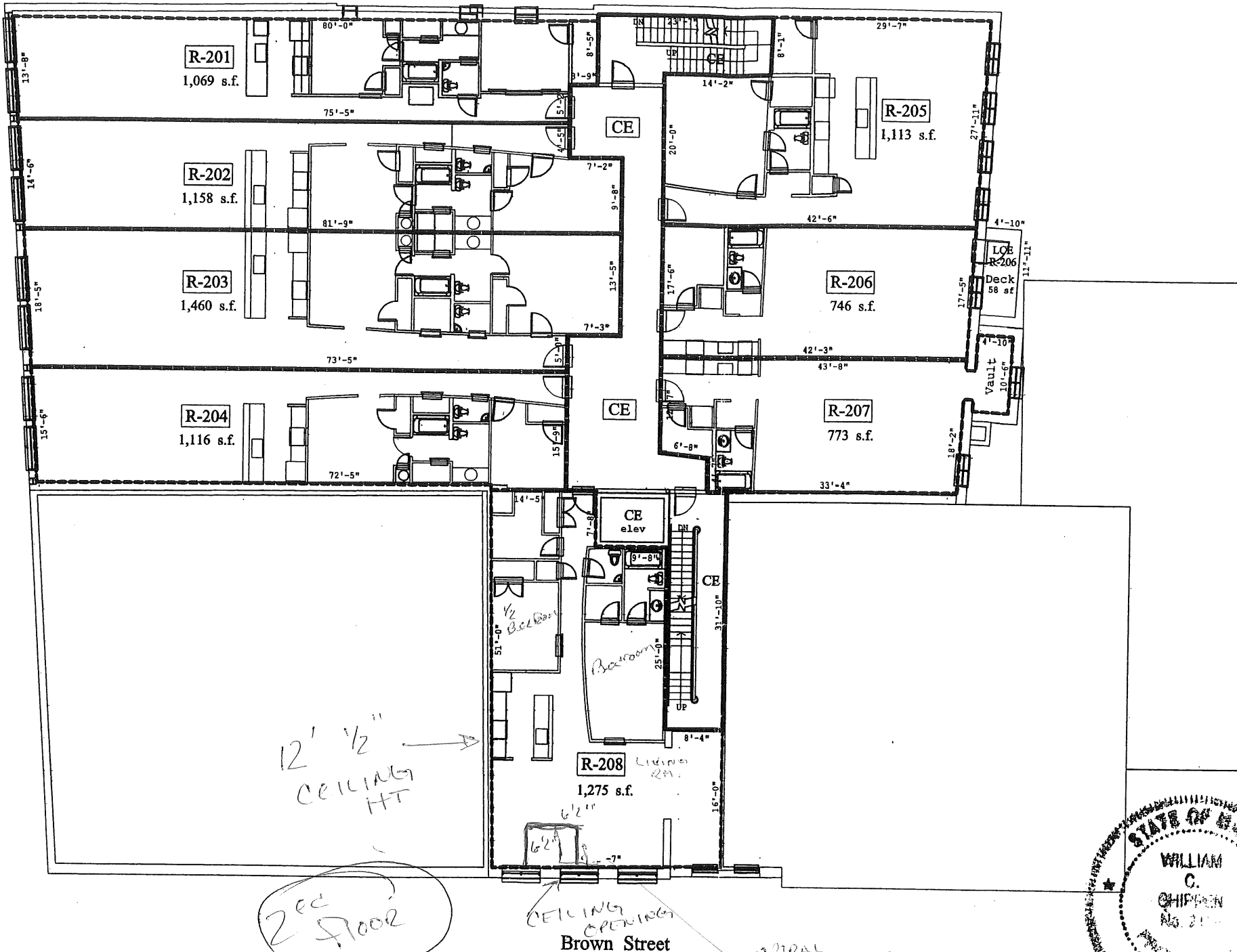
This plan is to run
2 - 2x12 all around
not sure if existing is 2x12

Asked about existing length of
2nd - Full to bearing
PTS?

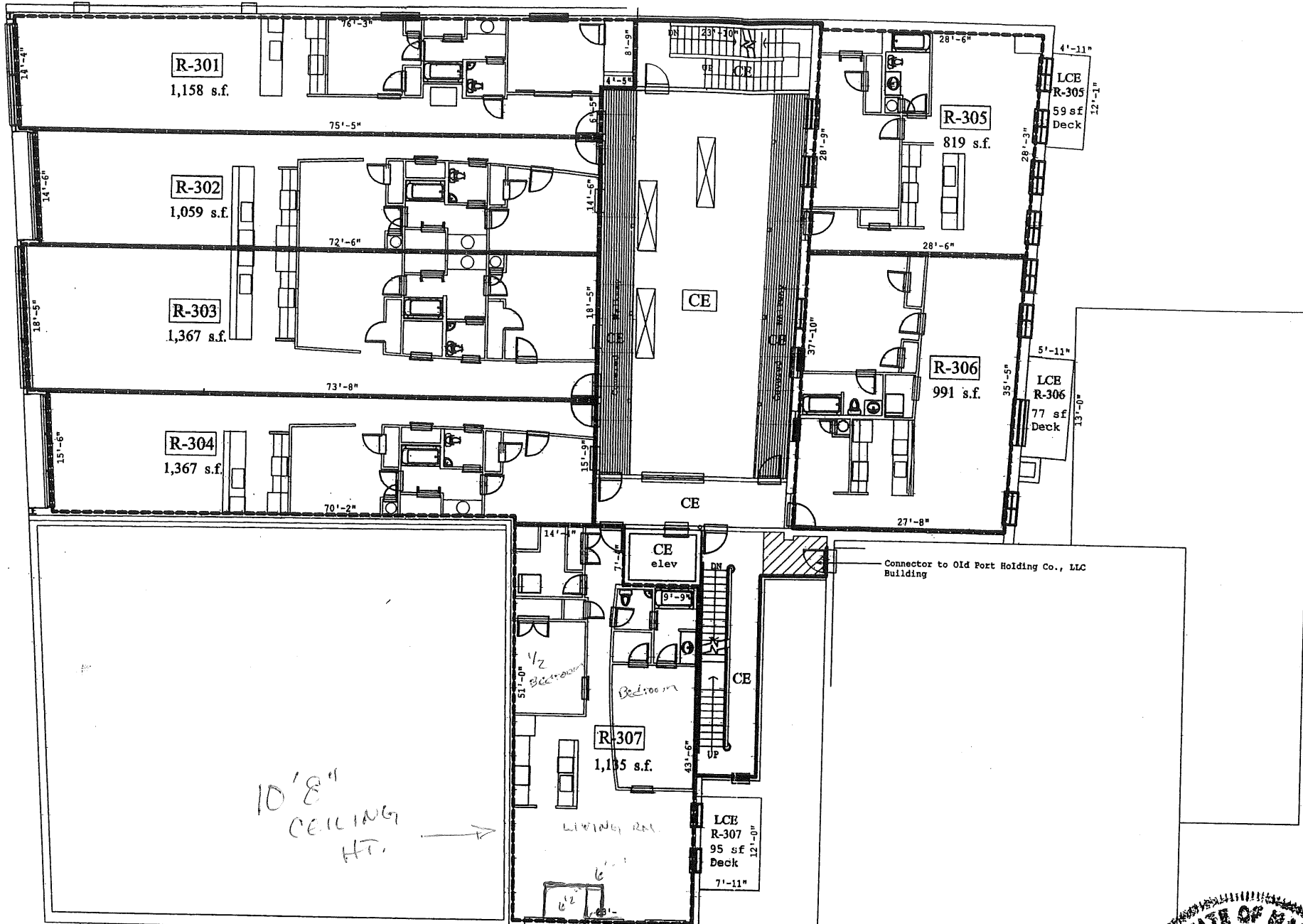
Will need
Framing detail
prior to work
for review
JMB



Congress Street

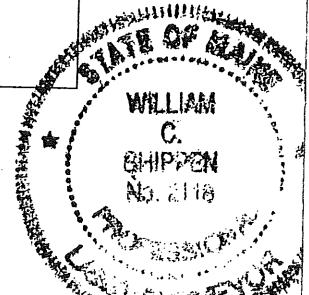


Congress Street

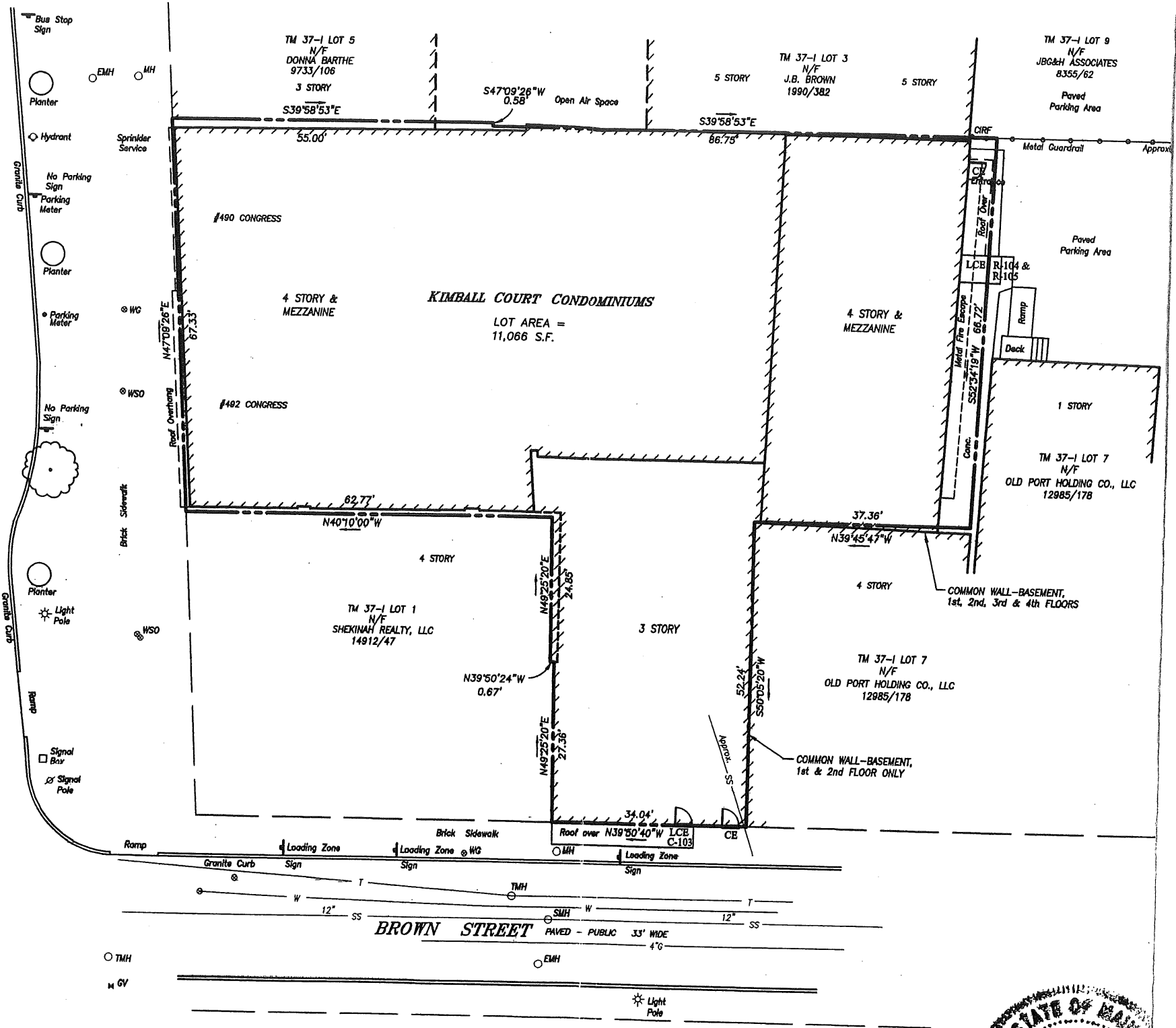


3RD FLOOR

Brown Street



CONGRESS STREET



PLAN REFERENCES

AN OF SPRING-MIDDLE ARTERIAL FOR CITY OF EN HASKELL, INC. (SEE FILE NO 7687P).

DEED FOR EASTMAN BROS. AND BANCROFT DATED BY E.C. JORDAN.

DEED AT PORTLAND, MAINE MADE FOR CITIES SERVICE ED MAY 1848 BY H.I. AND E.C. JORDAN.

DEED ROBINSON DATED JULY 27, 1883 BY E.C. JORDAN.

DEED AT PORTLAND, MAINE MADE FOR ABRAHAM RIL 5, 1848 BY H.I. AND E.C. JORDAN.

DEED AT PORTLAND, MAINE MADE FOR ABRAHAM KAPLAN 1 BY H.I. AND E.C. JORDAN.

DEED AT PORTLAND, MAINE MADE FOR LAUDALENA 1 MARCH 22, 1886 BY H.I. AND E.C. JORDAN.

DEED AS DRAWINGS 151 FROM THE RECORDS OF DAN.

DEED U. AUTHORITY GENERAL PLAN PART 2 BROWN STREET CITY DRAWING 484/8.

NOTES

1. THE KIMBALL BUILDING, LLC 480 CONGRESS STREET, - C.C.R.D. BOOK 21272 PAGE 81

2. AS LOT 2, BLOCK 1, ON THE CITY OF PORTLANDS 17.

3. REFERENCED ON PLAN REFERENCE 1.

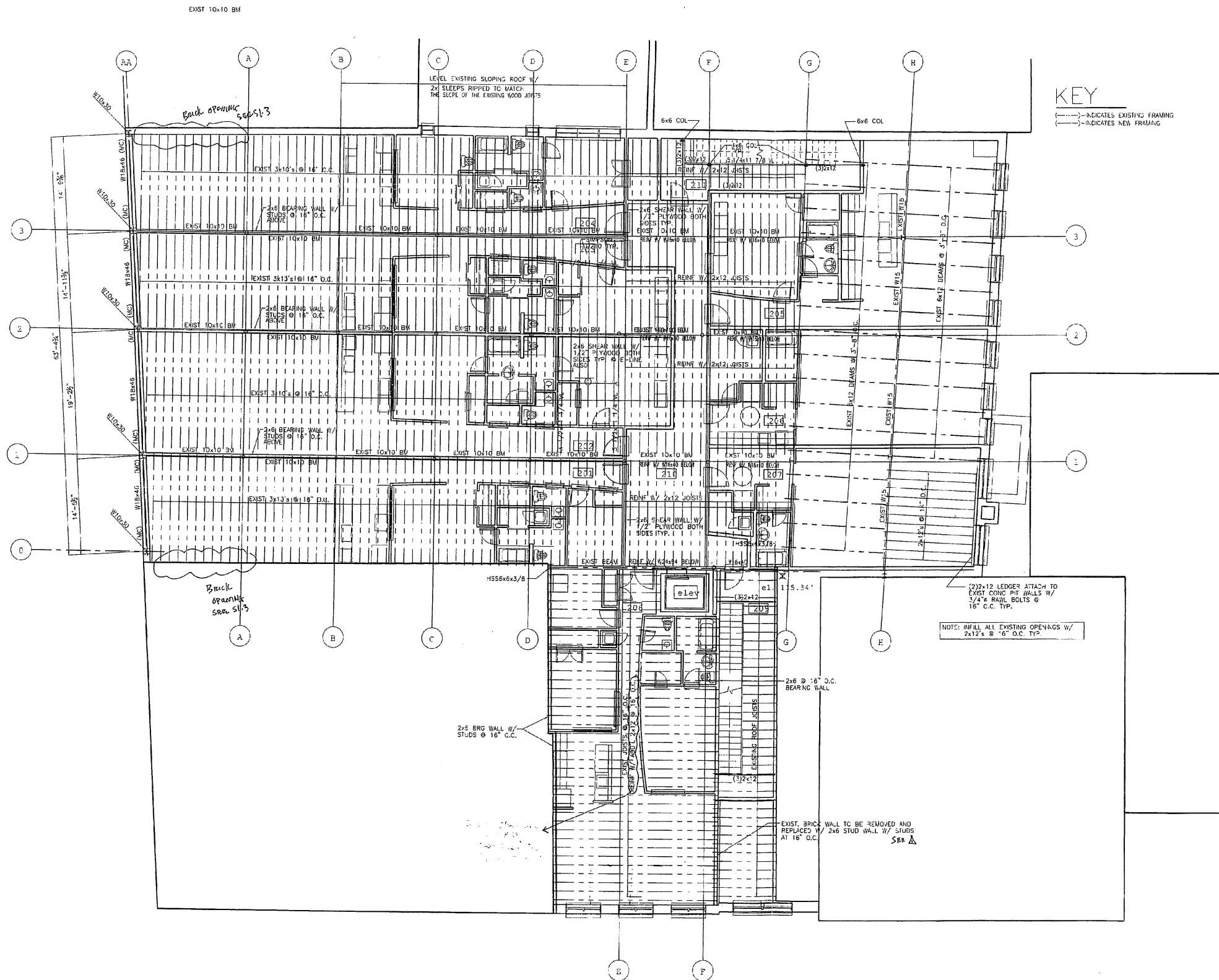
4. DIMENSIONS SHOWN ARE BASED ON THE DEEDS OF RECORD FORMED BY H.I. AND E.C. JORDAN. THESE LINES MAY "PARTY WALLS" OR COMMON WALLS BETWEEN THE 1. MEASUREMENTS WERE TAKEN ON THE ROOF OF PORTION OF THE SURVEYED PARCEL WHICH APPEAR ON THE DEEDS. MEASUREMENTS WERE ALSO TAKEN ON FOUR STORY PORTION OF THE SURVEYED PREMISES. MEASUREMENTS MAY NEED TO BE TAKEN ON THE ROOFS PARCELS.

5. PARCEL DATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND COMMUNITY PANEL NO. 230051 0013 B EFFECTIVE 10/18.

6. DIMENSIONS TAKEN FROM VARIOUS LOTTERY PLANS AND RECORDS.

ZONING:
 THE PARCEL IS LOCATED WITHIN THE B3 ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE: NONE





THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. (MC) - INDICATES MOMENT CONNECTION.
2. ALL BEAMS AND COLUMNS ARE EXISTING UNLESS NOTED OTHERWISE.
3. (-) INDICATES EXISTING COLUMN W/ HSS+4x3/8 CONT TO THE FDN ON EACH SIDE.
4. ATTACH 1"x2" PLYWOOD TO SHEAR WALLS W/ NAILS @ 4" O.C. AT PANEL EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES SOLID.

THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L STRUCTURAL ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF L&L STRUCTURAL ENGINEERING SERVICES, INC.



490 Congress Street
Portland, Maine
Kimball Building, LLC
Portland, Maine
James Sterling AIA
Architect
142 High Street
Portland, Maine

FOR CONSTRUCTION

THIRD FLOOR FRAMING PLAN

S-1.4

SCALE: 1/8" = 1'-0"

DATE: JUNE 27, 2005

The headers required for the 16'-0" R.O. are as follows:

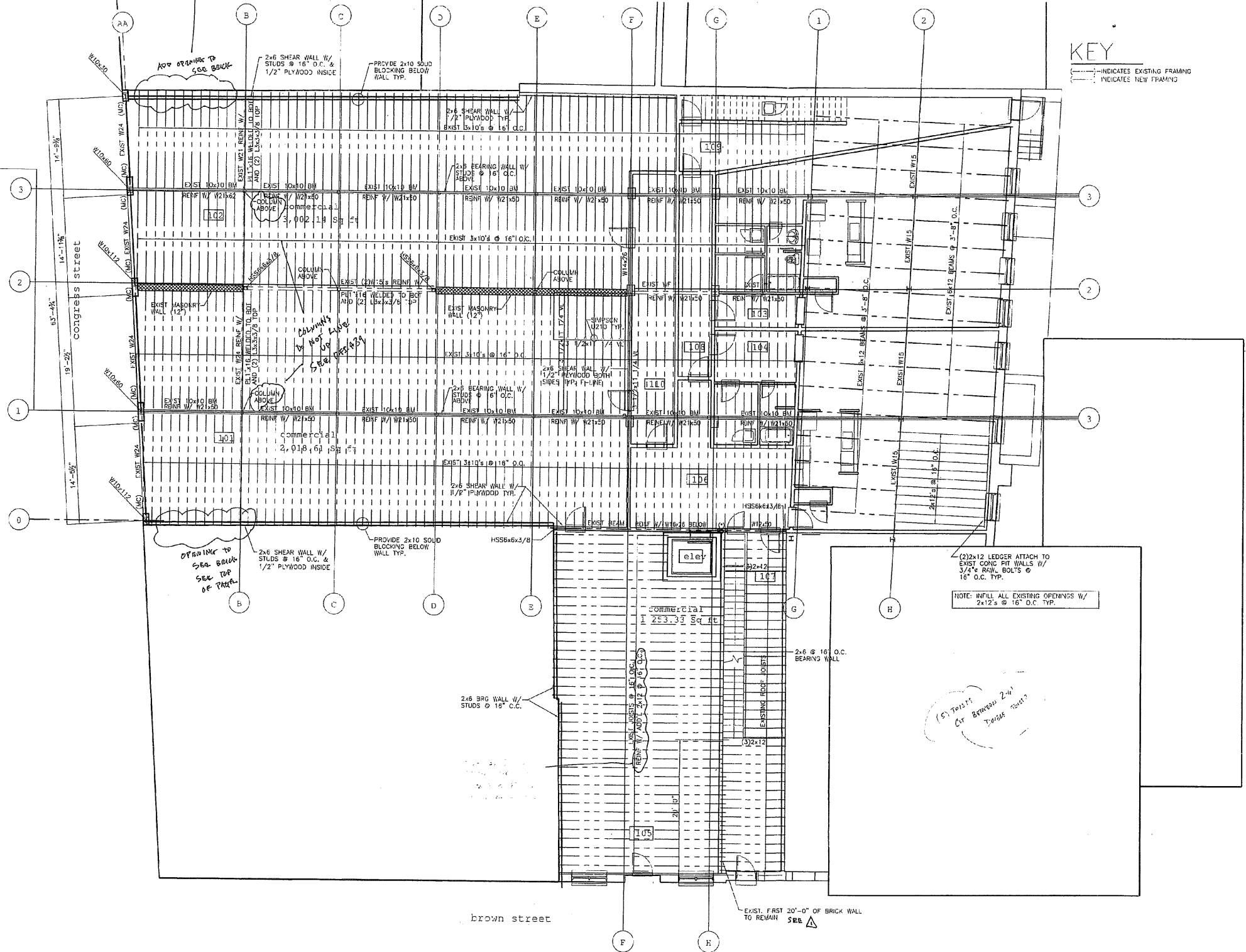
The upper most level - 3 14x16 Versa-lam
 The two lower levels - 5 14x14 Versa-lam

REV FROM MARK LEASURE
 10/6/05 010222

Also provide a (3) jack studs to support the 16" VL and then (4) jack studs for the others. Between level 1 & 2 support the jack studs w/ (6) 2X6 studs and install (3) 2X12 post in the basement below the (6) 2X6. Block the joist cavity solid below all posts.

NOTE: PROVIDE 2x6 SHEAR WALL CONTINUOUS TO ROOF AT THIS LEVEL TYPICAL. APPLY 1 LAYER OF 1/2" SHEET PLYWOOD EACH SIDE. BLOCK ALL PANEL EDGES SOLID.

KEY
 - - - - - INDICATES EXISTING FRAMING
 _____ INDICATES NEW FRAMING



SECOND FLOOR FRAMING PLAN

- 1/8" = 1'-0"
- NOTES: 1. (MC) - INDICATES MOMENT CONNECTION.
 2. ALL BEAMS AND COLUMNS ARE EXISTING UNO.
 3. (C) - INDICATES EXISTING COLUMN // HSS4x4x3/8 CONT TO THE FDN ON EACH SIDE.
 4. ATTACH 1/2" PLYWOOD TO SHEAR WALLS W/ // 6d NAILS @ 4" C.C. AT PANEL EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES SOLID.

THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L STRUCTURAL ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF L&L STRUCTURAL ENGINEERING SERVICES, INC.



490 Congress Street Portland, Maine Kimbal Building, LLC Portland, Maine James Sterling AIA Architect 142 High Street Portland, Maine	FOR CONSTRUCTION
SECOND FLOOR FRAMING PLAN	S-1.3
SCALE: 1/8" = 1'-0"	
DATE: JUNE 27, 2005	

Customer Installations



(Left) View from upper level showing optional dome center pole cap and well railing.



(Above) 5'6" Diameter BOCA Metal Kit with included triple in-between spindles, 1/4" aluminum handrail, closed tread ends, and optional flakeboard tread coverings. (Stair painted and treads carpeted by owner.) New Outlooks Construction Group, Hamilton Square, NJ



(Left) 6'0" Diameter Standard Metal Kit (22 1/2° treads) with optional oak tread & special shaped landing coverings, solid oak handrail with finger groove (Design A), double in-between spindles, continuous sleeves, closed tread ends, special shaped landing, dome center pole cap, and custom well railings with matching oak top. (Stair painted and treads & handrail stained by owner.) Robert A. Gilmour

Customer Installation

FOR GENERAL INFO



(Above) 5'6" Diameter Standard Metal Kit (22½° treads) with optional oak tread coverings, special shaped landing, 1¼" brass handrail & brass end caps, brass ball center pole cap, and well railings with brass tops. (Stair painted and treads stained by owner.) Keeler Design Associates, Chadds Ford, PA

(Above Right) View from upper level showing optional brass ball center pole cap and well railings with brass tops.

(Right) As with all of The Iron Shop's Metal Spiral Stair Kits, years later a simple change of accessories can create a completely new look for an existing stair! Same stair as above, with additional polished brass scroll end on existing 1¼" brass handrail and single in-between spindles with small scroll castings. (Stair repainted and treads restained by owner.) Keeler Design Associates, Chadds Ford, PA



3rd floor

STAIR
OPENING
HERE





2nd floor

STAIR CASE

STAIR CASE

HOTEL

STAIR CASE

HOTEL