

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FURMAN ROSWELL Y/Andrew Mayer

Located at

44 PARK ST

PERMIT ID: 2012-50421

ISSUE DATE: 04/17/2013

CBL: 044 B024001

has permission to **Installing stairs**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

A handwritten signature in black ink, appearing to be a stylized name, located below the right-hand box.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2012-50421

Located at: 44 PARK ST

CBL: 044 B024001

City of Portland, Maine - Building or Use Permit Application

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

ATT. 4a

Job No: 2012-11-5441- ALTCOMM	Date Applied: 11/20/2012	CBL: 044- B-024-001	
Location of Construction: 44-48 PARK ST	Owner Name: ROSWELL FURMAN	Owner Address: PO BOX 2 PORTLAND, MAINE 04112	Phone: 929-2800
Business Name:	Contractor Name: Andrew Mayer	Contractor Address: 37 MORNING ST PORTLAND MAINE 04101	Phone: (860) 884- 6485
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: R-6
Past Use: Four residential dwelling units	Proposed Use: Same: Four residential dwelling units – to replace front stairs within existing foot print	Cost of Work: \$7,000.00 Fire Dept: Signature: <i>[Signature]</i>	CEO District: Inspection: Use Group: <i>R-2</i> Type: <i>IBC 99</i> Signature: <i>[Signature]</i>
Proposed Project Description: Installing stairs		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>ok with conditions 11/27/12</i></p>	<p>Zoning Appeal</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>Historic Preservation</p> <p><i>with</i></p> <p><input type="checkbox"/> Not in Dist 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 checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>4/3/13</i></p> <p><i>Robert Wiener</i></p>

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 appication 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



General Building Permit Application

Entered 11/20/12 (18)

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.

2012-11-5411-Altcom

Location/Address of Construction: <u>48 Park Ave St R 6</u>		
Total Square Footage of Proposed Structure/Area <u>106 sq ft</u>	Square Footage of Lot <u>4930</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>0411</u> Block# <u>B024</u> Lot# <u>411</u> 0316 1003	Applicant: (must be owner, lessee or buyer) Name <u>Rosybell Jennifer Furman</u> Address <u>65 Town Farm Rd</u> City, State & Zip <u>Buxton ME 04065 or PO Box 2 Portland ME 04112</u>	Telephone: <u>207-929-2800</u>
Lessee/DBA <u>original correct</u>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>7,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>90</u>
Current legal use (i.e. single family) <u>4 unit Rental</u>	Dept. of Building Inspections City of Portland Maine	
If vacant, what was the previous use? <u>rent</u>	Number of Residential Units <u>4</u> <u>light 4 per new office</u>	
Proposed Specific use: _____	Is property part of a subdivision? <u>NO</u> If yes, please name _____	
Project description: <u>Brick 110 sq ft</u>		
Contractor's name: <u>Andrew Mayer</u>		Email: <u>chewsmayer@gmail</u>
Address: <u>37 Morning St</u>		Telephone: <u>(603) 884-6985</u>
City, State & Zip: <u>Portland ME 04101</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Andrew Mayer</u>		Telephone: _____
Mailing address: <u>37 Mornings Portland ME</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.

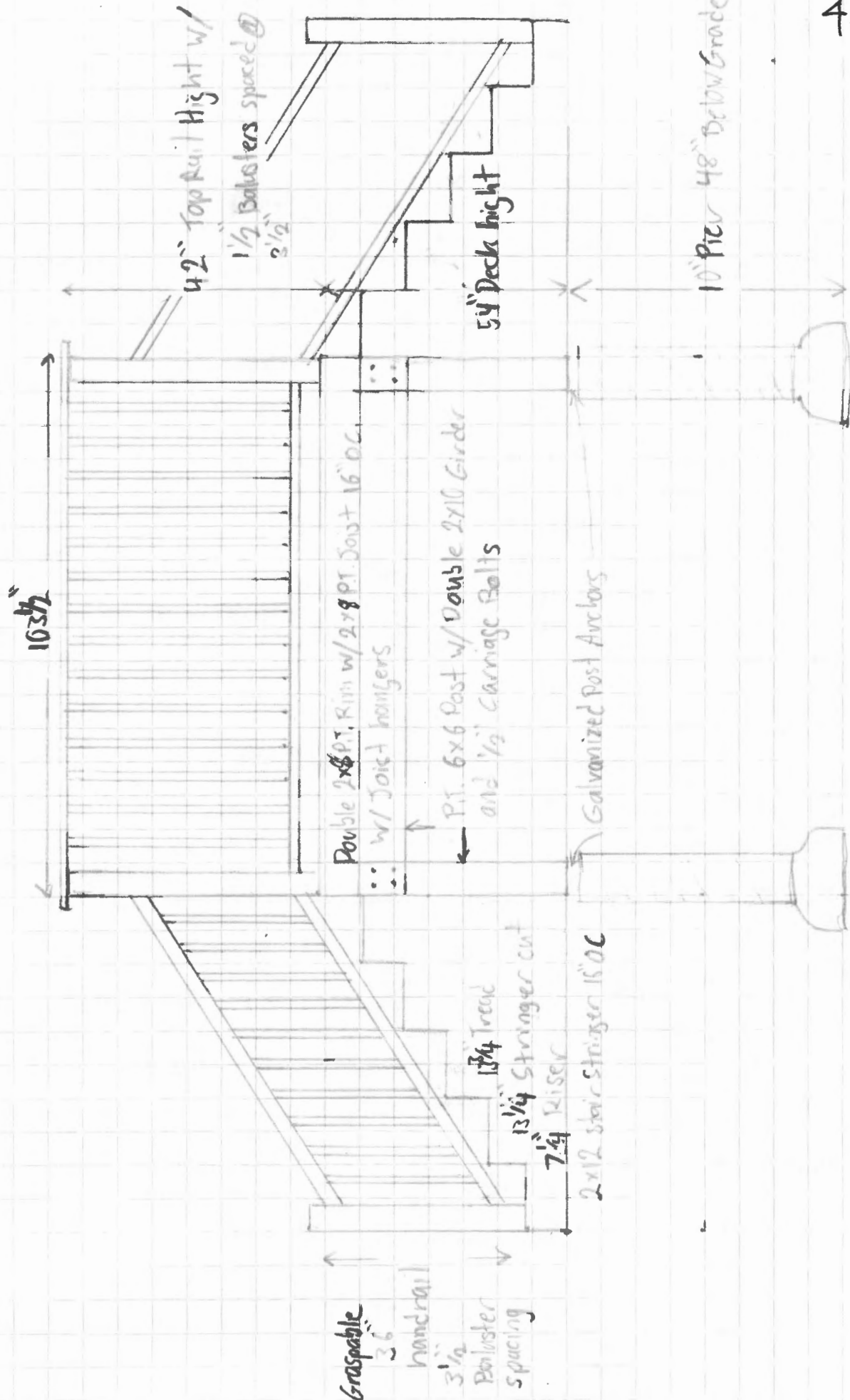
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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.

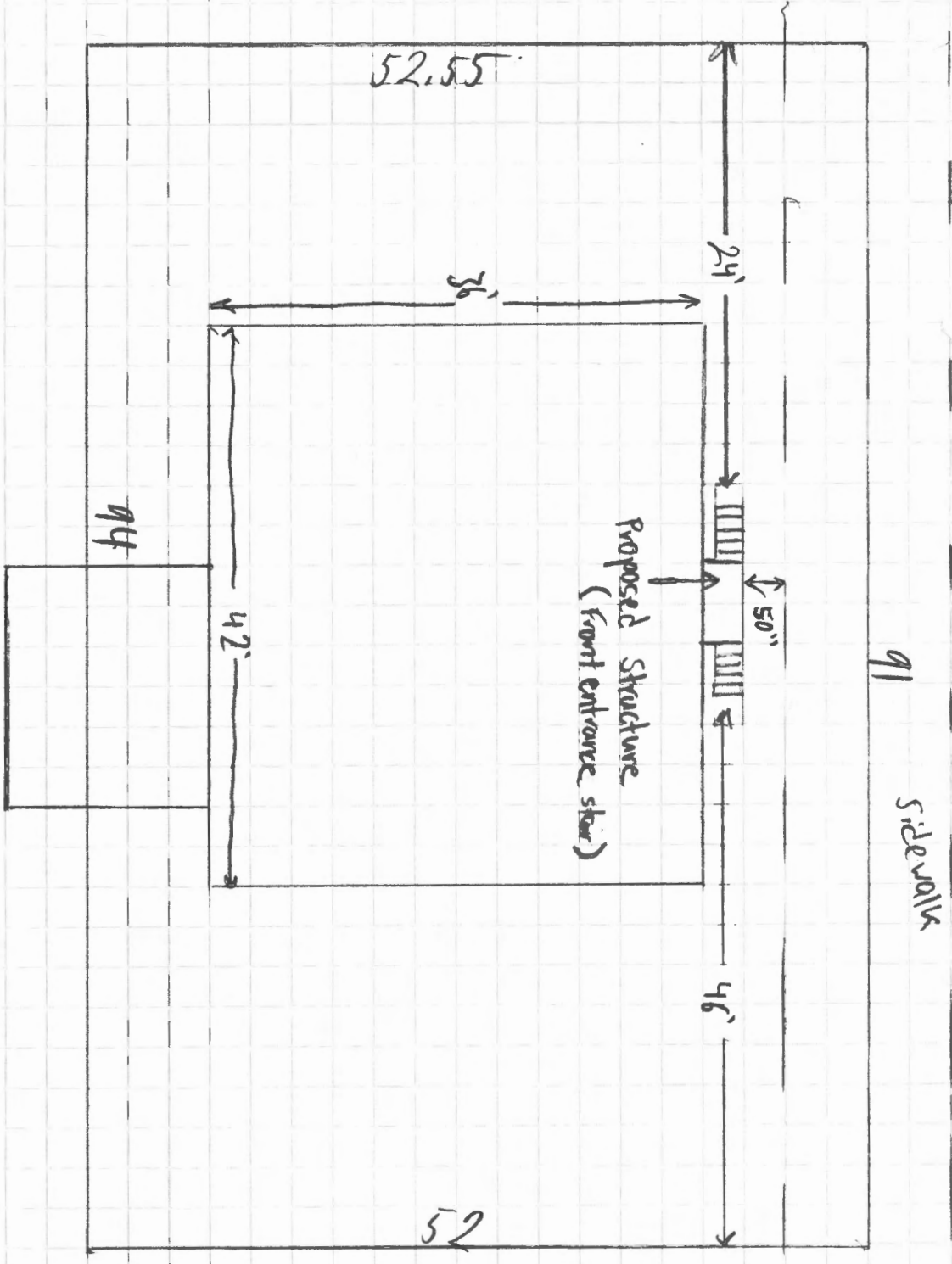
Signature: [Signature] Date: 11-19-12

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

Front Stairs 48 Park St Portland

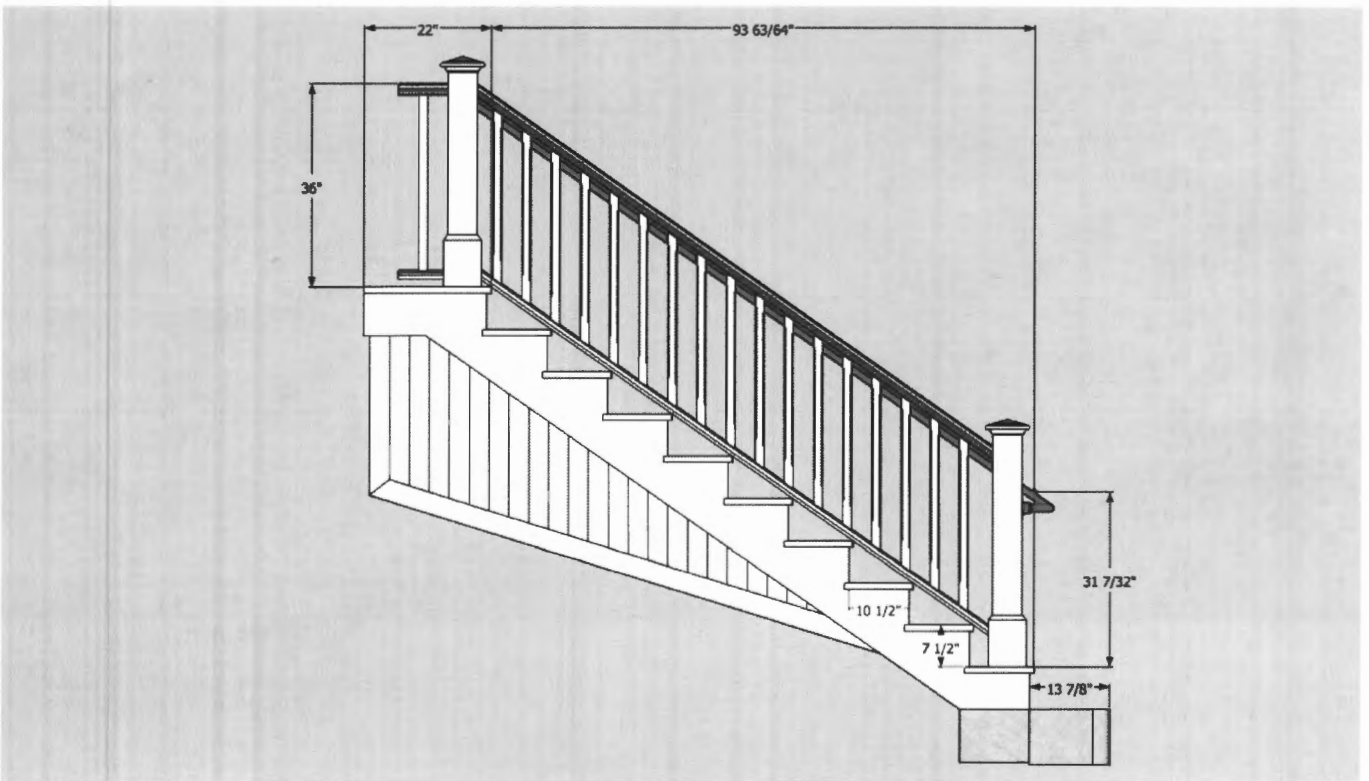


Park St.



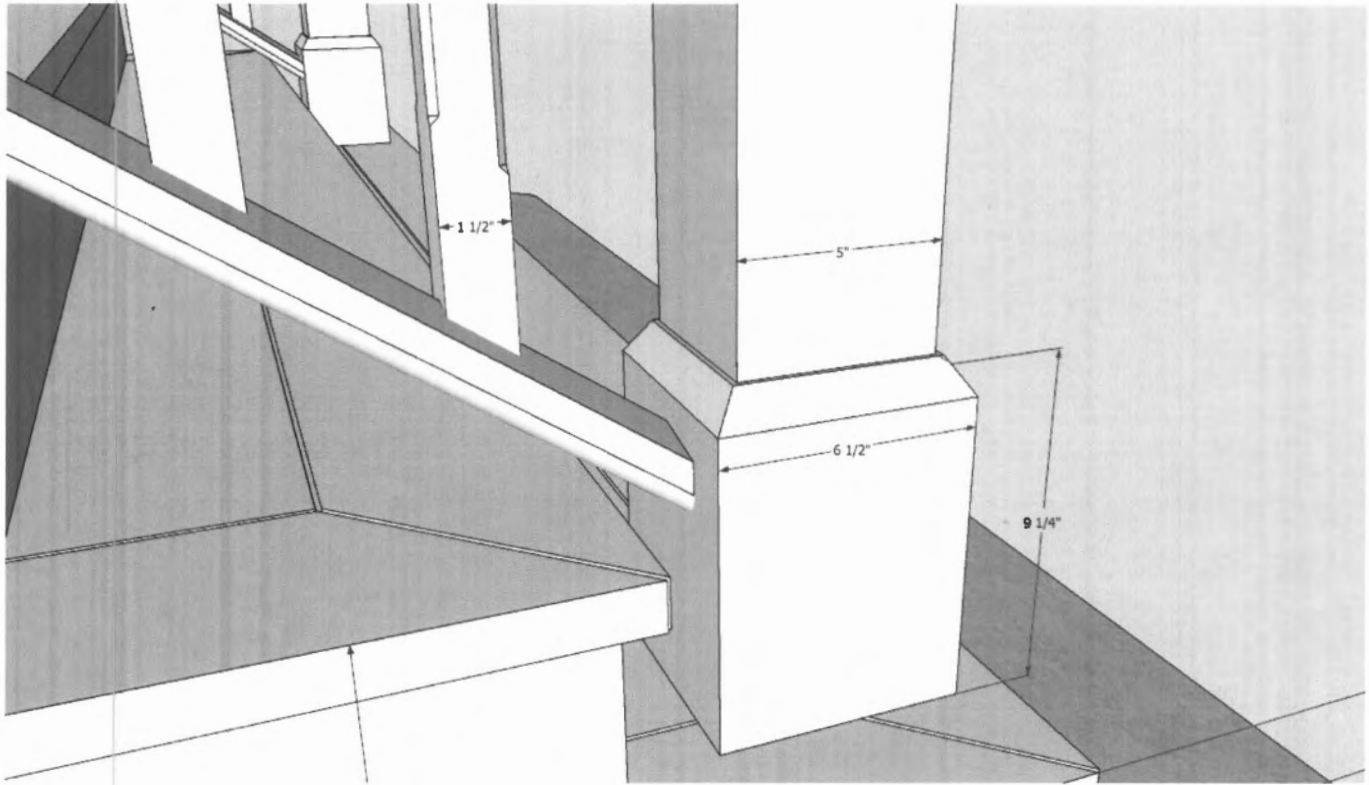
Stetson Ct.

AC

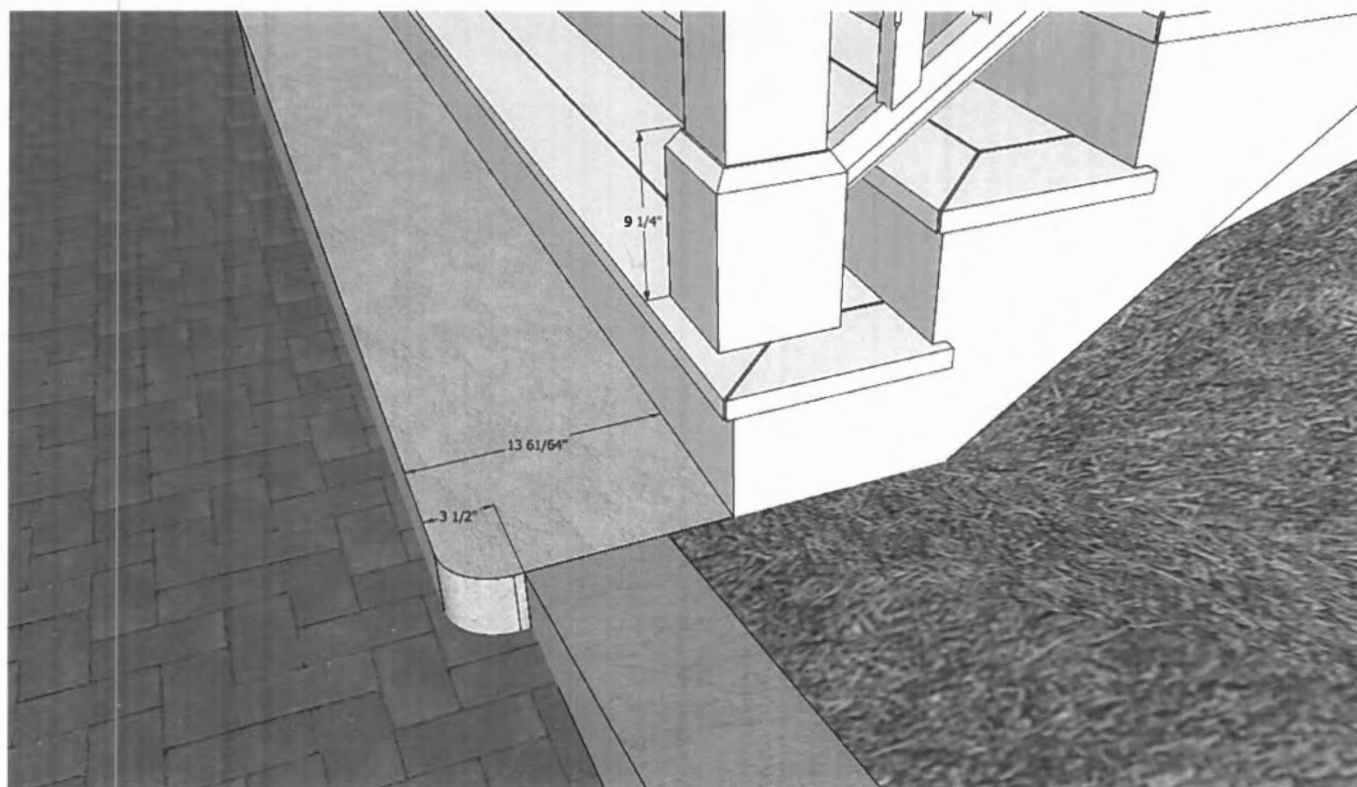


Robert Wiener - Re: New Park St images

From: andrew mayer <drewsmayer@gmail.com>
To: Robert Wiener <RWIENER@portlandmaine.gov>
Date: 3/31/2013 7:44 PM
Subject: Re: New Park St images



RECEIVED 4/1/13



On Mar 26, 2013, at 11:36 AM, Robert Wiener wrote:

Hi Andrew,

Looking good! We're getting close. A few suggestions:

- where curb to the right of the steps slopes down to match the end of the first granite step, can you make the transition a straight slope, and a little longer, more gradual?
- hoping the mason can round the corners of the first step, where it sticks out (we talked about this, I'm guessing it's not worth trying to draw it.)
- show the post bases with a minimum height of 7.25" (1x8)
- We want to make sure we have an image with dimensions, showing component sizes, heights, the amount of that 3.5" projection, etc.

Trying to work with the Dept. of Public Services engineer on the front thing.

Thanks,

Rob

>>> andrew mayer <drewsmayer@gmail.com> 3/25/2013 8:01 AM >>>

Hi Rob,

Attached are the new images for the Park St project with the requested changes made. The bottom granite step on the front stairs projects 3.5" past the curbing into the sidewalk and is 3.5" on the low side and 9.5" on the high side. If you would like some different angles here, or some dimensions, let me know.

Thanks,

Andrew

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Robert Wiener - Fwd: Re: 44-50 Park

From: Robert Wiener
To: drewsmayer@gmail.com
Date: 4/2/2013 12:12 PM
Subject: Fwd: Re: 44-50 Park

Andrew

I think you are good to go. The city engineer has given the go-ahead for the bottom step - see below. I think we're happy with everything else, except we'd like to see the iron handrail return into the side of the newel, instead of wrapping around the front. I think it's almost as easy to grab there, as it would be from the front, and it would be good not to have it on the front of the post. And at the top it appears that the short level rail hits the pilaster just below the panel molding - that looks good.

I'm sure you and the mason are anxious to get going. Please let me know if anything changes, if details such as the wood fence in the rear is altered much or when big parts of it get completed, and I will come have a look. I'll try to keep tabs on it and check in once in a while.

Give me a call or send an email with questions or concerns.

Thanks,

Rob

>>> David Margolis-Pineo 4/2/2013 8:27 AM >>>
Please give the applicant/contractor the go ahead to proceed as proposed.

>>> Robert Wiener 4/2/2013 8:23 AM >>>
Hi David,

Thank you for reviewing this. Are there next steps, or can the contractor proceed?

Rob

>>> David Margolis-Pineo 4/2/2013 7:45 AM >>>
Rob,

Public Services has reviewed this request and we have no issues with the bottom granite step being installed as proposed.

Thank you for the opportunity to review this request.

David Margolis-Pineo
Deputy City Engineer
Department of Public Services

55 Portland St.
Portland, ME 04101
Office 207-874-8850
Fax 207-874-8852
Cell 207-400-6695

dmp@portlandmaine.gov>>> Robert Wiener 3/27/2013 12:31 PM >>>

Hi David,

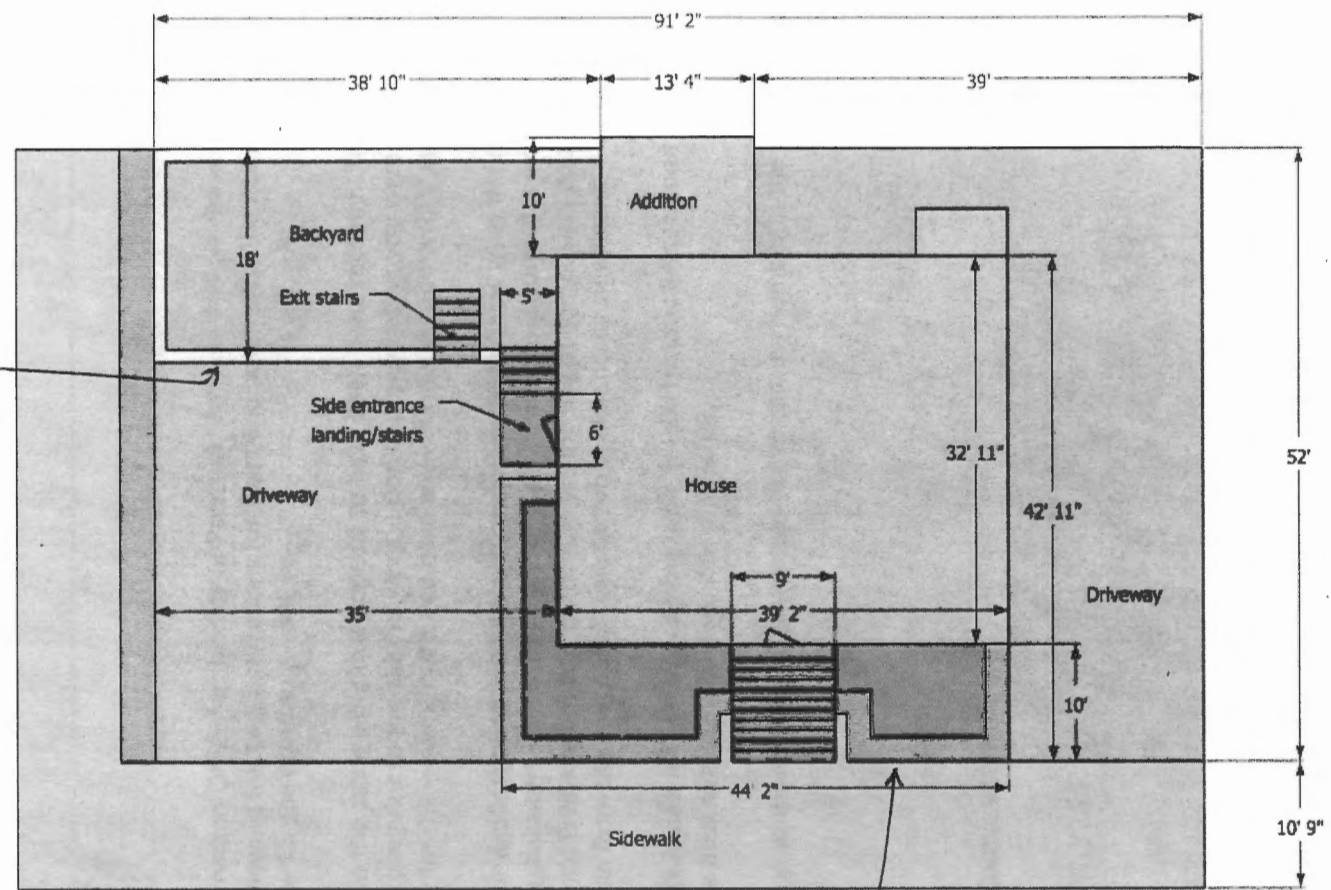
Thanks for speaking with me this morning, and for your help with this matter. I'm attaching some of Andrew Mayer's sketches and the tax photo. It appears that the bottom of the stairs may have projected beyond the curbing at the front of the yard.

Best,

Rob Wiener

See revision-
retaining wall
3/25/13

Stetson Ct.



Park St.

See curbing
revision
4/1/13

RECEIVED
FEB 11 2013

City of Portland
Planning Division

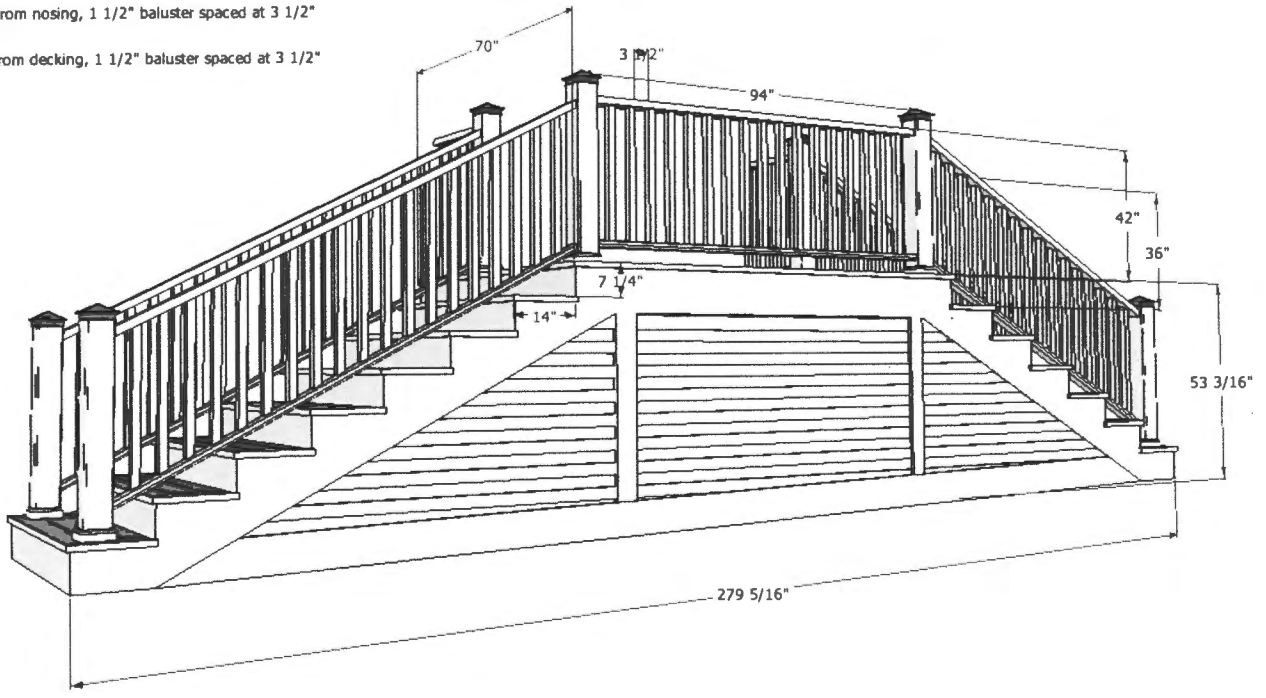
AH.6

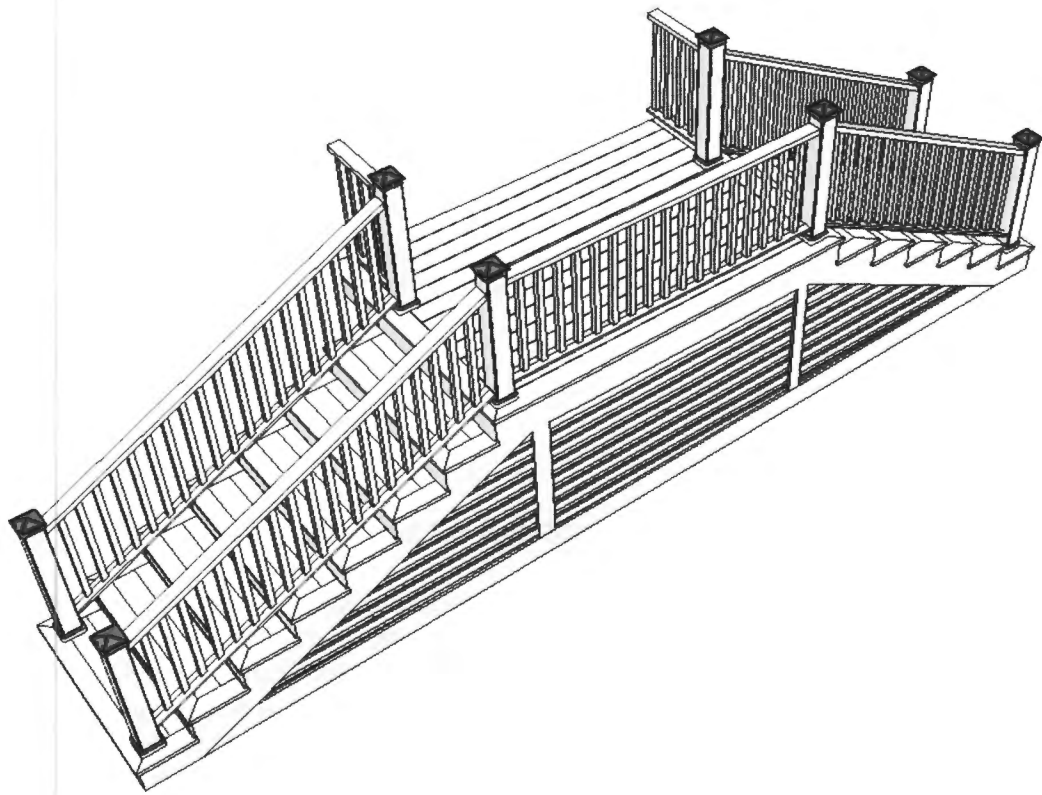
ORIGINAL PROPOSAL-

NOT APPROVED BY HP

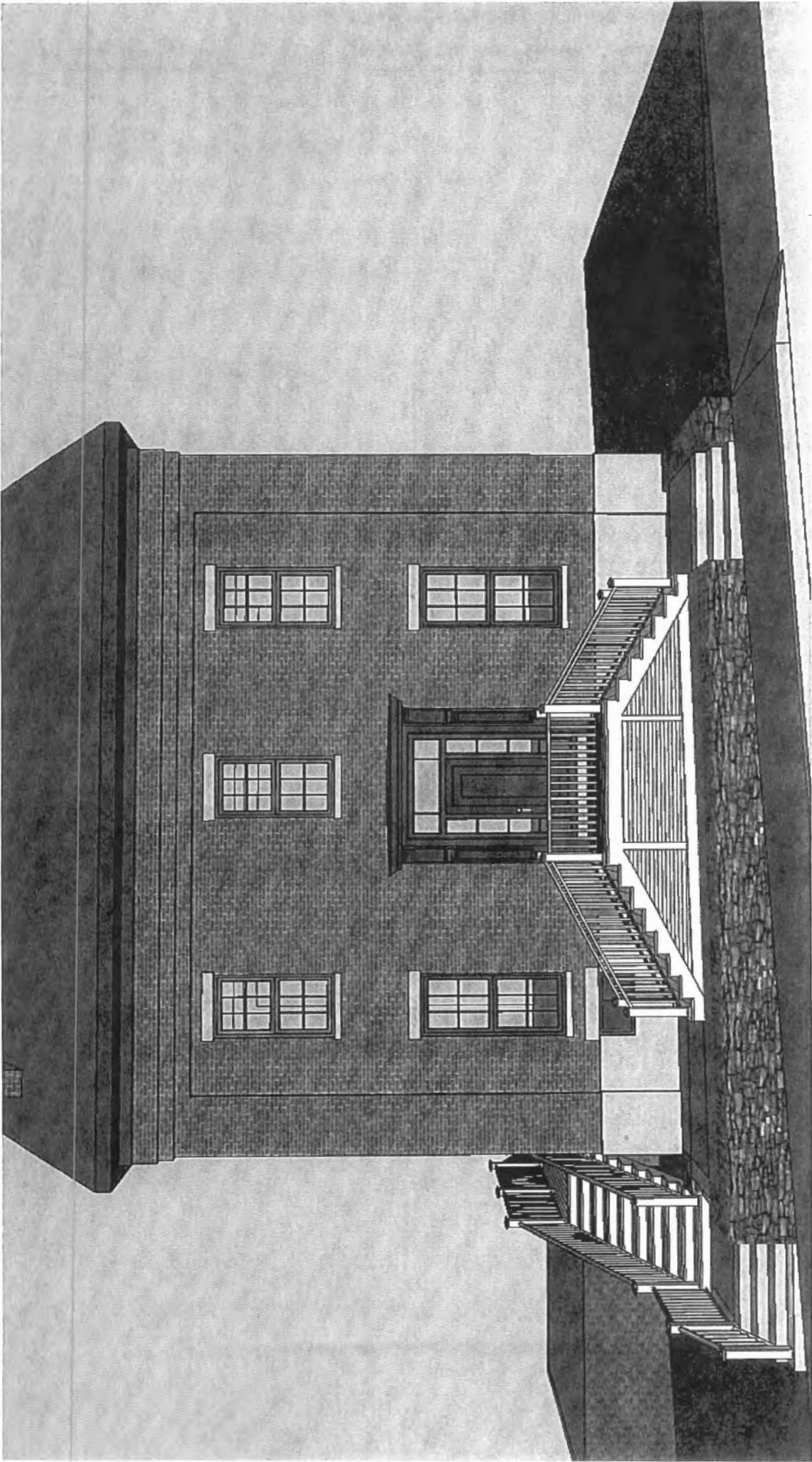
-Rsw

- Deck frame - 2x8 double PT rim w/2x8 PT joist 16 oc. w/ joist hangers
- Girder/posts/piers - Double 2x10 PT girder bolted w/ 1/2" galv. carriage bolts to a notched PT 6x6 post. 10" pier 48" below grade.
- Stairs - 2x12 PT stringers 16" oc. 7 1/4" riser, 13 1/4" tread w/ 3/4" nosing. 54" wide.
- Stair rail - 36" from nosing, 1 1/2" baluster spaced at 3 1/2"
- Deck rail - 42" from decking, 1 1/2" baluster spaced at 3 1/2"





ORIGINAL
PROPOSAL
PRESENTED
ON 1/16



BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-50421	Date Applied For: 11/20/2012	CBL: 044 B024001
---------------------------------	--	----------------------------

Location of Construction: 44 PARK ST	Owner Name: FURMAN ROSWELL Y	Owner Address: PO BOX 2	Phone:
Business Name:	Contractor Name: Andrew Mayer	Contractor Address: 17 Morning Street Portland	Phone (860) 884-6485
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use:	Proposed Project Description: Installing stairs
----------------------	---

Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 04/09/2013
Note: Separate permit already approved for side stairs and wall work. Revised proposal approved by Historic Preservation Board on 2/20/13, Further amendments reviewed by Board on 3/6/13, with staff to review final details. Final details submitted by contractor Andrew Mayer on 4/1/13. Bottom granite step approved by Deputy City Engineer David Margolis-Pineo, as proposed in revisions.			
<ol style="list-style-type: none"> 1) Approval is granted based on revisions submitted for the February 20, 2013 Historic Preservation Board meeting, and on renderings submitted by the contractor to HP staff on March 25, 2013 and April 1, 2013, except as noted in the conditions of approval. 2) Granite curbing at the front edge of the front yard shall run in a continuous line, directly abutting the bottom step which will extend 3.5" beyond the face of the curbing. At the lower left corner of the front yard the curbing will transition to a stone retaining wall that turns back toward the rear of the property. 3) Newel posts shall be wrapped in wood for a finished dimension of not less than 5.5" square, with a base wrapping the bottom increasing the width to not less than 7" square, up to a height of not less than 7" from the bottom. 4) 1. Graspable metal handrails on the front stairs shall return in to the side of the bottom newels, and shall not wrap around to the front of the posts. 			

Dept: Building	Status: Approved	Reviewer: Tammy Munson	Approval Date: 04/17/2013
Note:			
Ok to Issue: <input checked="" type="checkbox"/>			

2x6 P.T. Ledger w/ 5" Wedge anchors

103 1/2"

2x12 P.T. Stair Stringers 16" O.C.

92"

54"

2x8 P.T. Joist w/
Joist hangers

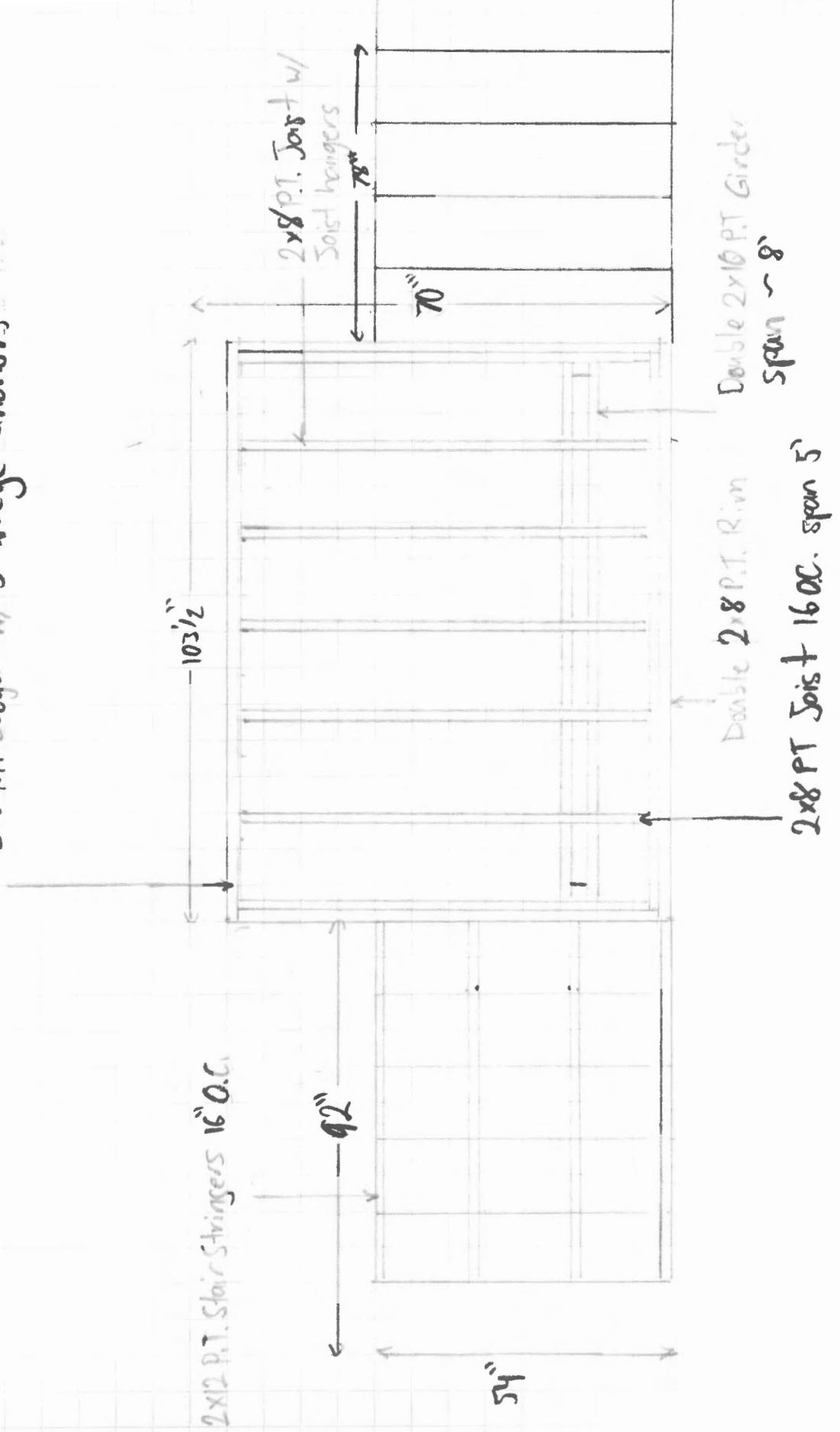
78"

10"

Double 2x10 P.T. Girder
span ~ 8'

Double 2x8 P.T. Rim

2x8 PT Joist 16 O.C. span 5'



Robert Wiener - Re: 44 Park Street permit

From: andrew mayer <drewsmayer@gmail.com>
To: "Robert Wiener" <RWIENER@portlandmaine.gov>
Date: 12/12/2012 11:19 AM
Subject: Re: 44 Park Street permit

Hello Rob,

Thanks for getting back to me about the Park Street project.

As far as materials go, I was planning on using 5/4x6 red cedar decking, and clear vertical grain red cedar for everything else. The post caps would also be made from cedar and capped with copper. Post wraps and balusters would have stop chamfers on four corners. Rail sections would be made from 2x4 stock and composed of a bottom rail with a pitched top (starting from the center as the high point and pitching towards the edges at fifteen degrees), a top rail with a five degree pitch from center, 3/4 recessed quarter round profile on top edges and 3/8 quarter round profile on bottom edges. All balusters would be spaced evenly to accommodate their respective rail section dimension and cheek cut on the bottom to fit the pitch of the bottom rail. The stair treads would be made from 5/4 cedar and composed of five pieces: two five inch boards with a 3-3/16" mitered border, all pieces spaced 3/16" from one another and all cut edges routed to match the stock 1/4" round-over. The skirt detail would be composed of cedar 1x4 in an alternating horizontal pattern with all edges hidden behind the stringer trim. All said and done, it should look a lot like the attached image.

Thank, Andrew Mayer