

Location of Construction: 7 Stratton Place		Owner: Binnon, Tom		Phone: 772-1763		Permit No: 980682 PERMIT ISSUED Permit Issued: JUN 26 1998 CITY OF PORTLAND
Owner Address: SAA		Lessee/Buyer's Name:		Phone: 828-9584 Pg-823-0120		
Contractor Name: Warren S. Finnegan		Address: 14L Dawson St So. Pld, NE 04106		Business Name: 980682		
Past Use: i-fam		Proposed Use:		COST OF WORK: \$ 20,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		
Proposed Project Description: Remove brick wall and install 8 x 12 beam Install two windows & exterior door, new cabinets & spiral staircase						PERMIT FEE: \$ 120.00 INSPECTION: Use Group R3 Type 302 Signature: _____ Zone: CBL: 044-3-037
Permit Taken By: HG		Date Applied For: 11 June 1998				Zoning Approval: 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"/>

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

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 provisions of the code(s) applicable to such permit

12 June 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			
			PHONE:

PERMIT ISSUED
WITH REQUIREMENTS

Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Date: _____

CEO DISTRICT

2

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 7 Stratton Place		Owner: Binnie, Tom		Phone: 772-1763		Permit No: 980682	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:	BusinessName:		
Contractor Name: Warren S. Finnegan		Address: 140 Dawson St So. Ptld, ME 04106		Phone: 828-9584 Pg-823-0120		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN 26 1998 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use:		COST OF WORK: \$ 20,000.00			PERMIT FEE: \$ 120.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied			INSPECTION: Use Group: A.3 Type B/B Signature: [Signature] R-6
Proposed Project Description: Remove brick wall and install 8 x 12 beam Install two windows & exterior door, new cabinets & spiral staircase				Signature:		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Signature:		Date:	
Permit Taken By: MG		Date Applied For: 11 June 1998				Zoning: CBL: 044-B-037 Zoning Approval: to remain in 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	

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12 June 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation

- ☐ Not in District or Landmark
- ☐ Does Not Require Review
- ☒ Requires Review

Action:

- ☒ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: to Dec 6/1998
6/23/98
DA

CEO DISTRICT

2

7/9/98 Spoke w/ Contractor on phone. AL

2/12/01 Completed
AL

COMMENTS

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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>7 Statton Place</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>44</u> Block# <u>B</u> Lot# <u>37</u>		Owner: <u>Tom Binnie</u>	Telephone#: <u>772-1763</u>
Owner's Address: <u>7 Statton Place</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 20,000</u> Fee <u>\$ 120</u>
Proposed Project Description:(Please be as specific as possible) <u>Remove brick wall and install BK12 Beam</u> <u>Install two windows + exterior door, install new cabinets, install spiral staircase (ok per Son)</u>			
Contractor's Name, Address & Telephone <u>Warren S. Finnegan 140 Dawson St. So. Portland, Me. 04106</u>		(Pg) <u>823 0120</u> <u>828-9584</u> Rec'd By: <u>MY</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

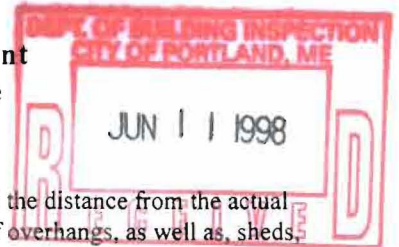
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

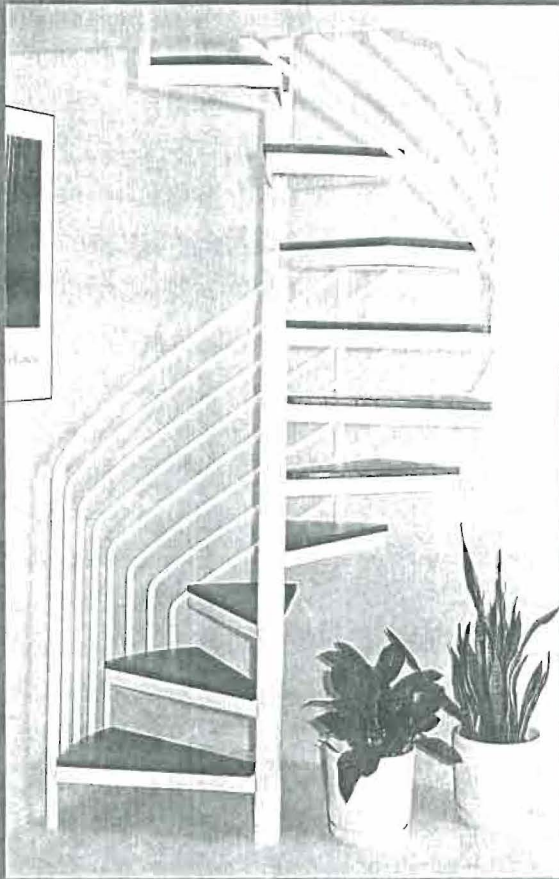
Certification

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Signature of applicant: <u>W. S. Finnegan</u>	Date: <u>6-1-98</u>
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost





Design 155

Design 155

Creative symmetry and contemporary styling are a flawless combination.



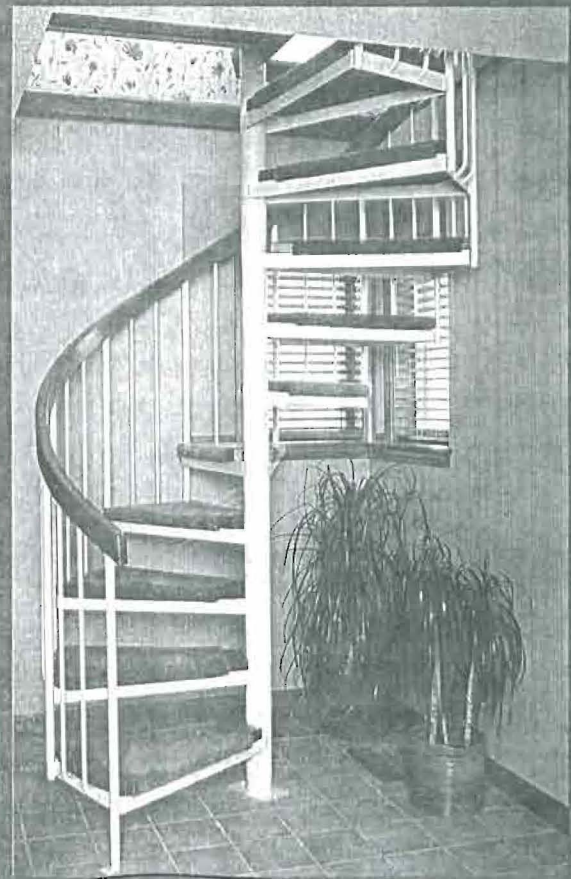
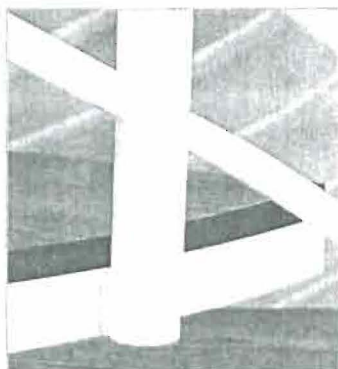
1 1/2" Round Handrail



Design 154
(above)

Clean connections are tradition at Custom Iron.

(See the Order Guide for specifications.)



**Design 105*

Design 105

The beauty of hardwood is an inviting compliment to traditional ironwork.

Handrail Options



1 1/2" Square Hardwood Handrail 105-15



1 1/2" x 3" Hardwood Handrail 105-3 (in photo above)



1 1/2" x 5" Hardwood Handrail 105-5

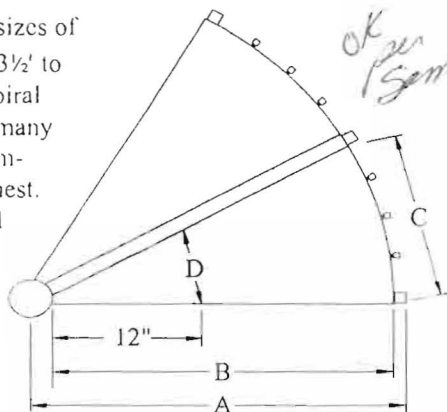


Profiled Hardwood Handrail 2 1/2" x 2 1/2" 105-P

Photography by Thomas Link

Design your Custom Stairway

1 Diameter Common sizes of spiral stairways range from 3½' to 6' diameter. A 5' diameter spiral stair meets requirements of many building codes. Custom Diameters are available upon request. The finished opening should be 4" larger than the stair diameter to assure proper handrail clearance.



Tread Dimensions		Dimensions C & D are not actual tread dimensions, but are dimensions from the nosing of one tread to the nosing of the next tread.					
Diameter		3½'	4'	4½'	5'	5½'	6'
dimension A (radius)		21"	24"	27"	30"	33"	36"
dimension B		18"	21"	24"	27"	30"	33"
30° treads	dimension C	10¼"	11¼"	13¼"	15"	16½"	18"
	dimension D	7½"	7½"	7½"	7½"	7½"	7½"
27° treads	dimension C	9¼"	10¼"	12"	13½"	14¼"	16¼"
	dimension D	6⅞"	6⅞"	6⅞"	6⅞"	6⅞"	6⅞"

2 Height Measure the vertical distance from finished floor to finished floor. The stair is not adjustable. See the glossary on page 3.

Tread Quantity

Finished Floor to Floor Height	Qty of Treads
88 to 95"	9 treads
to 104½"	10 treads
to 114"	11 treads
to 123½"	12 treads
to 133"	13 treads
to 142½"	14 treads
to 144"	15 treads

Stairs are available to any height. Multiple story spirals are available. Please inquire.

3 Platform Style

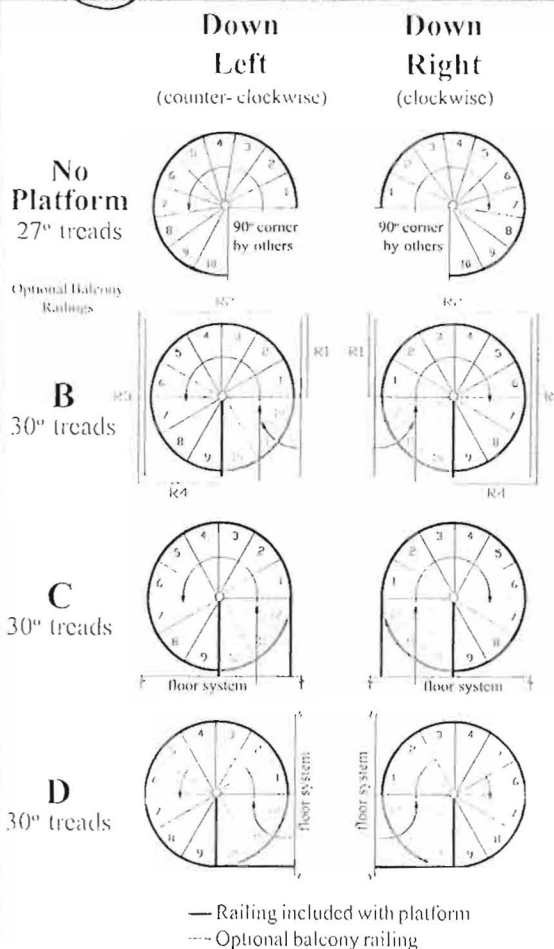
No Platform 90° corner by others. Shown with 27° treads (see Degree of Rotation at right). Please determine the upper floor system thickness and then check with us.

B Designed for use in a stairwell. The stairwell is assumed square unless specified round or otherwise. "B" platforms connect at two sides to the opening. If the finished opening is not 4" larger than the stairway, please provide dimensions.

C Designed for attaching to a balcony and has railings on 2 sides.

D Designed for attaching to a balcony and has an "L" shaped railing on 2 sides.

Custom Special platforms are often required when access is limited. Please check with us.



(4) Direction of Rotation

Down to the Left
(counter-clockwise)
Down to the Right
(clockwise)

Degree of Rotation

30° Many building codes require 30° treads. Spiral stairs with platform B, C or D are supplied with 30° treads unless specified otherwise.

27° Stairs with No Platform are supplied with 27° treads to increase headroom under your 90° corner (unless specified otherwise).

WARNING: 27° treads may not meet your building code requirements.

Custom tread rotation is also available.

TOM BINNIE
7 STRATTON PLACE
PORTLAND, ME 04101

BINNIE

Dwg no.

3/3

6/18
8:40

Change -

Warren Finnegan

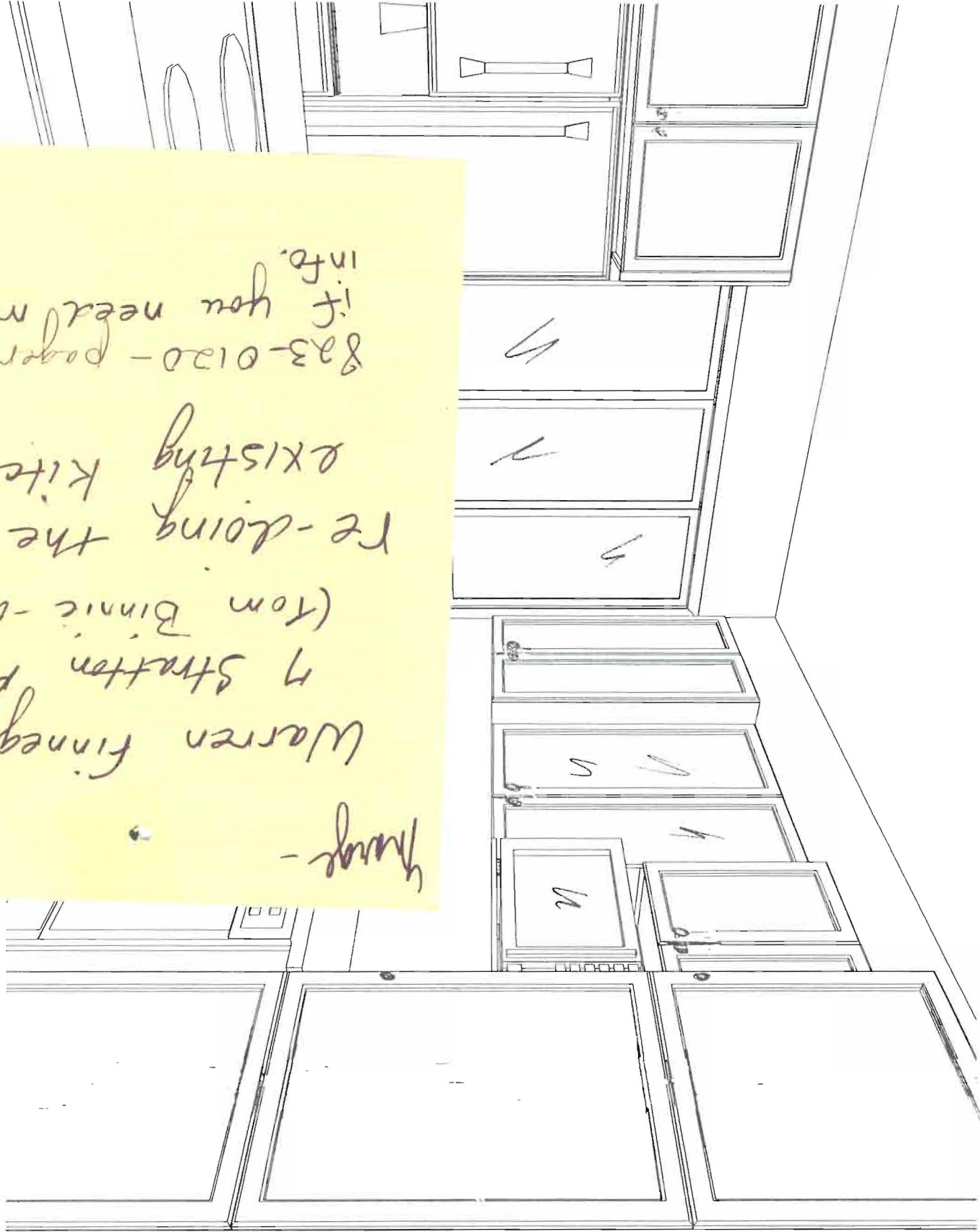
7 Stratton Pl

(Tom Binnie - owner)

re-doing the
existing kitchen

823-0120 - pager #
if you need more
info.

Wicki





Note: This drawing is an artistic interpretation of the general appearance of the floor plan. It is not meant to be an exact rendition.

BINNIE

TOM BINNIE
7 STRATTON PLACE
PORTLAND, ME 04101

Dwg no.

2/3

BUILDING PERMIT REPORT

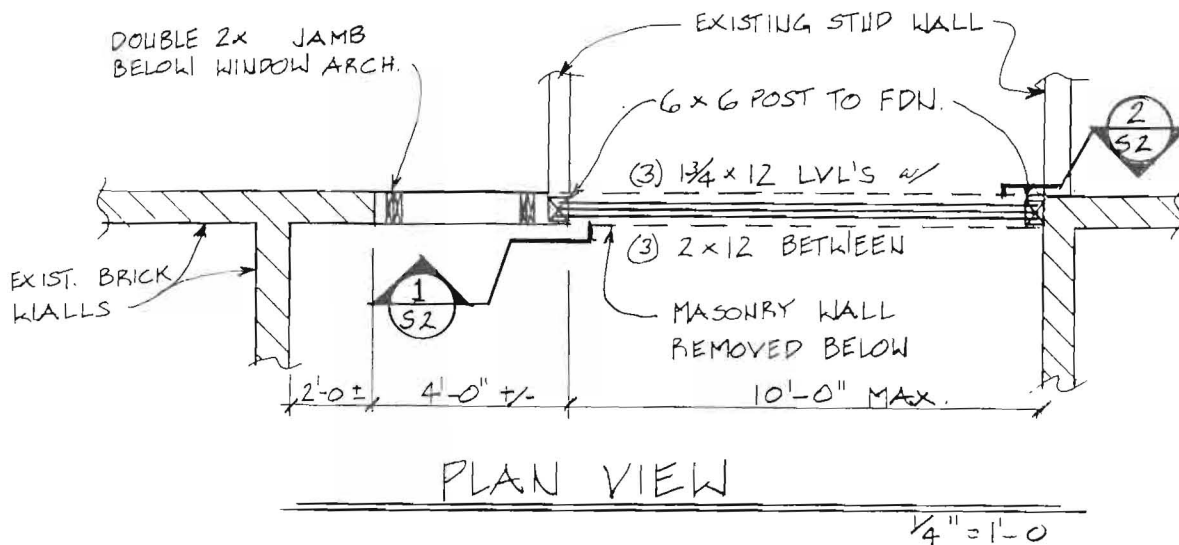
DATE: 25 June 98 ADDRESS: 7 Stratton Place (Ø44-B-Ø37)
REASON FOR PERMIT: Remove brick wall and install 8"x12" beam w/d
BUILDING OWNER: Tom Binnie
CONTRACTOR: Warren S. Finnegan
PERMIT APPLICANT: _____
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: 1x8x10x12x16x24x26x29x30

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the



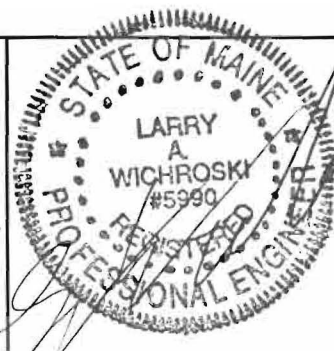
CONSTRUCTION NOTES:

1. Support wood posts with Simpson "PB66" post base anchored into concrete with 1/2" dia. bolts.
2. Verify all dimensions and conditions prior to starting work. Notify the Engineer of any discrepancies or inconsistencies. Verify in field all existing conditions shown on drawings.
3. Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction. Contact Engineer if help is needed in supporting existing structure prior to removal of any supporting elements.

MATERIAL NOTES:

1. Steel Plate: ASTM A-36.
2. Bolts and plain anchors: ASTM A 307.
3. Laminated Veneer Lumber (LVL): Fb = 2800 psi, Fv = 285 psi, E = 2,000 ksi

Title: RESIDENCE AT #7 STRATON PLACE
PORTLAND, MAINE



Job No: 01690

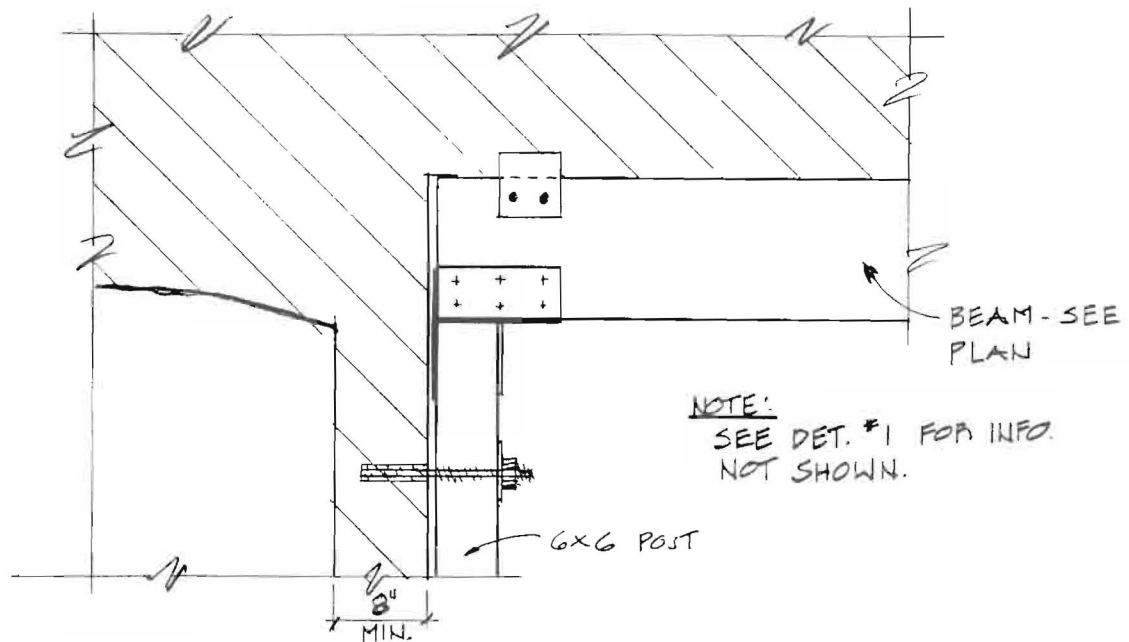
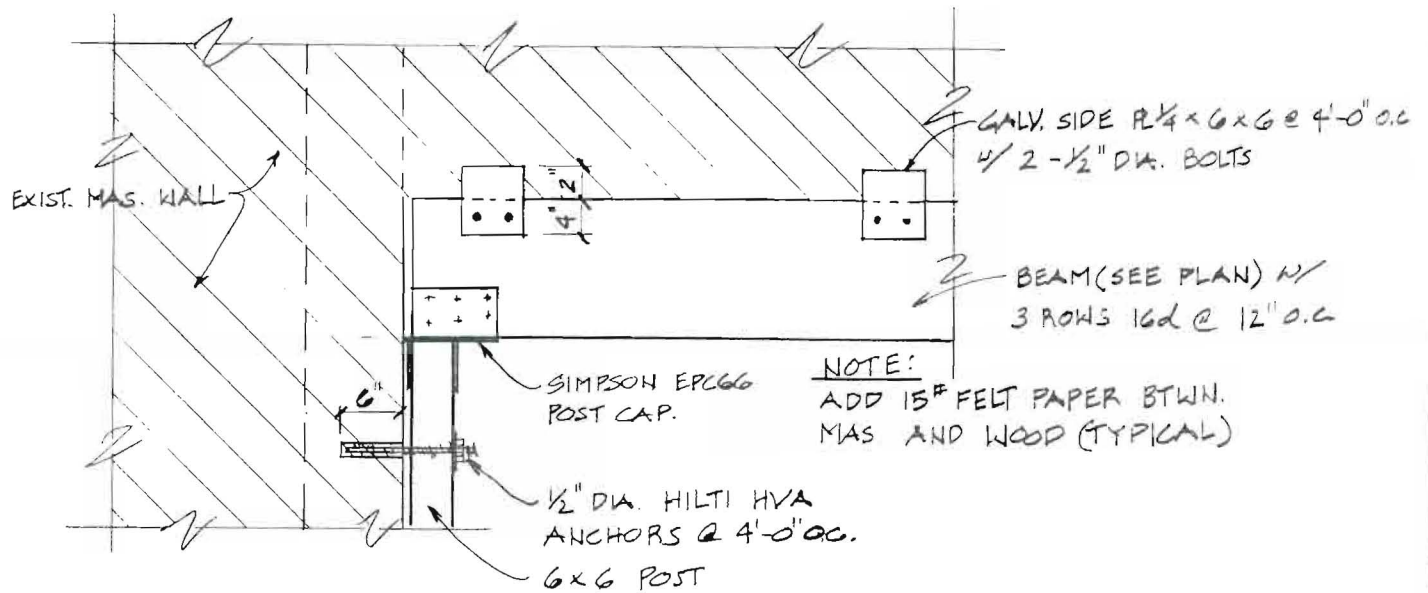
Date: 7-6-98

Name: LAW

Sheet: S-1



ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
P.O. Box 575, Freeport, Maine 04032 (207)865-9505

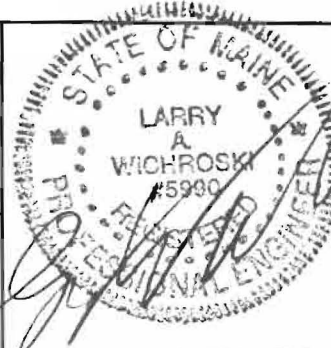


Title:

RESIDENCE AT #7 STRATON PLACE
 PORTLAND, MAINE



ENGINEERING DESIGN PROFESSIONALS
 Consulting Engineers
 P.O. Box 575, Freeport, Maine 04032 (207)865-9505

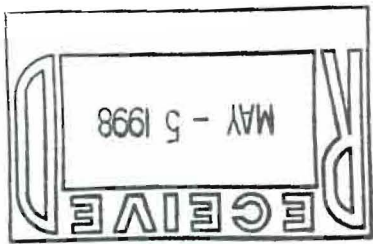


Job No: 01698

Date: 7-6-98

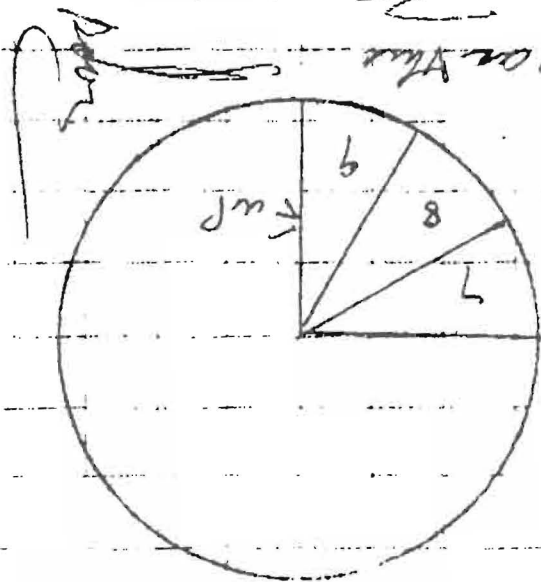
Name: LAW

Sheet: S-2

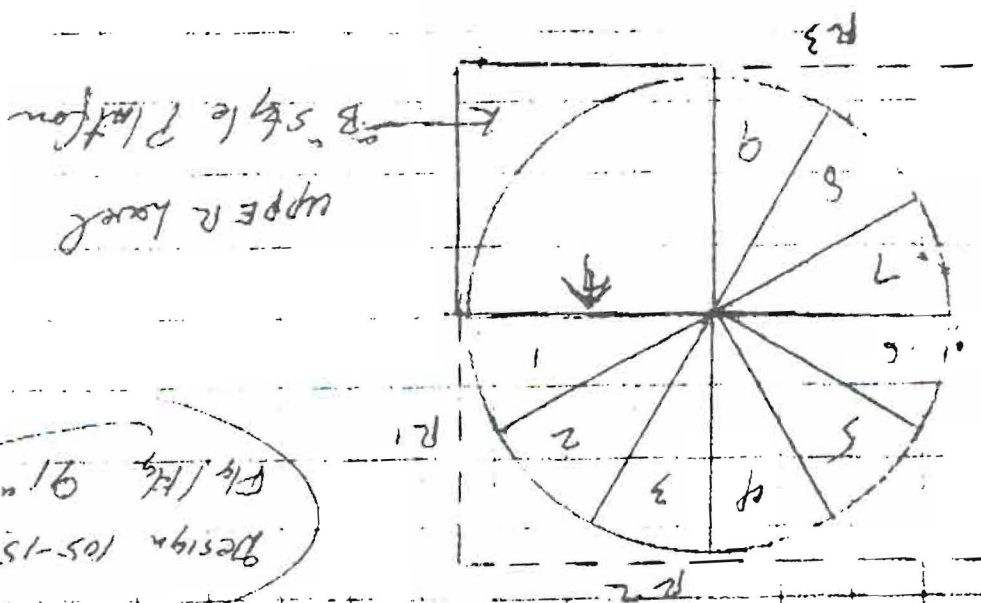


Gary E H 202-986-3627

in condition
 in orient the skirt to suit
 s to the Exit Area - you
 the drawing with not clear
 sure on this
 longer barrel
 Portland, ME
 with Tom DeLoe



Lower level



UPPER level

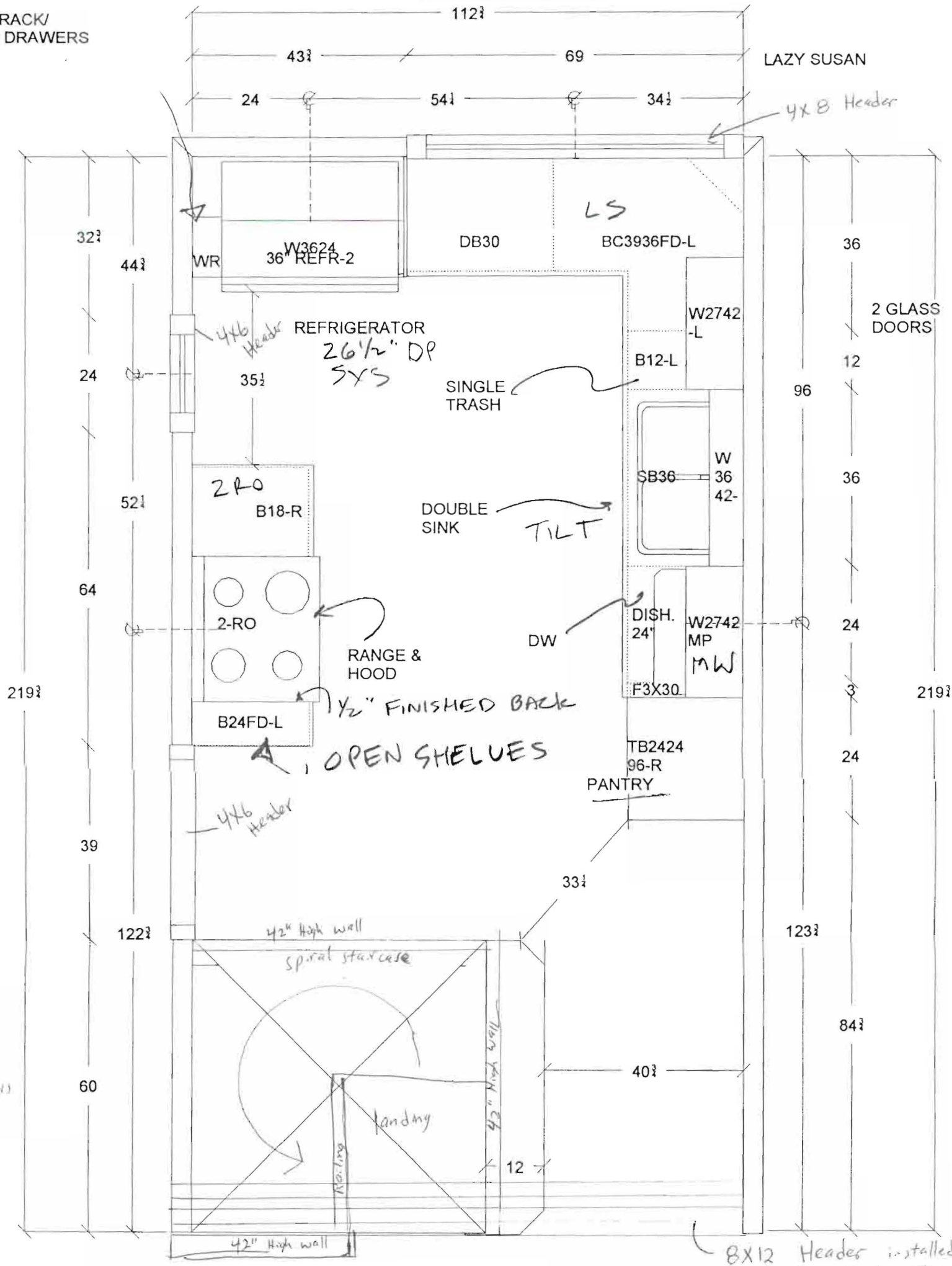
B style Platoon

10 steps
 including platform
 9.1 inches
 per rise

Design 105-15
 91" Hg 91"

5/3/98

WINE RACK/
SPICE DRAWERS



Floor to
Landing Height
91"
for spiral stairs

8x12 Header installed once
Brick wall removed

All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.	This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	BINNIE TOM BINNIE 7 STRATTON PLACE PORTLAND, ME 04101	Scale : 1/2" = 1'	Design : 03/04/98 Date : 05/04/98	Dwg no. 1/3
			Designer		