

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

PERMIT ISSUED

Permit No: 04-0885	Issue Date: AUG 11 2004	CBL: 044 C020001
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Location of Construction: 48 State St	Owner Name: Penfield Nicholas H	Owner Address: 48 State St # 1 CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Viking Restoration	Address: 1809 Congress St Portland	Phone: 2078282900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6
Past Use: condominium	Proposed Use: condominium w/porch rebuilt from roof structure down	Permit Fee: \$93.00	Cost of Work: \$7,500.00
Proposed Project Description: porch rebuilt from roof structure down/columns dec & supports replaced <i>LEGAL use: 12 total Dwelling units</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R2 Type 13 8/10/04 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: jodinea	Date Applied For: 06/28/2004	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/> <i>OK with conditions</i> Date: <i>7/9/04</i>	<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	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <i>see form to D.A.</i> <input type="checkbox"/> Denied Date: _____

D. Andrews
7/27/04

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: 04-0885	Date Applied For: 06/28/2004	CBL: 044 C020001
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Location of Construction: 48 State St	Owner Name: Penfield Nicholas H	Owner Address: 48 State St # 1	Phone:
Business Name:	Contractor Name: Viking Restoration	Contractor Address: 1809 Congress St Portland	Phone: (207) 828-2900
Lessee/Buyer's Name	Phone:	Alterations - Multi Family	

Proposed Use: condominium w/porch rebuilt from roof structure down - no change of use permitted	Proposed Project Description: porch rebuilt from roof structure down/columns dec & supports replaced
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 07/28/2004

Note: **Ok to Issue:**

- 1) * All components to be replaced in kind--no design or dimensional changes.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/09/2004

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 2) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) 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.
- 5) This property shall remain a twelve (12) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 08/12/2004

Note: **Ok to Issue:**

Comments:

7/29/2004-mjn: Need better structurals advised both the owner and applicant, Got a framing detail

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0885	Date Applied For: 0612812004	CBL: 044 C020001
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Location of Construction: 48 State St	Owner Name: Penfield Nicholas H	Owner Address: 48 State St # 1	Phone:
Business Name:	Contractor Name: Viking Restoration	Contractor Address: 1809 Congress St Portland	Phone (207) 828-2900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: condominium w/porch rebuilt from roof structure down - no change of use permitted	Proposed Project Description: porch rebuilt from roof structure down/columns dec & supports replaced
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 0712812004
Note: **Okto Issue:**

- 1) * All components to be replaced in kind--no design or dimensional changes.

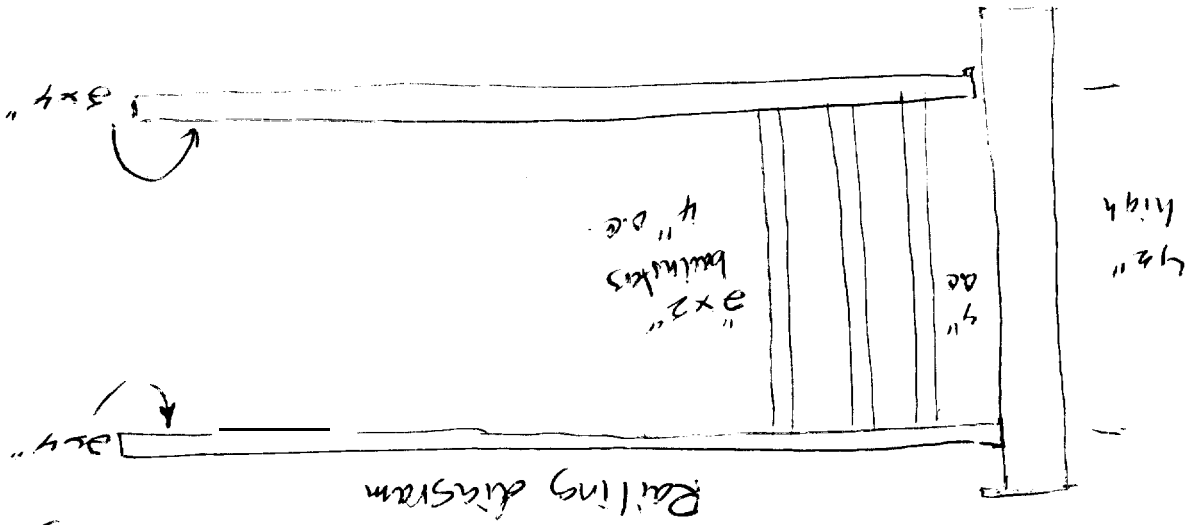
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/09/2004
Note: **Okto Issue:**

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Note: **Okto Issue:**

Comments:

7/29/2004-mjn: Need better structurals advised both the owner and applicant, Got a framing detail



Railings diagram

see photos

as before

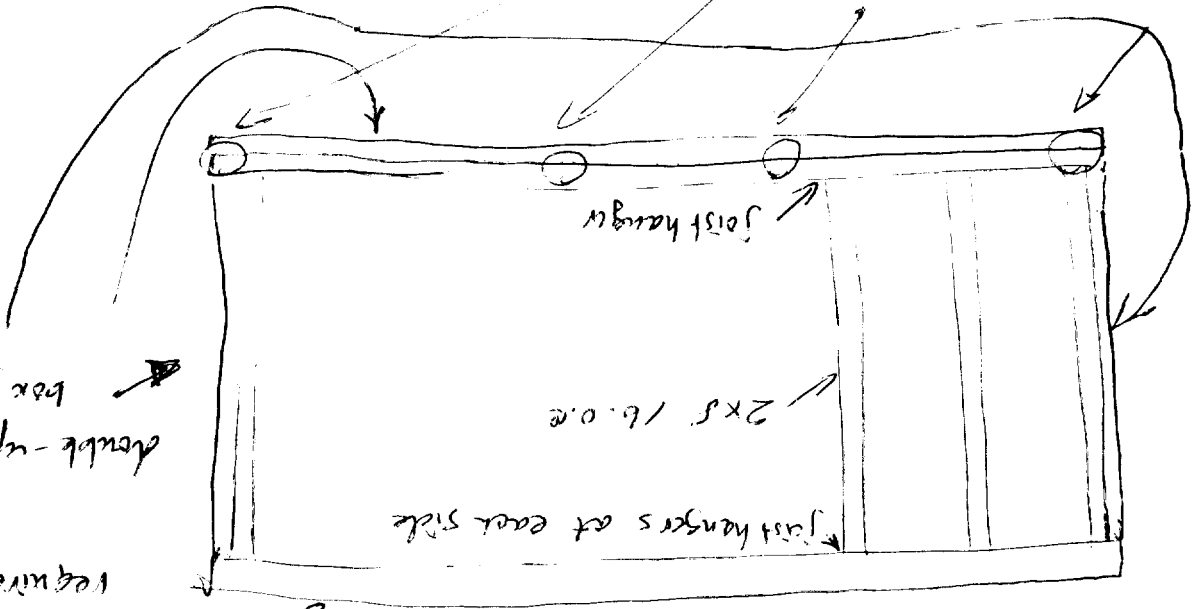
iron rail- attached

* grant steps +

re-use existing

or 12" steel tube

each column support
with 6x6 support



framing detail

double-up 2x5
bar joists

re-use existing 6x6
leg. secure as
required.

48 State Street, Portland

JUL 30 2004

RECEIVED

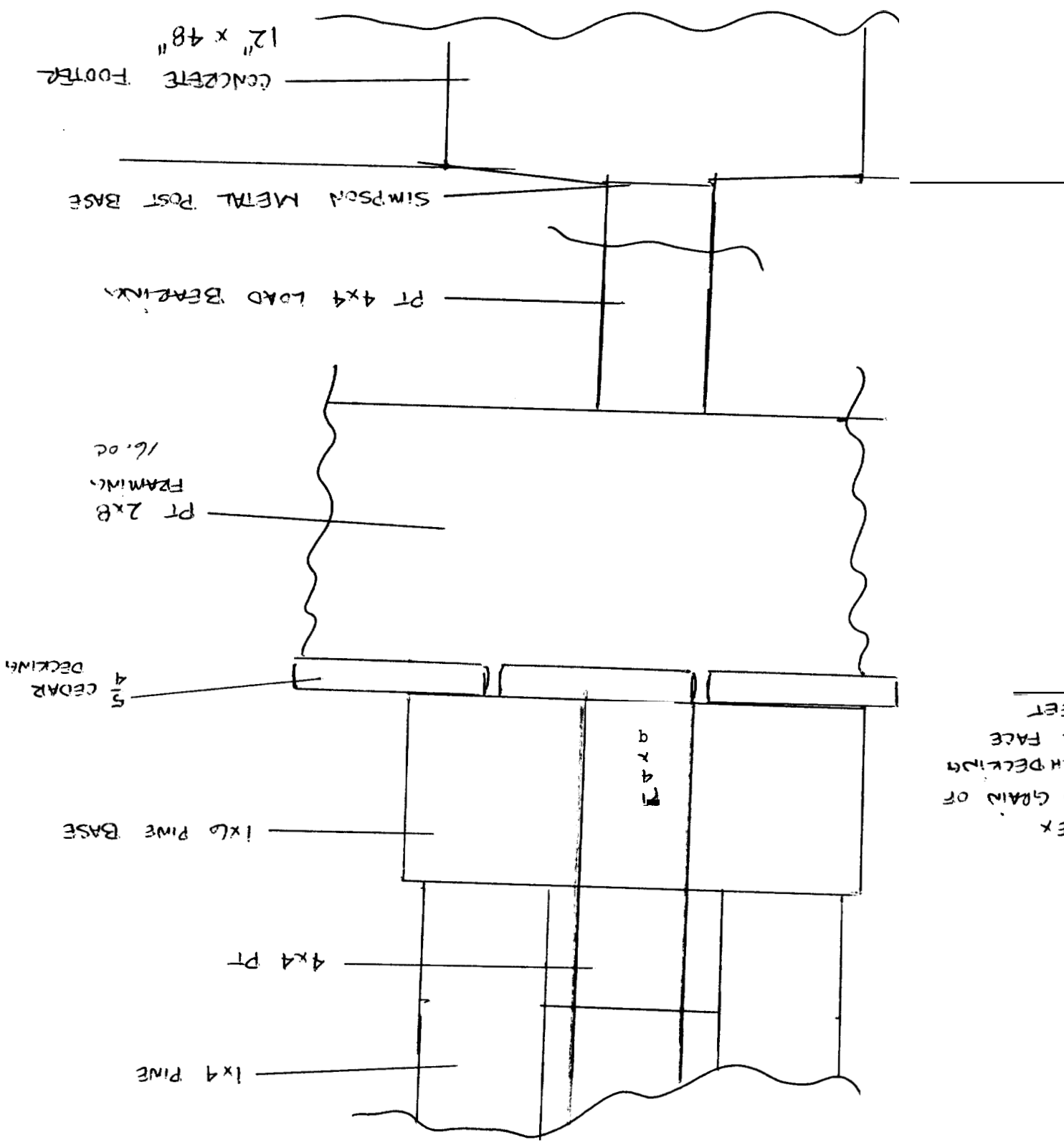


48 State Street Portland ME

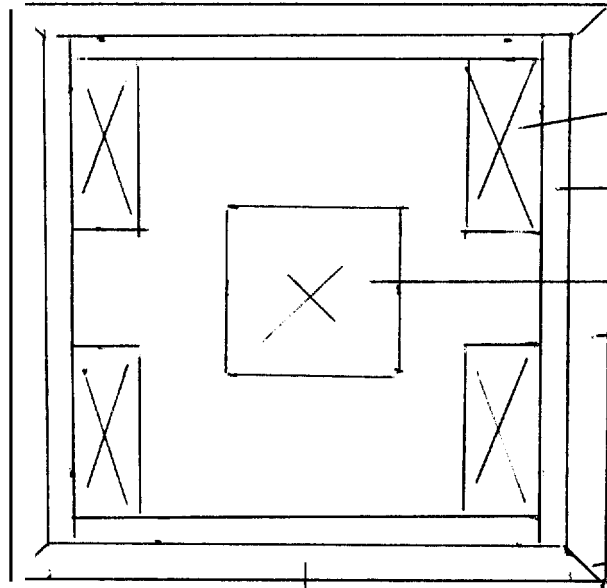
044 0 020

25

NOTE:
END GRAIN OF
PORCH DECKING
WILL FACE
STREET



TOP VIEW



2x4 FRAME
AS NECESSARY

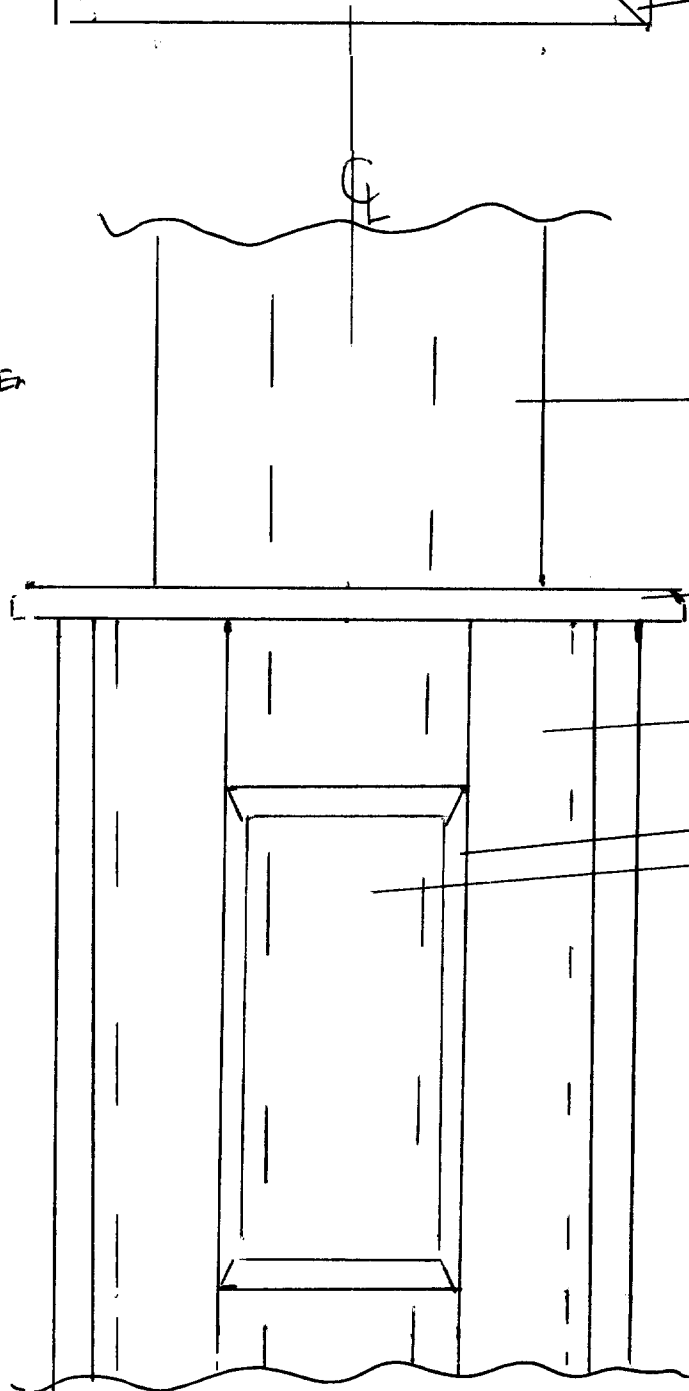
1/2" MDO

PT 4x4 THROUGH PINE
SELF + COLUMN

3/4" PINE

MITERED CORNERS

SIDE VIEW



FIBERGLASS
COLUMN 8"

PINE ~~SHELF~~ SHELF

3/4" PINE 1x4

MOULDING TO MATCH
EXISTING

1/2" MDO

C44 C 020

JUN 25

	f
Total Square Footage of Proposed Structure	Square Footage of Lot

Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Viking Restoration 1809 Congress St. Portland 04102 207-828-2900	Cost Of Work: \$ 7500.00 Fee: \$ 93 -
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Current use: Condo Association

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: Rebuild porch from roof structure down, columns, deck + support

Project description: per detail enclosed. Structure to match existing.

Contractor's name, address & telephone: Viking Restoration

Who should we contact when the permit is ready: Tom @ 828-2900

Mailing address: 1809 Congress Street Portland 04102

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-528-2900

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u>	Date: <u>6-25-04</u>
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This is **NOT** a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall