

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070459

PERMIT ISSUED

MAY 23 2007

This is to certify that VICTORIA SOCIETY OF MATURE WOMEN/Hemphill Presatiohas permission to Stair Case & Lift EnclosureAT 109 DANFORTH ST

044 F004001

provided that the person or persons who obtain or 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 procured before this building or part thereof is altered or closed-in. 4 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jeannie Bonke 5/22/07
Director - Building & Inspection Services

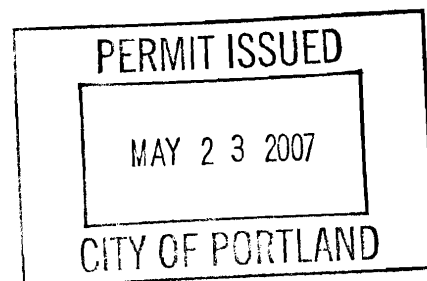
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0459		Issue Date:		CBL: 044 F004001	
Location of Construction: 109 DANFORTH ST		Owner Name: VICTORIA SOCIETY OF MAINE		Owner Address: 109 DANFORTH ST	
Business Name:		Contractor Name: Hemphill Preservation & Woodwork		Contractor Address: 3 Dunham Pond Lane Falmouth	
Lessee/Buyer's Name		Phone:		Phone: 2072330109	
Past Use: Victoria Mansion Connected w/ permit #061572		Proposed Use: Victoria Mansion Connected w/ permit #061572 - Stair Case & Lift Enclosure		Permit Fee: \$180.00 Cost of Work: \$16,000.00 CEO District: 2 FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: A3 Type: SB Signature: JMB 5/22/07 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:	
Proposed Project Description: Stair Case & Lift Enclosure		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"/> Date: 5/17/07 ABN Zoning Appeal <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: Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: D. Andrews 5/17/07			
Permit Taken By: Idobson		Date Applied For: 04/30/2007			

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 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

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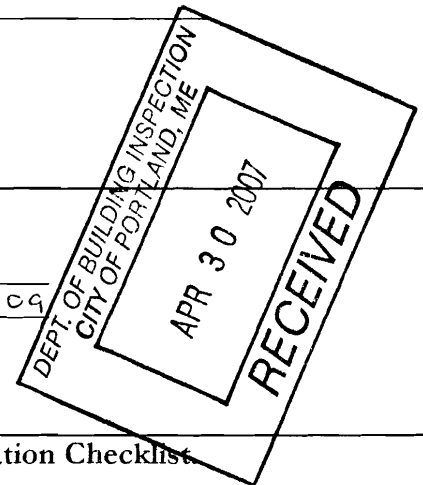
Permit No: 07-0459		Date Applied For: 04/30/2007	CBL: 044 F004001
Location of Construction: 109 DANFORTH ST	Owner Name: VICTORIA SOCIETY OF MAINE	Owner Address: 109 DANFORTH ST	Phone:
Business Name:	Contractor Name: Hemphill Preservation & Woodwork	Contractor Address: 3 Dunham Pond Lane Falmouth	Phone (207) 233-0109
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	
Proposed Use: Victoria Mansion Connected w/ permit #061572 - Stair Case & Lift Enclosure (Phase II of permit #06-1572)		Proposed Project Description: Stair Case & Lift Enclosure (Phase II of permit #06-1572)	
Dept: Historic Status: Approved Reviewer: Deborah Andrews Approval Date: 05/17/2007 Note: Ok to Issue: <input checked="" type="checkbox"/>			
Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 05/17/2007 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.			
Dept: Building Status: Approved Reviewer: Jeanine Bourke Approval Date: 05/22/2007 Note: Ok to Issue: <input checked="" type="checkbox"/>			



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>VICTORIA MANSION 109 DANFORTH ST</u>		
Total Square Footage of Proposed Structure <u>STAIRS: 5 x 5 = 25'²</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>VICTORIA MANSION</u>	Telephone: <u>772-4841</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CALEB HEMPHILL</u> <u>HEMPHILL PRESERV. and</u> <u>WOODWORKING</u> <u>3 DUNHAM POUD LN CELL</u> <u>FALMOUTH, ME 04105</u> <u>207-233-0109</u>	Cost Of Work: \$ <u>16,000 est</u> Fee: \$ <u>180/00</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Victoria mansion</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Staircase & Lift enclosure</u>		
Contractor's name, address & telephone: <u>CALEB HEMPHILL</u> Who should we contact when the permit is ready: <u>- ABOVE -</u> Mailing address: <u>3 DUNHAM POUD LN</u> <u>FALMOUTH, ME 04105</u> Phone: <u>207-233-0109</u>		



Please submit all of the information outlined in the Commercial Application 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.

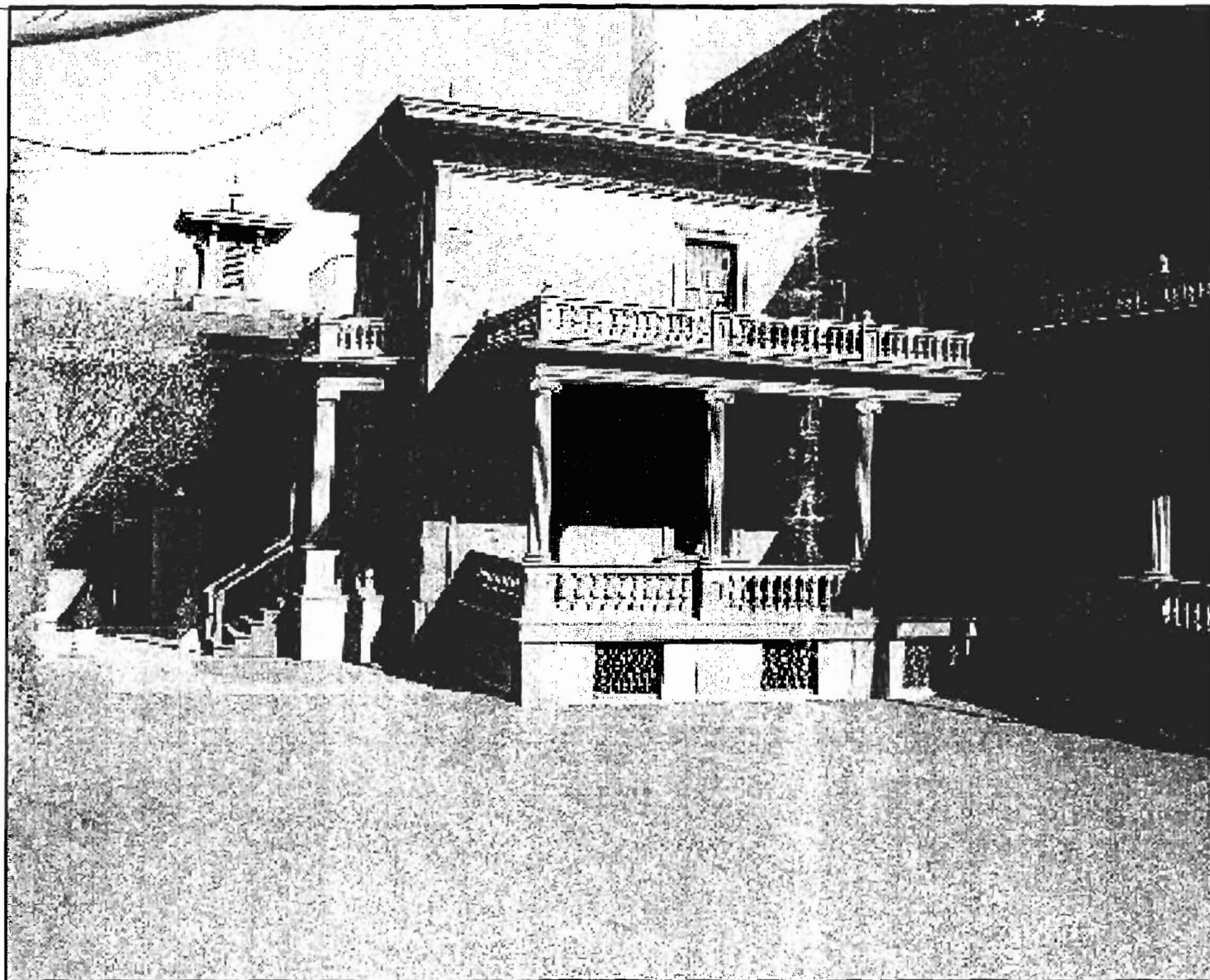
Signature of applicant: <u>Caleb F. Hemphill</u>	Date: <u>4-30-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

ACCESSIBILITY RENOVATIONS TO VICTORIA MANSION 109 DANFORTH STREET, PORTLAND

DRAWING LIST:

- G1 GENERAL INFORMATION, TITLES
- EX1 EXISTING CONDITIONS PLAN
- D1 DEMOLITION PLAN & FRAMING NOTES
- D2 DEMOLITION- NORTH ELEVATION
- A1 STAIR & LIFT PLAN
- A2 WEST ELEVATION - STAIR
- A3 NORTH ELEVATION - LIFT & STAIR
- A4 SOUTH ELEVATION - LIFT
- A5 STAIR SECTION



ARCHITECTURAL SERVICES:
EYP/ALPHA ONE

WILLIAM J. BISSON AIA, ARCHITECT
/ ACCESSIBILITY SPECIALIST
127 MAIN STREET
SOUTH PORTLAND, MAINE

MAIN HOUSE

NORTH
PORCH

GRASS

DOWNSPOUT
& DRAIN BOOT

STONE
DRIP

BROWNSTONE WATER TABLE
& WOOD BASE

RANDOM ASHLAR
BLUESTONE PAVING

BROWNSTONE PIER BELOW DECK

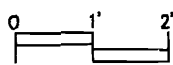
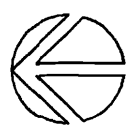
MASONRY WALL BELOW DECK

EDGE OF DECK

HANDRAIL & BALUSTRADE

WEST
PORCH

GRASS



3/8" = 1'-0"

STONE DRIP

THIS AREA: LANDSCAPE REMOVALS FOR IMPROVEMENTS - SEE LANDSCAPE PLAN

REMOVE & STORE EXIST. BLUESTONE PAVERS, FOR RE-USE

REMOVE EXIST. DRAINPIPE FOR REPLACEMENT. DO NOT DISTURB EXIST. UNDERGROUND BOOT.

DO NOT DISTURB EXIST. BROWNSTONE PIER (BELOW) & WATER TABLE, W/ HORIZONTAL WOOD BASEBOARD.

CUT OPENING IN MASONRY TO ALLOW LIFT UNIT PLUS LINER, & TO CLEAR EXIST. BROWNSTONE CORNER PIECE MASONRY TO 8"± BELOW FIN. GRADE, TO ALLOW FOR SLAB CONSTR.

4'-6"± R.O. IN WD
DECK (VERIFY)

3'-11"± OPNG IN
MASONRY WALL
(VERIFY)

5'-4"± R.O.
(VERIFY)

REMOVE DECK & FRAMING; DO NOT REMOVE FRAMING MEMBERS ADJACENT TO OPENING. LINE CUT OPENINGS IN MASONRY WALL W/ P.T. 1X WD

--- = REMOVE EXIST. HANDRAIL & BALUSTRADE IN PLACE PER OWNER'S INSTRUCTIONS

--- = MASONRY WALL BE REMOVED NOT DISTURB EXCEPT WHERE CUT FOR LIFT

PLAN
NORTH

0 1' 2'

3/8" = 1'-0"

THIS AREA: LANDSCAPE REMOVALS FOR IMPROVEMENTS - SEE LANDSCAPE PLAN



LANDSCAPING - SEE PLAN

EXIST. CRUSHED
STONE DRIP

EXPANDED
BLUESTONE PAVING
PER LANDSCAPE
PLAN

TYP CONCRETE FOUNDATION PIERS -
SET TOPS BELOW NEW BLUESTONE
PAVING (SEE SECTION)

EXPANDED
BLUESTONE PAVING
PER LANDSCAPE PLAN

CL'S OF CONC. PIERS

4'-9± STAIR WIDTH

3'-2"± CLEAR

STAIRCASE = 5T @ 11", 5 R @ 7"

3'-11"

7"±10"

10 1/8"±

4'-7 1/4"±

FACE OF WALL TO CL PIER

4'-6"

4'-10"

4'-11"±

1'-8"±

WHEELCHAIR
LIFT=
57-1/8" LONG X
53" WIDE (MAX)

WD. FRAI
3 SIDES

STATUAR

WD. RAIL
MATCH E
(SEE ELE
BALUSTE

EXIST. CRUSHED STONE

STATUARY BRONZE HANDRAIL
PER ADA (BEYOND - SEE SECTION)

WOOD HANDRAIL - MATCH EXIST
AT PORCH, W/ CURVED RAMPS
AT TOP & BOTTOM NEWELS

TYP WD BALUSTER - MATCH PROFILES
OF EXISTING, W/ELONGATED
NECKS TO MEET HANDRAIL HEIGHT

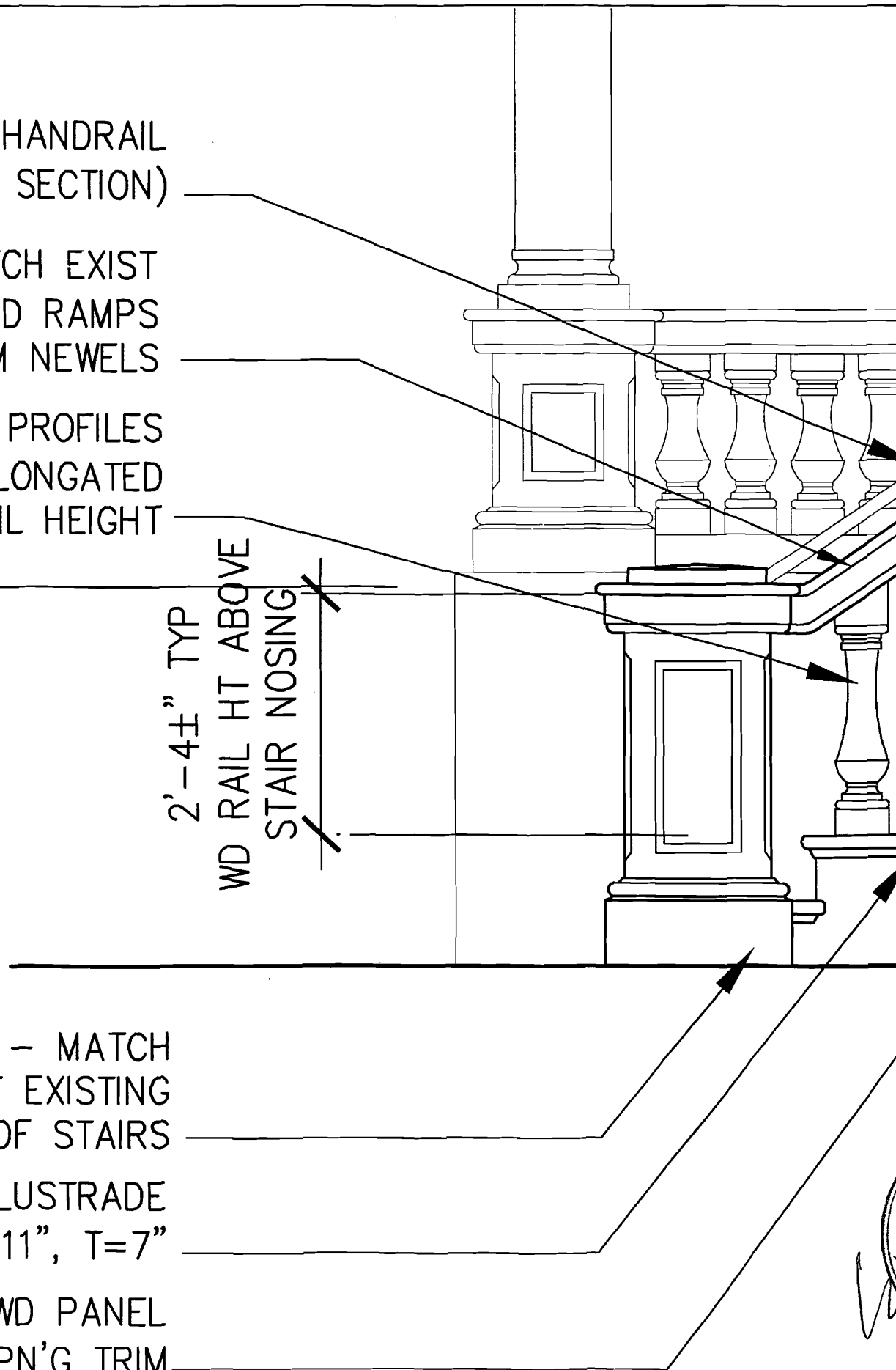
3'-7 3/8"
NEWEL POST HT.

2'-4±" TYP
WD RAIL HT ABOVE
STAIR NOSING

WOOD NEWEL POST - MATCH
DETAILS OF EXISTING
AT TOP OF STAIRS

WOOD BALUSTRADE
AND STAIR. R=11", T=7"

INSET WD PANEL
W/1/4-ROUND OPN'G TRIM



DO NOT DISTURB EXISTING
BROWNSTONE CORNER PIER

WOOD-FRAME LIFT ENCLOSURE -
MATCH HEIGHT OF EXISTING PORCH
HANDRAIL

DOORS & FRAMES OF NEW LIFT

SCRIBE ENCLOSURE FINISHES TO LIFT
CAULK. TYP.

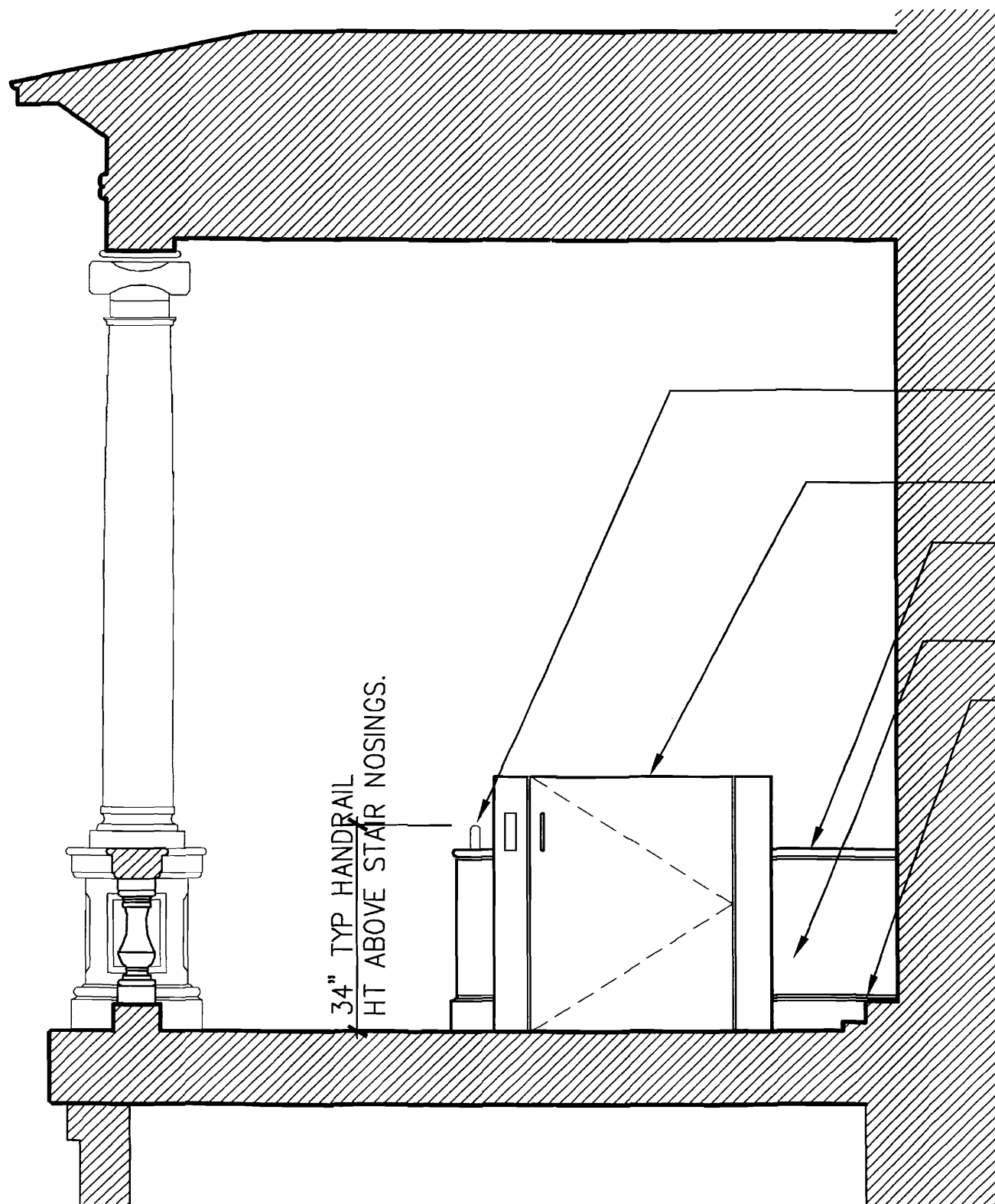
FINISH OPENINGS IN WD DECK & M
WALL W/ P.T. 1X WD LINER. SCRIBE
TO PROFILE OF DECK EDGE. CAULK
TYP.

COVER JOINT BETW. MASONRY & LI
1X2 FINISH TRIM TYP.

FOUNDATION SLAB & PIERS - SEE
SECTION

NEW FINISH GRADE = 3" ABOVE E

4" / 3"



UPPER END OF BRONZE HAN
FASTEN TO FLR & LIFT ENCL

UPPER LIFT DOOR & FRAME

WOOD LIFT ENCLOSURE; SEE
ENCLOSURE PROFILES

SCRIBE ENCLOSURE FINISH TO

SCRIBE ENCLOSURE CONSTRU
AROUND EXISTING BROWNSTO
FLAT WD BASE. (DO NOT DIS
CONSTR.)

34" TYP HANDRAIL
HT ABOVE STAIR NOSINGS.

TYP STAIR CONSTR = FROM 2X12
TREADS, 1X8 RISERS, SCOTIA MOLD
NOSINGS. (SEE SHOP DRAWINGS FOR
PROFILES)

FIN GRADE OF BLUESTONE PAVING
© LIFT DOOR OPENING = 3"
ABOVE EXISTING GRADE. (ALSO
SET TOP OF LIFT FOUNDATION
SLAB AT EXISTING GRADE.)

SET BOTTOM H.R. UPRIGHT INTO SLEEVE
IN CONCRETE PIER

BRONZE HANDRAIL & BALUSTRADE -
SEE SHOP DRAWINGS FOR DETAILS

UPI

WO
DR.

ENC

2'-6 1/6" ±
MATCH EXIST
PORCH H.R.

EXIS

P.T.
ANC

P.T.
4 T

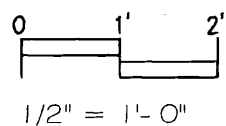
EXIS

NEV

4"

GIR

6"Ø
CON
UNE



10-1/8" 4'-7 3/4"

FACE OF MASONRY TO
CL'S OF CONC. PIERS