

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED
MAY 12 2005
Permit Number 0603012 2005
CITY OF PORTLAND

This is to certify that WEST END DEVELOPMENT LLC / Martin Builders, LLC

has permission to repairs to existing staircase, railings and handrails

AT 167 DANFORTH ST L 044 I001001

provided that the person or persons firm or corporation accepting 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 loaded or 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. Greg Curran 5-9-05

Health Dept. _____

Appeal Board _____

Other _____
DepartmentName

[Signature]
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:	Issue Date:	CRI:
06-0501	PERMIT ISSUED MAY 12 2006	044 1001001

Location of Construction: 167 DANFORTH ST	Owner Name: WEST END DEVELOPMENT LL	Owner Address: 6 OLD COLONY LN	Phone:
Business Name:	Contractor Name: Mortin Builders, LLC	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: CITY OF PORTLAND	Alterations - Commercial

Current Use: Residential/ Multi-Family	Proposed Use: Residential/ Multi-Family/ repairs to existing staircase, landings and hand rails	Permit Fee: \$84.00	Cost of Work: \$7,000.00	CEO District: 2
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Legal use: 10 d.v	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: R2 Type: 3B 5/10/06
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Proposed Project Description:
repairs to existing staircase, landings and hand rails

Signature: *Craig Lewis* Signature: *[Signature]*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 04/12/2006	Zoning Approval
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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"/> <i>OK w/ conditions ASB</i> Date: 4/25/06	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 YES <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 <input type="checkbox"/> Denied Date: 5/2/06 <i>D. Andrews</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0501	Date Applied For: 04/12/2006	CBL: 044 I001001
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Location of Construction: 167 DANFORTH ST	Owner Name: WEST END DEVELOPMENT LLC	Owner Address: 6 OLD COLONY LN	Phone:
Business Name:	Contractor Name: Martin Builders, LLC	Contractor Address: 316 East Main Street Yarmouth	Phone: (207) 329-2564
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Residential/ Multi-Family/ repairs to existing staircase, landings and hand rails	Proposed Project Description: repairs to existing staircase, landings and hand rails
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/02/2006

Note: **Ok to Issue:**

- 1) * Approval subject to conditions itemized in HP decision letter dated 4/10/06.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/28/2006

Note: **Ok to Issue:**

- 1) This property shall remain as ten (10) family dwellings. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/10/2006

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 05/09/2006

Note: **Ok to Issue:**

- 1) Means of egress shall be usable at all times.
- 2) New stairs to comply with codes for new stairs



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>167-169 Danforth Street</u>		
Total Square Footage of Proposed Structure <u>~ 126 square feet</u>	Square Footage of Lot <u>.14 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>I</u> Lot# <u>1-2</u>	Owner: <u>West End Development, LLC</u>	Telephone: Office: <u>856-8168</u> Cell: <u>780-2424</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>West End Development, LLC</u> <u>6 Old Colony Lane</u> <u>Scarborough, ME 04074</u> <u>856-8168</u>	Cost Of Work: \$ <u>7,000</u> Fee: \$ <u>84.00</u> C of O Fee: \$ _____
Current Specific use: <u>building is substantially vacant</u> If vacant, what was the previous use? <u>10-unit apartment building</u> Proposed Specific use: <u>10 condominiums - needs separate permit.</u>		
Project description: <u>See attached.</u>		
Contractor's name, address & telephone: <u>D. Scott Martin Builders, LLC</u> <u>Contact Name: Drew Wing 829-2564</u>		
Who should we contact when the permit is ready: <u>Brian Connelly</u> Mailing address: <u>West End Development, LLC</u> <u>6 Old Colony Lane</u> <u>Scarborough, ME 04074</u> Phone: <u>856-8168</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.

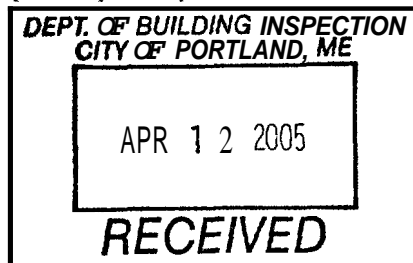
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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 _____

Date: _____

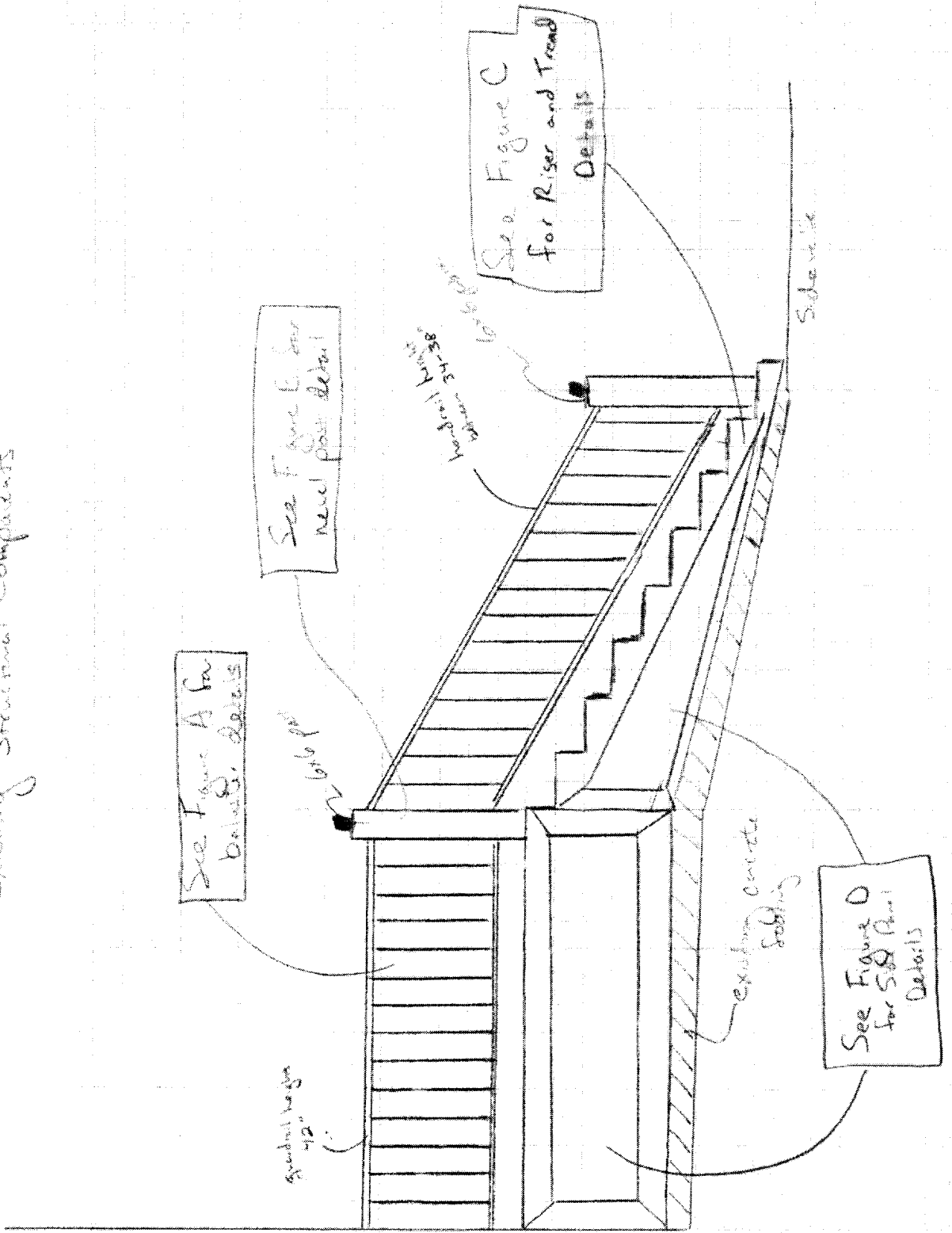
This is riot a permit; you may not commence AN' work until the permit is issued.



✓ #1137

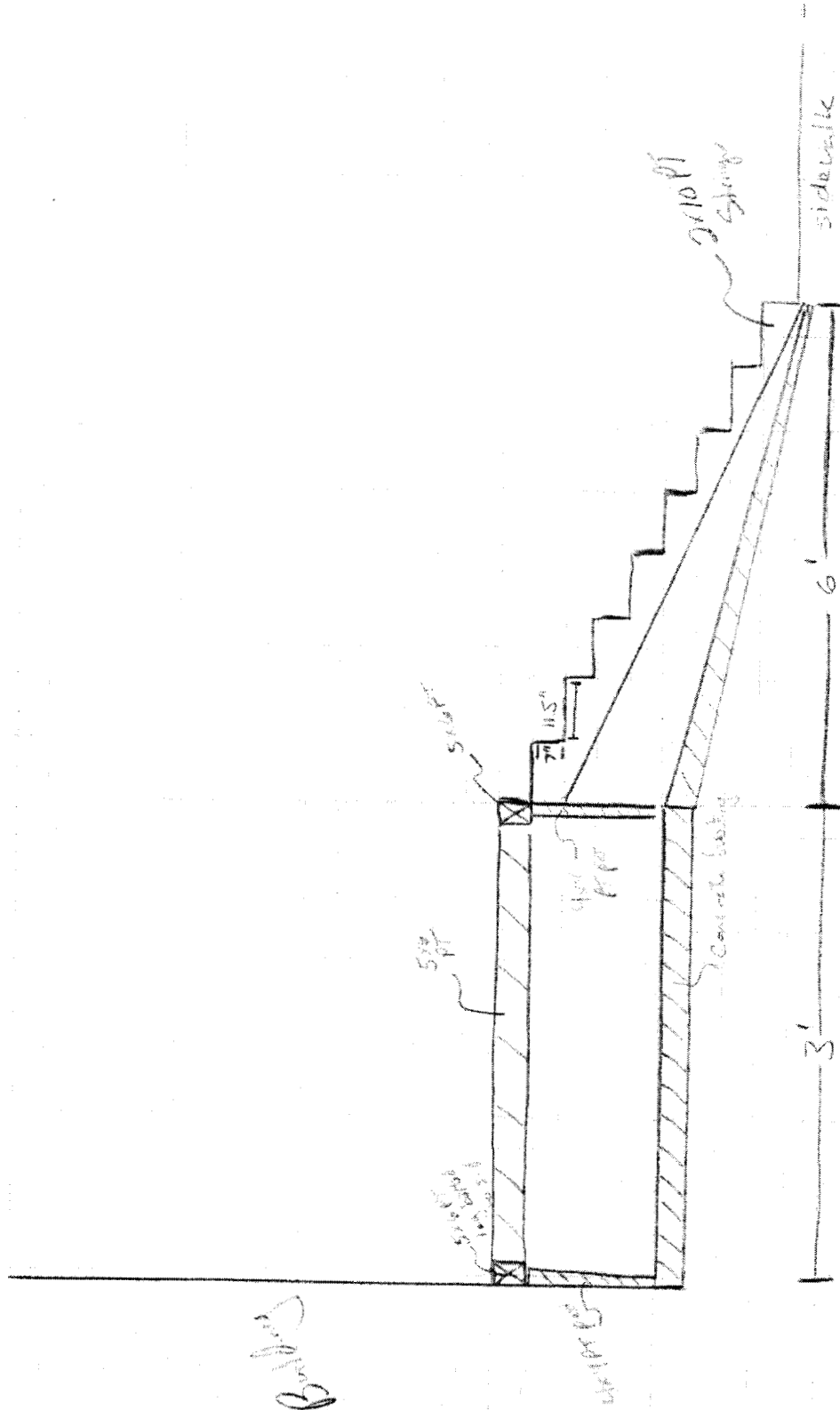
Exhibit 3

167-169 Danford Street
 Rebuilding New Staircase Using
 Existing Structural Components



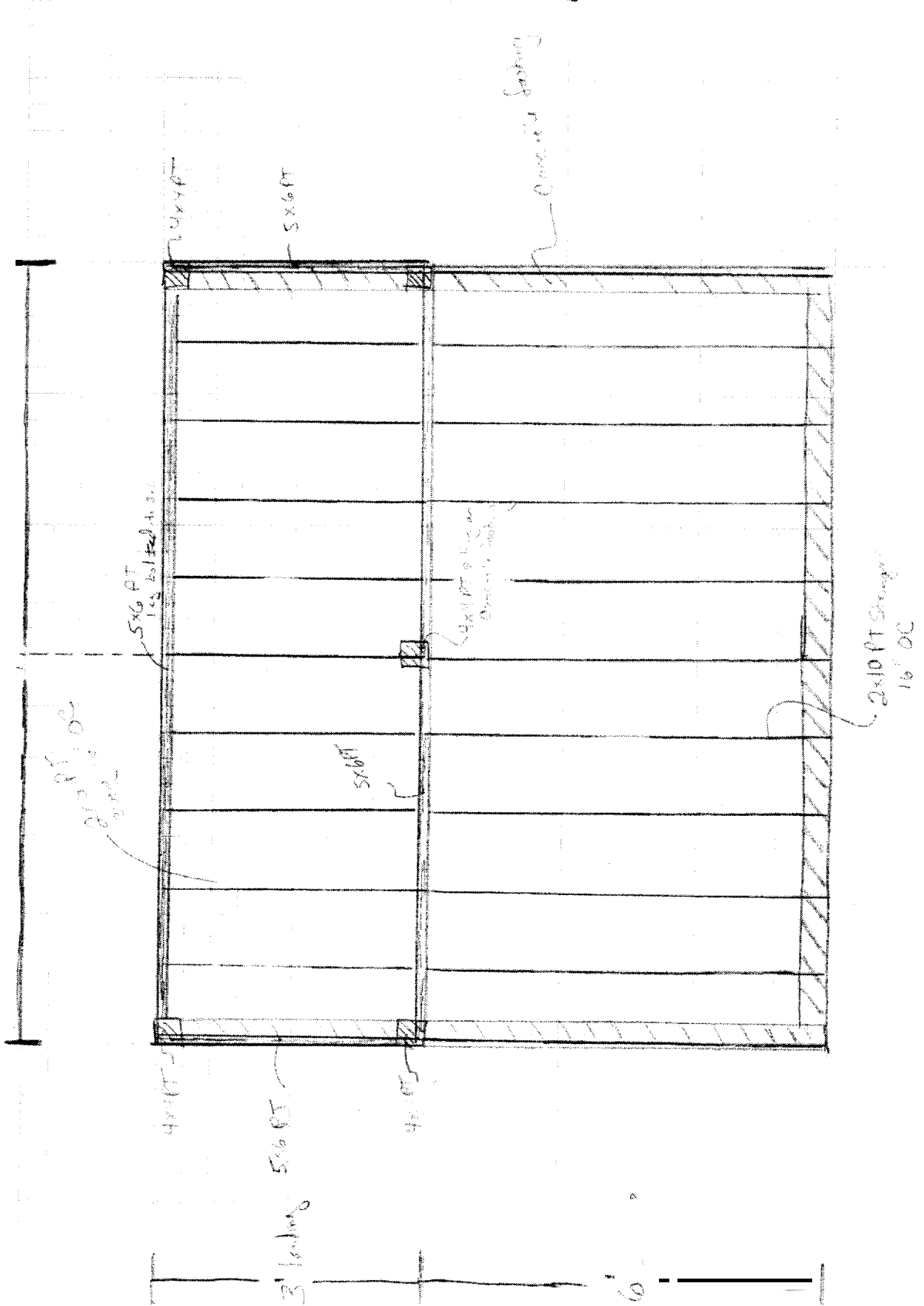
60/60

Exch;bit- 2



Sidewalk of existing sidewalk and part of concrete base
167-129 Dundas Street

Exhibit 1



Overview of existing structural parts of Queen Staircase
167-169 Danforth Street

Project Description

This **application** is for a permit to rehab and rebuild the existing front staircase to 167-169 Danforth Street. We anticipate that the structural components of the existing staircase (which are set forth on Exhibit 1 (overview) and Exhibit 2 (side view)) will be reused as they are in excellent condition. Accordingly, the parts of the staircase that will be renovated and/or rebuilt will be (i) the decking to the landing, (ii) the risers and treads to the actual stairs, and (iii) the railings. The existing pressure treated decking is badly deteriorated and would be completely replaced with fir (or similar). The existing risers and treads are also pressure treated and are badly deteriorated. They too will be replaced with a combination of fir (or similar) for the treads and **pine** (or similar) for the risers. A decorative scotia molding will also be used on the stairs as set forth in Figure C of Exhibit 4. The existing metal railings are broken and **rusty**. We anticipate removing them and **replacing them with** solid wooden newel posts, handrails and balusters as set forth in **Figures A and B** of Exhibit 4. Not depicted in the attached drawings but planned for is a replacement of a third railing along the centerline of the 14' wide staircase in a manner that will conform to the same **details** set forth in **Figures A, B and C** of Exhibit 4. Finally, the two sides of the staircase will be enclosed with a decorative side panel substantially similar to that pictured at Figure D of Exhibit 4.

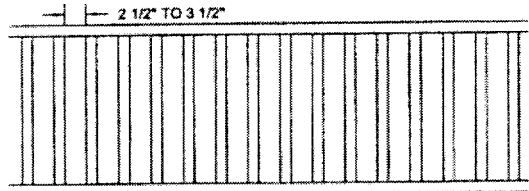
All work to be done consistent with the current City of Portland code.

We have consulted **with** the City of Portland's Historic Commission and have received **permission** for the proposed **work**. A certificate of permission is pending and **work** will not commence until the certificate is received.

A plot **plan of** the **property** is also enclosed.

Exhibit 4

Figure A
(Baluster Details)



SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS 1 1/2" X 1 1/2".

Figure B
(Newel Post Details)

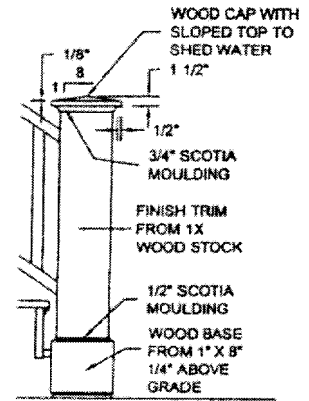


Figure C
(Riser and Tread Detail)

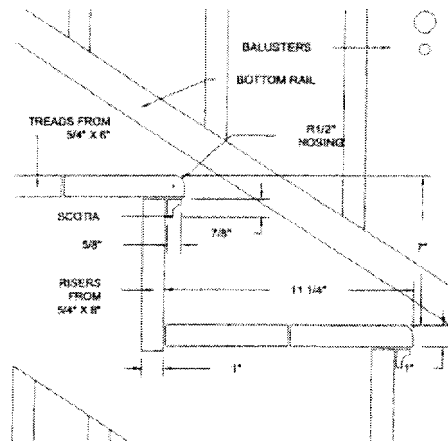
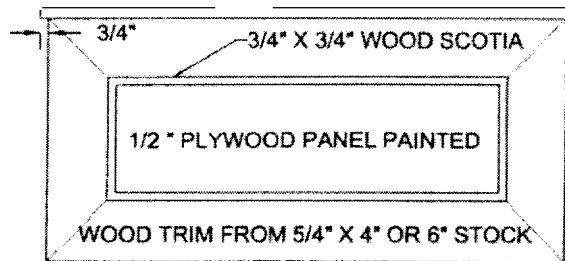
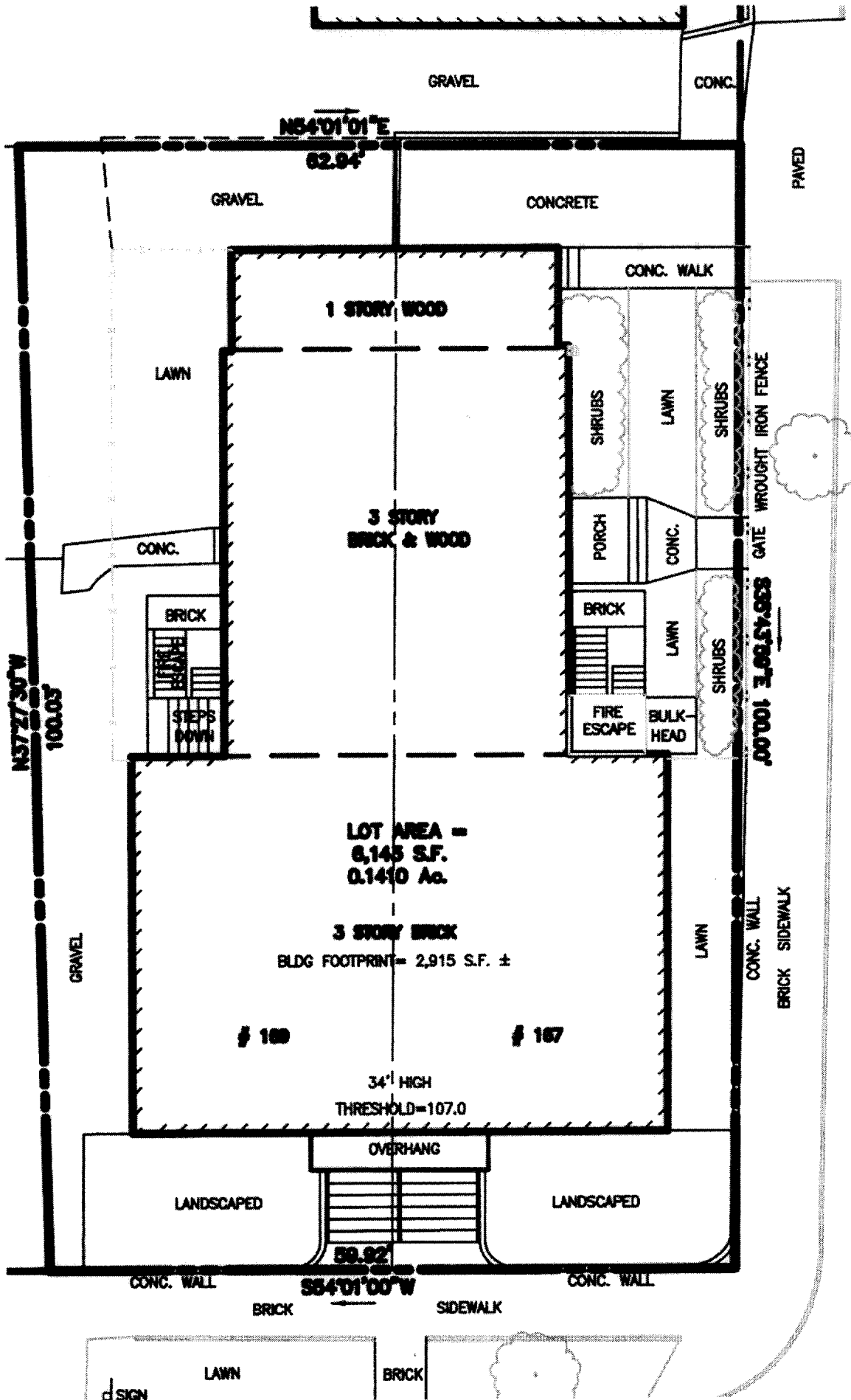


Figure D
(Stair Panel Details)





Wink.

DANFOETH