

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DAVID HAMILTON

Located At 199 SPRING ST

Job ID: 2011-11-2789-ALTCOMM

CBL: 045- E-022-001

has permission to Replace existing exterior wood fire escape, egress stairs at the left side of the building, serves 1 dwelling 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 closed-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

Fire Prevention Officer

JMR 1/6/12

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2789-ALTCOMM	Date Applied: 11/18/2011	CBL: 045- E-022-001	
Location of Construction: 199 SPRING ST	Owner Name: DAVID HAMILTON	Owner Address: 199 SPRING ST # 7 PORTLAND, ME 04102	Phone: 207-272-0176
Business Name:	Contractor Name: Gregg Bolton	Contractor Address: 20 Plummer Rd., Buxton, ME 04093	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Seven residential condos	Proposed Use: Same - 7 residential condos - replace existing fire escape on left side of building	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: 3B IBC-2009 Signature: JMB 1/6/12
Proposed Project Description: Replace existing fire escape		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	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: 01/30/11 11/30/11</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>YES</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 checked="" type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 12/12/11</p>
	<p>CERTIFICATION</p>		

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2789-ALTCOMM

Located At: 199 SPRING ST

CBL: 045- E-022-001

Conditions of Approval:

Zoning

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.
3. This property shall remain as seven (7) residential condominiums. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued with the condition that all the work will take place within the existing footprint.

Historic

1. Stair railing must have full balustrade. Baluster/handrailing detail to conform to attached detail.
2. Entire structure, with the exception of the treads to be opaque stained a dark, recessive stain to provide finished appearance and minimize visual impact. Staining must be completed by May 15.

Fire

1. Replacement of existing exterior fire escape stair serving one dwelling only.
2. Stair is in historic district. It will be constructed within the existing foot print.
3. Rise and run shall be uniform. A handrail and 36" high guard is required. A 4" sphere shall not pass through the guard.
4. This stair is a required means of egress. All preparation shall be made to prevent over night occupancy of the effected dwelling unit without 2 safe means of egress.

Building

1. Permit approved based on the plans submitted and reviewed w/applicant/contractor, with additional information as agreed on and as noted below:
 - Landing height to be max. 12' off grade
 - Tread/Rise dimension approved to meet one and two family code
 - Guard rail to be min. 36" height, less than 4" openings
 - Risers to be solid or less than 4" openings
 - Wood rail detail approved per historic design, no newel interruption
 - Anchoring of support angle arm as per discussed and noted on the revised plan dated 1/5/12
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. This egress stair shall be maintained to prohibit the accumulation of snow and ice.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

Final Inspection at completion of work

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

Department of Building Inspections

Original Receipt

11.13. 20 11

Received from

Dur. Hamilton

Location of Work

199 Spring St

Cost of Construction \$ _____

Building Fee:

40

Permit Fee \$ _____

Site Fee:

50

Certificate of Occupancy Fee: _____

Total:

90

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL:

45-0-02

Check #: _____

CC

Total Collected \$

90

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

[Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



Rb
hislenz

General Building Permit Application

XXV

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>199 Spring St.</u>		
Total Square Footage of Proposed Structure/Area <u>N/A (replacing fire escape)</u>	Square Footage of Lot <u>4938</u>	Number of Stories <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>45 E 22</u>	Applicant *must be owner, Lessee or Buyer* Name <u>David Hamilton</u> Address <u>(199 Spring St. Condo Assoc.)</u> <u>199 Spring St. Unit 7</u> City, State & Zip <u>Portland Me. 04102</u>	Telephone: <u>207-272-0176</u>
Lessee/DBA (If Applicable) <u>199 Spring St Condo Assoc.</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work \$ <u>1500</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u> <u>50</u> <u>90</u>
Current legal use (i.e. single family) <u>Multi Family Condo</u> Number of Residential Units <u>7</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>Condo</u> If yes, please name <u>199 Spring St. Condo Assoc.</u> Project description: <u>Replace Existing Fire Escape</u>		
Contractor's name: <u>Gregg Balton</u> Address: <u>20 Plummer Rd</u> City, State & Zip <u>Buxton, Me 04093</u> Telephone: _____ Who should we contact when the permit is ready: <u>David Hamilton</u> Telephone: <u>207-272-0176</u> Mailing address: <u>199 Spring St. Unit 7, Portland Me 04102</u> <u>575-2648</u>		

11.2.11

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.

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.

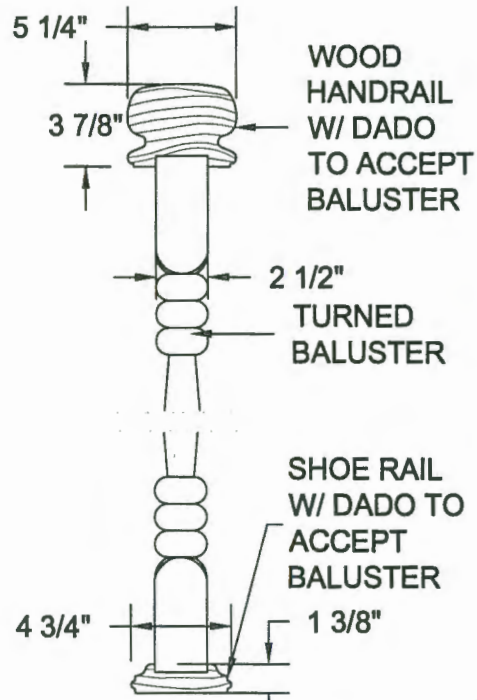
RECEIVED
NOV 18 2011
Dept. of Building Inspections
City of Portland Maine

Signature: David Hamilton Date: 11/11/11

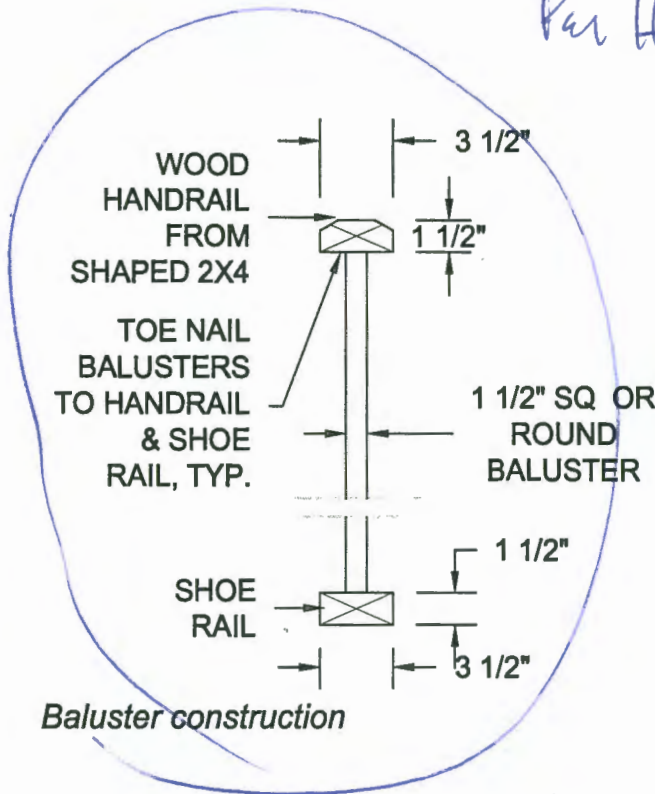
This is not a permit; you may not commence ANY work until the permit is issued

BALUSTER DETAILS

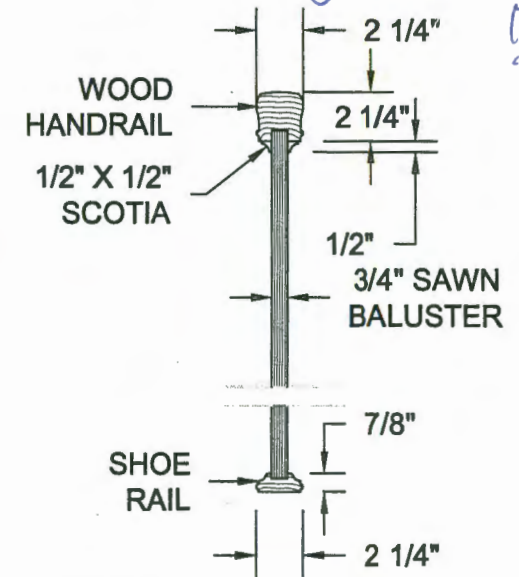
Per H.P. Conditions of Approval.



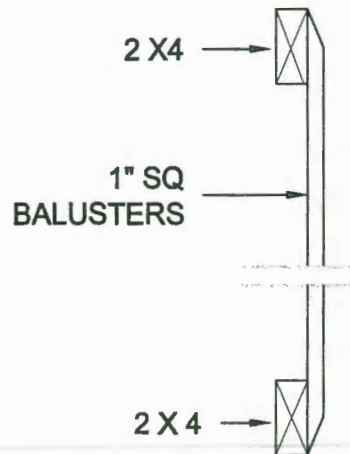
Turned baluster construction



Baluster construction



Baluster construction



This type of baluster, while easy to construct, is not appropriate for traditional buildings.

Reynson
RECEIVED

JAN 5 2012

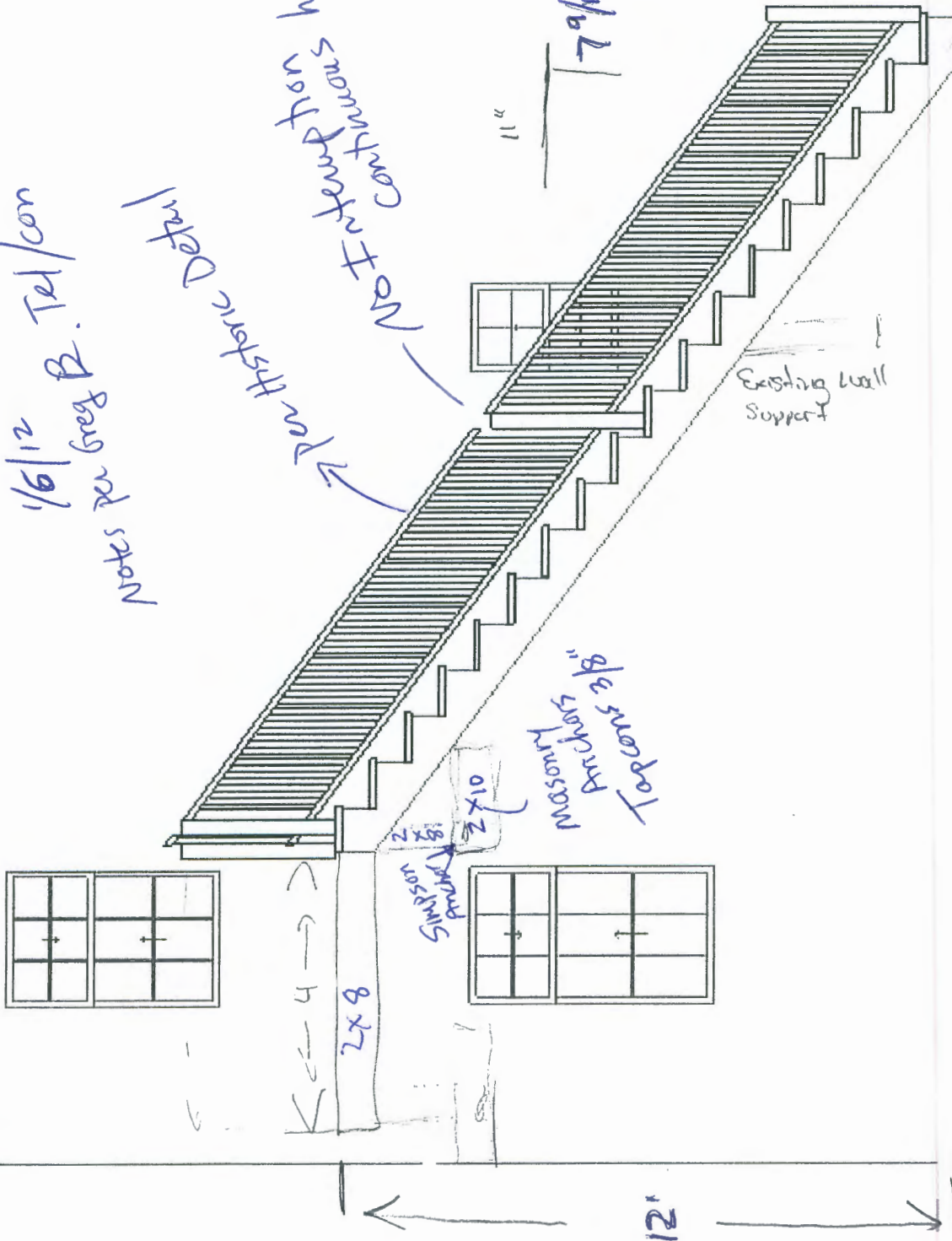
Dept of Building Inspections
City of Portland Maine

1/6/12
Notes per Greg B. Tel/con

Per Historic Detail
Not to conflict with handrails

7'9 1/2" x 19 Steps
1" Tread over hang
Enclosed Riser

Base Same as
Present



17'4 1/2" 209" →

199 Spring Street Fire Escape Repair

2x12x24 Stringers (3)

2x4x24 Stringer Support (3)

2x12x16 Stair treads (4)

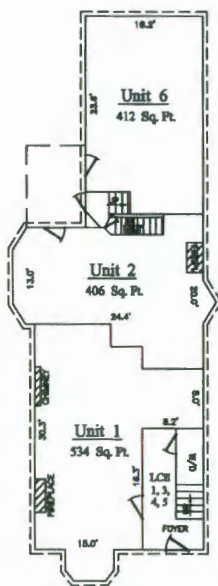
2x4x24 Handrail (4)

4x4x8 Handrail Posts (4)

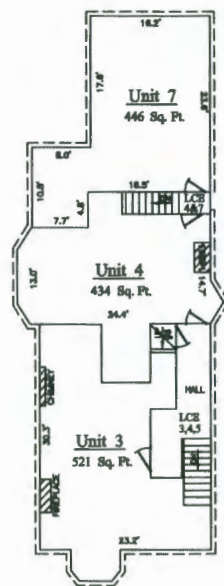
All materials will be conventional pressure treated lumber and stained to match existing structure.



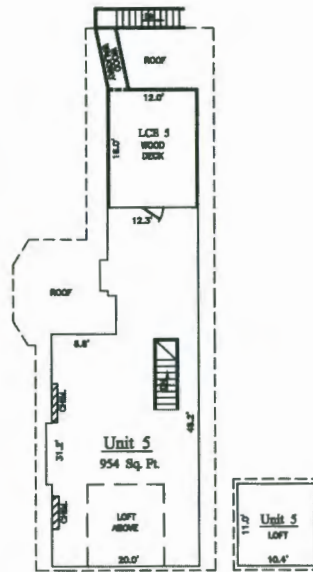
BASEMENT



FIRST FLOOR



SECOND FLOOR

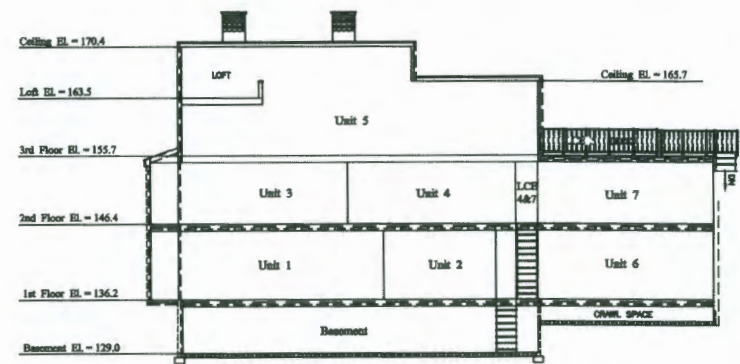


THIRD FLOOR

— SPRING STREET —

VERTICAL BOUNDARY

SECTION A



SECTION A
HORIZONTAL BOUNDARY

NOTE: ELEVATIONS BASED ON CITY DATUM
SEE REFERENCE ON 199 SPRING STREET
CONDOMINIUM PLAT RECORDED HERewith

LEGEND:

- LCE LIMITED COMMON ELEMENT
- UNIT BOUNDARY
- - - FOUNDATION LINE

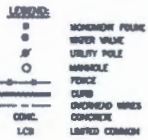
JOB M WALKER, PLS #2338

DATE: _____

CONDOMINIUM PLANS
"199 SPRING STREET CONDOMINIUM"
#199 SPRING STREET, PORTLAND, MAINE
MADE FOR RECORD OWNERS
CHRISTOPHER P. SARCHI
AND KRISTI A. SARCHI
18 COVESIDE ROAD, CUMBERLAND FORESIDE, MAINE

OWEN HASKELL, INC.
18 COVESIDE ROAD, PORTLAND, ME 04101 (207) 774-0484
PROFESSIONAL LAND SURVEYORS

Drawn By: EDB	Date: JUN. 25, 2008	Job No.: 2008-108P
Trace By: JLF	Scale: 1/8" = 1'	Draw. No.: 1 OF 1
Check By: ECB		
Book No.: FLE		

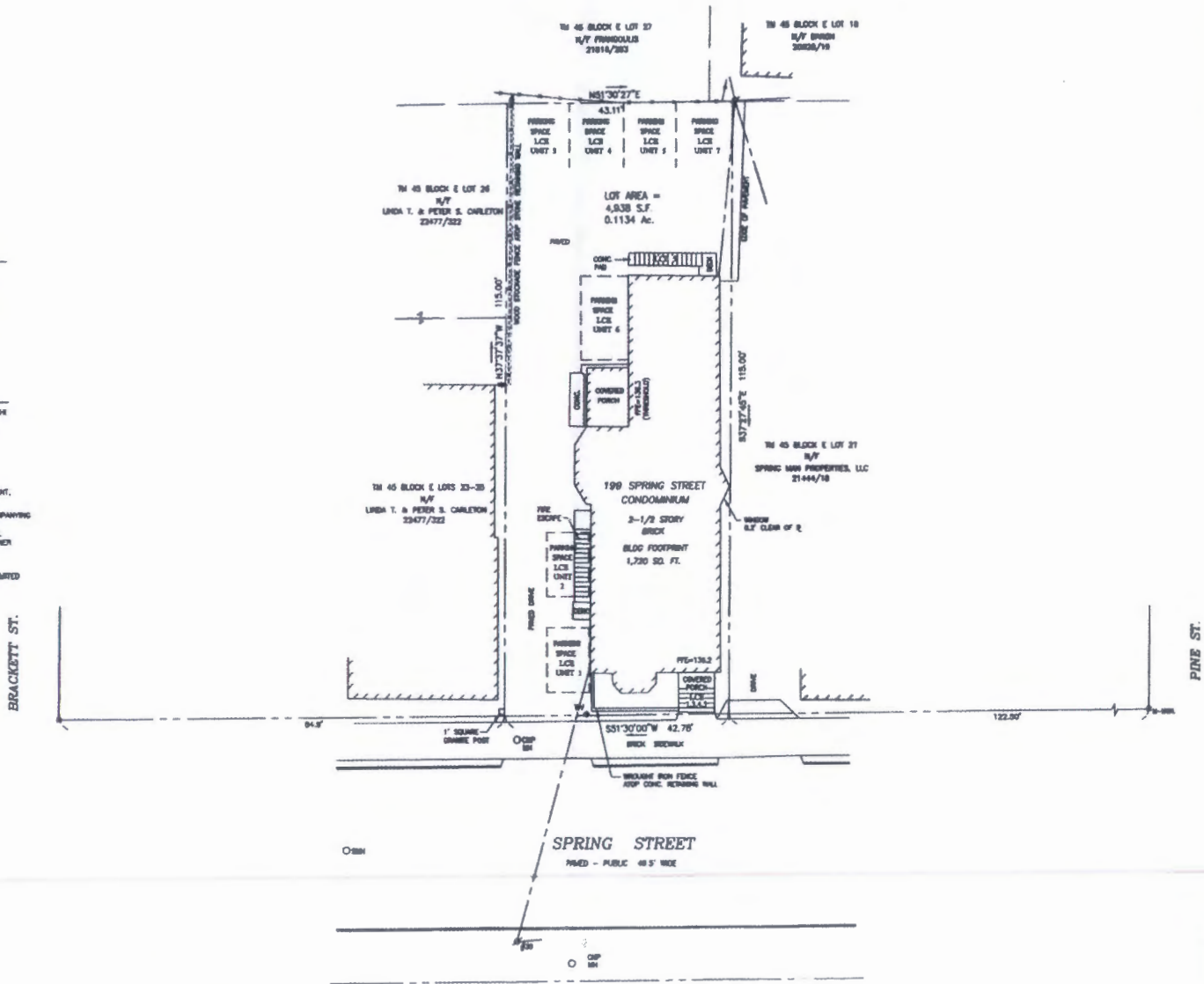


PLAN REFERENCES

1. CONDOMINIUM PLAN FOR "THE CONDOMINIUM ASSOCIATES SPRING STREET, PORTLAND, MAINE" DATED JUNE 19, 1989 BY WELLS ENGINEERING, INC.
2. CITY OF PORTLAND "BLUE SHEETS" MAPS 20, 64, 75, AND 104, DATED JULY, SEPTEMBER, SEPTEMBER, AND OCTOBER 1925, RESPECTIVELY.
3. CITY OF PORTLAND'S ASSessor'S MAPS.

NOTES

1. OWNERS OF RECORD ARE CHRISTOPHER P. AND JUDITH A. SARCHI BY WARRANTY DEED RECORDED IN BOOK 10451 PAGE 144 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. DIMENSIONS ARE BASED ON PLAN REFERENCE 1.
3. SUBJECT PROPERTY IS SHOWN AS LOT 22 ON MAP 45, BLOCK E ON THE CITY OF PORTLAND'S ASSessor'S MAP.
4. BOUNDARY AND STREET LINES ARE BASED ON INFORMATION PROVIDED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT, RECORDED DEEDS AND MONUMENTS LOCATED IN THE FIELD.
5. FINISH FLOOR ELEVATIONS SHOWN HEREON ARE ON THE ACCOMPANYING CONDOMINIUM PLANS FOR 199 SPRING STREET CONDOMINIUM. RECORDED HEREON ARE BASED ON CITY OF PORTLAND DATUM. BENCHMARK IS A GRANITE MONUMENT AT THE NORTHWEST CORNER OF BRACKETT & SPRING STREETS, ELEVATION 132.87 FEET.
6. THIS AMENDED PLAN AMENDS THE PLAN RECORDED IN PLAN BOOK 308 PAGE 99 FOR THE PURPOSE OF RELOCATING THE LISTED CORNER ELEMENT PARKING SPACE APPURTENANT TO UNIT 6.



CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.



AMENDED CONDOMINIUM F
 "199 SPRING STREET CONDOMINIUM"
 199 SPRING STREET, PORTLAND, MAINE
 MADE FOR RECORD OWNERS
 CHRISTOPHER P. SARCHI
 AND KRISTI A. SARCHI
 16 CONESIDE ROAD, CUMBERLAND FOREST, ME 04111 (800) 7
OWEN HASKELL, INC.
 18 CROWN ST., PORTLAND, ME 04101 (800) 7
 PROFESSIONAL LAND SURVEYORS
 Drawn By: JAH Date: FEB. 2, 2008
 Traced By: DJF











08-31-11 David Hamilton
(1).jpg



08-31-11 David Hamilton
(2).jpg



08-31-11 David Hamilton
(5).jpg



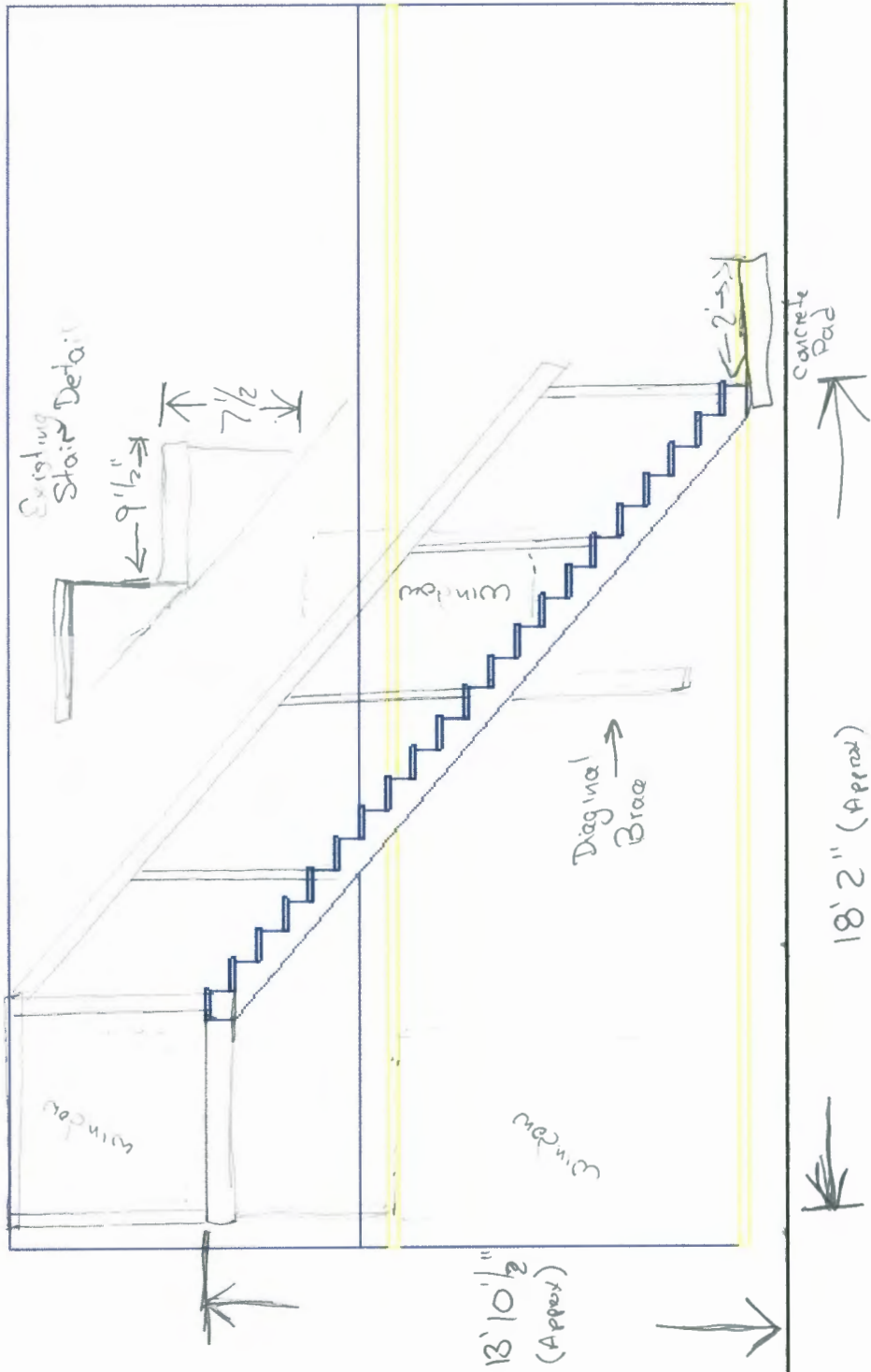
08-31-11 David Hamilton
(6).jpg



08-31-11 David Hamilton
(7).jpg



08-31-11 David Hamilton
(8).jpg



Proposed Repair to rebuild existing stairs. Adding an additional
 stair stringer into another, mid-level board rail. In addition I plan
 on adding Ball Endor beam along top that tie into the existing beam
 and maintain structure.

