

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

PERMIT

Permit Number: 100202

Please Read Application And Notes, If Any, Attached

This is to certify that 128 GRANT STREET LLC / N. Grant Hawk

has permission to renovate & strengthen existing masonry deck

AT 128 GRANT ST CPD 048 C004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lath or other work is set-in. 2 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Gauthier

Health Dept. APR - 1 2010

Appeal Board

Other

Department of Planning and Economic Development
CITY OF PORTLAND

[Handwritten 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: 10-0202	Issue Date:	CBL: 048 C004001
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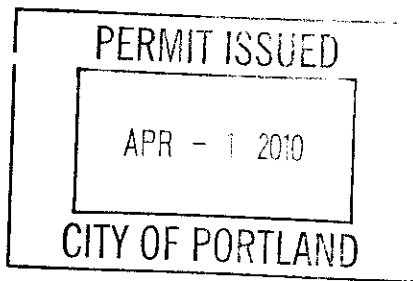
Location of Construction: 128 GRANT ST	Owner Name: 128 GRANT STREET LLC	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone: 2079392905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: 6 unit residential	Proposed Use: 6 unit residential - renovate & strengthen existing 3 story deck (front)	Permit Fee: \$170.00	Cost of Work: \$14,570.00	CEO District: 2
Proposed Project Description: renovate & strengthen existing 3 story deck (front)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB	
		Signature: <i>(KG)</i>	Signature: <i>(Signature)</i>	
legal use: 6 residential Dwelling units * See Conditions		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: Idobson	Date Applied For: 03/03/2010	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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: <i>9/3/10</i>	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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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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: 10-0202	Date Applied For: 03/03/2010	CBL: 048 C004001
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Location of Construction: 128 GRANT ST	Owner Name: 128 GRANT STREET LLC	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone (207) 939-2905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 6 unit residential - renovate & strengthen existing 3 story deck (on front)	Proposed Project Description: renovate & strengthen existing 3 story deck (on front)
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/03/2010

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 03/19/2010

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/04/2010

Note: **Ok to Issue:**

- 1) Railings/Guards must be 42" and spacing can not be more than 4" o.c.
- 2) Stairs must comply with NFPA and IBC standards. (Rise and Run)
- 3) All construction shall comply with NFPA I and 101.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon
Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Framing//Electrical: Prior to Any Insulating or covering.

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date



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>128/130 Grant St.</u>		
Total Square Footage of Proposed Structure/Area <u>200 sq ft.</u>	Square Footage of Lot <u>4500</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>048</u> Block# <u>C</u> Lot# <u>004</u>	Applicant * must be owner, Lessee or Buyer* Name <u>128 Grant St. LLC</u> Address <u>104 Grant St.</u> City, State & Zip <u>Portland Me, 04101</u>	Telephone: <u>761-0832</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>14,570.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units <u>6</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name RECEIVED Project description: <u>Renovate + strengthen ex</u>		
Contractor's name: <u>Nathan Hawkes Carpentry</u> Dept. of Building Inspections Address: <u>105 Spring St.</u> City of Portland Maine City, State & Zip <u>Westbrook, Me. 04092</u> Telephone: <u>939-2905</u> Who should we contact when the permit is ready: <u>Nathan Hawkes</u> Telephone: <u>939-2905</u> Mailing address: <u>same as above</u>		

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.

Signature: [Signature] Date: 3/3/10

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

Assessor's Office - Portland, Maine
 Parcel ID: 048 C004001 - Parcel Name: GRANT ST 126-130
 City: Portland, Maine

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

CBL 048 C004001
Land Use Type FIVE TO TEN FAMILY
Property Location 128 GRANT ST
Owner Information 128 GRANT STREET LLC
 104 GRANT ST
 PORTLAND ME 04101
Book and Page 27358/070
Legal Description 48-C-4
 GRANT ST 126-130
Acres 5700 SF
 0.131

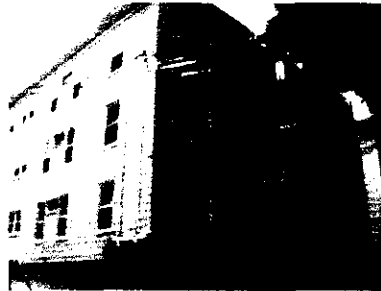
Current Assessed Valuation:

TAX ACCT NO. 7628 **OWNER OF RECORD AS OF APRIL 2009**
 ADLEX LLC
LAND VALUE \$68,500.00 **21 ROCKAWAY RD**
BUILDING VALUE \$304,300.00 **FALMOUTH ME 04105**
NET TAXABLE - REAL ESTATE \$372,800.00
TAX AMOUNT \$6,613.48

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1
Year Built 1900
Style/Structure Type APARTMENT - GARDEN
Units 6
Square Feet 8104
[View Sketch](#) [View Map](#) [View Picture](#)



Print a report of
 this report in
 multiple sizes

Exterior/Interior Information:

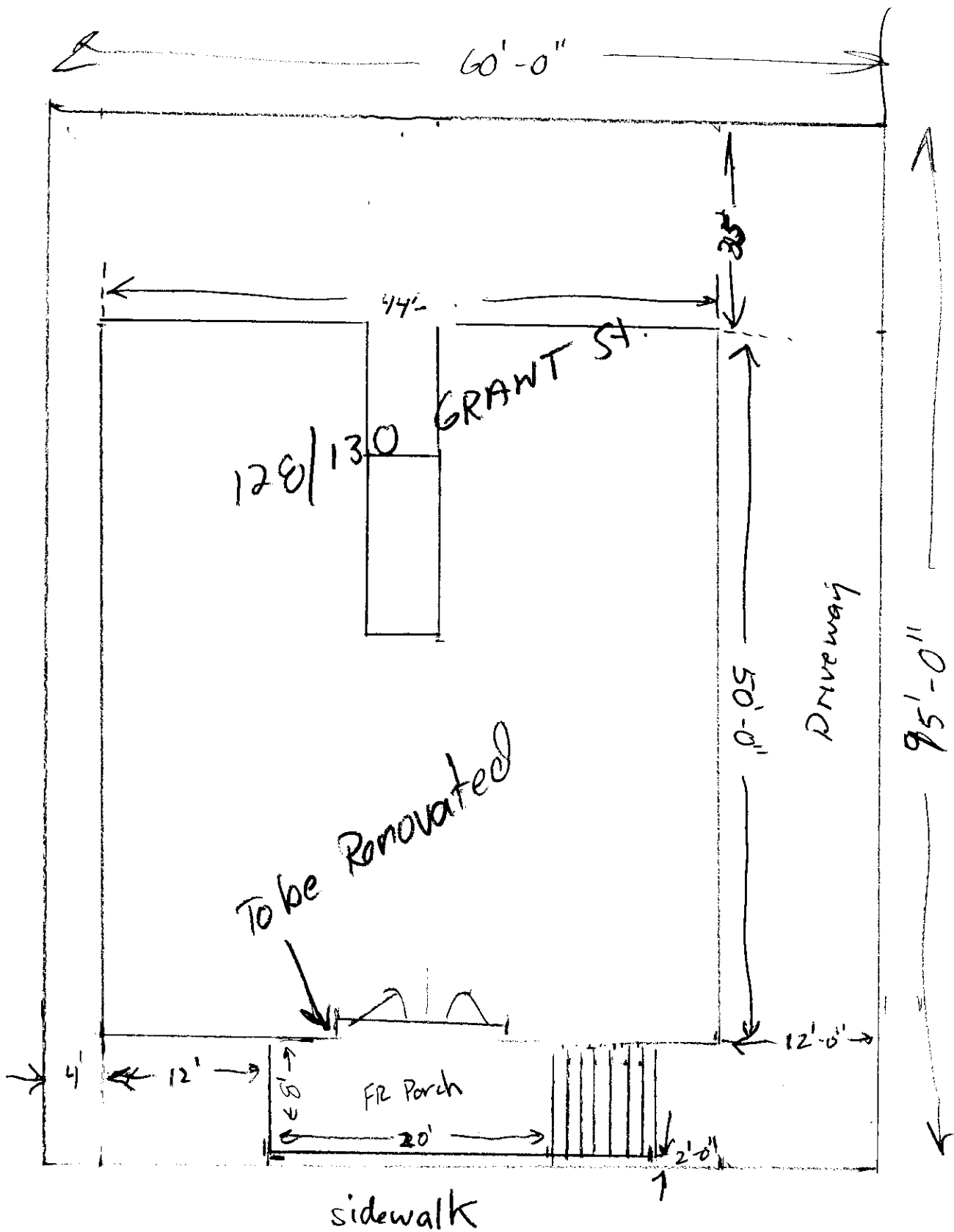
Card 1
Levels 01/01
Size 2026
Use SUPPORT AREA
Height 6
Heating NONE
A/C NONE

Card 1
Levels 01/01
Size 2026
Use APARTMENT
Height 10
Walls FRAME
Heating HW/STEAM
A/C NONE

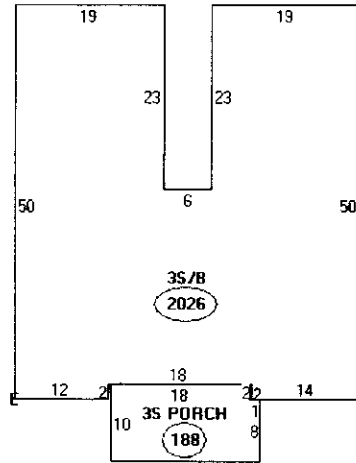
Card 1
Levels 02/03
Size 2026
Use APARTMENT
Height 10
Walls FRAME
Heating HW/STEAM
A/C NONE

Other Features:

Card 1
Structure PORCH - OPEN
Size 188X1



GRANT ST



Descriptor/Area	
A: 086	2026 sqft
B: 011	2026 sqft
C: 011	2026 sqft
D: PORCH, OPEN	188 sqft
E: PORCH COV-UPPER	188 sqft
F: 3S/B	2026 sqft
G: 3S PORCH	188 sqft

Nathan Hawkes Carpentry

105 Spring Street
 Westbrook, ME 04092
 Phone: 939-2905
 Fax: 854-5415

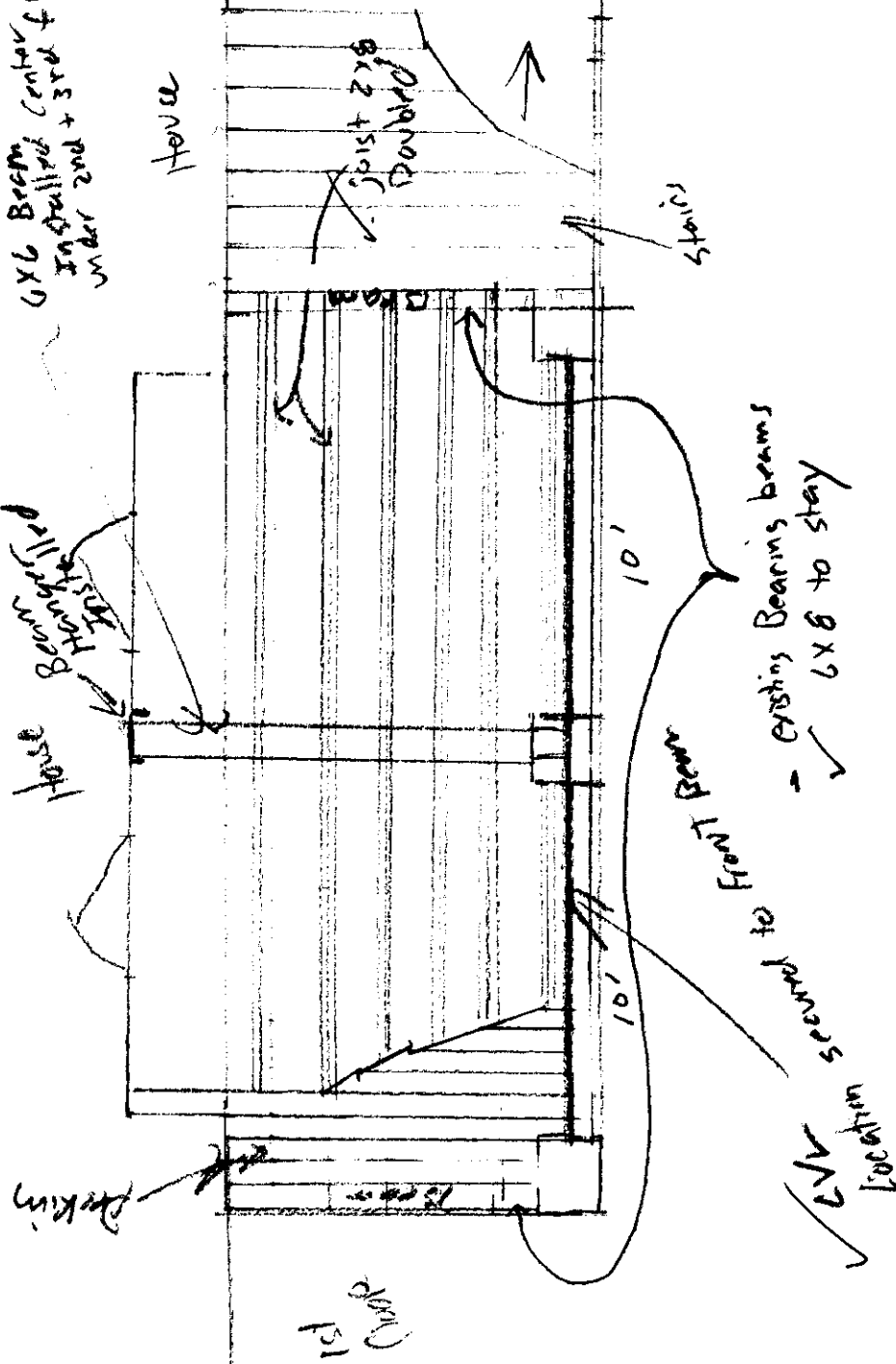
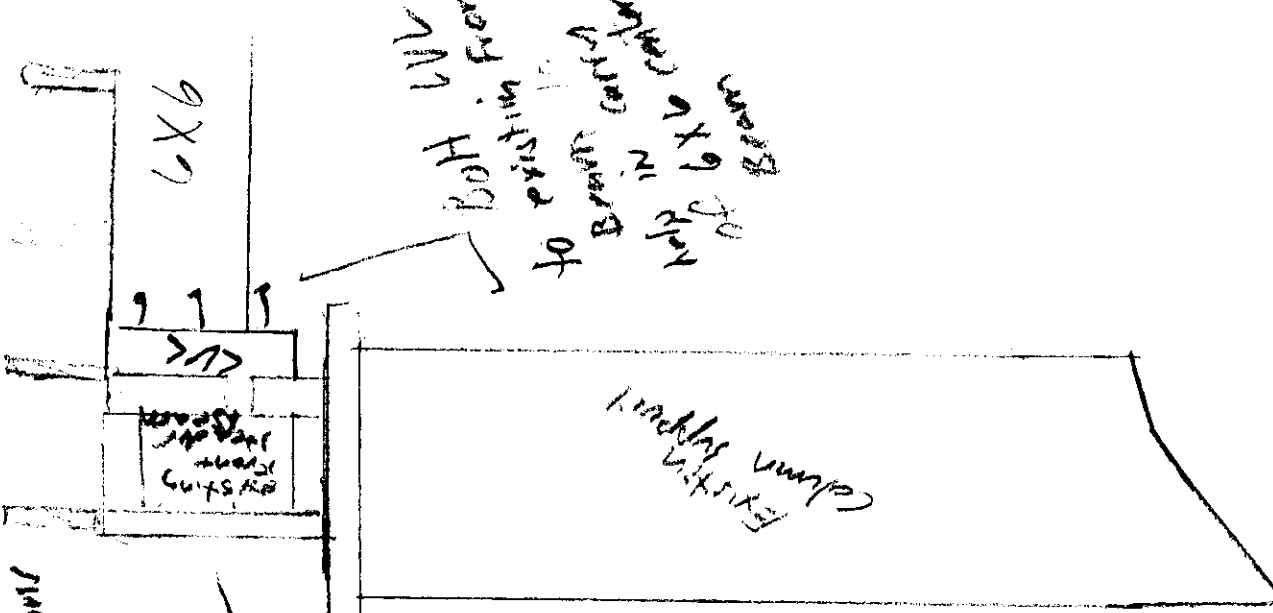
Proposal

DATE	ESTIMATE NO.
2/22/2010	87

NAME / ADDRESS
Port Property 104 Grant St Portland, Me. 04101 C/O

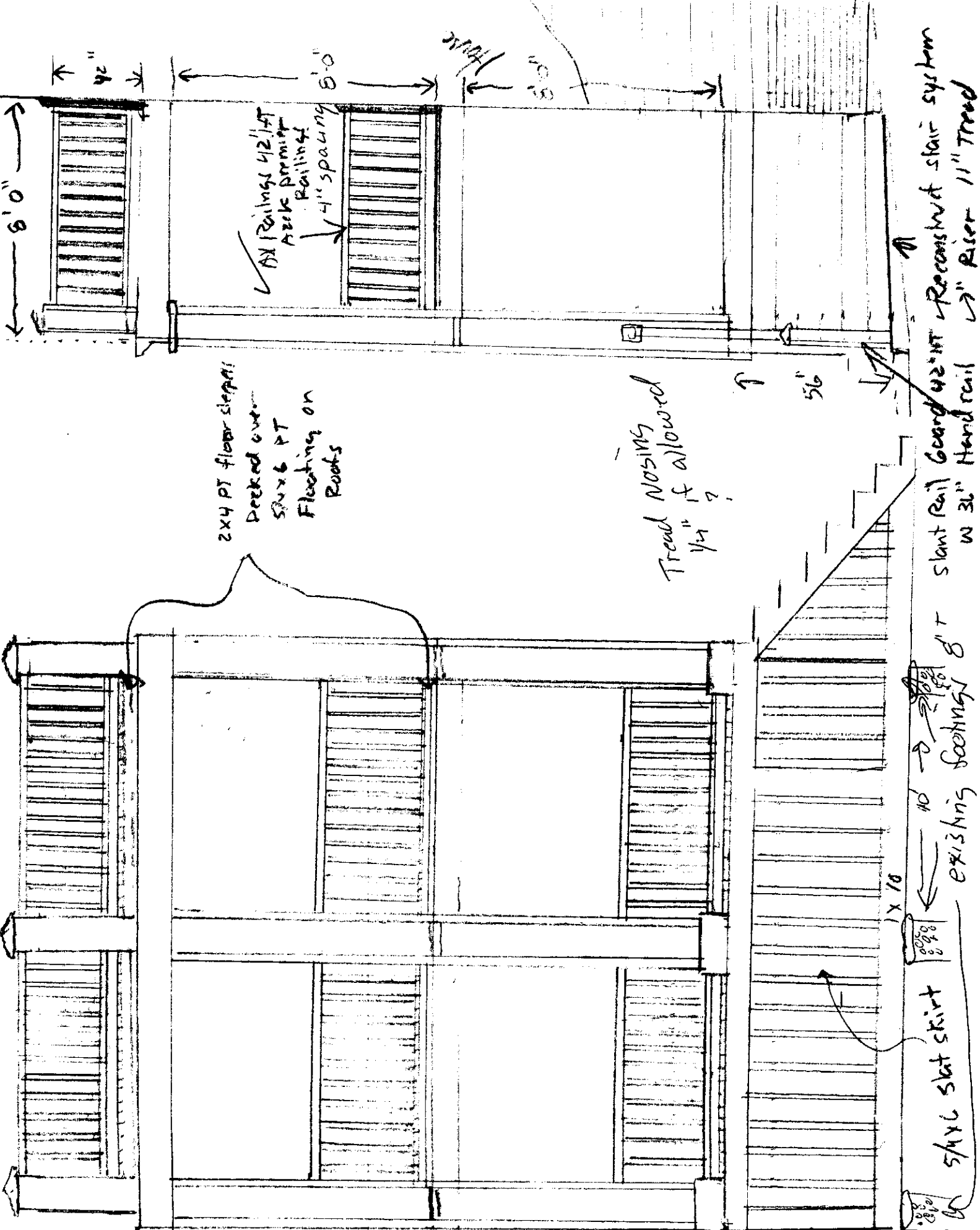
PROJECT

DESCRIPTION	QTY	COST	TOTAL
Reconstruction of 3-story porch @ 128/130 Grant St. Apply and secure permit Reroof 3rd floor (allowance 1400.00) Remove and replace siding in flashing and damaged areas Install privacy fence in center of 2nd and 3rd floor decks Install LVL beam to front header to receive center support beam to strengthen floor Install 2x8 floor joist next to all single existing floor joists Reconstruct columns per city photo Punch up columns to level decks and patch in wood areas of concern Frame in floating joist sleepers w/pressure treated 2x4's Install 5/4x6 pressure treated decking w/ split top screws (2nd and 3rd floors) Install Azek Premier railings (42" in height) Reconstruct stair system using pressure treated treads, primed pine risers, and Azek railing and post. Extend stairs flush to front of deck Reconstruct 3rd floor post with 6x6 PT and pine build-out to accept 8' railing Install center beam for floor support. Open up wall and frame for hanger (2nd and 3rd floors) Column sizing will accommodate 8' Azek railing length Replace vinyl ceiling Replace coil stock areas Replace center post at ground level Permits-staging-disposal-Misc. Roofing of 3rd floor Labor Materials		500.00 1,400.00 7,090.00 5,580.00	500.00 1,400.00 7,090.00 5,580.00
		TOTAL	\$14,570.00



- ✓ Existing ledger 2x8 Rough sawn
- ✓ Ledger fasteners 4" ledger locks Reinforced

1st Floor
Perkins



8'0"

42"

8'0"

✓ 4x Rails 4 1/2" HT
 Azek Premier
 Railings
 4" Spacing

2x4 PT floor steps
 Decked over
 5/8 x 6 PT
 Flooting on
 Posts

Tread nosings
 1/4" x allowed

Reconstruct stair system
 42" HT
 Slant Rail
 36" Hand rail
 11" Tread
 8" T

EXISTING FOOTING
 10
 10
 5/8 x 6 skirt skirt
 1 x 10

1x6

56"

1 x 10