

PERMIT ISSUED



DEC - 9 2010

City of Portland

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**  
BUILDING INSPECTION  
**PERMIT**

Permit Number: 101475

Please Read Application And Notes, If Any, Attached

This is to certify that 80 GRANT STREET LLC /Nathan Hawkes  
has permission to remove brick stairs & replace w/ wood  
AT 80 GRANT ST CBL 048 D003001

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 lathed or otherwise 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. CAPT. R. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 12/9/10  
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: 10-1475	Issue Date:	CBL: 048 D003001
-----------------------	-------------	---------------------

Location of Construction: 80 GRANT ST	Owner Name: 80 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-2

Past Use: Multi-Family	Proposed Use: Multi - Family - remove brick stairs & replace w/ wood	Permit Fee: \$50.00	Cost of Work: \$2,680.00	CEO District: 2
<p><i>legal use 13 residential dwelling units</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: R-2 Type: SB IBC-2003	
		Signature: <i>(KG)</i>	Signature: <i>AMB 12/9/10</i>	

Proposed Project Description:  
remove brick stairs & replace w/ wood

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: 11/24/2010	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

- 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..

<p><b>Special Zone or Reviews</b></p> <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>11/30/10</i>	<p><b>Zoning Appeal</b></p> <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:	<p><b>Historic Preservation</b></p> <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:
---	---	--

**PERMIT ISSUED**

DEC - 9 10

City of Portland

**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: 10-1475	Date Applied For: 11/24/2010	CBL: 048 D003001
-----------------------	---------------------------------	---------------------

Location of Construction: 80 GRANT ST	Owner Name: 80 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: Multi - Family -13 DU - remove brick stairs & replace w/ wood	Proposed Project Description: remove brick stairs & replace w/ wood
--	--

Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 11/30/2010  
 Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a thirteen (13) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the repair/replacement steps will be within the existing footprint unless safeting egress requirements require upgrades. Then any increase in footprint shall be the minimum necessary to meet Fire and Building Codes.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 12/09/2010  
 Note: Ok to Issue:

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire      Status: Approved with Conditions      Reviewer: Capt Keith Gautreau      Approval Date: 12/06/2010  
 Note: Ok to Issue:

- 1) Temporary egress must be maintained during construction.
- 2) The entire structure shall comply with Chapter 10 of the Portland City Code for "Existing Apartments." Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 3) All construction shall comply with City Code Chapter 10.
- 4) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

**Comments:**

12/9/2010-jmb: Spoke with Nate H. For details on stair profile, h-rail returns and spacing as noted on plans, ok to issue

**PERMIT ISSUED**

DEC - 9 2010



## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  X   **Final inspection required 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 OR 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.**

**PERMIT ISSUED**

DEC - 9 2000

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  X   **Final inspection required 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 OR 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.**

**PERMIT ISSUED**

DEC - 9 2013

City of Portland



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

November 24 2010

Received from \_\_\_\_\_

Location of Work 80 Grant St

Cost of Construction

\$

2680

Building Fee:

50

Permit Fee

\$

Site Fee:

—

Certificate of Occupancy Fee:

—

Total:

50

Building (IL)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other \_\_\_\_\_

CBL: 48-D-3

Check #: 5008

Total Collected \$ 50

**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





# 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>80 Grant St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>5130</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>48</u> Block# <u>D</u> Lot# <u>3</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Port Property Management</u> Address <u>104 Grant St.</u> City, State & Zip <u>Portland, Me. 04101</u>	Telephone: <u>761-0832</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2680</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>Multi-family</u> Number of Residential Units <u>13</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Apartments</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>N/A</u> Project description: <u>Removal of Brick stairs and Replace with wood</u>		
Contractor's name: <u>Nathan Hawkes Carpentry</u> Address: <u>105 Spring St.</u> 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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

**RECEIVED**  
NOV 24 2010

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.

Dept. of Building Inspections  
City of Portland Maine

Signature: Nathan Hawkes Date: 11/24/10

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

80 GRANT ST

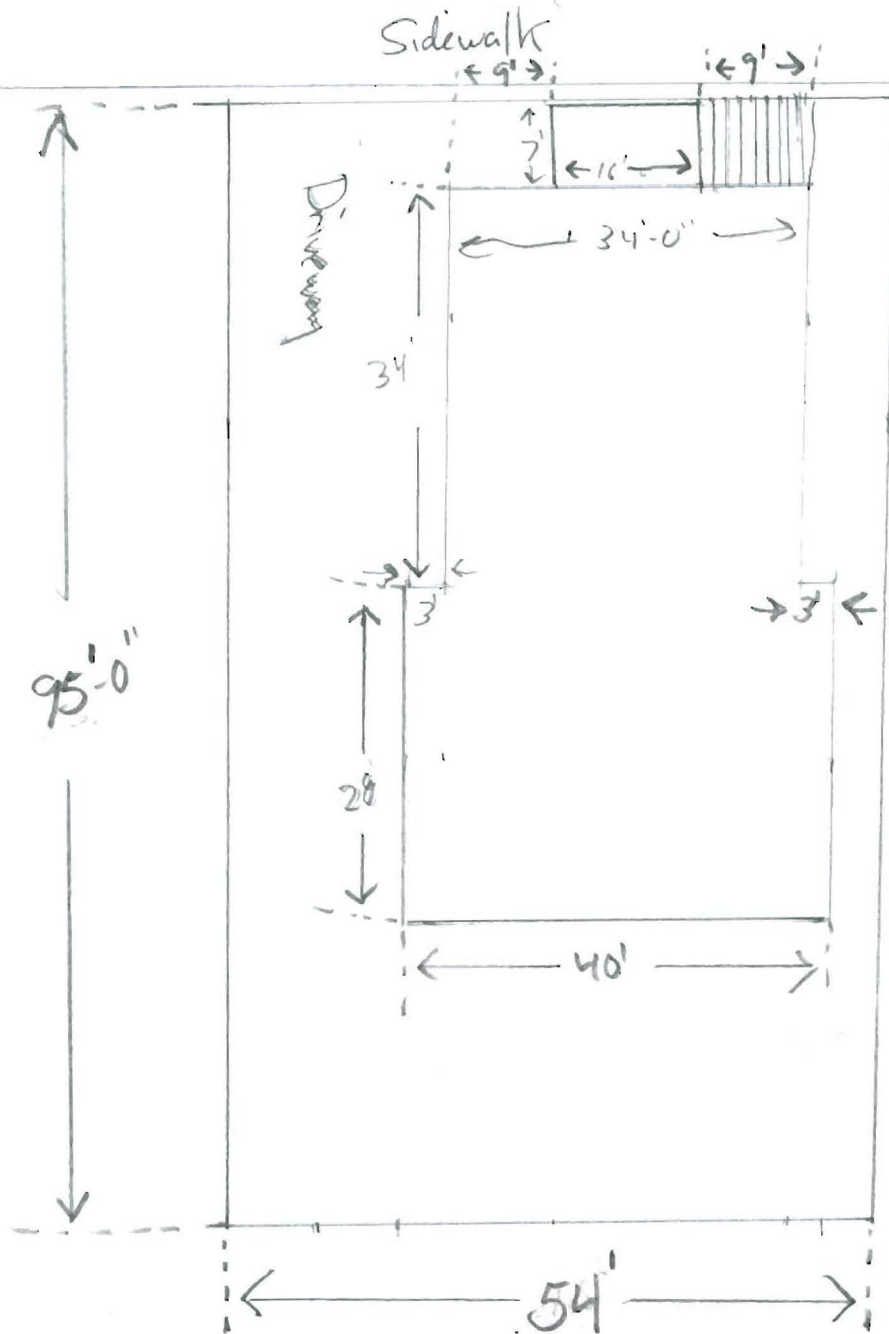
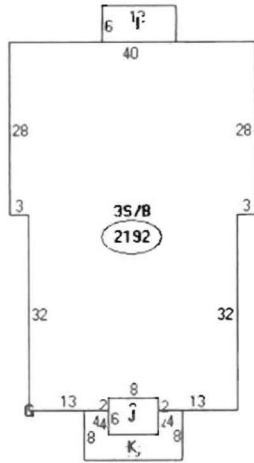


Chart 48 Block D LOT 3

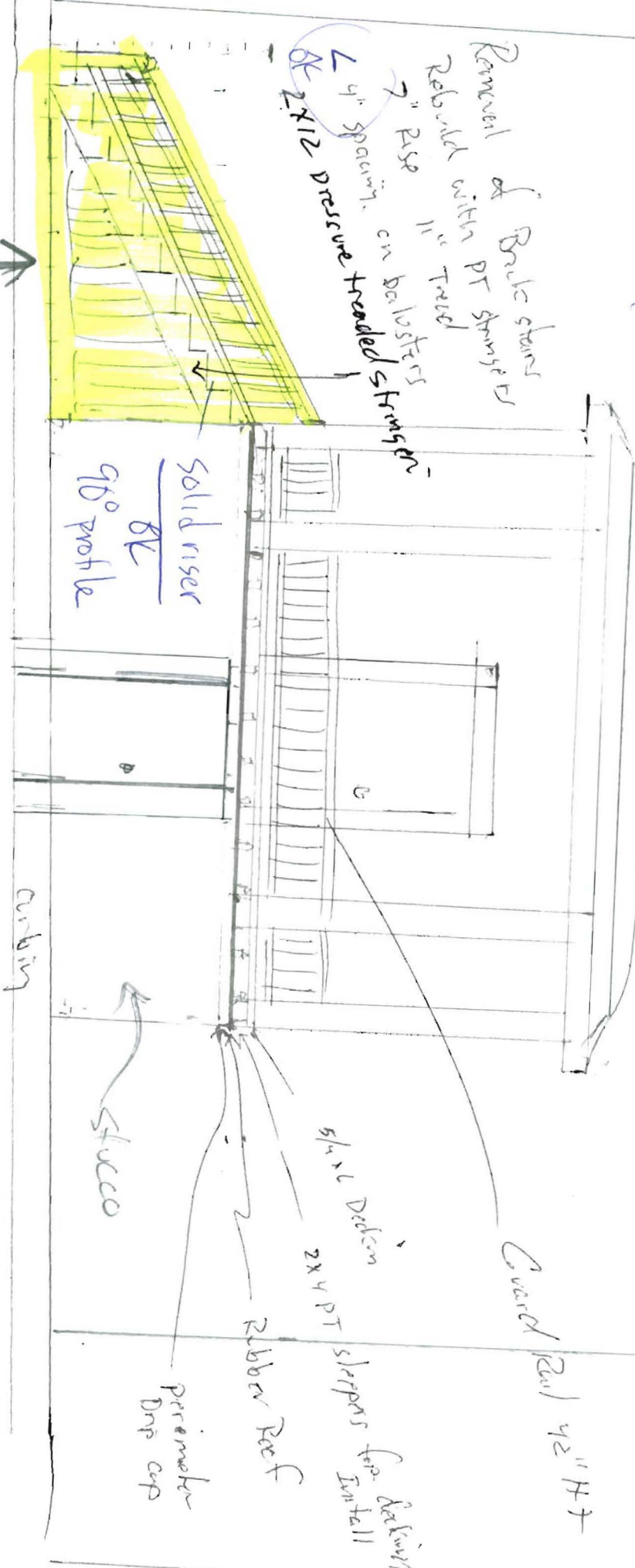




Descriptor/Area

- A: 006  
2192 sqft
- B: 011  
2192 sqft
- C: 011  
2192 sqft
- D: UTILITY BLDG-FRAME  
144 sqft
- E: PORCH COVERED  
144 sqft
- F: BALCONY  
96 sqft
- G: PORCH COVERED  
48 sqft
- H: 35/B  
2192 sqft
- I: 1S WD DK  
72 sqft
- J: 2S PORCH/1S  
48 sqft
- K: VECTOR  
96 sqft

Guard Rail 14" H x 42" W  
 Hand Rail @ 36" Both  
 sides of stairs returns of  
 Notes per Note H.



Area of Reconstruction

80 GRANT ST

Sidewalk

curbing

stucco

5/8" x 6" Decking  
 2x4 PT

Rubber Feet

Perimeter  
 Drip cap

Guard Rail 42" H x 14" W

House

Stairs



Covered  
porch entrance

side walk

80 Grant St

entrance



