

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 041023

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Peterson Donald M/Integrity Builders
has permission to Install new front & back steps porch roof
AT 276 State St 048 D011001

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 occupied or otherwise proposed in use. HOUR NO. 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

[Signature]
8/6/04
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: 04-1023 | Issue Date: | CBL: 048 D011001 |
|------------------------------|--------------------|----------------------------|

| | | | |
|--|---|---|-----------------------------|
| Location of Construction: 276 State St | Owner Name: Peterson Donald M | Owner Address: 276 State St | Phone: 415-0707 |
| Business Name: | Contractor Name: Integrity Builders | Contractor Address: 10 Highpoint Circle N Waterboro | Phone: 2072472002 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Multi Family | Zone: |

| | | | | |
|---|--|---|---------------------------------------|---------------------------|
| Past Use: multi family residence - 3 family only | Proposed Use: multifamily residence w/replaced steps,porch roof and bulkhead - 3 family only | Permit Fee: \$111.00 | Cost of Work: \$10,000.00 | CEO District: 2 |
| Proposed Project Description: Install new front & back steps porch roof & bulkhead | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: Type | |
| | | Signature: | Signature: | |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | | | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied | | | | |
| Signature: | | Date: | | |

| | | | | |
|------------------------------------|--|------------------------|--|--|
| Permit Taken By: jodinea | Date Applied For: 07/22/2004 | Zoning Approval | | |
|------------------------------------|--|------------------------|--|--|

| | | | |
|--|--|---|---|
| 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.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: | Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date: |
| | Date: | Date: | Date: |

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 APPLICAN | ADDRESS | DATE | PHO |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TIT | | DATE | PHO |

City of Portland, Maine - Building or Use Permit Application

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

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| Permit No: 04-1023 | Issue Date: | CBL: 048 D011001 |
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| Location of Construction: 276 State St | Owner Name: Peterson Donald M | Owner Address: 276 State St | Phone: 415-0707 |
| Business Name: | Contractor Name: Integrity Builders | Contractor Address: 10 Highpoint Circle N Waterboro | Phone: 2072472002 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Multi Family | Zone: R-6 |

| | | | | |
|--|---|---|--|--------------------|
| Past Use: multi family residence | Proposed Use: multifamily residence w/replaced steps,porch roof and bulkhead | Permit Fee: \$111.00 | Cost of Work: \$10,000.00 | CEO District: 2 |
| Proposed Project Description: Install new front & back steps porch roof & bulkhead <i>Legal Use: 3 Dwelling units only</i> | | FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied | INSPECTION: Use Group: R Type: S BOCA 1999 | |
| | | Signature: | Signature: | |
| 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: jodinea | Date Applied For: 07/22/2004 | Zoning Approval | | |
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| | P. Andrews 8/3/04 | | |

CERTIFICATION

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| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |

| | | | |
|--|---|---|-----------------------------|
| Location of Construction: 276 State St | Owner Name: Peterson Donald M | Owner Address: 276 State St | Phone: 415-0707 |
| Business Name: | Contractor Name: Integrity Builders | Contractor Address: 10 Highpoint Circle N Waterboro | Phone: 2072472002 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Multi Family | Zone: |

| | | | |
|--|---|----------------------------------|----------------------------------|
| Dept: Historical | Status: Approved | Reviewer: Deborah Andrews | Approval Date: 08/03/2004 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Marge Schmuckal | Approval Date: 08/03/2004 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District. 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 three (3) 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. | | | |
| Dept: Building | Status: Approved | Reviewer: Tammy Munson | Approval Date: 08/06/2004 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |

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.

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|---|---------|------|-----|
| SIGNATURE OF APPLICAN | ADDRESS | DATE | PHO |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TIT | | DATE | PHO |

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 04-1023 | Date Applied For: 07/22/2004 | CBL: 048 D011001 |
|-----------------------|---------------------------------|---------------------|

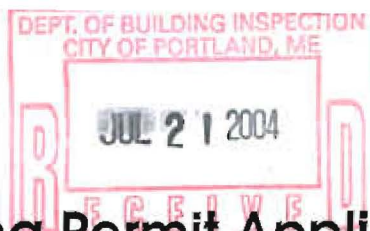
| | | | |
|---|--|--|--------------------------|
| Location of Construction: 276 State St | Owner Name: Peterson Donald M | Owner Address: 276 State St | Phone: () 415-0707 |
| Business Name: | Contractor Name: Integrity Builders | Contractor Address: 10 Highpoint Circle N Waterboro | Phone: (207) 247-2002 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Multi Family | |

| | |
|--|---|
| Proposed Use: multifamily residence w/replaced steps, porch roof and bulkhead - 3 family only | Proposed Project Description: Install new front & back steps porch roof & bulkhead |
|--|---|

| | | | |
|------------------|------------------|---------------------------|---------------------------|
| Dept: Historical | Status: Approved | Reviewer: Deborah Andrews | Approval Date: 08/03/2004 |
| Note: | | | Ok to Issue: ✓ |

| | | | |
|---|----------------------------------|---------------------------|---------------------------|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Marge Schmuckal | Approval Date: 08/03/2004 |
| Note: | | | Ok to Issue: ✓ |
| <p>1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.</p> <p>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.</p> <p>3) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p> | | | |

| | | | |
|----------------|-----------------|-----------|----------------|
| Dept: Building | Status: Pending | Reviewer: | Approval Date: |
| Note: | | | Ok to Issue: |



All Purpose 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>276 STATE STREET PORTLAND ME 04101</u> | | |
| Total Square Footage of Proposed Structure <u>EXISTING</u> | Square Footage of Lot <u>± 3,486 SF</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>48</u> Block# <u>D</u> Lot# <u>11</u> | Owner: <u>DONALD M PETERSON</u> | Telephone: <u>415-0707</u> |
| Lessee/Buyer's Name (If Applicable) <u>N/A</u> | Applicant name, address & telephone: <u>SEE ABOVE</u> | Cost Of Work: \$ <u>10,000</u> Fee: \$ <u>111.00</u> |
| Current use: <u>3 UNIT RESIDENTIAL</u> | | |
| If the location is currently vacant, what was prior use: <u>N/A</u> | | |
| Approximately how long has it been vacant: <u>N/A</u> | | |
| Proposed use: <u>3 UNIT RESIDENTIAL</u> | | |
| Project description: <u>REPLACE FRONT STEPS, REPLACE REAR STEPS, PORCH ROOF + BULKHEAD IN EXISTING FOOTPRINT.</u> | | |
| Contractor's name, address & telephone: <u>INTEGRITY BUILDERS 10 HIGHPOINT CIRCLE N WATERBORO ME</u> | | |
| Who should we contact when the permit is ready: <u>DAVE WEISENBACH</u> | | |
| Mailing address: <u>SEE ABOVE</u> | | |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>247-2002</u> | | |

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>7/21/04</u> |
|-------------------------|----------------------|

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

CHK# 1568

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

DONALD M PETERSON
Applicant
276 STATE STREET PORTLAND
Applicant's Mailing Address ME 04101
415-0707
Contact Person/Phone Number

7/21/04
Application Date
276 STATE STREET
Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):
REBUILD FRONT STEPS | BOTH WITHIN EXISTING
REBUILD REAR STEPS + BULKHEAD | FOOTPRINT

Please provide the following information:

- 1. Current Use of Property (If multi-family residence, please indicate # of units):
3 APARTMENTS
- 2. Proposed Use, if applicable: SAME
- 3. The distance from the porch deck to the ground: N 54"
- 4. The number of existing stair risers: 5
- 5. The current railing height and/or documented original railing height: 28"
- 6. The railing height requested: 32"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: Staff recommends 32"
rail height - higher rail would conflict w/
existing porch details - see photos.
Inspections Staff Recommendation: J. Andant

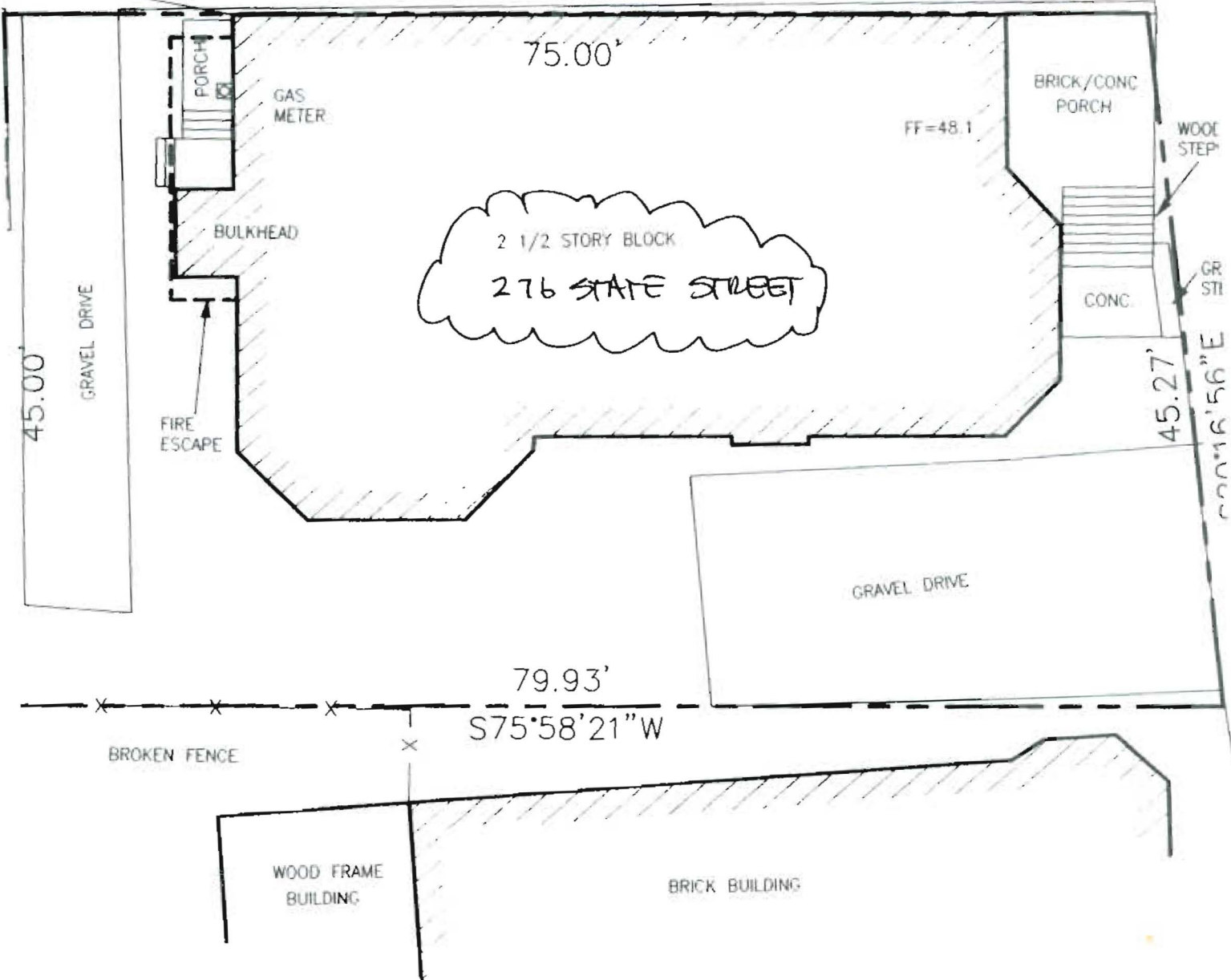
Exemption Granted Conditional Exemption Exemption Denied

Signature [Signature] Date: 8/6/04

BRICK SIDEWALK

N75°58'21"E

75.00'



2 1/2 STORY BLOCK
276 STATE STREET

FF=48.1

BRICK/CONC PORCH

WOOD STEP

CONC.

GR STE

45.27'

S75°58'21"E

45.00'

GRAVEL DRIVE

BULKHEAD

GAS METER

PORCH

FIRE ESCAPE

GRAVEL DRIVE

79.93'

S75°58'21"W

BROKEN FENCE

WOOD FRAME BUILDING

BRICK BUILDING

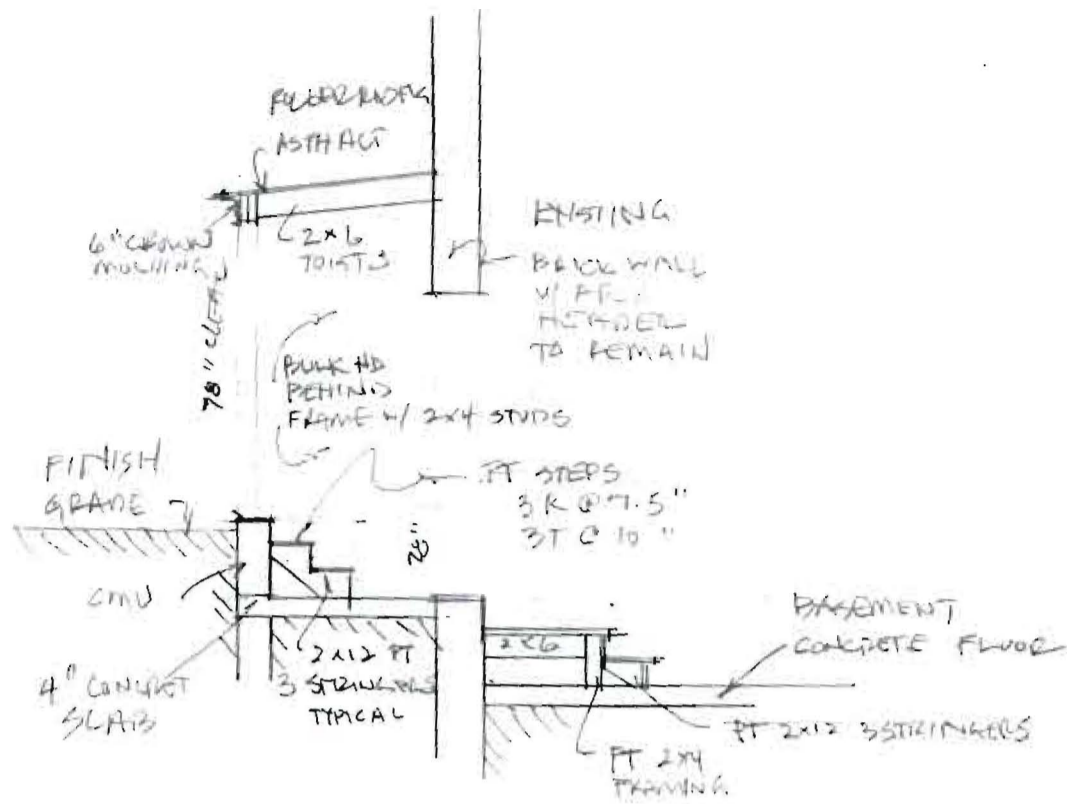
TM 48 D LOT 12
N/F
GRACE NASH HILL HOUSE, LLC.
17479/315

48 D 011



NOTES:

1. OWNER OF RECORD IS DONALD M. PETERSON BOOK 15255 PAGE 209.
2. THE SURVEYED PREMISES IS SHOWN AS LOT 11 SECTION D TAX MAP 48 AND CONTAINS 3.486 S.F.



SECTION THRU BULKHEAD



SECTIONS

276 STATE STREET RENOVATION

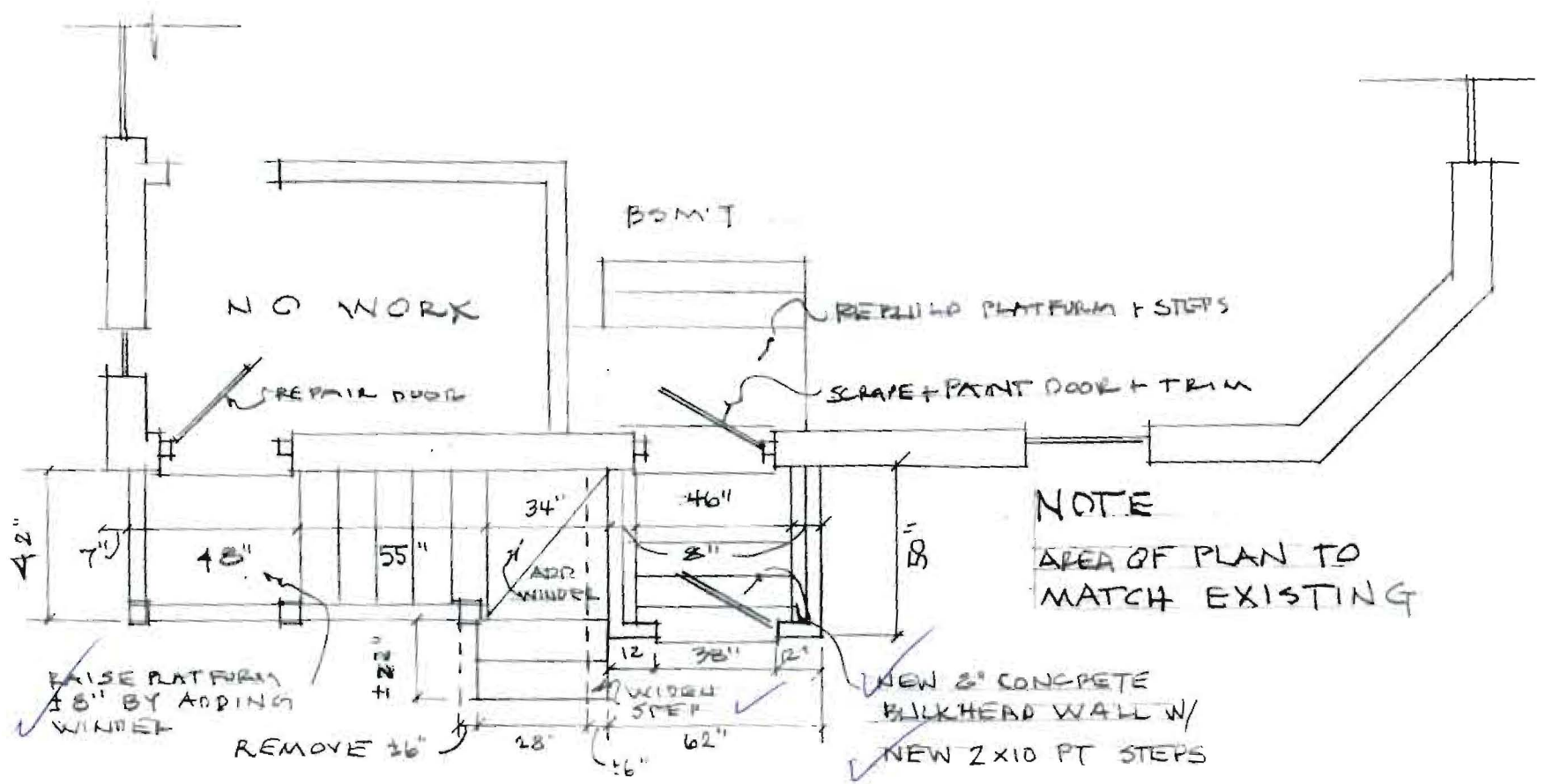
SCALE

DM PETERSON

415-0707

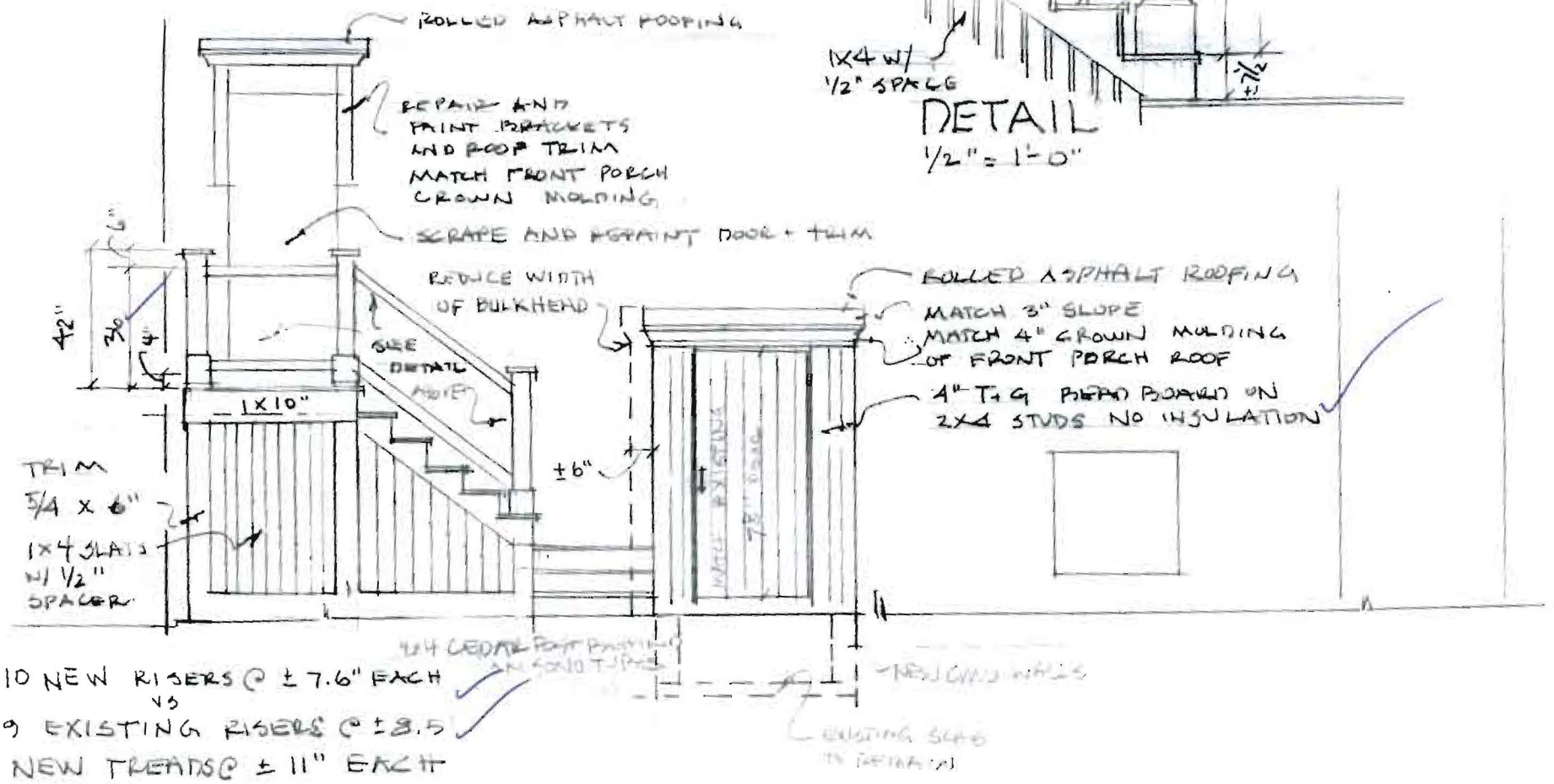
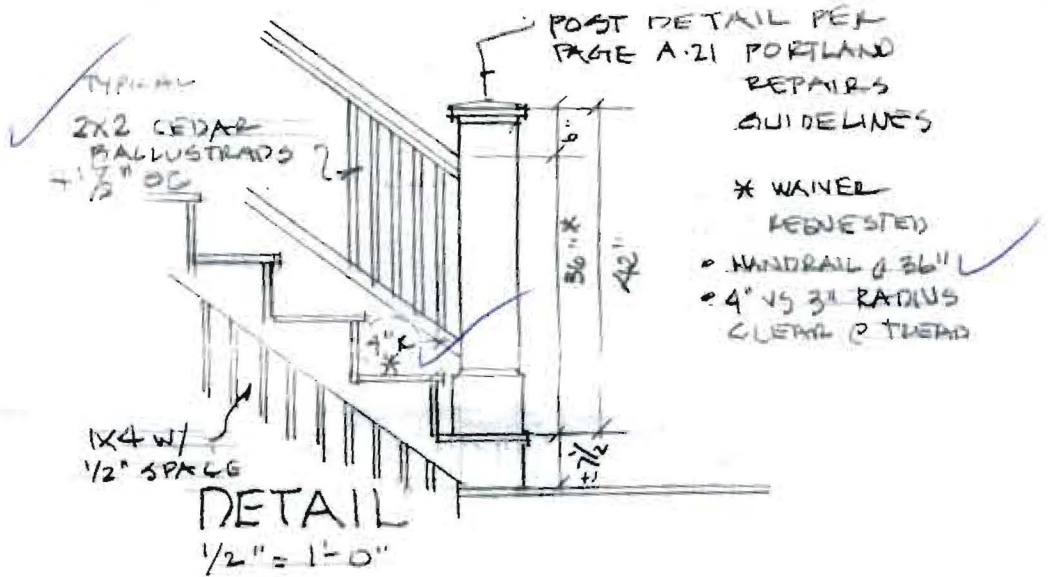
SHEET

7
7/28/04
5:3:04



NEW PLAN

1/4" = 1'-0"



NEW ELEVATION

1/4" = 1'-0"



PROPOSED REAR STAIR & BULKHEAD
276 STATE STREET RENOVATION
SCALE AS NOTED. DM PETERSON

415-0707

SHEET

2
7/28/04
5-3-04

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 21 2004

418 B 011



276 STATE STREET RENOVATION
SCALE DM PETERSON 415-0707

SH

5.

SCALE DM PETERSON 415-0707

5:3

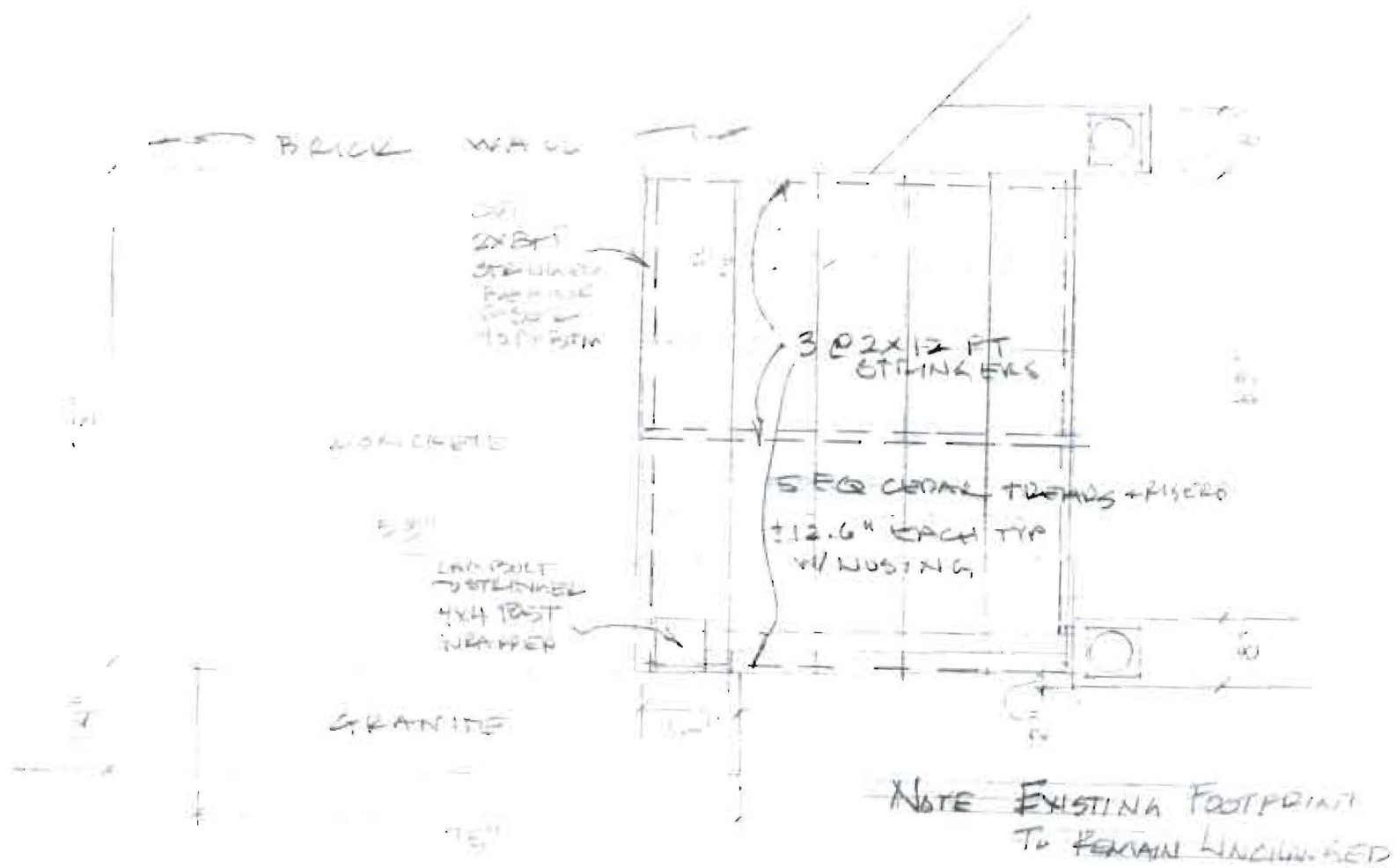
276 STATE STREET RENOVATION
SCALE DM PETERSON 415-0707

5

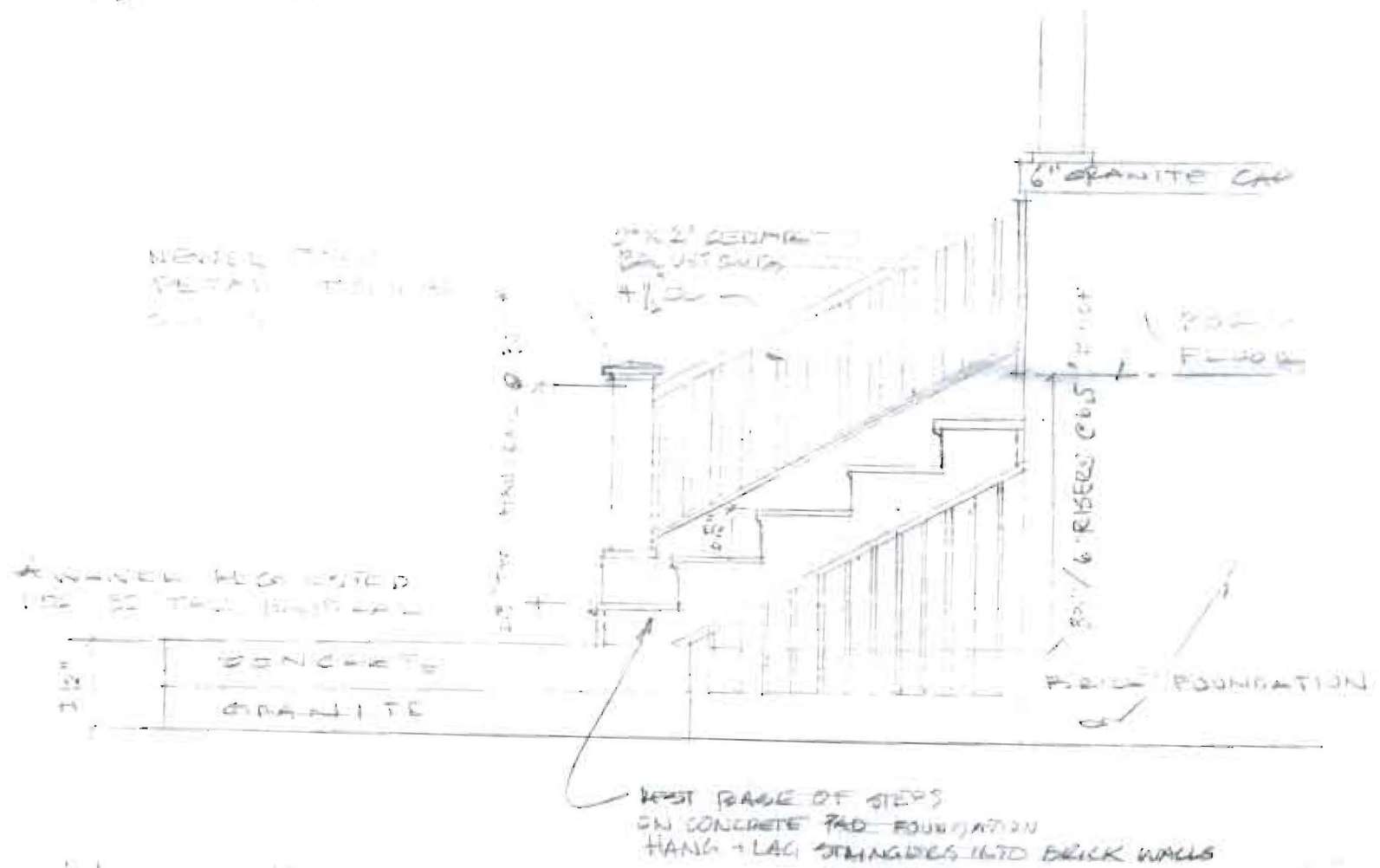
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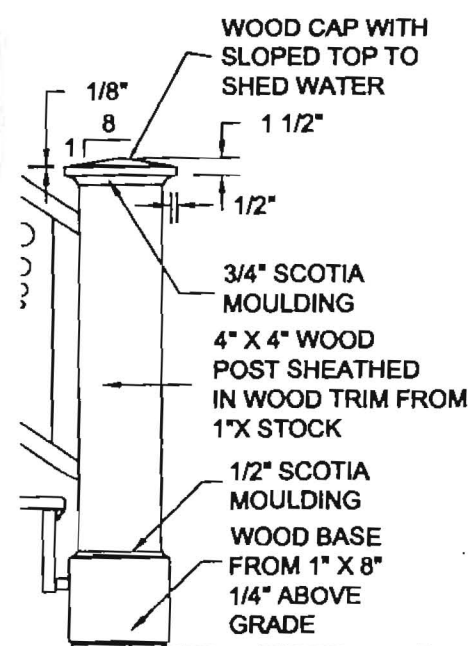
276 STATE STREET RENOVATION
SCALE DM PETERSON



NEW PLAN
1/2" = 1'-0"



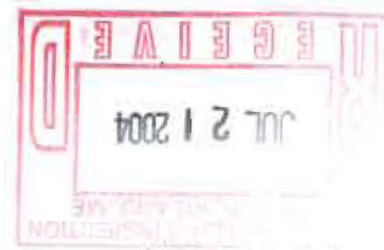
NEW ELEVATION
1/2" = 1'-0"



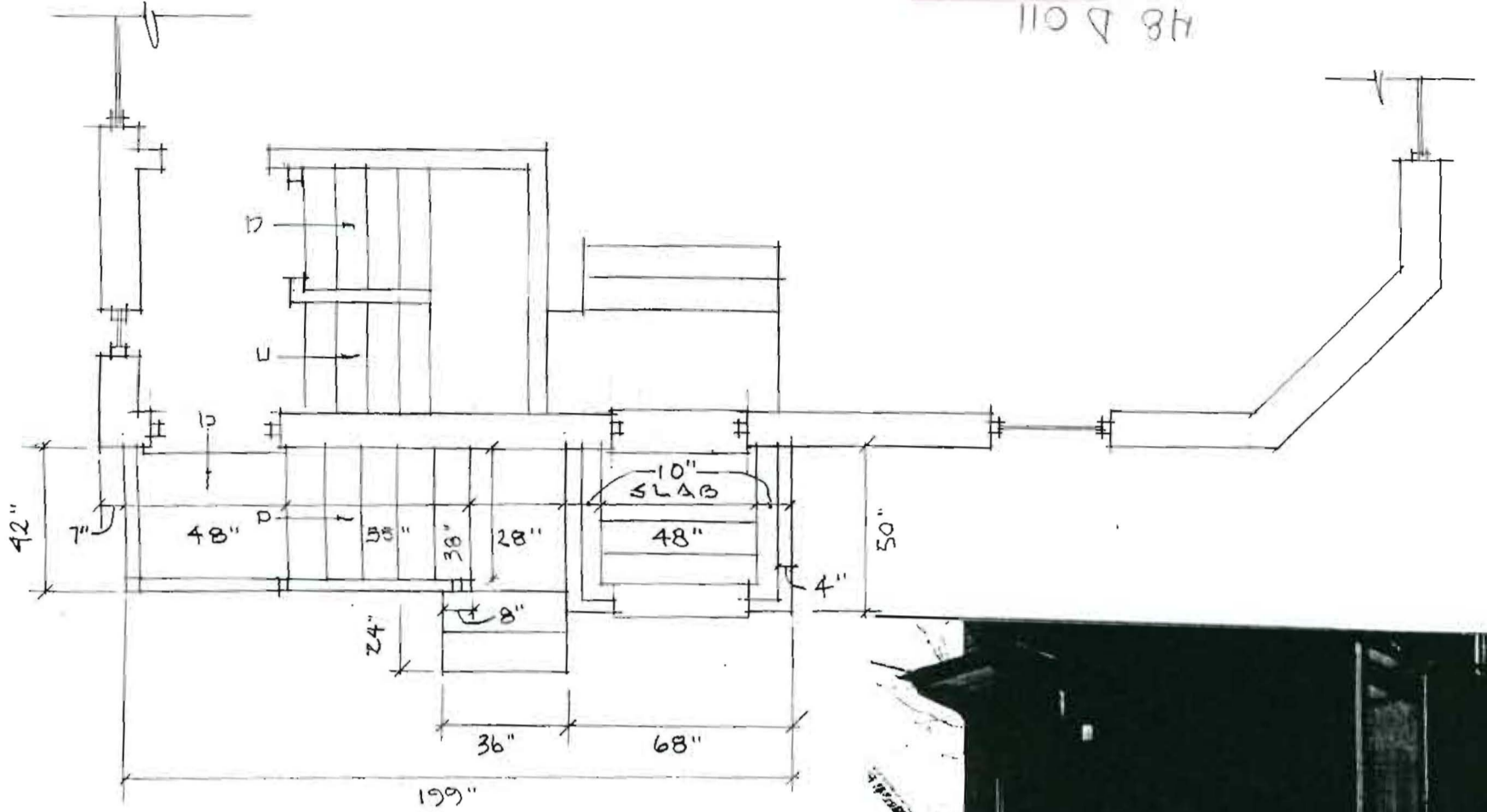
NEWEL POST DETAIL
PAGE A-21 CITY OF PORTLAND
GUIDELINES FOR PORCH REPAIR

RECEIVED
JUL 28 2004

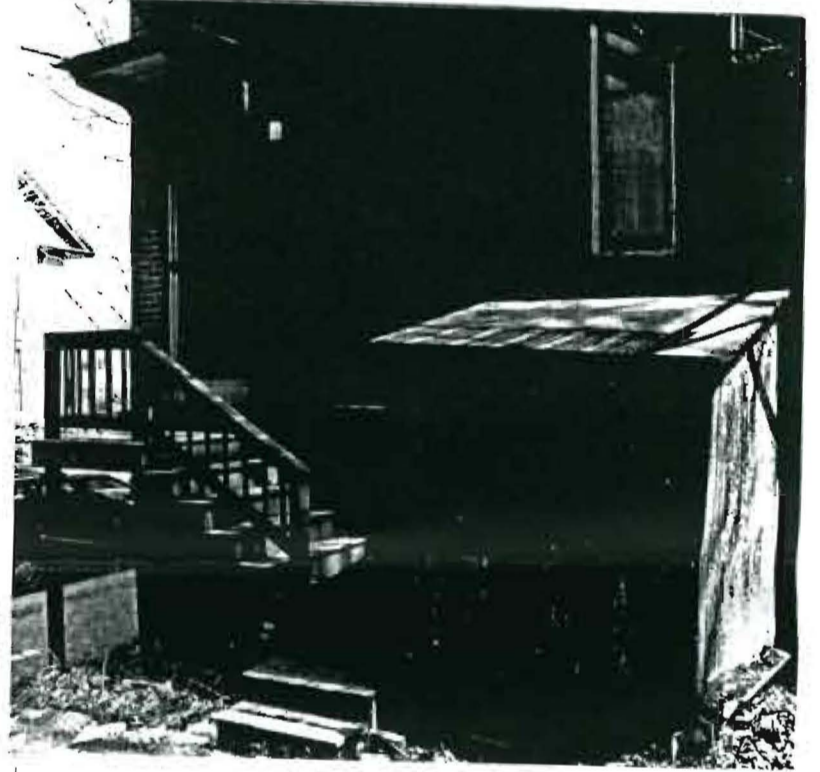
REAR



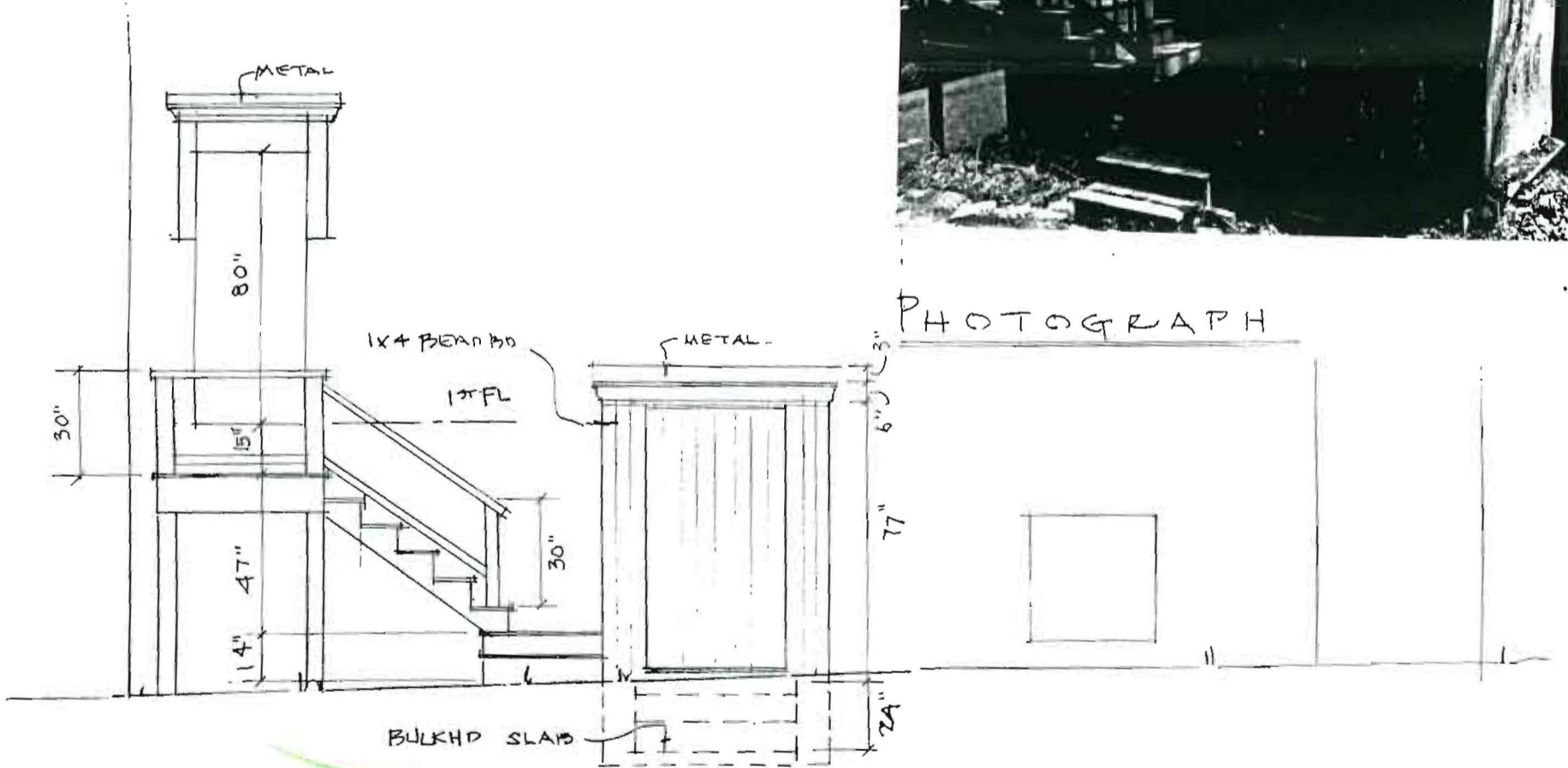
48 D 011



PLAN



PHOTOGRAPH



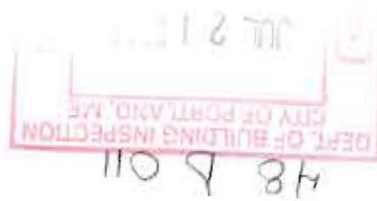
EXISTING.
ELEVATION

EXISTING REAR STAIR & BULKHEAD
276 STATE STREET RENOVATION
SCALE 1/4" = 1'-0" DM. PETERSON

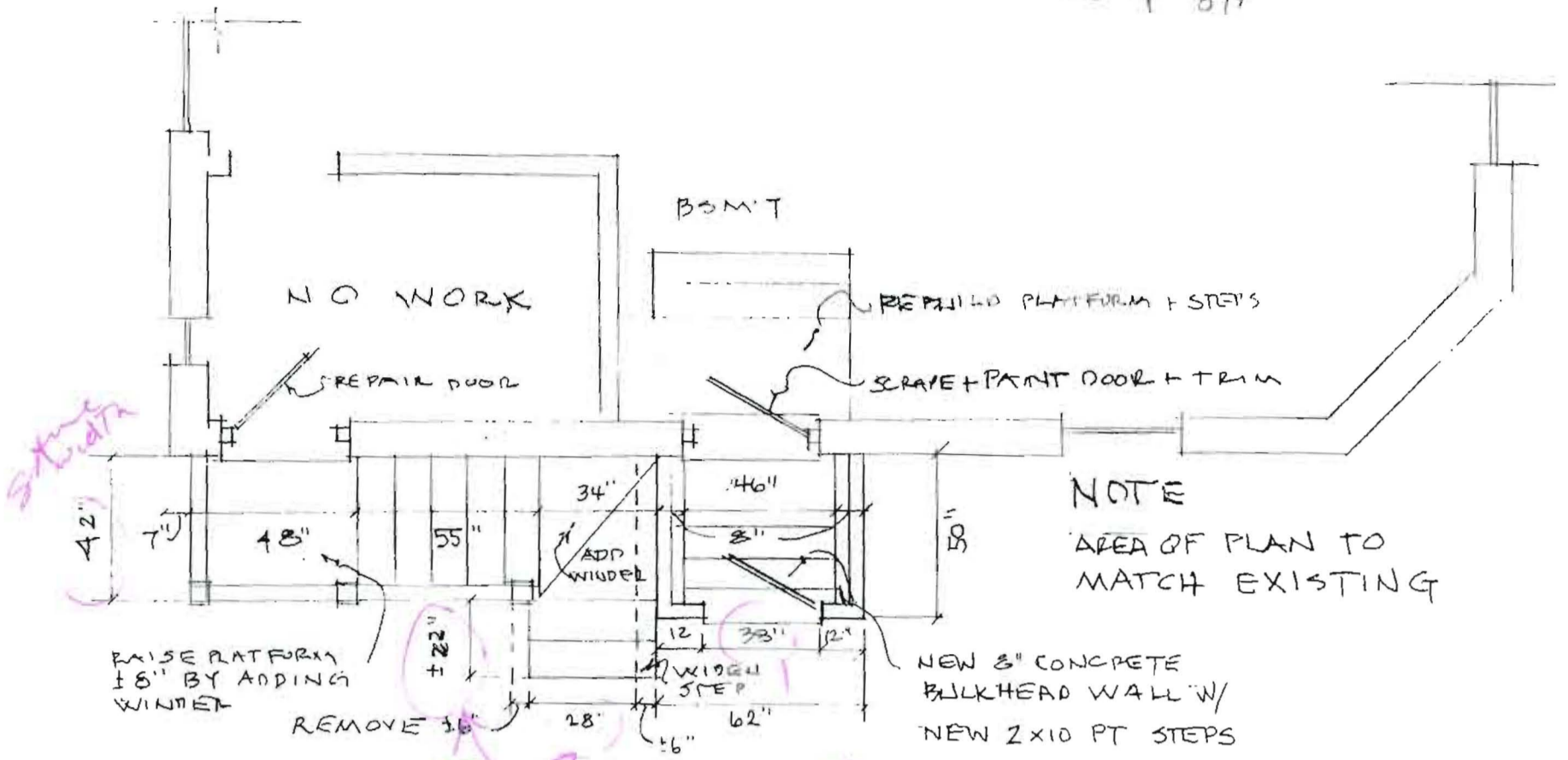
415-0707

SHEET
1
5.3.04

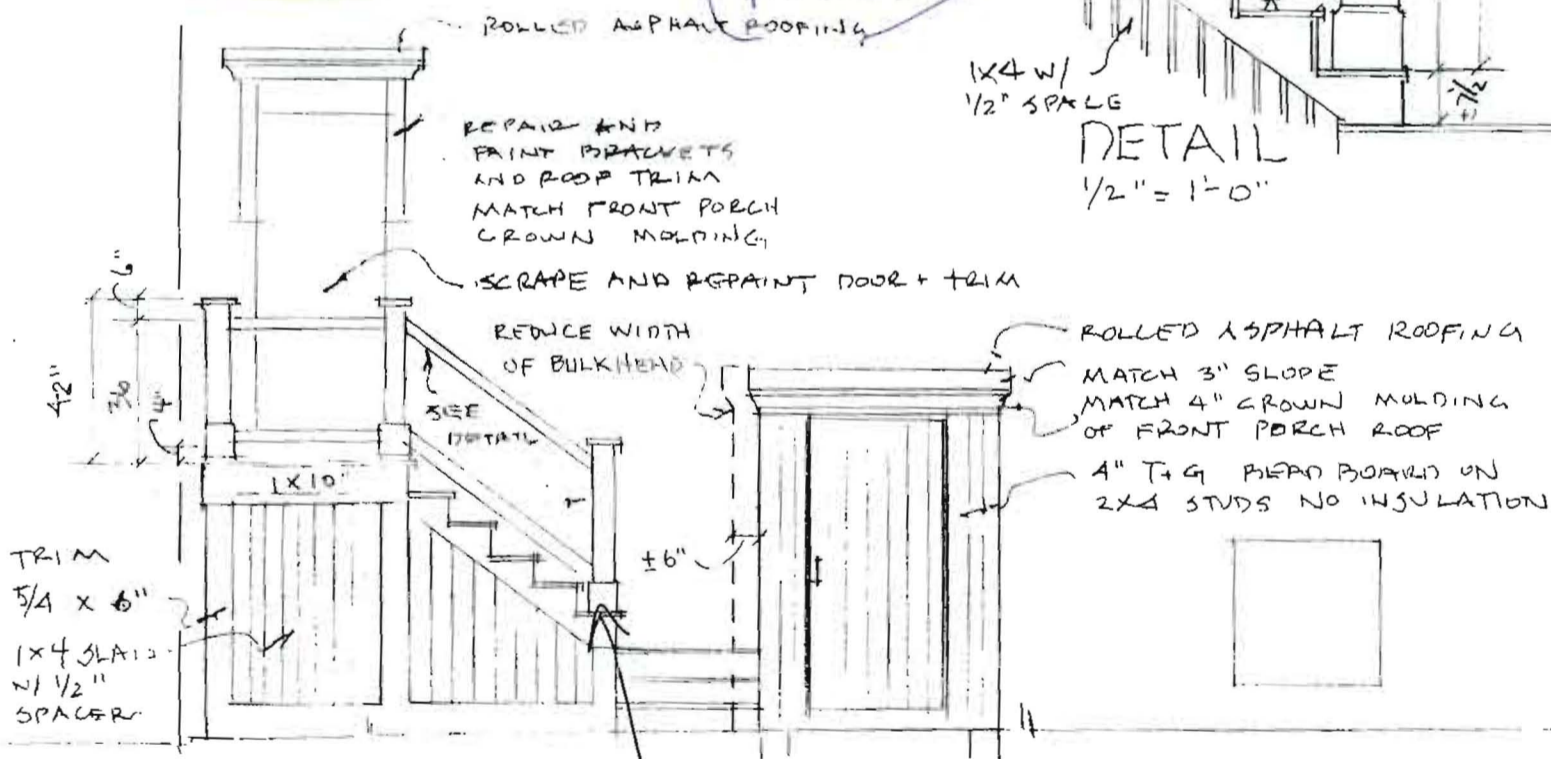
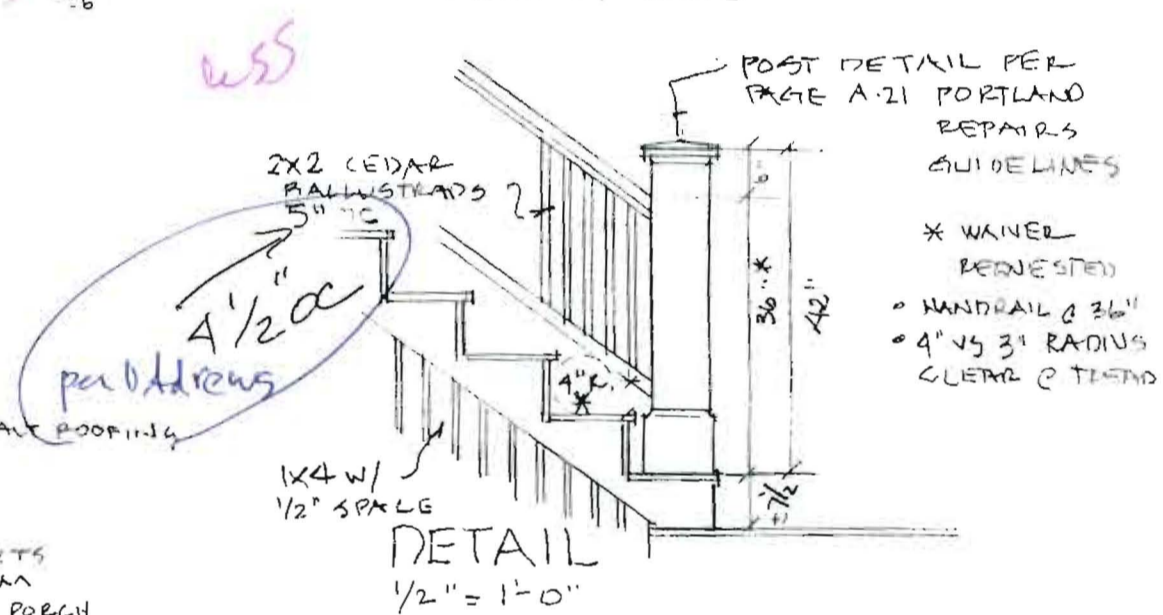
FE 4/15



48 P 011



NEW PLAN
 1/4" = 1'-0"



10 NEW RISERS @ ± 7.6" EACH
 9 EXISTING RISERS @ ± 8.5"
 NEW TREADS @ ± 11" EACH

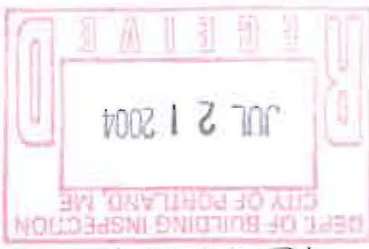
NEW ELEVATION
 1/4" = 1'-0"

REVISE TO 4" SOLID POST W/ SMALL HIPPED CAP

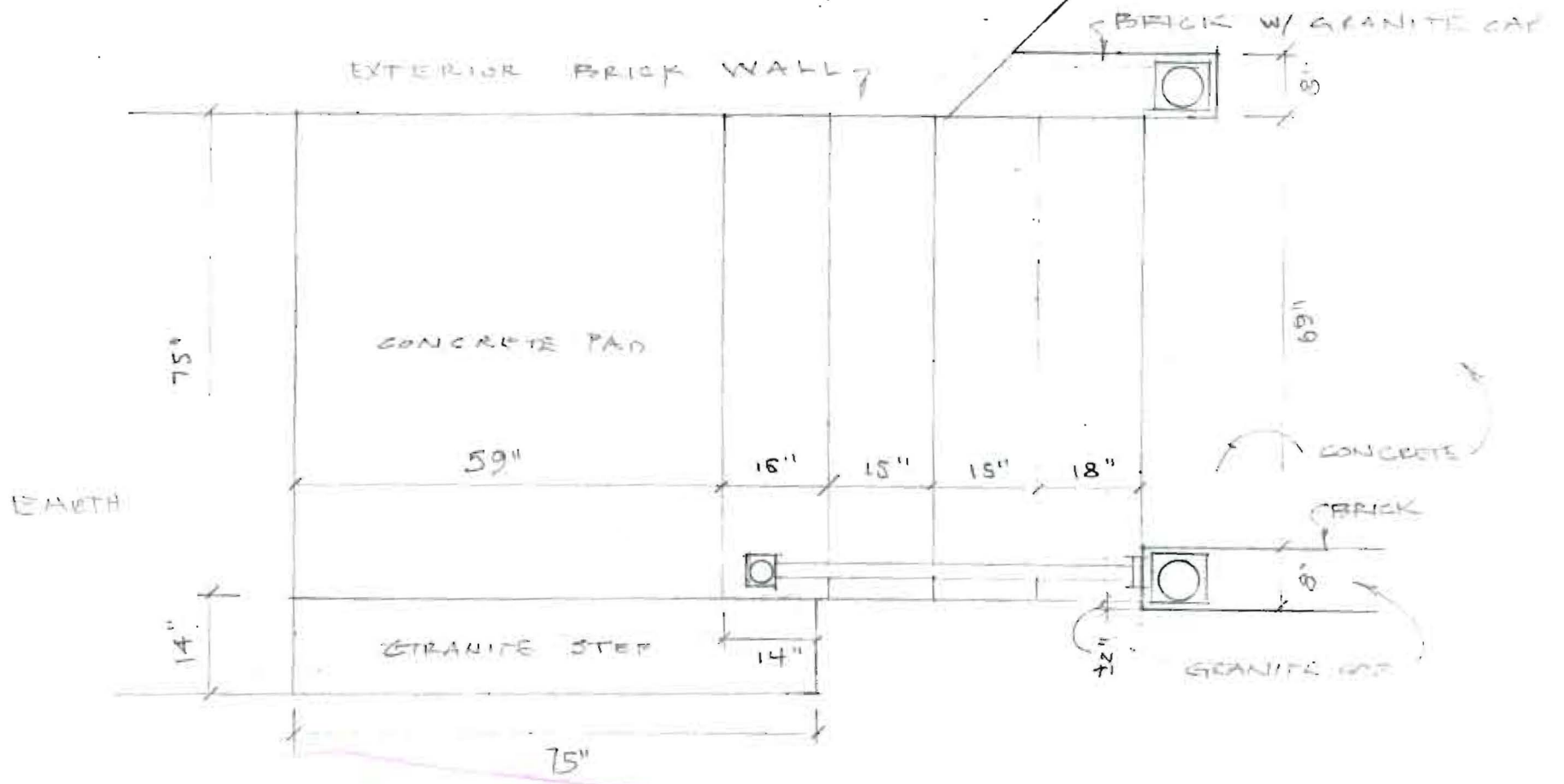
NOTE: TYPICAL STAIR SECTION
 DETAIL TO FOLLOW ASAP
 per discussion w/ TAMMY MONSON

| | | |
|--|----------|----------------------|
| PROPOSED REAR STAIR & BULKHEAD 276 STATE STREET RENOVATION SCALE AS NOTED DM PETERSON | 415-0707 | SHEET 2 5.3.04 |
|--|----------|----------------------|

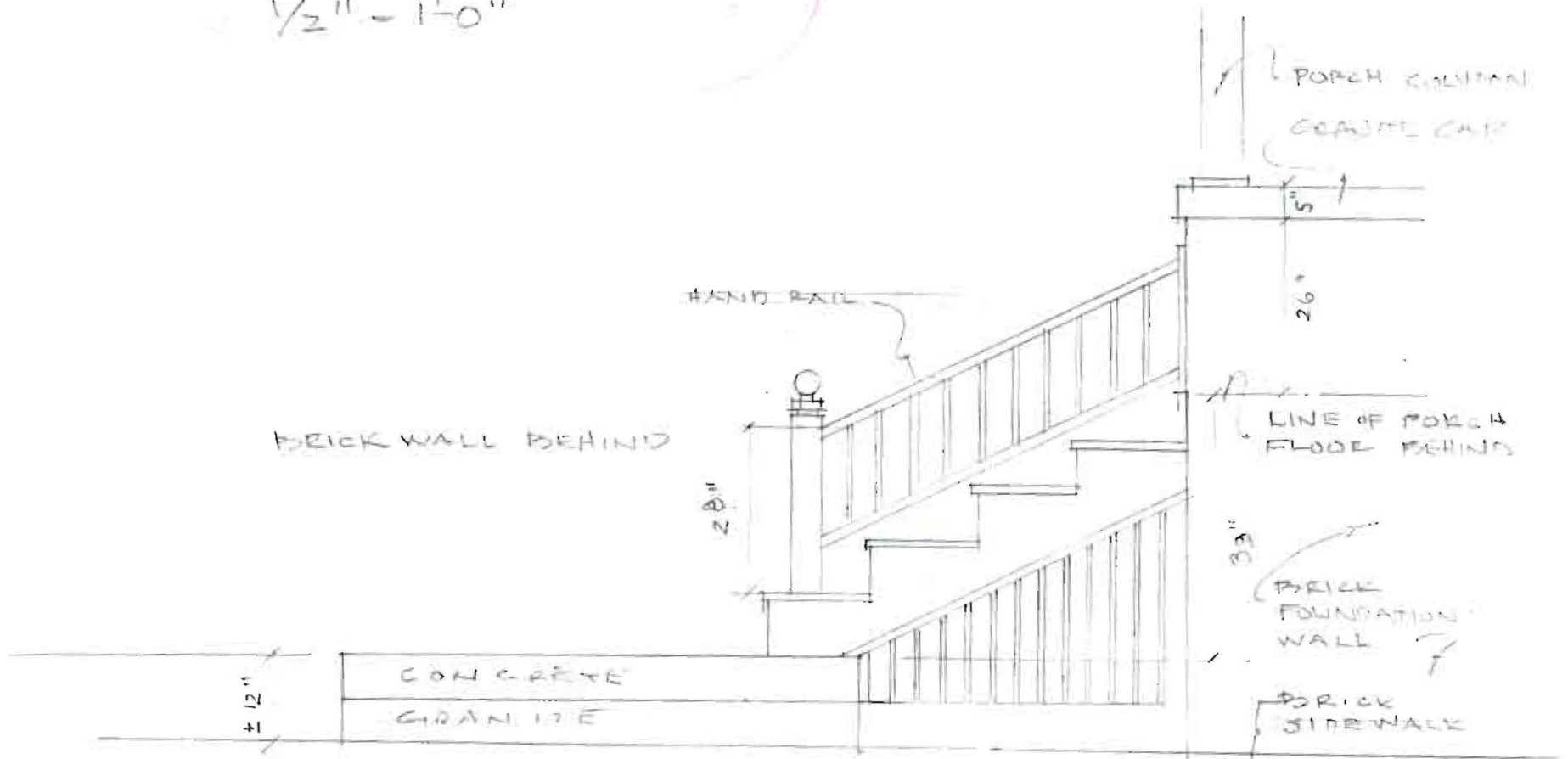
Existing Front



110 9 8h



EXISTING PLAN
1/2" = 1'-0"

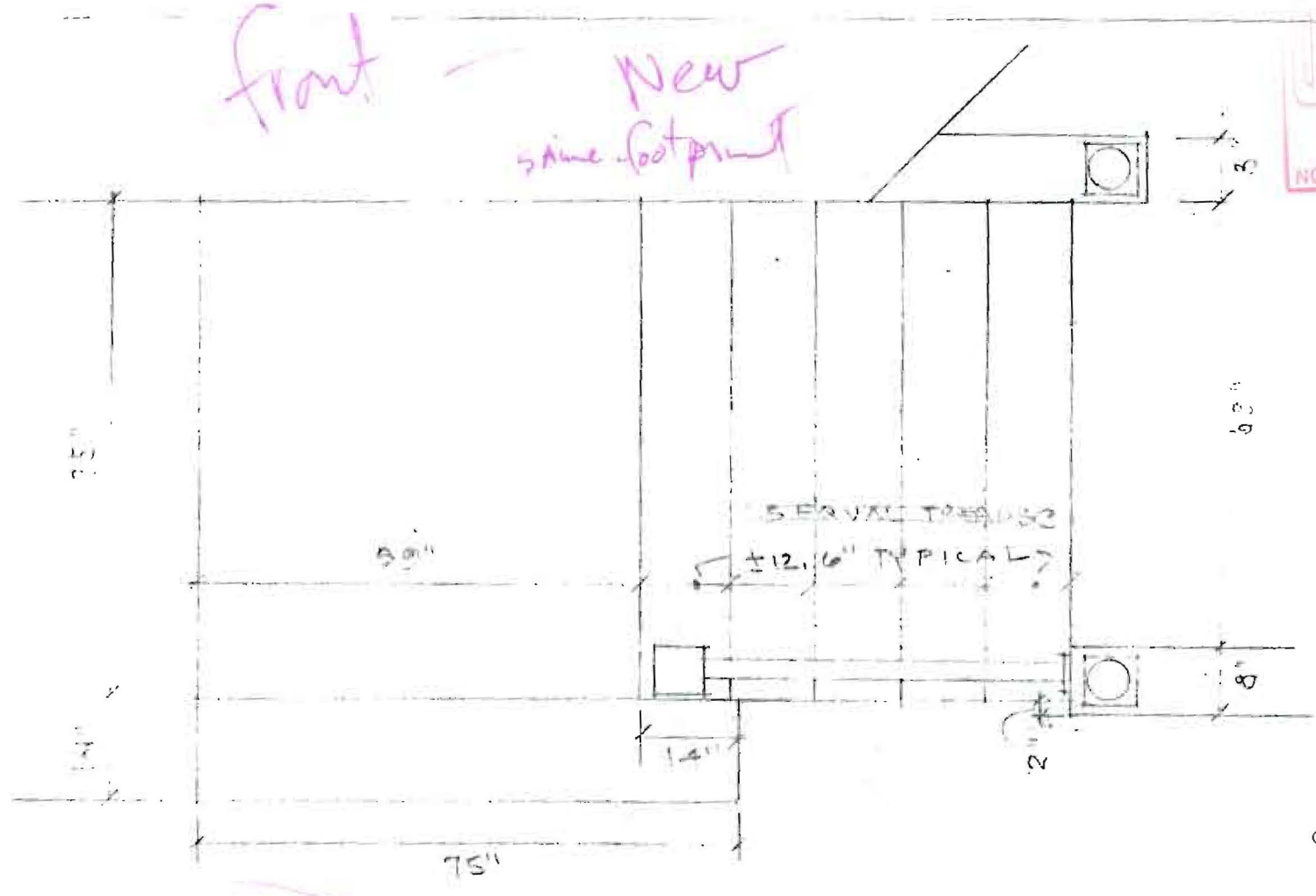


EXISTING ELEVATION
1/2" = 1'-0"

FRONT STEPS - EXISTING
 276 STATE STREET RENOVATION
 SCALE DM PETERSON 415-0707

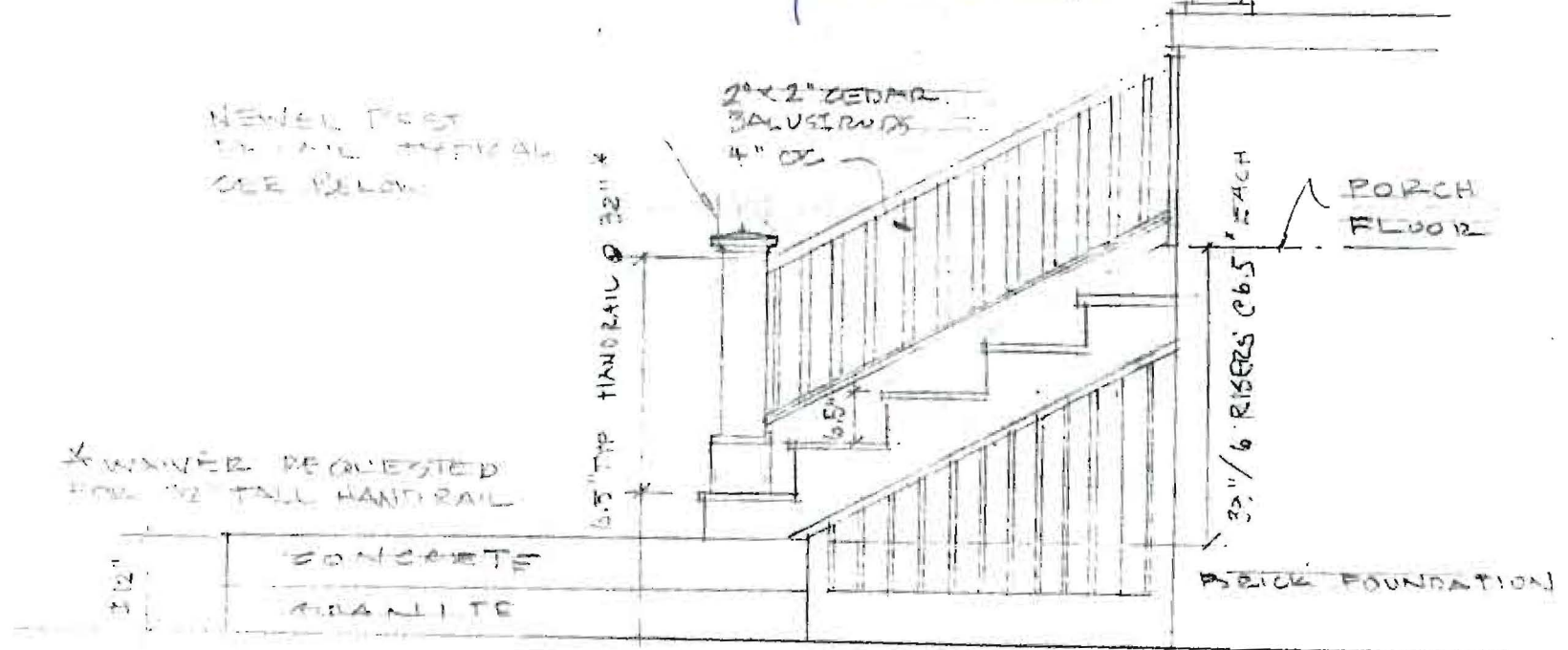
SHEET
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 5.3.04

JUL 21 2004
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 48 D 011

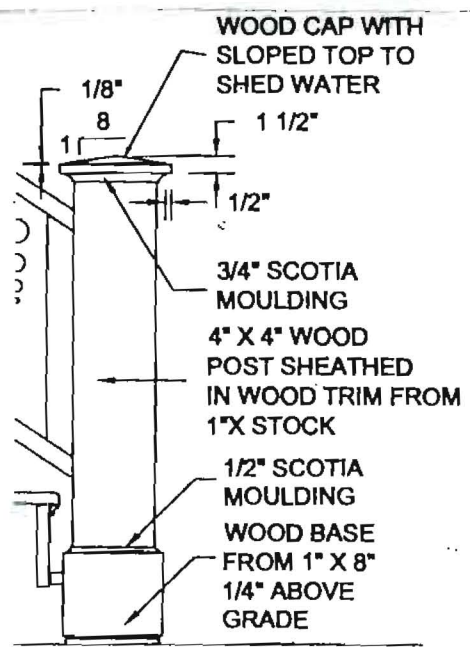


NEW PLAN
 1/2" = 1'-0"

TREADS to be consistent
 w/ city spec.
 A-A
 per Deb Andrews



NEW ELEVATION
 1/2" = 1'-0"



NEWEL POST DETAIL
 PAGE A-21 CITY OF PORTLAND
 GUIDELINES FOR PORCH REPAIR

| | |
|-----------------------------|--------|
| PROPOSED FRONT STEPS | SHEET |
| 276 STATE STREET RENOVATION | 5 |
| SCALE DM PETERSON 415-0707 | 5.3.04 |