

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING PERMIT

Permit Number: 091451

This is to certify that LEAVITT BETHANY M /Corr Stone Co / Tanner Architects
has permission to Repair and replace portions of existing fire escape
AT 511 CUMBERLAND AVE CB# 048 E016001

provided that the person or persons, firm or corporation accounting 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 red-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. <i>X. Lauhe</i>
Health Dept.	
Appeal Board	
Other	

PERMIT ISSUED
FEB - 9 2010
CITY OF PORTLAND
Department Name

[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: 09-1451		Issue Date:		CBL: 048 F016001	
Location of Construction: 511 CUMBERLAND AVE		Owner Name: 1-532- LEAVITT BETHANY M 2348		Owner Address: 133 ENDICOTT ST # 1	
Business Name:		Contractor Name: Cornerstone Construction/ Tanner A		Contractor Address: 6 George town Court Yarmouth	
Lessee/Buyer's Name		Phone:		Phone: 2074153458	
Past Use: 3 Unit Residential		Proposed Use: 3 Unit Residential - Repair and replace portions of existing fire escape legal use - 3 d.v.		Permit Type: Alterations - Multi Family	
Proposed Project Description: Repair and replace portions of existing fire escape		Permit Fee: \$50.00		Cost of Work: \$2,450.00	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Condition		INSPECTION: Use Group: R-2 Type: SB IBC 2003	
		Signature: (KG)		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: Ldobson		Date Applied For: 12/30/2009		Zoning Approval	
<ol style="list-style-type: none"> 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		Zoning Appeal	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan		<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	
		<input type="checkbox"/> Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" 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			
PERMIT FE CITY OF		Date: 12/31/09 OK w/ cond. hour ASD		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 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:	Date Applied For:	CBL:
09-1451	12/30/2009	048 F016001

Location of Construction:	Owner Name:	Owner Address:	Phone:
511 CUMBERLAND AVE	LEAVITT BETHANY M	133 ENDICOTT ST # 1	
Business Name:	Contractor Name:	Contractor Address:	Phone
	Cornerstone Construction/ Tanner A	6 George town Court Yarmouth	(207) 415-3458
Lessee/Buyer's Name	Phone:	Permit Type:	
		Alterations - Multi Family	

Proposed Use:	Proposed Project Description:
3 Unit Residential - Repair and replace portions of existing fire escape	Repair and replace portions of existing fire escape

Dept: Historic Status: Not Applicable Reviewer: Scott Hanson Approval Date: 12/31/2009
Note: Does not requyre review. Ok to Issue: ☒

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 12/31/2009
Note: Ok to Issue: ☒

- 1) This permit is being issued with the conditon that all the work will take place within the existing footprint.
- 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 a three 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 with Conditions Reviewer: Tammy Munson Approval Date: 02/08/2010
Note: Ok to Issue: ☒

- 1) All open risers must be closed to leass than a 4" opening.
- 2) All open guardrails must be closed to less than a 4" opening.
- 3) This is an after teh fact permit. The work is already done.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 01/08/2010
Note: Ok to Issue: ☒

- 1) All construction shall comply with NFPA 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 **Framing inspection required.**

 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: 511 Cumberland Ave, Portland, ME 04101		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot 5,000 SF	Number of Stories 2 1/2
Tax Assessor's Chart, Block & Lot Chart# 48 Block# F Lot# 16	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Bethany Leavitt Address 133 Endicott St. Apt #1-Rear City, State & Zip Boston, MA 02113	Telephone: 207-632-2348
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 2450 C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) Multifamily Number of Residential Units 3 If vacant, what was the previous use? N/A Proposed Specific use: N/A - not changing use Is property part of a subdivision? No If yes, please name Project description: Repair exterior egress to Apartment on 3rd Floor. Specific portions to be repaired and material list are identified herein. Insurance - N G M Ins. Co. Contractor's name: XXXXXXXXXXXX Cornerstone Construction XXXXXXX Policy # (Tanner Amergian) MPK9140N Address: 6 Georgetown Court City, State & Zip Yarmouth, MA 04096 Telephone: 207-415-3458 Who should we contact when the permit is ready: Bethany Leavitt Telephone: 207-632-2348 Mailing address: 511 Cumberland Avenue, Portland ME 04101		

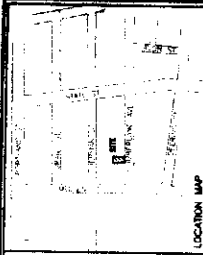
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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.

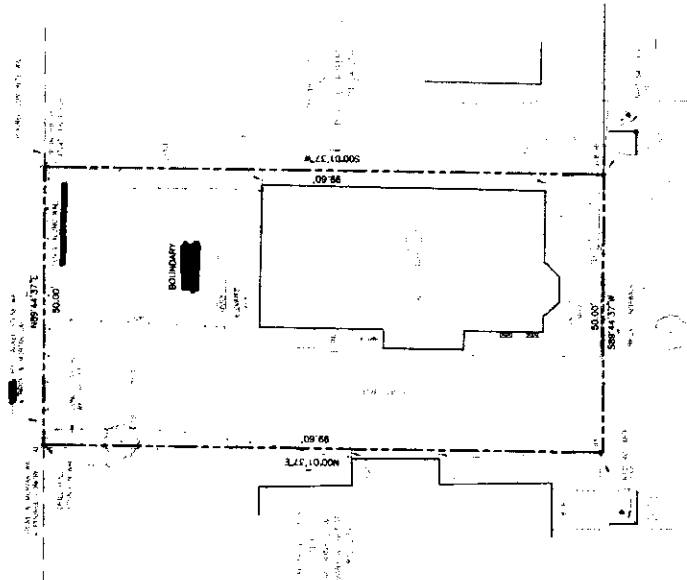
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Signature: Bethany Leavitt Date: 10/2/2009

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

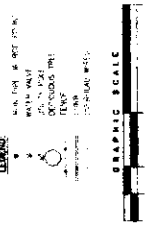


LOCATION MAP



CUMBERLAND AVENUE
FRONT - PUBLIC

LEGEND



NOTES

1. ALL LOTS IN THIS BLOCK ARE 100.00 FEET WIDE.
2. THE LOT SHOWN ON THIS PLAN IS 100.00 FEET WIDE.
3. THE LOT SHOWN ON THIS PLAN IS 100.00 FEET DEEP.
4. THE LOT SHOWN ON THIS PLAN IS 100.00 FEET DEEP.
5. THE LOT SHOWN ON THIS PLAN IS 100.00 FEET DEEP.

PLAN REFERENCES

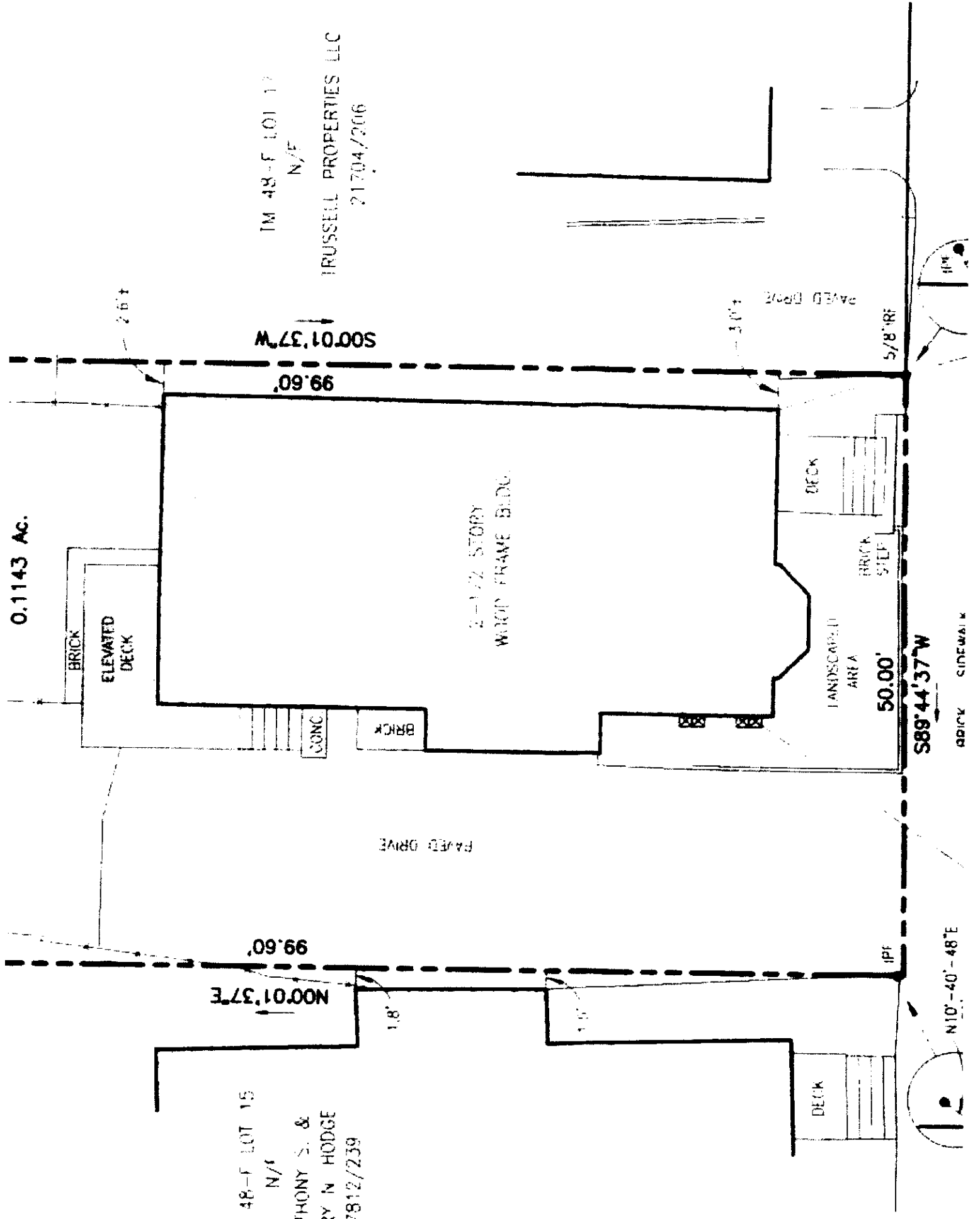
1. LOT 100.00 FEET WIDE.
2. LOT 100.00 FEET WIDE.
3. LOT 100.00 FEET WIDE.
4. LOT 100.00 FEET WIDE.
5. LOT 100.00 FEET WIDE.

CERTIFICATION

7/1/06
[Signature]

BOUNDARY SURVEY	
AT 511 CUMBERLAND AVENUE, PORTLAND, MAINE	
FOR THE	
BETHANY LEAVITT	
511 CUMBERLAND AVENUE, PORTLAND, MAINE	
OWEN HASKELL, INC.	
100 CUMBERLAND AVENUE, PORTLAND, MAINE	
DATE	7/1/06
TIME	10:00 AM
BY	OWEN HASKELL, INC.
FOR	BETHANY LEAVITT

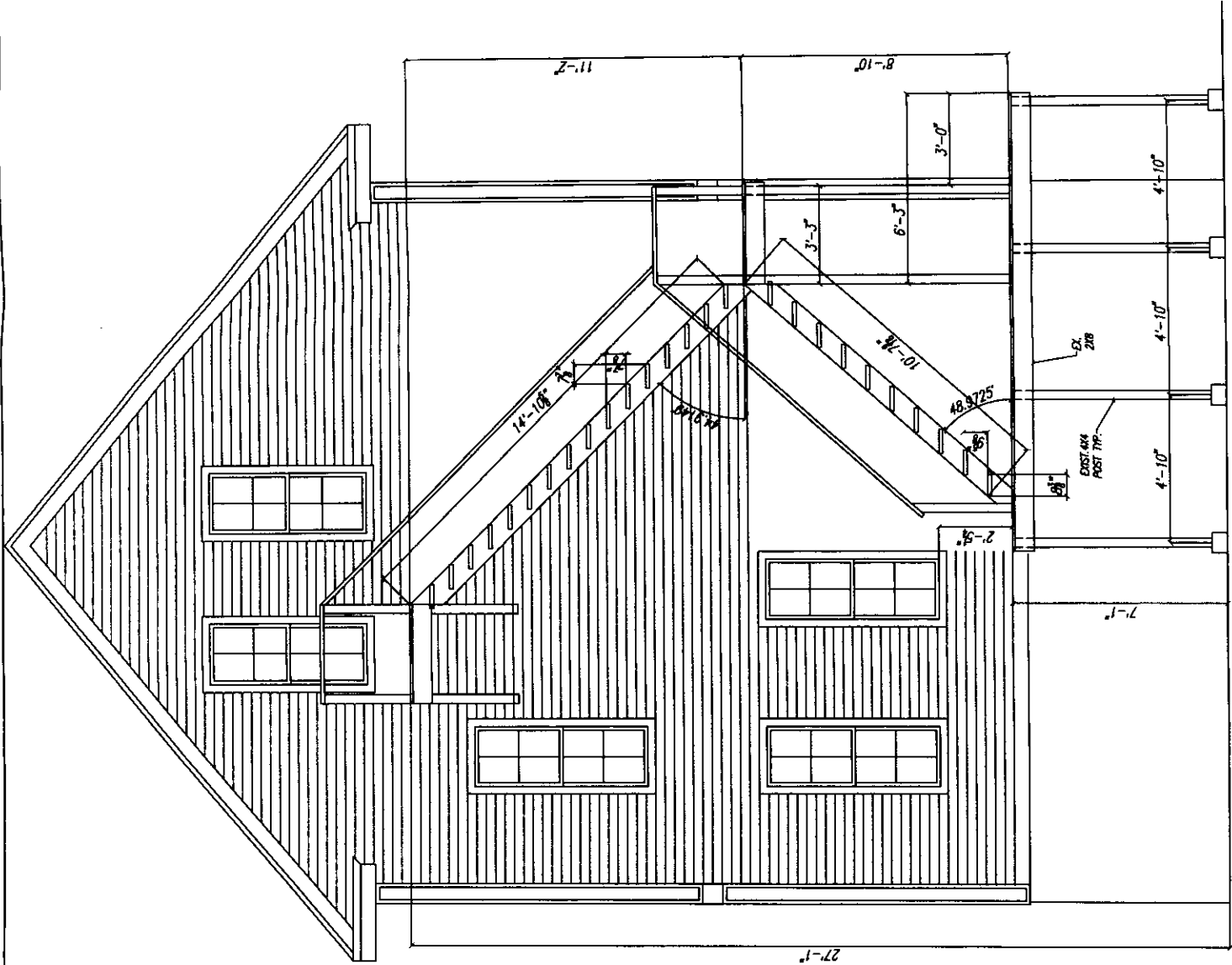
0.1143 Ac.



511 Cumberland Ave

Rear Egress (Existing)

Dimensional Drawings of
Existing Stairs



AS BUILT WOODEN STAIRS

REVISIONS		PRINT RECORD			
NO.	DATE	DESCRIPTION	DATE	QTY.	ISSUED
					APPR.
					SHOP
					FIELD
MEGQUIER & JONES, INC.					
1156 BROADWAY					
SOUTH PORTLAND, MAINE 04106					
PROJECT		DATE		DATE	
Existing		FIRE ESCAPE LAYOUT		6/15/09	
		CUMBERLAND AVE		DRAWN BY	
		PORTLAND, MAINE		RUB	
DESCRIPTION				JOB NO.	
AS BUILT WOODEN STAIRS					
CUSTOMER				SHEET NO.	
RETHANY LEAVITT				4	

511 Cumberland Ave

Rear Egress (Existing)

Photos of Existing Stairs /
Framing details / Condition

511 Cumberland Ave
November/December 2001
Pre-purchase by Bethany Leavitt



511 Cumberland Ave
Rear Egress (Existing)
Photo dated: 7/14/2008



511 Cumberland Ave
Rear Egress (Existing)
Photo dated:
7/14/2008



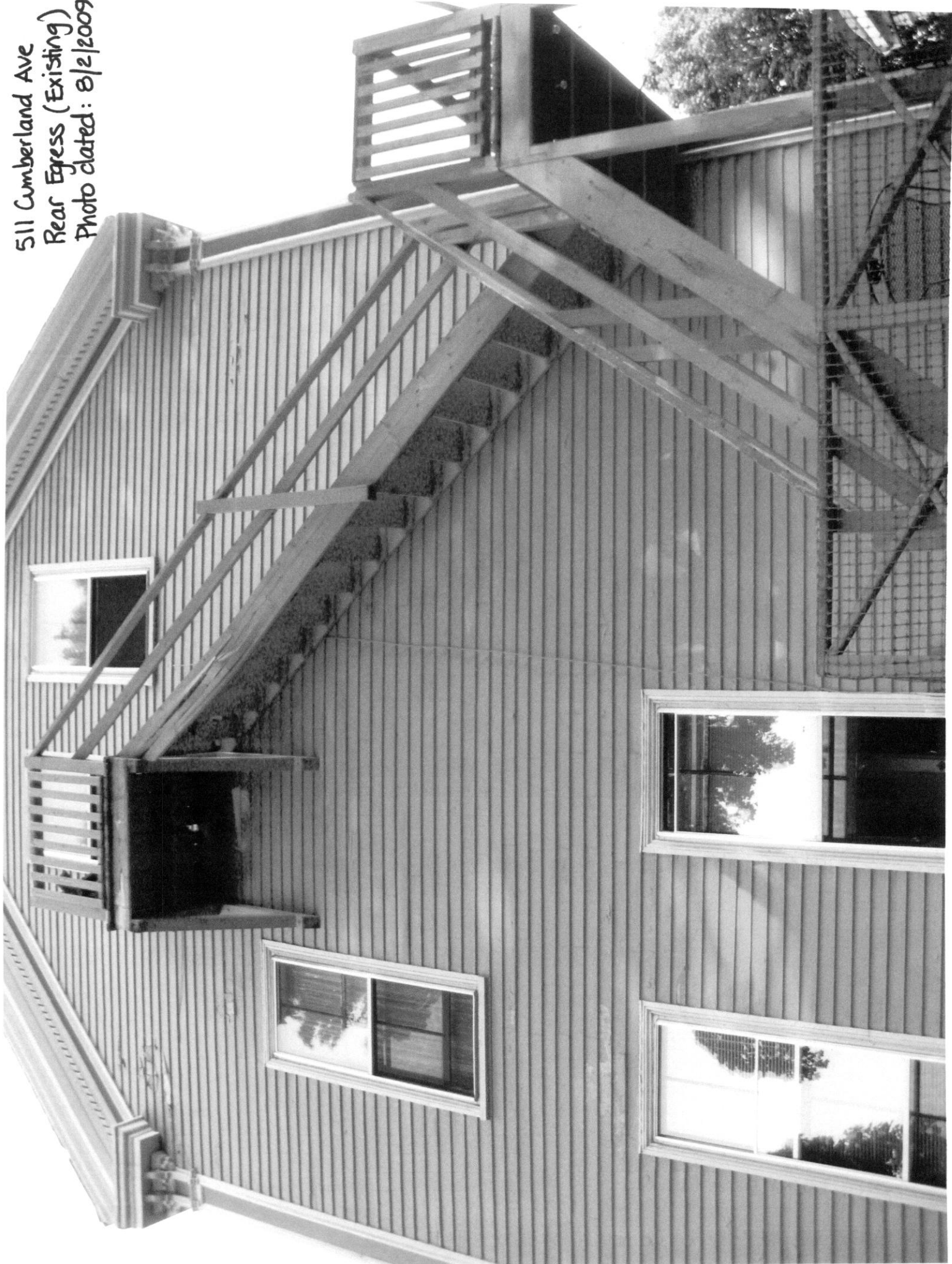
511 Cumberland Ave
Rear Egress (Existing)
Photo dated:
7/14/2008



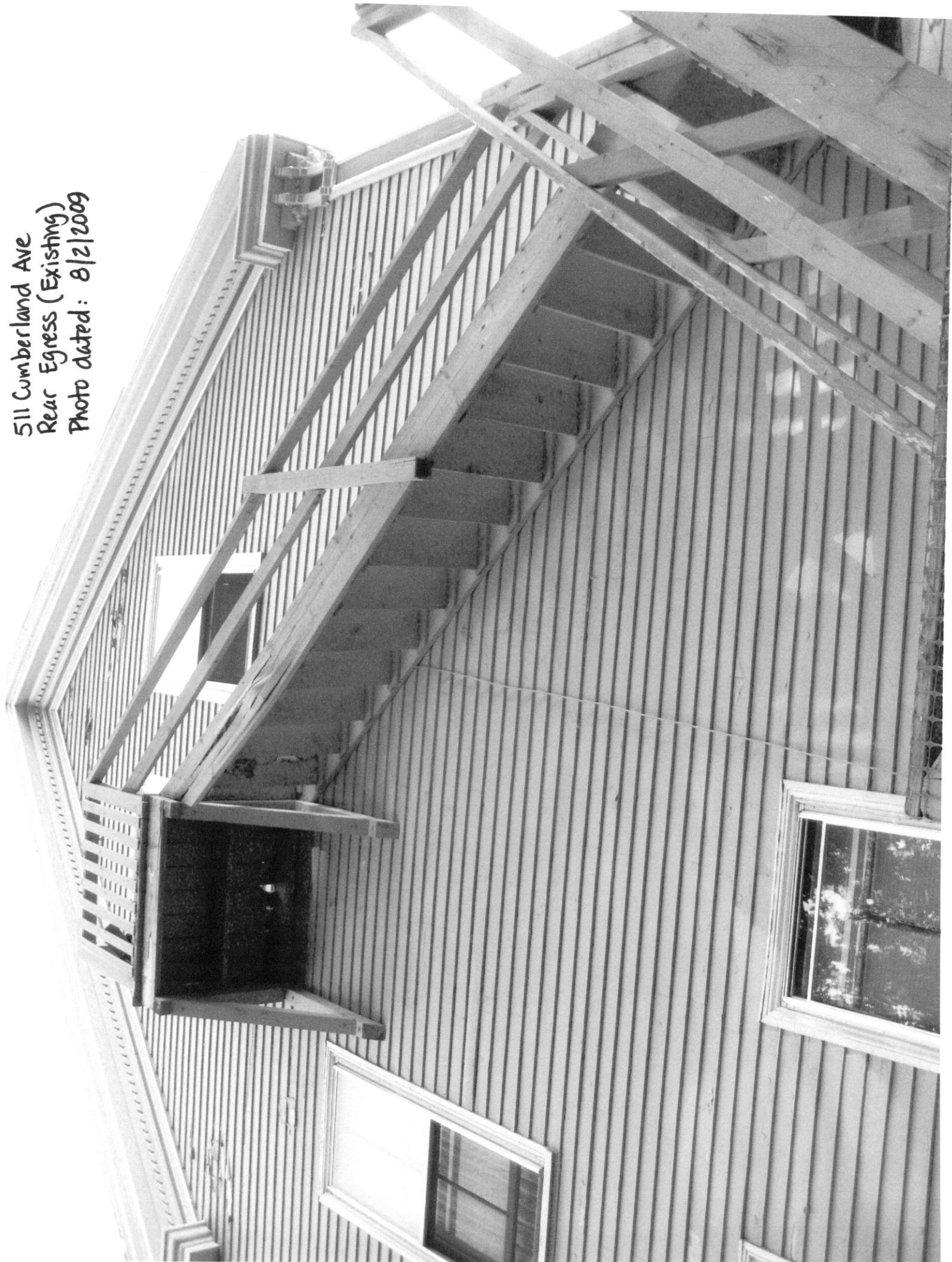
511 Cumberland Ave
Rear Egress (Existing)
Photo dated: 7/14/2008



511 Cumberland Ave
Rear Egress (Existing)
Photo dated: 8/2/2009



511 Cumberland Ave
Rear Egress (Existing)
Photo dated: 8/2/2009



5111 Cumberland Ave
Rear Egress (Existing)
Photo dated: 8/2/2009



511 Cumberland Ave
Rear Egress (Existing)
Photo dated: 8/2/2009



511 Cumberland Ave
Rear Egress (Existing)
Photo dated: 8/2/2009











511 Cumberland Ave

Rear Egress (Existing)

Proposed Repairs/Replacements/
Scope of Work

Replace 1x6
PT decking
as needed

4
Replace 4 stair treads
with new 2x6 PT
stair treads


Replace 4x4
PT post with
new 4x4 PT
post

Replace 2x12 PT
stair stringer (outside only)
with new 2x12 PT stair stringer
(one continuous board)

Remove and
Reinstall existing
2x4 PT Handrails

Replace outside
2x12 PT stair
stringer with
new 2x12 PT
stringer





Replace 4x4 post with new
pressure-treated 4x4 post

MID
PLATFORM

LOWER
STAIRS



Replace 2x4 railing
(New p.t. 2x4)

MID PLATFORM

Replace 2x12 ~~with~~
with new 2x12 ~~with~~
pressure treated
board.

Re inforce / Attach
2x12x20' Board
to house (Nail)

Replace

Replace

UPPER STAIRS

Replace this
stair tread

UPPER STAIRS

Replace this stringer
2x12x20'

Replace 1x6
PT decking
with new
1x6 PT
decking
as needed

UPPER PLATFORM



511 Cumberland Ave

Rear Egress (Repaired/Replaced)

Photos of Repairs/Replacements
Made/Framing Details

Note: Rise and Run of Upper and Lower
Stairs match existing (see "As Built
Wooden Stairs" Detail Drawing) since the
Lower, Mid and Upper Platforms were
not modified.



UPPER
PLATFORM

UPPER STAIRS

MID
PLATFORM

LOWER
STAIRS

LOWER
PLATFORM

LOWER STAIRS

NEW 2x4 PT TOP
RAILINGS

NEW 4x4 PT POST

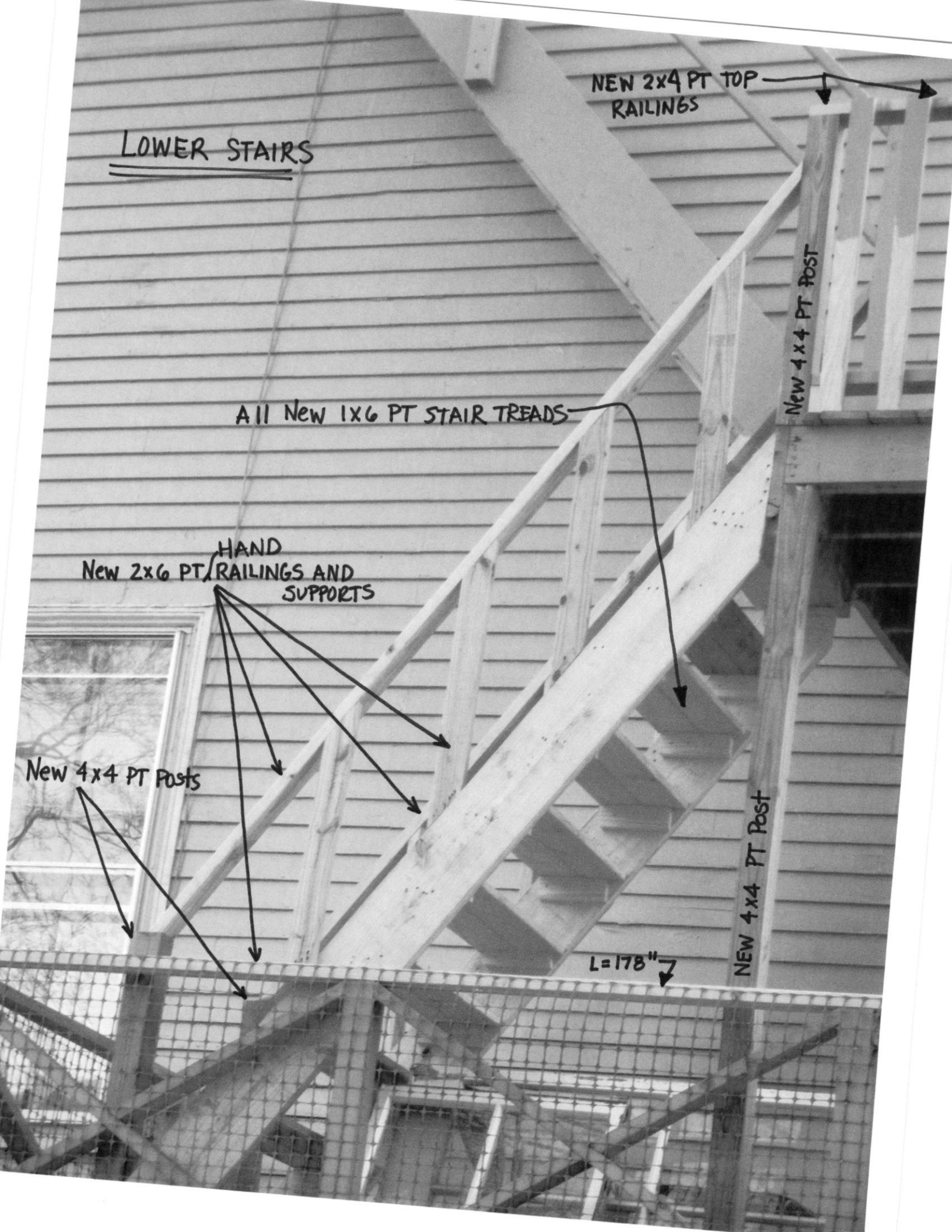
ALL NEW 1x6 PT STAIR TREADS

NEW 2x6 PT HAND
RAILINGS AND
SUPPORTS

NEW 4x4 PT POSTS

NEW 4x4 PT POST

L=178"



MID PLATFORM

NEW 2x4 PT TOP RAILINGS

NEW 4x4 PT POST
NEW 1x6 (Ripped) PT BOARD (TYP OF 4)

NEW 2x4 PT BOTTOM
RAILINGS

NEW 4x4 PT POST

NEW 1x6 (Ripped) PT BOARD
(TYP OF 9)

UPPER PLATFORM

NEW 2x4 PT RAILINGS

NEW 2x4 PT RAILINGS

UPPER STAIRS

NEW 4x4 PT POST

NEW 2x12 PT Both Sides

NEW 2x4 PT BOARD

NEW 4x4 PT BRACE



MID PLATFORM

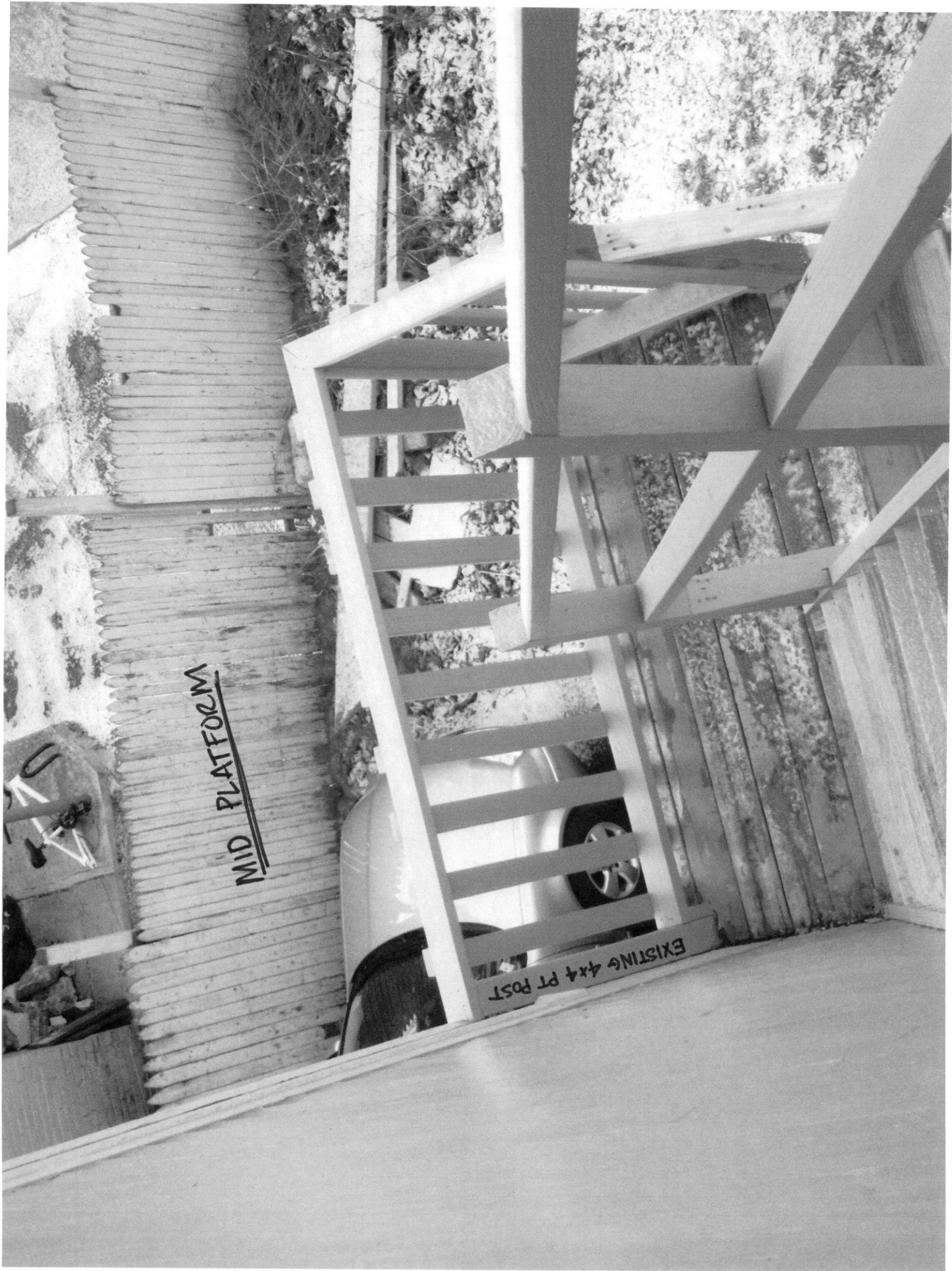
UPPER STAIRS



UPPER PLATFORM

MID PLATFORM

EXISTING 4x4 PT POST





UPPER PLATFORM

LOWER PLATFORM

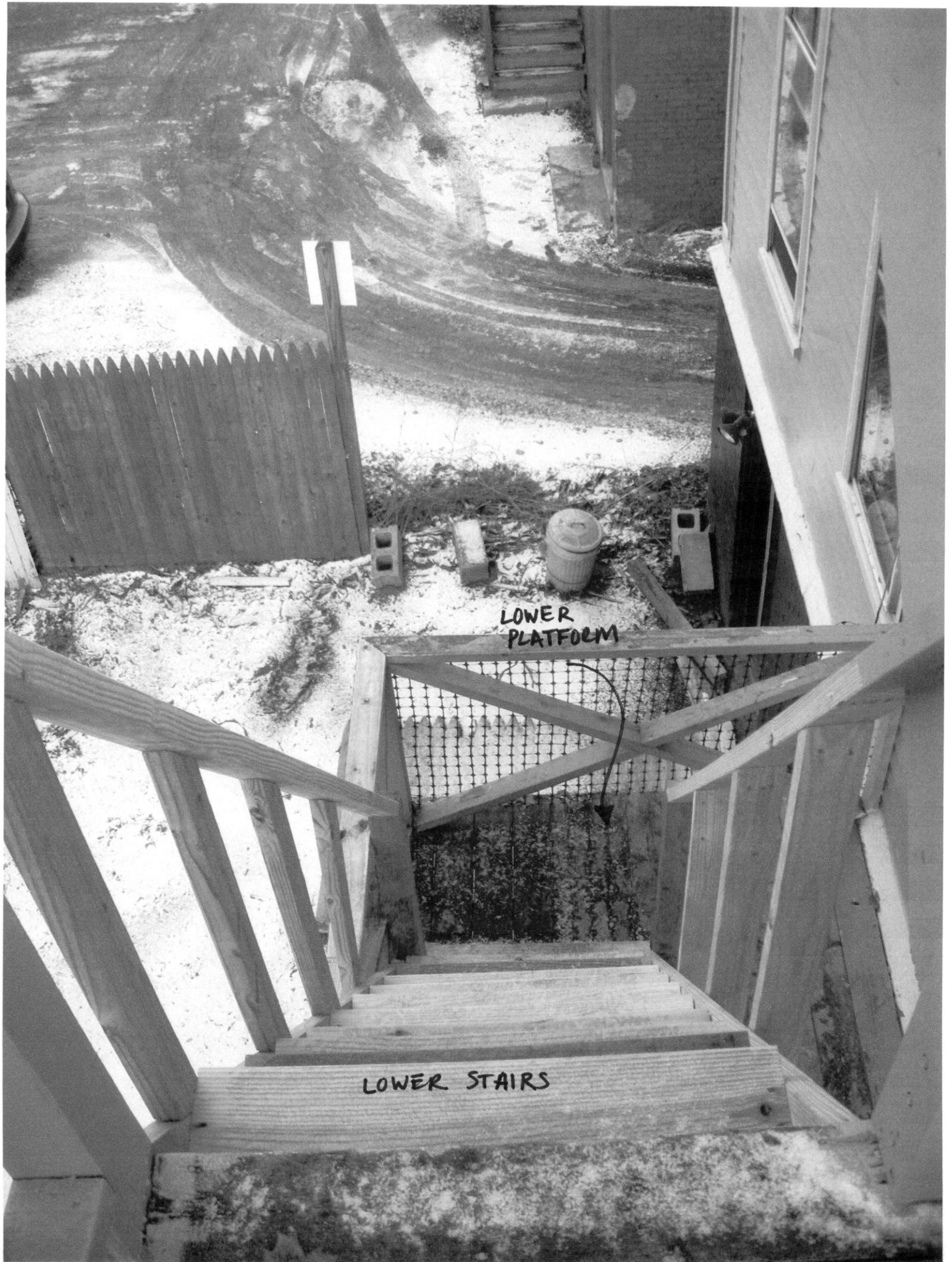
MID
PLATFORM

LOWER

STAIRS

(10 treads)

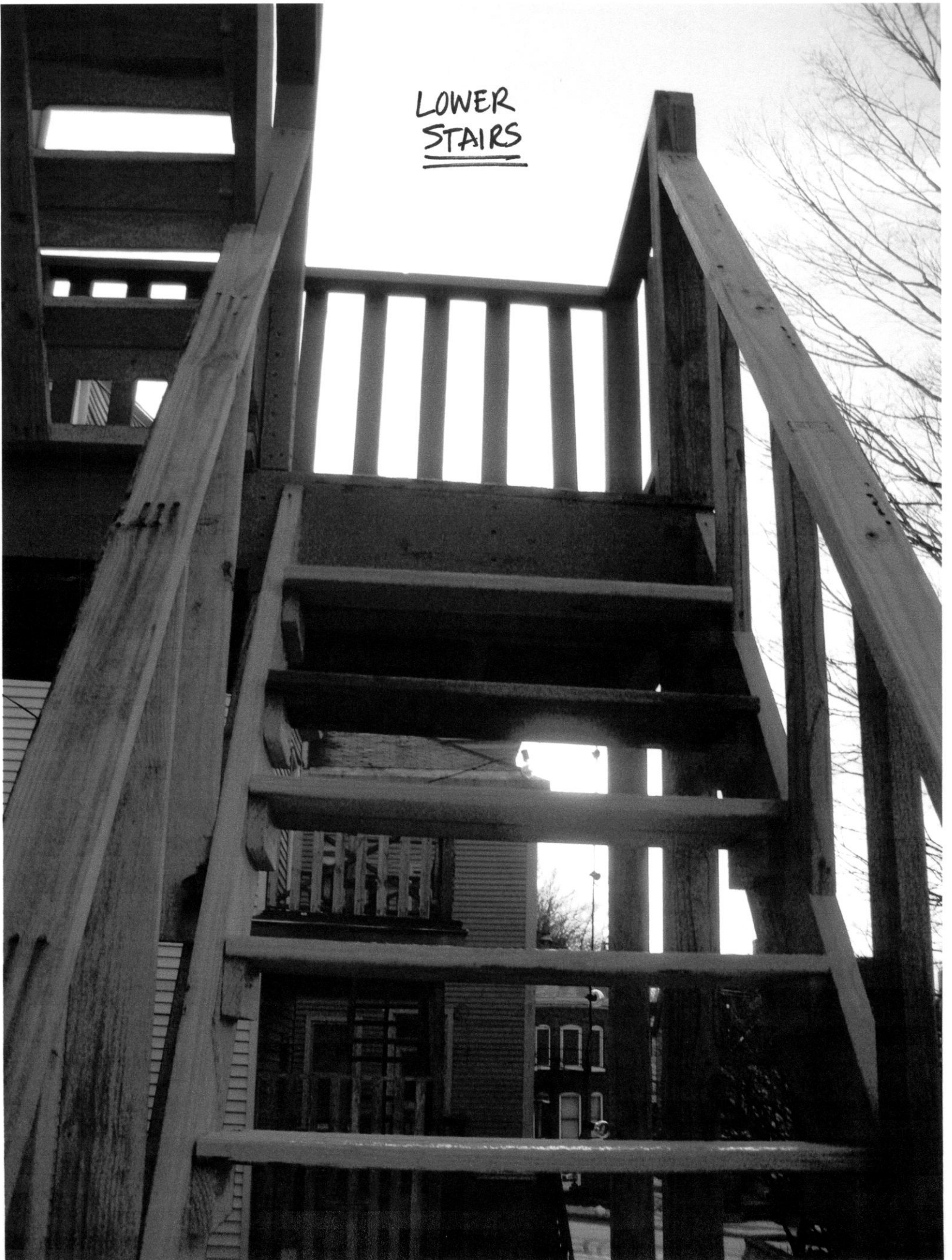




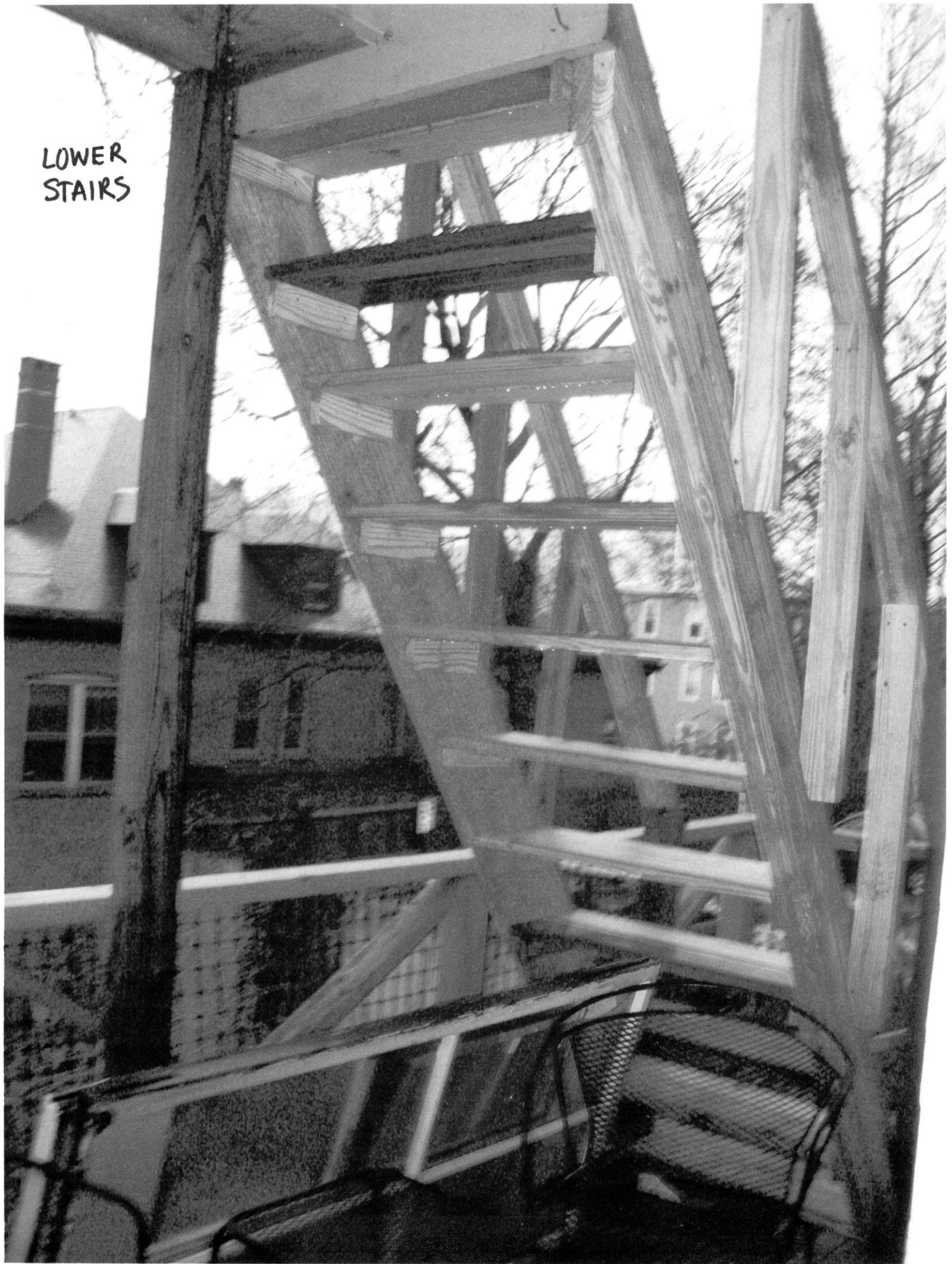
LOWER
PLATFORM

LOWER STAIRS

LOWER
STAIRS



LOWER
STAIRS



MID
PLATFORM



MID PLATFORM



UPPER
STAIRS



UPPER STAIRS

MID PLATFORM

NEW 2x4 PT SUPPORT
FOR HAND RAIL

NEW 2x4 PT HAND RAILING (LOWER STAIRS)

NEW 2x12 PT STAIR STRINGER

UP

NEW 1x6 PT STAIR TREADS
(2 per stair) TYP.

NEW 2x4 PT BOARD

BOTTOM

NEW 2x12 PT STAIR STRINGER
(Existing one damaged during demo by Contractor.
Needed to be replaced.) AND 1x6 (ripped) STAIR
TREAD SUPPORTS (TYP)

UPPER STAIRS

TOP

NEW 1X6 PT DECKING

NEW 2X4 PT BOARD

UPPER
PLATFORM

UPPER PLATFORM

NEW 2x4 PT
HAND RAILING



EXISTING 2x4 PT BOARD

EXISTING 4x4 PT POST

NEW 2x4 PT RAILING



UPPER PLATFORM

New 2x4 PT TOP RAILINGS

NEW 1x6 (Ripped) PT BOARD (TYP OF 6)

EXISTING 4x4 PT POST

NEW 1x6 (Ripped) PT BOARDS (TYP OF 4)

EXISTING 4x4 POST (PT)

NEW 2x4 PT BOTTOM RAILING

NEW 2x4 PT BOTTOM RAILING

ALL NEW 1x6 PT DECKING

UPPER PLATFORM

NEW 2x4 PT BLOCKS



