

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 03-1525	Issue Date: JAN 13 2004	CBL: 048 F020001
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Location of Construction: 501 Cumberland Ave	Owner Name: 501 Cumberland Ave Partnership	Owner Address: 501 Cumberland Ave	Phone:
Business Name: n/a	Contractor Name: Roberts Welding	Contractor Address: 14 County Rd Gorham	Phone: 2078394818
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Multi Family	Proposed Use: Multi Family / Replace current decayed wooden fire escape with new black steel fire escape.	Permit Fee: \$210.00	Cost of Work: \$21,000.00	CEO District: 2
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Proposed Project Description: Replace current fire escape with new black steel fire escape.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R/B Type: S
	Signature: [Signature]	Signature: [Signature]

Legal Use: 2 family dwelling unit with professional office

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 12/19/2003	Zoning Approval
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<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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>to remain the same use</i> <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>12/29/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>for professional office 7/10/06</i> <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>to D.A 12/29/03</i>
	B. Andrew B 1/05/04		

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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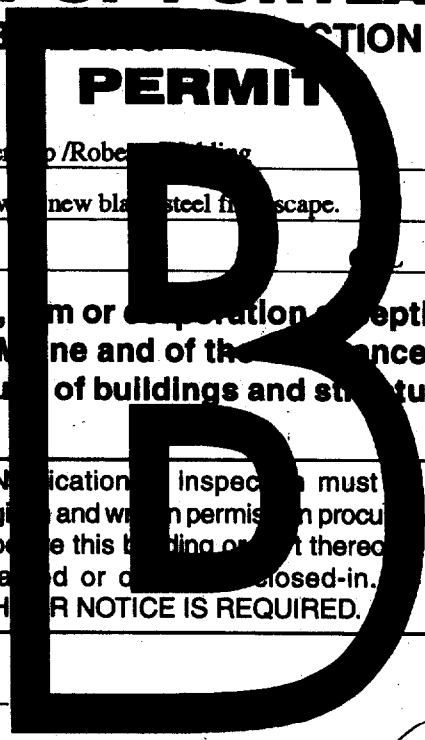
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 031525

Please Read Application And Notes, If Any, Attached



This is to certify that 501 Cumberland Ave Partnership / Robert [unclear]
has permission to Replace current fire escape with new black steel fire escape.
AT 501 Cumberland Ave 048 F020001

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 work on permit must be completed before this building or part thereof is occupied or enclosed-in. **HEAVY 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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Permit No: 03-1525	Date Applied For: 12/19/2003	CBL: 048 F020001
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Location of Construction: 501 Cumberland Ave	Owner Name: 501 Cumberland Ave Partnership	Owner Address: 501 Cumberland Ave	Phone:
Business Name: n/a	Contractor Name: Roberts Welding	Contractor Address: 14 County Rd Gorham	Phone: (207) 839-4818
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Multi Family	

Proposed Use: Multi Family (2 D. U.) with professional office / Replace current decayed wooden fire escape with new black steel fire escape.	Proposed Project Description: Replace current fire escape with new black steel fire escape. - no change in use
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 01/05/2004

Note: **Ok to Issue:**

- 1) * See Historic Preservation staff recommendation for 36" railings

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/29/2003

Note: **Ok to Issue:**

- 1) The rebuild of the existing fire escape shall be rebuilt within the existing footprint unless minimum expansion is required under fire and building codes.
- 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 two (2) family dwelling with a professional office. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/12/2003

Note: **Ok to Issue:**

- 1) A final inspection by the design professional is required upon installation to determine strength and duability of the fasteners, weld, etc. And a final report is required.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 01/08/2004

Note: **Ok to Issue:**

Comments:

01/07/2004-mjn: Left a message with Will Winkelman re loads for stairs landings and guards, tread, riser detail, width, snow accumulation issues.

W

B.O.C.A. TYPE OF CONSTRUCTION 1227 SEP 10 1946

ZONING LOCATION PORTLAND, MAINE CITY Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 301 Commercial Avenue Fire District #1 #2
1. Owner's name and address Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone 779-4612
Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$, 3,500

FIELD INSPECTOR—Mr. Appeal Fees \$
Base Fee 40.00
Lath & use 25.00
TOTAL \$ 65.00

Change of use from 4 family to 2 family with one office, alterations
Conditions of use
offices in kitchen

Stamp of Special Conditions

send permit to

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

Approved and sealed 7/10/46

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of pipe Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Diameter or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 2nd 3rd roof
On centers: 2nd 3rd roof
Maximum span: 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Phone #
Type Name of laborer Dorothy Schnauk for
Lawrence B. Clough 1 2 3 4
James Smith
Other
and Address



Residential 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>501 CUMBERLAND AVE, PORTLAND</u>		
Total Square Footage of Proposed Structure <u>NA : REPLACEMENT FIRE ESCAPE</u>	Square Footage of Lot <u>3950 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>48</u> Block# <u>F</u> Lot# <u>20</u>	Owner: <u>501 CUMBERLAND PARTNERSHIP</u> <u>501 CUMBERLAND AVE</u> <u>PORTLAND, ME 04101</u>	Telephone: <u>774.9382</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>WILL WINKELMAN</u> <u>2 WHITTEN ARCHITECTS</u> <u>37 SILVER STREET</u> <u>PORTLAND, ME 04101</u> <u>774-0111 x102</u>	Cost Of Work: \$ <u>21,000.</u> Fee: \$ <u>210.</u>
Current Specific use: <u>MIXED RES/COM</u>		
Proposed Specific use: <u>SAME</u>		
Project description: <u>REPLACE CURRENT DECAYED WOODEN FIRE ESCAPE</u> <u>W/ NEW BLACK STEEL FIRE ESCAPE (LAYOUT</u> <u>ESSENTIALLY IDENTICAL.)</u>		
Contractor's name, address & telephone: <u>ROBERTS WELDING (JERRY MONTGOMERY)</u> <u>14 COUNTY RD. GORHAM, ME 04038</u> <u>839-4818</u>		
Who should we contact when the permit is ready: <u>WILL WINKELMAN</u>		
Mailing address: <u>WHITTEN ARCHITECTS</u> <u>37 SILVER ST</u> <u>PORTLAND, ME 04101</u> Phone: <u>774 0111 x102</u>		

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

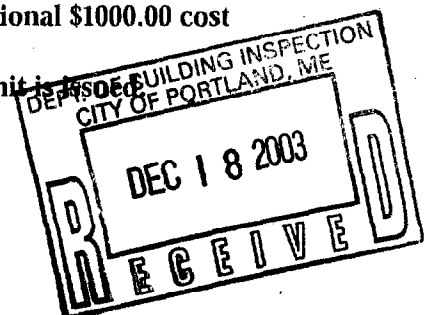
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 of applicant:	Date: <u>12.15.03</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



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.

WILL WINKELMAN @ WHITTEN ARCHITECTS
Applicant FOR: 501 CUMBERLAND PARTNERSHIP
37 SILVER ST PORTLAND OR 97101
Applicant's Mailing Address
WILL @ 774 0111 x 102
Contact Person/Phone Number

12.12.03
Application Date
501 CUMBERLAND AVE
Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

2 1/2 STORY WOODEN FIRE ESCAPE REPLACEMENT W/ STEEL (BLACK!)
FIRE ESCAPE.

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
MIXED RES/COM. 1 RES UNIT (TOP FLOOR)
2. Proposed Use, if applicable: STAIR IS REQUIRED EXPRESS ONLY FOR TOP FLOOR
RESIDENTIAL UNIT.
3. The distance from the porch deck to the ground: 28' ± TOP LANDING TO DRIVE
4. The number of existing stair risers: 42 RISERS
5. The current railing height and/or documented original railing height: 36"
6. The railing height requested: 36"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

Staff recommend 36"
height to minimize visual impact of
railings - new balusters will add much
more visual weight compared to current installation.

Inspections Staff Recommendation:

DUE TO THE HEIGHT
OF THE TOP FLOOR (LANDING) 36" IS
REQUIRED

D. Andrews
1/5/04

Exemption Granted

Conditional Exemption

Exemption Denied

Signature

Date:

1/2/04

White - Planning Office

Yellow - Inspections

Pink - Applicant

To: Mike Nugent, Inspections Services Manager

Re: 501 Cumberland Ave, fire escape

Mike - to follow up on our conversation this morning re clarification of issues for building permit application:

1 – Re design loading: 100 psf uniform live loading was used.

That said, the stair is actually required only for the third floor residential unit. The building is mixed use, residential and commercial – thought the residential consists only of the one apartment on the third floor, the first and second floors consists of professional offices only which currently have two means of egress. Therefore it seems the fire escape could be designed for 40psf live, though re snow loading 60psf ought to be determinate... In the end, the spans were so small that 100psf was not problematic to accommodate, so was default.

2 – The tread and landing material will accommodate the passage of ice and snow. The material is to be 1.25" x 3/16" bar grating.

3 – Risers are open, and will have a single horizontal .5" square bar closing it for the 4" ball test.

3 – The clear width of the stair is 24" minimum. Boca 99 allows this to be as narrow as 22"... but his just seemed too mean.

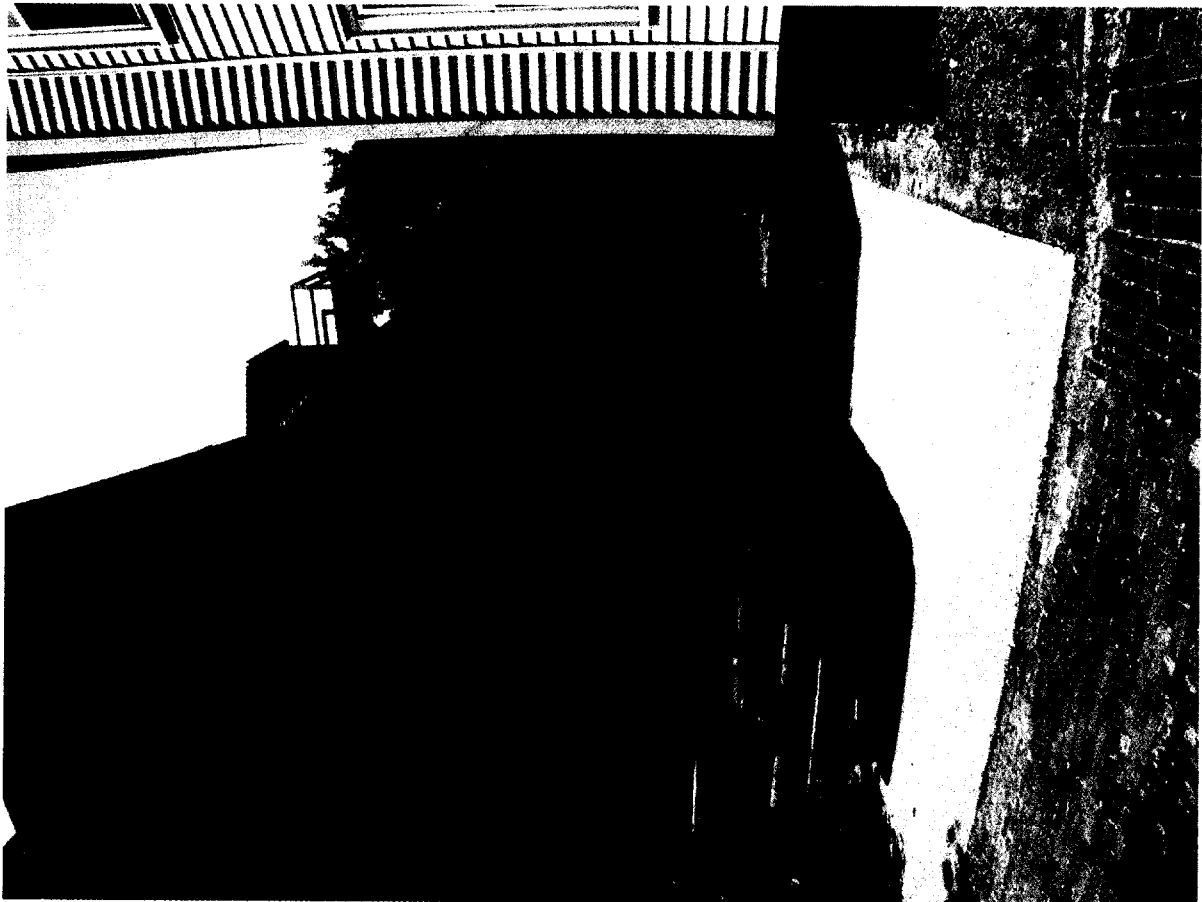
Feel free to call w/ any further questions.

Thanks - Will

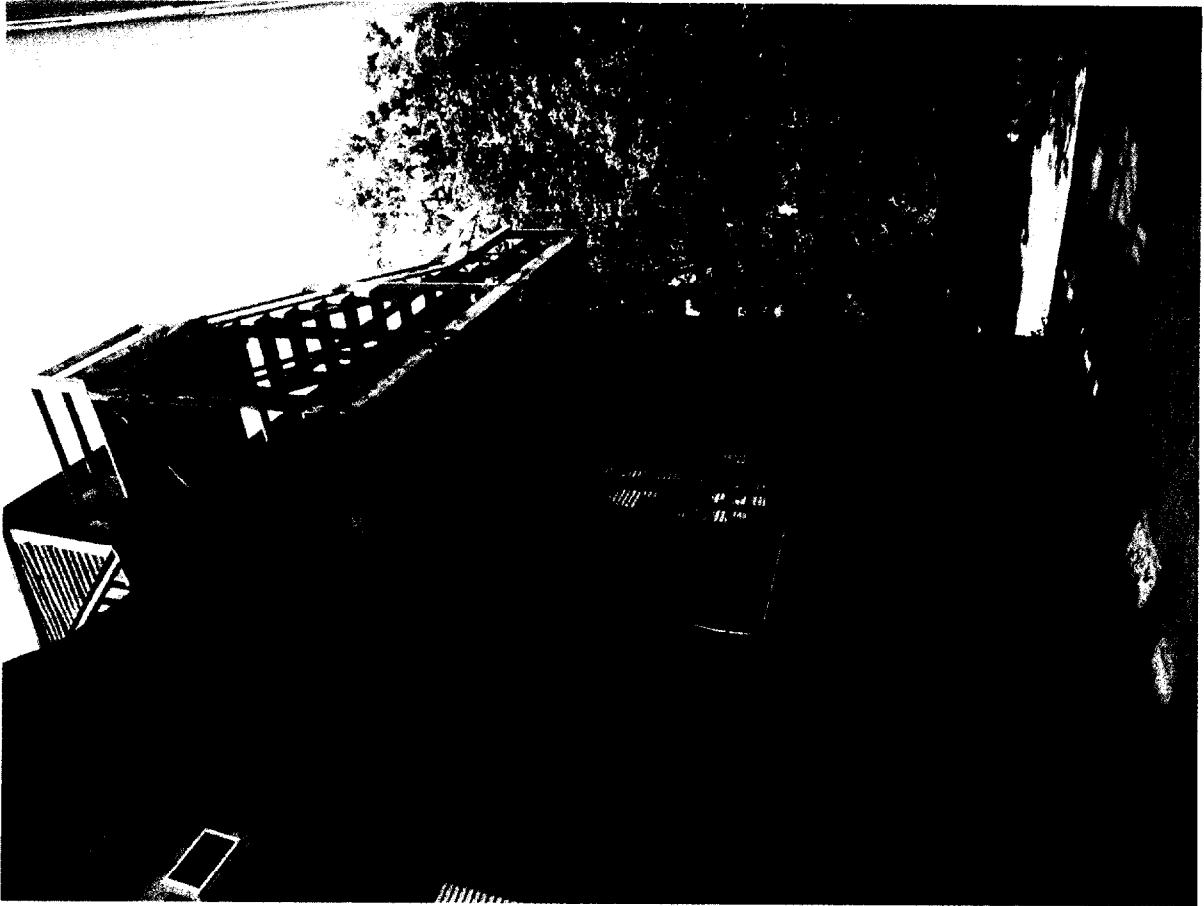
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Will Winkelman Whitten Architects - 37 Silver St, Portland, ME 04101
Ph: 207.774.0111x102 fax: 207.774.1668
will@whittenarchitects.com - www.whittenarchitects.com



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501Cumberland_01.JPG



501Cumberland_03.JPG



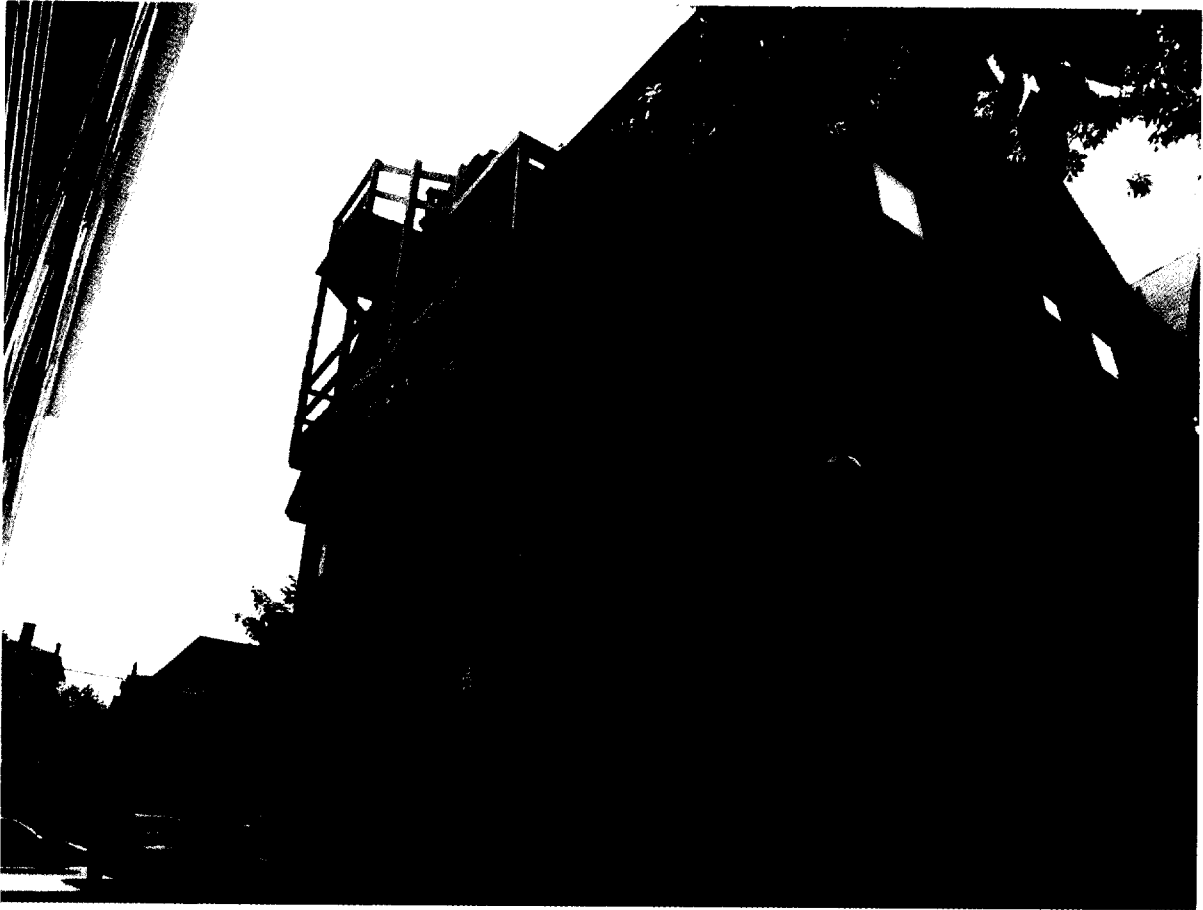
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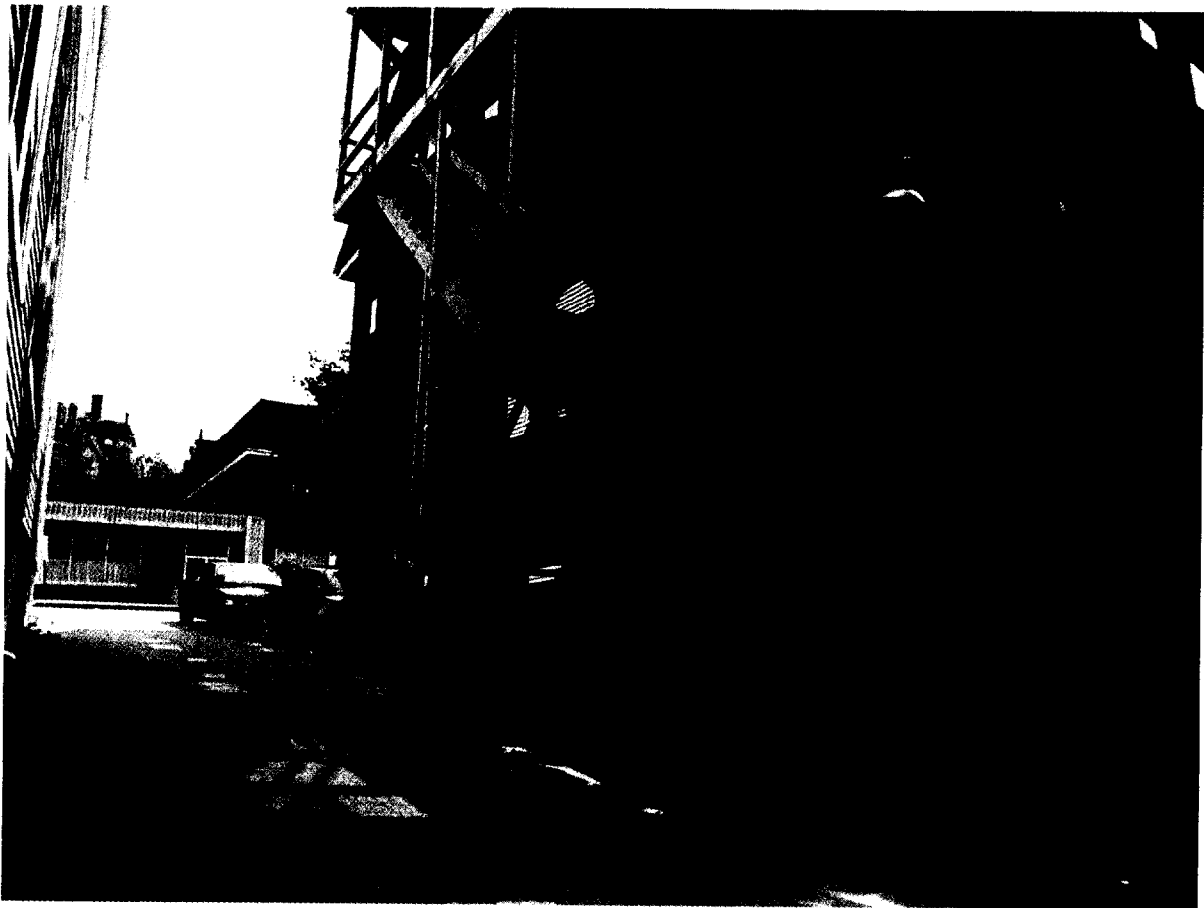
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501Cumberland_06.JPG



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