

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that 18 LEWIS ST LLC

Located At 18 LEWIS ST

Job ID: 2011-05-1037-ALTCOMM

CBL: 056 - - A - 006 - 001 - - - -

has permission to Remodel front & side entry stairs & deck -basement work under permit #2011-06-1378

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1037-ALTCOMM	Date Applied: 5/5/2011	CBL: 056 - - A - 006 - 001 - - - -	
Location of Construction: 18 LEWIS ST	Owner Name: 18 LEWIS ST LLC	Owner Address: 76 HENRY RD, NO. YARMOUTH 04097	Phone:
Business Name:	Contractor Name: Nathan Hawkes,	Contractor Address: 105 SPRING ST WESTBROOK MAINE 04092	Phone: (207) 939-2905
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Four Residential Dwelling Unit Building	Proposed Use: Same: Four Residential Unit Bldg. - To repair front & side entry stairs and decks and finish off portion of basement	Cost of Work: \$12000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB DBI-2009 Signature: JMB 6/28/11
Proposed Project Description: 18 Lewis St - repair front & rear porches & finish off portion of basement		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

— Maj — Min — MM

Date: 5/13/11

Signature: [Signature]

CERTIFICATION

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation

Approved

Denied

Date:

Historic Preservation

- ☒ with
☐ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☒ Approved w/Conditions
☐ Denied

Date: 5/23/11

Signature: D. Andrews

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

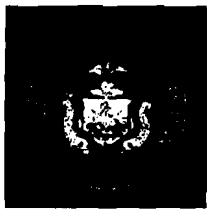
DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHON



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1037-ALTCOMM

Located At: 18 LEWIS

CBL: 056 - - A - 006 - 001 - - - -

Conditions of Approval:

Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2. This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.
3. 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.
4. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. No new dwelling units are allowed in the basement area.

Historic

1. Approval shall extend to all aspects of proposed project, except for canopy over front porch. This aspect of the renovation is tabled pending discussion with Historic Preservation Board.
2. Front porch shall extend from outer edges of door surround. Railings to be centered on door trim.
3. Posts at front porch to have pyramidal caps. Posts to be 6" in diameter (4"x4", dressed in pine)
4. All components of front porch to be painted, except for treads. (Treads may be painted or left unfinished.)
5. On rebuilt side porch, posts to have pyramidal caps.

Fire

1. This building is historic. The stairs are approved as direct replacement.
2. See permit 2011-06-1378 for additional conditions.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted.
3. This permit is approved under IBC Sec. 3409 for Historic Buildings to be exempt from portions the code; however, the guard/hand rail shall be a minimum of 36" in height on the deck and 34" on the stair.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspections 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.**
1. Framing Inspection
 2. Final 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 OF 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.



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>18 Lewis St. Portland</u>			
Total Square Footage of Proposed Structure/Area <u>side entry 30 sq ft - Front entry 50 sq ft - Basement 350 sq ft</u>		Square Footage of Lot <u>4258 sq ft</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>056</u> Block# <u>A</u> Lot# <u>006</u>		Applicant *must 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> <u>Tom</u>	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,000</u> <u>11:50</u> Cost Of Fee: \$ <u>50</u> Total Fee: \$ <u>190</u>
Current legal use (i.e. single family) <u>Apartment</u> Number of Residential Units <u>4</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Apartment</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Remodel Front + side entry stairs + decks - Finish off portion of basement</u>			
Contractor's name: <u>Nathan Hawker Carpentry</u> Address: <u>105 Spring St.</u> City, State & Zip <u>Westbrook, Me. 04092</u> Telephone: <u>cell 939-2905</u> Who should we contact when the permit is ready: <u>Nathan Hawker</u> Telephone: _____ 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: 4/27/11

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

Driveway Porch Entry

Replace side entry framing (2x6 pt), Decking, (5/4x6 cedar

Railings + Post system CVC (clear vertical grain) Cedar

- balusters Rail and post 3" spacing on balusters

- Ball tops on 4x4 post

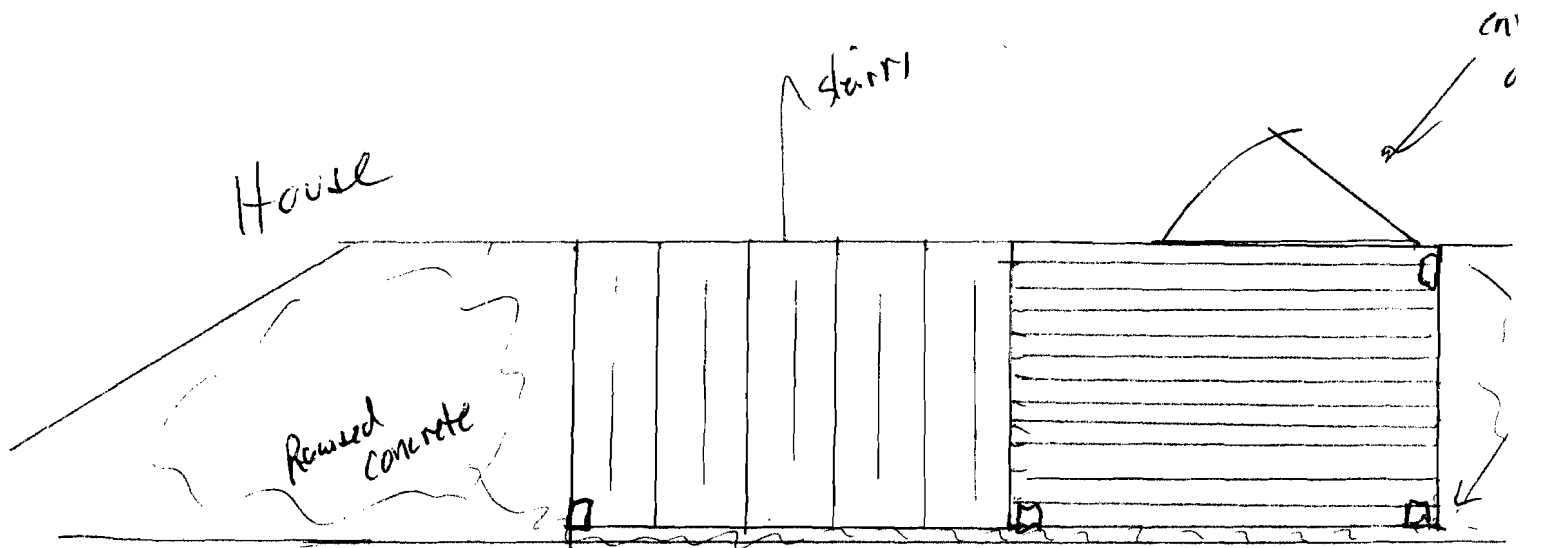
- pressure treated stringers

- primed pine deck trim, Risers and skirt

(3/4"x3" primed pine slats w 1x6 pp Crown

7/11 Rise Run w/ 1/2" overhang and scotia
moulding under tread

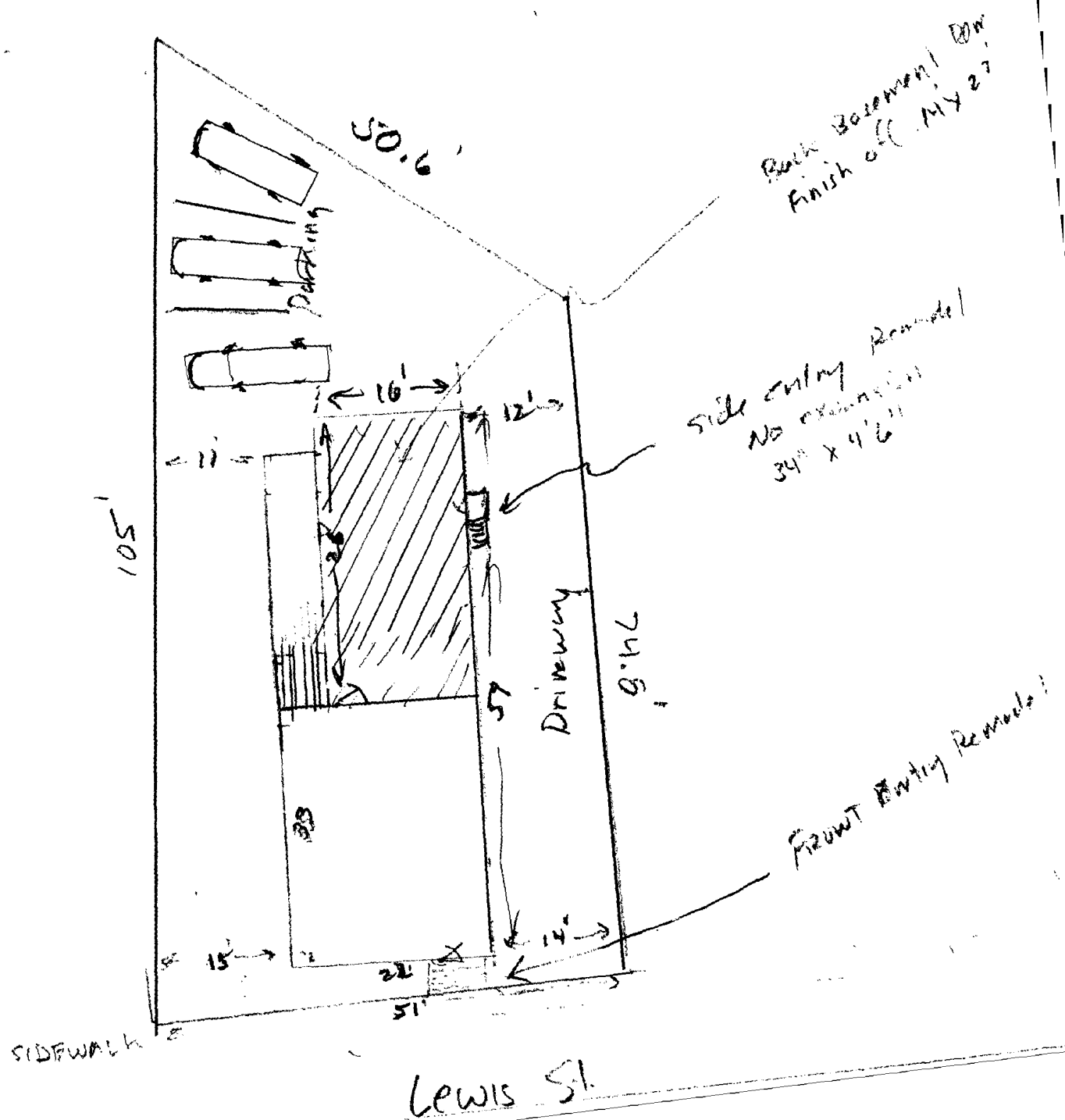
42" Ht



Driveway

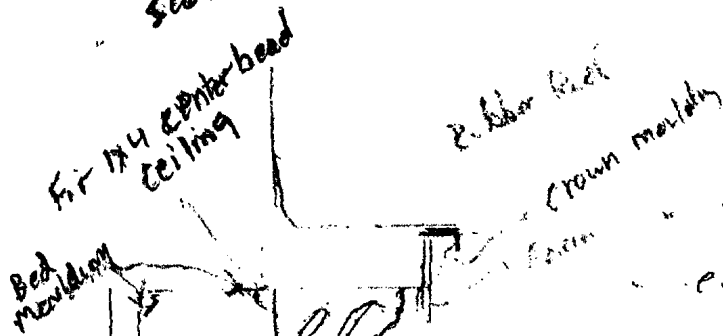
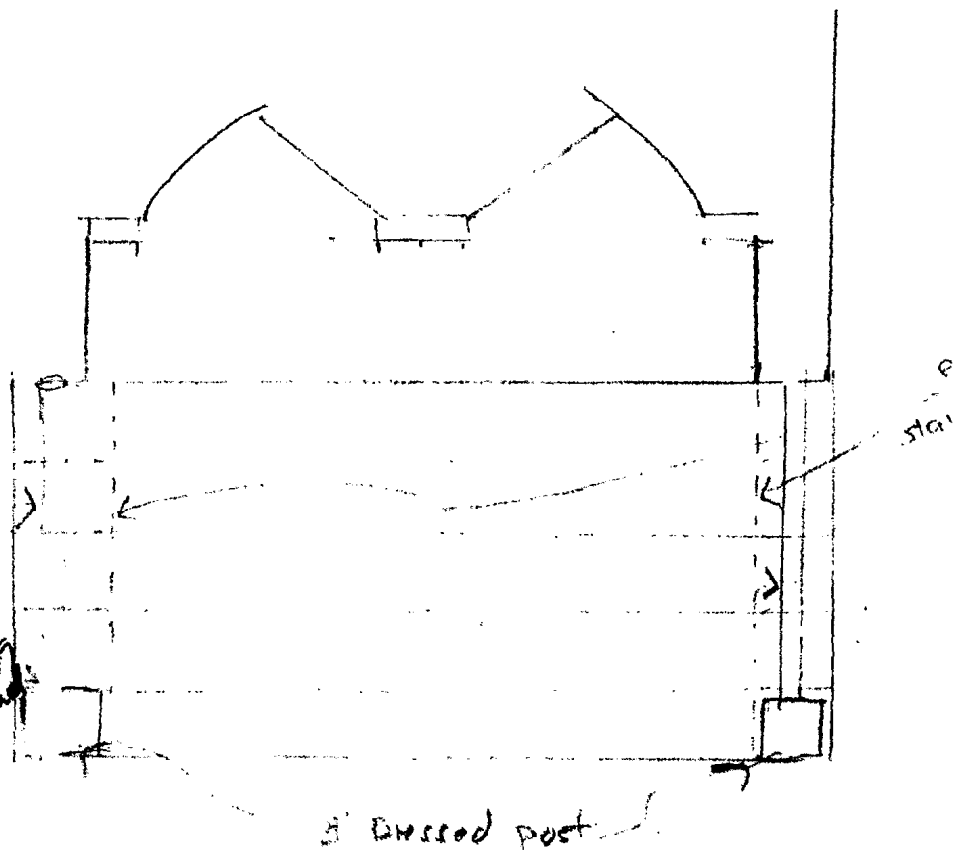
Deck size
36" x 4'-6"

056-A-006



FRONT Entry Remodel

- square Baluster Railings
- < 4" spacing
- skirt stair ends w 1x8
- & 1/2" spacing
- 1x6 Bottom trim
- Return risers to outside nosing board trim
- 5/4 x 6 Treads 1/2" overhang
- scotia installed under treads



- Use existing footings
- extend stair width for proper Railings loc (into form)
- Tread + Riser dimension to remain the same (do not to encroach on sidewalk)

- Construct small Roof per 1920 photograph
- slab and install Rubber roof
- trim detail to match including corbel's

Railings - cedar Balusters, Rail + Post

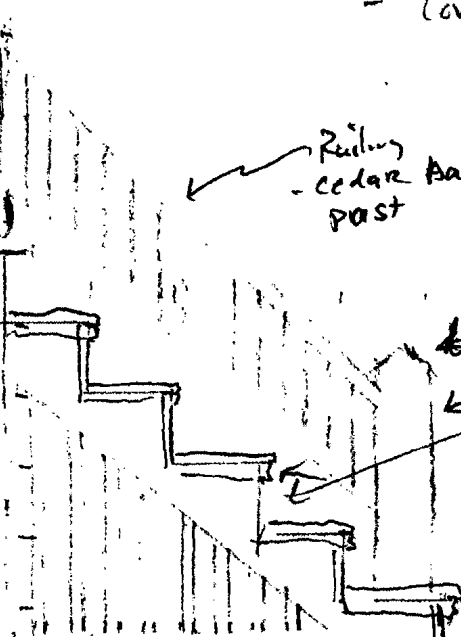
Pyramid or Ball Prime wrap on Post

1x8 primed pine Risers
5/4x6 cedar Treads w/ scotia under nosing

skirting

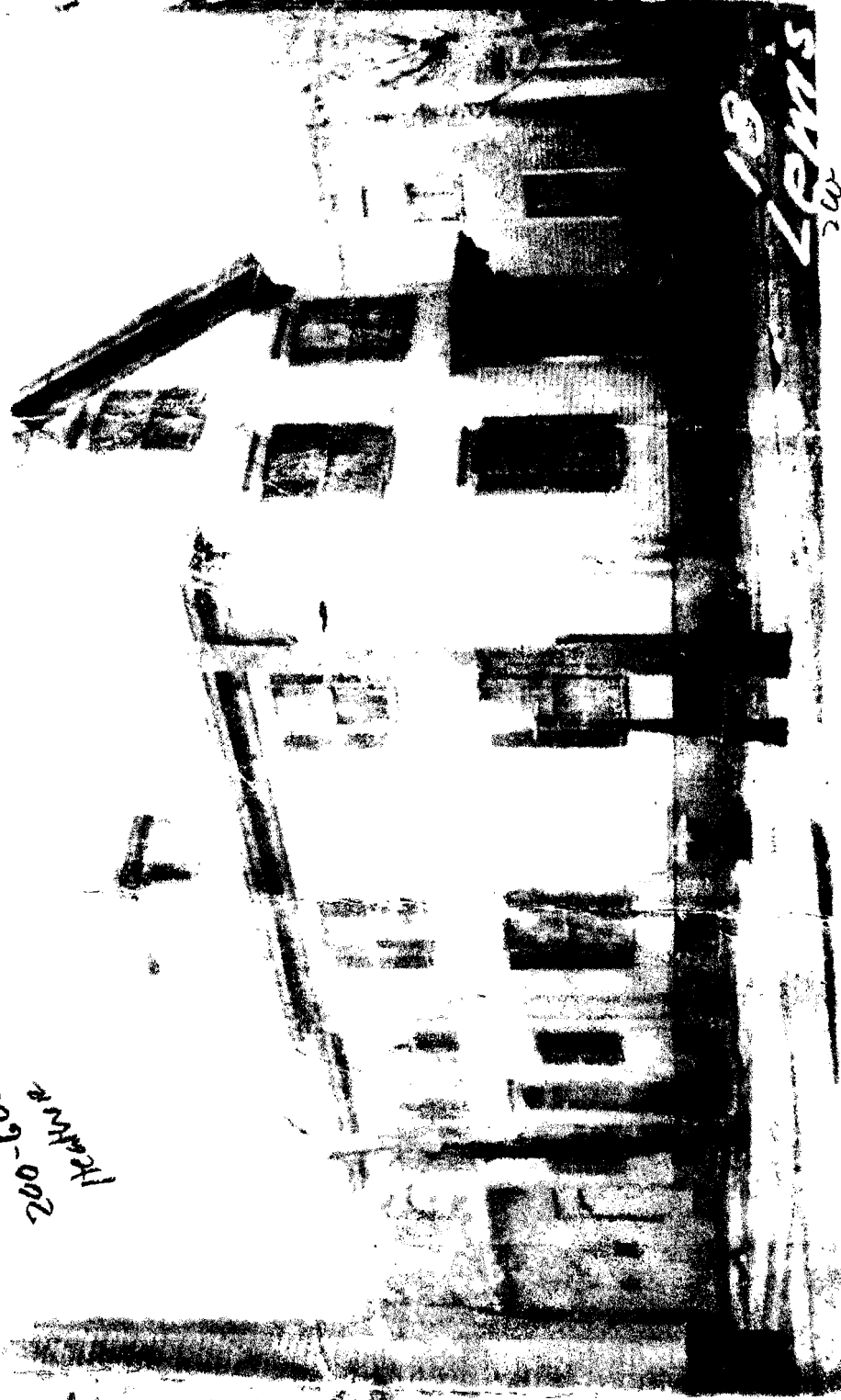
16' Run
Rise 8.75'

existing can't change



19

Ref. 100-1000
100-1000
100-1000



Surveyed by **D. V. MURPHY**

(Remarks on other Side)

1-2

- Basement Remodel Portion

- Frame perimeter exterior walls using 2x4 pressure treated pl. (minimal interior walls) 2x4 construction
- Insulate and vapor barrier applied to exterior
- drop ceiling + sheetrock
- trim out windows, doors, and base trim
- Install fire door to back area (unfinished)
(fire code sheetrock common wall to ceiling)
- Tape and sand all drywall

