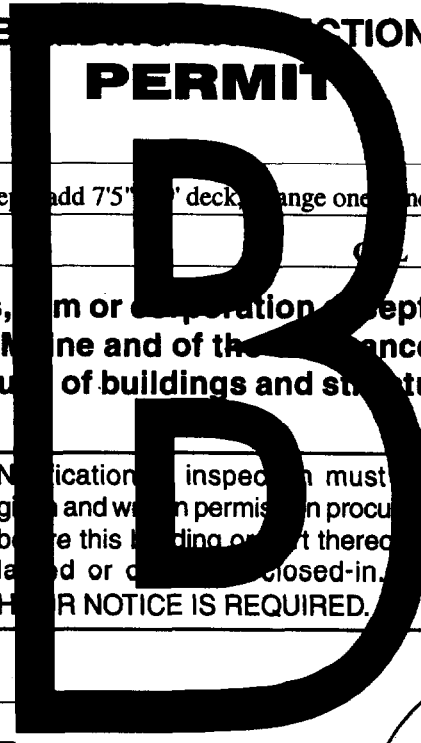


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

Permit Number: 030538



PERMIT

This is to certify that Lindsay Scott A
has permission to Replace 3 sets of exterior steps add 7'5" deck change one window to a door
AT 12 Lewis St 056 A010001

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 in progress before this building or part thereof is opened or closed-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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services 6/4/03

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: 03-0538	Issue Date:	CBL: 056 A010001
-----------------------	-------------	---------------------

Location of Construction: 12 Lewis St	Owner Name: Lindsay Scott A	Owner Address: Po Box 7626	Phone: 773-8422
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R10

Past Use: 9 Unit Condominium	Proposed Use: 9 Unit Condominium with 3 sets of exterior steps replaced, add 7'5" x 9' deck, change one window to a door	Permit Fee: \$128.00	Cost of Work: \$15,000.00	CEO District: 3
---------------------------------	---	-------------------------	------------------------------	--------------------

Proposed Project Description: Replace 3 sets of exterior steps, add 7'5" x 9' deck, change one window to a door <i>Legal use: 9 legal condominiums see permit # 03-0254</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>30</i> <i>6/4/03</i>
---	--	--

Signature:	Signature: <i>[Signature]</i>
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: kwd	Date Applied For: 05/20/2003	Zoning Approval
-------------------------	---------------------------------	------------------------

- 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 9.D.4. only</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"/> Other <input type="checkbox"/> Denied Date: <i>5/29/03</i>	Zoning Appeal <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: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <i>see attached</i> <input type="checkbox"/> Denied Date: <i>5/29/03</i>
--	--	--

MA . 5/30/03

rear porches not visible; not subject to HP review.

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
---	------	-------

Scott A. Lindsay Rental
 92 Exchange Street
 P.O. Box 7626
 Portland, Maine 04112-7626

Robert C. Libby Jr.

ROBERT C. LIBBY JR.
 PLS #2190

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARD BOUNDARY SURVEY CATEGORY I, CONDITION I, WITH THE FOLLOWING EXCEPTIONS:
 1. NO SURVEYORS REPORT
 2. NO DEED DESCRIPTION

BOUNDARY LINE OF THE 1st PARCEL IN DEED BOOK 18220, PAGE 304
 CREATED PARALLEL TO THE NORTHERLY SIDELINE OF CUSHMAN STREET
 A LENGTH OF 139.00' PER THE DEED
 BOUNDARY LINE OF THE 2nd PARCEL WAS ESTABLISHED PARALLEL TO
 CUSHMAN STREET AND 92.00' FROM THE CORNER OF CUSHMAN STREET AND
 AS STREET PER THE DEED.

DESIGNED	R. LIBBY, JR.	DATE	MAY 20
DRAWN	R. LIBBY, JR.	SCALE	1" = 40'
CHECKED	W. THOMPSON	JOB. N	02188

SHEET

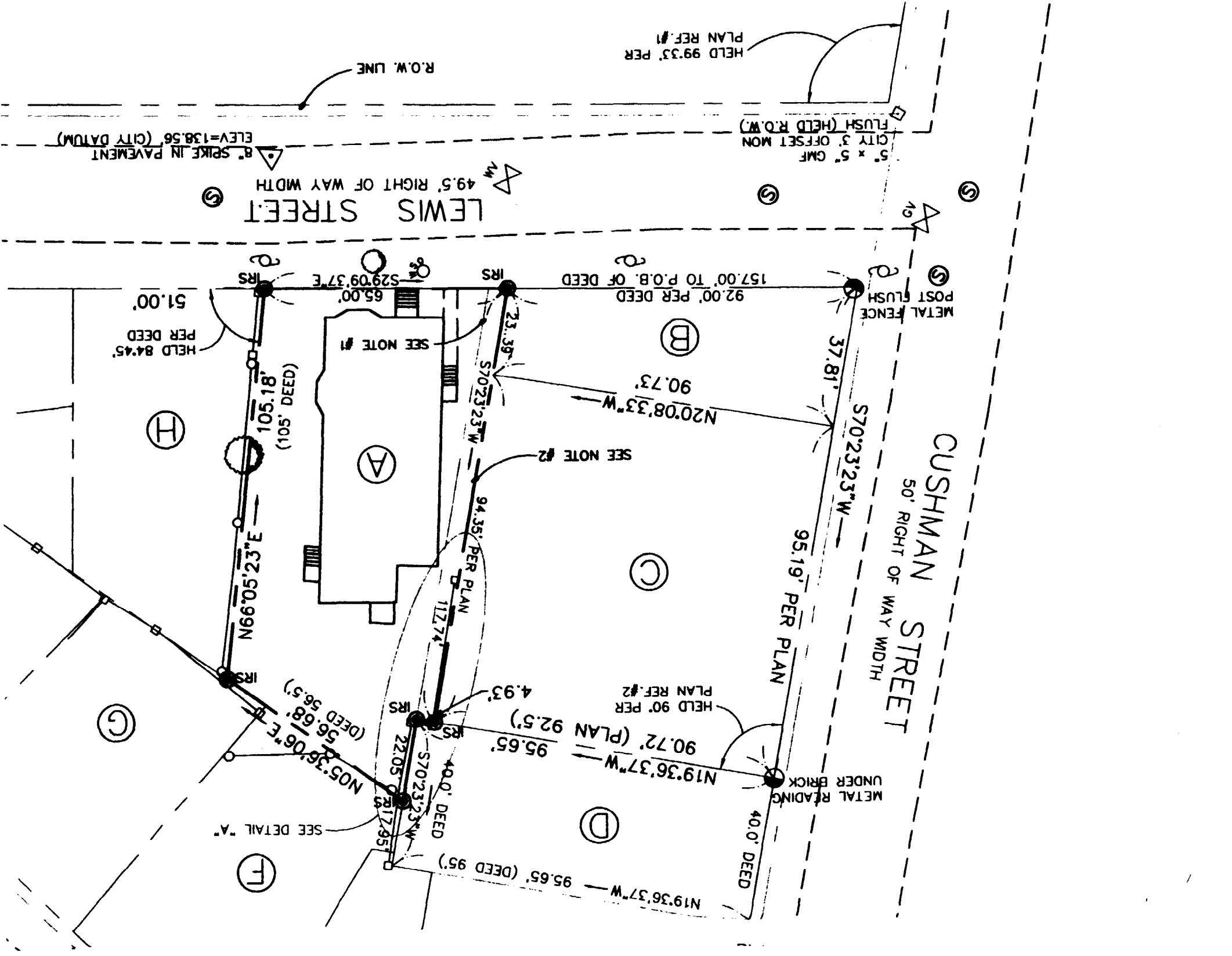
1

PLAN OF
 12 LEWIS STREET
 CONDOMINIUM

LAND OF
 SCOTT A. LINDSAY

FOR
 Scott A. Lindsay
 92 Exchange Street
 Portland, Maine 04101

REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BHM INC. IS PROHIBITED



LEWIS STREET

CUSHMAN STREET
50' RIGHT OF WAY WIDTH

B. SPIKE IN PAVEMENT
ELEV=138.56 (CITY DATUM)

49.5' RIGHT OF WAY WIDTH

HELD 99.33' PER
PLAN REF. #1

5' x 5' GMP
CITY 3' OFFSET MON
FLUSH (HELD R.O.W.)

92.00' PER DEED
157.00' TO P.O.B. OF DEED

METAL FENCE
POST FLUSH

HELD 84.45'
PER DEED

105.18'
(105' DEED)

SEE NOTE #1

SEE NOTE #2

HELD 90' PER
PLAN REF. #2

SEE DETAIL "A"

METAL READING
UNDER BRICK

95.65' (DEED 95')

90.72' (PLAN 92.5')

N05.36'06"E
56.68'
(DEED 56.5')

N66°05'23"E

105.18'

S29°09'37"E

23.36'

S70°23'25"W

94.35' PER PLAN

112.74'

S70°23'25"W

22.05'

S70°23'25"W

R17.95'

N20°08'33"W

90.73'

S70°23'25"W

37.81'

95.19' PER PLAN

40.0' DEED

N19°36'37"W

95.65'

N19°36'37"W

40.0' DEED

4.93'

HELD 90' PER
PLAN REF. #2

92.5'

95.65'

N19°36'37"W

22.05'

S70°23'25"W

40.0' DEED

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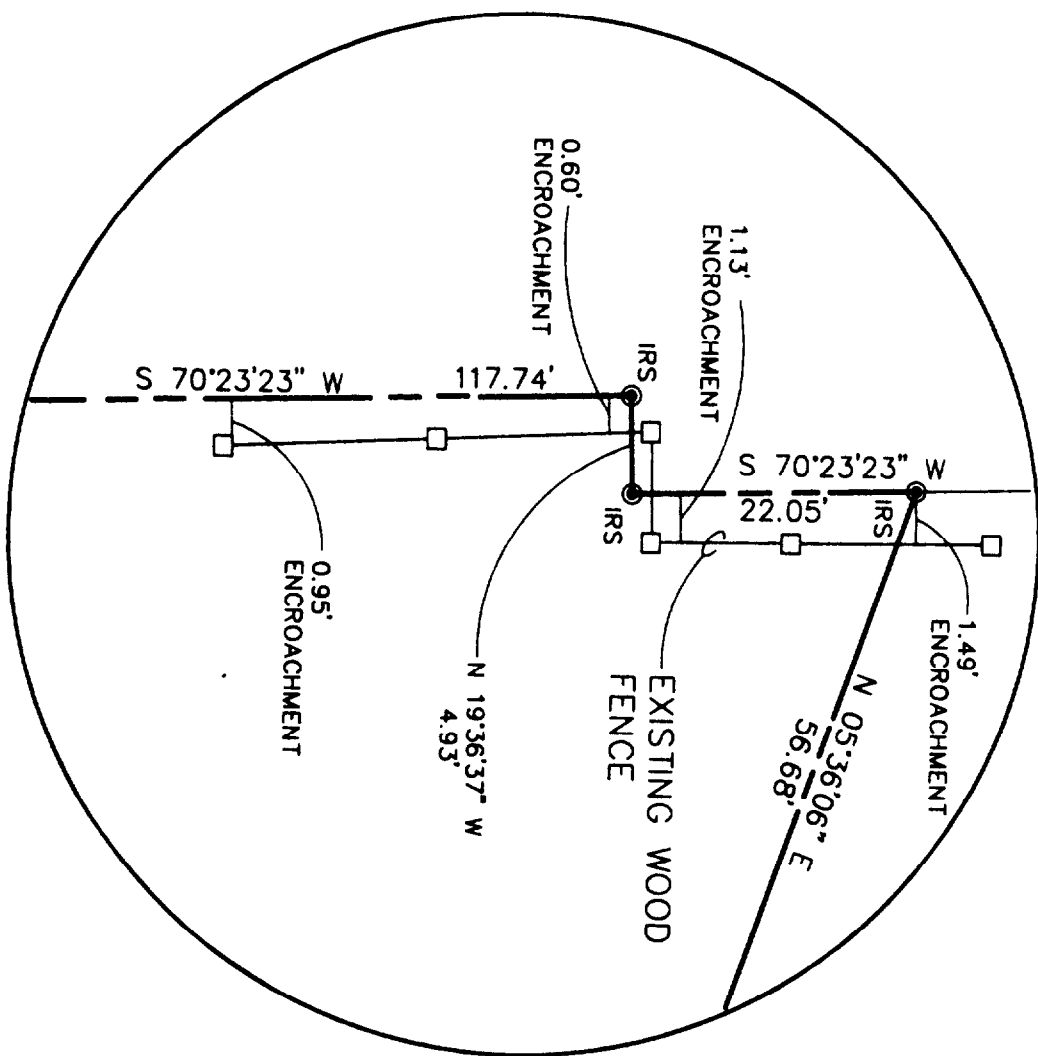
S70°23'25"W

22.05'

S70°23'25"W

22.05'

S70°23'25"W



DETAIL "A"
NOT TO SCALE

LEGEND

030538

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.

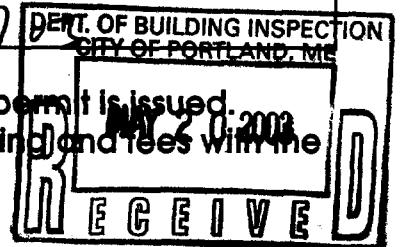
Location/Address of Construction: <u>10-12 Lewis street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>056 A0 10</u>	Owner: <u>Scott A. Lindsay</u>	Telephone: <u>773-8422</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>92 Exchange street P.O. Box 7626 Portland</u>	Cost Of Work: <u>\$15,000</u> Fee: \$ <u>128.00</u>
Current use: <u>9 unit condo conversion</u> <u>NE, 04112</u>		
If the location is currently vacant, what was prior use: <u>Apartment Building</u>		
Approximately how long has it been vacant: <u>7 months</u>		
Proposed use: Project description: <u>remove precast steps (3) at front and sides of property and replace with wood systems / add decks on back</u>		
Contractor's name, address & telephone: <u>Scott A. Lindsay + Assoc. Inc.</u>		
Who should we contact when the permit is ready: <u>Scott Lindsay</u>		
Mailing address: <u>P.O. Box 7626 Portland, NE 04112</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>773-8422-XX</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: <u>[Signature]</u>	Date: <u>5/20/03</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



of size
7286' x .50 =

3642' MAX

OK

Descriptor/Area		
A: 3SFR/B	2332 sqft	2332
B: 3SDFP	80 sqft	80
C: EFP	30 sqft	30
D: 3SFRBAY/B	30 sqft	30
E: 3SFRBAY/B	27 sqft	27
		<hr/>
75x9	new	67.5
4x4	steps	16.0
		<hr/>
		2582.5' MAX



BC CALC® 2002 DESIGN REPORT - US

Tuesday, June 03, 2003 11:14

Double 1 3/4" x 11 7/8" VERSA-LAM® 3100 SP

Job Name
Address
City, State, Zip
Customer
Code reports

ICBO 5512, BOCA 98-52, SBCCI 9852

File Name - BC CALC Project: FB01
Description
Specifier
Designer - hancocklumber
Company - hancocklumber
Misc

Standard Load - 40 PSF 10 PSF Tributary 15-00-00

BO
3600 lbs LL
1450 lbs DL

B1
3600 lbs LL
1450 lbs DL

Total Horizontal Length - 12-00-00

General Data

Version: US Imperial
Member Type: - Floor Beam
Number of Spans: 1
Left Cantilever: - No
Right Cantilever: - No
Slope: 0/12
Tributary: 15-00-00
Repetitive: N/A
Construction Type: w/o
Live Load: 40 PSF
Dead Load: 10 PSF
Part Load: 0 PSF
Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unf. Area Load	Left	00-00-00	12-00-00	40 PSF	10 PSF	15-00-00	100
1		Unf. Lin. Load	Left	00-00-00	12-00-00	0 PLF	80 PLF	N/A	90

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	15150 ft-lbs	71.2%	@ 100%	2	1 - Internal
End Shear	4217 lbs	52.5%	@ 100%	2	1 - Left
Total Deflection	L/358 (0.402")	67.0%		2	1
Live Deflection	L/502 (0.287")	95.5%		2	1
Max. Defl.	0.402" (Limit: 0.5")	80.4%		2	1
Span/Depth	12.1				1

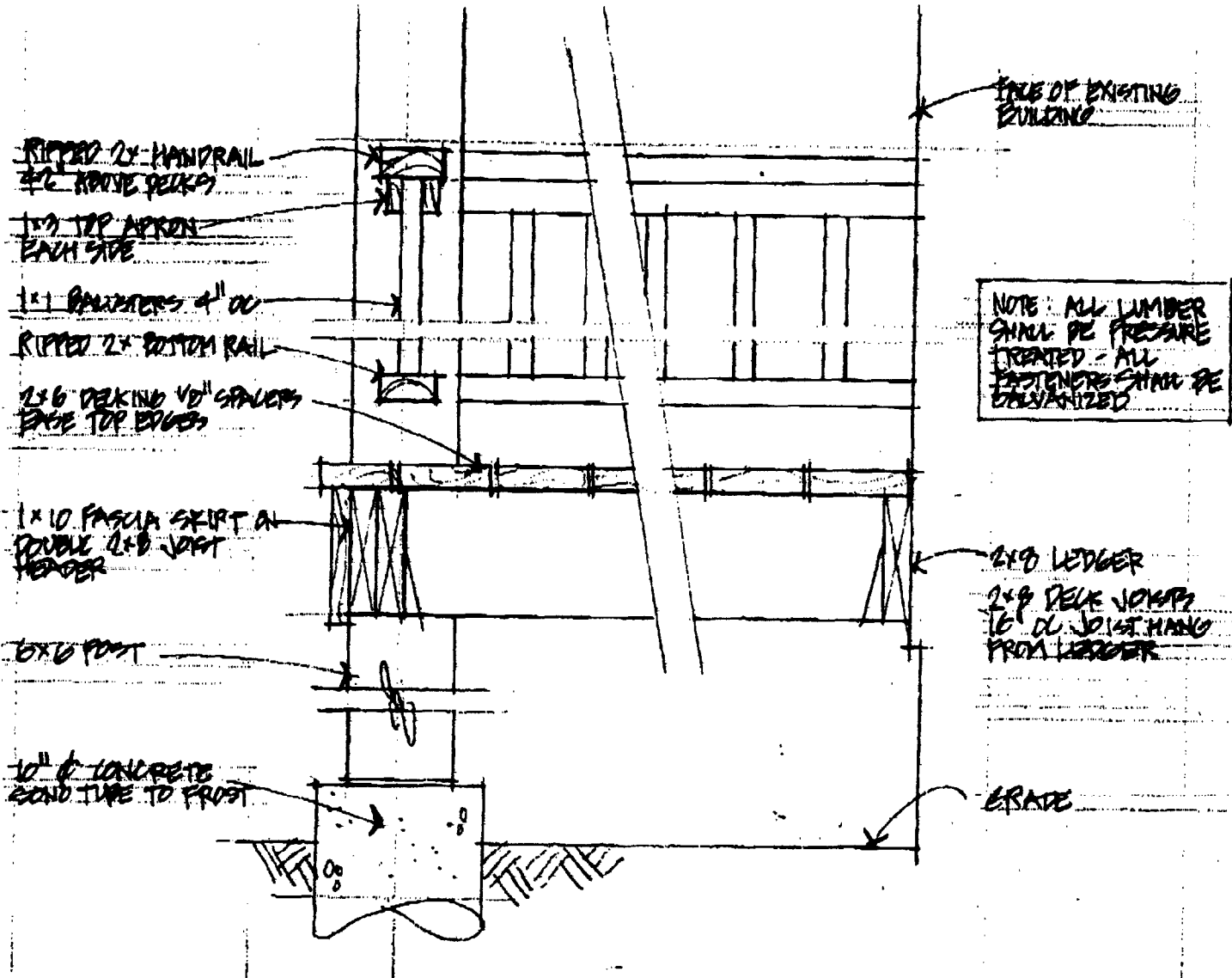
NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets User specified (L/480) Live load deflection criteria.
Design meets arbitrary (0.5") Maximum load deflection criteria.
Minimum bearing length for B0 is 1-3/4".
Minimum bearing length for B1 is 1-3/4".
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BCIM®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAMB®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.



NOTE: ALL LUMBER SHALL BE PRESSURE TREATED - ALL FASTENERS SHALL BE GALVANIZED

DECK DETAILS 10-12 LEWIS ST
 1 1/2" = 1'-0" 2 JUNE 03

RE:
 SCOTT LINDSAY
 10-12 LEWIS STREET
 BUILDING PERMIT

Post-it® Fax Note	7871	Date	5 JUNE	# of pages	1
To	INSPECTIONS	From	GUYN HARMON		
Co./Dept.		Co.	OAK POINT		
Phone #		Phone #	283-0197		
Fax #	874-8716	Fax #			

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0538	Date Applied For: 05/20/2003	CBL: 056 A010001
------------------------------	--	----------------------------

Location of Construction: 12 Lewis St	Owner Name: Lindsay Scott A	Owner Address: Po Box 7626	Phone: () 773-8422
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 9 Unit Condominium with 3 sets of exterior steps replaced, add 7'5" x 9' deck, change one window to a door	Proposed Project Description: Replace 3 sets of exterior steps, add 7'5" x 9' deck, change one window to a door
--	---

Dept: Historical **Status:** Not Applicable **Reviewer:** Deborah Andrews **Approval Date:** 05/30/2003
Note: **Ok to Issue:**

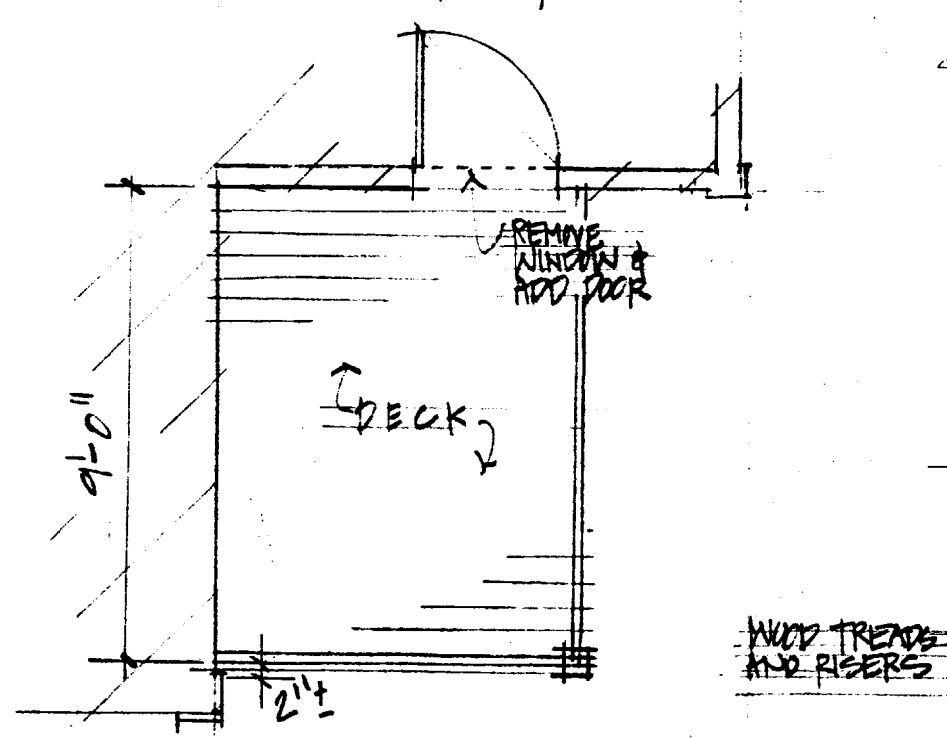
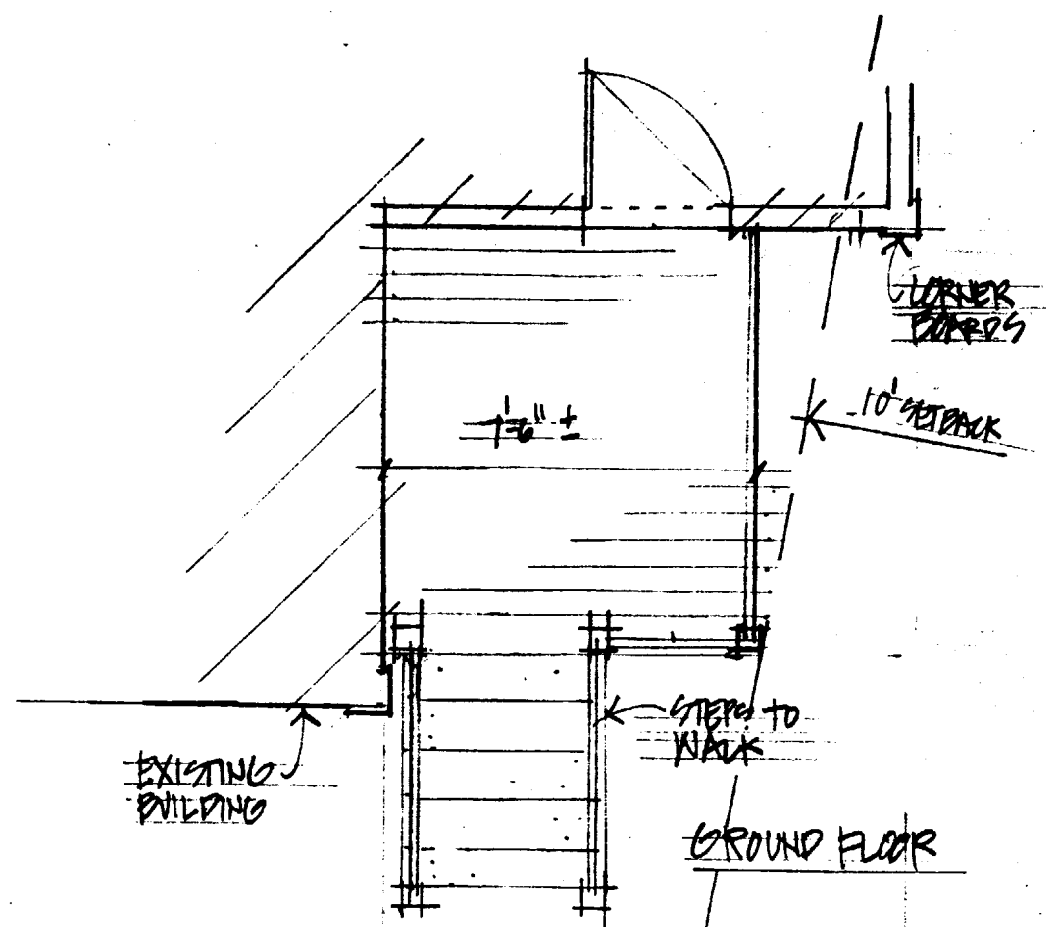
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/29/2003
Note: **Ok to Issue:**

- 1) There shall be no open, exterior stairways, or open, interconnecting egresses above the first floor.
- 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 nine (9) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) ANY exterior work requires a separate review and approval thru Historic Preservation
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The replacement steps shall be built within the existing footprint unless the fire codes and building codes require changes to the rise and tread and or width. Any changes shall be to the MINIMUM amount needed for compliance.

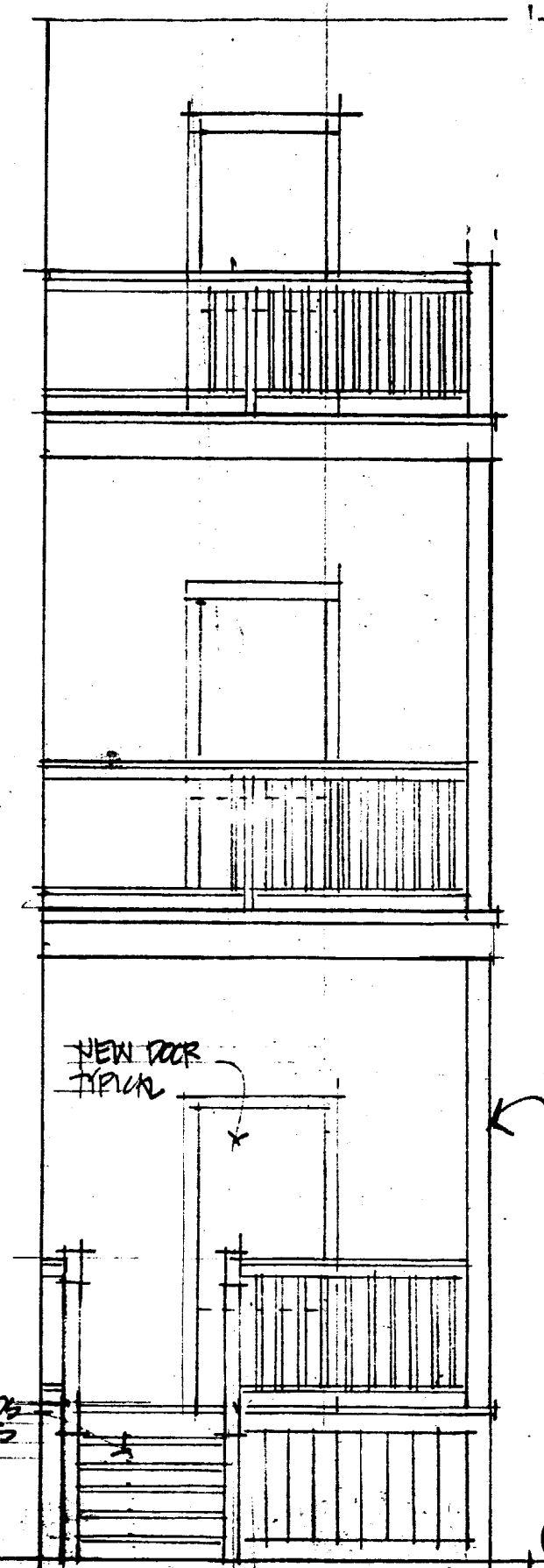
Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:**

Comments:

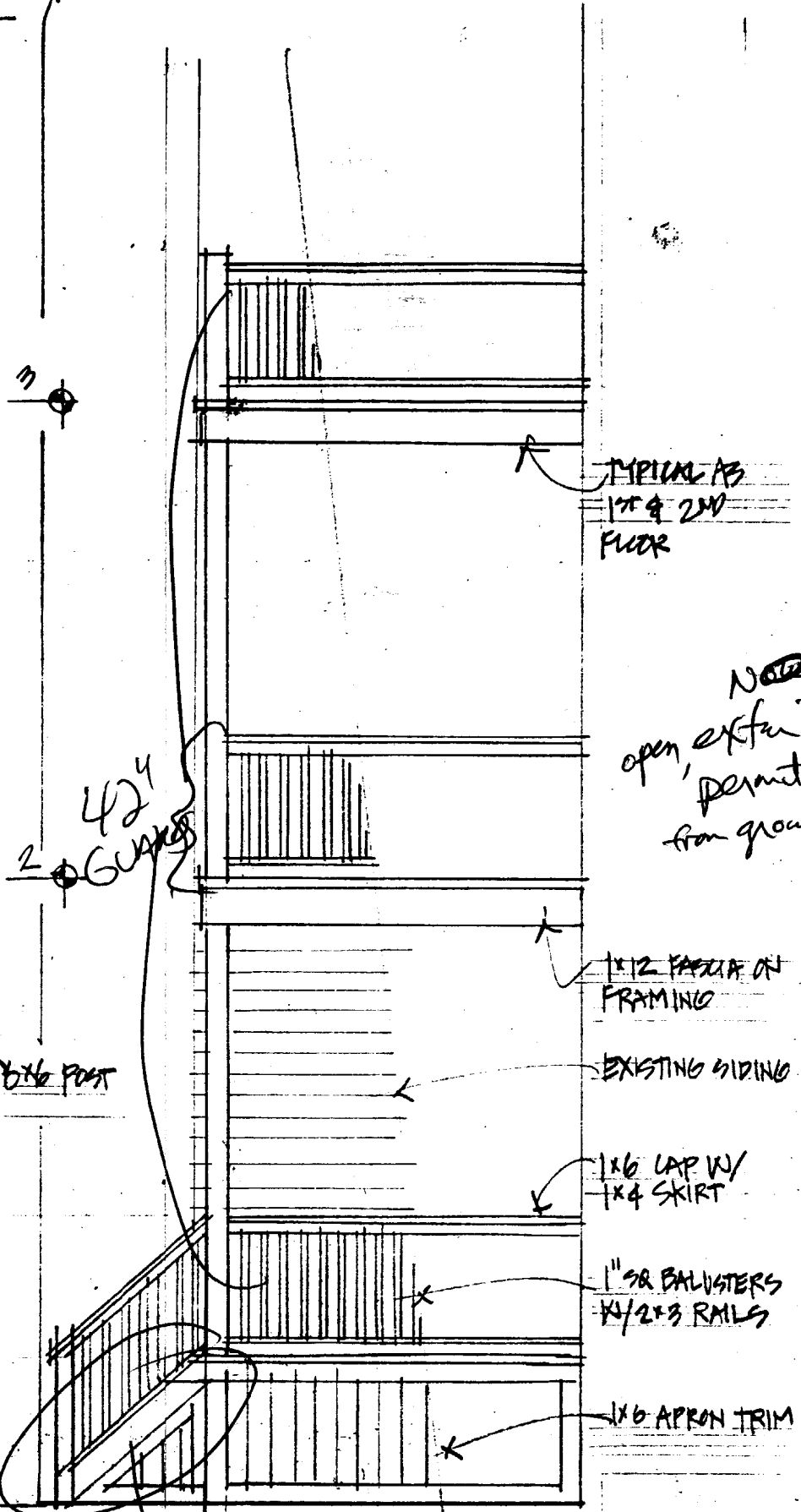
06/02/2003-mjn: Need complete structurals, guard details, left message with applicant



TYPICAL FLOORS
1/4" = 1'-0"



ELEVATION - WEST
1/8" = 1'-0"



ELEVATION - EAST

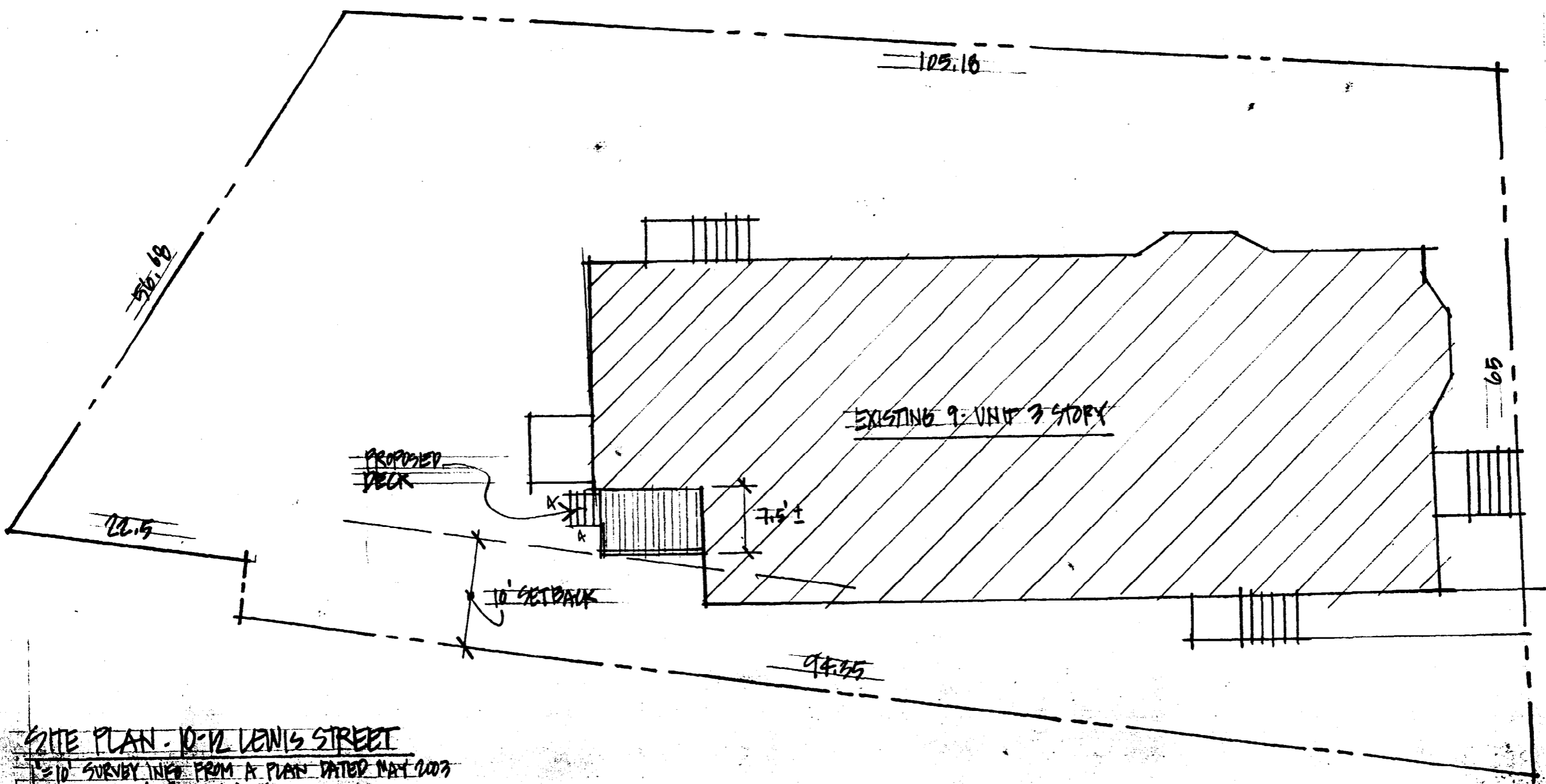
NOTE when connecting open exterior stairways permitted - only 1st floor from ground access

7/11
TRENDS RISE PER GREEN HARBOR

PROPOSED ENTRY / DECK
10-12 LEWIS STREET, PORTLAND
1/4" = 1'-0" 14 MARCH 03
REV 7 APRIL 03
15 MAY 03

R-6
side setback - 10' req - 10' show
rear setback - 20' req - 20' show

lot coverage max 50% or $7206 \text{ sq ft} \times 50 = 3603 \text{ sq ft max}$
see attached sheet for lot coverage
calcs - dl



SITE PLAN - 10-12 LEWIS STREET
10' SURVEY LINE FROM A PLAN DATED MAY 2003
BY BHM, GORHAM, MAINE