



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

CBL: 056 D017001

BUILDING PERMIT # 2011-09-2276

BUILDING PERMIT

This is to certify that MICHAEL KEITH MARTIN
has permission to RE-BUILD FRONT EXTERIOR STAIRS 6'8" X 6'4"
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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.

Located At 65 SPRUCE STREET

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 procured prior to occupancy.

Fire Prevention Officer

 10/14/11
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: 2011-09-2276-ALTCOMM	Date Applied: 9/19/2011	CBL: 056 - - D - 017 - 001 - - - - -	
Location of Construction: 65 SPRUCE ST	Owner Name: MICHAEL KEITH MARTIN	Owner Address: 232 FORESIDE RD CUMBERLAND FORESIDE, ME 04110	Phone: 207-831-2171
Business Name:	Contractor Name: Fred Harrigan	Contractor Address: 407 Lowelltown Rd., Wiscasset, ME 04578	Phone: 207-249-8854
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building - alterations	Zone: R-6
Past Use: Three family	Proposed Use: Same - Three family - rebuild front stairs (6'8" x 6'4")	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Pitone 10/11/11</i>	Inspection: Use Group: <i>R-2</i> Type: <i>SB</i> <i>DBC-2009</i> Signature: <i>JMB</i> <i>10/14/11</i>
Proposed Project Description: Stair replacement		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions 9/22/11 ABM</i>	<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:	<input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <i>see attached specifications</i> <input type="checkbox"/> Denied Date: <i>10/6/11</i>

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 appication 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

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 Inspection 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 with construction.**
 1. **Footing inspection prior to pour**
 2. **Final inspection 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 OR 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.

65 SPRUCE ST

BP#2011-09-2276

CBL: 056 D017001



PORTLAND MAINE

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

*Director of Planning and Urban Development
Penny St. Louis*

*Inspection Services, Director
Tammy Munson*

**65 Spruce St.
CBL: 056 D017001
BP# 2011-09-2276**

Conditions of Approval:

Zoning:

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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 issued with the condition that all the work will take place within the existing footprint.

Building:

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, 4' frost protection at posts.
3. 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.
4. This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is 36" on landings and 34"-38" on the stair run.

Historic:

1. Proposed post selection is not approved, as it is not appropriate to the period or style of the building. Posts to be 4" x 4", dressed in 3/4" pine, with wood base and shallow pyramidal cap – see attached post detail.
2. Clear space between balusters not to exceed 3 1/2".
3. Porch skirting to be surrounded by full frame – see attached detail.
4. Tread and riser to follow attached detail.
5. Railing not to exceed 36" high.
6. Treads may be left unfinished, all other components must be painted.
7. All referenced details are excerpted from City of Portland's "Guidelines for Porch Repairs and Replacements".

Fire:

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. Two means of egress are required from every story. "MRSA Title 25 § 2453"
5. All means of egress to remain accessible at all times.

R-6, historic

2011-09-2276



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>65 SPRUCE ST</u>		
Total Square Footage of Proposed Structure/Area <u>43.52'</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>D</u> Lot# <u>17</u>	Applicant: (must be owner, lessee or buyer) Name <u>MIKE MARTIN</u> Address <u>232 FORESIDE ST (RD)</u> <u>04110</u> City, State & Zip <u>CUMBERLAND FORESIDE ME.</u>	Telephone: <u>831-2171</u>
Lessee/DBA <u>ty's Volokay. Sp</u>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$1106</u> C of O Fee: \$ Historic Review: <u>\$50</u> Planning Amin.: \$ Total Fee: \$ <u>100</u>
Current legal use (i.e. single family) <u>RENTAL</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>STAIR REPLACEMENT</u>		
Contractor's name: <u>FRED HARRIGAN</u>		Email:
Address: <u>407 LOWELLTOWN RD.</u>		
City, State & Zip <u>WISCASSET ME. 04578</u>		
Who should we contact when the permit is ready: <u>CONTRACTOR</u>		Telephone: <u>249-8854</u>
Mailing address: <u>SAME</u>		

11126
1193

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: 9/16/11

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

Projects in Historic Districts

If your project affects the exterior of a building located within a designated historic district*, please provide the following supplemental information, *as applicable to your project*. Keep in mind that the information you provide Historic Preservation staff is the only description they will have of your project or design. Therefore, it should accurately and fully illustrate the proposed alteration(s).

Exterior photographs of existing conditions. Include a general streetscape view, view of entire building & close-ups of affected area. *Photographs are mandatory for all projects in historic districts.*

Sketches or elevation drawings at a minimum 1/4" scale. Please label all relevant dimensions. 11" x 17" plans are recommended for legibility.

Details or sections, where applicable.

Floor plans, where applicable.

Site plan showing relative location of adjoining structures. (The site plan can be a simple sketch.)

Catalog cuts or product information for proposed features (e.g. building mechanicals, windows, doors, light fixtures)

Materials - list all visible exterior materials. Samples are helpful when the materials are not standard.

Other (explain)

* To confirm whether the property you are working on is located within a historic district, please consult the map or list of designated historic properties available in the Building Inspections office.

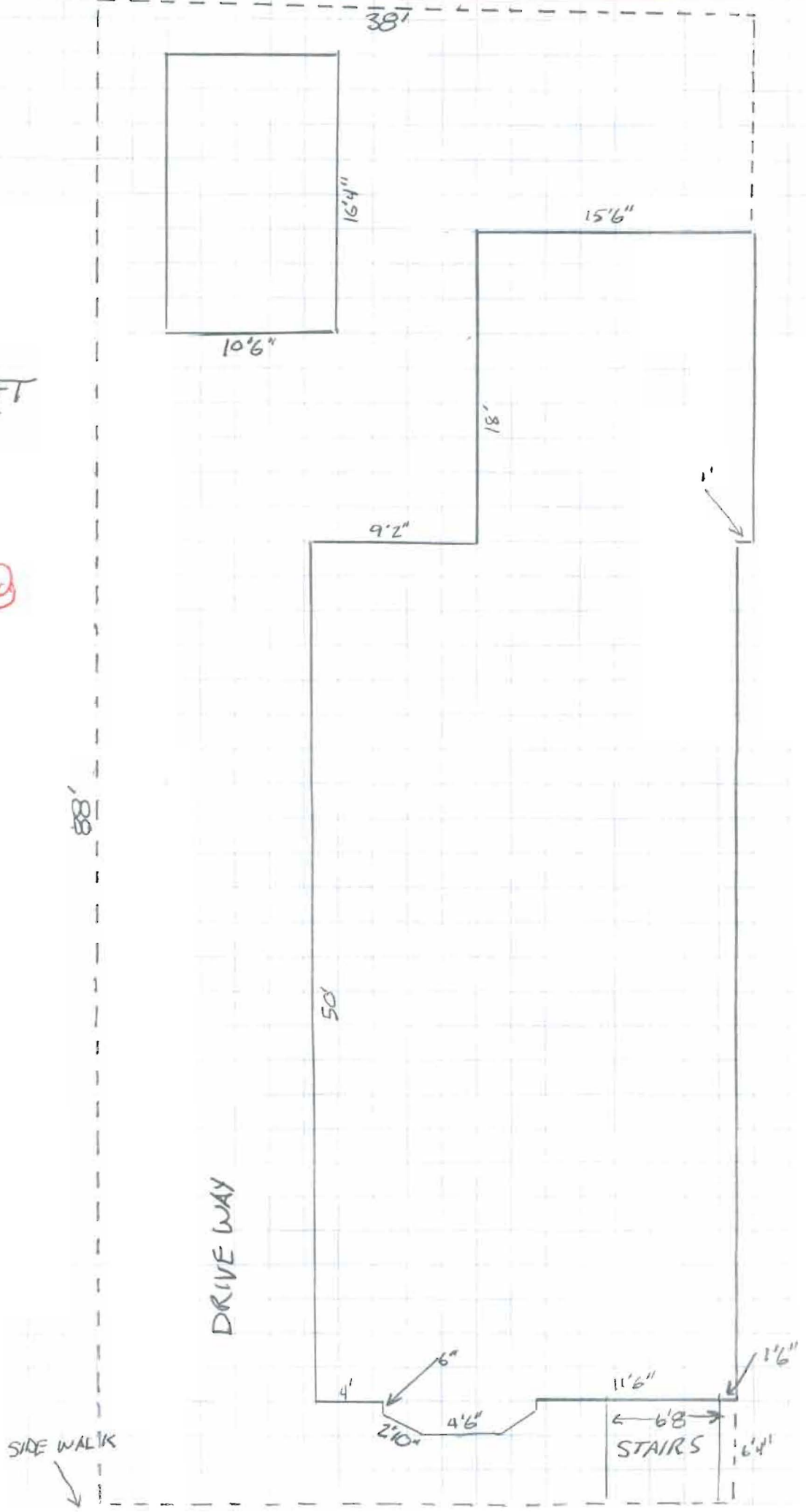
If you have any questions or need assistance in completing this form, please contact Deb Andrews, Historic Preservation Program Manager, at 874-8726 or by e-mail at dga@portlandmaine.gov

6.

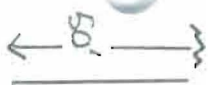
3344 SQ FT
LOT

R-6

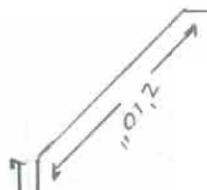
same footprint (OK)



DRIVE WAY



4'



4'6"

6"

HOUSE 65 SPRUCE ST.

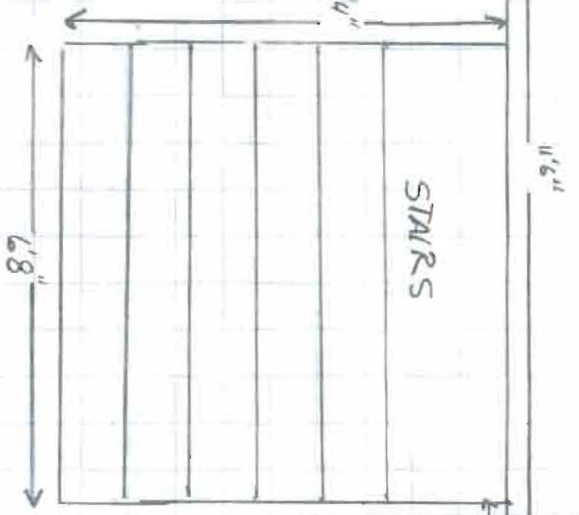
11'6"

STAIRS

6'4"

DRIVE WAY

3/8" SCALE



4'8" H X 6'8" W X 6'4" D.

HANDRAIL H. = 2'9"

BALESTERS 1 1/2" x 1 1/2" x 2'5"

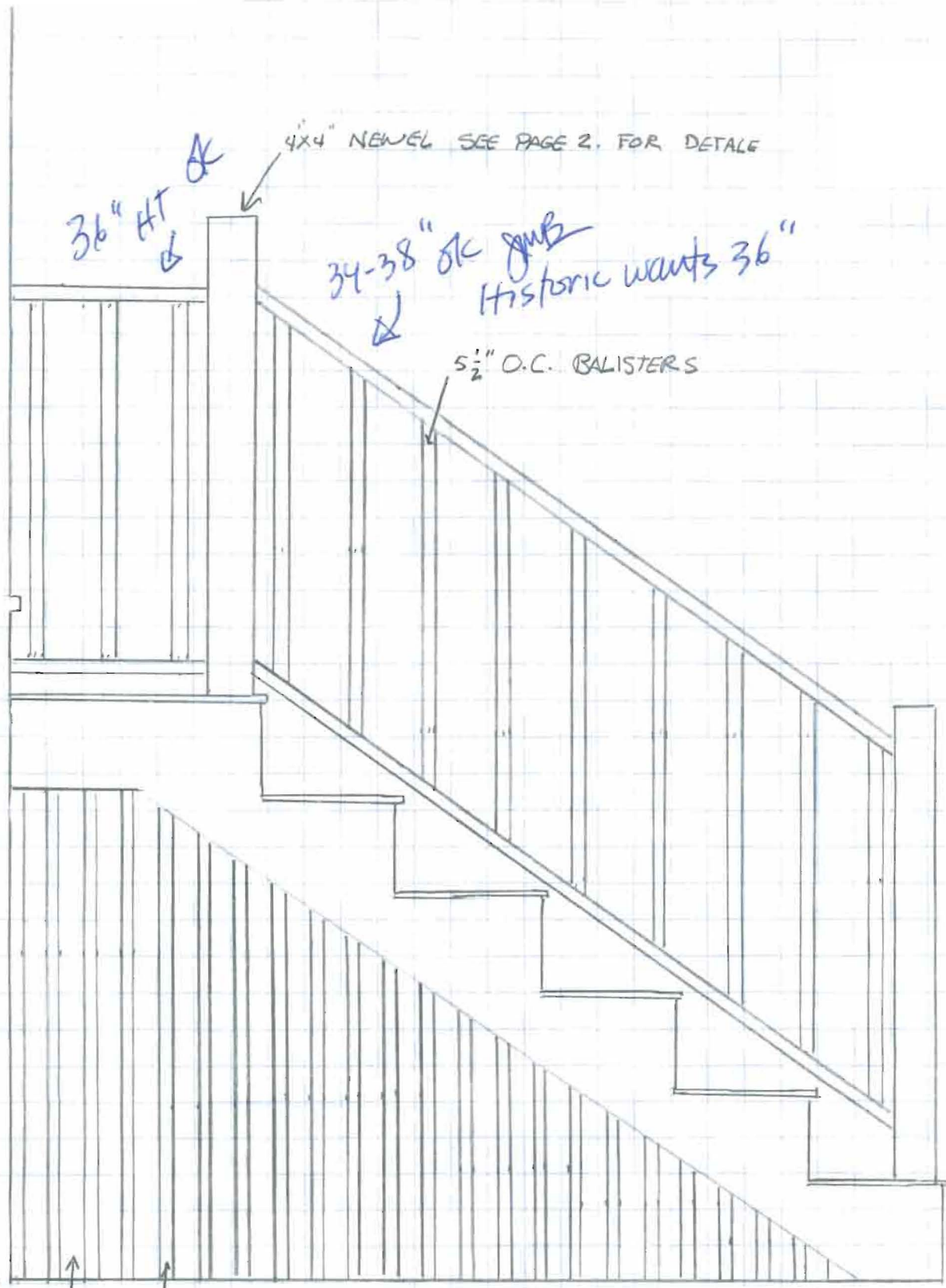
8" RIZE

1" RUN FIRST 5 STEPS

2" RUN LAST STEP

HANDRAIL BOTH SIDES OF STAIRS

HOUSE



36" HT

4x4" NEWEL SEE PAGE 2. FOR DETAIL

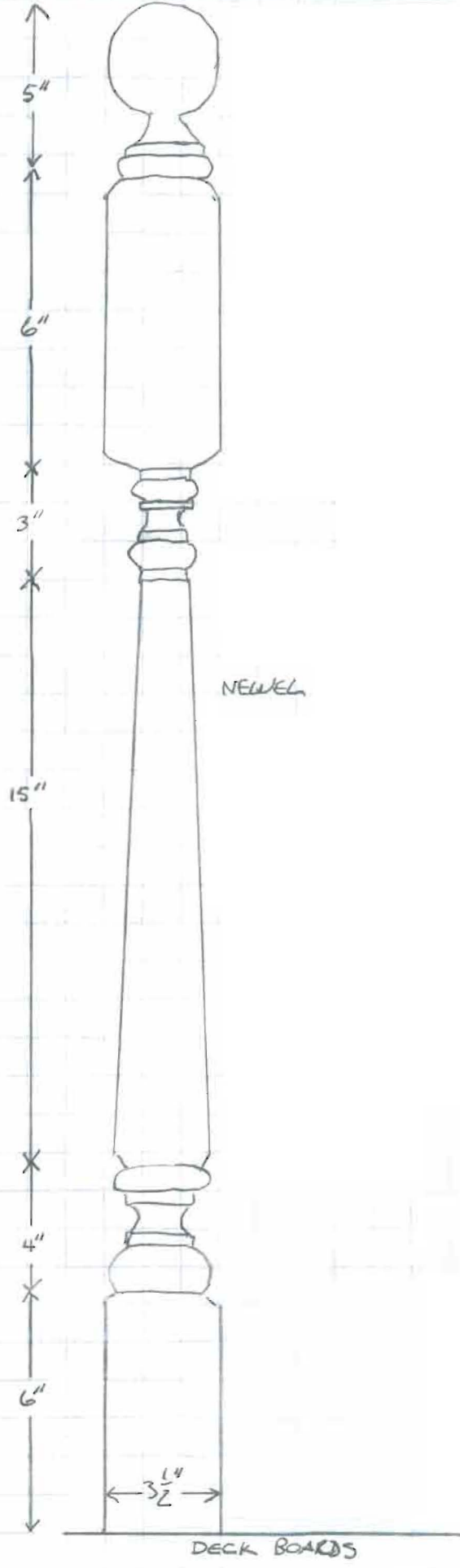
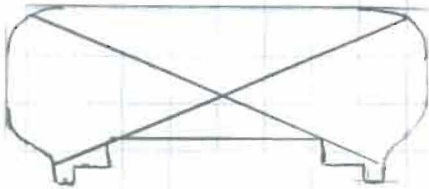
34-38" OK *gmb*
Historic wants 36"

5 1/2" O.C. BALISTERS

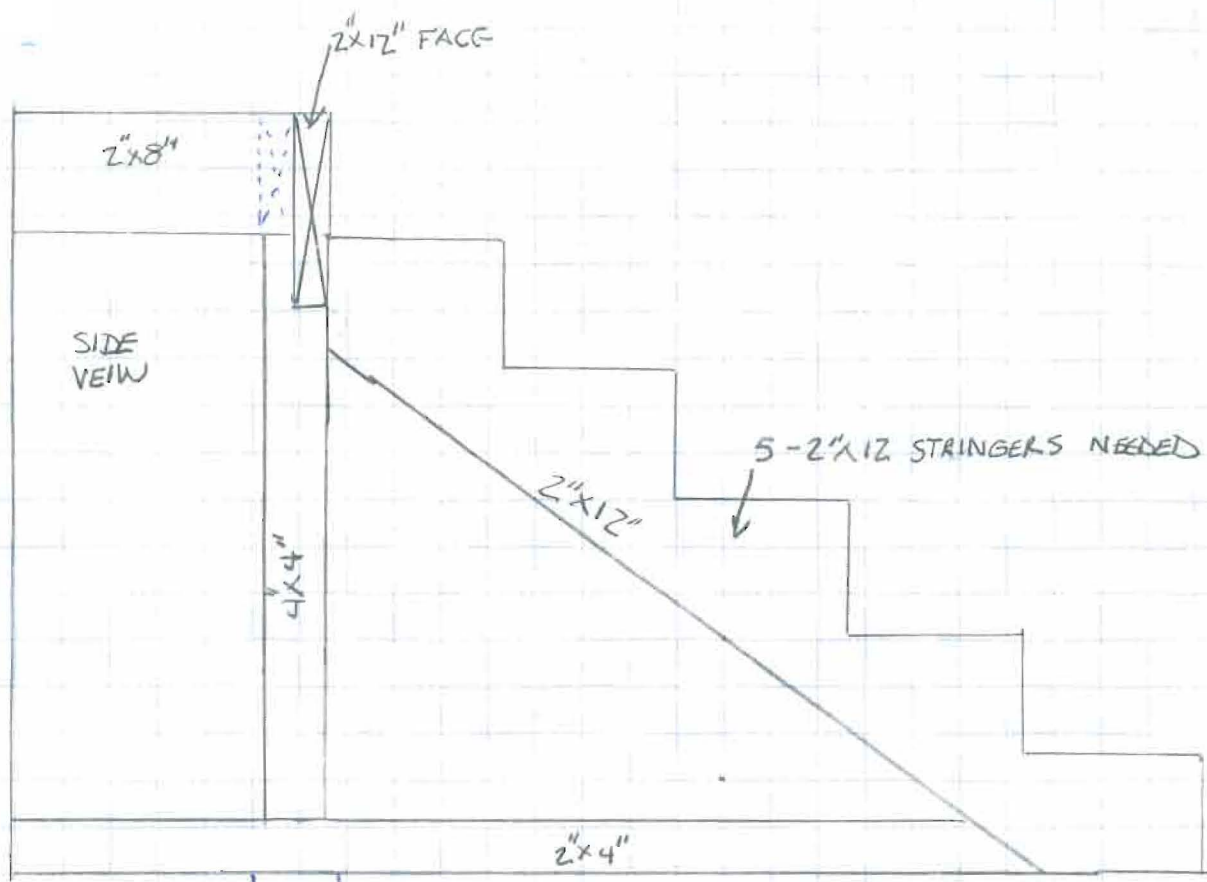
1" SPACE
1x2" LATTICE

2.

3" X 1 1/4" CROSS SECTION OF HANDRAIL



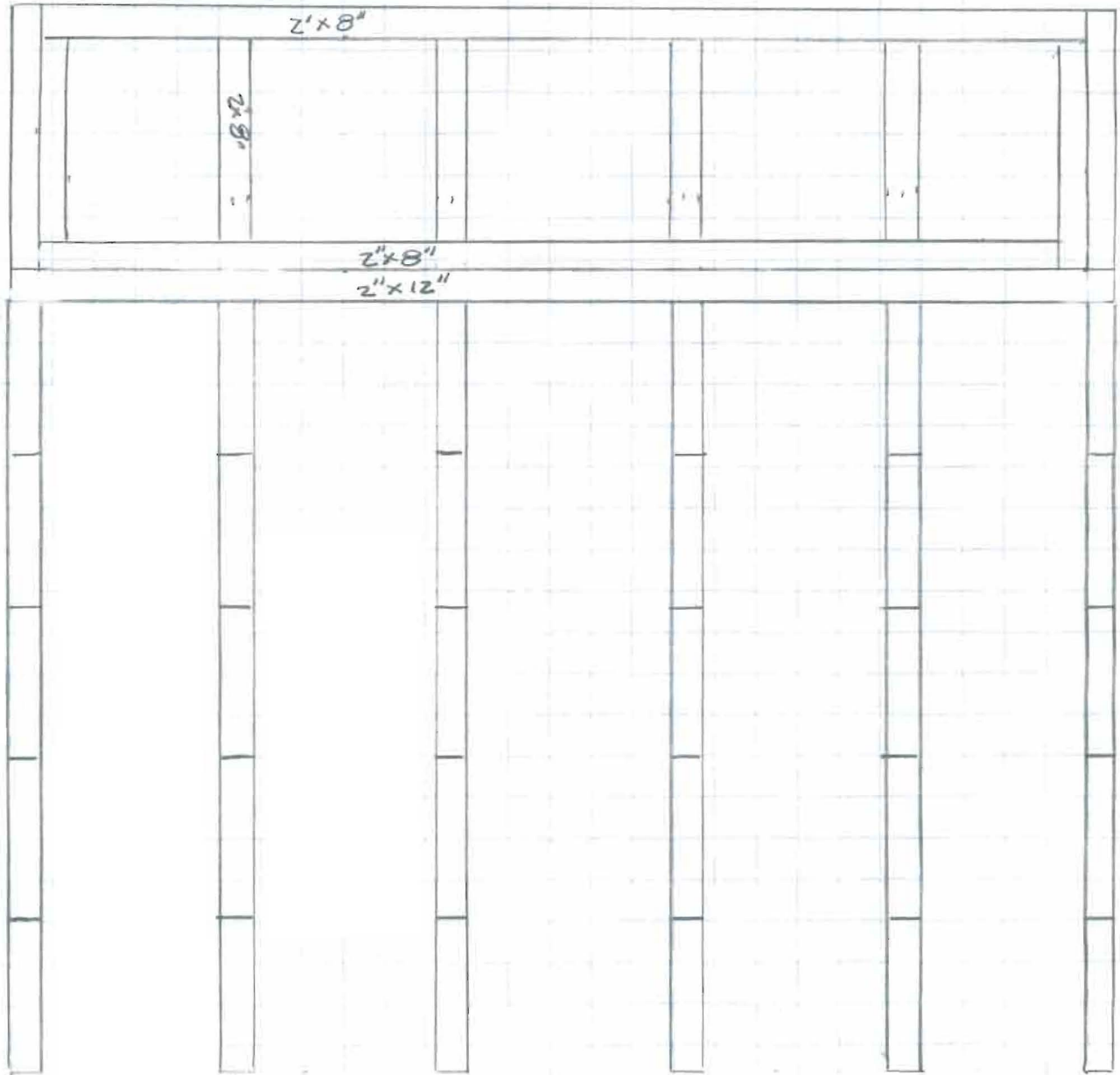
DECK BOARDS



4' Frost Bracket or Rod for Fred H.
10/13/11

5.

TOP FRAMING DETAIL



$2'' \times 12''$ ↑ STRINGERS



PO Box 299, Casco ME, 04015
Phone #: 207-627-4201

Yarmouth
258 Main Street
Yarmouth, Maine 04096
Phone #: 1-800-559-5564

Quotation

Quote No
Quote Date
Customer
Your Ref
Taken By
Sales Rep
Invoice No

31325
09/03/2011
REALESOP
SPRUCE STREET
Peter Ladd
Steve MacArthur

Sold To
REAL ESTATE OPPORT LLC
MICHAEL MARTIN
232 FORESIDE ROAD
CUMBERLAND FORESIDE, ME,
04110

Delivery Address
MASTER
REAL ESTATE OPPORT, LLC
MICHAEL MARTIN
232 FORESIDE ROAD
CUMBERLAND FORESIDE, ME,
04110

Delivery On 09/30/2011
Expiry Date 10/03/2011



Special Instructions	Notes

Line	Product Code	Description	Qty/Footage	Price	Per	Total
		All prices are net and reflect applicable discounts				
1	2128PT1	2X12-8 #1 PT SYP ABOVE GROUND 5/8	5 ea	11.22	ea	56.10
2	288PT1	2x8-8' #1 PT SYP ABOVE GROUND 6/8	6 ea	6.52	ea	39.12
3	2412PT1	2X4-12 #1 PT SYP ABOVE GROUND 4/12	4 ea	5.22	ea	20.88
4	5468PT1	5/4X6-8 #1 PTSYP ABV-GRND W/WAX 14/8	14 ea	5.07	ea	70.98
5	112PFIN	1X12 PRIMED FINISH PINE D4S 3/8	24 lf	3.16	lf	75.84
6	110PFIN	1X10 PRIMED FINISH PINE D4S 2/10, 6/8	68 lf	2.63	lf	178.84
7	13PFIN	1X3 PRIMED FINISH PINE D4S 12/8	96 lf	0.79	lf	75.84
8	1205-8	PT HAND RAIL-8, NEW GENERATION	4 ea	14.39	ea	57.56
9	4PTBACQ	4' BALUSTER NEW GENERATION PT	26 ea	1.19	ea	30.94
10	zz_HSO_1733	FASTENER ALLOWANCE	1 ea	125.00	ea	125.00
11	ACQ1261	BALL TOP COL.NEWEL 4X4X48",ACQ.	4 ea	21.50	ea	86.00

Goods received in good condition

Print name _____

Signature _____

Total Amount	\$817.10
Sales Tax	\$40.86
Quotation Total	\$857.96

Balance is Due in Full by the 10th of the Month. A 1½% per month late charge is assessed starting on the last day of the month following the month of purchase. All statements are mailed on the first day of each month. A 10% handling charge may be assessed on all stock materials returned. **Special Orders are not returnable.**
This sale is being made pursuant to Hancock Lumber Company's standard Terms and Conditions, which are binding on this sale, and which will be supplied to you upon request.

