

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 071385

This is to certify that BYRNE CHRISTOPHER & KRISTINE BYRNE ITS/Will Led

has permission to Deck an stairway replacement

AT 59 SPRUCE ST 556 D019001

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 written permission procured before this building or part thereof is occupied or closed-in. **PERMIT ISSUED** 11/13/07
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

CITY OF PORTLAND

11/13/07 *[Signature]*
Director - Building & Inspection Services

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1385	Issue Date: 11/13/07	CBL: 056 D019001
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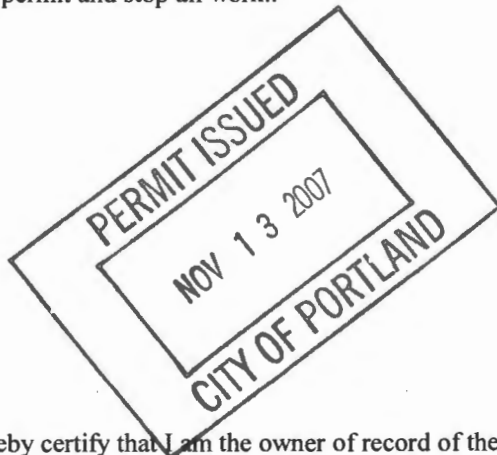
Location of Construction: 59 SPRUCE ST	Owner Name: BYRNE CHRISTOPHER & CHRIS	Owner Address: 29 LOWER METHODIST RD	Phone:
Business Name:	Contractor Name: Willow Ledge Builders	Contractor Address: PO Box 859 Yarmouth	Phone 2076539521
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

Past Use: Three Family home in historic (ok'd with historic) with deck and outside stairway	Proposed Use: Three Family home deck an stairway replacement.	Permit Fee: \$300.00	Cost of Work: \$28,000.00	CEO District: 2
Proposed Project Description: Deck an stairway replacement.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	
		Signature:	Signature: <i>CK</i> 11/13/07	
		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: lmd	Date Applied For: 11/09/2007	Zoning Approval		
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- 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	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 11/13/07 <i>CKA</i>	Date:	Date: 11/13/07 <i>SJH</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 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

11/20/07. checked sonar tube depth - all 4 FT +

NO ISSUES seen - OK to pour Cement.

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1385	Date Applied For: 11/09/2007	CBL: 056 D019001
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Location of Construction: 59 SPRUCE ST	Owner Name: BYRNE CHRISTOPHER & CHRIS	Owner Address: 29 LOWER METHODIST RD	Phone:
Business Name:	Contractor Name: Willow Ledge Builders	Contractor Address: PO Box 859 Yarmouth	Phone (207) 653-9521
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Three Family home deck an stairway replacement.	Proposed Project Description: Deck an stairway replacement.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 11/09/2007**Note:** **Ok to Issue:**

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 11/13/2007**Note:** **Ok to Issue:**

- 1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 3) ANY exterior work requires separate review and approval thru Historic Preservation
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



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>59 SPRUCE ST PORTLAND, ME</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>D</u> Lot# <u>19</u>	Applicant * must be owner, Lessee or Buyer* Name <u>CHRISTOPHER BYRNE</u> Address <u>29 LOWER METHODIST RD</u> City, State & Zip <u>CUMBERLAND, ME 04021</u>	Telephone: <u>(207)</u> <u>653-9521</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address <u>SAME</u> City, State & Zip	Cost Of Work: \$ <u>28,000⁰⁰</u> C of O Fee: \$ <u>300.00</u> Total Fee: \$ <u>300⁰⁰</u>
Current legal use (i.e. single family) <u>3-FAMILY HOME</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>PORCH / DECK + STAIR REPLACEMENT</u>		
Contractor's name: <u>WILLOW LEDGE BUILDERS</u> Address: <u>PO Box 859</u> City, State & Zip <u>YARMOUTH, ME 04096</u> Telephone: _____ Who should we contact when the permit is ready: <u>CHRIS BYRNE</u> Telephone: <u>653-9521</u> Mailing address: <u>29 LOWER METHODIST RD CUMBERLAND, ME 04021</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.

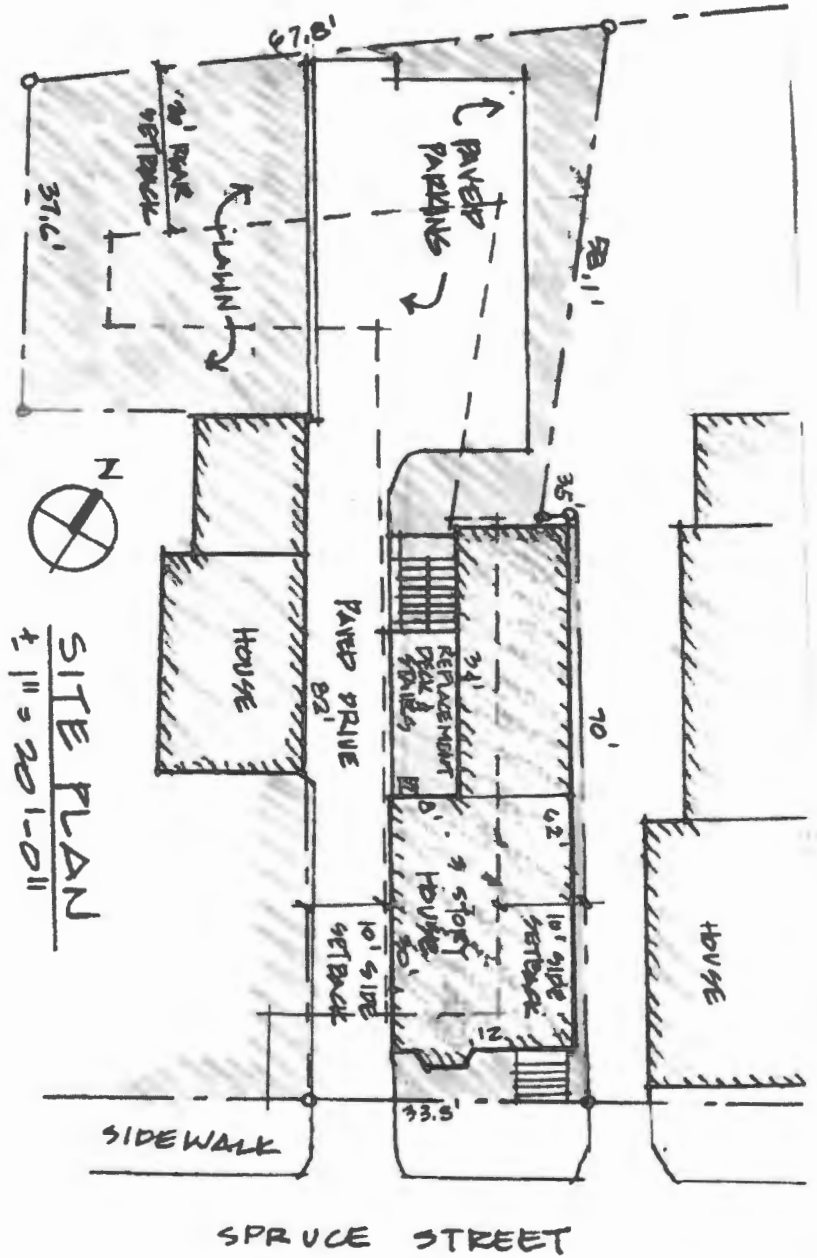
Signature: [Signature] Date: 11/08/2007

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





LPTBI
 SURVEY INFO DERIVED FROM
 8-21-92 MORTGAGE INSPECTION
 PLAN BY PETER A. WEBBER
 RLS 0829



N
 SITE PLAN
 1/4" = 20'-0"

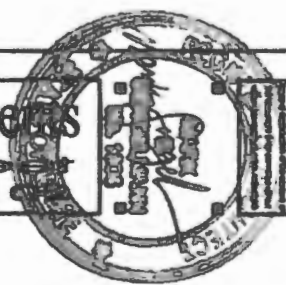
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S-1

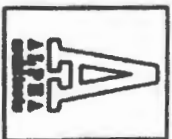
DATE	BY
PREPARED	B-7-07
REVISION	
DATE	BY
PRINT	B-7-07

APP 07004

Byrne Arms Apartments
 59 Spruce Street
 Portland ME 04101



ALL DIMENSIONS SHOWN
 ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 DATE: 08/21/92
 SCALE: 1/4" = 20'-0"





Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Deprez
Kimberley Geyer
Ted Oldham
Cordelia Pitman

October 4, 2007

Chris and Christine Byrne
29 Lower Methodist Rd.
Cumberland, Maine 04021

Re: rear stairs and porch replacement – 59 Spruce St.

Dear Mr. & Mrs. Byrne:

On October 4, 2007, this office reviewed and approved your request for a Historic Preservation Certificate of Appropriateness for rear stairs and porch replacement at 59 Spruce St.

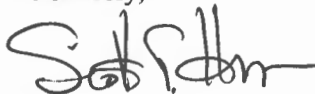
Approval is subject to the following conditions:

- That all visible surfaces be finished in paint or a solid body stain
- That the new porch be narrowed slightly from what is shown in the plans, so it is not on the same plane as the west wall of the main house. The chimney will limit the distance it can move back, but every attempt should be made to create a 6"-8" setback.

All improvements shall be carried out as described and shown in the application dated 10-04-07, and to comply with the conditions above. Changes to the agreed upon plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Scott T. Hanson
Preservation Compliance Coordinator

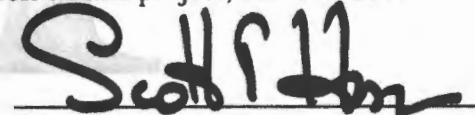
cc: Approval File

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

This is to certify that CHRIS BYRNE
has received approval for PORCH REBUILD
at 59 SPRUCE ST.

provided that the person or persons, firm or corporation accepting this Certificate shall comply with all other applicable 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 the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.



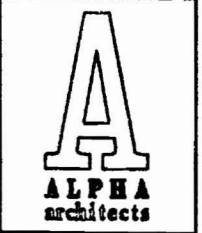
Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

56-D-19
071385

Renovations for the Byrne Arms Apartments

59 Spruce Street, Portland, ME. 04102



43 DEERING STREET
PORTLAND, ME 04101
PHONE: 207.761.9600
FAX: 207.761.9696
design@alphaarchitects.com

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GENERAL NOTES:

- ALL MATERIALS, COMPONENTS, EQUIPMENT AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THE CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL, AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- ALL WORK SHALL BE COMPLETED TO INDUSTRY STANDARDS IN A PROFESSIONAL WORKMAN LIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND/OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE OF MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ALL CONSTRUCTION MATERIALS ARE TO BE NEW.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND THEIR CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FOR ALL COST.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- ALL DOOR HARDWARE TO MATCH EXISTING.
- DO NOT SCALE DRAWINGS
- MAINTAIN A SAFE CLEAR PATH FREE FROM DUST AND DEBRIS BETWEEN OCCUPIED AREAS AND THE MEANS OF EGRESS. PROVIDE DUST PARTITIONS AS SPECIFIED, OR IF NOT SPECIFIED, AS DIRECTED BY THE ARCHITECT TO PROVIDE THIS ACCESS. REVIEW LOCATION AND SEQUENCING OF DUST PARTITIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. EXISTING WALLS MAY BE SEALED TO UNDERSIDE OF SLAB ABOVE IN LIEU OF CONSTRUCTING NEW DUST PARTITIONS WHERE APPLICABLE.

RENOVATION NOTES:

- REMOVE DECKS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATING JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
- UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE. PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- IF SUSPECT MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND/OR REMOVAL. ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY WITH THE CITY OR PORTLAND CONCURRENTLY WITH THIS PROJECT. THE CONTRACTOR SHALL CO-ORDINATE WITH THESE EFFORTS IF ENCOUNTERED.

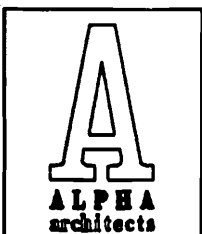
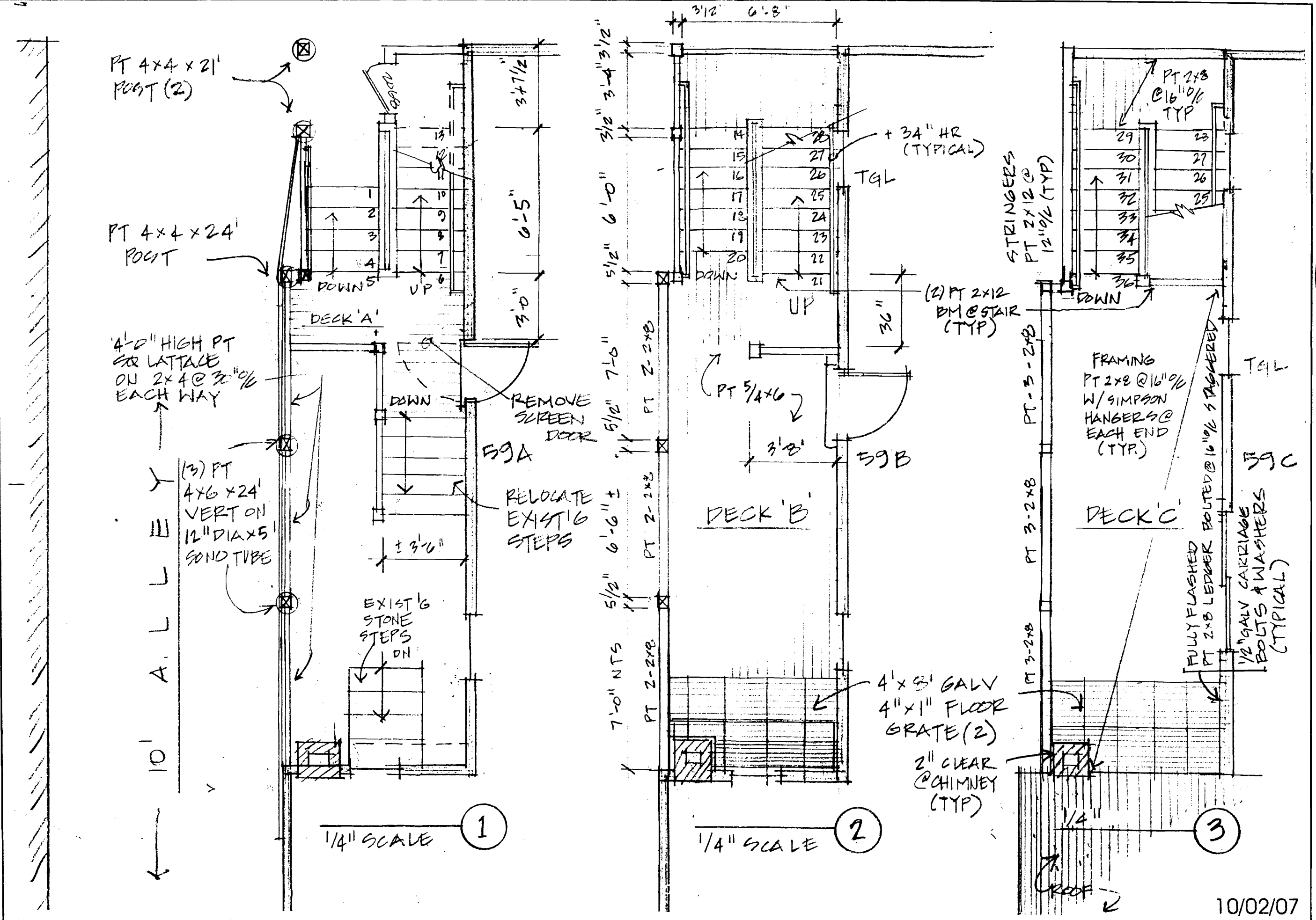
Byrne Arms Apartments
59 Spruce Street
Portland ME 04102

JOB: 07004

ISSUE DATE	
PRELIM	08/07/07
PBoard	-
CDs	-
REV. 1	-
REV. 2	-
PRINT	10/02/07

TITLE SHEET
T-1

10/02/07



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Byrne Arms Apartments
 59 Spruce Street
 Portland ME 04102

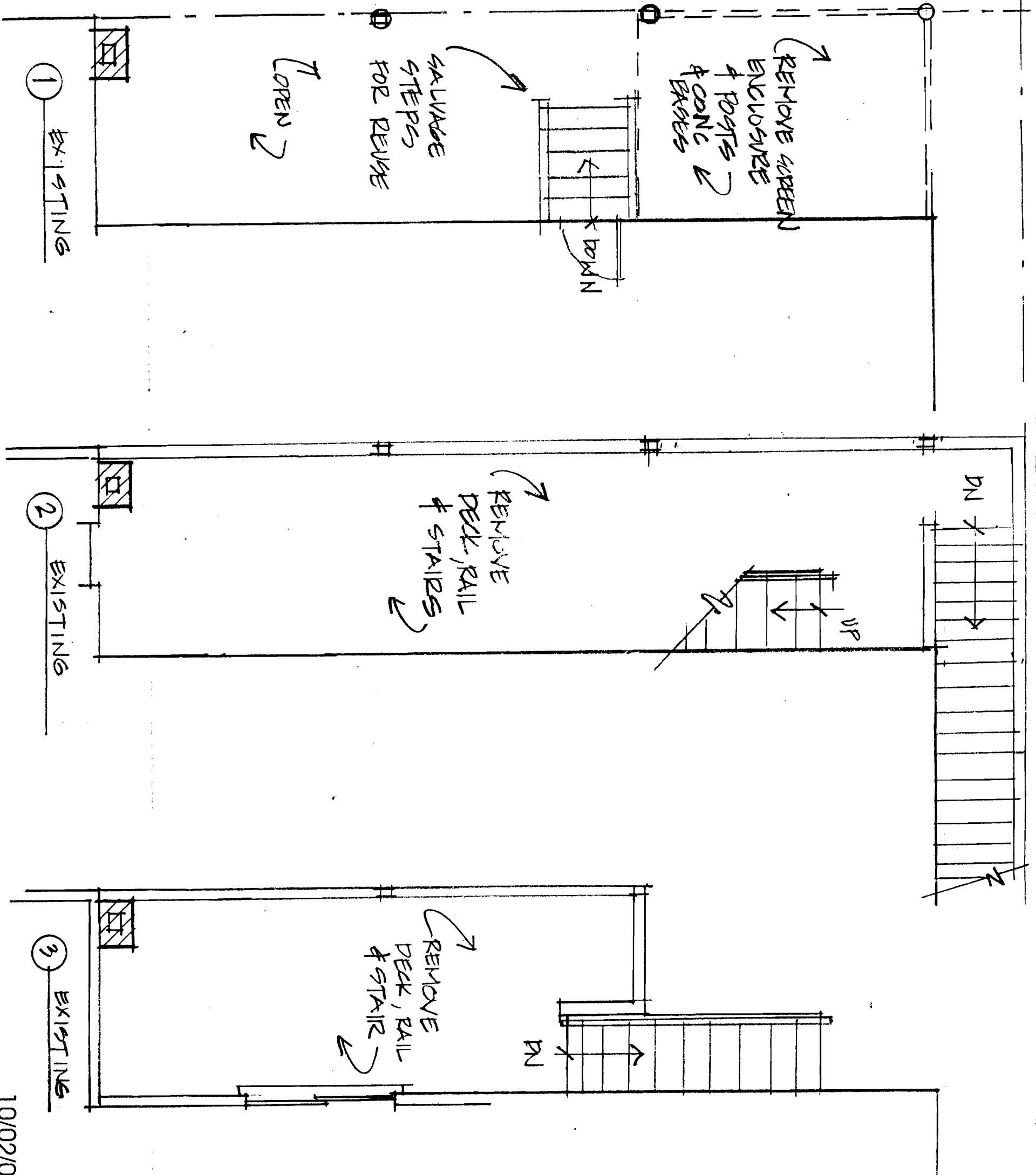
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CD1	-
REV. 1	-
REV. 2	-
PRINT	10/02/07

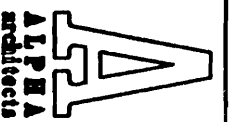
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10/02/07

← ALLEY →



10/02/07



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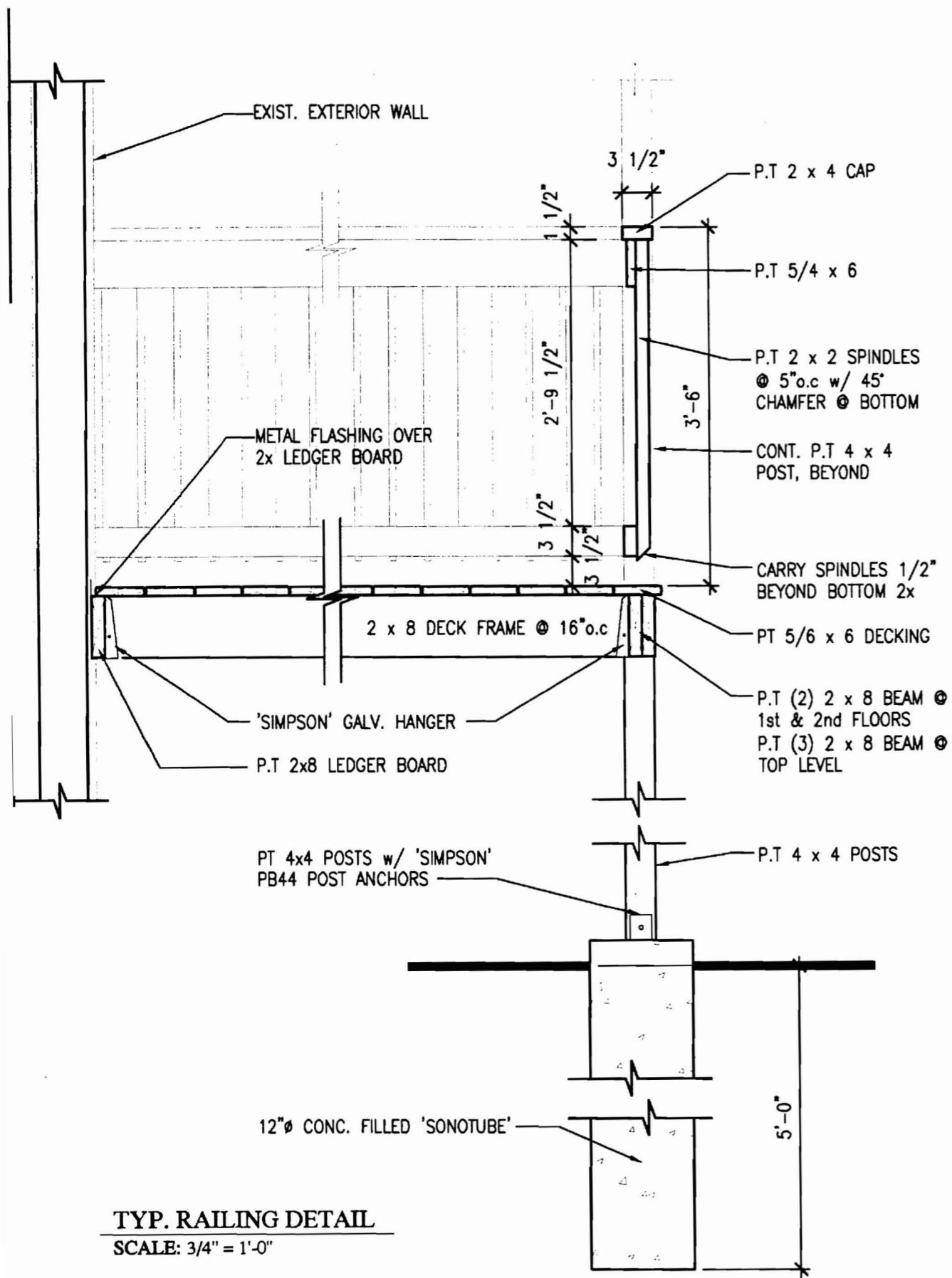
Byrne Arms Apartments

59 Spruce Street
 Portland ME 04102

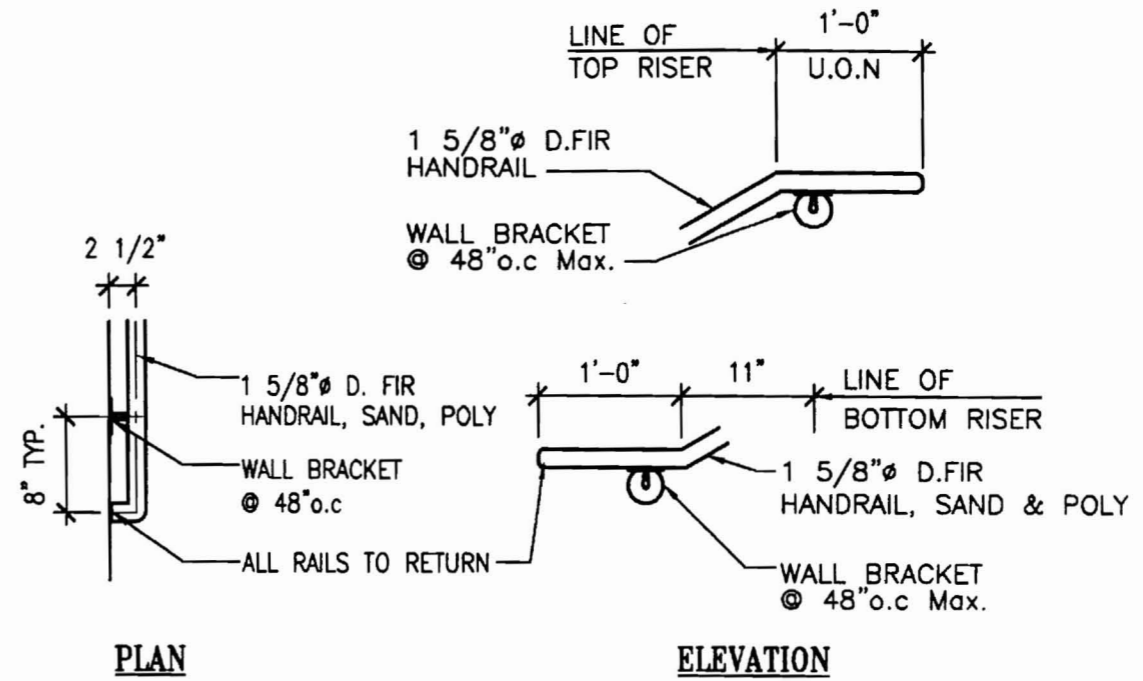
JOB: 07004

ISSUE DATE	ISSUE DATE
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PERIOD	-
CD1	-
REV/1	-
REV/2	-
PRINT	10/02/07

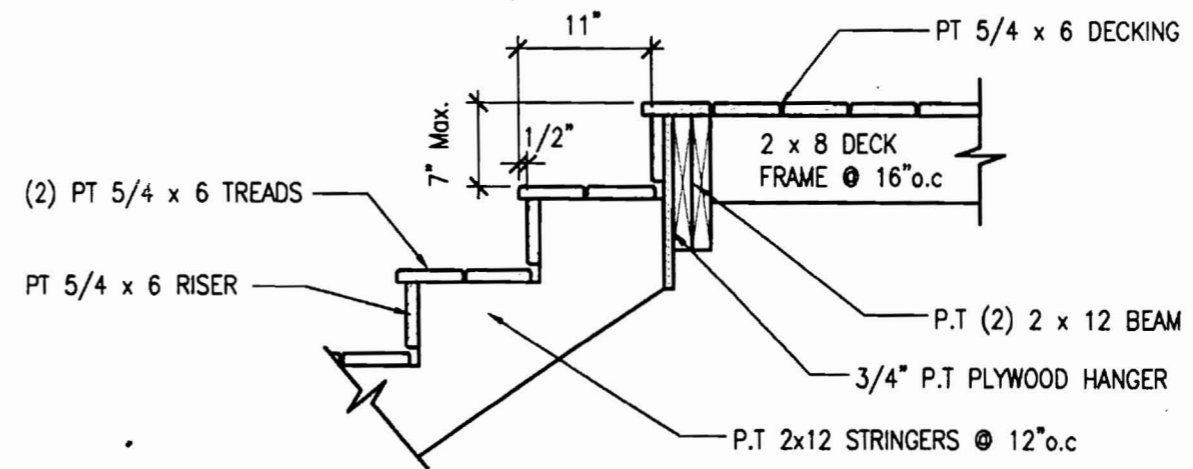
X-1



TYP. RAILING DETAIL
SCALE: 3/4" = 1'-0"



TYP. STAIR RAILING DETAIL
SCALE: 3/4" = 1'-0"



TYP. STAIR NOSING DETAIL
SCALE: 3/4" = 1'-0"



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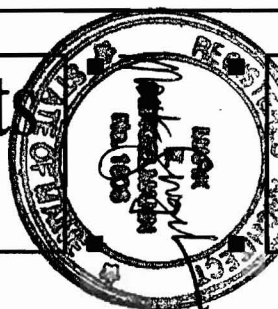
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JOB: 07004

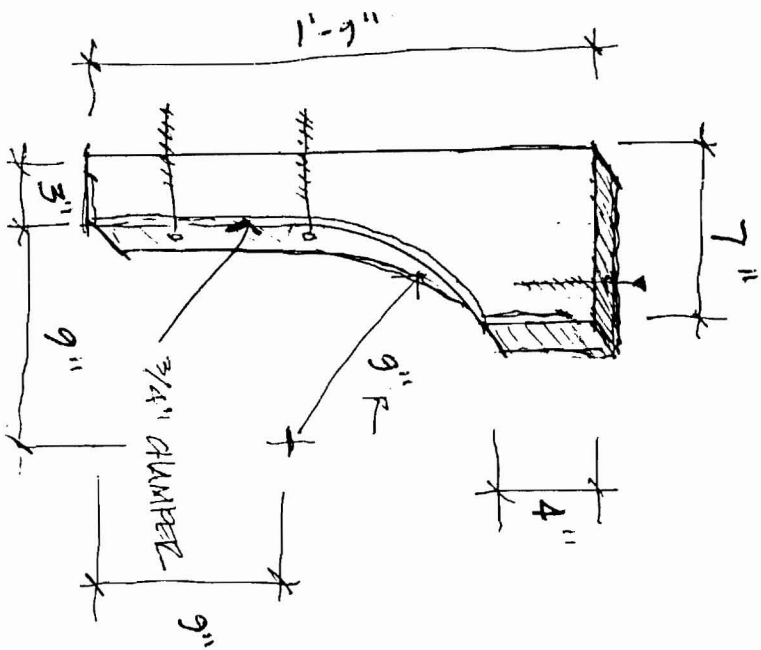
ISSUE DATE	
PRELIM.	08/07/07
PBoard	-
CD's	-
REV. 1	-
REV. 2	-
PRINT	10/02/07

A-2

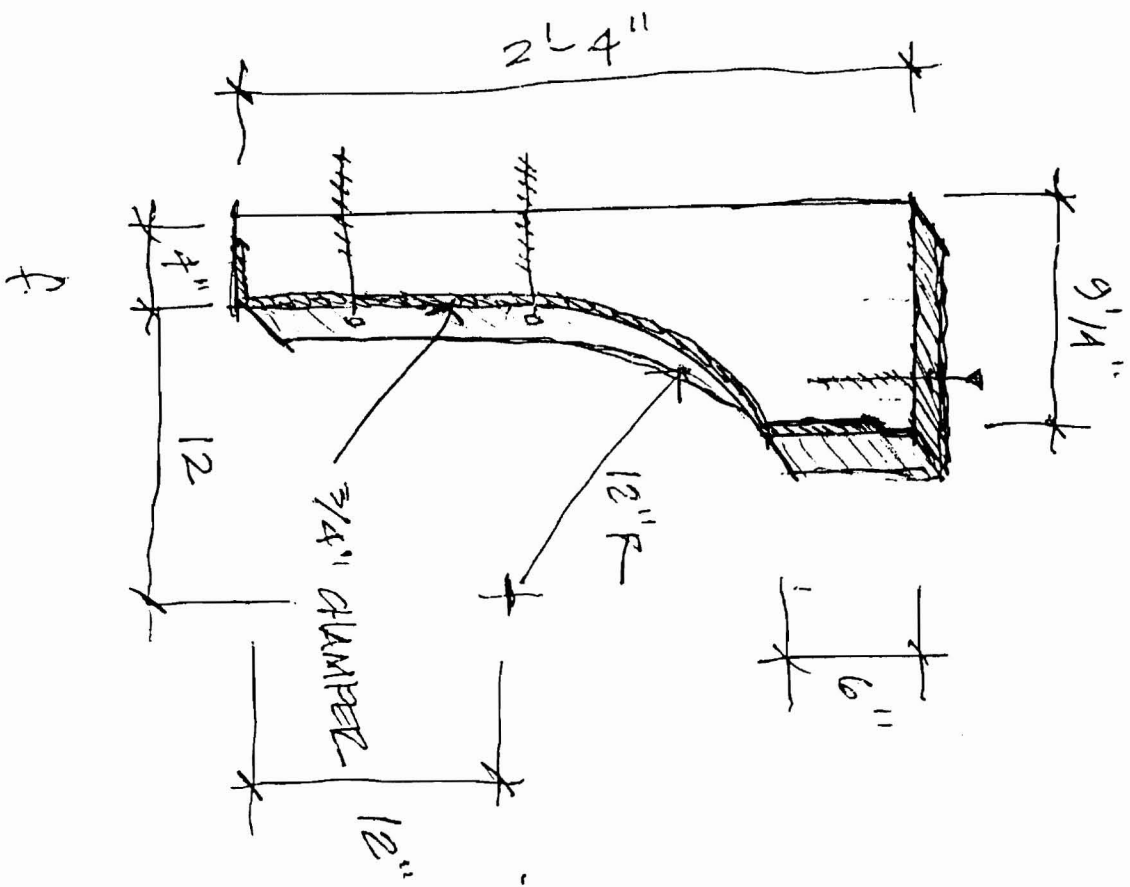
10/02/07



ISSUE DATE
PRELIM - 08/07/07
Record -
CD -
REV. 1 -
REV. 2 -
PRINT - 10/02/07



SMALL BRACKET FROM 4x10
1 1/2" = 1'-0"



LARGE BRACKET FROM 4x10
1 1/2" = 1'-0"

NOTE:
- NOTCH AS REQ'D
- ATTACH W/ STAINLESS 5/16" CARriage BOLTS FROM SIDE (2) & ABOVE (1)
- DECORATIVE - NOT STRUCTURAL