

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

Location of Construction: <b>277 Spring Street</b>		Owner: <b>Alice Arlen</b>		Phone: <b>775-2738</b>		Permit No: <b>9 81268</b>	
Owner Address: <b>SAA</b>		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: <b>* Trademarks, Inc Pager:264-2351</b>		Address: <b>161 Fort Road, So Portland, ME</b>		Phone: <b>08106 767-0676</b>		Permit Issued: <b>NOV 6 1998</b>	
Past Use: <b>Multi-family</b>		Proposed Use: <b>Same</b>		COST OF WORK: <b>\$6,000</b>		PERMIT FEE: <b>\$50.00</b>	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: <b>Replace existing front steps &amp; back deck. Install double doors at entrance.</b>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: <b>MC</b>				Date Applied For: <b>11-2-98</b>			

**PERMIT ISSUED**  
**NOV 6 1998**  
**CITY OF PORTLAND**

Zone: **R-6** CBL: **056-C-017**  
Zoning Approval: *[Signature]* **11/3/98**  
Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied  
Date: **11/3/98**

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

**11-2-98**

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**CEO DISTRICT** 3

## BUILDING PERMIT REPORT

DATE: 5/Nov/98 ADDRESS: 277 Spring ST. CBL 56-G-017  
REASON FOR PERMIT: Replace front steps & rear deck  
BUILDING OWNER: Alice Arlen  
CONTRACTOR: Trademarks, Inc.  
PERMIT APPLICANT: ↑  
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

### CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*8, \*10, \*26, \*29-

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- \*8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <b>277 SPRING ST FRONT &amp; BACK</b>			
Total Square Footage of Proposed Structure <b>63 x 96</b>		Square Footage of Lot <b>5,500</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>56</b> Block# <b>G</b> Lot# <b>17</b>		Owner: <b>Alice Arlen</b>	Telephone#: <b>775-2738</b>
Owner's Address: <b>277 Spring St</b>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$ 6000</b> Fee <b>\$ 50</b>
Proposed Project Description:(Please be as specific as possible) <b>Replace existing front steps &amp; back deck, Install new salvaged double doors in entrance</b>			
Contractor's Name, Address & Telephone <b>Trademark, Inc. 161 Fmt Rd, S. ME, ME 04106 Phone: 204-2351 767 0476</b>			Rec'd By <b>MK</b>
Current Use: <b>Multi family</b>		Proposed Use: <b>Multi family</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventillation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

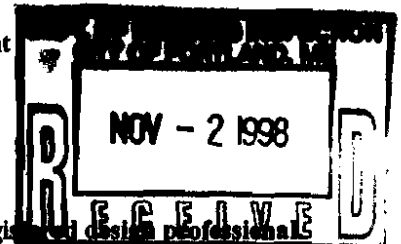
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <b>Alice Arlen</b>	Date: <b>10.30.98</b>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION COMMITTEE**

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Susan Wroth, Chair  
Edward Hobler, Vice Chair  
Camillo Breggia  
Robert Parker  
Rick Romano  
Steve Sewall  
Cordelia Pitman

November 3, 1998

Alice Arlen  
277 Spring Street  
Portland, Maine 04102

Re: Front Porch and Door Replacement; 277 Spring Street

Dear Ms. Arlen:

On November 3, 1998, the City of Portland's Historic Preservation Staff of the Portland Planning Department approved your application. Approval is for the replacement of the front stairs, railings and front door as depicted in application materials submitted on 11/2/98.

The approval is subject to the following conditions:

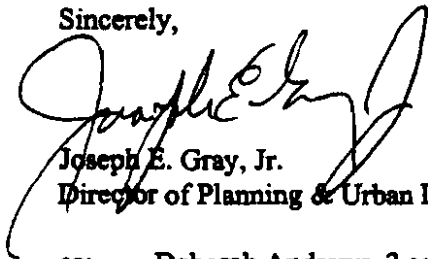
1. That the leading edge of the treads be rounded or bullnosed.
2. That the stairs and railing be painted within 6 months of installation; this will allow pressure-treated wood to dry.
3. That the final double-door selection be reviewed and approved by staff prior to installation.
4. That the ballusters be 2" square and spaced no more than 3 1/4" apart.
5. That the contractor clarify the dimensions of the posts, and whether the posts will be cased. Posts should feature base or plinth, capped by base molding, as shown in section drawings provided by staff.

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the conditions above. Changes to the approved 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

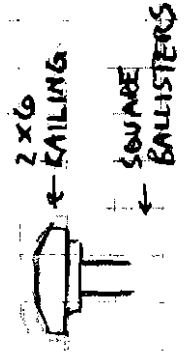
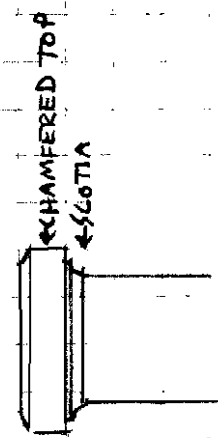
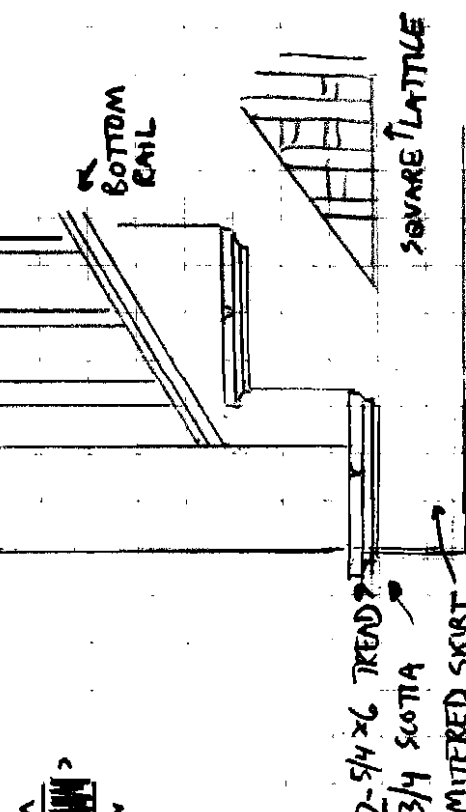
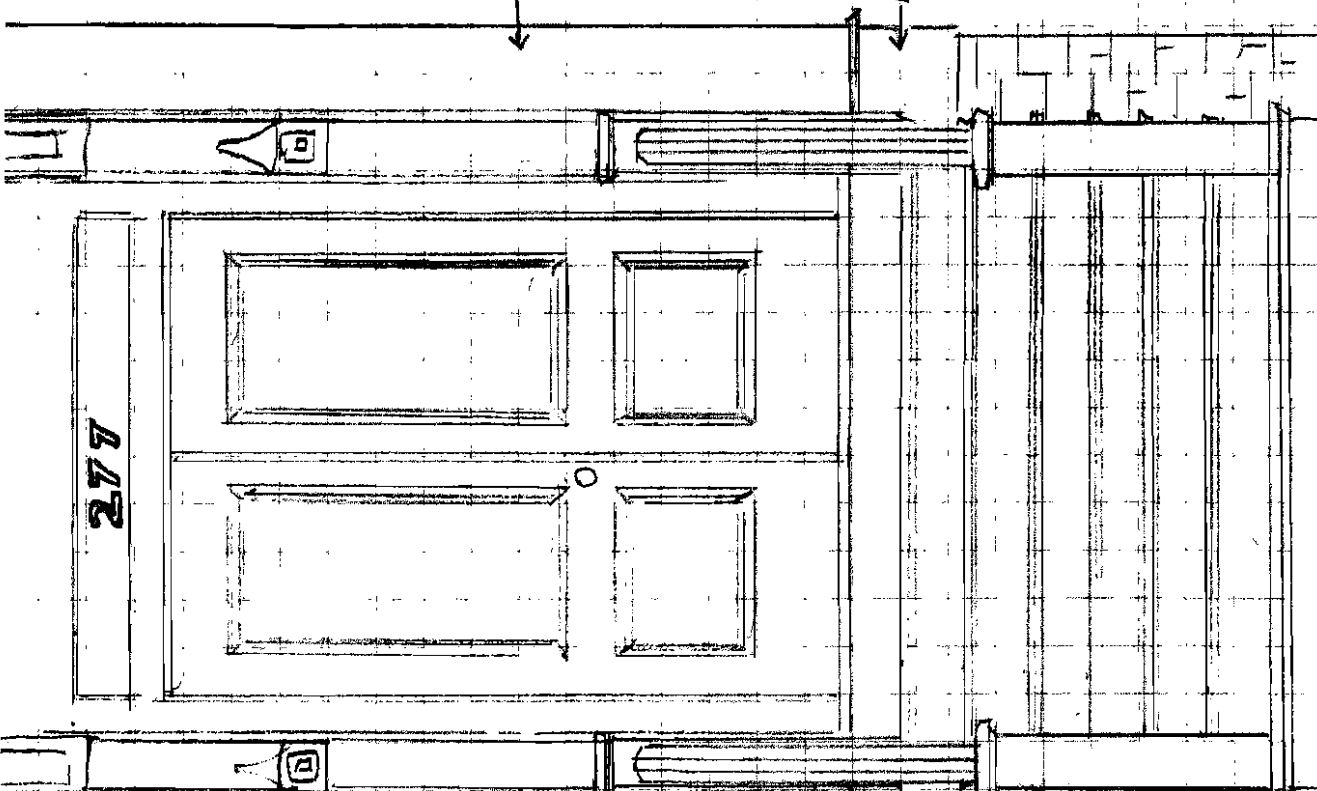
within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding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

Sincerely,



Joseph E. Gray, Jr.  
Director of Planning & Urban Development

cc: Deborah Andrews, 2 copies  
Building Inspections  
Approval File  
Ben Trout Trademark, Inc.



Framing -  
 deck 2x6 PT  
 stringers 2x12 PT  
 existing footings

STAIR PLAN - ALICE ARLEN - 277 SPRING ST.

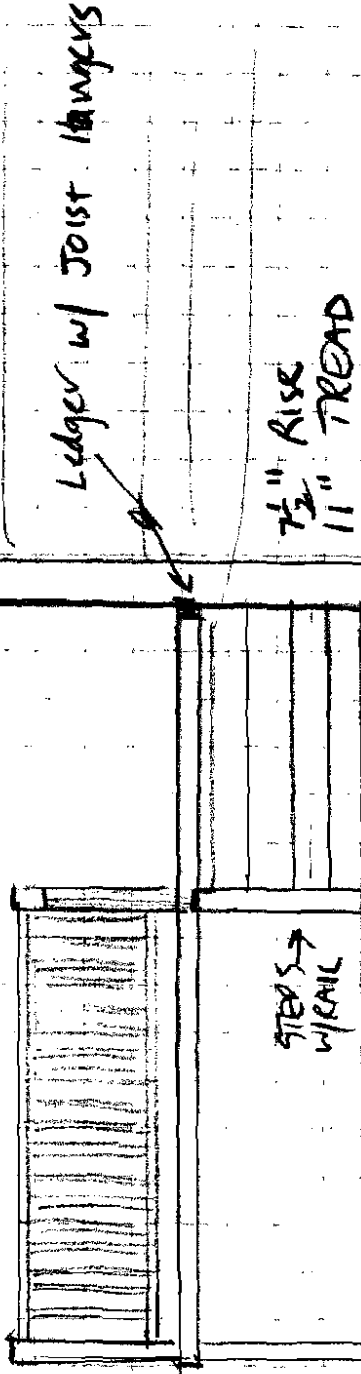
TRADEMARK, INC. 767-0676



REPLACE EXISTING

8x12 BACK DECK

↑ HOUSE →  
↓



Rail height 42"

Balusters 4" O.C.

2x6 PT JOISTS  
OPEN UNDERNEATH

STEPS →  
w/ RAIL

LEDGER w/ JOIST HANGERS

7 1/2" RISE  
11" TREAD

EXISTING FOUNDATION (DRIVEWAY)

SIDE ELEVATION

TRADEMARK, INC.  
767-0676

# THIS IS NOT A BOUNDARY SURVEY

SKETCH OF: DEED BOOK 13246 PAGE 344 COUNTY Cumberland  
 PLAN BOOK ----- PAGE ----- LOT -----

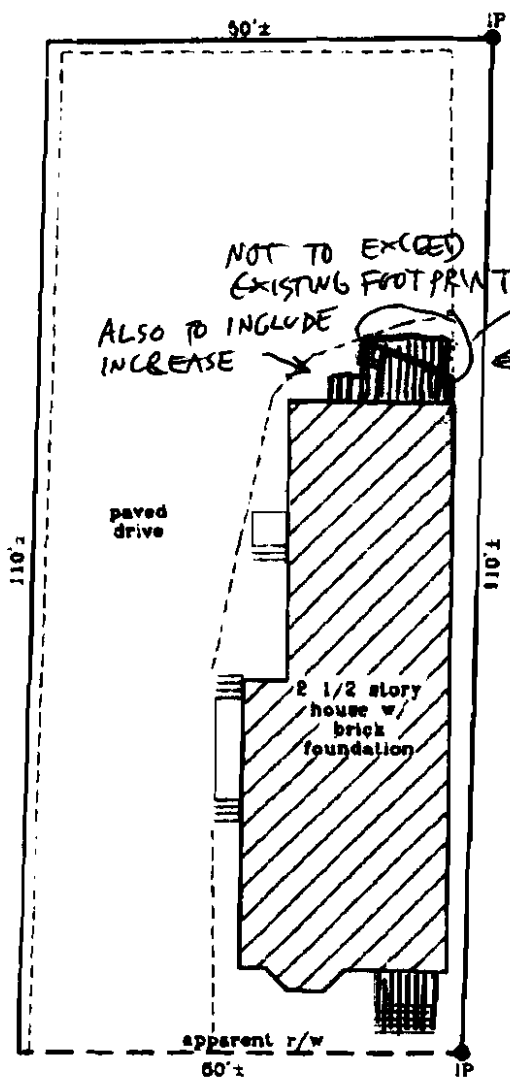
ADDRESS: 277 Spring Street, Portland, Maine

Job Number: 216-01

Inspection Date: 10-28-98

Scale: 1" = 20'

Owner: Alice Arlen



*will need a sep. permit if they want to go forward with this*

*NOT!!! proposed*

Spring Street

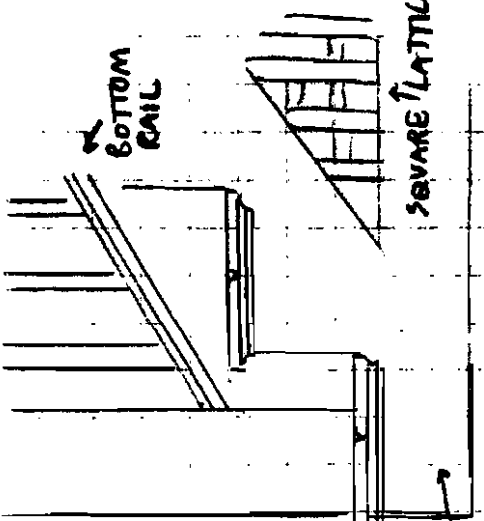
*[Handwritten signature]*

Monuments found did not conflict with the deed description.  
 The dwelling setbacks do not violate town zoning requirements.  
 As delineated on the Federal Emergency Management Agency Community Panel:  
 The structure does not fall within the special flood hazard zone.  
 The land does not fall within the special flood hazard zone.  
 A wetlands study has not been performed.

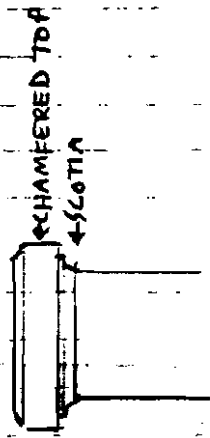
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ADJUTING DEED CONFLICTS, IF ANY.

**Livingston - Hughes**  
 Professional Land Surveyors & Foresters  
 88 Guinea Road  
 Kennebunkport - Maine 04046  
 207-967-9761 phone 207-967-4831 fax

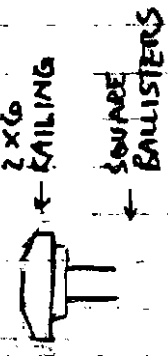




2-5/4 x 6 TREADS  
 3/4 SCOTIA  
 MITERED SPART  
 10 1/2 RUN x 7 1/4 RISE

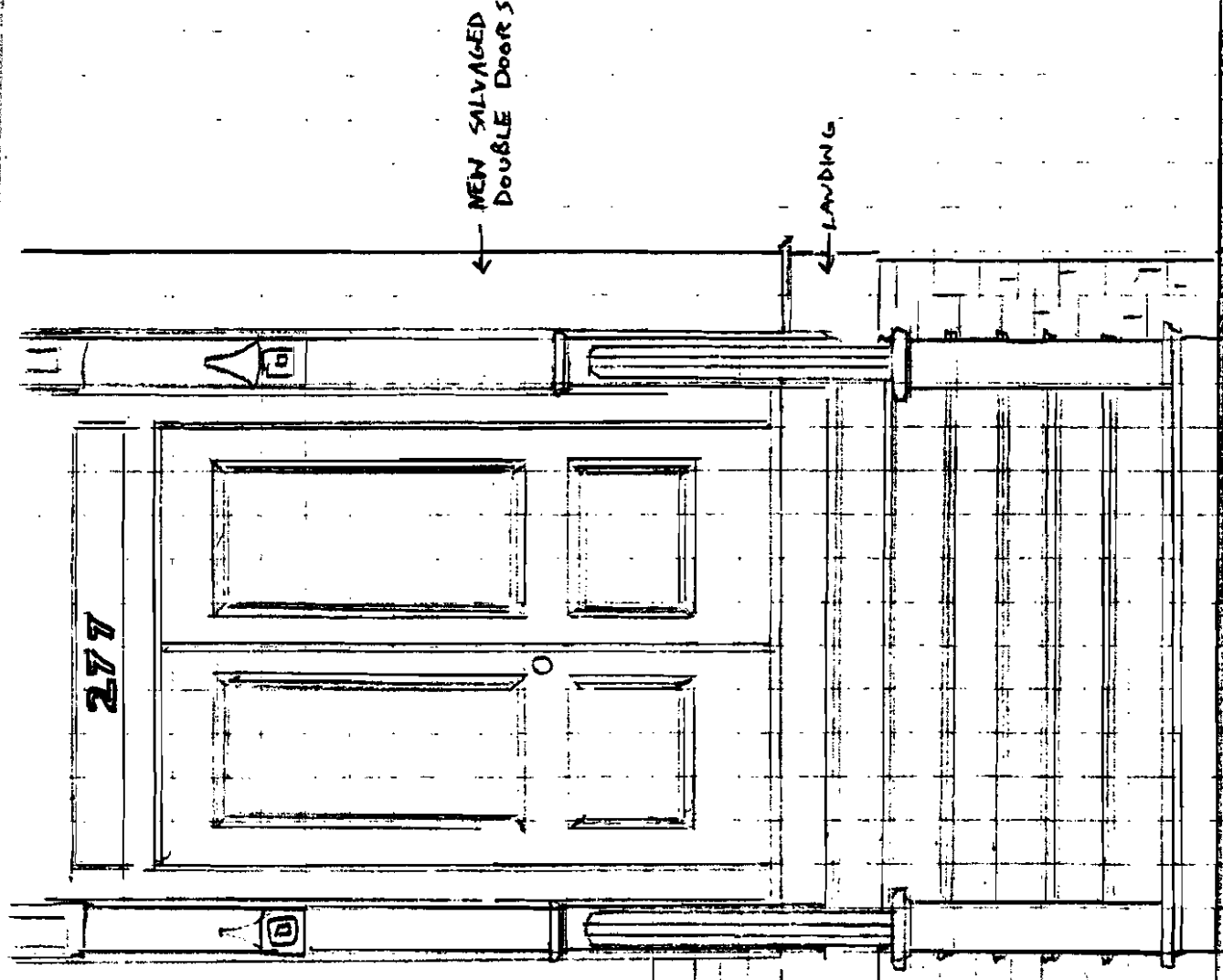


CHAMFERED TOP  
 SCOTIA



2x6 RAILING  
 SQUARE BALUSTERS

Framing -  
 Deck 2x6 PT  
 Stringers 2x12 PT  
 Existing footings



277

← NEW SALVAGED DOUBLE DOORS

← LANDING

STAIR PLAN - ALICE ARLEN: 277 SPRING ST.

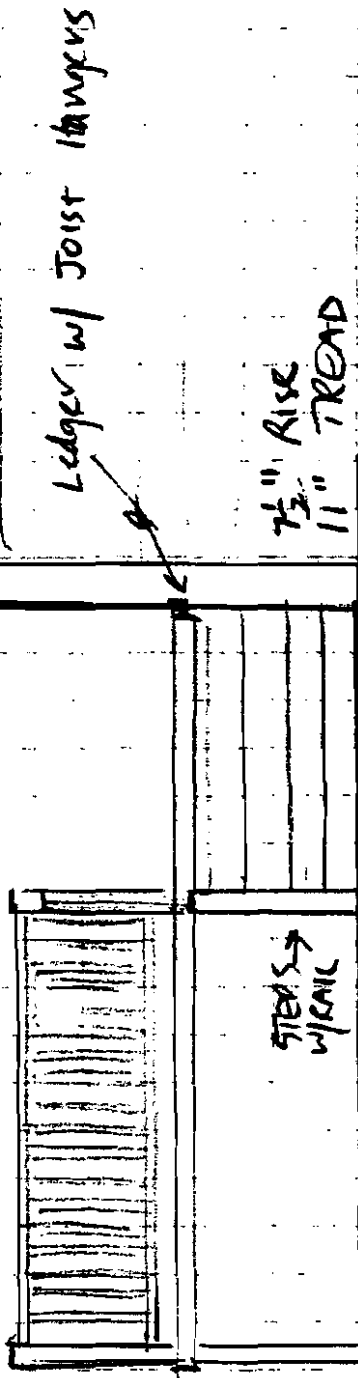
TRADEMARK, INC. 767-0676



REPLACE EXISTING

8X12 BACK DECK

← HOUSE →  
↑ ↓



Rail height 42"

Callisters 4" O.C.

2x6 PT JOISTS  
OPEN UNDERNEATH

STEPS  
w/RAIL

EXISTING FOUNDATION (DRIVEWAY)

SIDE ELEVATION

TRADEMARK INC.  
767-0676

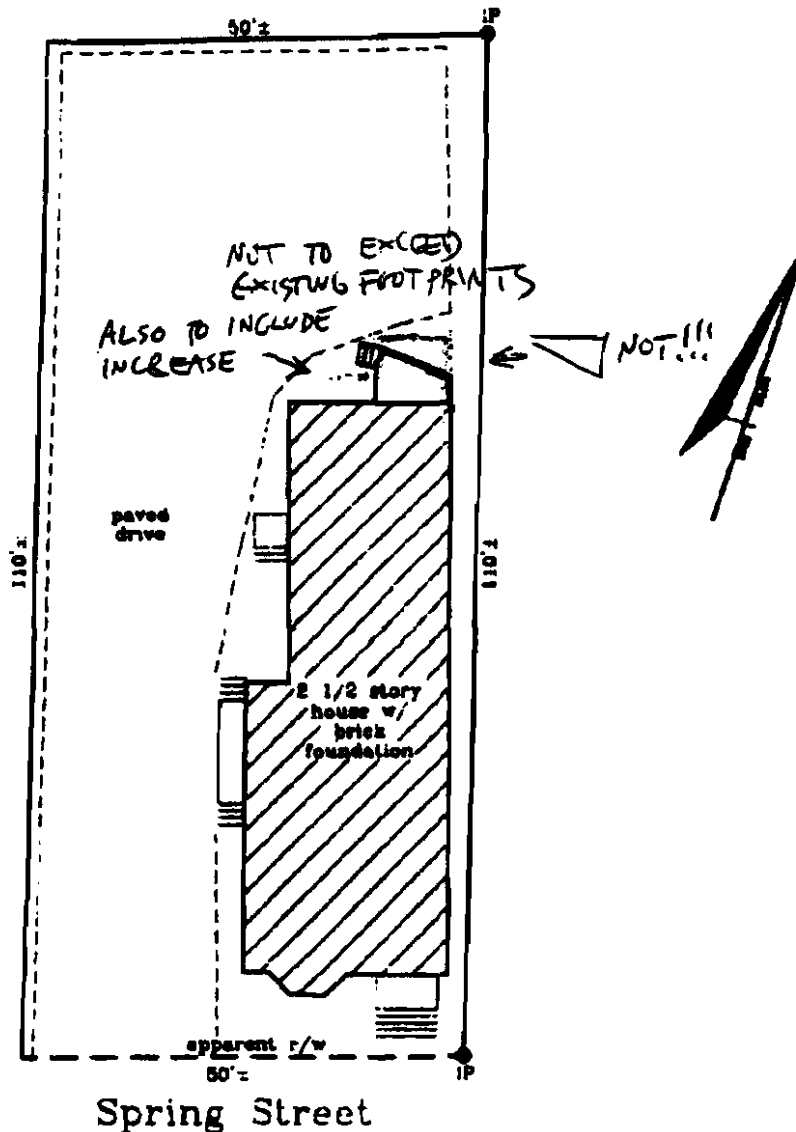
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SKETCH OF: DEED BOOK 13246 PAGE 344 COUNTY Cumberland  
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 277 Spring Street, Portland, Maine

Job Number: 218-31  
 Inspection Date: 10-28-88  
 Scale: 1" = 20'

Owner: Alice Arlen



*[Handwritten signature]*

Monuments found did not conflict with the deed description.  
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 As delineated on the Federal Emergency Management Agency Community  
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**Livingston - Hughes**  
 Professional Land Surveyors & Foresters  
 88 Guinea Road  
 Kennebunkport - Maine 04046  
 207-967-8781 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY