

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080564

This is to certify that SPRING STREET WEST CAMP /Nathan Hawkes

has permission to Reconstruct decking and stairs

AT 122 BRACKETT ST

057 D007001

PERMIT ISSUED

JUL - 7 2008

CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procedure is complete this building or part thereof is closed or otherwise closed-in. YOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cross

Health Dept. _____

Appeal Board _____

Other _____

Department Name

6/25/08 *[Signature]*
Director - Building & Inspection Services

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

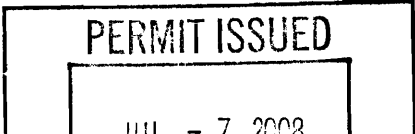
Permit No: 08-0564	Issue Date: 6/25/08	CBL: 057 D007001
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Location of Construction: 122 BRACKETT ST	Owner Name: SPRING STREET WEST CORP	Owner Address: 104 GRANT ST	Phone: 761-0832
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone: 2079392905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Residential / Multi-Family	Proposed Use: Residential / Multi-Family - Reconstruct decking and stairways w/in footprint (front) legal use - 6 dwelling units	Permit Fee: \$130.00	Cost of Work: \$10,876.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Maintain Clear Exits	INSPECTION: Use Group: R-2 Type: SB IBC-2003	

Proposed Project Description: Reconstruct decking and stairways w/in the footprint (front)	Signature: <i>Greg Cross</i>	Signature: <i>CL 6/25/08</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: lmd	Date Applied For: 05/23/2008	Zoning Approval	
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<ol style="list-style-type: none"> 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 <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"/> Date: <i>6/11/08 ASH</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 YES <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>6/10/08 STH</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0564	Date Applied For: 05/23/2008	CBL: 057 D007001
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Location of Construction: 122 BRACKETT ST	Owner Name: SPRING STREET WEST CORP	Owner Address: 104 GRANT ST	Phone: () 761-0832
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone: (207) 939-2905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Residential / Multi-Family (6 dwelling units) - Reconstruct front porch & steps within the existing footprint.	Proposed Project Description: Reconstruct front porch & steps within the existing footprint.
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Dept: Historic	Status: Approved	Reviewer: Scott Hanson	Approval Date: 06/10/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/10/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This permit is being issued with the understanding that the work will be done within the existing footprint. 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 six family dwelling. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 06/24/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7". 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. Guardrails and handrails must comply with new codes to the fullest extent possible 3) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code. 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 5) ANY exterior work requires separate review and approval thru Historic Preservation 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 06/13/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) All means of egress to remain accessible at all times 			

Comments:
6/2/2008-amachado: Spoke to Nathan Hawkes, contractor. Need to know what footprint was of porch and stairs that are being replaced.

Location of Construction: 122 BRACKETT ST	Owner Name: SPRING STREET WEST CORP	Owner Address: 104 GRANT ST	Phone: () 761-0832
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone (207) 939-2905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

6/4/2008-amachado: Spoke to Nathan Hawkes. The new stairs need to be built within the existing footprint. The existing stairs have been torn down need to determine what their footprint was.

6/4/2008-amachado: Spoke to Scot Hansen. He was at the site with Nathan Hawkes before the stairs were torn down. He said that when they measured it; it was 17' from edge of stair to edge of stair, so the 16' wide proposed stairs are within the existing footprint.

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

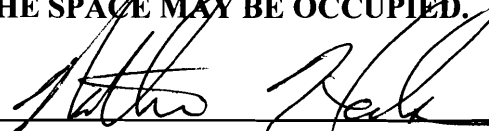
 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 7/2/08
Date

Signature of Inspections Official

Date



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>122 Brackett St. Portland</u>		
Total Square Footage of Proposed Structure/Area <u>3' x 27' Deck w stairs 16' wide 50" Rise</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>57</u> Block# <u>D</u> Lot# <u>8</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Tom Watson / Port Property Mgmt.</u> Address <u>104 Grant St.</u> City, State & Zip <u>Portland, Me. 04101</u>	Telephone: <u>761-0832</u>
Lessee/DBA (If Applicable) <u>MAY 23 2008</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,876.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Multi family</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>Construction of deck, stairs + details per scoped and</u> <u>★ verbalized with Scott Hansen</u>		
Contractor's name: <u>Nathan Hawkes Carpentry</u> Address: <u>105 Spring St.</u> City, State & Zip <u>Westbrook, Me. 04092</u> Telephone: <u>939-2905</u> Who should we contact when the permit is ready: <u>Nathan Hawkes</u> Telephone: <u>939-2905</u> 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: [Handwritten Signature] Date: 5/22/08

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

5043

Nathan Hawkes Carpentry

105 Spring Street
Westbrook, ME 04092

Proposal

DATE	ESTIMATE NO.
3/26/2008	43

NAME / ADDRESS
Port Property 104 Grant St Portland, Me. 04101 C/O Leyli

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
Reconstruction of front Entry @ 122 Brackett St. Acquire Historic, Bldg. and necessary sidewalk permits Set and pour 8" sona tubes Frame (pressure treated) 2x8 joist and stringers Decking and treads to be 5/4 x 6 cedar 4x4 PT post wrapped w/1x primed pine, 1x8 base w/base cap- 5/4 pp cap w/scotia and 4" ball Risers 1x8 pp returning @ 45 degree to stringer trim Railings 36" ht. 3 1/4" cedar top rail, 2x4 cedar bottom rail, 2x2 fir balusters w/2 1/2" spacing Deck skirt vertical primed pine 2 3/4" wide w/ 1/2" spacing framed with 1x6 primed pine			
Labor 8 days @ 840.00/day		6,720.00	6,720.00
Materials		3,756.00	3,756.00
Permits		400.00	400.00
		TOTAL	\$10,876.00

BUILDING A DECK???

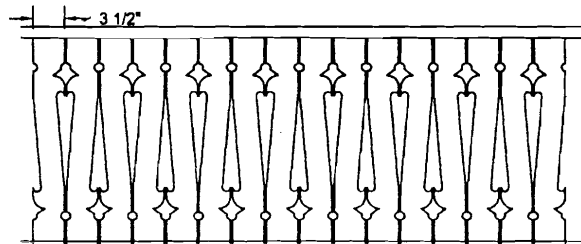
INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

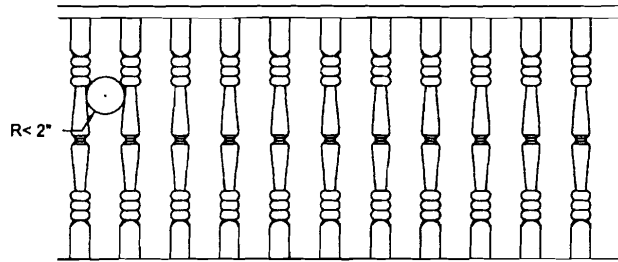
1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube or pre cast concrete pier size 8"
 - b. depth below grade (minimum 4'-0" below grade)
 - c. anchorage of column to footing 4x4 metal bolted to anchor bolt
 - d. spacing and location of tubes/piers 8' span
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system) 4x4 PT
 - b. Ledger size attached to building 2x8 PT
 - c. Fastener size and spacing attaching ledger ledger locks 2 per 2' span
 - d. Girder Size and spans carrying floor system Triple 2x8 PT
 - e. Joist size, span, and spacing 2x8 PT 3' span 16" OC.
 - f. Joist hangers or ledger
4. Guardrails & Handrail Details
 - a. Guardrail height
 - b. Baluster spacing 36" as 1
 - c. Handrail height
5. Stair Details
 - a. Tread depth (measured nosing to nosing) → 11"
 - b. Riser height → 6.25"
 - c. Nosing on tread 1/4 w scotia
 - d. Width of stairs 16'

ITALIANATE & SECOND EMPIRE DETAILS

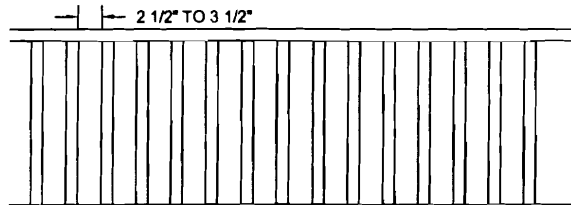
Typical Italianate and Second Empire balusters and porch skirting.



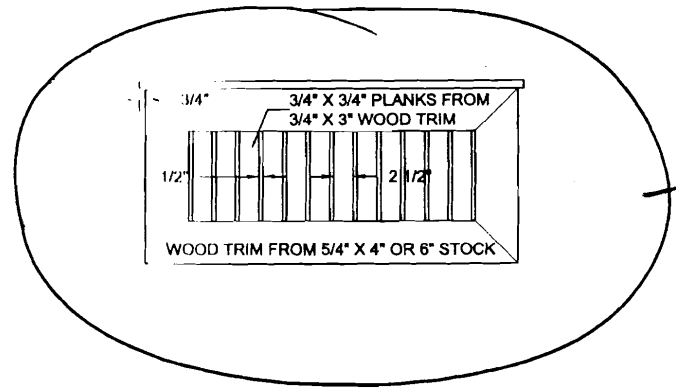
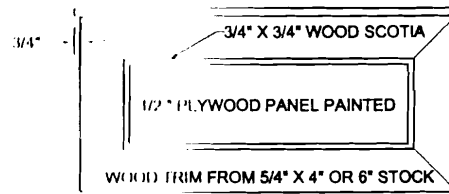
SAWN BALUSTERS FROM 1" STOCK OR 3/4" PLYWOOD. AVAILABLE IN 27" HEIGHT. ACTUAL THICKNESS IS 3/4". PATTERNS MAY VARY.



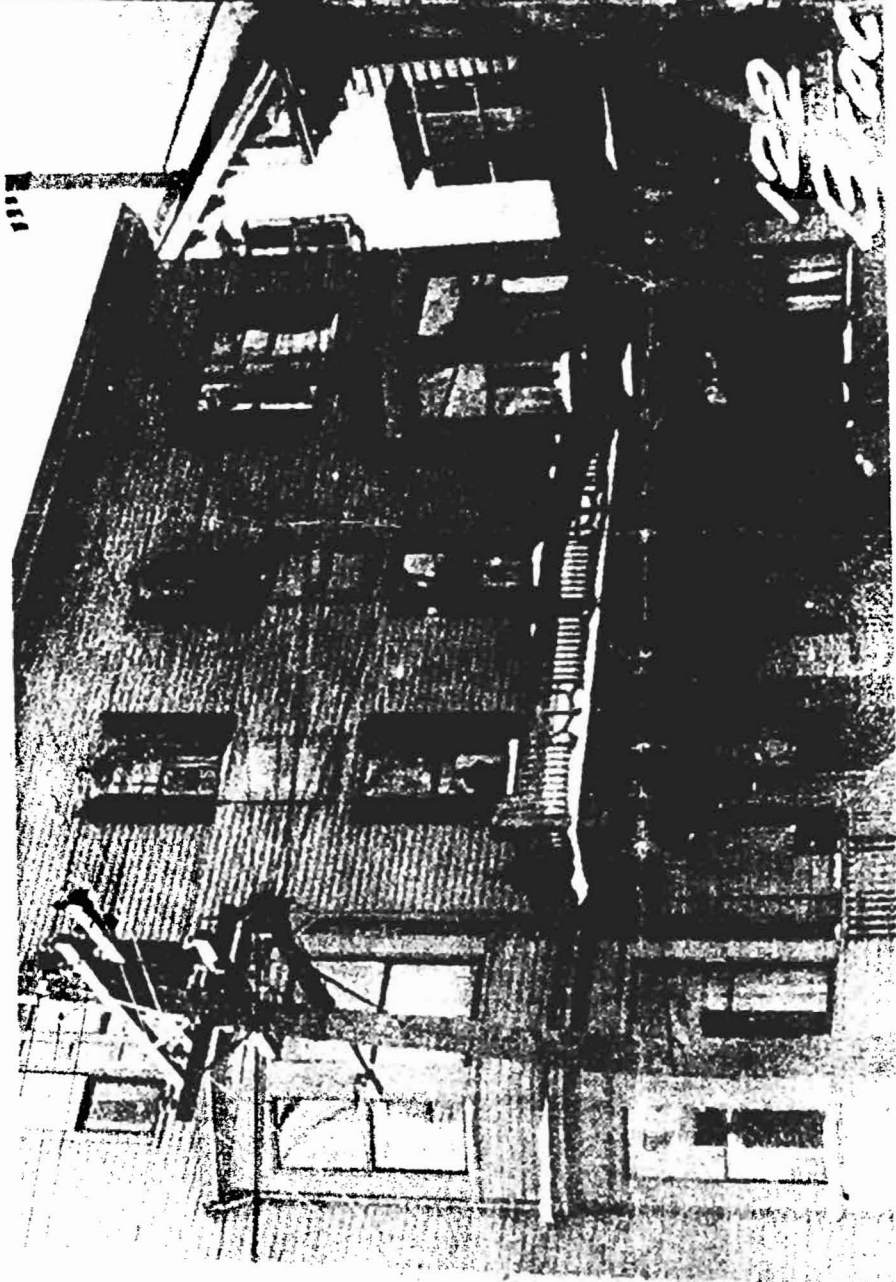
TURNED BALUSTERS FROM SOLID 3" X 3" CLEAR HEART CEDAR. AVAILABLE IN EITHER 32" OR 36" HEIGHT. FINISHED SIZE IS 2 1/2" X 2 1/2". PATTERNS MAY VARY.



SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS 1 1/2" X 1 1/2".



19

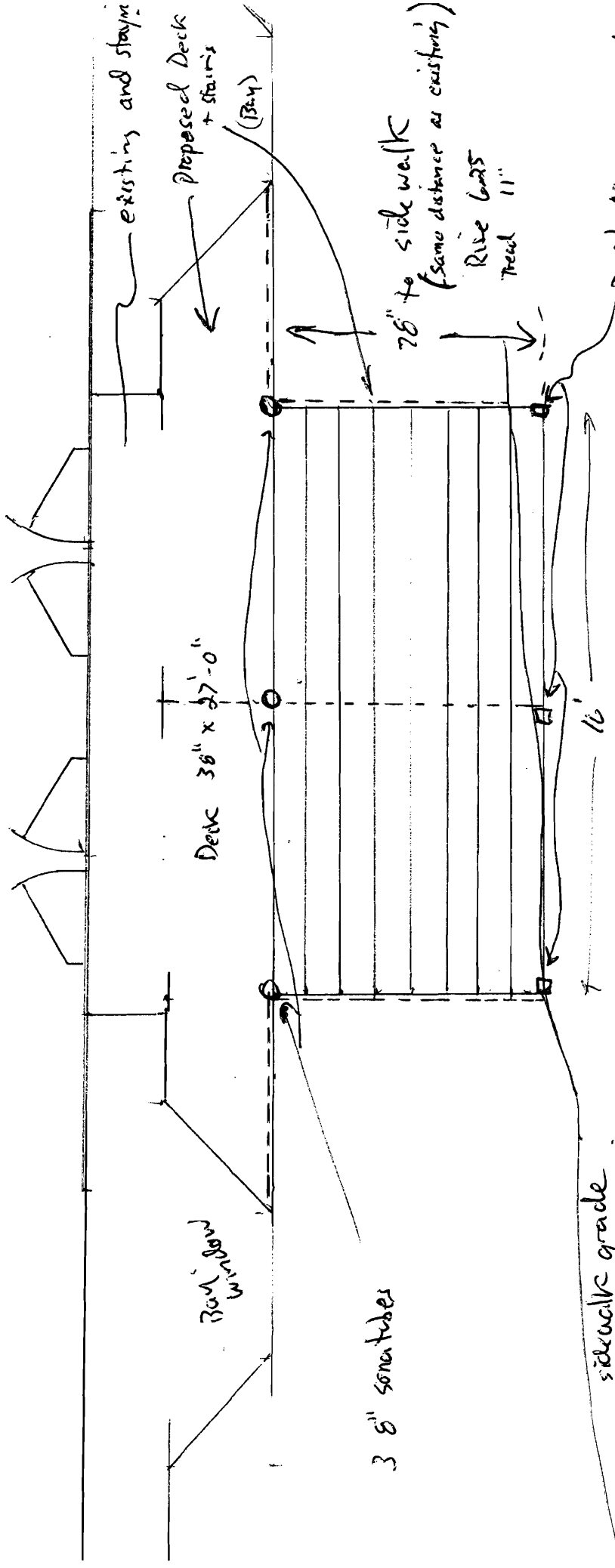


27-10-1924

Surveyed by

MAY 24 1924

(Remarks on other Side)



3 8" sonotubes

sidewalk grade
stairs to be located to sidewalk
where existing stairs were

- all framing Pressure Treated
- Joist - 2x8
- Decking 5/4x6 cedar
- Railing cedar
- pine trim's P/primed (Rice)

--- Designates Railings

- 36" HT
- Balusters 2x2 cedar 2 1/2" spacings
- skirt per spec sheet
- dowels per spec sheet
- PT 4x4 wrapped w/primed pine

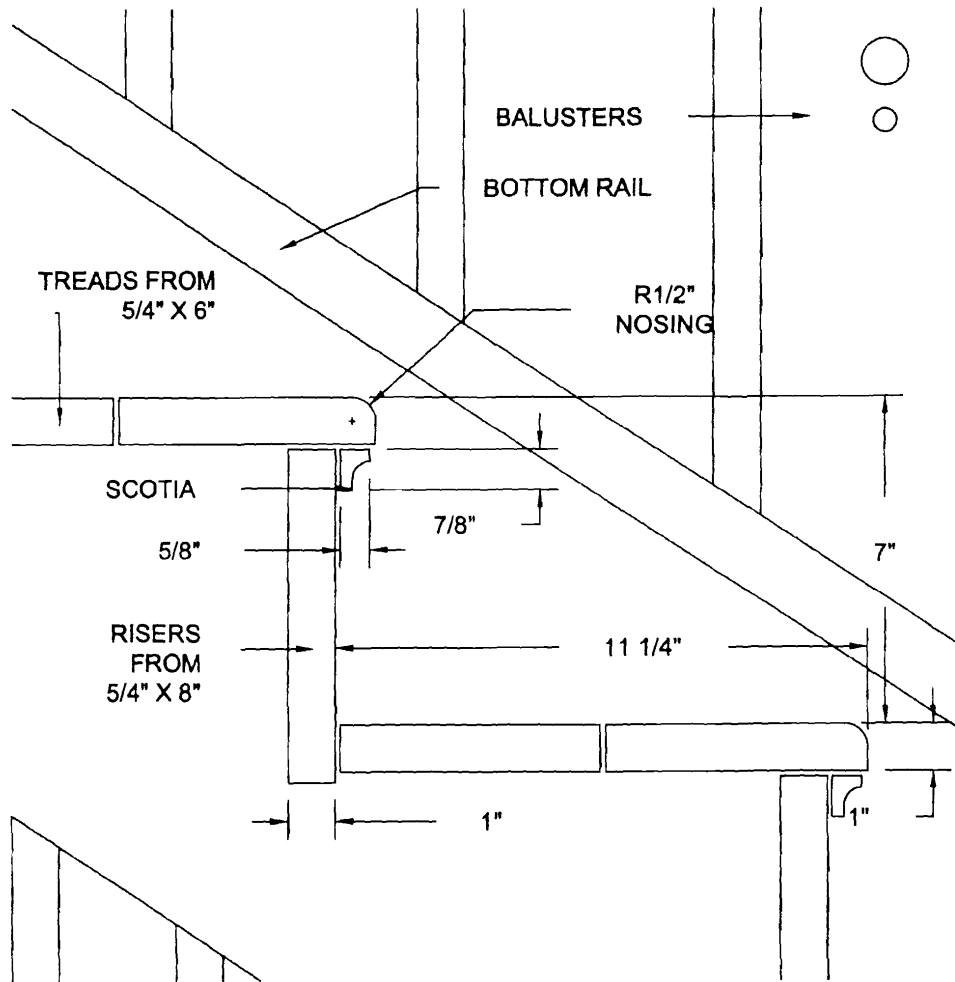
Callout per spec sheet attached

76" to side walk
(same distance as existing)
Rise 6x5
Tread 11"

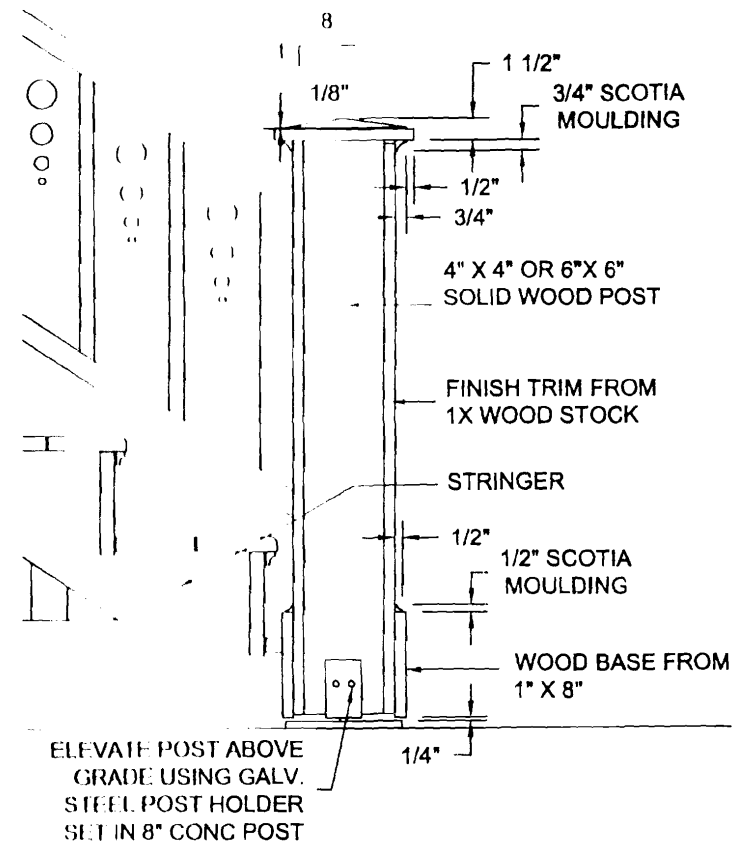
post 4x4 wrapped
- Flat cap w/section
- Base molding w/cap
per spec

STAIR DETAILS FOR RESIDENTIAL USE

Typical residential risers and treads



Typical newel post construction



Alternate: Newel post may be bolted to a stringer.

