

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GORDON A SMITH

Located At 97 GRAY ST

Job ID: 2012-03-3565-ALTR

CBL: 057- D-030-001

has permission for an addition of new steps (Single Family Residence).

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 the buildings and structures, and of the application on file in the department.

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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

05/10/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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 Inspections 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.**
1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF 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.



PORTLAND MAINE

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3565-ALTR

Located At: 97 GRAY ST

CBL: 057- D-030-001

Conditions of Approval:

Historic

1. Details of porch construction to follow attached details excerpted from City of Portland's Guidelines for Porch Repair and Replacement. Note details for skirting, railing, balustrade (including spacing between balusters), porch posts, etc.
2. Given scale of house, posts not to exceed 4 inches in diameter.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
4. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
5. Pressure Treated. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
6. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
7. **Note: Contractor stated that (2) 2 x 6 inch beams will be utilized. R311.7.7.3 Grip-size. See attached documentation for handrails types. Separate review is required for the construction of a porch roof.**



General Building Permit Application

ID # 2012-03-3565-ALTR

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.

Entered 3/22/12 (133)

P-6 in Historic

Location/Address of Construction: <u>97 Gray Street</u>		
Total Square Footage of Proposed Structure/Area <u>39</u>	Square Footage of Lot 1184 <u>1184</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>057 D030 97</u> CBL: <u>057 D030001</u>	Applicant: (must be owner, lessee or buyer) Name <u>GORDON A. SMITH</u> Address <u>97 Gray Street</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207) 874-0275</u>
Lessee/DBA RECEIVED MAR 22 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>3000</u> <u>50.00</u> C of O Fee: \$ _____ Historic Review: \$ <u>50</u> Planning Amin.: \$ _____ Total Fee: \$ <u>100.00</u> <u>(50 - Paid)</u>
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family home</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>The construction of steps to replace some that were removed years ago. Said construction will be in compliance with the historic district rules/Regulations.</u>		
Contractor's name: <u>David Kimball</u>		Email: <u>kimball.david@rednetmail.com</u>
Address: <u>P.O. Box 1390</u>		
City, State & Zip: <u>Westbrook, ME 04098</u>		Telephone: <u>854-3460</u>
Who should we contact when the permit is ready: <u>Gordon Smith</u>		Telephone: <u>874-0275</u>
Mailing address: <u>97 Gray Street, Portland, ME 04102</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: 3/21/12

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



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 3380
Tender Amount: 50.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 3/22/2012
Receipt Number: 42063

Receipt Details:

Referance ID:	5745	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-03-3565-ALTR - Replace steps			
Additional Comments: 97 Gray			

Thank You for your Payment!

NOTES

*W/it
cb
Postcard*

RECEIPT

DATE 2/29/12 NO. 620301

RECEIVED FROM Gordon Smith

ADDRESS 97 Gray St.

\$ 50.00

FOR HP Review

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>33791 X</u>
BALANCE DUE		MONEY ORDER	

BY Jmey



40"

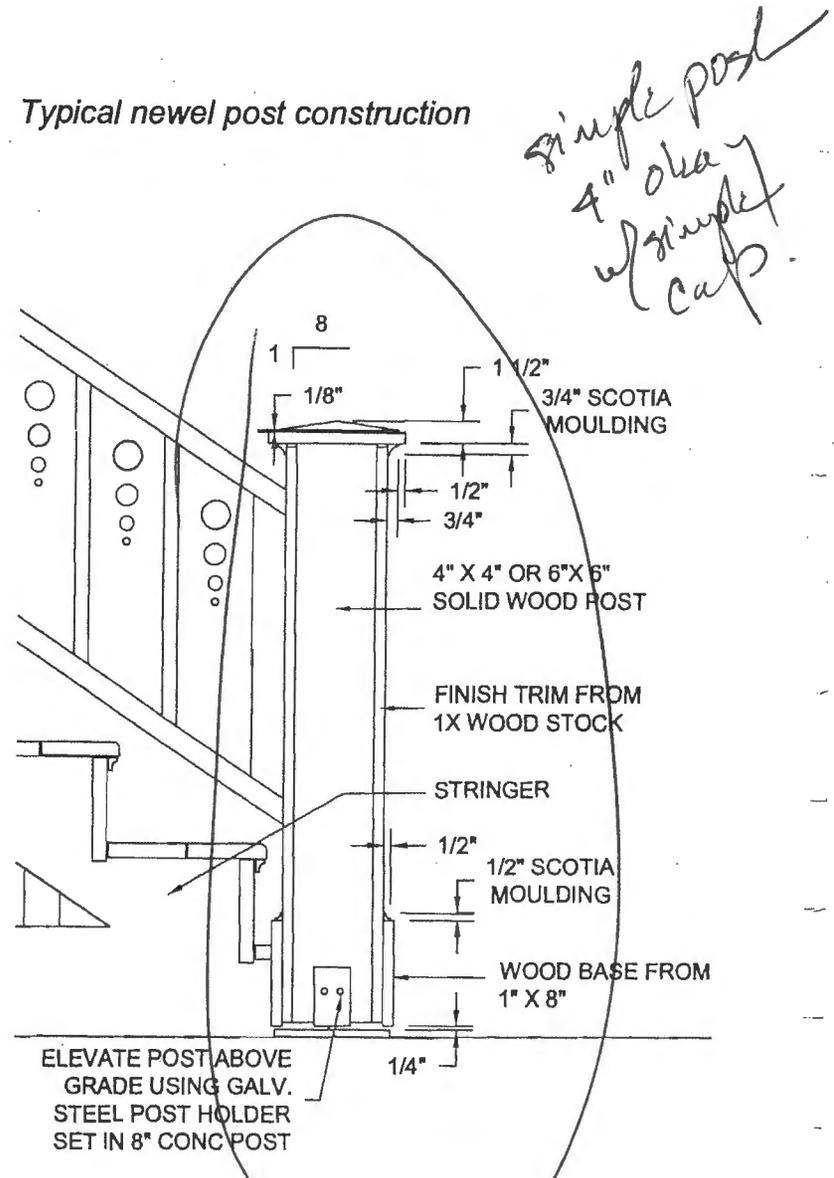
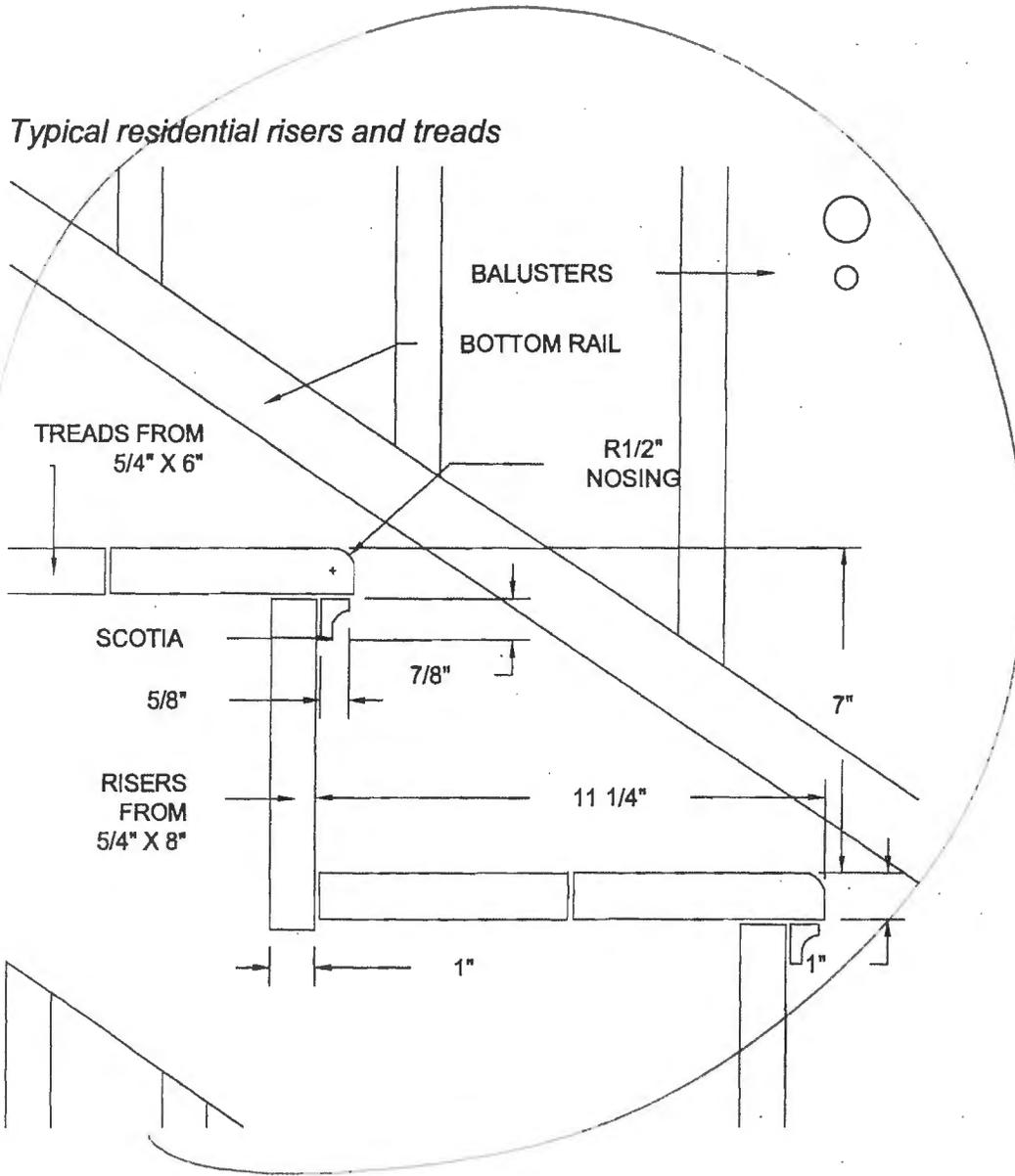
40"

40"

$$120'' \div 12 = 10'$$

$$120'' \times 40'' = 4800 \div 144 = 33.33''$$

STAIR DETAILS FOR RESIDENTIAL USE



Alternate: Newel post may be bolted to a stringer.

PORCH COMPONENTS

A porch is composed of many elements, including stairs, balustrades, handrails, newel posts and columns. The terminology of these elements is illustrated in the diagram to the right.

While most porches include the same general components, the *style* of these components can vary considerably. For example, porches on early twentieth century Colonial Revival style houses often feature posts with turned ball finials. This stylistic detail would not be found on earlier buildings. Similarly, a porch hood supported by brackets is a hallmark of Italianate and Second Empire Style buildings, but would be inappropriate on a later residence. Therefore, before beginning a porch replacement project, homeowners should first identify the architectural style of their home and take note of the porch details that are typically associated with that style. To be successful, the replacement porch should be consistent with the style of the house.

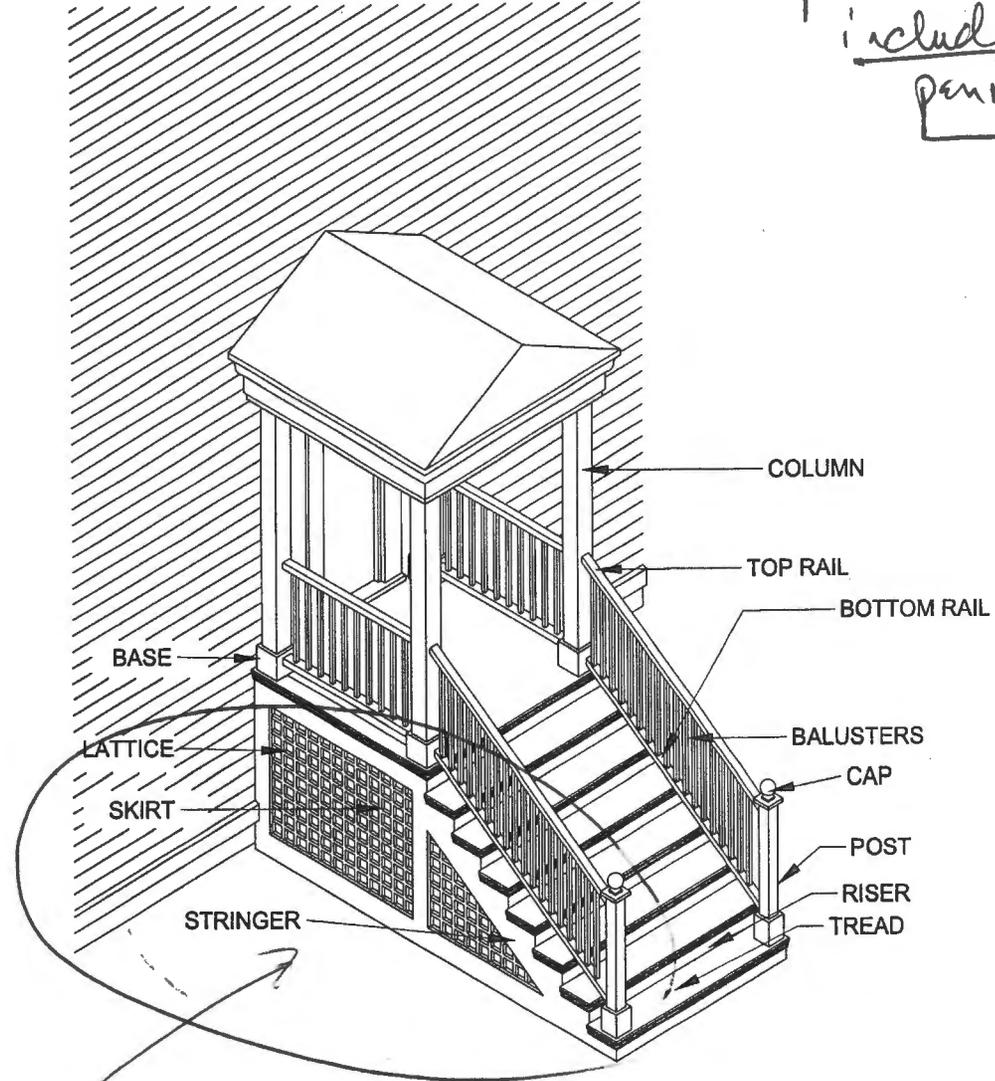


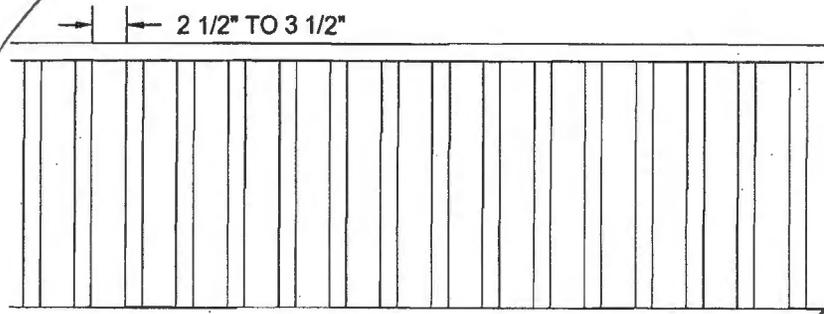
Diagram of typical porch components.

general organization of existing

*Historic Preservation
specifications —
include with
perm. f.*

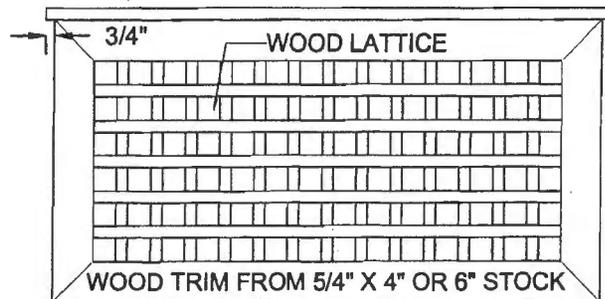
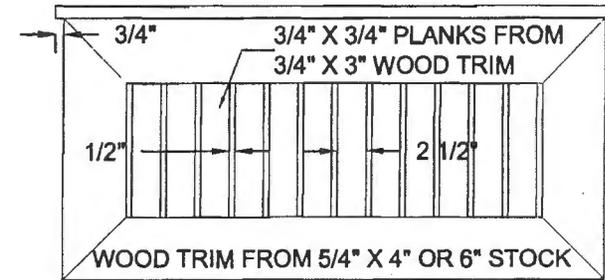
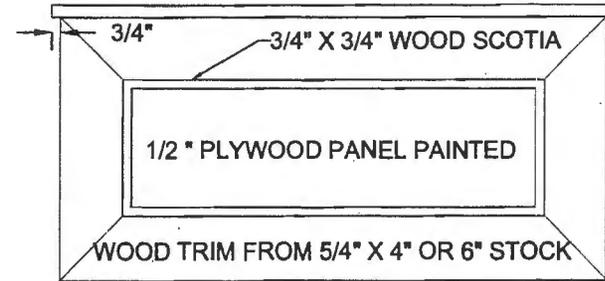
GREEK REVIVAL PORCH DETAILS

Typical Greek Revival Balusters



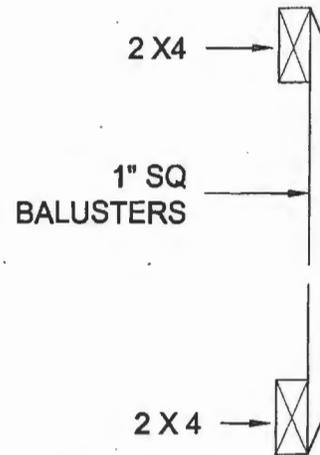
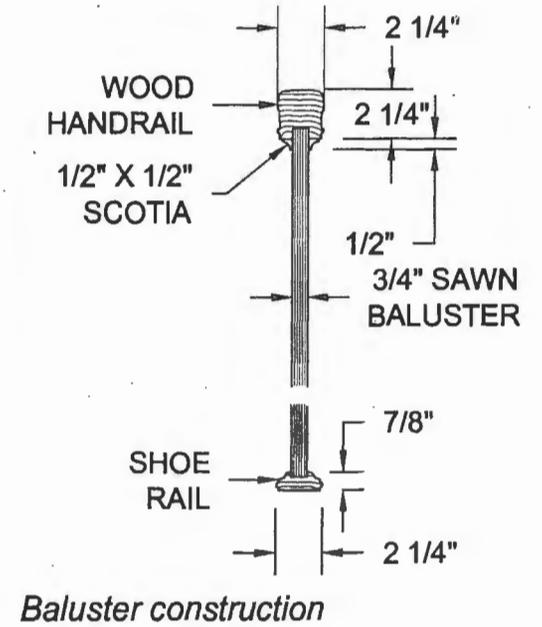
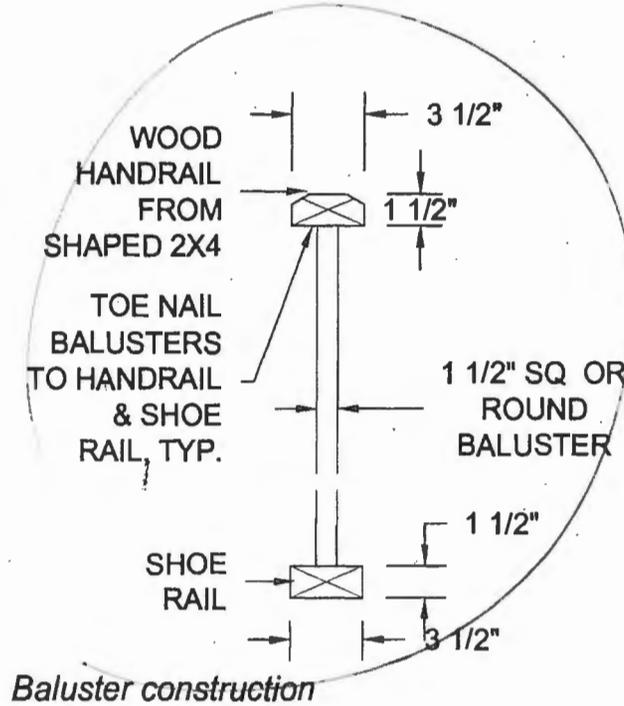
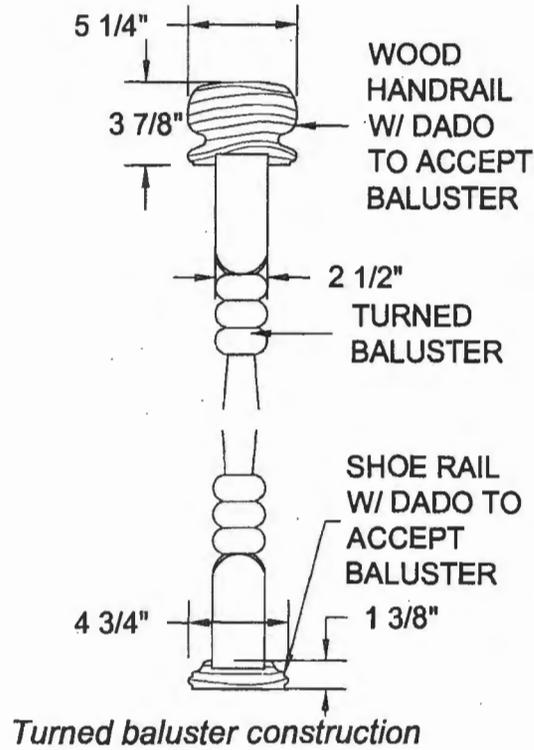
SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS 1 1/2" X 1 1/2".

Typical Greek Revival Porch Skirting



e. Huey

BALUSTER DETAILS



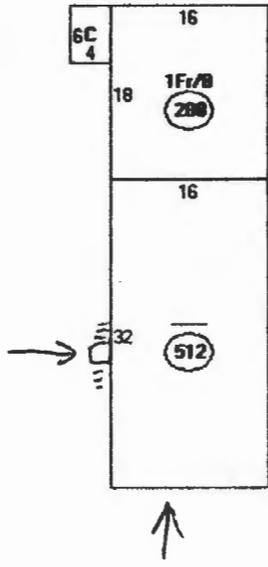
This type of baluster, while easy to construct, is not appropriate for traditional buildings.

Descriptor/Area

- A: 512 sqft
- B: 1Fr/B
288 sqft
- C: FUB
24 sqft

99
Gay
Street

Proposed
Steps
(Not drawn
to scale)



95
Gay
Street

97
Gay

From: Gordon Smith <gsmith4@maine.rr.com>
To: <bjs@portlandmaine.gov>
Date: 3/25/2012 11:51 PM
Subject: 97 Gray Street Plot Plan
Attachments: img236.pdf

Good Morning Brad,

I hope that this plot plan is more to your liking. There are several things that you must keep in mind while viewing the plan. First, my house has very little land. That is, the plot is not much larger than the footprint of the house. Second, what I am proposing to do is to replace some steps to my front door that were removed years ago. As it stands right now, my front door/entry has no steps and thus is not usable as a means of entry into my house.

My notations to this plan are as follows:

1. Existing rear entry with steps (4x6). The steps are actually about three feet wide.
2. This is the main body of my house (16x50). Total footage for this area is 1110 SF, which includes a small strip of land.
3. This is the proposed replacement steps area.(4X6, approx.). The new steps will be in the same spot as the previous one's.
4. This is what I call open land and is 5X50.

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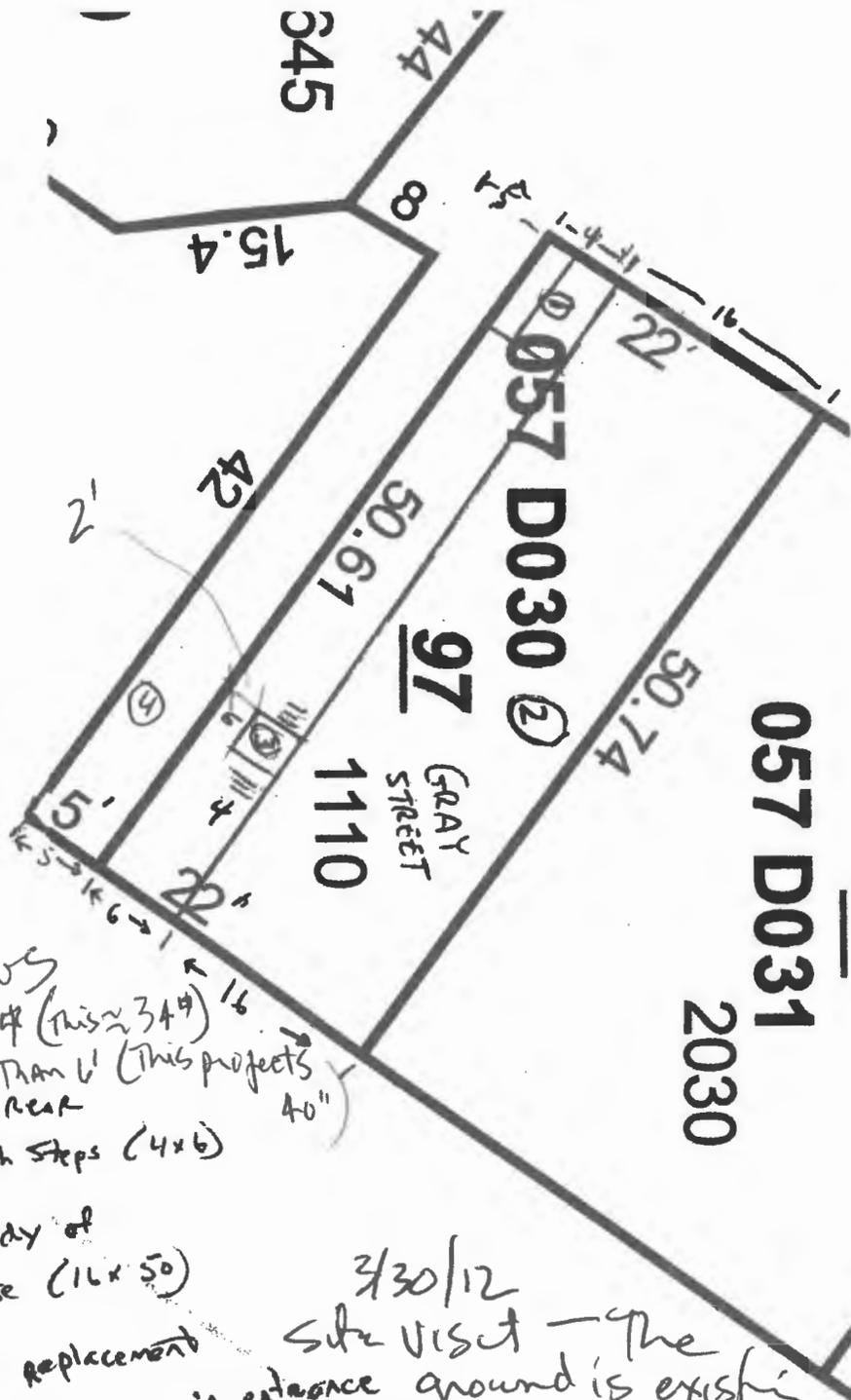
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MAR 26 2012



14-425 allows
 no less than 50" (this is 34")
 and project no less than 6" (this projects
 40")
 Existing rear
 entry with steps (4x6)

- ② Main body of the house (16x50)
- ③ Proposed replacement steps (4x6) for main entrance
- ④ Open land or pathway (5x5) impervious (crushed stone)

3/30/12
 Site visit - the ground is existing
 There is an existing door that was not recently put in - *[Signature]*

26 2012

David Kimball
P.O Box 1390
Westbrook, ME 04098

Date 3/21/2012
Estimate # 1

Name / Address

Gordon Smith
97 Gray St
Portland, ME 04101

P.O. #
Terms

Due Date 3/21/2012
Other

Description	Qty	Rate	Total
Landing includes: Two 48in pre cast tubes, 2x6 framing, 4x4 post, 2x2 spindles, 2x12 stair framing, cedar decking, stainless steel nails, anchor bolts, and steel framing hangers. All wood will be primed before its put together. the only thing that will stay untreated will be the decking.		2,800.00	2,800.00
Half down and the rest upon completion.			
		Subtotal	\$2,800.00
		Sales Tax (0.0%)	\$0.00
		Total	\$2,800.00

David Kimball
kimballdavid@rocketmail.com

2078543460