

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

Location of Construction: 383 Spring St		Owner: Mary S Flogg		Phone: 773-5025		Permit No: 31171	
Owner Address: 383 Spring St		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Eckart Horn		Address: 46 Clifford St Pcid 04102		Phone: 674-9791		Permit Issued: OCT 9 1998	
Past Use: 2-family		Proposed Use: Same		COST OF WORK: \$ 1,500		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Rebuild steps on clifford st side				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: Date:			
Permit Taken By: SP		Date Applied For: September 30, 1998					

**PERMIT ISSUED**  
OCT 9 1998  
CITY OF PORTLAND  
Zoning: CBL: 061-A-004

Zoning Approval:  
**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: September 30, 1998

**PERMIT ISSUED WITH REQUIREMENTS**

#2

**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

SIGNATURE OF APPLICANT Eckart Horn	ADDRESS:	DATE: September 30, 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**CEO DISTRICT**

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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

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: <u>383 Spring St</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>61</u> Block# <u>A</u> Lot# <u>4</u>		Owner: <u>FLAGG MARK N</u>	
Owner's Address: <u>383 SPRING ST</u>		Telephone#: <u>773 5025</u>	
Lessee/Buyer's Name (If Applicable)		Cost Of Work: <u>\$ 1500</u>	Fee: <u>\$ 30</u>
Proposed Project Description: (Please be as specific as possible) <u>REBUILDING STEPS CLIFFORD ST. SIDE</u>			
Contractor's Name, Address & Telephone <u>HECKART HORN 46 CLIFFORD ST 04102 874-9791</u>		Rec'd By: <u>[Signature]</u>	

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, Ventilation and Air Conditioning) installation must comply with the 1993 B.O.C.A. 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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

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

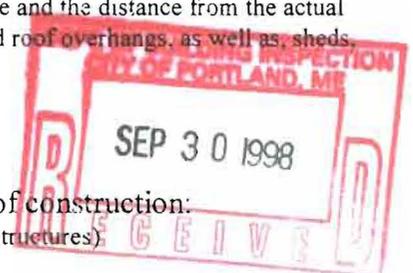
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <u>[Signature]</u>	Date: <u>9/30/98</u>
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.





CITY OF PORTLAND

November 9, 1995

Mary N. Flagg  
383 Spring street  
Portland, ME 04102

REF: 383 Spring Street  
(New Site Feature - on garage - Clifford Street)

Dear Ms. Flagg:

Recently this office made a site visit at the above address. The purpose for this visit was to review the following: alterations to garage door on Clifford Street.

Such alterations require review under the Historic Preservation Ordinance. I ask that you contact this office regarding the above site features to determine compliance under this ordinance.

If you have any questions regarding this requirement, please do not hesitate to contact this office.

Sincerely,

Gary Hamilton  
Historic Preservation

cc: Sven- [redacted] n Services

11/15  
DO you have any permits for any work to this address?  
NO SP @

61-A-004

Warranty Deed

From

WALTER B. AND JEAN F. ESLEY

To

MARY N. FLAGG

Dated May, 1966

State of Maine.

ss. Registry of Deeds.

Received JUL 6 1966

at H. M. M. and

recorded in Book Page

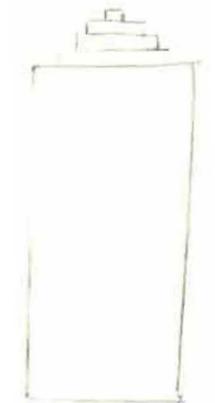
Attest Register.

FROM THE OFFICE OF
Pierce, Atwood, Scribner,
Allen & McKusick

LORING, SHORT & HARMON, LAW STATIONERS
PORTLAND MAINE

Landmarks
Houses Town

Stalioanite Post for Birch



Circa 1865
Baptist Pious charge
Capt Elizabeth

(46 Cliff Road about 1867)
383 Spring

# Know all Men by these Presents,

That WE, WALTER B. ESLEY and JEAN F. ESLEY, of Portland  
in the County of Cumberland and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other good and  
valuable consideration,

paid by MARY N. FLAGG, of said Portland,

the receipt whereof we do hereby acknowledge, do hereby  
remise, release and forever quitclaim  
~~purchase~~ bargain, sell and convey, unto the said Mary N. Flagg

her heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon  
situated on the Northwest side of Spring Street, in said  
Portland, being more particularly bounded and described  
as follows:

Beginning at the center of the block of two houses at  
the Southwest corner of land formerly of Seth L. Larrabee;  
thence Northwest through the center of the partition which  
divides the tenements of said block on the line of said  
land formerly of Larrabee to Clifford Street; thence South-  
west on said Clifford Street, forty-six (46) feet, seven and  
one-quarter ( $7\frac{1}{4}$ ) inches, more or less, to a stake; thence  
Southeasterly on a line parallel with the first mentioned  
line, one hundred and forty (140) feet, more or less, to  
Spring Street; thence Northerly on the line of said Spring  
Street, forty-six (46) feet and seven and one-fourth ( $7\frac{1}{4}$ )  
inches, more or less, to the point begun at.

For previous title to said premises, reference is made to deed  
from Joseph L. Scruton to Walter B. Esley and Jean F. Esley dated  
August 30, 1957 and recorded in Cumberland County Registry  
of Deeds in Book 2373 at Page 23 and to Notice of Foreclosure  
of Walter B. Esley and Jean F. Esley to John M. Stewart, Jr.  
recorded in said Registry of Deeds in Book 2667 at Page 241.

Walter B. Esley, one of the grantors herein, retains the right to  
use the garage on the above described premises. During the time of  
such usage, Esley shall maintain the interior and exterior of said  
garage building in sound and proper condition. Esley's right  
to use said garage building shall cease and terminate on  
May //, 1976, provided that if either of the following events  
shall occur prior to said date, said right to use said garage  
shall terminate on the first of said events to occur: (1) the  
sale by Esley of the property which he now owns in joint  
tenancy at 381 Spring Street, in said Portland, or  
(2) the death of said Esley.

This conveyance is made subject to a certain first mortgage to Federal  
Loan and Building Association, dated November 29, 1960, and recorded  
in said Registry of Deeds in Book 2578 at Page 7.

with all the privileges and appurtenances thereof to the said

Mary N. Flagg

her heirs and assigns, to her and their use and behoof forever.

And <sup>we</sup> do COVENANT with the said Grantee, her heirs and assigns, that ~~we are lawfully seized in fee of the premises that they are free of all encumbrances~~

~~that we have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that we and our heirs shall~~ and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons. claiming by, through, or under us

In Witness Whereof, we the said Walter B. Esley and Jean F. Esley

and

<sup>xxx</sup>wife

of the said

joining in this deed as Grantor<sup>s</sup>, and relinquishing and conveying our right<sup>s</sup> by descent and all other rights in the above described premises, have hereunto set our hand and seals this *11th* day of May in the year of our Lord one thousand nine ~~hundred and sixty-six~~ hundred and sixty-six.

Signed, Sealed and Delivered in presence of

*Bred C. Scribner*  
*to wit*

*Walter B. Esley*  
*Jean F. Esley*



State of Maine,  
Cumberland

} ss.

May *11* 19 66 .

Personally appeared the above named  
Walter B. Esley and Jean F. Esley

and acknowledged the above

BUILDING PERMIT REPORT

DATE: 2 OCT. 98 ADDRESS: 383 Spring St. CBL 061-A-004

REASON FOR PERMIT: Rebuild steps

BUILDING OWNER: MARY N Flagg

CONTRACTOR: Eckart Horn

PERMIT APPLICANT: \_\_\_\_\_

USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

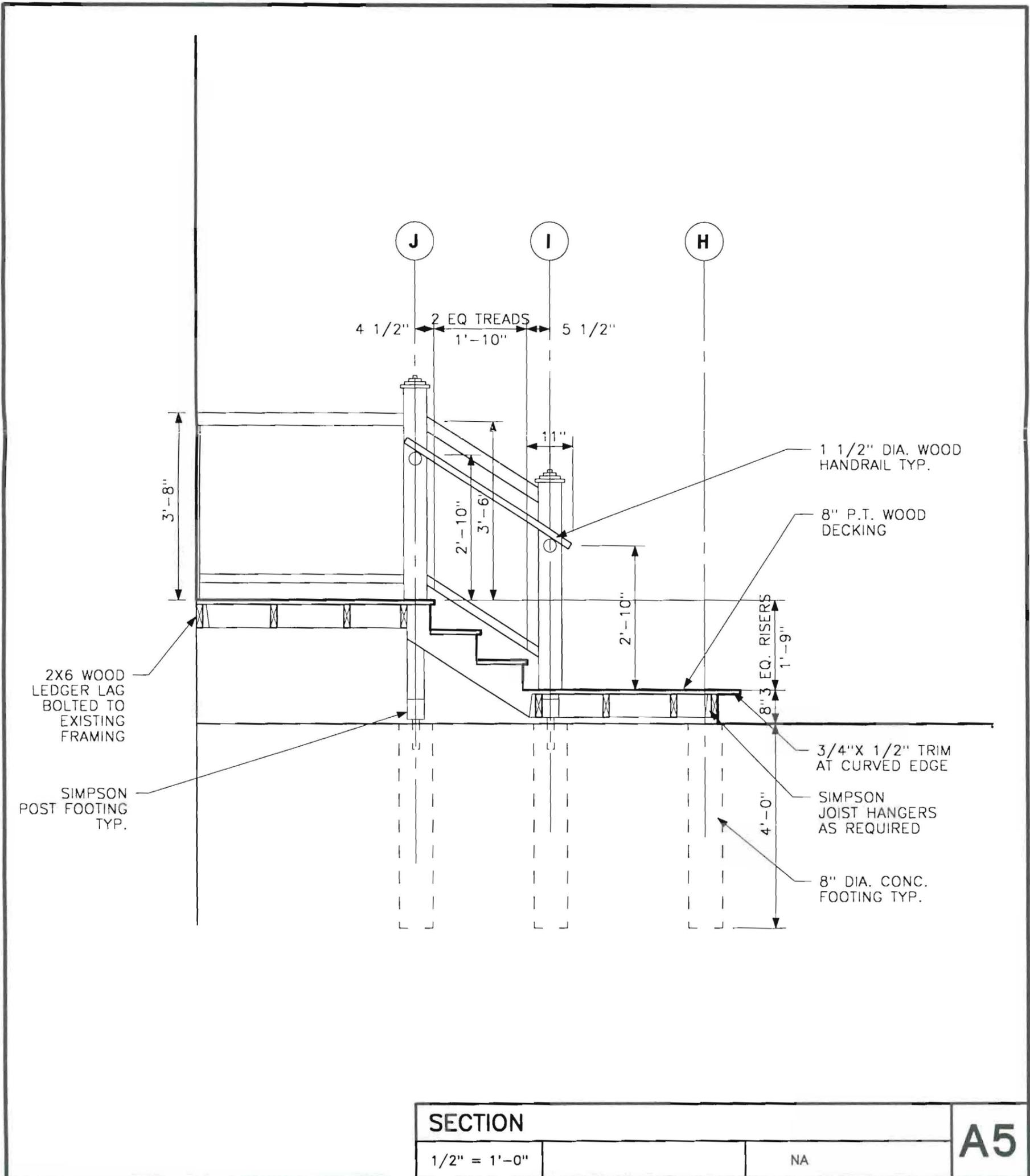
CONDITION(S) OF APPROVAL

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

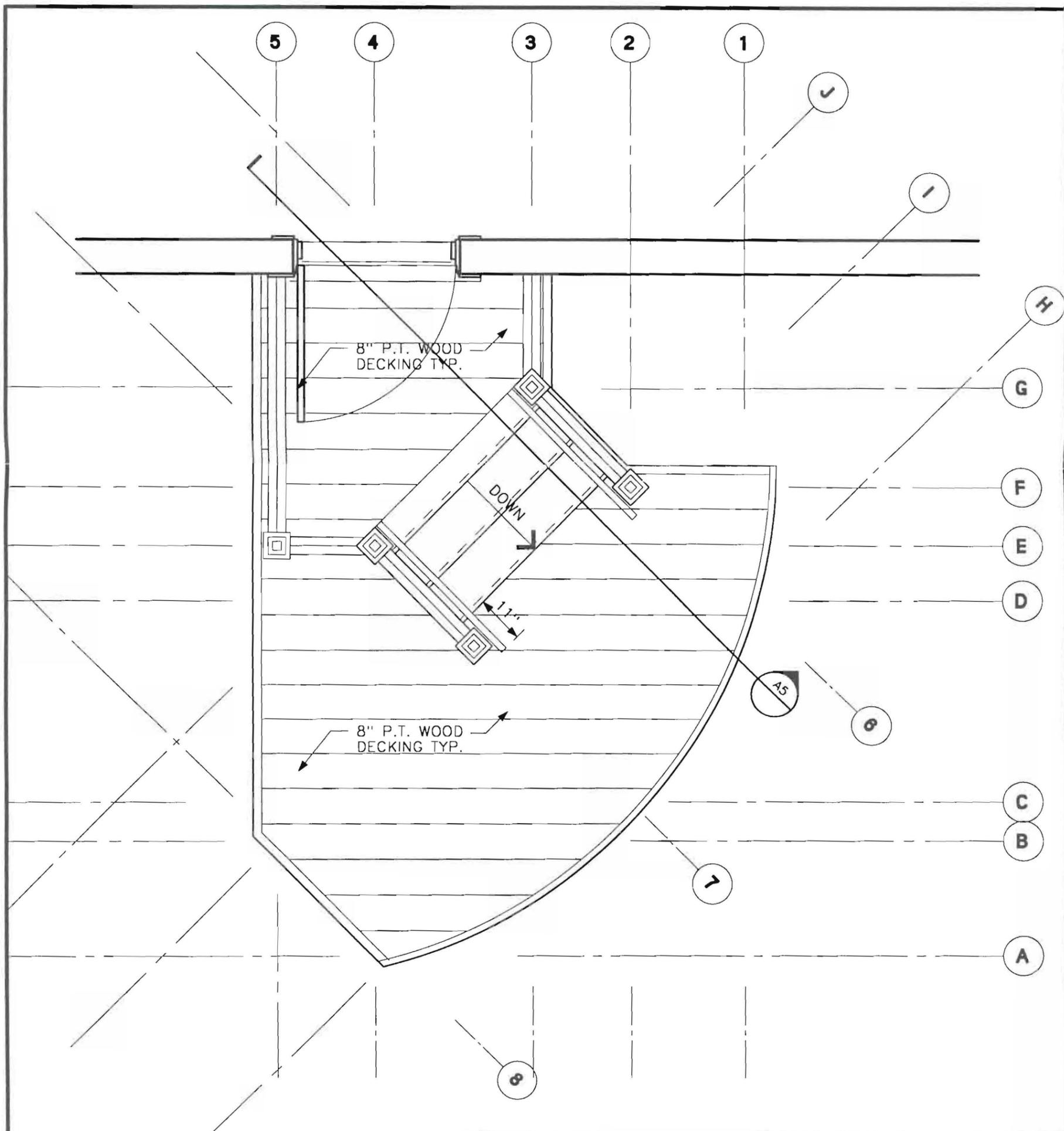
Approved with the following conditions: \*1, \*2, \*8, \*10, \*26

- \*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 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of 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. ~~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, 10/14*
- 9. Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
- 10. ~~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
- 12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height

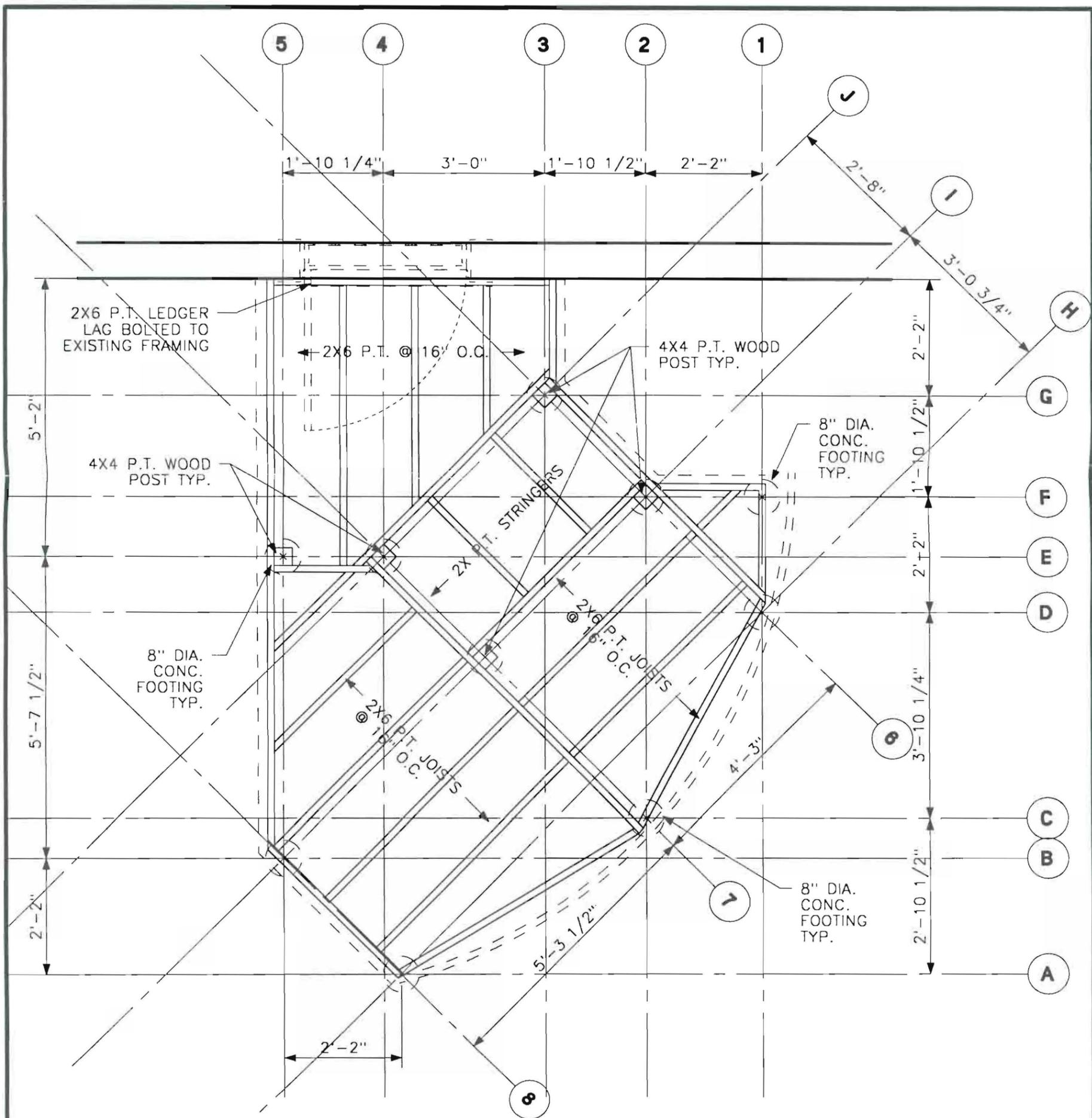




<b>SECTION</b>			<b>A5</b>
1/2" = 1'-0"	NA		



<b>FLOOR PLAN</b>		<b>A2</b>
1/2" = 1'-0"	REF: NA	



**FOOTING AND FRAMING PLAN**

1/2" = 1'-0"

REF: NA

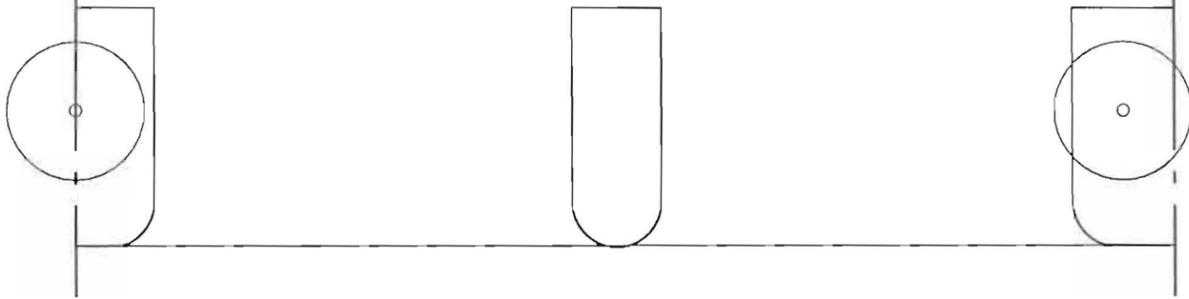
**A4**

*Steps are on property line*

EXISTNG  
HOUSE

LINE OF EXISTING  
PORCH TO  
BE REMOVED

EXISTING  
GARAGE



**SITE PLAN**

N.T.S.

REF: NA

**A1**



these will be built to match railings on Spring St eventually slats to be made as shown then will change to match Spring St.

ELEVATION

1/2" = 1'-0"

REF: NA

A3