

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 041765
JAN - 7 2005

CITY OF PORTLAND

This is to certify that Burden Bruce R /Forrest Al

has permission to Repair 2nd flr Poreh

AT 58 Neal St 062 A014001

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 for inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
DepartmentName

[Handwritten Signature]
1/6/05
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. 04-1765	Issue Date: PERMIT ISSUED	BL: 062 A014001
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Location of Construction: 58 Neal St	Owner Name: Burden Bruce R	Owner Address: 58 Neal St # 1	Issue Date: JAN - 7 2005
Business Name:	Contractor Name: Forrest Alden	Contractor Address: 148 Sebago Lake Road Portland	Phone: 4078927014
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: 3 Unit Condo	Proposed Use: 3 Unit Condo/ Repair 2nd flr Porch	Permit Fee: \$193.00	Cost of Work: \$8,000.00	CEO District: 2
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Proposed Project Description: Repair 2nd flr Porch	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group R2 Type SB IRC 2003
	Signature:	Signature:

Legal use: 3 D.U. condos

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 11/30/2004	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"/> Minors <input type="checkbox"/> MM <input type="checkbox"/>	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	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> w/Conditions <input type="checkbox"/> Denied to DA
	Date: 12/2/04	Date:	Date:

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: 04-1765	Date Applied For: 1113012004	CBL: 062 A014001
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Location of Construction: 58 Neal St	Owner Name: Burden Bruce R	Owner Address: 58 Neal St # 1	Phone:
Business Name:	Contractor Name: Forrest Alden	Contractor Address: 148 Sebago Lake Road Gorham	Phone (207) 892-7014
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

3 Unit Condo/ Repair 2nd flr Porch	Repair 2nd flr Porch
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Dept: Historical	Status: Approved with Conditions	Reviewer: Deborah Andrews	Approval Date: 01/03/2005
Note:	Ok to Issue: ✓		
1) * All original trim details to be replicated in the new work.			

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/02/2004
Note:	Ok to Issue: ✓		
1) The 2nd floor porch shall not be enlarged as part of the repairs. The original footprint shall be maintained.			
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This building is within a Historic District.			
3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.			
4) This property shall remain a three (3) family condominium dwelling. Any change of use shall require a separate permit application for review and approval.			

Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: ✓		

All Purpose 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>58 Neal St.</u>		
Total Square Footage of Proposed Structure <u>126 sq. ft.</u>	Square Footage of Lot <u>6,750'</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>62</u> Block# <u>A</u> Lot# <u>14</u>	Owner: <u>58 Neal St., Condominium</u> <u>Donald Gundersen, Bruce</u> <u>Burden, Alix & Robert Pratt</u>	Telephone: <u>761-0292</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Forrest Alden</u> <u>148 Sebago Lake Rd.</u> <u>Gorham</u> <u>892-7014</u>	Cost Of Work: \$ <u>6000.00</u> Fee: \$
Current use: <u>porch</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>porch</u>		
Project description: <u>Re-build 2nd Floor porch</u>		
Contractor's name, address & telephone: <u>Forrest Alden, 148 Sebago Lake Rd., Gorham</u>		
Who should we contact when the permit is ready: <u>Forrest Alden</u> <u>892-7014</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer, A stop work order will be issued and a \$700.00 fee if any work starts before the permit is picked up. PHONE: <u>892-7014</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: R. J. Alden Date: 11/30/04

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Nov. 30, 04

58 Neal St. - 2nd Floor porch reconstruction

The existing 2nd floor porch was framed with 2x6 KD 16"OC across the face of the building. The framing around the left + center columns was gone due to carpenter ants. None of the framing was fastened to the building or columns. Areas of the decking and the first floor ceiling were also rotten.

The new porch will be framed with 2x6 P.T. 12"OC. The ledger boards on the building are anchored w/ 4x1/2" galvanized lag bolts 12"OC. as well as any joist going out to the columns. These joist "packages" are through bolted and tied together with 1/4" x iron brackets at 8 intersections and through bolted or lagged.

On top of the framing will be 3/4" CDX, 1/2" fiber-board, a rubber membrane roof, 2x P.T. sleepers covered w/ rubber roofing. Copper flashing will be adhered to the rubber roof and bent into the ~~not~~ mortar joints of the building + columns.

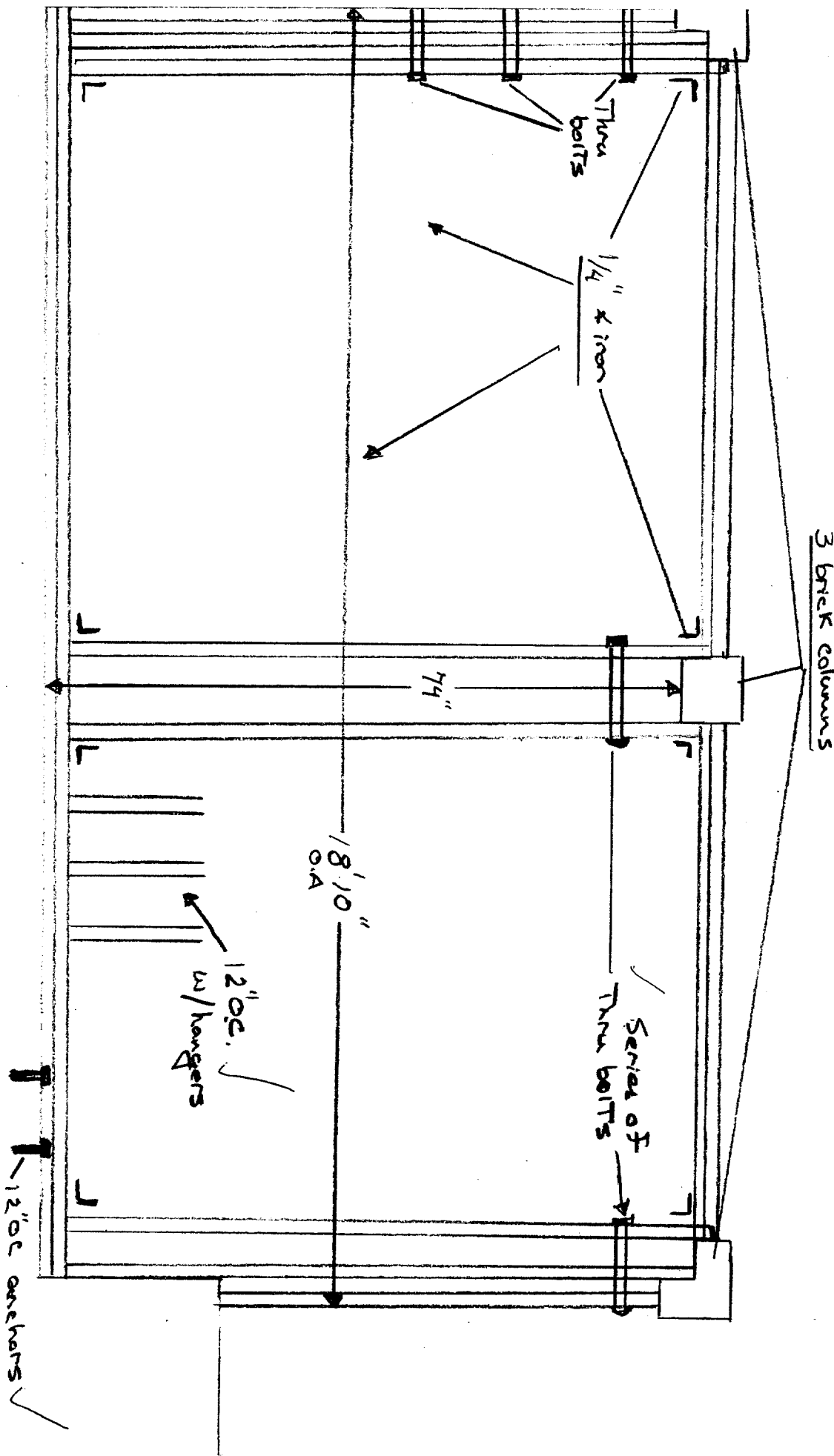
A 1x4, T+G, fir decking will go on last running across the face of the building. A 3/8" slope will run from the building to the columns for draining. The ceiling of the 1st floor will return to the original detail as seen on the second floor ceiling, (a 1x4 v-match running lengthways),

The existing railings will be replaced unless otherwise stipulated. Horizontal trim boards will be ~~the~~ as before but made from #2 pre-primed pine stock. Decorative brackets will be restored and re-installed and the cove moulding will match the original as seen on 2nd floor at ceiling.

Floor Plan

2nd Floor porch reconstruction

Spanning is 2x6 P.T. 12'0" with 4'x1/2" gal. logs in masonry anchors as are joists from ledger to building attached with 1/4" x iron through bolted at corners as indicated below.



Brick front of building

Brick Column

