

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 04-0518	Issue Date:	CBL: 062 D021001
-----------------------	-------------	---------------------

Location of Construction: 46 Neal St	Owner Name: Pratt Caroline Malone	Owner Address: 48 Neal St	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R4

Past Use: Single Family Home/ Historic	Proposed Use: Single Family Home / Replace Shed Add 8x10 bay windows /renovations	Permit Fee: \$129.00	Cost of Work: \$12,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B Box 1999	

Proposed Project Description: Replace Shed Add 8x10 bay windows /renovations	Signature:	Signature: JMB 6/7/04
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: Idobson	Date Applied For: 05/03/2004	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <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"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	<p><i>approved to remain SF Home</i></p> <p>Date: JMB 6/2/04</p>	<p>Date:</p>	<p>Date: D. Adams 6/26/04</p> <p><i>Based on revised plans</i></p>



**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

7/20/04 <sup>Rough</sup> Stair insp. requested by Bill M. to assess code compliance of winders - need to make some adjustments at the narrow point - has room to adjust. Also looked at steel beam installation - bill showed me specs from Becker but needs to get them stamped. Also, he will amend permit to show new stair detail per the approval conditions. JB

7/23/04 checked some tubs base + depth for Rear Bay window.

8/19/04 checked framing electrical & plumbing 1st & 2nd floor  
OK to close in mud

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

# BUILDING

## PERMIT

Permit Number: 040518

This is to certify that Pratt Caroline Malone/Applicant  
has permission to Replace Shed Add 2-8x10 bay windows renovation  
AT 46 Neal St L 062 D021001

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 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 written permission procured before this building or part thereof is leased or occupied. CLOSED-IN PERMITS REQUIRE NOTICE IS REQUIRED.

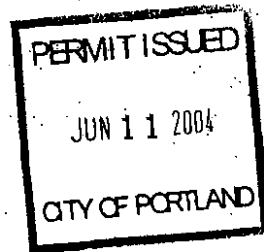
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Jeanie Bourke 6/7/04*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



**City of Portland, Maine - Building or Use Permit**

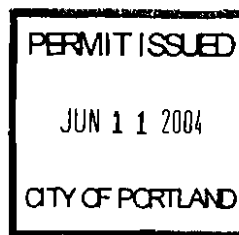
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0518	Date Applied For: 05/03/2004	CBL: 062 D021001
-----------------------	---------------------------------	---------------------

Location of Construction: 46 Neal St	Owner Name: Pratt Caroline Malone	Owner Address: 48 Neal St	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home / Replace Shed Add 2-8x10 bay windows /renovations	Proposed Project Description: Replace Shed Add 2-8x10 bay windows /renovations
--	---

<b>Dept:</b> Historical	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 05/26/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Approval is based on revised plans.			
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/02/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) The bay window shall not exceed the existing footprint of the shed			
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/07/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
6/02/04 left vm w/contractor to discuss sona tube placement, interior stair detail and steel beam spec.			
6/7 Spoke w/Bill M. He identified sona placement, will send spec when ordered, there is no detail on the stair construction, will have to amend			
1) Design load spec on the steel beam must be submitted to this office.			





**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

4.5 2004

Received from Daughan Pratt

Location of Work 48 Neal St.

Cost of Construction \$                     

Permit Fee \$ 125.00

Building (II)     Plumbing (IS)     Electrical (I2)     Site Plan (U2)      
Other                                     

CBL: 62 10 21515

Check #: 7185

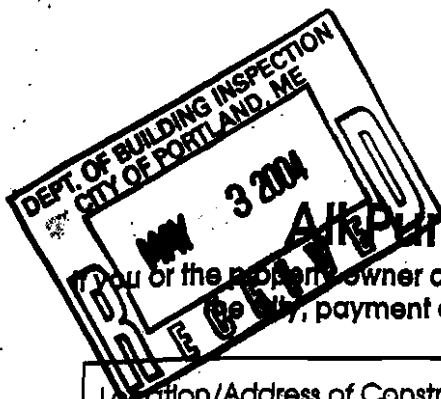
Total Collected \$ 125.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

*[Handwritten signature]*



# All-Purpose Building Permit Application

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: <span style="float: right;">48</span> <b>48 Neal St Portland Maine, 04102</b>		
Total Square Footage of Proposed Structure <b>21'8" x 10' 20 sq</b>	Square Footage of Lot <b>4850</b>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>62            10            21 &amp; 15</b>	Owner: <b>Caroline Pratt</b>	Telephone: <b>871-0066</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>Caroline Pratt 871-0066 48 Neal St. Portland ME 04102</b>	Cost Of Work: \$ <u>12,000</u> Fee: \$
Current use: <u>Residential</u>		
If the location is currently vacant, what was prior use: <u>n/a</u>		
Approximately how long has it been vacant: <u>n/a</u>		
Proposed use: Project description:		
Contractor's name, address & telephone: <b>Caroline Pratt</b>		
Who should we contact when the permit is ready: <b>William Mowbray Construction</b>		
Mailing address: <b>650-0575/829-3350</b>		
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 \$100.00 fee if any work starts before the permit is picked up. <b>PHONE: (207) 871-0066</b>		

**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: <b>Caroline Pratt</b>	Date: <b>4/30/04</b>
---	----------------------

**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**

5-26-04

Materials list: 48 Neal St. Bay Window  
walk-out Bay:

Footings	24" x 24" x 12" concrete, poured in place
Posts	10" sm tube to grade w/ 4" x 4" treated above.
Floor Framing	2" x 10" <del>boards</del> treated 16" o.c.
Floor/Sub	3/4" advan <sup>tee</sup>
Floor/Fin	3/4" hardwood
Framing/walk	2" x 6" KD space 16" o.c.
Sheathing	1/2 CDX nailed 6" spacing
Insulation	R19 w/ 1 1/2" rigid exterior or stucco.
Siding	Stucco
Headers	6 x 12 on common wall of House <del>for window</del> 6 x 10 over windows
Roof:	2 x 8, min / with 5/8 CDX, bituthene.
Fin Roofing	16oz red copper flat Seamed / Hip.
Windows	Marvin Double Hung SGL
Lattice	Framed lattice 1 1/2" x 1 1/2" 3/4" inter beking.
Ext Wall/Fin	1/2 blueboard w/ skim coat plaster.
Gutter:	Copper gutters & downspouts.

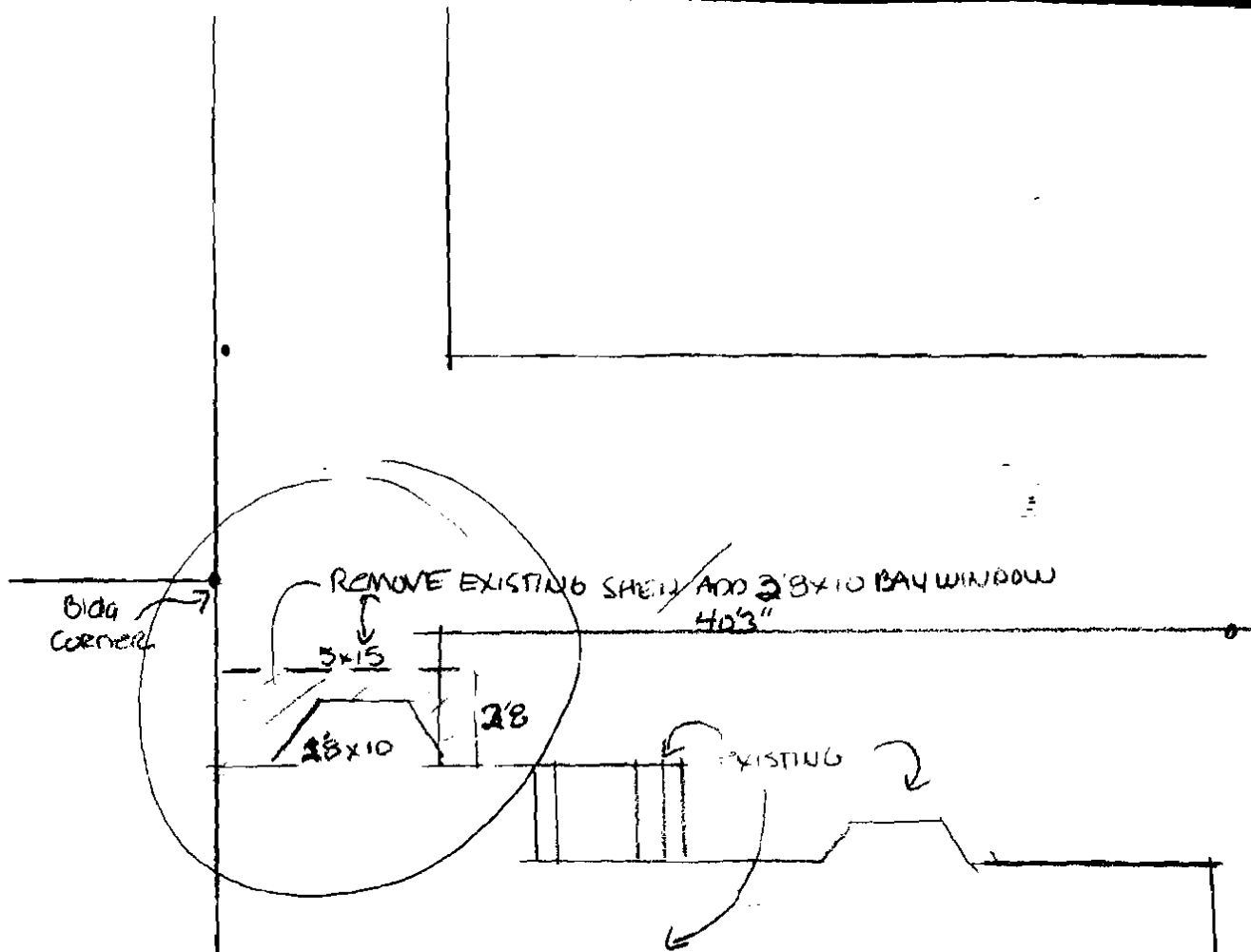
Submitted 5-26-04

William R. Moulton / contractor  
203 Blanchard Rd.

Cumberland, ME 04021

650-0575 — 829-3350

Wm. R. Moulton



R4 Zone

SITE PLAN

Replacing over existing Footprint  
 actually reducing Footprint



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	062 0021001
<b>Location</b>	46 NEAL ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	PRATT CAROLINE MALONE 46 NEAL ST PORTLAND ME 04102
<b>Book/Page</b>	9557/227
<b>Legal</b>	62-D-21 NEAL ST 46-46 CARROLL ST 26-26 3913 SF

R4

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$85,790	\$171,460	\$257,250

**Property Information**

<b>Year Built</b> 1904	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 3110	<b>Total Acres</b> 0.09		
<b>Bedrooms</b> 6	<b>Full Baths</b> 2	<b>Half Baths</b> 1	<b>Total Rooms</b> 12	<b>Attic</b> Full Fin./wh	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
-------------	-----------------	-------------------	-------------	--------------	------------------

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
-------------	-------------	--------------	------------------

**Picture and Sketch**

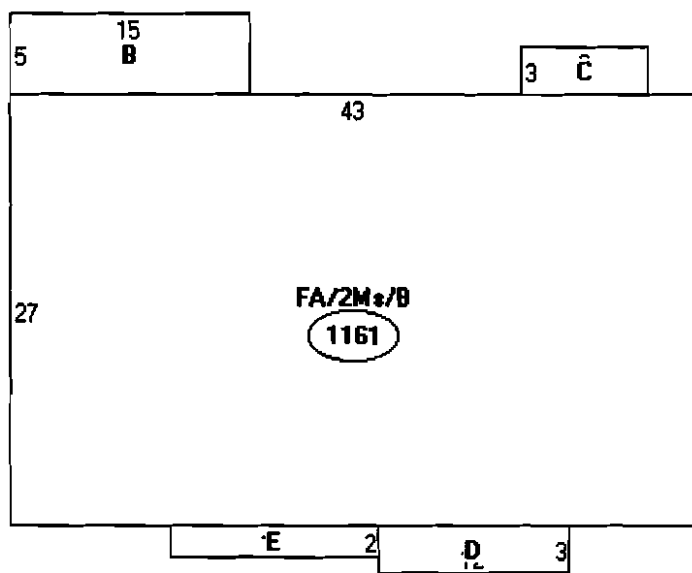
<u>Picture</u>	<u>Sketch</u>
----------------	---------------

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.







Descriptor/Area

A: FA/2Ms/B  
1161 sqft

B: 1Fr  
75 sqft

C: 2sMB/B  
24 sqft

D: OFF  
36 sqft

E: 1Ms/B  
26 sqft

# REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	36-48	Neal		1 OF 2			/		62	D	2	

TAXPAYER ADDRESS AND DESCRIPTION

CLIFFORD W H COMPANY  
57 EXCHANGE ST.  
CITY

LAND & BLDGS. NEAL ST. #36-48 &  
CARROLL ST. #26-30 ASSESSORS PLAN  
52-D-2 AREA 13869 SQ. FT.

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

PROPERTY FACTORS			
TOPOGRAPHY		IMPROVEMENTS	
LEVEL	<input checked="" type="checkbox"/>	WATER	<input type="checkbox"/>
HIGH	<input type="checkbox"/>	SEWER	<input type="checkbox"/>
LOW	<input type="checkbox"/>	GAS	<input type="checkbox"/>
ROLLING	<input type="checkbox"/>	ELECTRICITY	<input type="checkbox"/>
SWAMPY	<input type="checkbox"/>	ALL UTILITIES	<input checked="" type="checkbox"/>
STREET		TREND OF DISTRICT	
PAVED	<input checked="" type="checkbox"/>	IMPROVING	<input type="checkbox"/>
SEMI-IMPROVED	<input type="checkbox"/>	STATIC	<input checked="" type="checkbox"/>
DIRT	<input type="checkbox"/>	DECLINING	<input type="checkbox"/>
SIDEWALK	<input checked="" type="checkbox"/>		
TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
124	82	55	92	51.00	6480	
54	68	55	95	47.00	2540	
<i>CI + EA Fty Nil</i>						
<b>TOTAL VALUE LAND</b>					<b>9020</b>	
<b>TOTAL VALUE BUILDINGS</b>					<b>20080</b>	
<b>TOTAL VALUE LAND AND BUILDINGS</b>					<b>29100</b>	
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
<b>TOTAL VALUE LAND</b>						
<b>TOTAL VALUE BUILDINGS</b>						
<b>TOTAL VALUE LAND AND BUILDINGS</b>						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
<b>TOTAL VALUE LAND</b>						
<b>TOTAL VALUE BUILDINGS</b>						
<b>TOTAL VALUE LAND AND BUILDINGS</b>						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
<b>TOTAL VALUE LAND</b>						
<b>TOTAL VALUE BUILDINGS</b>						
<b>TOTAL VALUE LAND AND BUILDINGS</b>						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		PLK.	LOT			

YEAR	ORIG. COST	RENTAL	1680
YEAR	SALE PRICE	EXPENSE	—
YEAR	U. S. R. S.	NET	1680

ASSESSMENT RECORD INCREASE DECREASE		
1950	LAND	1175
1950	BLDGS.	12750
1950	TOTAL	17225
1951	LAND	5400
1951	BLDGS.	12025
1951	TOTAL	17425
1952	LAND	
1952	BLDGS.	
1952	TOTAL	
1953	LAND	
1953	BLDGS.	
1953	TOTAL	
1954	LAND	
1954	BLDGS.	
1954	TOTAL	
1955	LAND	
1955	BLDGS.	
1955	TOTAL	
1956	LAND	
1956	BLDGS.	
1956	TOTAL	
1957	LAND	
1957	BLDGS.	
1957	TOTAL	
1958	LAND	
1958	BLDGS.	
1958	TOTAL	
1959	LAND	
1959	BLDGS.	
1959	TOTAL	
1960	LAND	
1960	BLDGS.	
1960	TOTAL	

**RECORD OF BUILDINGS**

GRADE DENOTES QUALITY OF CONSTRUCTION: A--EXCELLENT; B--GOOD; C--AVERAGE; D--CHEAP; E--VERY CHEAP

YEAR 19

YEAR 19

*ONE SIDE of House PARTY BST.*

RENT-

1680

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	4 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	4 ✓
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	2 ✓
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
¼	½			STD. WAT. HEAT	
NO. CELLAR		B	1 2 3	AUTO. WAT. HEAT	2 ✓
EXTERIOR WALLS		CEMENT	✓	ELECT. WAT. BYST.	
CLAPBOARDS		EARTH		LAUNDRY TUBS	
WIDE SIDING		PINE		NO PLUMBING	
DROP SIDING		HARDWOOD	✓		
NO SHEATHING		TERRAZZO			
WOOD SHINGLES		TILE		TILING	
ASBES. SHINGLES				BATH FL. & WCOT.	
STUCCO ON FRAME		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
STUCCO ON TILE		INTERIOR FINISH		LIGHTING	
BRICK VENEER				ELECTRIC	✓
BRICK ON TILE		B	1 2 3	NO LIGHTING	
SOLID BRICK	✓	PINE	✓	NO. OF ROOMS	
STONE VENEER		HARDWOOD	✓	BSMT.	2ND 8
CONC. OR CINO. BL.		PLASTER	✓	1ST 6	3RD 6
		UNFINISHED		OCCUPANCY	
		METAL CLG.		SINGLE FAMILY	
TERRA COTTA				TWO FAMILY	✓
VITROLITE		RECREAY. ROOM		APARTMENT	
PLATE GLASS		FINISHED ATTIC		STORE	
INSULATION		FIREPLACE	4 ✓	THEATRE	
WEATHERSTRIP		HEATING		HOTEL	
		PIPELESS FURNACE		OFFICES	
ROOFING		HOT AIR FURNACE		WAREHOUSE	
ASPH. SHINGLES		FORCED AIR FURN.		COMM. GARAGE	
WOOD SHINGLES		STEAM	2 ✓	GAS STATION	
ASBES. SHINGLES		NOT WAT. OR VAPOR		ECONOMIC CLASS	
SLATE	✓	NO HEATING		OVER BUILT	
METAL				UNDER BUILT	
COMPOSITION		GAS BURNER		OT 5/17-50	AR. 7
ROLL ROOFING		OIL BURNER	2 ✓	LD. 2	PO. 23A
INSULATION		STOKER		MS.	CK.

COMPUTATIONS

UNIT	1951	
2241 s. F.	17370	
S. F.		
ADDITIONS	+1800	
BASEMENT		
WALLS		
ROOF	+220	
FLOORS		
ATTIC		
FINISH	3-2 <sup>1</sup> / <sub>2</sub> BRKS	+700
FIREPLACE		+600
HEATING		+680
PLUMBING		+1880
TILING		
M F 109		+1740
TOTAL		24990
FACT. +25		4340
REP. VAL.		29330

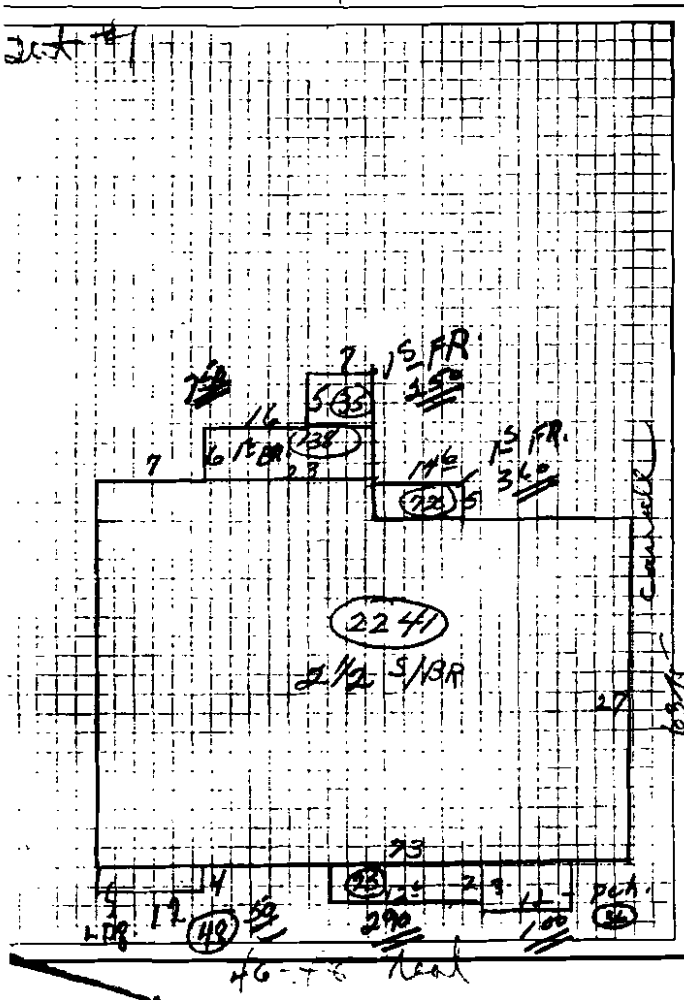
SUMMARY OF BUILDINGS

OCCY.	TYPE	GR.	AGE	REMGD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	TR
Dwrg	2 1/2 S/BR	B	51		F	29330	50%	14670	20%	10270	6150	5
YEAR	1951											
TAX VAL.	17091											
OLD VAL.												
CHANGE												

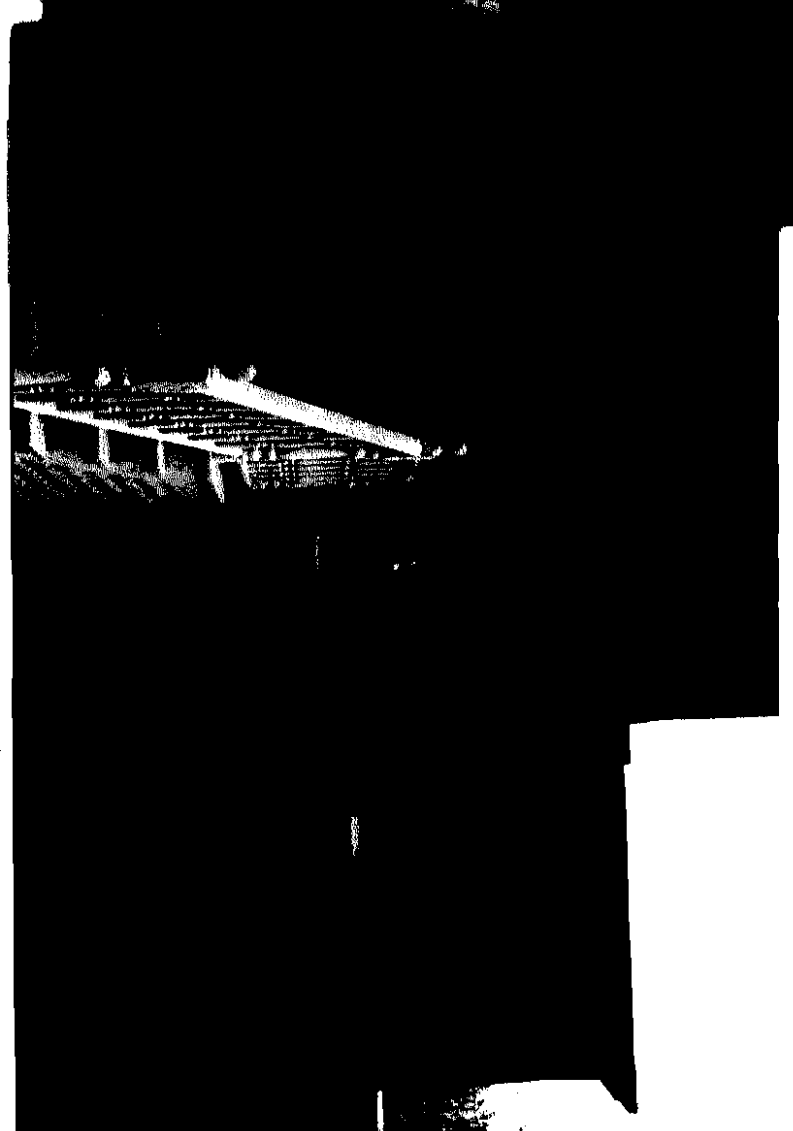
Ecom

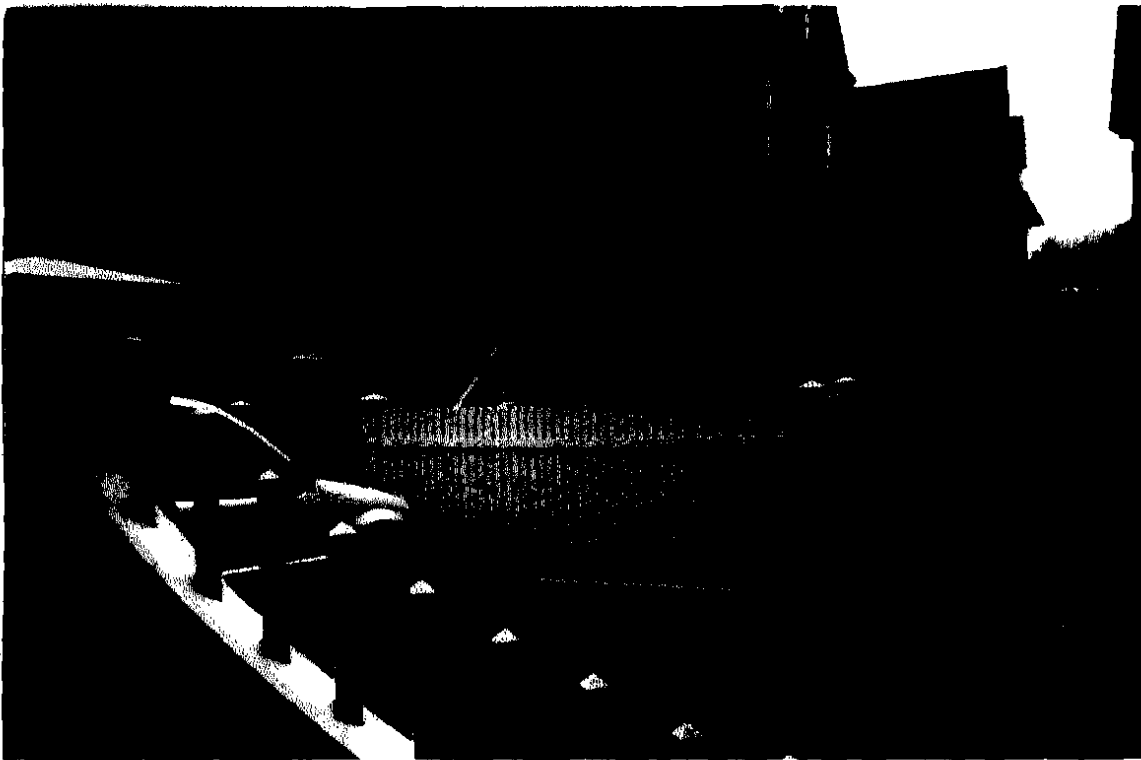
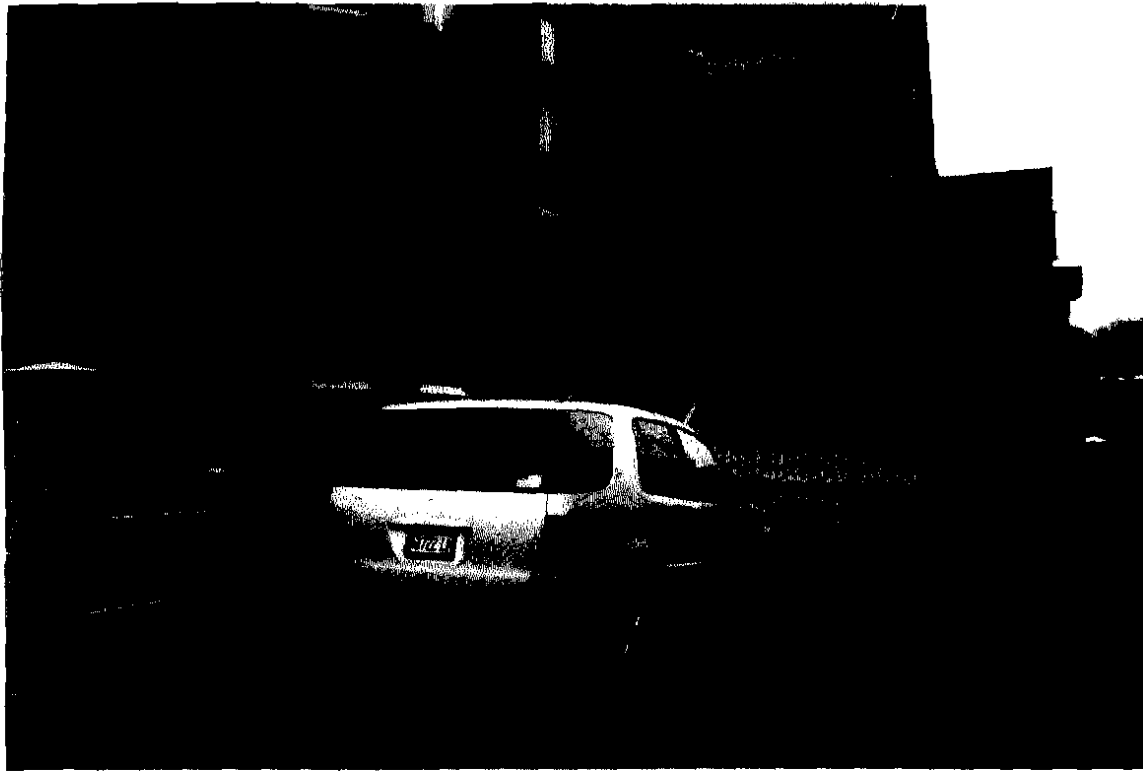
Card #2

1951 TOTAL BLDGS. 27090 13,25



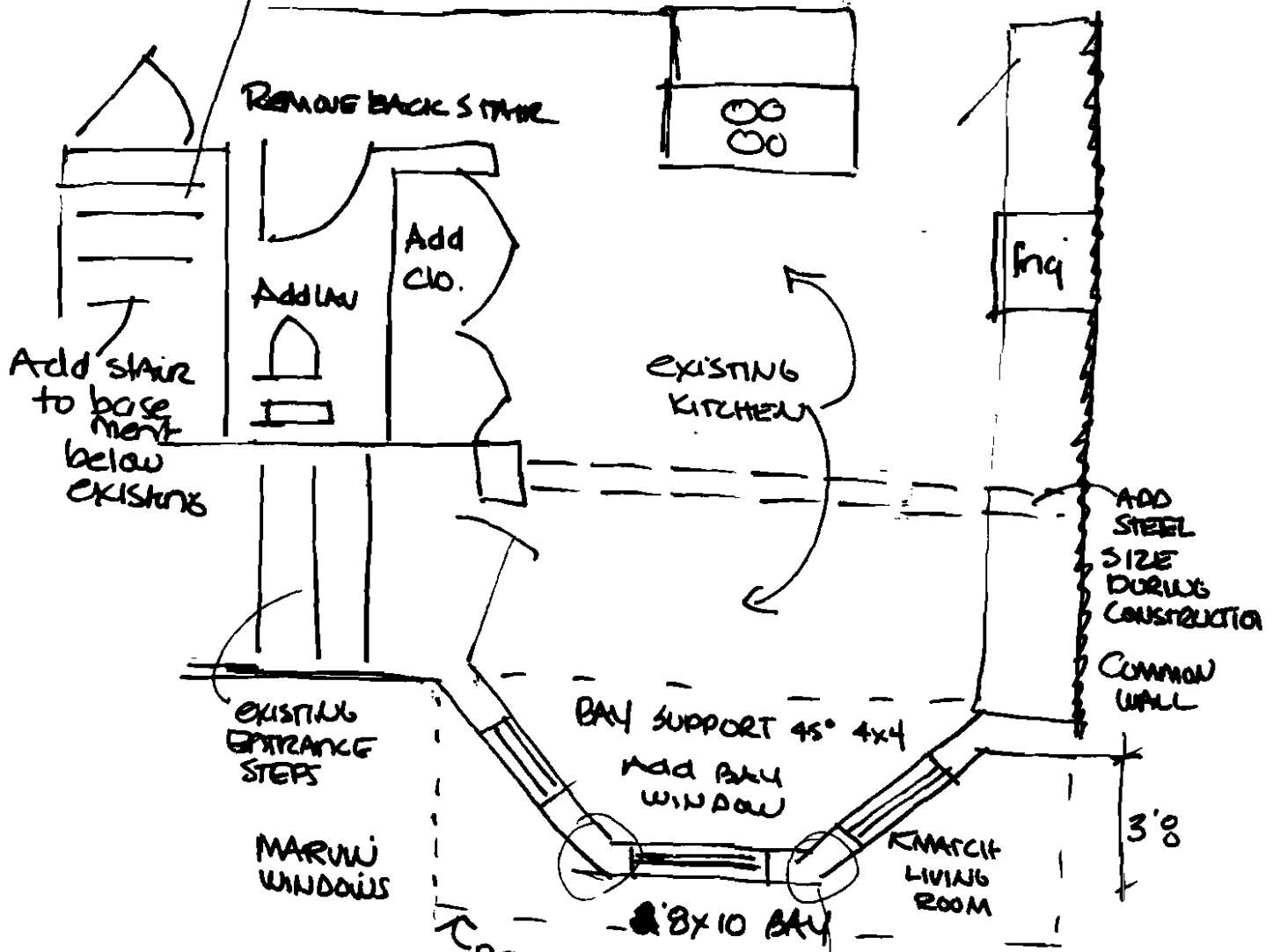
Front View





View from Carroll St.

Not definite on location of construction will need to Amend



ALL STANDARDS  
BOCA CODE  
COMPLIANT

10" 90° or tube

KITCHEN  
PLAN  
FRAT  
DEAL ST  
PORTLAND  
MAINE



# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

         **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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**

*John R. Kulte*  
Signature of Applicant/Designee

6/17/04  
Date

          
Signature of Inspections Official

Date

CBL: 062-D 21

Building Permit #: 04-0518

# BECKER

structural engineers, inc.

75 York Street, Portland, ME 04101-4550  
Tel. 207-879-1838 ■ Fax 207-879-1822

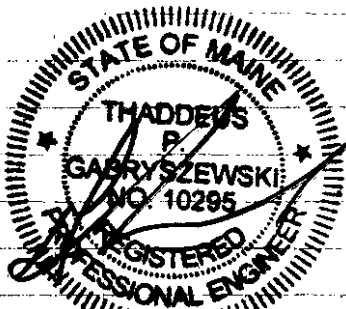
Project: 48 NEAL ST  
W.O. 1237 Sheet 1 Of 7  
Calculated By: TPG Date 7.13.04  
Checked By: TMN Date 7.13.04

## SUGGESTED SEQUENCE OF CONSTRUCTION

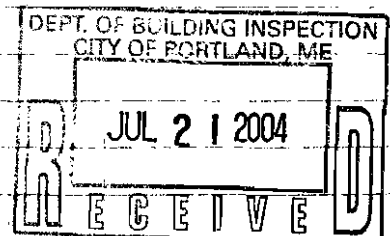
1. Verify all dimensions and clearances in field prior to fabrication, demolition, and construction.
2. Shore interior wall end of existing steel beam with screw-jack or similar shore. Shore should be centered on beam web, and located as close to end of beam as possible, but allow space for demo & grouting of wall, & installation of new bearing plates. The shore should be small enough to fit between new channels, and to be able to be removed once new channels are installed.
3. Demo walls at new bearing plates. Grout walls solid & install new plates.
4. Punch-out brick at existing wall to install & grout new 3/8"x6" short-term support plates (see detail D).
5. After grout has cured & reached design strength, install new channels.
6. Install HSS 2.5 struts and shims below existing beam, and weld struts, shims, short-term plates, 3/8" bottom plates, and bearing plates to channels.
7. Wedge new blocking tight below existing joists (detail C).
- \* 8. Demo brick wall below new channels.
9. "Butter" new plate with grout, install & weld plate to channels.
10. Grout beam pocket solid at existing beam. After grout has cured & reached design strength, remove shore.

\* NOTE: GRADUALLY REMOVE EXIST WALL IN SHORT PORTIONS, BEGINNING AT THE EXISTING EDGE OF OPENING, WORKING TOWARD THE BEAM BRG @ DETAILS. THIS WILL LOAD THE NEW BEAMS GRADUALLY, & LESSEN LIKELYHOOD OF WALL CRACKS.

NOTE  
ADDED  
7.20.04  
DISCUSSED  
7.14.04



7.20.04



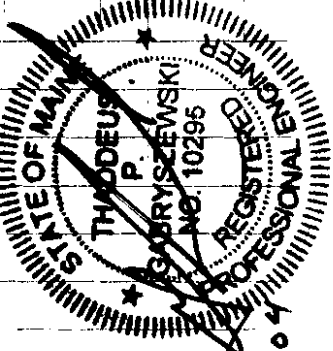
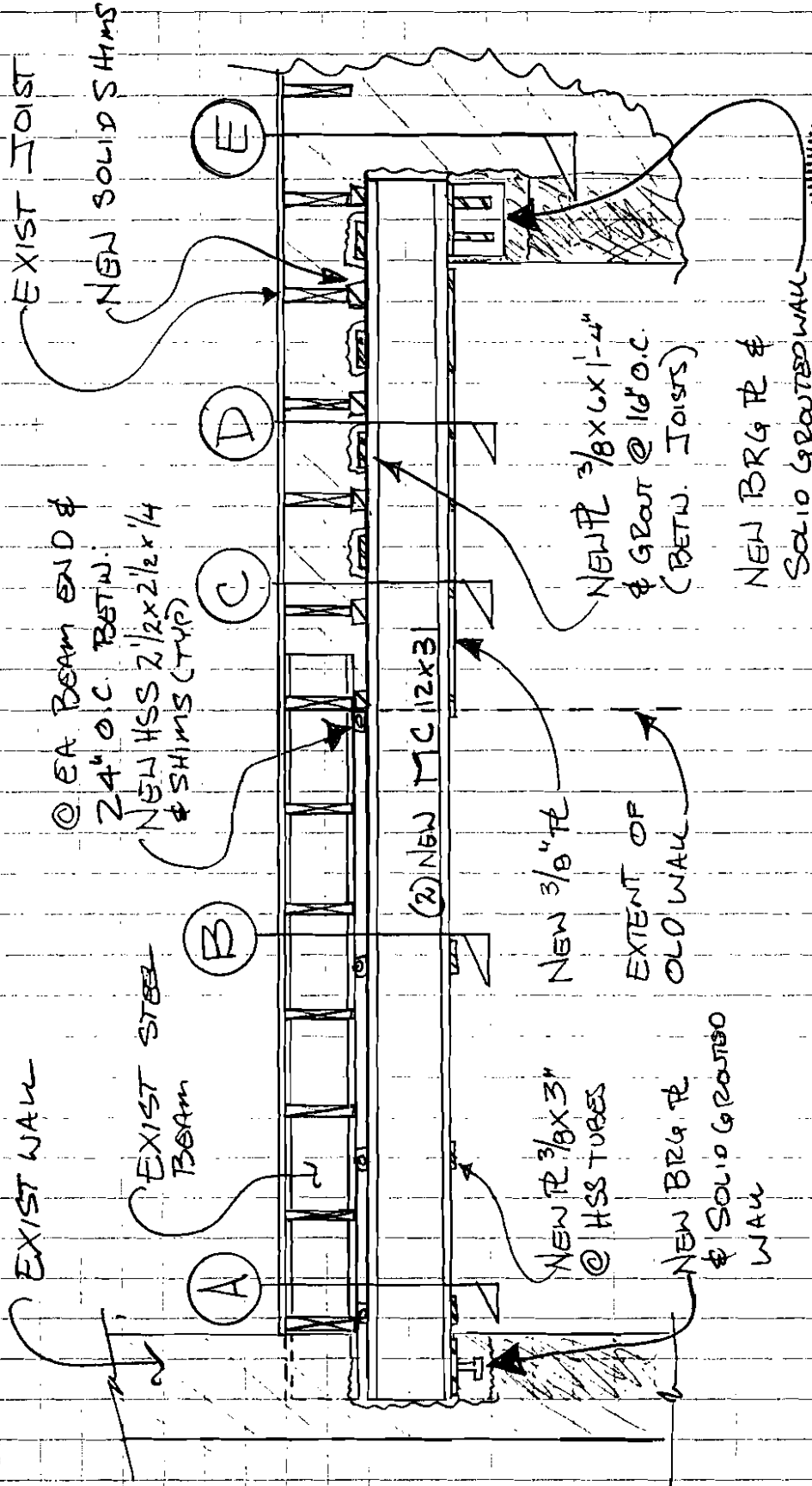
# BECKER

structural engineers, inc.

75 York Street, Portland, ME 04101-4550  
Tel. 207-879-1838 ■ Fax 207-879-1822

Project: 48 New St  
W.O. 1237 Sheet 2 of 7  
Calculated By: TRU Date 7.13.04  
Checked By: TMN Date 7.13.04

NOTE: ALL NEW HSS SHALL BE A500, GRADE B (46ksi)  
ALL OTHER STEEL SHALL BE A36; ALL WELDS SHALL BE E70XX  
ALL GROUT SHALL BE NON-METALIC, NON-SHRINK SCOPPS7 GROUT.



NOTE: MAX BEAM SPAN = 15'-0"  
ELEVATION OF NEW WALL BEAM  
NO SCALE

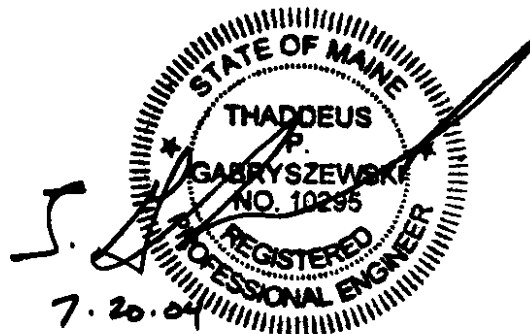
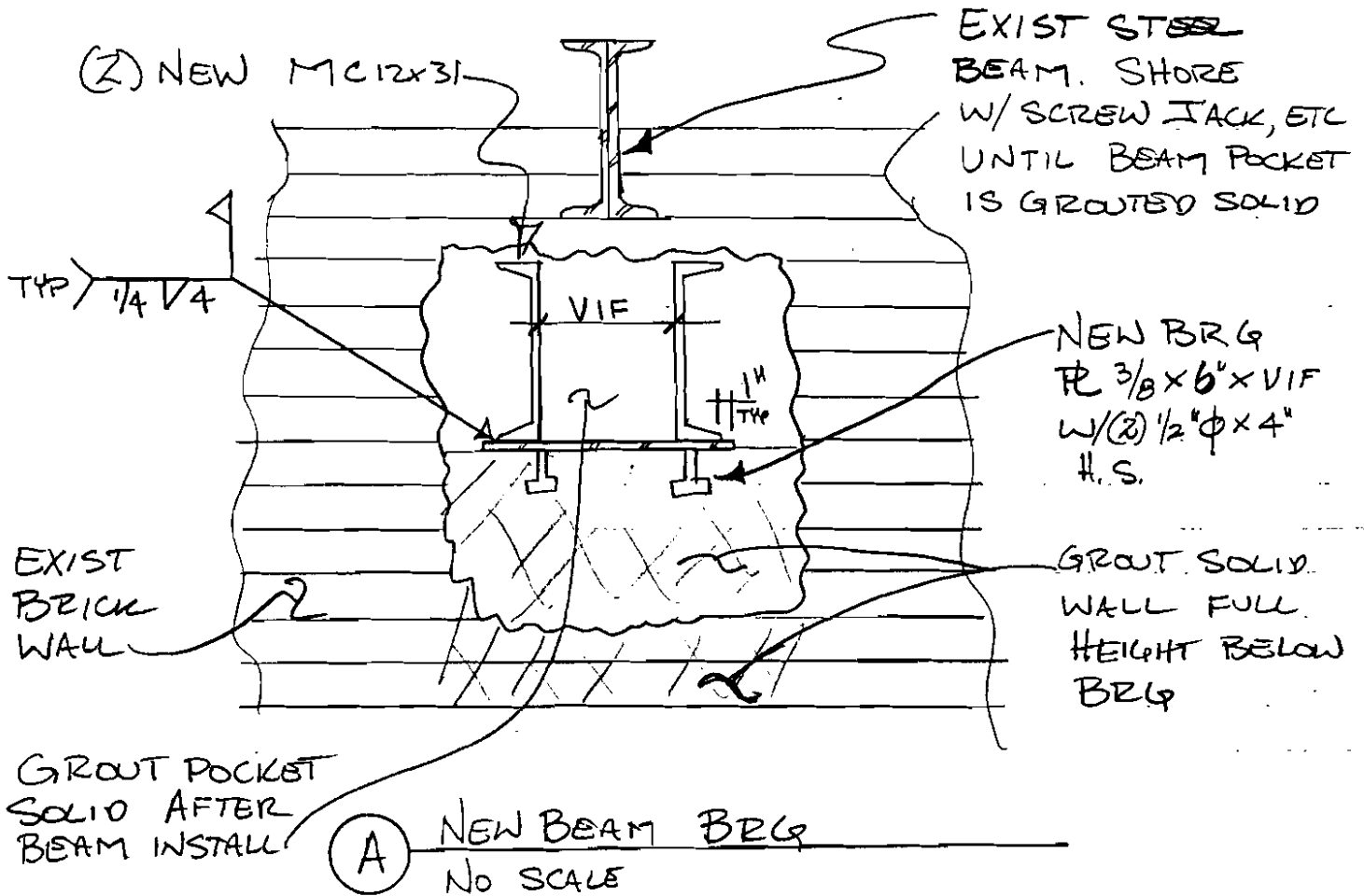
J. 7.20.04

# BECKER

structural engineers, inc.

75 York Street, Portland, ME 04101-4550  
Tel. 207-879-1838 ■ Fax 207-879-1822

Project: 48 NEAL ST  
W.O. 1237 Sheet 3 Of 7  
Calculated By: TPG Date 7-13-04  
Checked By: TMN Date 7-13-04



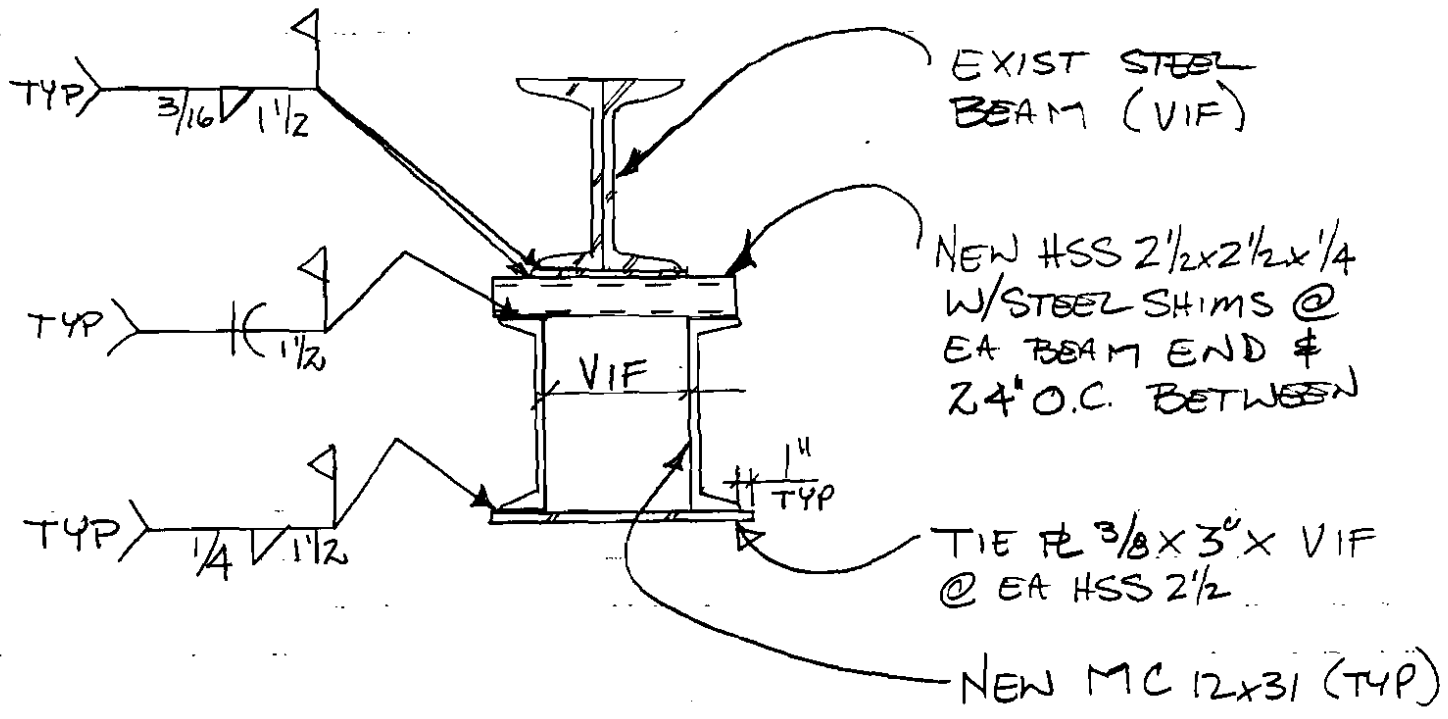
# BECKER

structural engineers, inc.

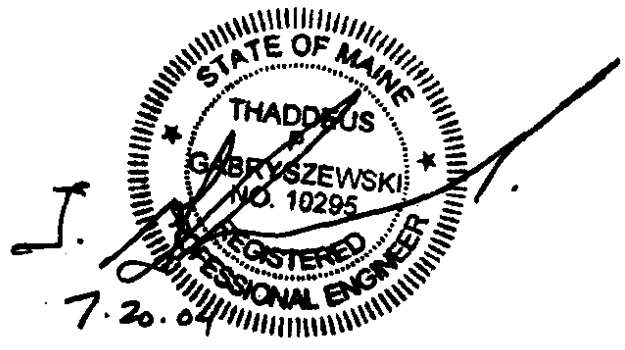
75 York Street, Portland, ME 04101-4550  
Tel. 207-879-1838 ■ Fax 207-879-1822

Project 48 NEAL ST  
W.O. 1237 Sheet 4 of 7  
Calculated By: TPK Date 7.13.04  
Checked By: TMN Date 7.13.04

NOTE: FLOOR JOISTS NOT SHOWN



(B) TYP EXIST BEAM SUPPORT  
NO SCALS

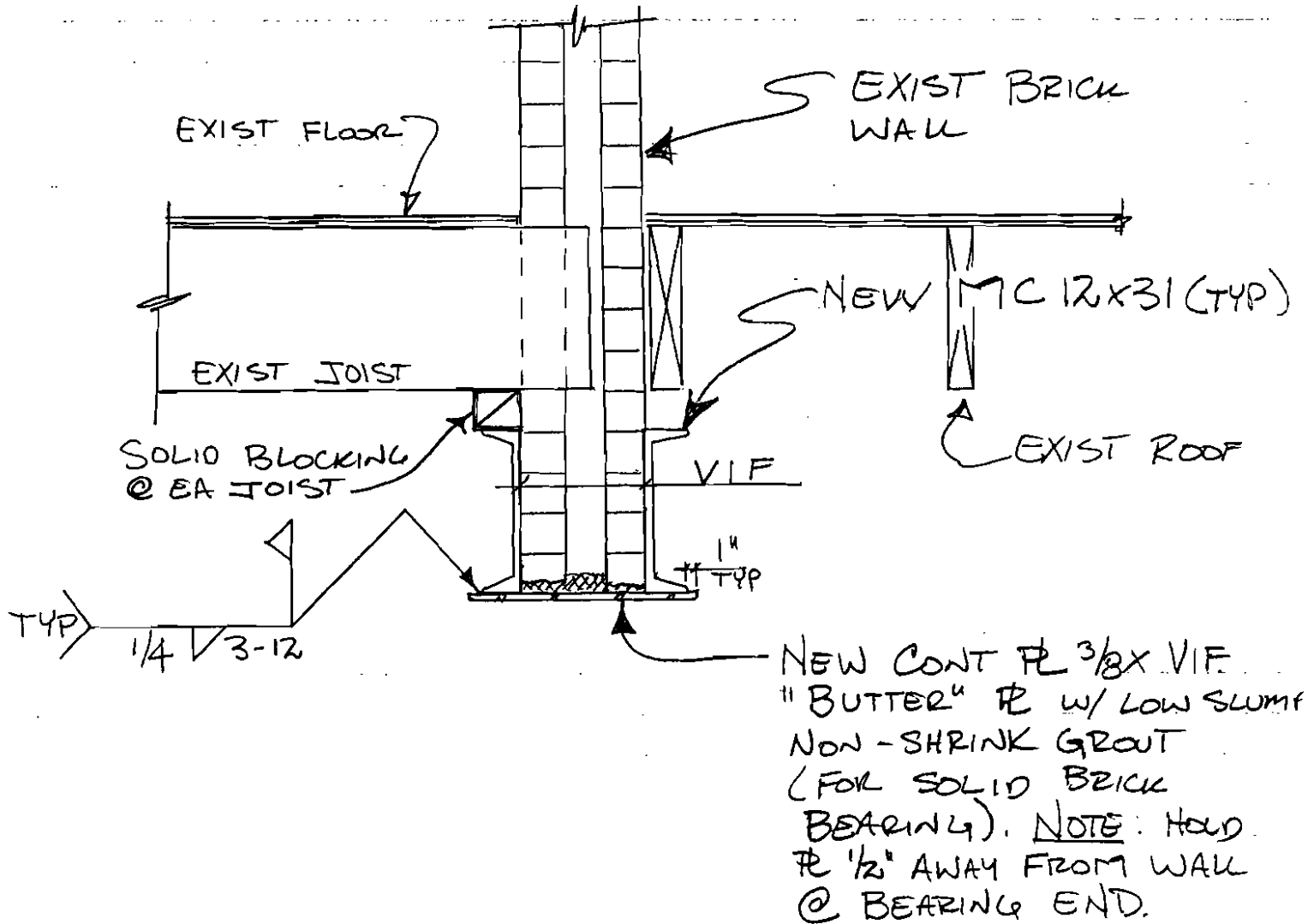


# BECKER

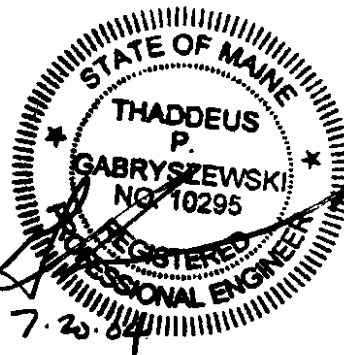
structural engineers, inc.

75 York Street, Portland, ME 04101-4550  
Tel. 207-879-1838 ■ Fax 207-879-1822

Project: 48 NEAL ST  
W.O. 1237 Sheet 5 of 7  
Calculated By: TPG Date 7.13.04  
Checked By: TMN Date 7.13.04



© TYP JOIST BRG @ NEW BEAM  
NO SCALE

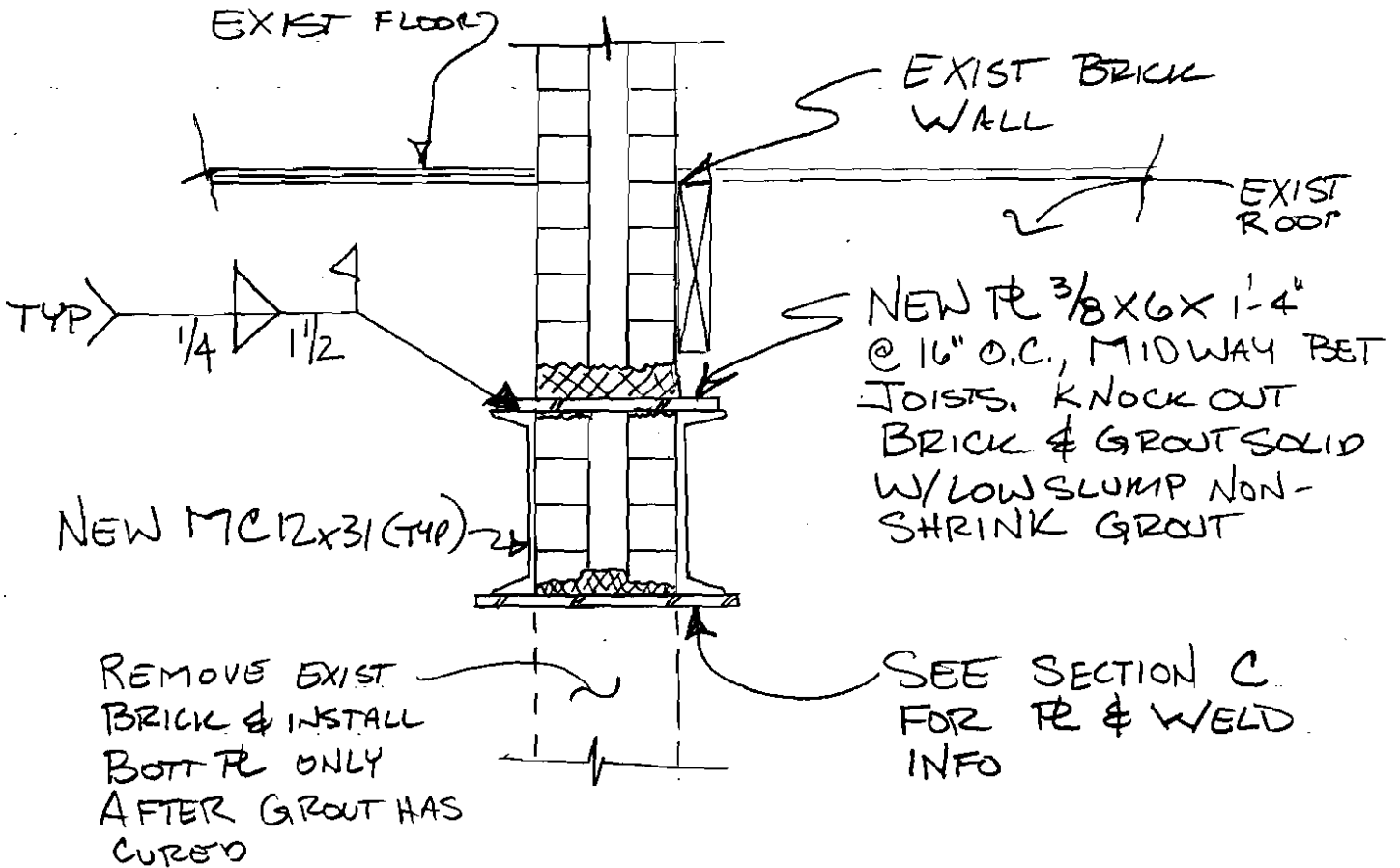


# BECKER

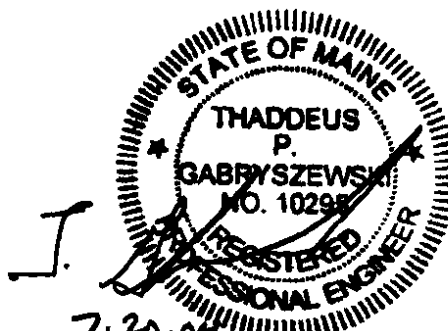
structural engineers, inc.

75 York Street, Portland, ME 04101-4550  
Tel. 207-879-1838 ■ Fax 207-879-1822

Project 48 NSAL ST  
W.O. 1237 Sheet 6 of 7  
Calculated By: TPG Date 7.13.04  
Checked By: TMN Date 7.13.04



ⓓ TYP SHORT-TERM WALL SUPPORT  
NO SCALE

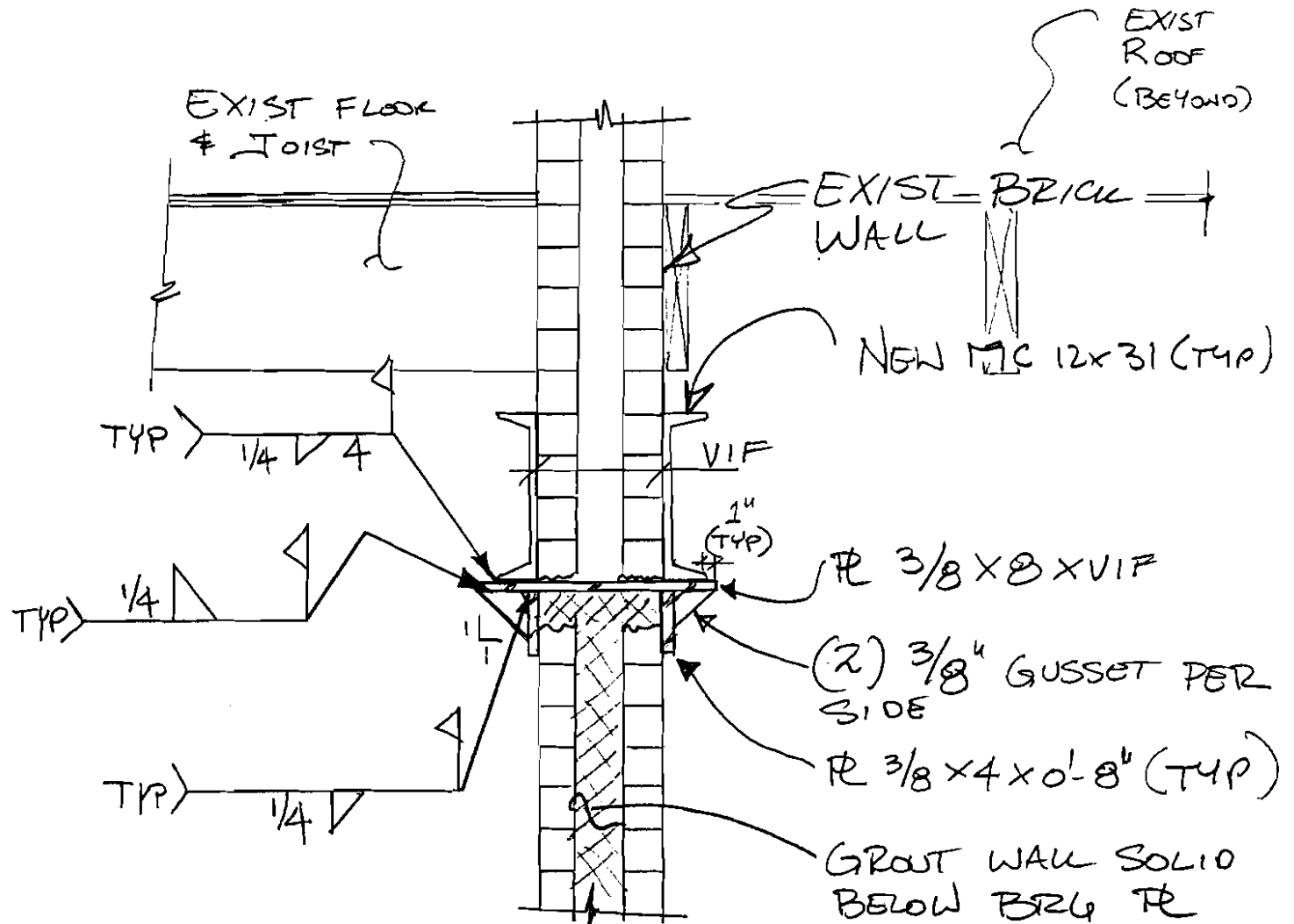


# BECKER

structural engineers, inc.

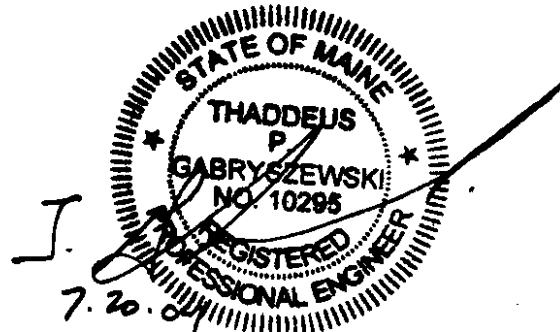
75 York Street, Portland, ME 04101-4550  
Tel. 207-879-1838 ■ Fax 207-879-1822

Project: 48 NBAL ST  
W.O. 1237 Sheet 7 of 7  
Calculated By: JPL Date 7.13.04  
Checked By: JMD Date 7.13.04



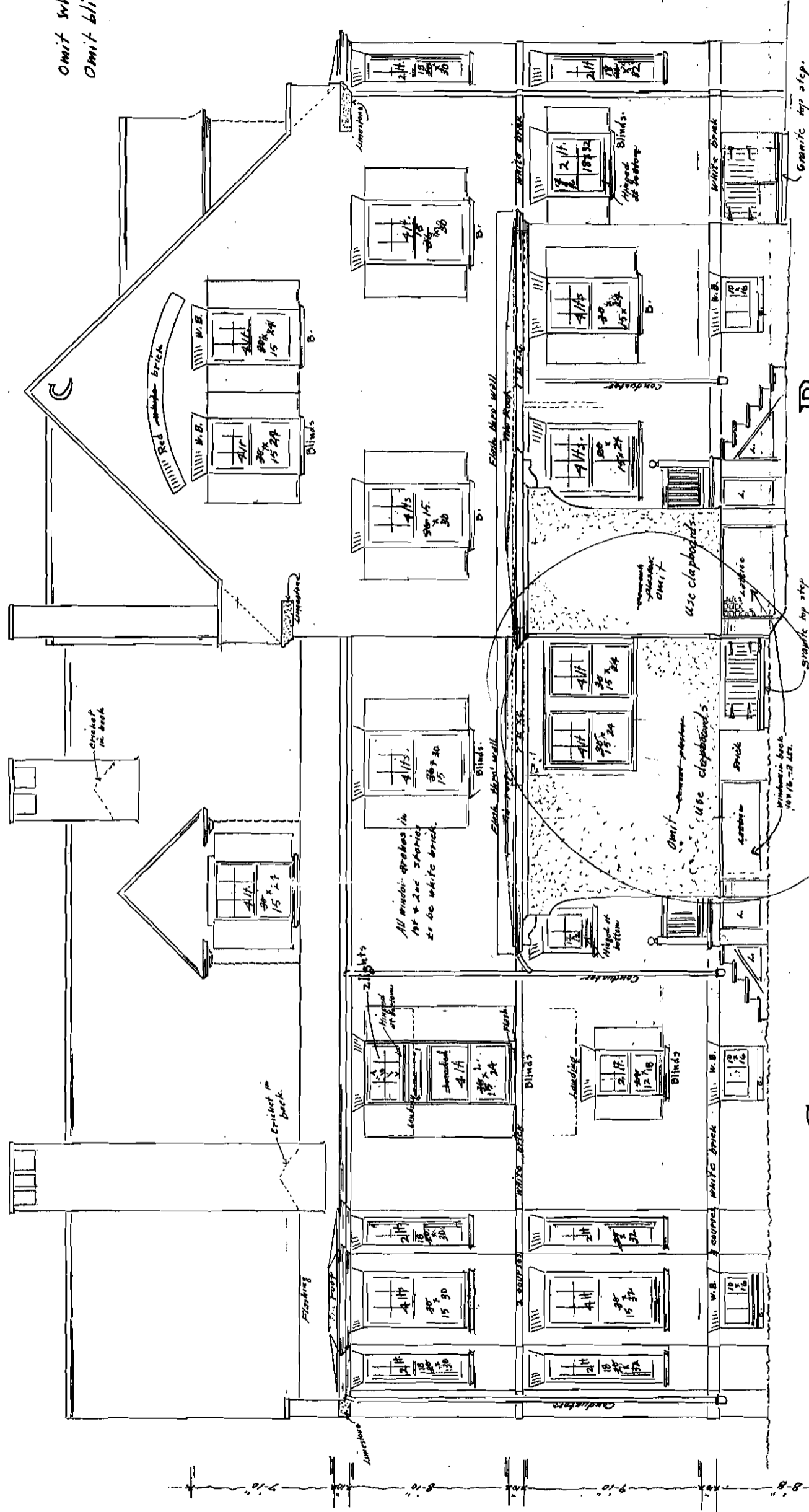
NOTE: HOLD BACK EDGE OF BRG PL ASSBY 1" MIN.

(E) NEW BEAM BRG  
NO SCALE





Omit white brick  
Omit blinds.



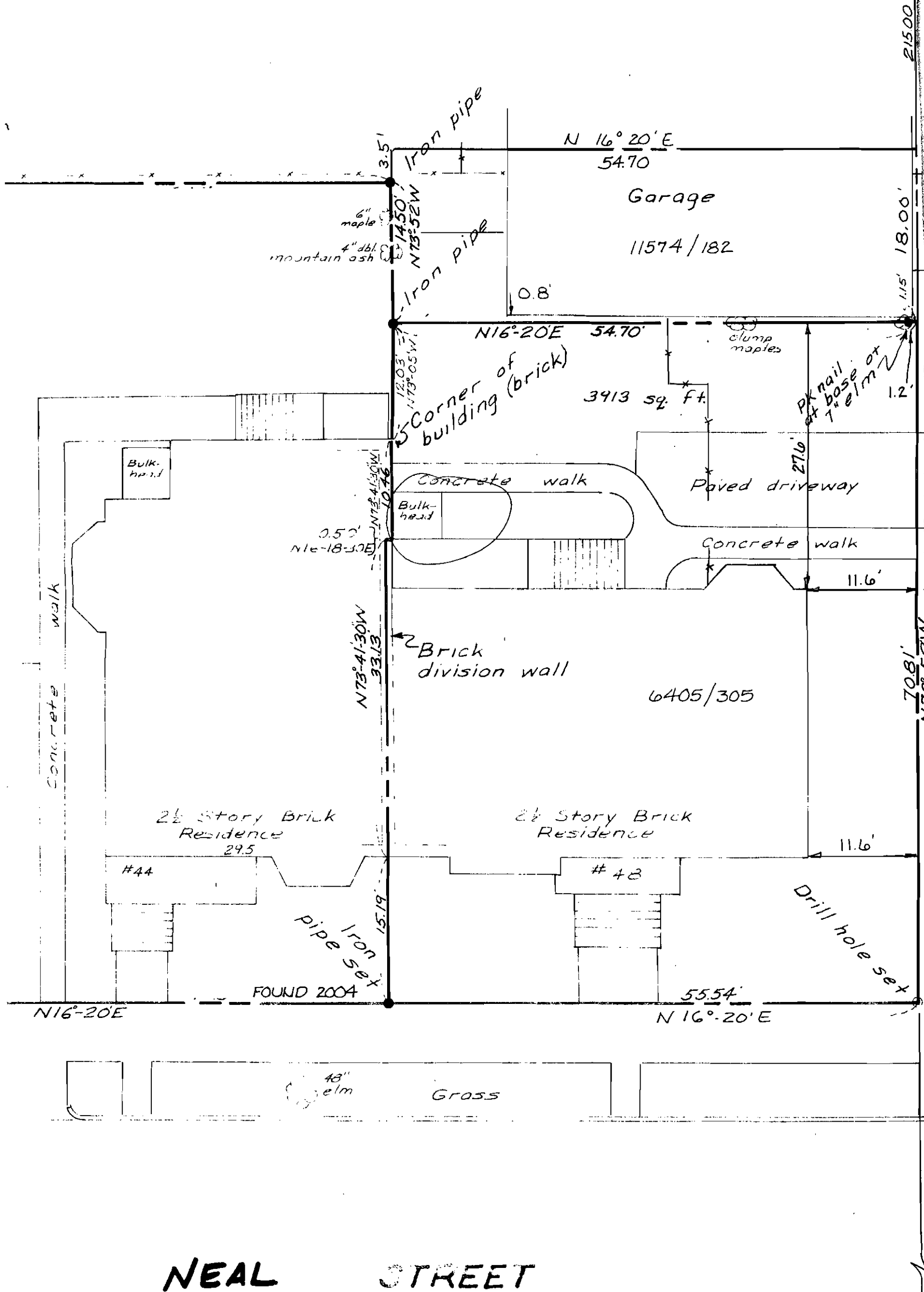
Neighbor's house

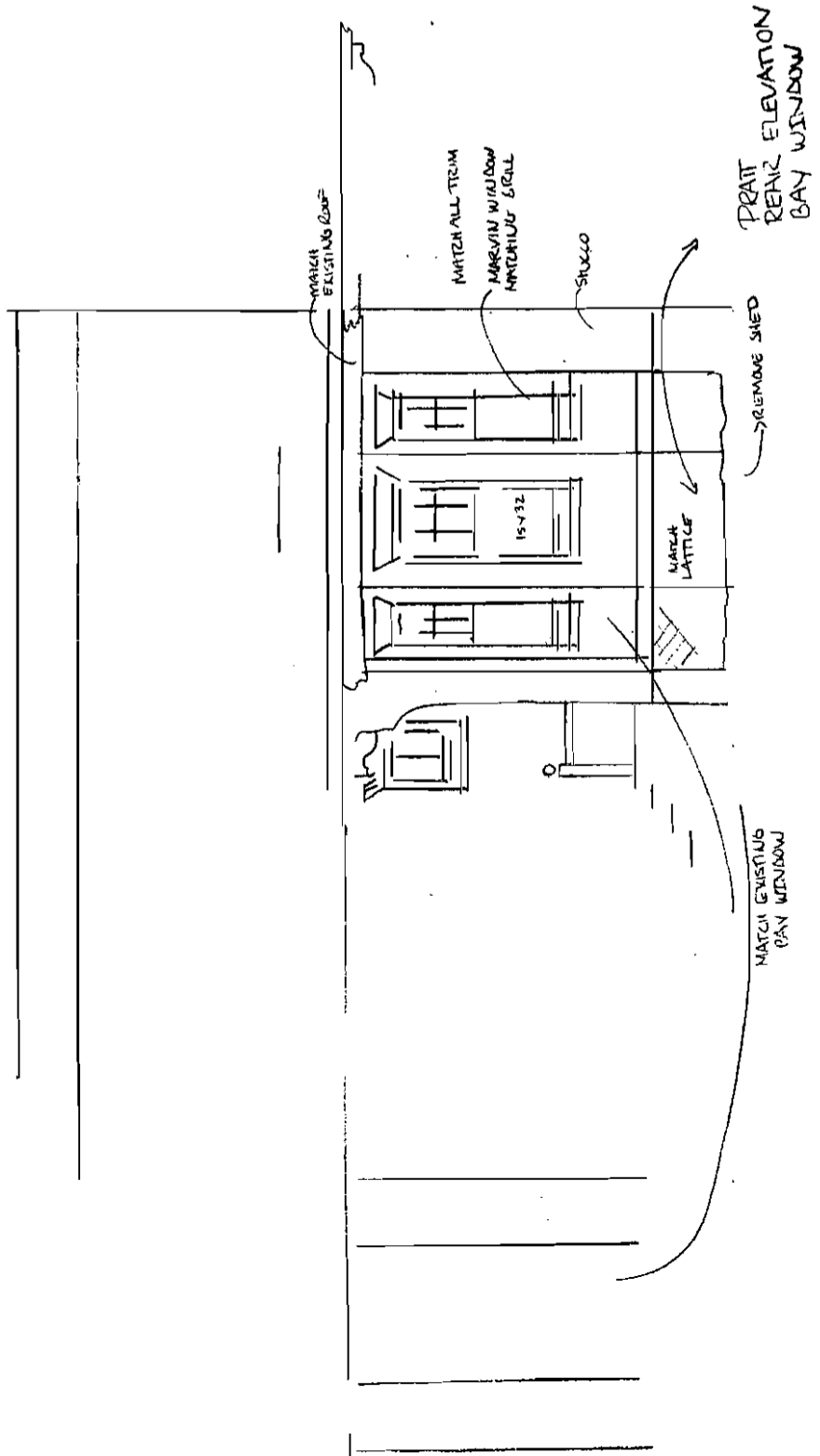
where overlay goes

REAR  
DOUBLE HOUSE FOR  
CLIFFORD ESTATE  
Neal Street, Portland.

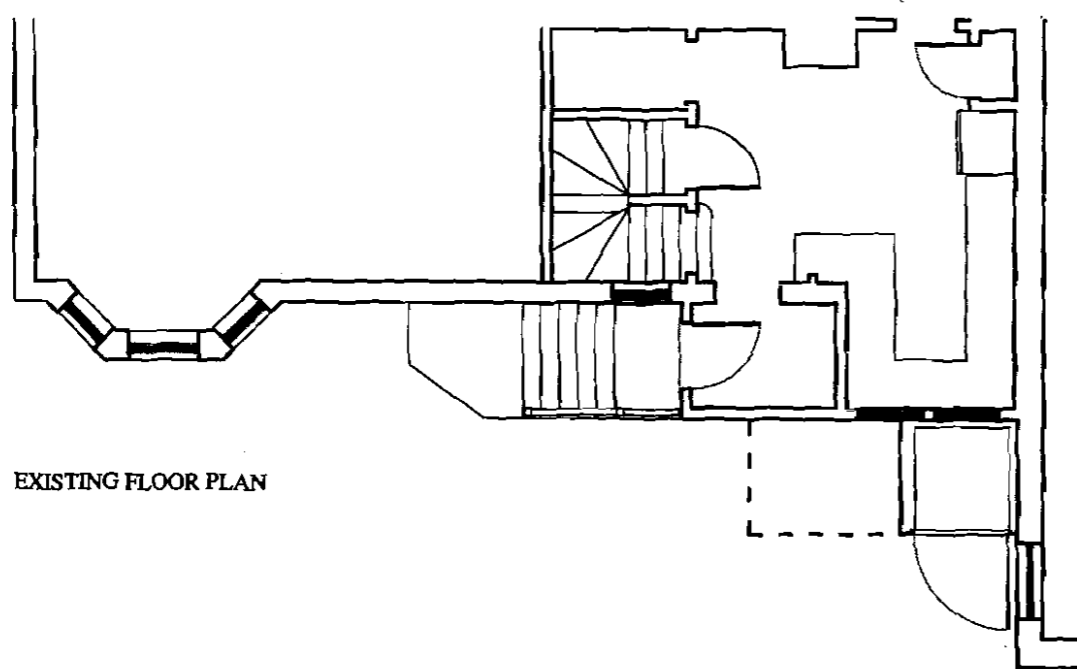
SCALE 1/4" = 1'-0" JMS - S-R - 2-25-07

Now or formerly  
LEWIS M. MILLER





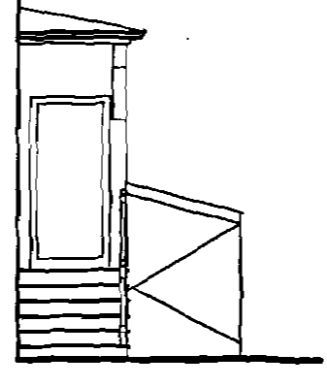
Att. 1  
 FINAL REVISED  
 ELEVATIONS  
 Appraisal  
 basis



EXISTING FLOOR PLAN



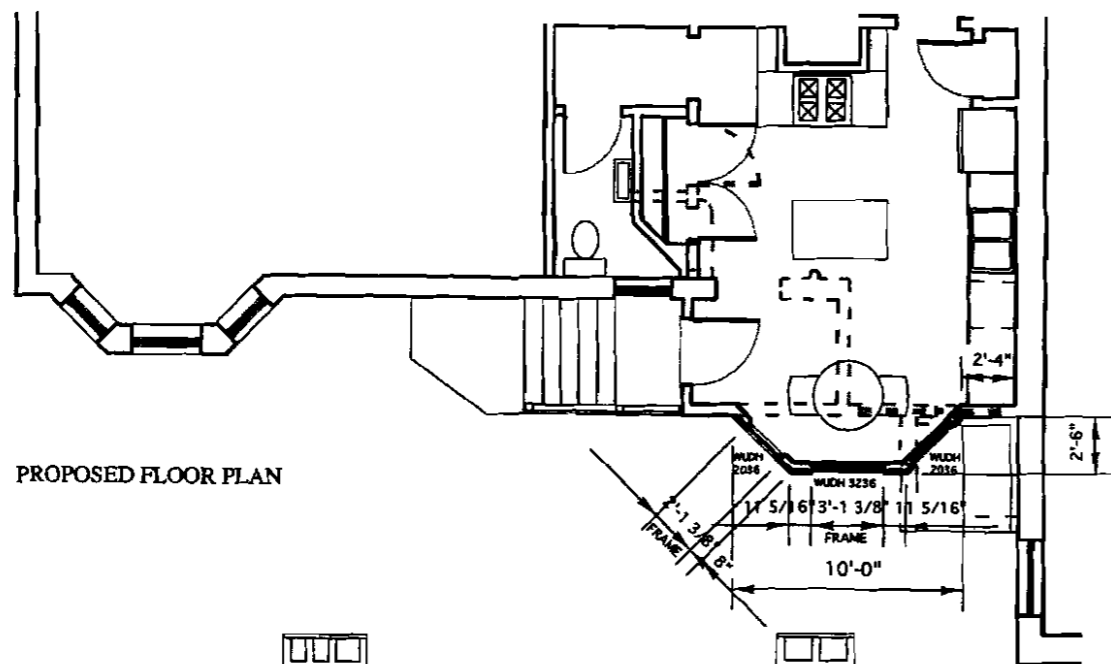
EXISTING REAR ELEVATION



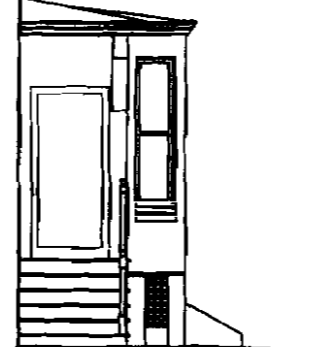
EXISTING SIDE ELEVATION

EXISTING

RENOVAIONS & ADDITIONS TO THE: <b>PRATT RESIDENCE</b> 48 NEAL STREET PORTLAND, MAINE		<b>By          Design</b>
SCALE	1/8" = 1'-0"	
DRAWN BY:	BBB	EXISTING CONDITIONS <b>A101</b>
DATE:	5/7/04	
PROJECT NO.:		



SKIRTING AND FRAME TO MATCH EXISTING  
 TYPICAL 11" WIDE WOOD SUPPORTING PIER COVER  
 PAINT TO MATCH STUCCO COLOR.  
 WINDOW TRIM/FINISH TO MATCH EXISTING CONDITION  
 OF BRICK OPENINGS. I.E. STUCCO RETURNS INTO OPENING.



PROPOSED

RENOVATIONS & ADDITIONS TO THE: <b>PRATT RESIDENCE</b> 48 NEAL STREET PORTLAND, MAINE		
SCALE	1/8" = 1'-0"	
DRAWN BY:	BBB	PROPOSED REVISIONS
DATE:	5/7/04	<b>A102</b>
PROJECT NO.:		