

OK to scan and  
9114110  
close out  
ULA

SCANNED

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING PERMIT**

Permit Number: 100717

This is to certify that SPENCER ALICE B & RICHARD A JTS/Annolly

has permission to replace step portion of deck w/ deck

AT 52 BOWDOIN ST CB 0070 D005001

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 portion thereof is lath or other closed-in. 24 HOUR NOTICE IS REQUIRED.

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

**PERMIT ISSUED**

**OTHER REQUIRED APPROVALS**

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

JUN 24 2010

*[Handwritten Signature]*  
City of Portland  
Director Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



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

**Original Receipt**

6.10 2010

Received from Thomas Conishy  
 Location of Work 54 Broadway St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 50

Building (I1) \_\_\_\_\_  Plumbing (I5) \_\_\_\_\_  Electrical (I2) \_\_\_\_\_  Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CEL: 70 D5

Check #: CCM Total Collected \$ 50

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: S. J.

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

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

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

Permit No: 10-0717	Issue Date:	CBL: 070 D005001
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Location of Construction: 52 BOWDOIN ST	Owner Name: SPENCER ALICE B & RICHARD	Owner Address: 52 BOWDOIN ST	Phone:
Business Name:	Contractor Name: Thomas Connolly	Contractor Address: 56 Carelton St Portland	Phone: 2077750255
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R4

Past Use: <del>Two</del> Single Family Home	Proposed Use: <del>Two</del> Single Family Home - replace step portion of deck w/ deck	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>JB</i> <i>IRC 2003</i>	

Proposed Project Description:  
replace step portion of deck w/ deck

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 06/18/2010	<b>Zoning Approval</b>		
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<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"/> <i>OK w/ conditions</i> Date: <i>6/18/10 ABM</i>	<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 Date: _____	<p>Historic Preservation</p> <input checked="" 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>6/21/10</i>
	<p><i>D. Andrews</i></p>		

**PERMIT ISSUED**

JUN 24 2010

City of Portland

**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

<b>Permit No:</b> 10-0717	<b>Date Applied For:</b> 06/18/2010	<b>CBL:</b> 070 D005001
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<b>Location of Construction:</b> 52 BOWDOIN ST (54)	<b>Owner Name:</b> SPENCER ALICE B & RICHARD	<b>Owner Address:</b> 52 BOWDOIN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thomas Connolly	<b>Contractor Address:</b> 56 Carelton St Portland	<b>Phone</b> (207) 775-0255
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Two Family Home - replace step portion of deck w/ deck	<b>Proposed Project Description:</b> replace step portion of deck w/ deck
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<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 06/21/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/18/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
1) This permit is being issued with the conditon that all the work will take place 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 two 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.			
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 06/24/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓

<b>Comments:</b> 6/21/2010-gg: received from historic as of 06-21-10. Gg
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**PERMIT ISSUED**

JUN 24 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

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

  **X**   **Framing inspection required. This can be done at the final inspection if the framing is left visible.**

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

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

**PERMIT ISSUED**

JUN 24 2010

City of Portland



# 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>54 BOWDOIN ST</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>70</u> Block# <u>D</u> Lot# <u>5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>SPENCER, ALICE AND DICK</u> Address <u>54 BOWDOIN ST</u> City, State & Zip <u>PORTLAND ME</u>	Telephone: <u>773 5874</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME AS ABOVE</u> Address City, State & Zip	Cost Of Work: \$ <u>3,000</u> C of O Fee: \$ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY WITH</u> Number of Residential Units <u>TWO</u> If vacant, what was the previous use? <u>APARTMENT</u> Proposed Specific use: Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>RE PLACE STEP PORTION OF DECK WITH DECK</u>		
Contractor's name: <u>THOMAS CONNOLLY</u> <i>Call Mike</i>		
Address: <u>56 CARLETON ST.</u>		
City, State & Zip <u>PORTLAND, ME 04102</u>		Telephone: <u>775 0255</u>
Who should we contact when the permit is ready: <u>THOMAS CONNOLLY</u>		Telephone: <u>409 8081</u>
Mailing address: <u>56 CARLETON ST., 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](http://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: 

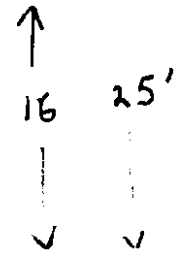
Date:

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

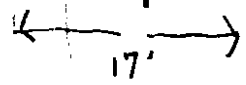
BOWDOIN ST.

R-4  
lots. re - full  $\phi$   
front NA  
side 10 - 205 in  $\phi$   
rear - 25' 425 in  $\phi$   
lot coverage - 30%  
= 2524 sq. ft.  
existing just  
over lot coverage

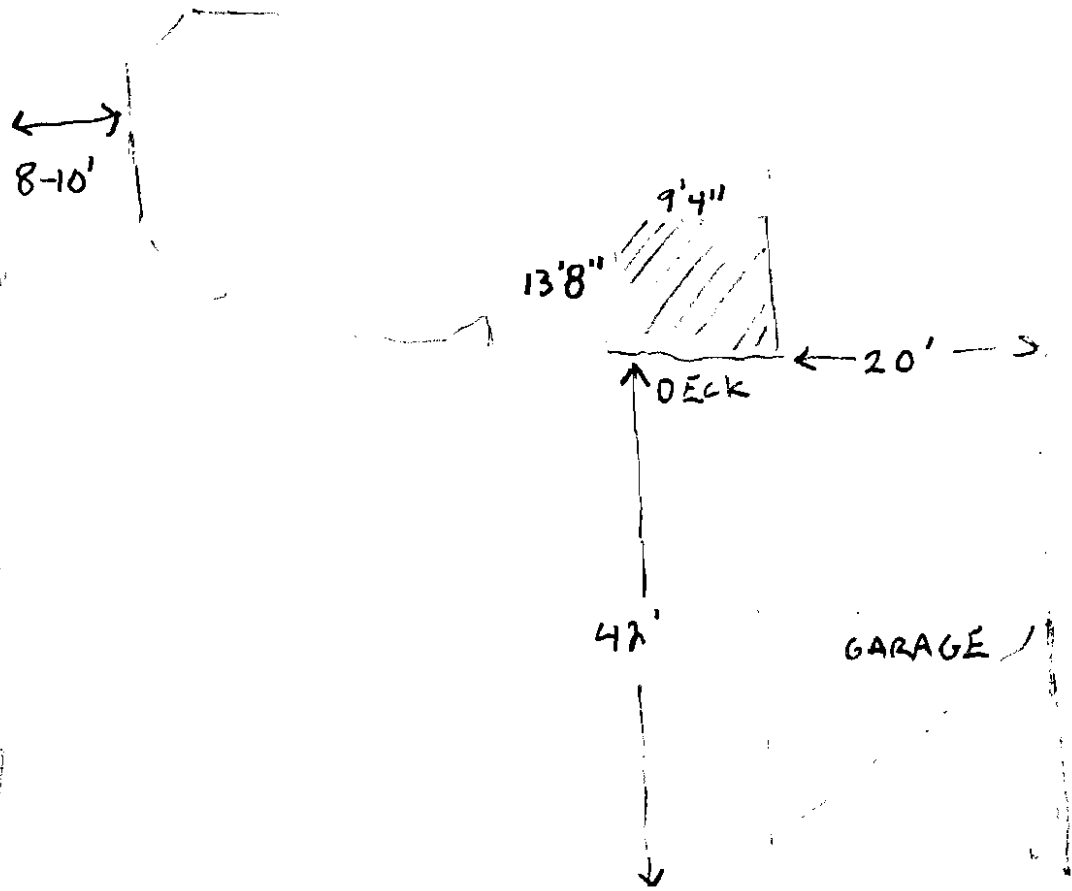
SIDEWALK

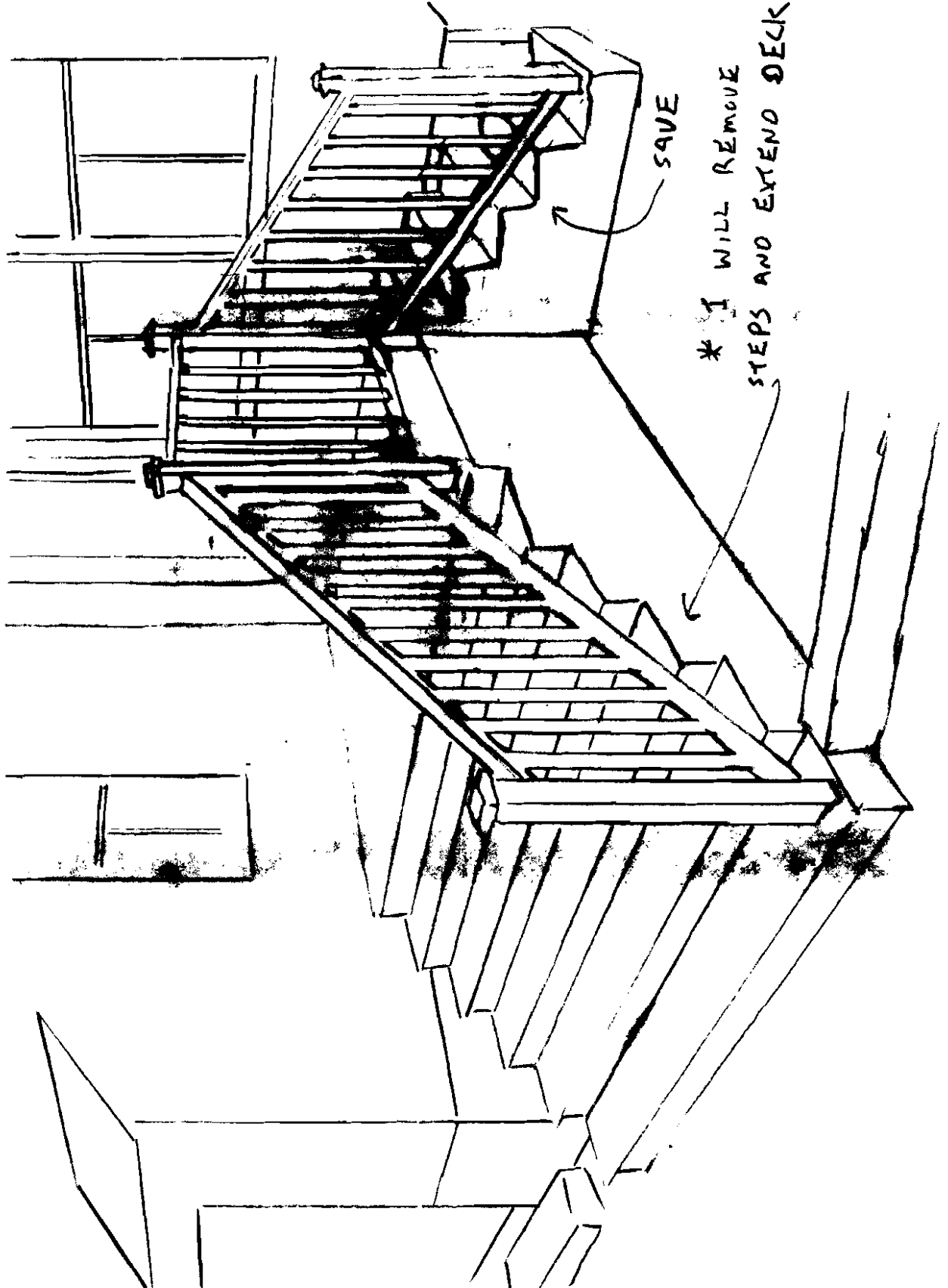


D R I V E W A Y



PLOT PLAN  
54 BOWDOIN ST  
SPENCER



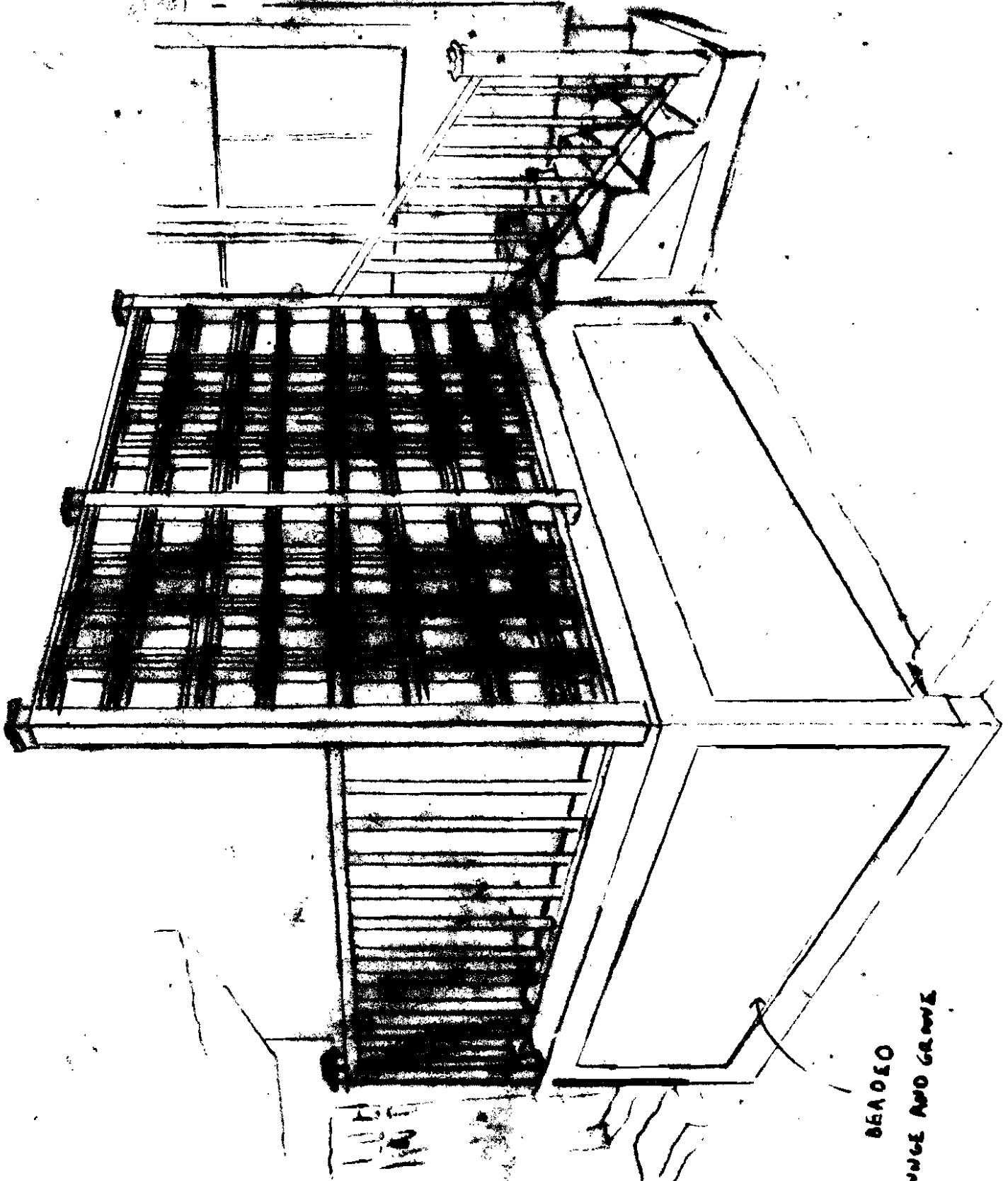


SAVE

\* I WILL REMOVE  
STEPS AND EXTEND DECK

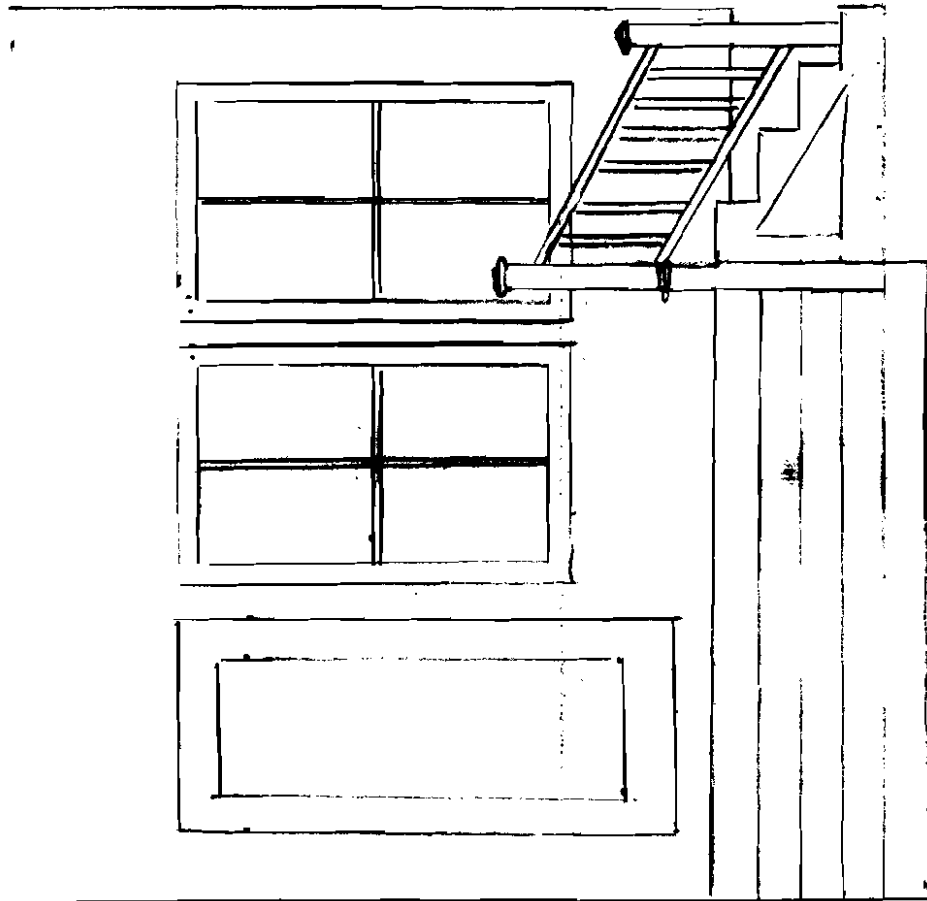
EXISTING Deck



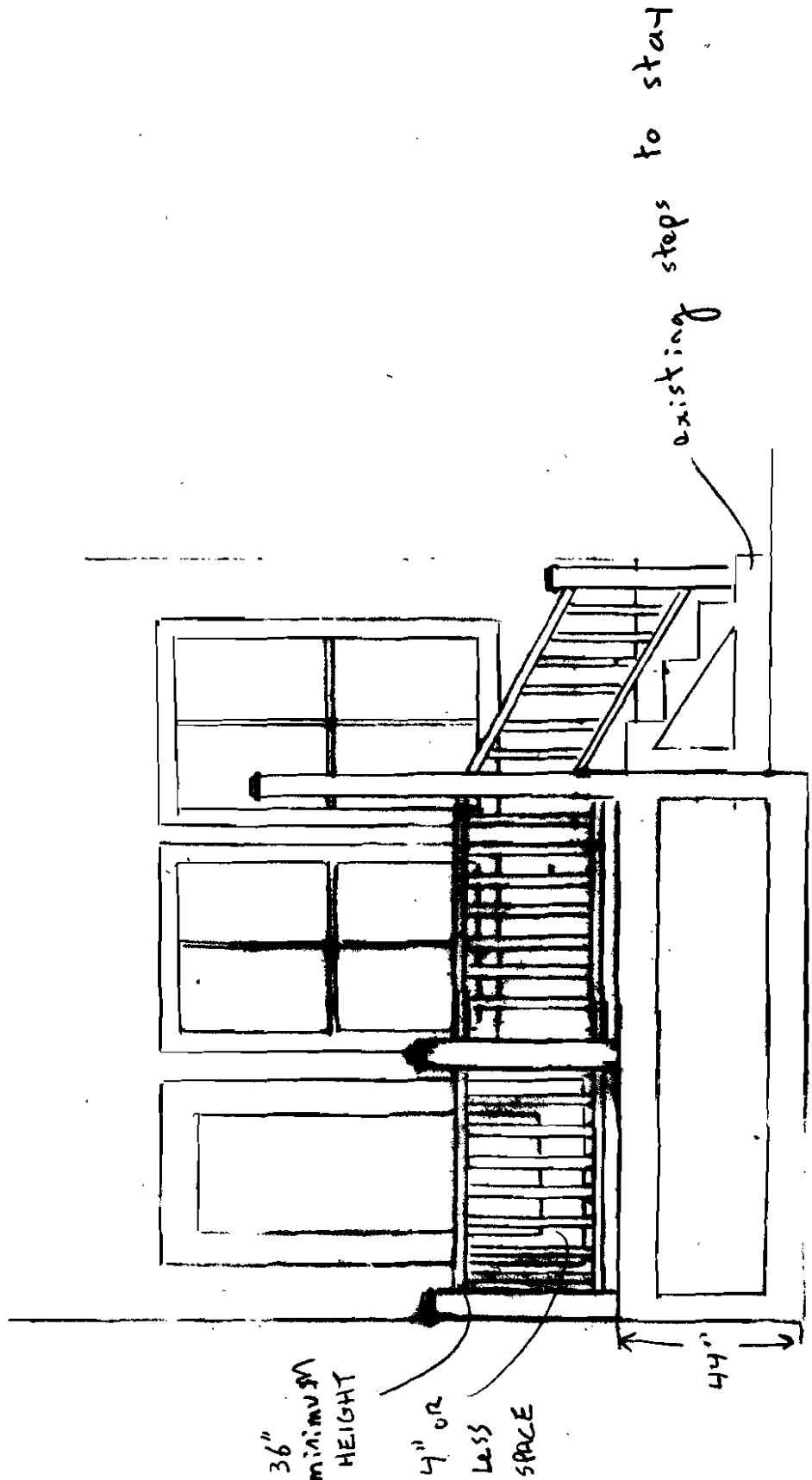


BEADLO  
TOUNGE AND GROOVE

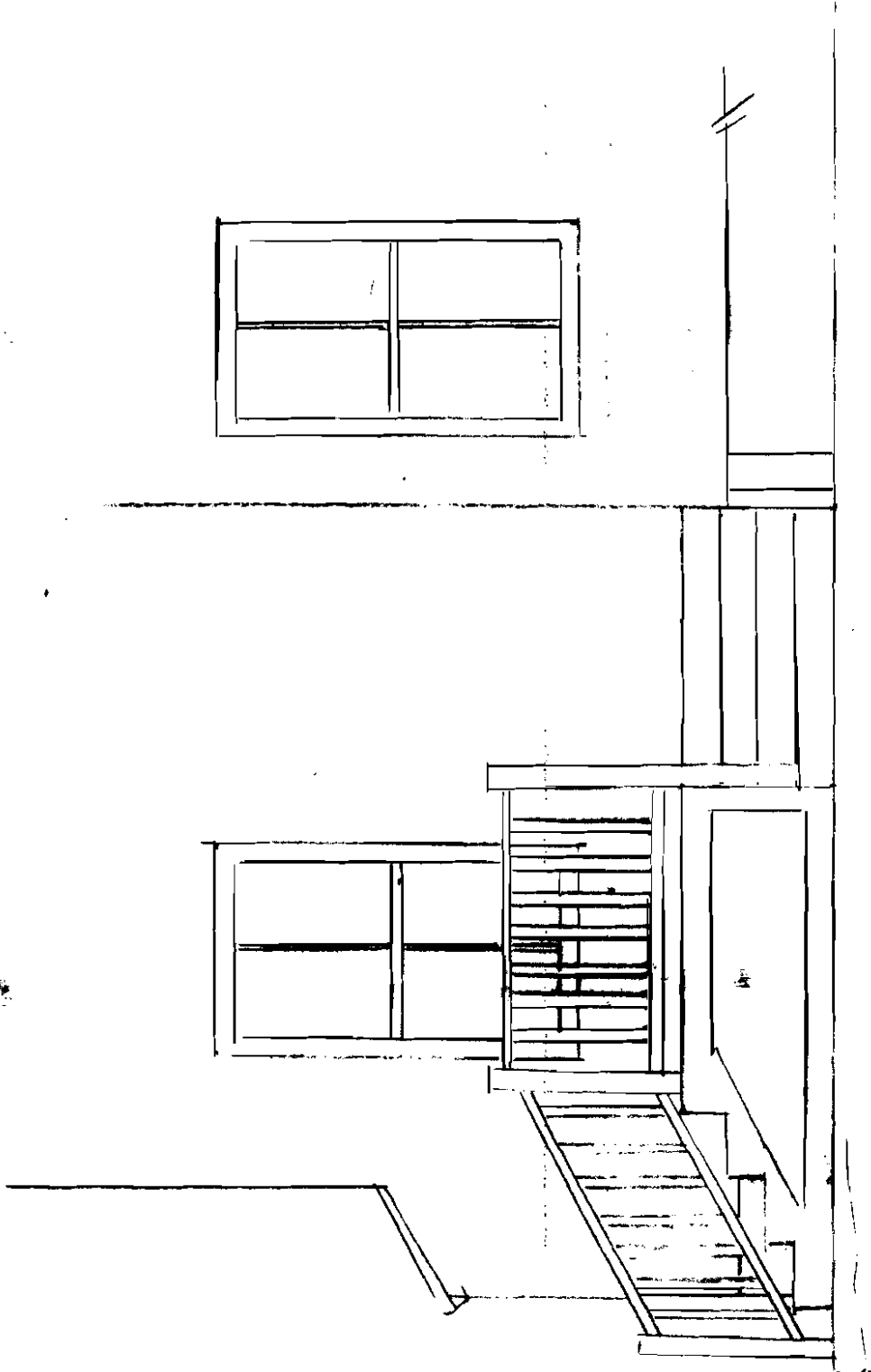
PROPOSED CHANGE



SOUTH  
EXISTING



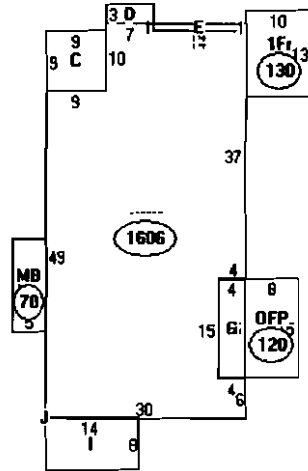
SOUTH  
WITH CHANGE



EAST  
EXISTING



EAST  
WITH CHANGE



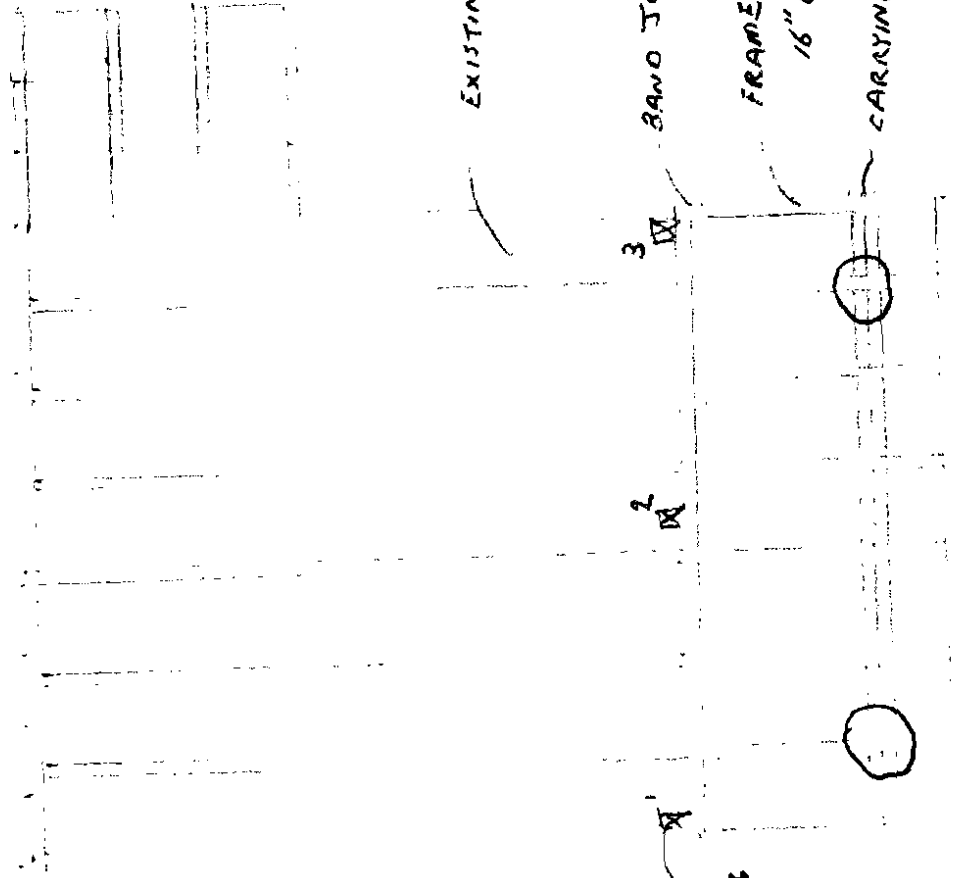
- Descriptor/Area
- A: 1606 sqft
  - B: MB 70 sqft
  - C: WD 81 sqft
  - D: FA/1Fr/FUB 21 sqft
  - E: FA/1Fr 17 sqft
  - F: 1Fr 130 sqft
  - G: OFF/1Fr/B 60 sqft
  - H: OFF 120 sqft
  - I: 1Fr 112 sqft
  - J: AG1 360 sqft

= 2200.

gauge 18x20 = 360 sqft

total 2560 sqft

SOUTH



EXISTING FRAME AX8 16" O.C.

3 BAND JOISTS ATTACHED WITH 2 1/2" TIMBERLOCK, TWO PER BAY

FRAME TO REPLACE STEPS

16" O.C., DIMENSION TO MATCH EXISTING FRAME (AX8 P.T.)

CARRYING BEAM, 2 2x8"

EXISTING

3, 4x4'S

SET ON

SLAB

9'-4"

SOUTH

BAND JOIST  
(2) 2x8's

8" SONNET TUBES  
48" DEEP

6x6 P.T. ATOP POST LUPS

GRADE

48"

P 1

P 2

P 3