

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 090329

This is to certify that ATLANTIC SERVICES LLC Forest Wh
 has permission to Repairs after building fire Rehab rear of building & electric
 AT 103 READ ST G 141-1014001

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 lath or other work is used-in. 2 HOUSING 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. CAPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

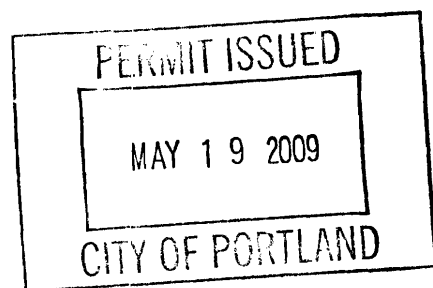
D. Bank 5/19/09
 Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0329		Issue Date:		CBL: 141 J014001	
Location of Construction: 103 READ ST		Owner Name: ATLANTIC SERVICES LLC		Owner Address: 103 READ ST	
Business Name:		Contractor Name: Forest Wheaton II		Contractor Address: Sebago	
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Duplex	
Past Use: 3 2 Unit		Proposed Use: 3 2 Unit - Repairs after building fire Rehab rear of building & electric		Permit Fee: \$110.00	
				Cost of Work: \$8,500.00	
				CEO District: 4	
				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	
				INSPECTION: Use Group: R2 Type: SB IBC-2003	
Proposed Project Description: Repairs after building fire Rehab rear of building & electric				Signature: <i>KG</i>	
				Signature:	
				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: Ldobson		Date Applied For: 04/16/2009		Zoning Approval	

- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 5/5/09 <i>ABM</i>	Date:	Date: <i>ABM</i>

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

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

A Pre-construction Meeting will take place upon receipt of your building permit.


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

Framing and final inspection required at completion of work.

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.



Signature of Applicant/Designee

5/19/09
Date



Signature of Inspections Official

5/19/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0329	Date Applied For: 04/16/2009	CBL: 141 J014001
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Location of Construction: 103 READ ST	Owner Name: ATLANTIC SERVICES LLC	Owner Address: 103 READ ST	Phone:
Business Name:	Contractor Name: Forest Wheaton II	Contractor Address: Sebago	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 Unit - Repairs after building fire - Rehab rear of building - second story on rear (9'x20') removed - building deck over it with stairs to ground	Proposed Project Description: Repairs after building fire - Rehab rear of building second story on rear (9'x20') removed - building deck over it with stairs to ground
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/05/2009

Note:**Ok to Issue:**

- 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/19/2009

Note:**Ok to Issue:**

- 1) Fastening schedule to be installed per IBC 2003 Table 2304.9.1 and utilize joist hangers and framing anchors where applicable.
- 2) The 2-2x10 support beam for the 9" deck can only span a maximum of 9' for a 40 psf. This deck also serves as an egress (exit) and therefore is required to meet 100 psf. Another post will be required or triple beam.
- 3) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard with ends returned to post. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 05/08/2009

Note:**Ok to Issue:**

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 2) Two means of egress are required from every story. "State Law Title 25 ~ 2453"

Comments:

5/4/2009-amachado: Left vcm for John Sargent. Is the building a two family or a three family? Footprint of house on plot plan does not reflect what is there. In the future the plot plan must reflect what is there.

5/4/2009-amachado: Spoke to John Sargent at counter. He didn't think that the third uit had been legalized. Letter form Marge in file said that it is leggaly a three unit. The deck is going on the rear of the building. We need it drawn on the plot plan with the side setback shown and the plans need to be more clear.

5/5/2009-amachado: John Sargent brought in plot plan & floor plan that shows where the deck is going.

Location of Construction: 103 READ ST	Owner Name: ATLANTIC SERVICES LLC	Owner Address: 103 READ ST	Phone:
Business Name:	Contractor Name: Forest Wheaton II	Contractor Address: Sebago	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

5/15/2009-jmb: Spoke to John S. For details, discrepancy on plans, see notes on plans. He clarified the existing slab is from a previous garage that burned but will remain. The deck will extend over the structure below by 3' and bear on posts to the existing slab. The other 2 units will access these deck and stairs, need details and commercial code on stairs, fire ratings and sound separation for the interior. He will have the contractor call me.

5/18/2009-jmb: Forest W. Contractor called, we discussed code details, he will call the owner to meet with revisions and updates. He said and John confirmed that the only work in the 2nd floor apartment is to infill an existing 3'-0 door and residing. No interior fire or water damage except the removal of the 2nd story of the rear 6' bumpout.

5/19/2009-jmb: Received revised plans on 5/18, reviewed, ok to issue with conditions



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>103 Read St</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>18000 SF</u>	Number of Stories <u>2.5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>141 J 814 001</u>	Applicant * must be owner, Lessee or Buyer * Name <u>JOHN + CYNTHIA SARGENT</u> Address <u>103 READ ST 04103</u> City, State & Zip <u>PORTLAND ME</u>	Telephone: <u>773 0660</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address City, State & Zip	Cost Of Work: \$ <u>8500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>2 FAMILY</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>2 FAMILY WOOD FRAME</u> Proposed Specific use: <u>REHABILITATE REAR OF BLDG.</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>BUILDING HAD FIRE DAMAGE ON 1 OCT, 08. REAR OF BUILDING NEEDS REHAB + ELECTRICAL REWIRING.</u>		
Contractor's name: <u>FORREST WHEATON II</u> Address: <u>SEBAGO, MAINE</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>John Sargent</u> Telephone: <u>773 0660</u> Mailing address: <u>4 Legion Road Falmouth ME 04105</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: John Sargent

Date: 14 Apr 09

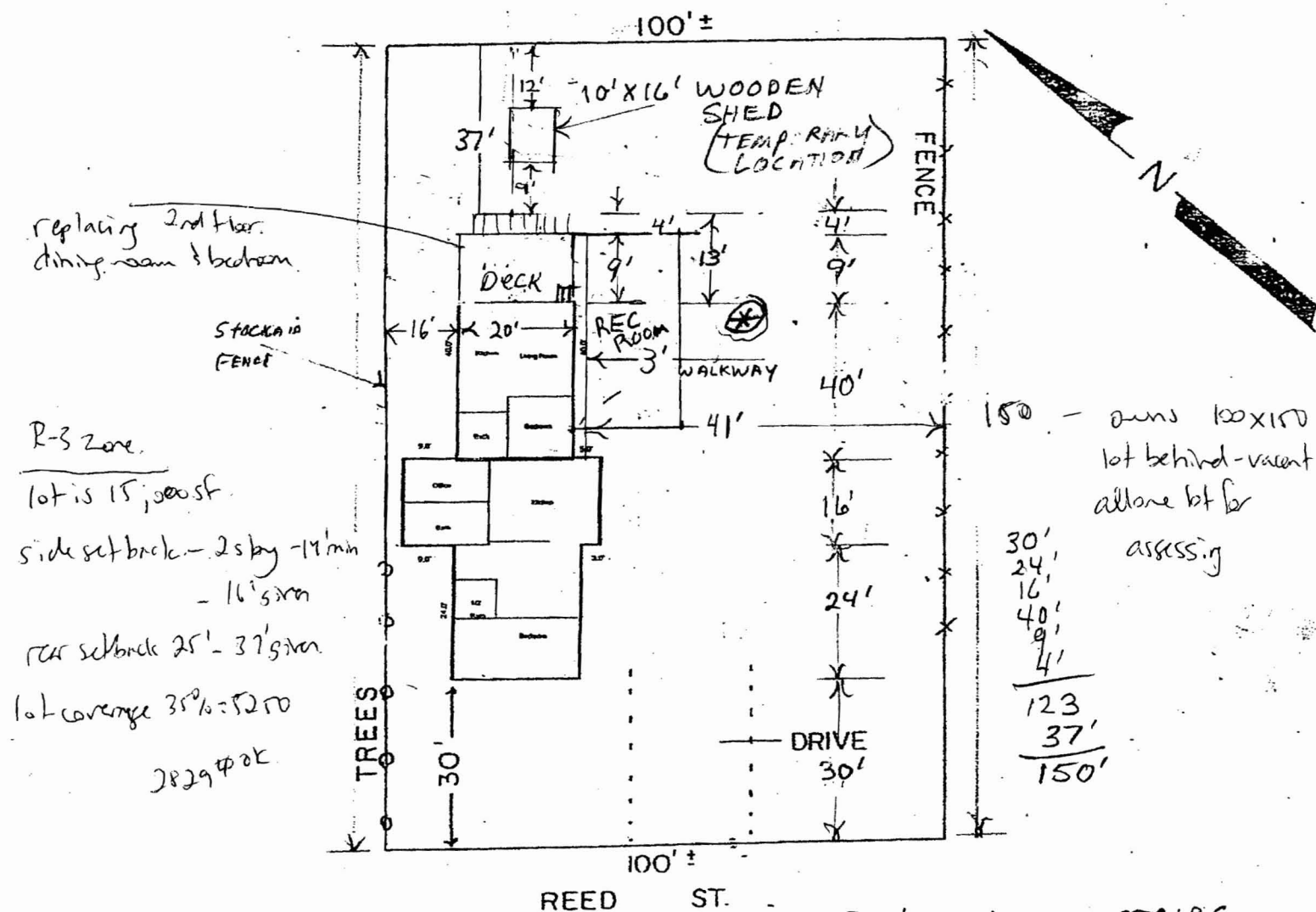
This is not a permit; you may not commence ANY work until the permit is issue

ADDITION to permit appl # 4-16-09

MAY - 8 2009

Proposed.

PLOT PLAN



⊗ NEW DECK + STAIRS = 13' which is 4' SMALLER FOOT PRINT THAN BEFORE FILE. SEE PAGE 2.

OWNER OF RECORD: John & Cynthia Sargent

LOCUS: Portland, Maine

SCALE: 1" = 30'

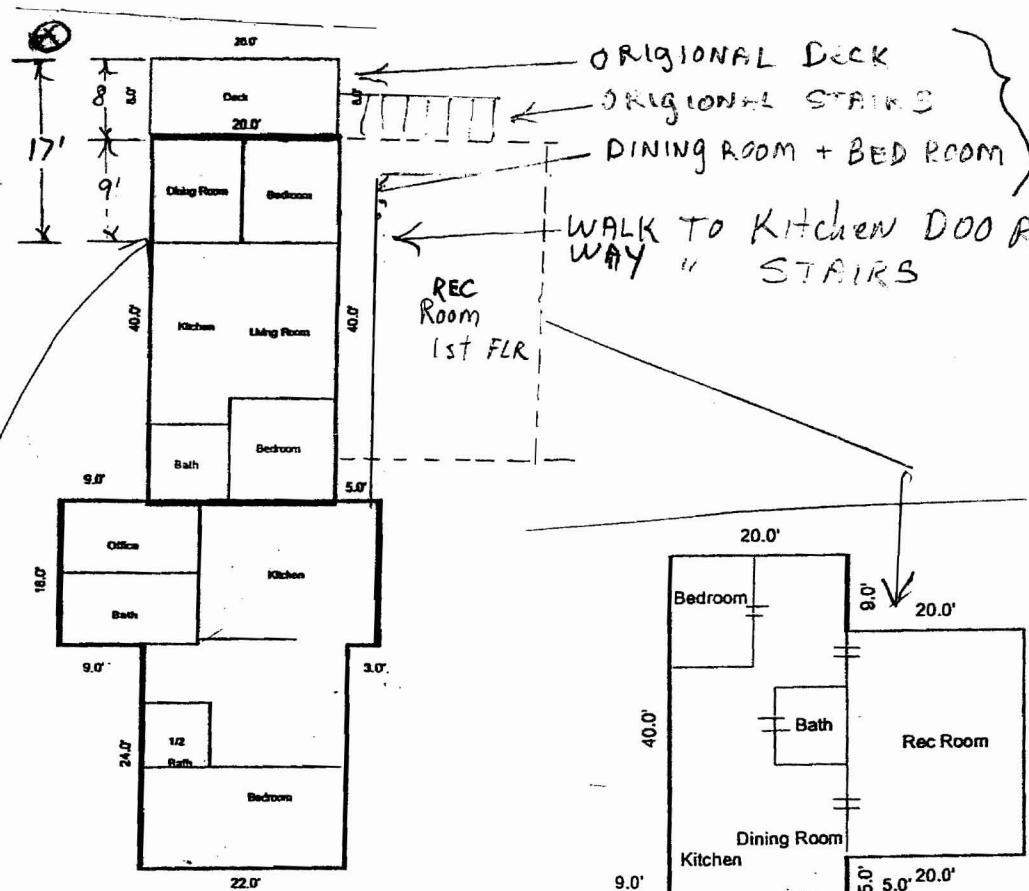
Tel # 773 0660
 450 9568

APR 5
 MAY 5 09

JOHN SARGENT
 103 READ ST
 PORTLAND ME 04103-3495

PAGE 1.

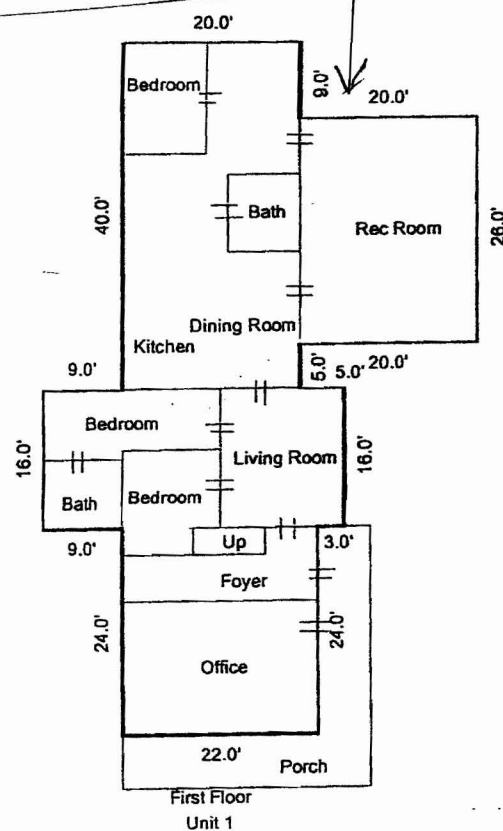
Existing



DESTROYED
BY FIRE 10 OCT 08.

2nd floor

Dining room & bedroom
have ~~been~~ will be removed
& replaced by a 9' x 20' deck.



1st floor

Footprint

$$\begin{aligned}
 20 \times 26 &= 520 \\
 20 \times 40 &= 800 \\
 16 \times 34 &= 544 \\
 24 \times 25 &= 600 \\
 5 \times 25 &= 125 \\
 \text{stairs } 4 \times 20 &= 80 \\
 &= 2669
 \end{aligned}$$

$$\begin{aligned}
 \text{shed } 160 \\
 \hline
 2829
 \end{aligned}$$



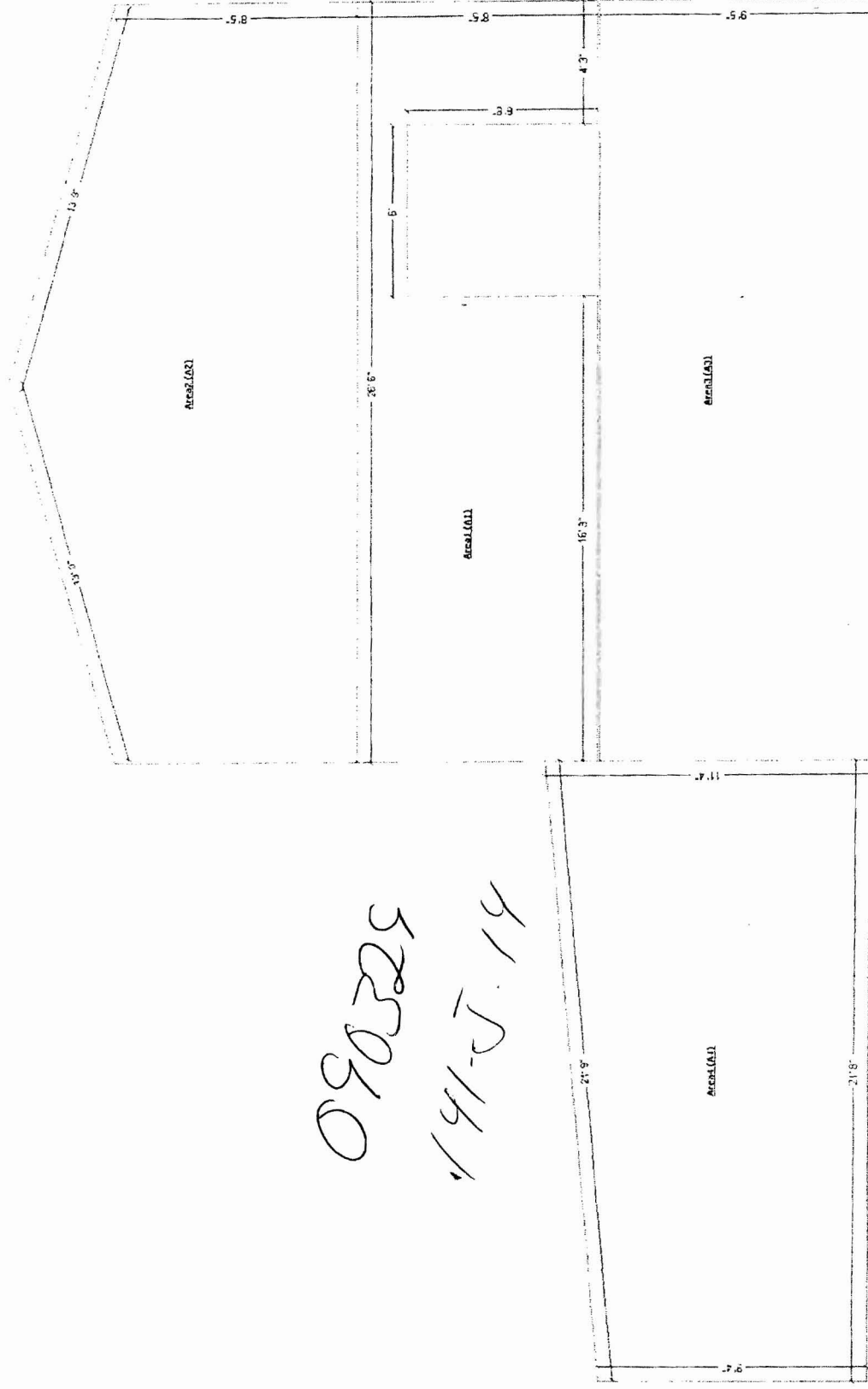
JOHN SARGENT
103 READ ST
PORTLAND ME 04103-3495

PAGE 2

This was existing deck on the rear of the building



Elevation



APR 22 2009

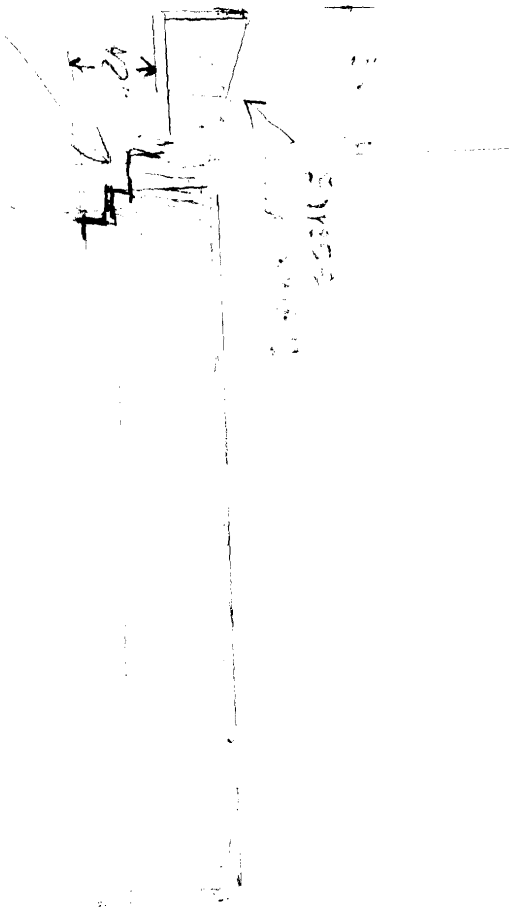


Elevation



Revised

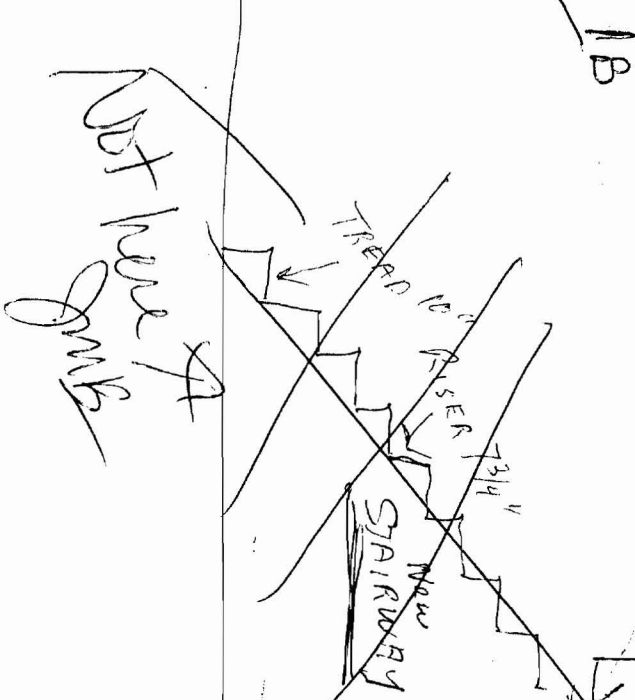
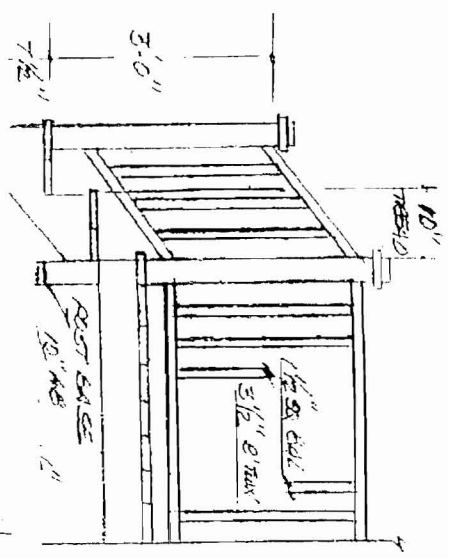
5. 201/2
PRESS SW LOCK.



31 5/8
1 1/2
1 1/2

Rev. 105
12 May 99

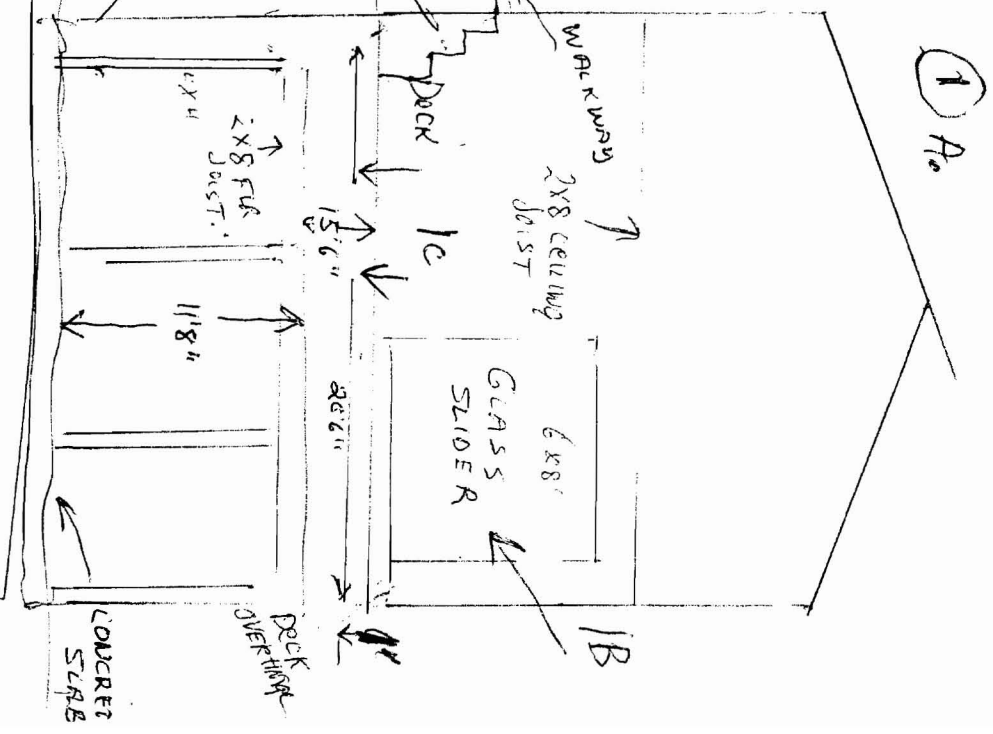
1 1/2
1 1/2



not here
gmb

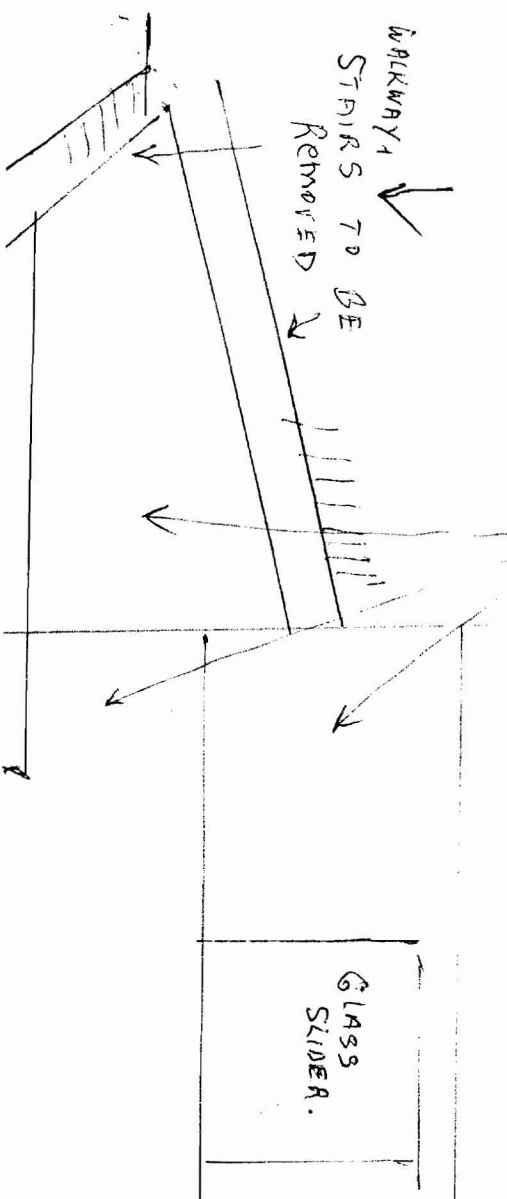
3' width
walkway
New
Header

1 A.

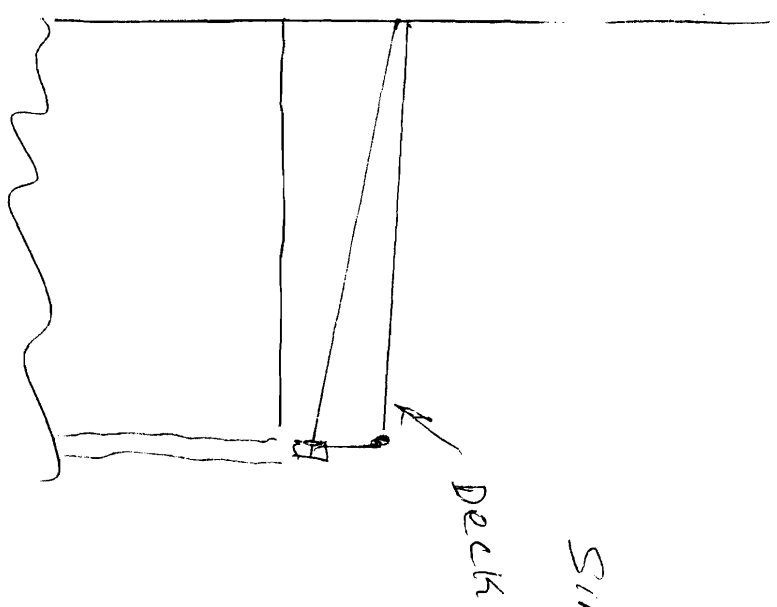


New
Vinyl
Siding

walkway
stairs to be
removed



①
1
2
3
4
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8
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10

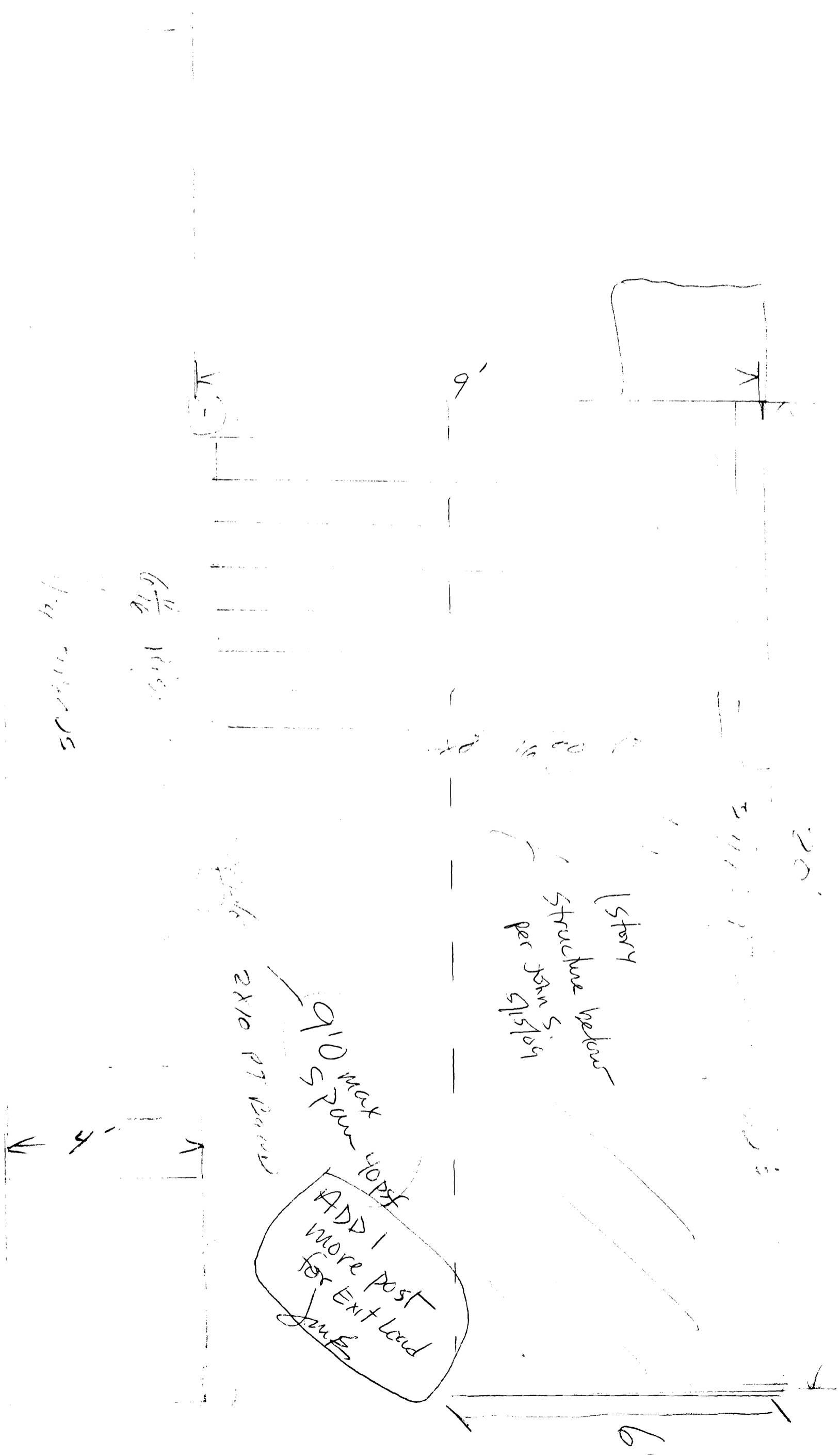


SIDE VIEW

Apr 17 08.
to whom it may concern!

This project employs AS CONTRACTOR FOREST WILSON II. He has completed SCORES OF STRUCTURES IN PUD AREA. This plan may need updating + revisions etc. As a complete picture of what is NEEDED must be known until some of structure is dismantled.

Revised



103 READ ST

Proposed deck over
1st floor - 1400
9' x 20'

Existing

Revised

New Deck

Deck to finished grade 2x8 P.T.

2" post to attachment with 2 galv. bolts

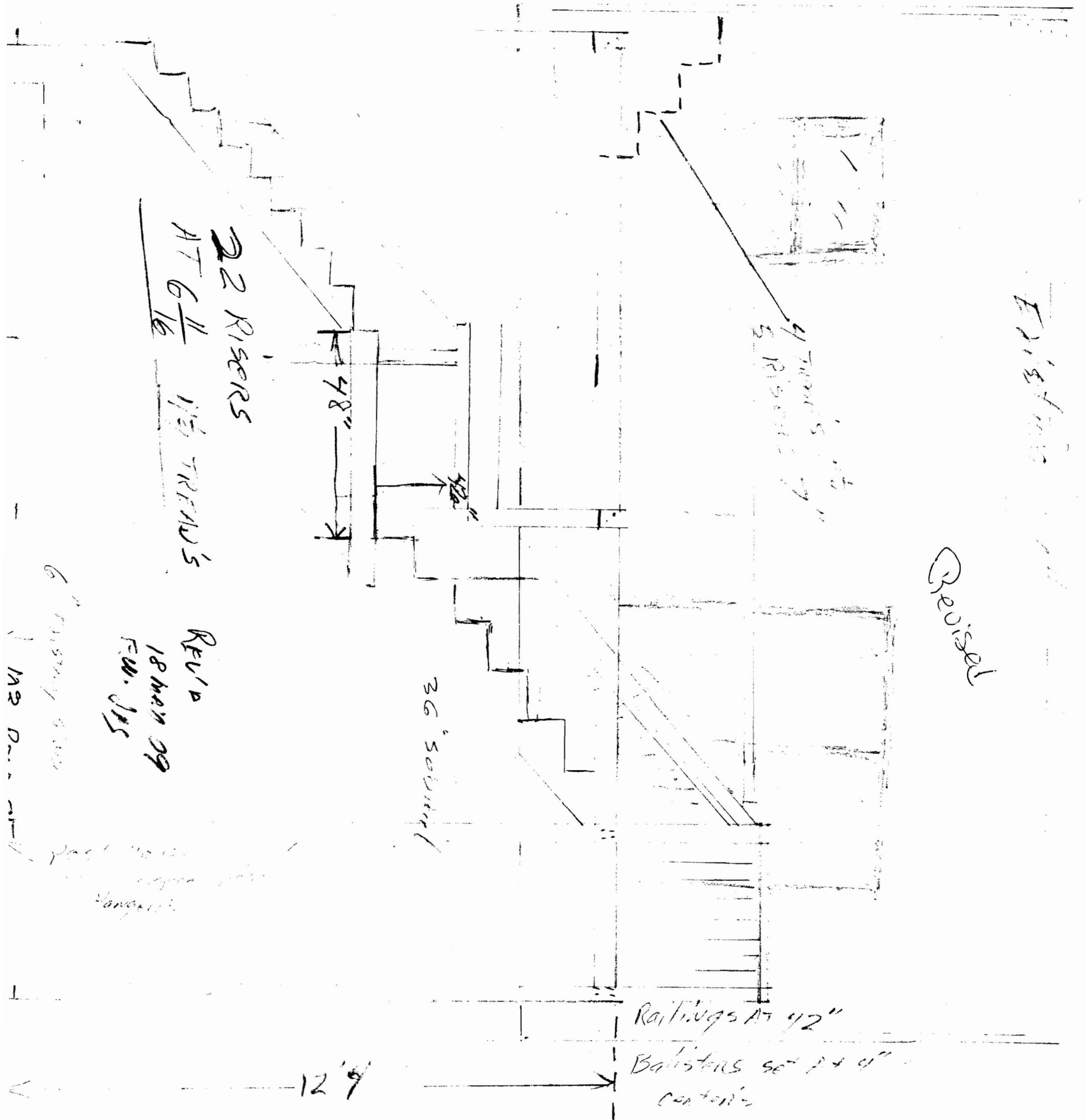
2" x 4" post to 1st floor joist, with 2 galv. bolts

5/16" P.T. Deck Bolts

All stems set to be 16" oc.

Include 2x10 P.T. Board on outside

of deck



22 RISERS

AT 6 1/16 1 1/2 TREADS

REV'D

18 MAR 09

F.W. JPS

6' rising over

1st floor

Post to 1st floor joist

Railings at 42"

Balusters 60" P + 4" center

12"