

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOSHUA P WAGNER

Located At 68 WOLCOTT ST

Job ID: 2011-10-2548-ALTR

CBL: 185- K-004-001

has permission to Build exterior stairs for 2nd floor egress

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 11/13/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2548-ALTR	Date Applied: 10/25/2011	CBL: 185- K-004-001	
Location of Construction: 68 WOLCOTT ST	Owner Name: JOSHUA P WAGNER	Owner Address: 130 BANCROFT ST PORTLAND ME 04102	Phone: 207-831-4545
Business Name:	Contractor Name: CSI Builders, Adam Rosenbaum	Contractor Address: 41 B Woodville Rd., Falmouth ME 04105	Phone: 207-831-6966
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Legal three family w/ one illegal dwelling unit – connected to permit #2011-05-998 to legalize illegal unit	Proposed Use: Legal four family when permit #2011-05-998 is issued – build set of stairs off second floor deck to provide second means of egress	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB IBC-2009
Proposed Project Description: Exterior stairs from 2nd fl. deck		Pedestrian Activities District (P.A.D.) Signature: <i>Capt. Pelais 11/8/11</i> Signature: <i>JMB 11/17/11</i>	
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 11/11/11 ABU</i>	<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:	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABU</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	

12-8-11 Final OK DWY

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspections 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.**

Footings/Setbacks prior to pouring concrete

Framing inspection as needed

Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2548-ALTR

Located At: 68 WOLCOTT ST

CBL: 185- K-004-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Currently this property is a legal three unit with one illegal dwelling unit. With the issuance of permit #2011-05-998 and the certificate of occupancy, this property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Exterior egress is being approved under section 14-440.

Building

1. Application approval based upon information provided by applicant, including revisions received 11/17/11. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including nosing profile, solid risers, guard height, graspable handrail, beam size, fasteners & connectors.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. All outstanding code violations shall be corrected prior to final inspection.
5. All smoke detectors and smoke alarms shall be photoelectric.
6. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.

R-3

#2011-10-

General Building Permit Application

entered 10/25/11



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>68 Wolcott St 04102</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>185 K 4</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Josh Wagner</u> Address <u>130 Bowcroft St</u> City, State & Zip <u>Portland, ME 04107</u>	Telephone: <u>831-4545</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3000</u> C of O Fee: \$ _____ Total Fee: \$ <u>50.00</u>

Current legal use (i.e. single family) Multi Family Number of Residential Units 4

If vacant, what was the previous use? _____

Proposed Specific use: _____

Is property part of a subdivision? _____ If yes, please name _____

Project description: Install stairs from second floor deck to ground

RECEIVED
OCT - 25 2011
Dept. of Building Inspections
City of Portland Maine

Contractor's name: CSI Builders Adam Rose/Baum

Address: 413 Woodville Rd

City, State & Zip Falmouth, ME 04105 Telephone: 831-6966

Who should we contact when the permit is ready: Josh Wagner Telephone: 831-4545

Mailing address: 130 Bowcroft St. Portland ME 04102

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: _____ Date: 10/25/11

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

WELCH ST.

EXISTING
HOURS

EXISTING
HOURS

EXISTING
NOSES

1 1/2" x 1 1/2"
Noses per AIAA R.
Kell.com

EXISTING DECK

hangars both ends
Truss locks
7/8 studs

SAIRS 3' WHITE

HANDBAIL @ 36"

Balusters 4' same as

PROPOSED
NEW
STAIR
SYSTEM

Rise 4"
Run 11"

Balusters 4"
SAIRS

34"-38" grass public (1)
w/ returns

NO ADJUSING

90°
Solid Noses

GRADE

10' SAND RUG
4' BELOW GRADE
WITH 24" X 24" FOOTING

Existing
Deck
POST

Anchor

EXISTING
BRACKET
ACCESS

3/4" STEEL
WITH
ANCHORS

GRADE

T

34" x 42"

METAL
HANGERS

16" O.C.

2x10
WOOD
NOTES

Rise 7"
Run 11"

3/4" x 6" LAG BOLTS
AND
PERMITS

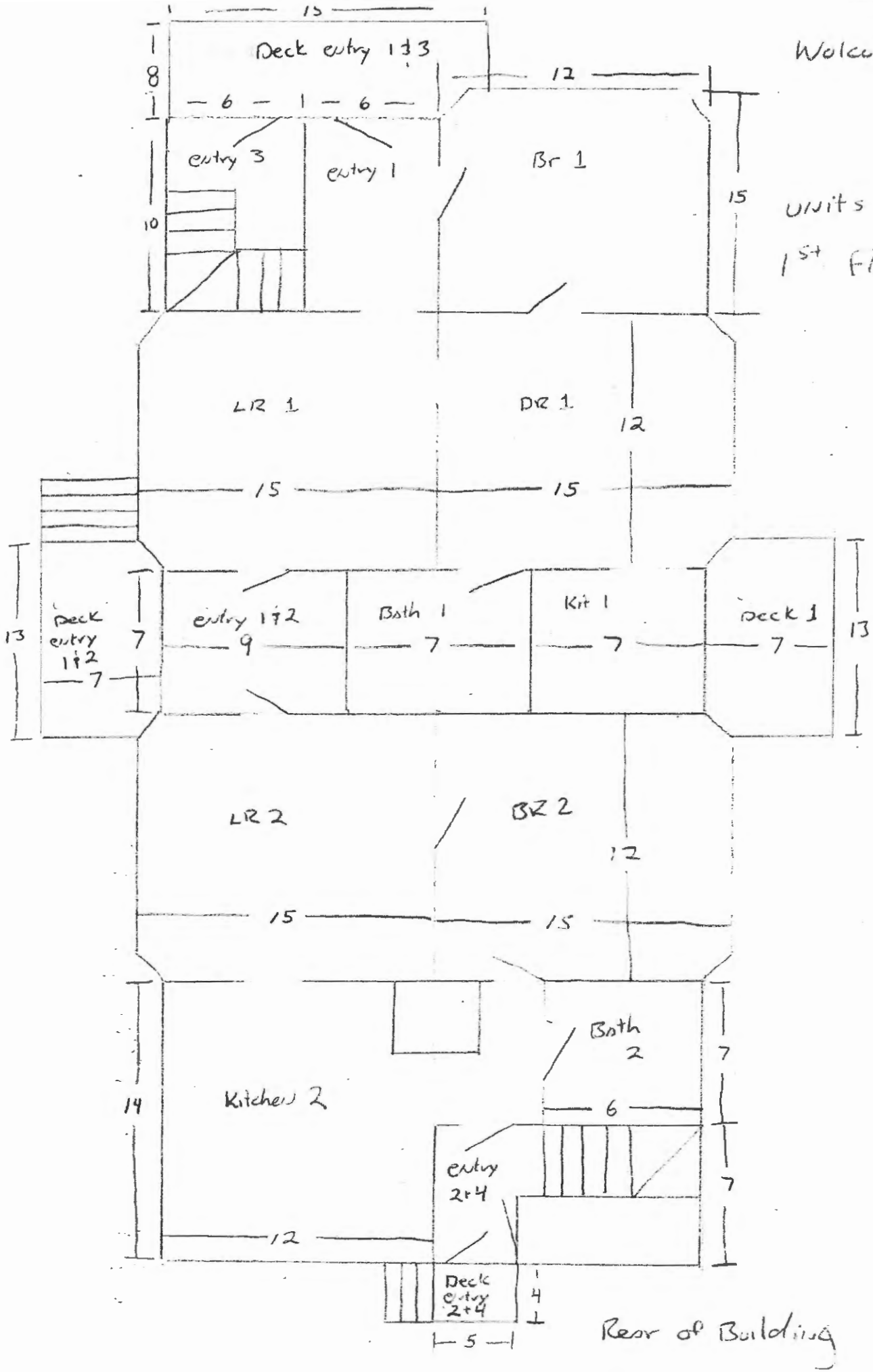
1 1/2"

3/4" x 12
STAIR
STRINGERS

←

Wolcott ST
↑

Units 1+2
1st Floor PLAN



RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

1st 01/20/19 30.55
2nd 27/19
3rd 28/19

83,75

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	3 <input checked="" type="checkbox"/>
CONCRETE BLOCK	<input checked="" type="checkbox"/>	STEEL JOIST		TOILET ROOM	
BRICK OR STONE		MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	3 <input checked="" type="checkbox"/>
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT	3 <input checked="" type="checkbox"/>
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE		LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES				LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS	<input checked="" type="checkbox"/>	ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER		B	1 2 3	NO. OF ROOMS	
BRICK ON TILE		FINE	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	BSMT.	2ND 1/2
SOLID BRICK		HARDWOOD		1ST	6 3RD 7
STONE VENEER		PLASTER	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	OCCUPANCY	
CONC. OR CIND. F.		UNFINISHED		SINGLE FAMILY	
		METAL CLG.		TWO FAMILY	3 <input checked="" type="checkbox"/>
TERRA COTTA				APARTMENT	
VITROLITE		RECREAT. ROOM		STORE	
PLATE GLASS		FINISHED ATTIC		THEATRE	
INSULATION		FIREPLACE		HOTEL	
WEATHERSTRIP		HEATING		OFFICES	
ROOFING		PIPELESS FURNACE		WAREHOUSE	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOT AIR FURNACE		COMM. GARAGE	
WOOD SHINGLES		FORCED AIR FURN.		GAS STATION	
ASBES. SHINGLES		STEAM	3 <input checked="" type="checkbox"/>	ECONOMIC CLASS	
SLATE TILE		HOT WAT. OR VAPOR		OVER BUILT	<input checked="" type="checkbox"/>
METAL		NO HEATING		UNDER BUILT	
COMPOSITION		GAS BURNER		DT. 4-1950	AR. 3
ROLL ROOFING		OIL BURNER	<input checked="" type="checkbox"/>	LD. 10	PD. 10
INSULATION		STOKER		MS. CK. 32	REP. VAL. 12,530

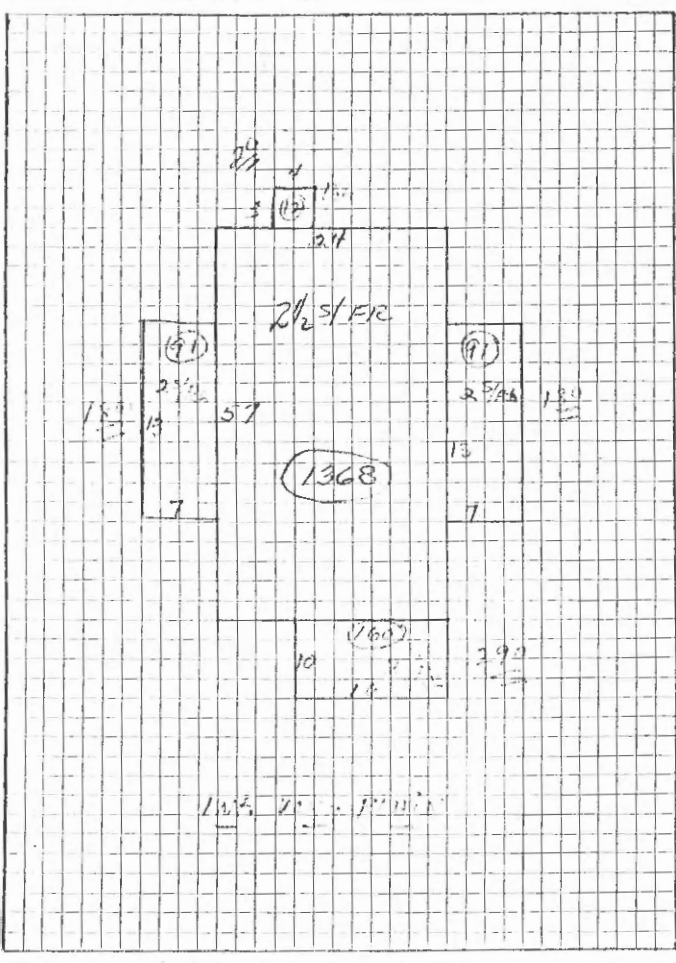
COMPUTATIONS

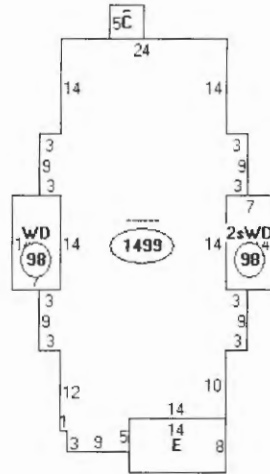
UNIT	1951		
136 S. F.	8,350		
S. F.			
ADDITIONS	+ 670		
57' REAR	+ 750		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	+ 510		
PLUMBING	+ 700		
TILING			
11,100'	+ 920		
TOTAL	11,700		
FACT. +10	830		
REP. VAL.	12,530		

SUMMARY OF BUILDINGS Econ

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D	SOUND VAL.	TAX VAL.	YF
D	1 1/2 S / FR	C	36		F	12,530	45%	6890	25%	5170		
B												
C												
D												
E												
F												
G												

YEAR	1951					1951 TOTAL BLDGR.	5170
TAX VAL.							19
OLD VAL.							19
CHANGE							19





Descriptor/Area
 A.
 1499 sqft
 B. w/D
 98 sqft
 C. OFF
 25 sqft
 D. 2sWD
 98 sqft
 E. OP/OP
 112 sqft

1837

The planning authority shall be responsible for providing to the applicant for setback reduction an instrument signed by the chair or vice-chair of the Planning Board, indicating any setback reduction granted under the terms of this section. The applicant for such setback reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds within sixty (60) days of the Planning Board's grant of the reduction. Failure to record such instrument within the required time period shall render the reduction null and void.

(Ord. No. 227-97, 3-17-97)

Sec. 14-440. Exterior egress.

Notwithstanding any other provision of this Code, the building authority may permit the installation of an exterior egress stair or an upgrade of an existing exterior fire escape for a conforming or lawfully nonconforming dwelling unit existing as of January 5, 1998, if such egress is required to meet current fire or other life safety codes, provided that the owner demonstrates to the building authority that:

- (a) There is no practical and economically reasonable way to provide such egress within the interior of the building, as demonstrated by the submission of detailed floor plans showing the projected cost of and the impact on the existing dwelling from an interior stair;
- (b) The stairway and associated landings and other building fixtures are designed and will be constructed to have a minimal visual impact upon the building, especially as viewed from any public way or public open space, as demonstrated by photographs of the front and any other affected facades of the building and plans or drawings of the proposed egress stairs;
- (c) Reductions to setbacks granted under this section shall be the least amount required to meet life safety code requirements; and
- (d) Exterior stairways on buildings subject to regulation under article IX of this chapter shall require review and approval under the provisions of that article.

(Ord. No. 181-98, 1-5-98)

68 Wolcott St. Exterior Egress Stairs

Planning and Development,


I met with Adam Rosenbaum of CSI Builders to discuss the possibility of creating an interior staircase for the second floor apartment's second means of egress.

After assessing the layout and structure of the building he concluded that an interior staircase would be exorbitantly expensive, if even possible. All of the units would have to be extensively modified requiring the tenants to vacate their homes. The only possible location is the chase way for the plumbing and electric for the second floor, with the balloon framing and age of the building an educated guess of cost if possible would exceed \$50,000. The loss of rents alone would force me into a financial hardship. I have no means of funding such an expense.

If an exterior staircase is constructed no families will have to vacate their homes and I will avoid a financial hardship.

Respectfully,

Josh Wagner



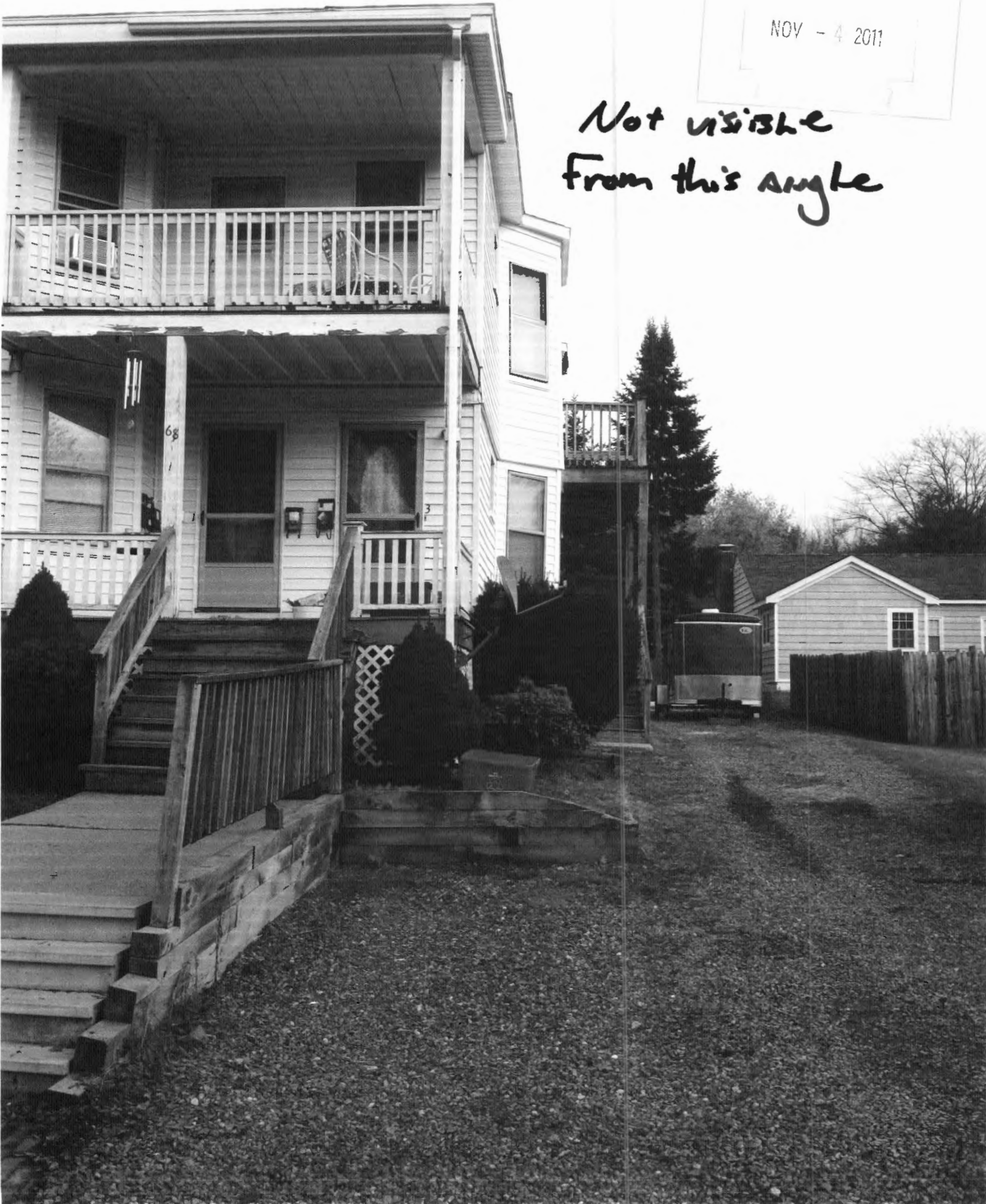
NOV - 11 2011

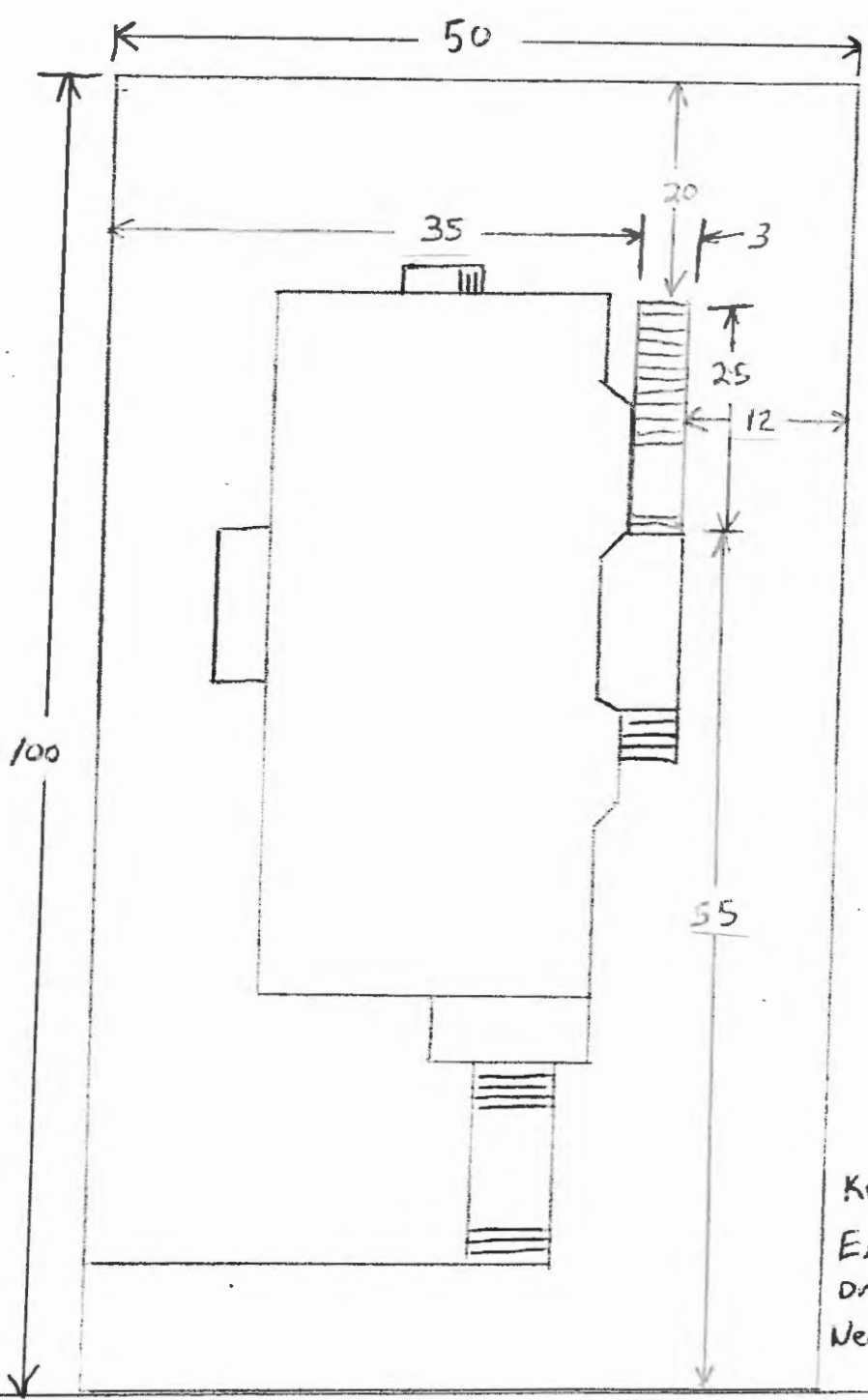


NOV 4 2011

NOV - 4 2011

*Not visible
from this angle*





R-3

lot size - 5000 sq ft

front H/A

* rear - 25' min - 20' 6" max

* side - 25' by - 14' min - 12' 6" max

* lot coverage = 35% = 1750 sq ft

* existing footprint - 1432 sq ft

proposed 25x55 = 1375 sq ft

1750 sq ft

38%

* utility Section 14-440

Key:

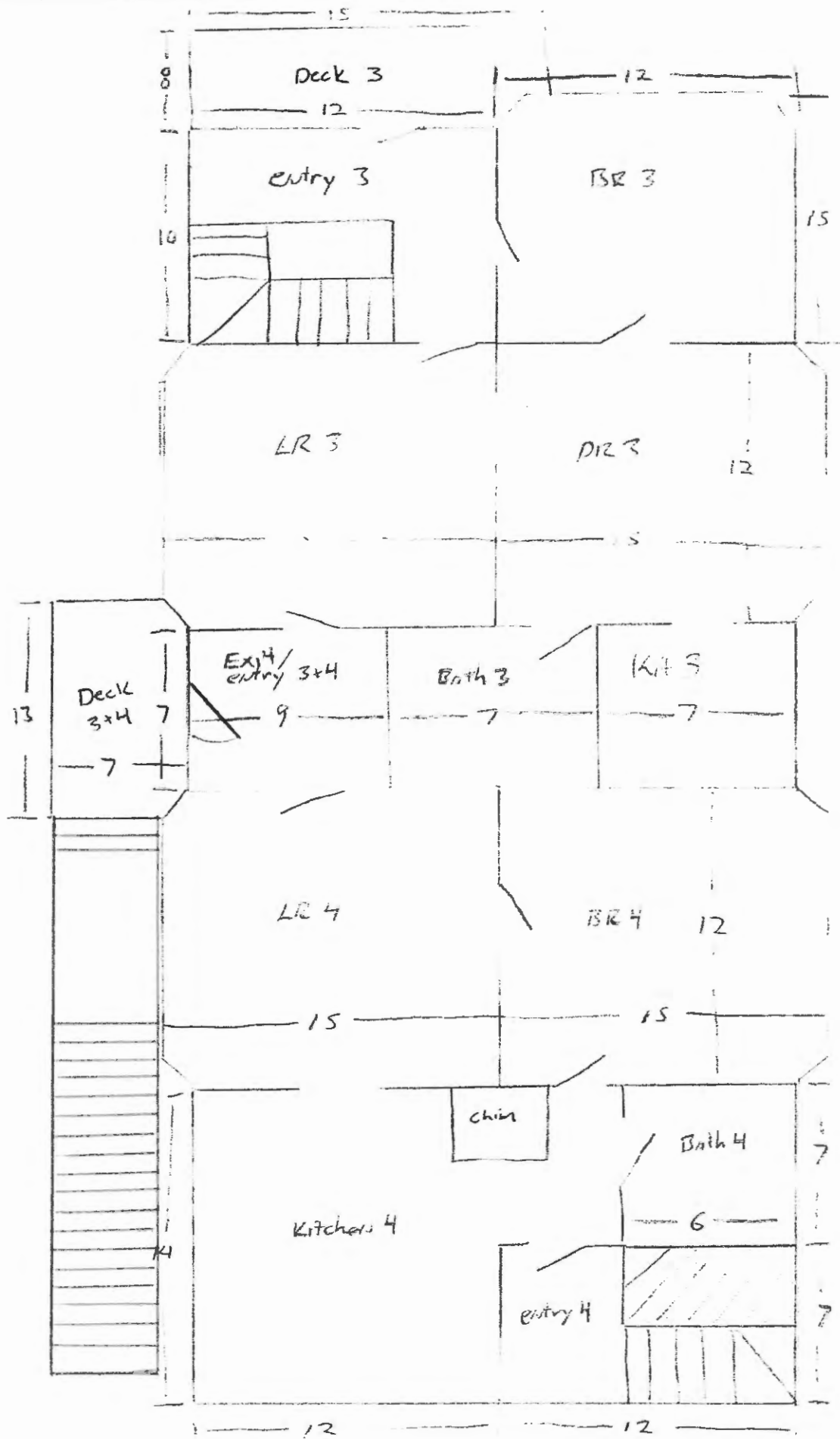
Existing Structure

Drawn in Black

New in Red

WOLCOTT ST

WOLCOTT ST ↑



Units 3+4
2ND Floor Plan
Black - existing
Red - New

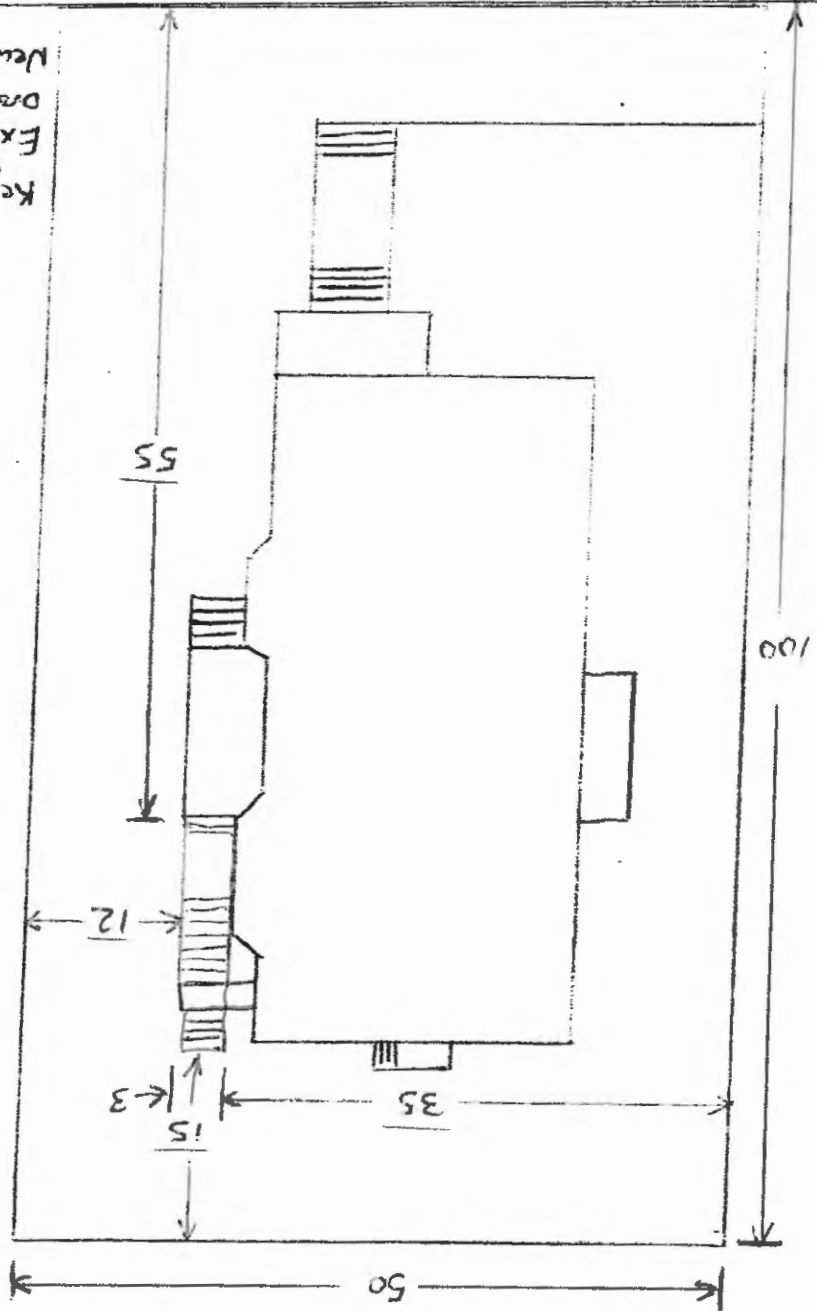
Rear of Building

NOV - 4 2011



WOLCOTT ST

Key:
Existing Structure
Drawn in Black
New in Red



Dept. of Building Inspections
City of Portland Maine

NOV 17 2011

RECEIVED



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Egress Stairs

PROJECT ADDRESS: 68 Wolcott St CHART/BLOCK/LOT: 185-K-004-001

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Josh Wagner
 Address: 130 Bancroft St
Portland 04102
 Work #: _____
 Cell #: 207.831.4545
 Fax #: _____
 Home #: _____
 E-mail: joshwag

CONSULTANT/AGENT

Name: _____
 Address: _____

 Work #: _____
 Cell #: _____
 Fax #: _____

Criteria for an Administrative
 (see section 14-523(4) on pg

- a) Is the proposal within existing boundaries?
- b) Are there any new buildings?
- c) Is the footprint increase less than 10%?
- d) Are there any new curb cuts?
- e) Are the curbs and sidewalk replaced?
- f) Do the curbs and sidewalk meet standards?
- g) Is there any additional parking?
- h) Is there an increase in traffic volume?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

*File w/ Permit
 2011102548*

Applicant's Assessment Planning Division
 Y(yes), N(no), N/A

<u>Y</u>	<u>No</u>
<u>N</u>	<u>Emergency Stairs</u>
<u>N</u>	<u>Yes</u>
<u>N</u>	<u>No</u>
<u>N</u>	<u>N/A</u>
<u>N</u>	<u>N/A</u>
<u>N</u>	<u>No</u>
<u>NA</u>	<u>No</u>
<u>NA</u>	<u>No</u>
<u>NA</u>	<u>Yes</u>
<u>NA</u>	<u>Yes</u>
<u>N</u>	<u>No</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>

Signature of Applicant: [Signature] Date: 11/18/11

Planning Division Use Only

Authorization Granted

Partial Exemption

Exemption Denied

Barbara Barhydt 11/25/11

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	Yes	Emergency stairs
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	n/a	No
e) Are the curbs and sidewalks in sound condition?	n/a	n/a
f) Do the curbs and sidewalks comply with ADA?	n/a	n/a
g) Is there any additional parking?	n/a	No
h) Is there an increase in traffic?	n/a	No
i) Are there any known stormwater problems?	n/a	No
j) Does sufficient property screening exist?	n/a	yes
k) Are there adequate utilities?	n/a	yes
l) Are there any zoning violations?	n/a	No
m) Is an emergency generator located to minimize noise?	n/a	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	n/a	n/a

The Administrative Authorization for 68 Wolcott Street was approved by Barbara Barhydt, Development Review Services Manager on November 25, 2011 with the following condition Standard Condition of Approval listed below:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.

Water 17' 5"

EXISTING
ROCK

EXISTING
ROCK

EXISTING
ROCK

EXISTING DECK

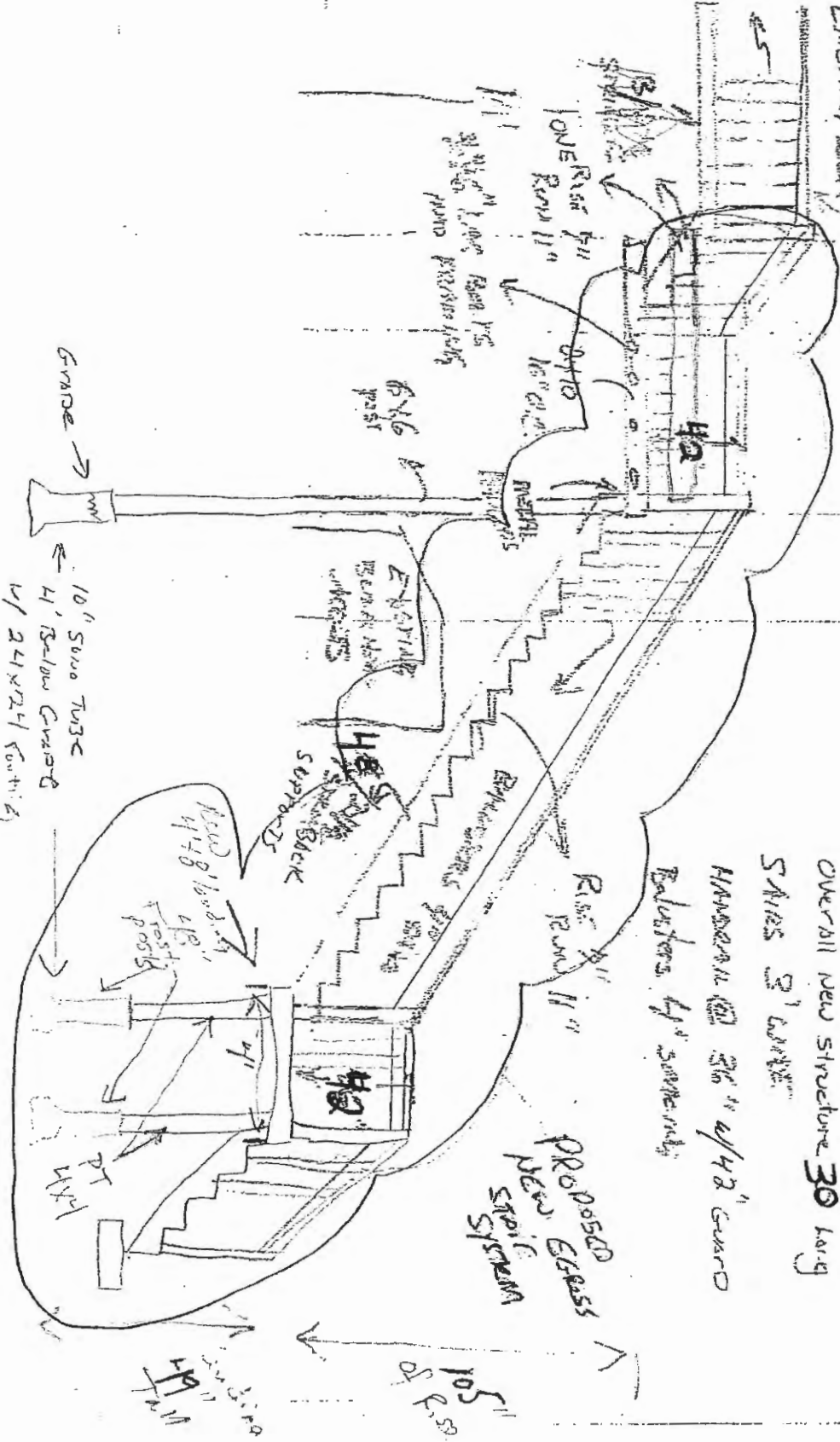
OVERALL NEW STRUCTURE 30' LONG

STAIRS 3' WIDE

HANDRAIL @ 36" w/ 1/2" GARD

ROCKERS 4" SPACING

PROPOSED
NEW
STAIR
SYSTEM

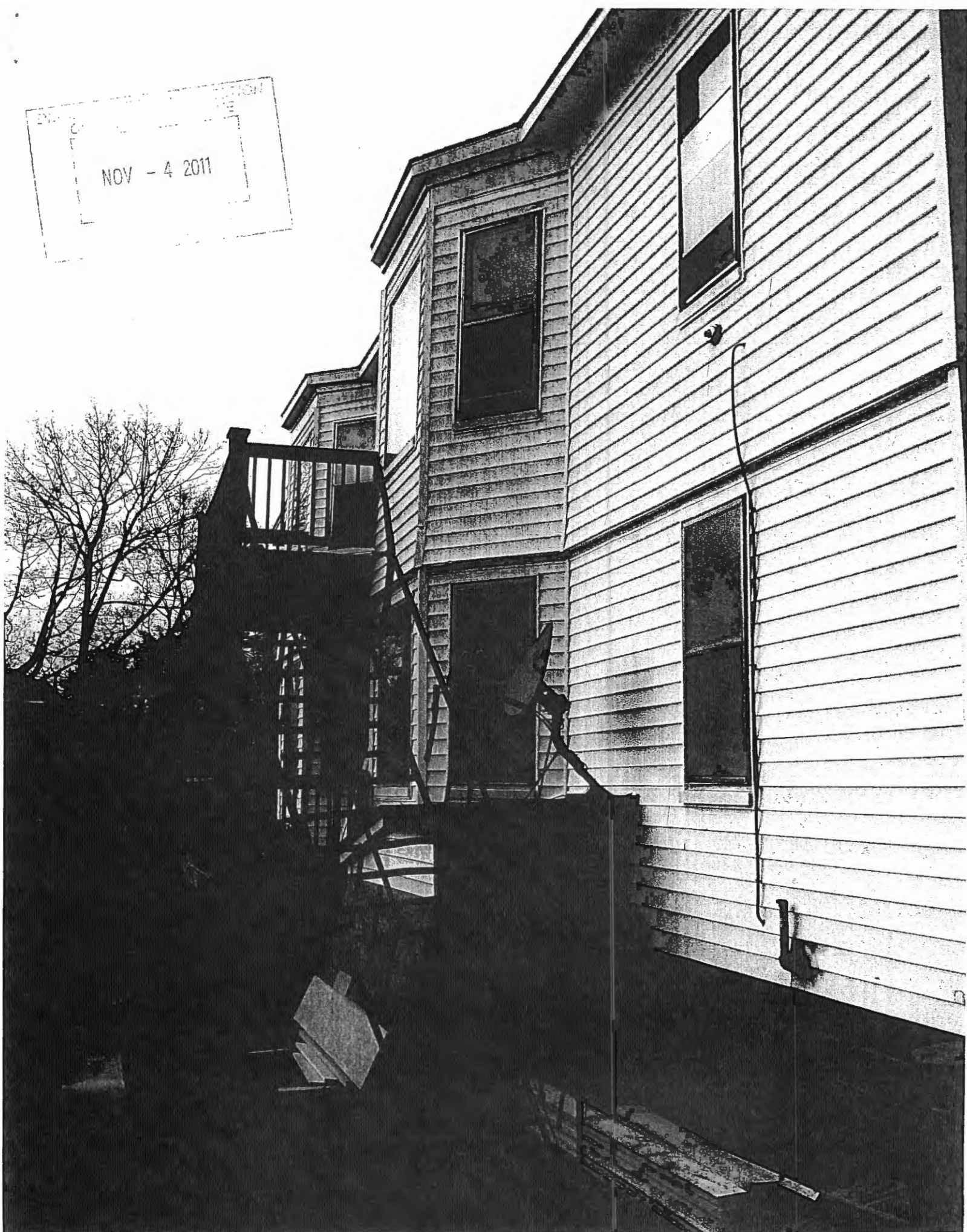


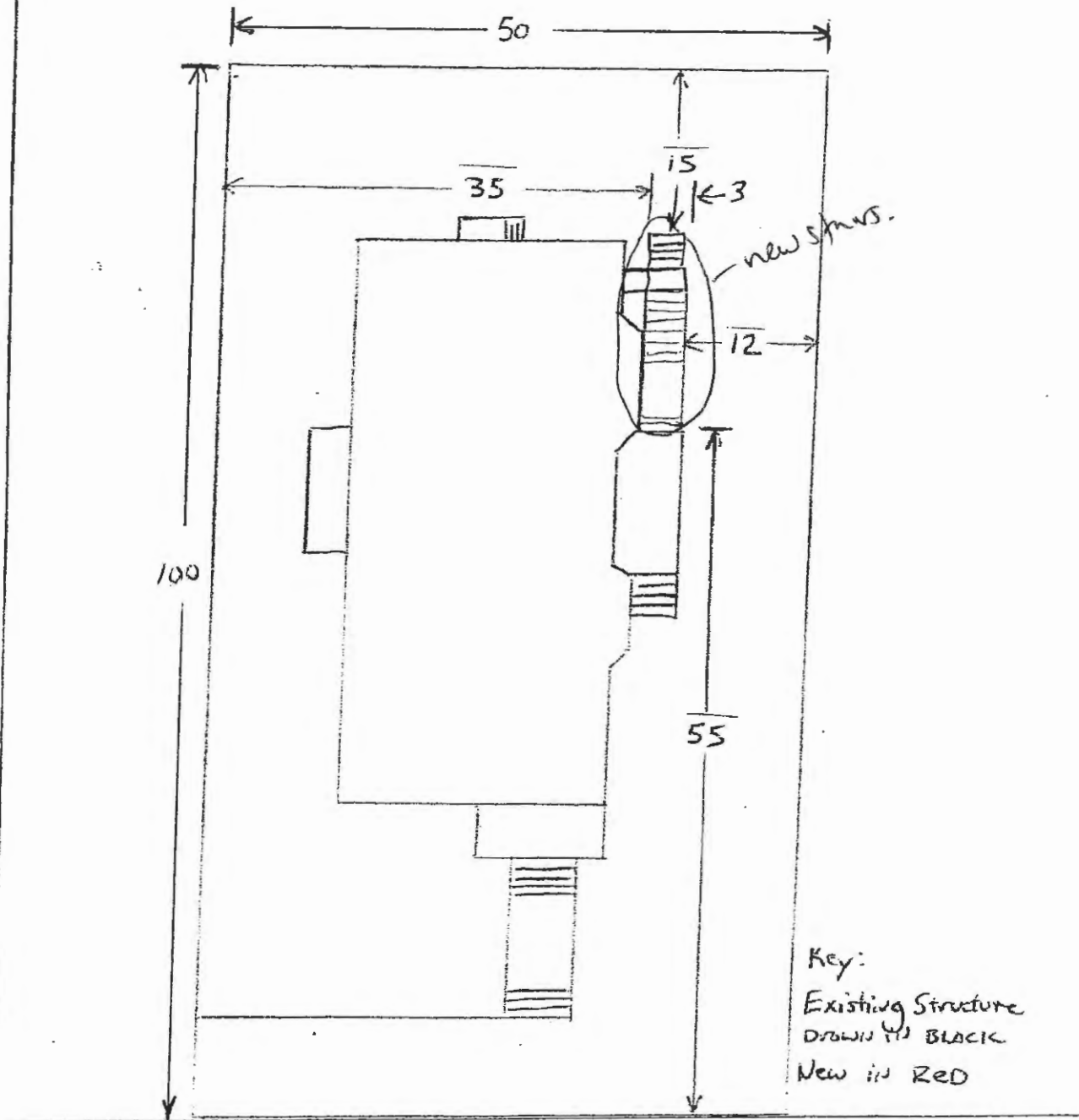
GRADE →

10" SUVA TUBE
← 4" BELOW GRADE
w/ 24x24 CONCRETE

10' 5"
11' 10"

NOV - 4 2011





WOLFOTT ST