

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that JAMES O HASKELL

Located At 60 BRADLEY ST

Job ID: 2012-08-4808-ALTR

CBL: 188- A-028-001

has permission to Rebuild Sills & upgrade frost posts

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

Code Enforcement Officer / Plan Reviewer

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

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.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4808-ALTR

Located At: 60 BRADLEY ST

CBL: 188- A-028-001

Conditions of Approval:

Zoning

1. This permit is being issued with the condition that there will be no change in the footprint or volume of the garage.

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4808-ALTR	Date Applied: 8/27/2012	CBL: 188- A-028-001	
Location of Construction: 60 BRADLEY ST	Owner Name: SCOTT HARDING	Owner Address: 60 BRADLEY ST PORTLAND, ME 04102	Phone: 207-615-1403
Business Name:	Contractor Name: M.J. Bouton Contracting LLC	Contractor Address: 50 Roberts St., Portland ME 04102	Phone: (207) 650-1565
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same – single family – repair existing 18' x 24' garage – rebuilding sills, upgrading frost posts, add studs	Cost of Work: 15000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R.3/0 Type: 5B TRC 09
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: Repair existing garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands <i>-all work w/in existing</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>Reprint!</i></p> <p><input type="checkbox"/> Site Plan <i>steel.</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/condition 8/31/12 ARM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ARM</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

P.3

Entered 8/27/12

(P3)



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.

2012-08-4808-ALTR

Location/Address of Construction: <u>60 Bradley St. Portland</u>		
Total Square Footage of Proposed Structure/Area x <u>836 (both floors)</u>	Square Footage of Lot x <u>139,000</u>	Number of Stories x <u>1.5</u>
<input checked="" type="checkbox"/> Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>188-A-028-001</u> ← HOUSE 188-A-027-001	Applicant: (must be owner, lessee or buyer) Name <u>SCOTT A. HARDING</u> Address <u>60 BRADLEY ST.</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>207-615-1403</u>
Lessee/DBA RECEIVED AUG 27 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Historic Review: \$ <u>NA</u> Planning Amin.: \$ _____ Total Fee: \$ <u>170.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>GARAGE - single family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Rebuilding Sills and upgrading frost posts and garage.</u>		
Contractor's name: <u>M.J. Barton Contracting LLC</u> Email: _____ Address: <u>Matthew Barton (President)</u> <u>50 Roberts St., Portland, ME 04102</u> Telephone: <u>207 650 1565</u> Who should we contact when the permit is ready: <u>Matthew Barton</u> Telephone: _____ Mailing address: <u>Same as Above</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.

and 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: [Signature] Date: 8/20/2012

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

[Signature] Contractor Adviser
7/30/2012



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 1120

Tender Amount: 170.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 8/27/2012

Receipt Number: 47554

Receipt Details:

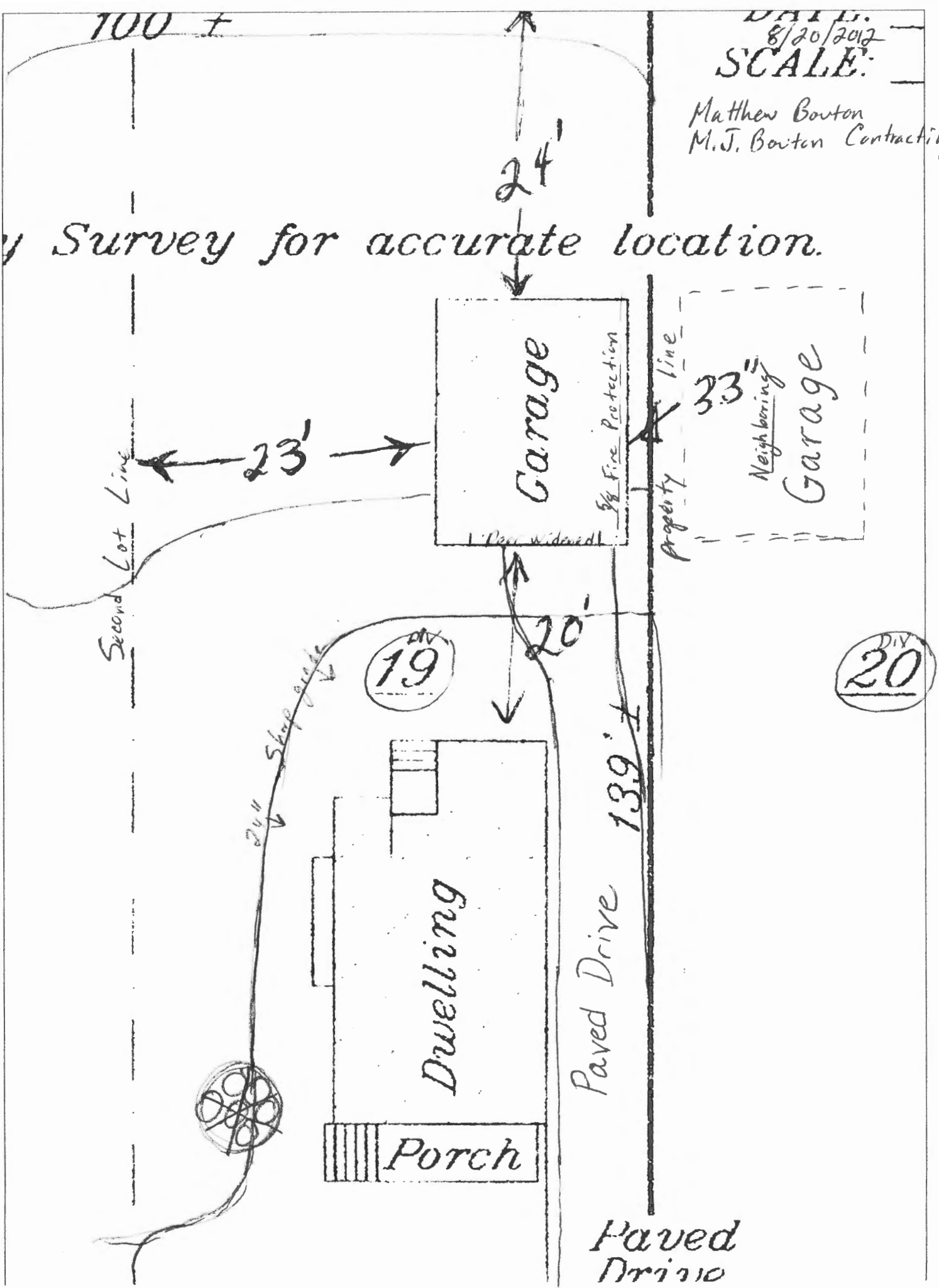
Referance ID:	7800	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	170.00	Charge Amount:	170.00
Job ID: Job ID: 2012-08-4808-ALTR - Rebuild Sills & upgrade frost posts			
Additional Comments: 60 Bradley			

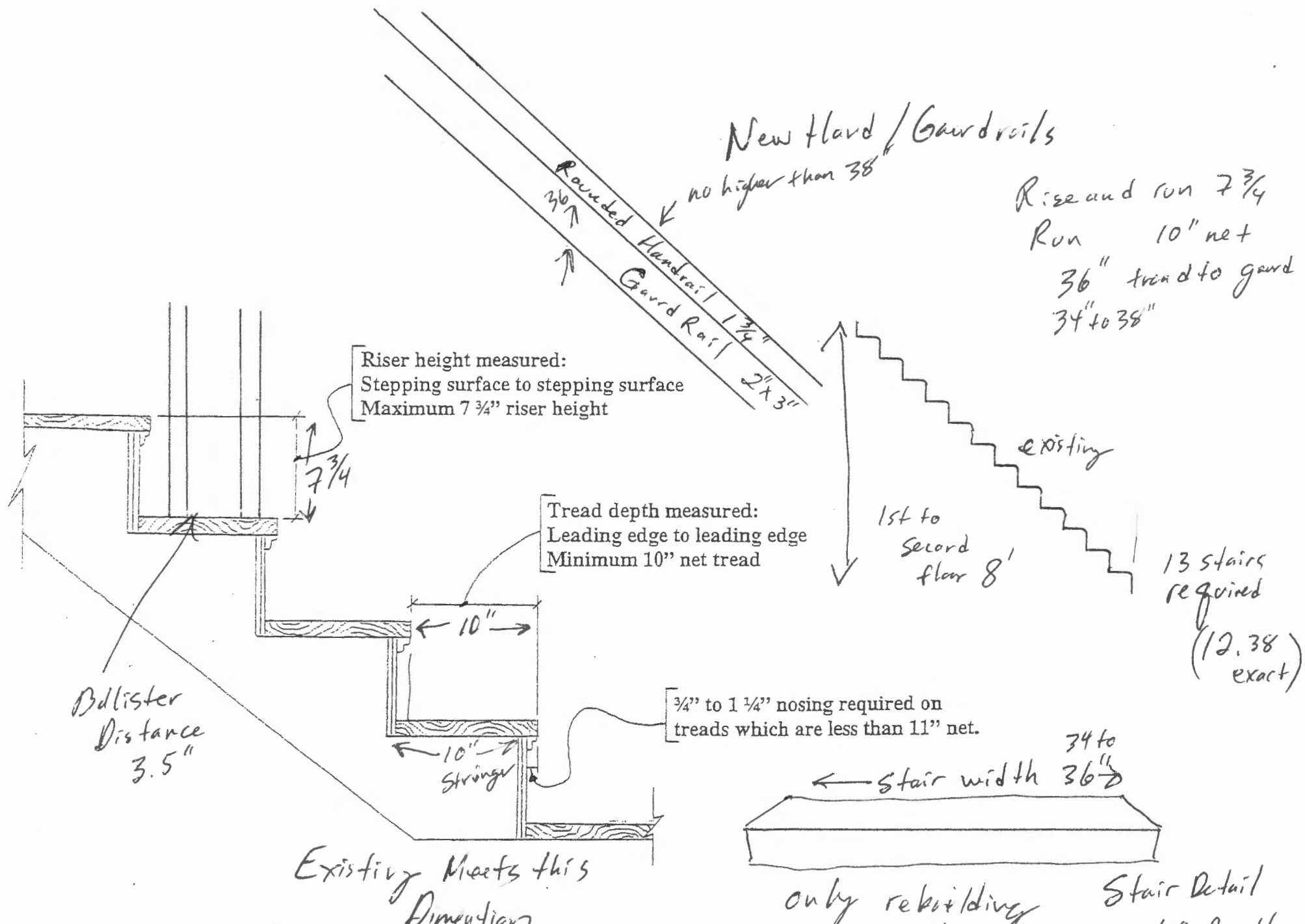
Thank You for your Payment!

DATE: 8/20/2012
SCALE:

Matthew Bouton
M.J. Bouton Contracting

Survey for accurate location.





Rise and run $7\frac{3}{4}$
 Run 10" net
 36" tread to guard
 34" to 38"

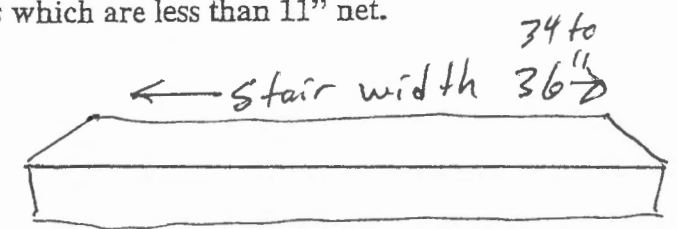
Riser height measured:
 Stepping surface to stepping surface
 Maximum $7\frac{3}{4}$ " riser height

Tread depth measured:
 Leading edge to leading edge
 Minimum 10" net tread

existing
 1st to second floor 8'

13 stairs required
 (12.38 exact)

$\frac{3}{4}$ " to $1\frac{1}{4}$ " nosing required on treads which are less than 11" net.



Existing Meets this Dimension

only rebuilding landing (Rotted) 60 Bradby
 Stair Detail

Please note: To achieve a minimum 10" net tread the stringer must be cut to 10".

(Contractor)M J Bouton Contracting LLC
50 Roberts St.
Portland, ME 04102
August 24, 2012

(owner)Scott Harding
City of Portland
60 Bradley St.

Dear City inspector, Review:

The Project at 60 Bradley St. Would consist of the following repairs, modifications:

1. Delete all windows near garage close to property line and add 5/8 fire rated board to that wall to bring up to fire code.
2. Add frost protective sonatube type footings every 8 feet or fewer around perimeter of building.
3. Stairs existing do conform to code (10" depth, 7 3/4" Rise) but need to be upgraded with proper handrails, straitened and landing repaired. (UPSTAIRS WILL BE USED FOR LIGHT STORAGE ONLY) It is understood that this could never be used as a living space with stairs inside the garage.
4. To cover drainage problems, a curtain drain will surround the building and empty graded downward toward the street. Also Gutters will be added to all sides of the building and empty into downspouts, then a colvert tube (buried) that goes down the driveway to the street.

Any questions or concerns, Please call Matthew Bouton @ 207 650 1565, or email :
matt_bouton@live.com

not charging footprint whatsoever

WARRANTY DEED

Know all Persons by these Presents that **We, James O. Haskell and Julie M. Haskell**, of the Town of Portland, State of Maine, in consideration of one dollar and other valuable consideration paid by **Scott A. Harding**, whose mailing address is 60 Bradley Street, Portland, ME 04102 the receipt whereof we do hereby acknowledge and do hereby **give, grant, bargain, sell and convey** unto the said **Scott A. Harding**, his heirs and assigns forever,

RECEIVED
SEP 04 2012
Dept of Building Inspections
City of Portland Maine

See Exhibit A and Exhibit B attached hereto and made a part hereof

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Scott A. Harding**, his heirs and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said **James O. Haskell and Julie M.**

Haskell, have hereunto set our hands and seals this 13th day of July, 2012.

*Signed, Sealed and Delivered
in the presence of*

Witness

Margaret H. Orwa
Witness

James O. Haskell
James O. Haskell

Julie M. Haskell
Julie M. Haskell

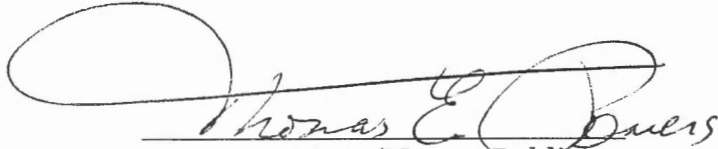
MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Dated: July 13, 2012

Personally appeared the above-named James O. Haskell and Julie M. Haskell and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,



Attorney at Law/Notary Public

Printed name: Thomas E. POWERS

Exhibit B
54-56 Bradley Street, Portland, Maine

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, known as Bradley Terrace and designated as lot number seventeen (17) on a plan or map of said tract made by Percy H. Richardson, civil engineer, filed and recorded in the Registry of Deeds for said County in Plan Book 9, Page 137, and which said parcel hereby conveyed is otherwise bounded and described as follows:

Commencing at a point on the westerly side line of Bradley Street distant six hundred forty-four and twenty-three one-hundredths (644.23) feet northeast from the northwest corner of Congress and Bradley Streets, running thence northeasterly along the westerly side line of Bradley Street fifty (50) feet; thence northwestwardly one hundred thirty-eight and seven tenths (138.7) feet, more or less, to the rear line of these lots as per map; thence southwestwardly along said rear line fifty (50) feet; thence southeastwardly one hundred thirty-eight and nine tenths (138.9) feet, more or less, to the place of beginning.

Being the same premises conveyed to James O. Haskell and Julie M. Haskell by deed of John E. Watson and Juanita M. Watson dated July 27, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25331, Page 1.

Received
Recorded Register of Deeds
Jul 16, 2012 11:56:32A
Cumberland County
Pamela E. Lovley

Exhibit A
58-60 Bradley Street, Portland, Maine

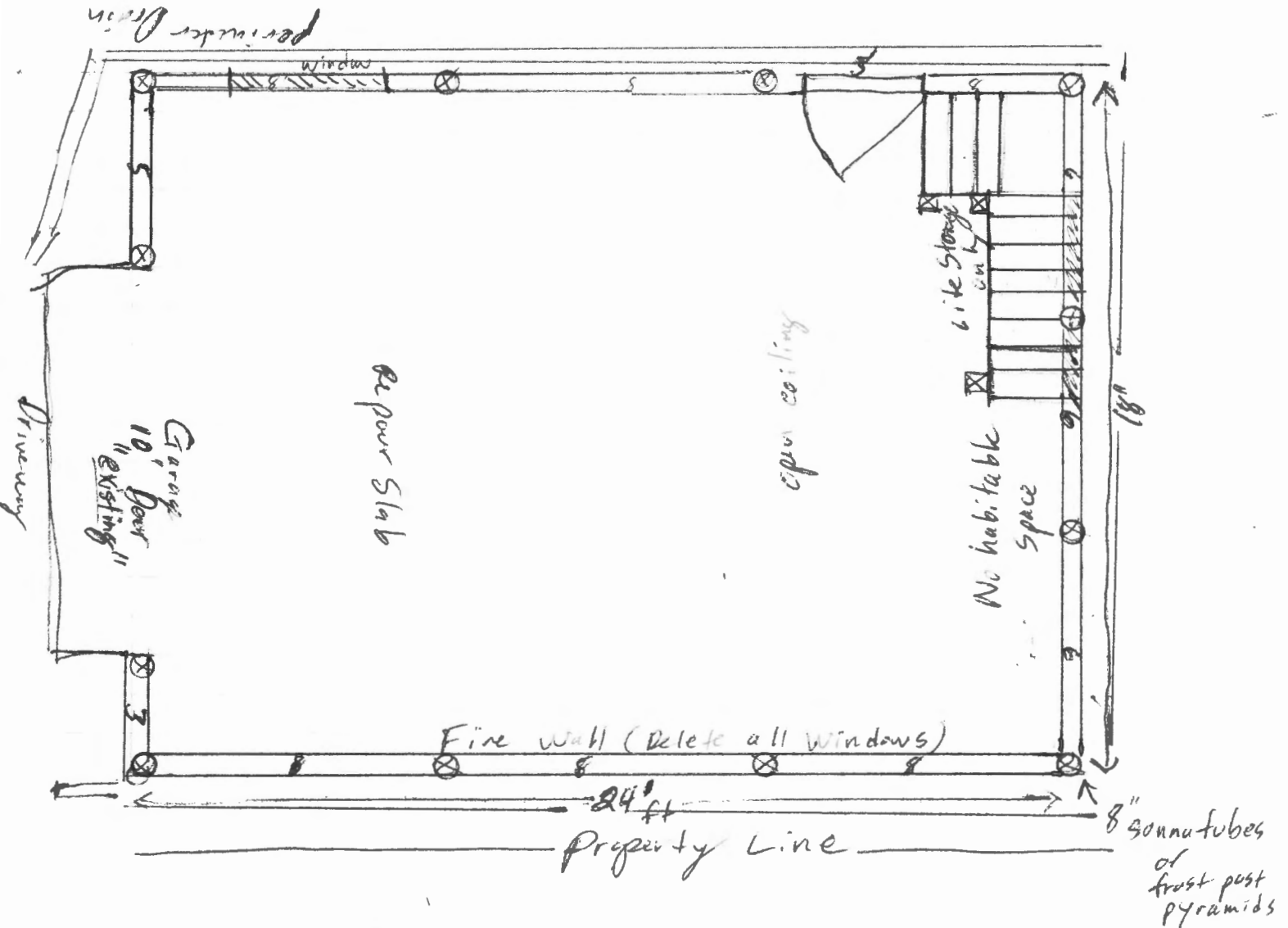
A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, being part of a tract of land known as Bradley Terrace, designated as Lot #18 on said tract, and on the map of said land made by Percy H. Richardson, engineer, and filed in Cumberland County Registry of Deeds in Plan Book 9, Page 137, being bounded and otherwise described as follows:

Commencing on the westerly side line of Bradley Street at the most easterly corner of Lot #17 as delineated on said plan; thence running northeasterly by said Bradley Street fifty (50) feet to Lot #19 on said plan, and from these two points extending westwardly at right angles with said Bradley Street, keeping the same width, a distance of one hundred thirty-eight and seven tenths (138.7) feet to the rear line thereof.

Being the same premises conveyed to James O. Haskell and Julie M. Haskell by deed of John E. Watson and Juanita M. Watson dated July 27, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25330, Page 332.

M. J. Bouton Contracting
8/22/2012

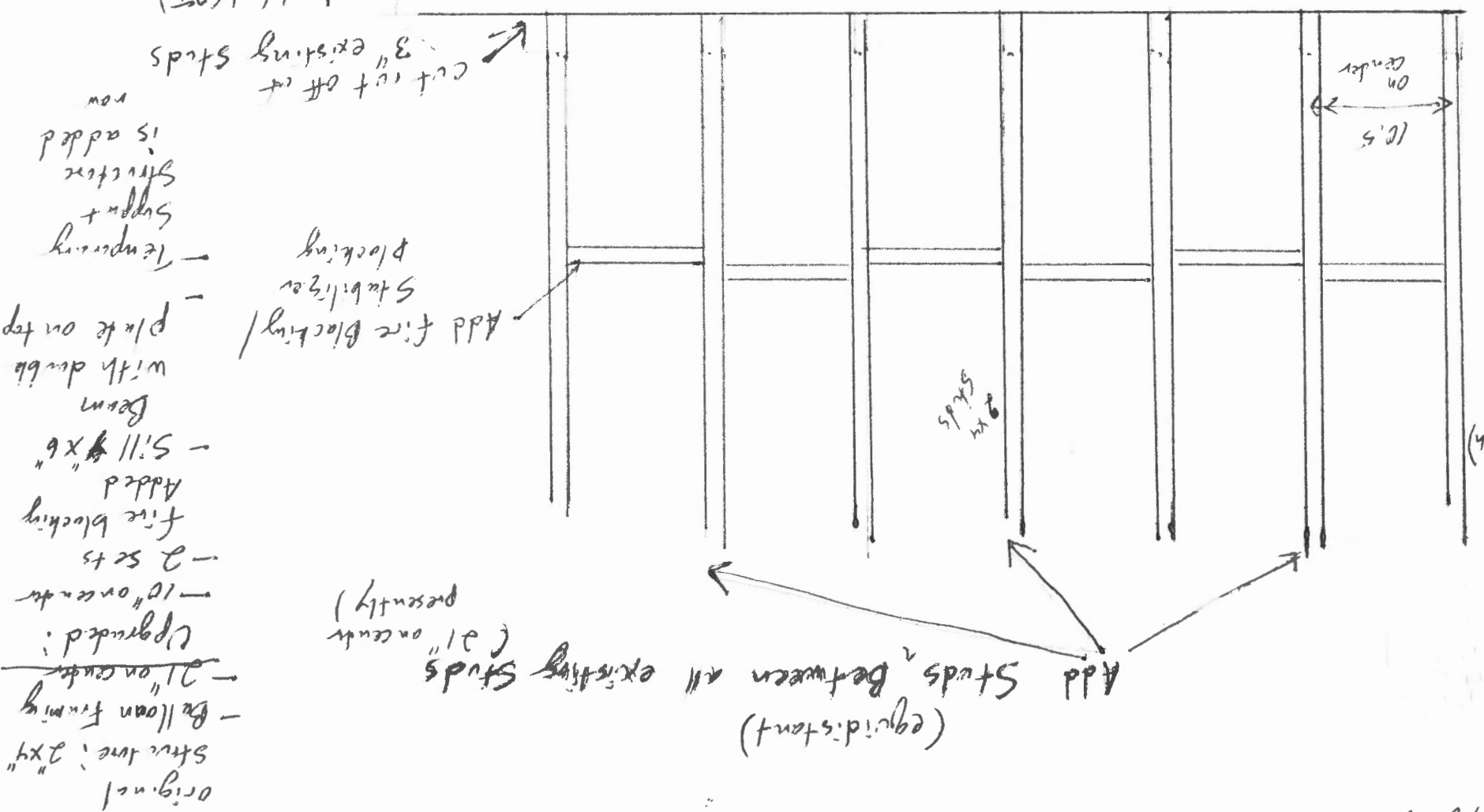
Garage Remains Same
Foot print



MODIFICATIONS PROPOSED:

- Adding frost Posts (Do not exist)
- Re pouring Slab (Heaved Broken)

Scale: 1/4"
exact scale



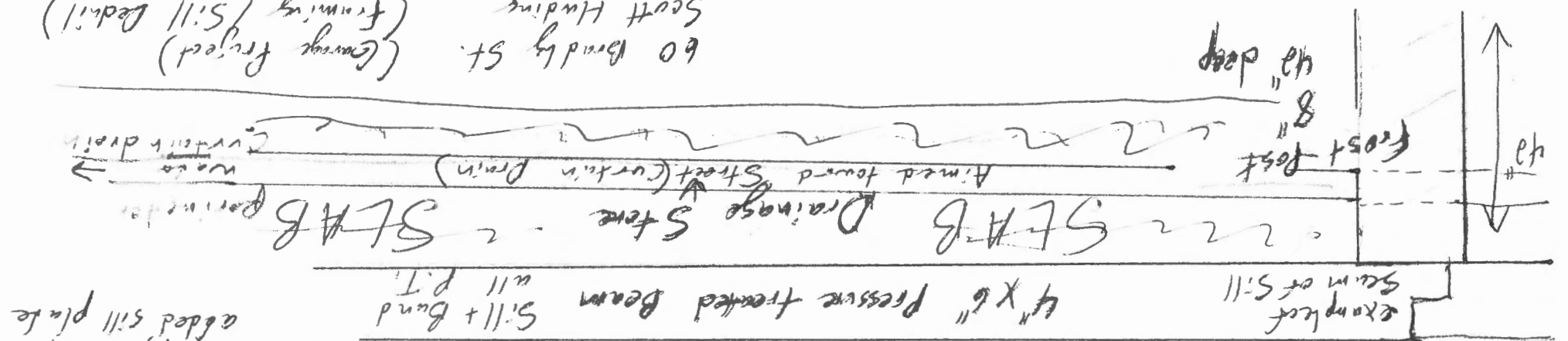
doubled (PT) 2x4
Sill + Band
added sill plate

original structure: 2x4
- Balloon Framing
- 21" on center
- (sprung)
- 10" on center
- 2 sets
fire blocking
Added
Sill 4" x 6"
Beam
with double
plate on top
- Temporary
Support
Structure
is added
Cut out off at
row
3" existing studs

Add fire blocking /
Stabilizer

Add Studs, Between all existing Studs
(equidistant)

(Scale: 1 inch = 1 foot)



example of Sill
4" x 6" Pressure treated Beam
Sill + Band
w/ P.T.
added sill plate

STAB
Drainage Stone

4" deep
Frost Post
8"

Aimed toward Street (curtain Drain)

Water
curtain drain

60 Bondly St. (Energy Project)
Scott Huding (Framing / Sill Detail)