

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

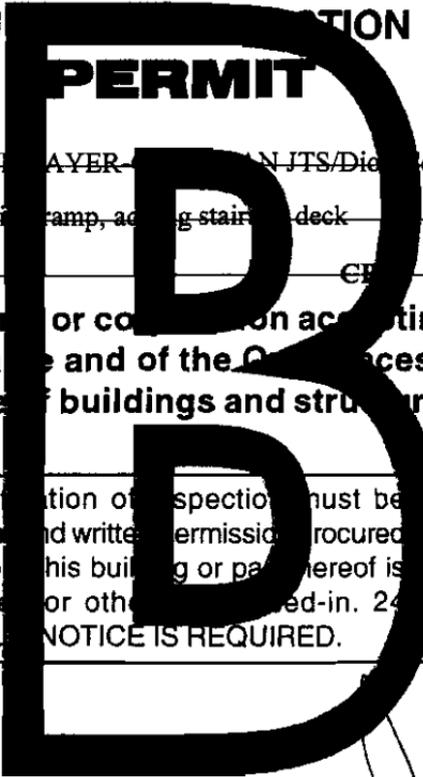
BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 101220

OCT - 4 2010

Please Read Application And Notes, If Any, Attached



This is to certify that GOODMAN STEVEN & JANET AYER - CONTRACTORS/DIERS

has permission to Amend permit #100364 removing ramp, adding stairs and deck City of Portland

AT 89 MORNING ST CE 003 A012001

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 with 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 lathed or otherwise red-in. 24 HOUR 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

Ann Burke 10/11
Director - Building & Inspection Services

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 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 **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.

City of Portland, Maine - Building or Use Permit

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

Permit No:

10-1220

Date Applied For:

10/01/2010

CBL:

003 A012001

Location of Construction: 89 MORNING ST	Owner Name: GOODMAN STEVEN & JANE BA	Owner Address: 89 MORNING ST	Phone:
Business Name:	Contractor Name: Dion Construction	Contractor Address: 6 Lisa Lane Biddeford	Phone (207) 590-2957
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family Home - Amend permit #100364 removing ramp, adding stairs & deck	Proposed Project Description: Amend permit #100364 removing ramp, adding stairs & deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/01/2010

Note: **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 10/01/2010

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

10/1/2010-jmb: Spoke to Carlos J. For clarification on the openings on the railings and the graspable handrail, ok to issue

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1220	Issue Date:	CBL: 003 A012001
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Location of Construction: 89 MORNING ST	Owner Name: GOODMAN STEVEN & JANE BA	Owner Address: 89 MORNING ST	Phone:
Business Name:	Contractor Name: Dion Construction	Contractor Address: 6 Lisa Lane Biddeford	Phone: 2075902957
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R-6

Past Use: Single Family Home- Amendment to Permit#100364	Proposed Use: Single Family Home - Amend permit #100364 removing ramp, adding stairs & deck	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 10/1/10	

Proposed Project Description: Amend permit #100364 removing ramp, adding stairs & deck	Signature:	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: 10/01/2010	Zoning Approval	
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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 style="text-align: center; font-size: 24pt;">PERMIT ISSUED</p> <p style="text-align: center; font-size: 18pt;">OCT - 4 2010</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"/> Date: 10/1/10 <i>AKM</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 type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>AKM</i> Date:
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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

Permit No: 10-1220	Date Applied For: 10/01/2010	CBL: 003 A012001
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Location of Construction: 89 MORNING ST	Owner Name: GOODMAN STEVEN & JANE BA	Owner Address: 89 MORNING ST	Phone:
Business Name:	Contractor Name: Dion Construction	Contractor Address: 6 Lisa Lane Biddeford	Phone (207) 590-2957
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family Home - Amend permit #100364 removing ramp, adding stairs & deck	Proposed Project Description: Amend permit #100364 removing ramp, adding stairs & deck
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/01/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) 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: 10/01/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
 10/1/2010-jmb: Spoke to Carlos J. For clarification on the openings on the railings and the graspable handrail, ok to issue



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

Oct. 1 2010

Received from Jane Beyer

Location of Work 89 Manning St.

amend permit 10-0364

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 32.00

Building (1L) Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CEL: 3-A-12

Check #: 106 Total Collected \$ 32.00

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

Taken by: Jen

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



General Building Permit Application

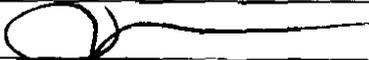
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 89 MORNING ST 04101		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 3 A 12	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Jane Bayer Goodman Address 89 Morning St City, State & Zip Portland ME 04101	Telephone: 646-244-8032
Lessee/DBA (If Applicable) RECEIVED OCT - 1 2010	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Dept. of Building Inspections City of Portland Maine 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: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Removing ramp and adding stairs & deck -</u>		
AMENDED PLAN FOR PERMIT PLAN # 100364		* Corbin architect
Contractor's name: <u>DION CONSTRUCTION</u>		718-407-9872 call if question
Address: <u>6 LISA LANE</u>		
City, State & Zip: <u>BIDDEFORD, ME 04005</u>		Telephone: <u>590-2957</u>
Who should we contact when the permit is ready: <u>JANE GOODMAN</u>		Telephone: <u>646-244-8032</u>
Mailing address: <u>89 MORNING ST. PORTLAND 04101</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. **** Call**

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.

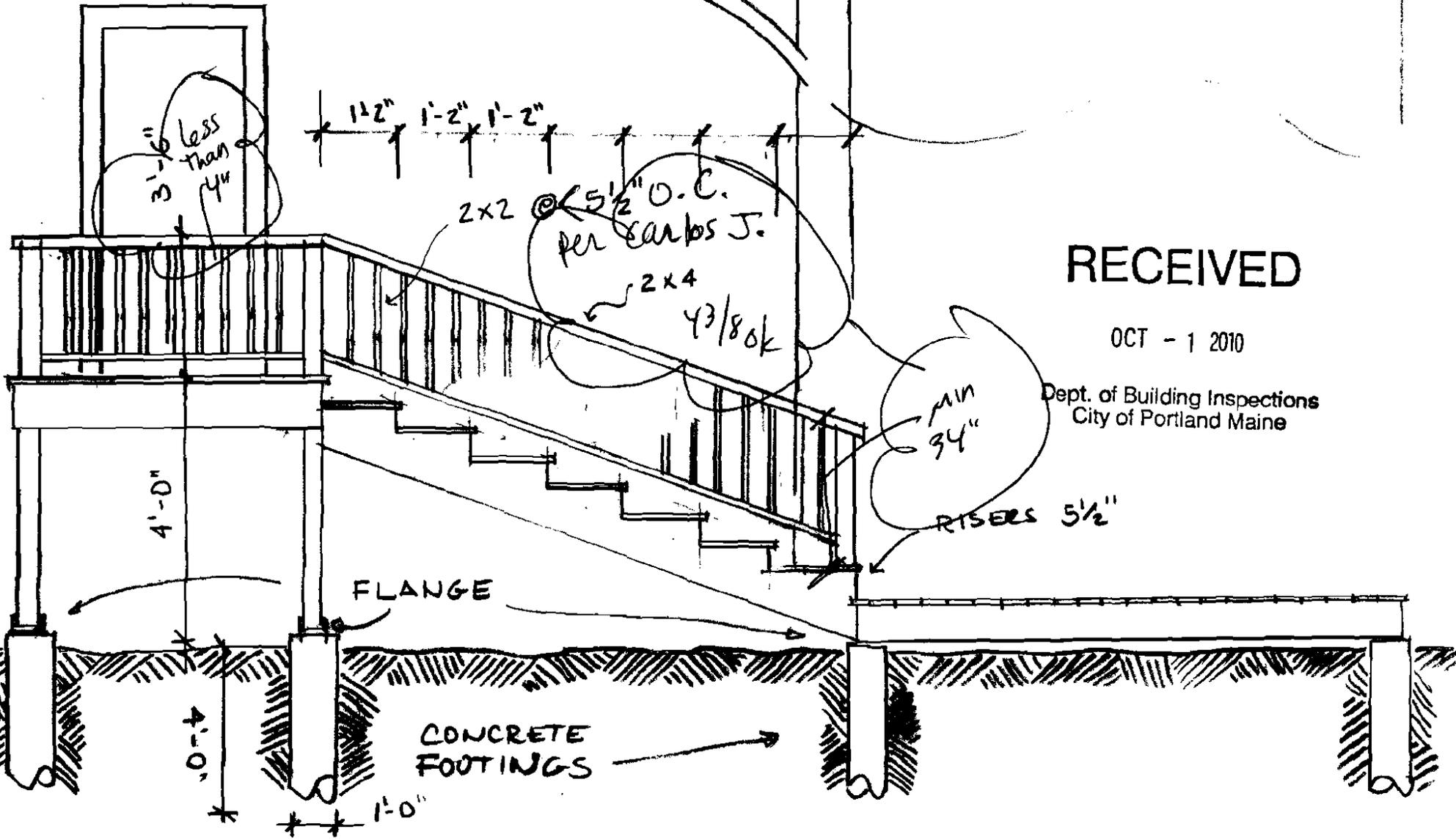
Signature:  Date: 9/28/10

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

RAMP IS A SET OF STAIRS

89 MORNING ST.
 OWNER: MR & MRS GOODMAN
 DESIGN: CARLOS JIMENO
 STAIRS AND DECK DETAIL
 SCALE: 1" = 2' SEP 29 2010

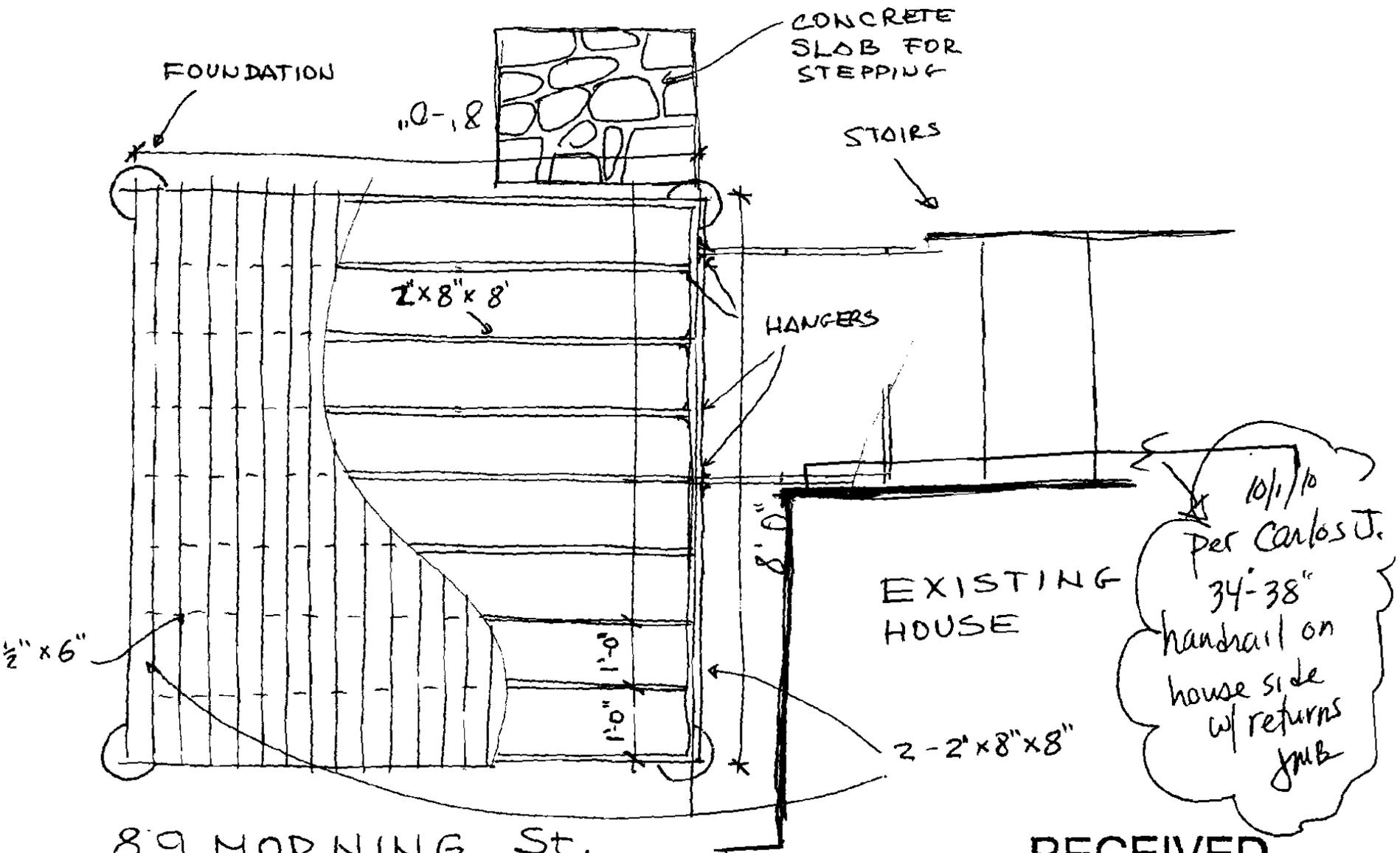
DECK DETAIL 8'-0" x 8'-3"



RECEIVED

OCT - 1 2010

Dept. of Building Inspections
 City of Portland Maine

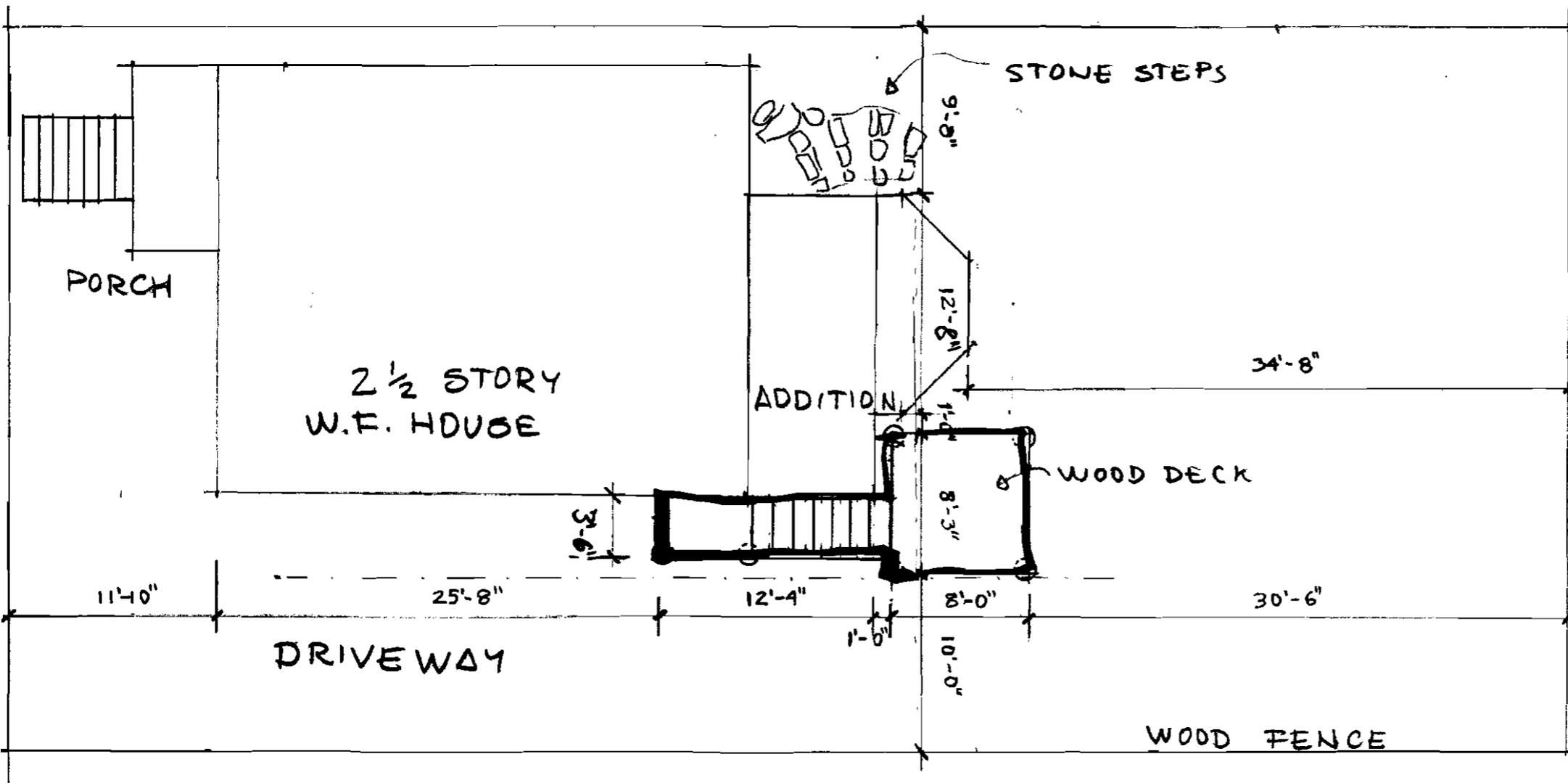


89 MORNING ST.
 OWNER: MR & MRS GOODMAN
 DESIGN: CARLOS JIMENO
 STAIRS AND DECK DETAIL
 SCALE: 1" = 2' SEP 30 2010

RECEIVED

OCT - 1 2010

Dept. of Building Inspections
 City of Portland Maine



R/L
 lotsize 3629φ
 front 10' - 37.5' side (OK)
 rear 20' - 30.5' side (OK)
 side 10' - 10' side (OK)
 lot coverage 50% = 1814.50φ

RECEIVED
 OCT - 1 2010
 Dept. of Building Inspections
 City of Portland Maine

89 MORNING ST.
 OWNER: MR & MRS GOODMAN.
 DESIGN: CARLOS JIMENO

PLOT PLAN

SCALE: 1" = 8'

PORTLAND, ME SEP 30 2010

existing 865.
 proposed 80-0364 169.15
 proposed 109.17
 1143.32φ (OK)

3'6" x 12'4"
 42" x 148" = 6216φ = 43.17φ
 8 x 8.25 = 66
 109.17φ