

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ION

Permit Number: 090222
PERMIT ISSUED

This is to certify that MILLER MATTHEW & JASON MILLER Property S
 has permission to add an exterior set of stairs from 1st floor ground level to serve as 2nd egress
 AT 16 TREMONT ST City of Portland
 CE 132 F016001

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 used-in. 2
 HOV 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

Thomas M. Mackley 11/9/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1222	Issue Date:	CBL: 132 F016001
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Location of Construction: 16 TREMONT ST	Owner Name: MILLER MATTHEW & JASON M	Owner Address: 403 CAPISIC ST	Phone:
Business Name:	Contractor Name: JBK Property Services	Contractor Address: 95 Smith St. Portland	Phone: 2077993749
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-5

Past Use: 2 Unit Residential	Proposed Use: 2 Unit Residential - add an exterior set of stairs from 2nd floor to ground level to serve as 2nd egress <i>legal use - 2 res. d.u.</i>	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 5
Proposed Project Description: add an exterior set of stairs from 2nd floor to ground level to serve as 2nd egress		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		Signature:	Signature: <i>JM 11/9/09</i>	
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: 10/30/2009	Zoning Approval		
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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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <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/condition</i> Date: <i>11/6/09</i> <i>APW</i>	Zoning Appeal <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: _____	Historic Preservation <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>APW</i> Date: _____
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PERMIT ISSUED

NOV 10 2009

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

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

Final inspection required at completion of work.

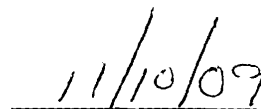
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

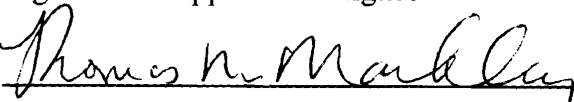
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



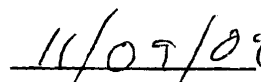
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date



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>16 Tremont St.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>7700</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>132 F 16</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Jason Miller</u> Address <u>403 Capisic St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>332-1713</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>2 Family</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>Add an exterior set of stairs from 2nd floor to ground level to serve as 2nd egress.</u>		
Contractor's name: <u>TBR Property Services, Inc.</u> Address: <u>Po Box 9739-1024</u> City, State & Zip <u>Portland, ME 04104</u> Telephone: _____ Who should we contact when the permit is ready: <u>Josh Black</u> Telephone: <u>831-0399</u> Mailing address: <u>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.

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: 10/7/09 **RECEIVED**

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

OCT 30 2009

Dept. of Building Inspections
City of Portland Maine

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1222	Date Applied For: 10/30/2009	CBL: 132 F016001
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Business Name:	Contractor Name: JBK Property Services	Contractor Address: 95 Smith St. Portland	Phone (207) 799-3749
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 Unit Residential - add an exterior set of stairs from 2nd floor to ground level to serve as 2nd egress	Proposed Project Description: add an exterior set of stairs from 2nd floor to ground level to serve as 2nd egress
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/06/2009

Note: **Ok to Issue:**

- 1) This property shall remain a two 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:** Tom Markley **Approval Date:** 11/09/2009

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

PERMIT ISSUED

NOV 10 2009

City of Portland

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 23101 PAGE 260 COUNTY Cumberland
 PLAN BOOK 8 PAGE 45 LOT 8

ADDRESS: 16 Tremont Street, Portland, Maine

Job Number: 681-15

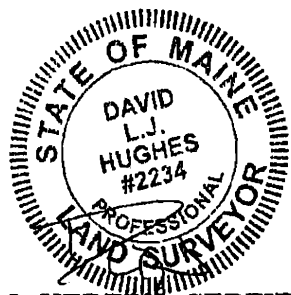
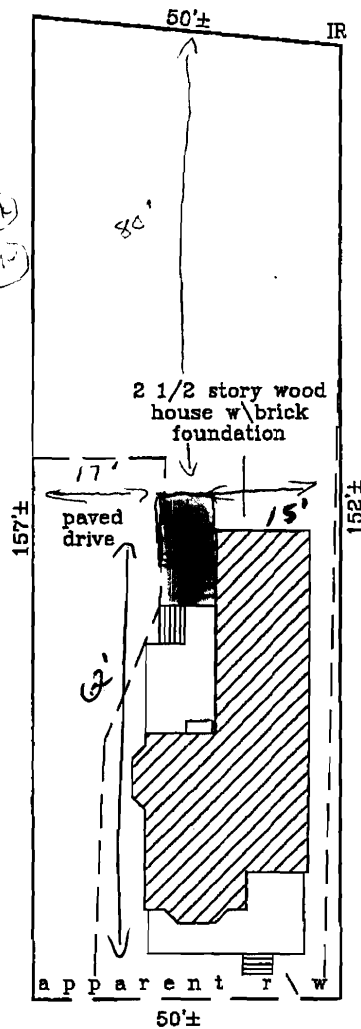
Inspection Date: 10-26-09

Scale: 1" = 30'

Owner: Jason Miller

RS

lot size - 7700sf
 land area per dv - 3 acres 60% (OK)
 front - N/A
 rear - 20' min - 80' side (OK)
 side - 2 stories - 12' min - 15' ground left (OK)
 lot coverage - 40% = 3050sf
 building 1375'
 est. res. = 93% = 1468 (OK)
 80' to rear boundary
 17' to side boundary



I HEREBY CERTIFY TO: Jason Miller

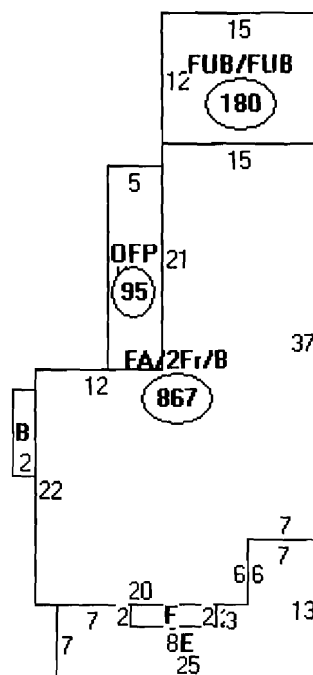
- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel 230051-0007C:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY. copyright ©

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04048
 207-967-9761 phone 207-967-4831 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

16 Tremont



Descriptor/Area

A: FA/2Fr/B
867 sqftB: FBAY/B
16 sqftC: OFF
95 sqftD: FUB/FUB
180 sqftE: OFF
201 sqftF: FBAY/B
16 sqft

$$= 1375 \text{ } \phi$$

fire

rear access to BRADUA

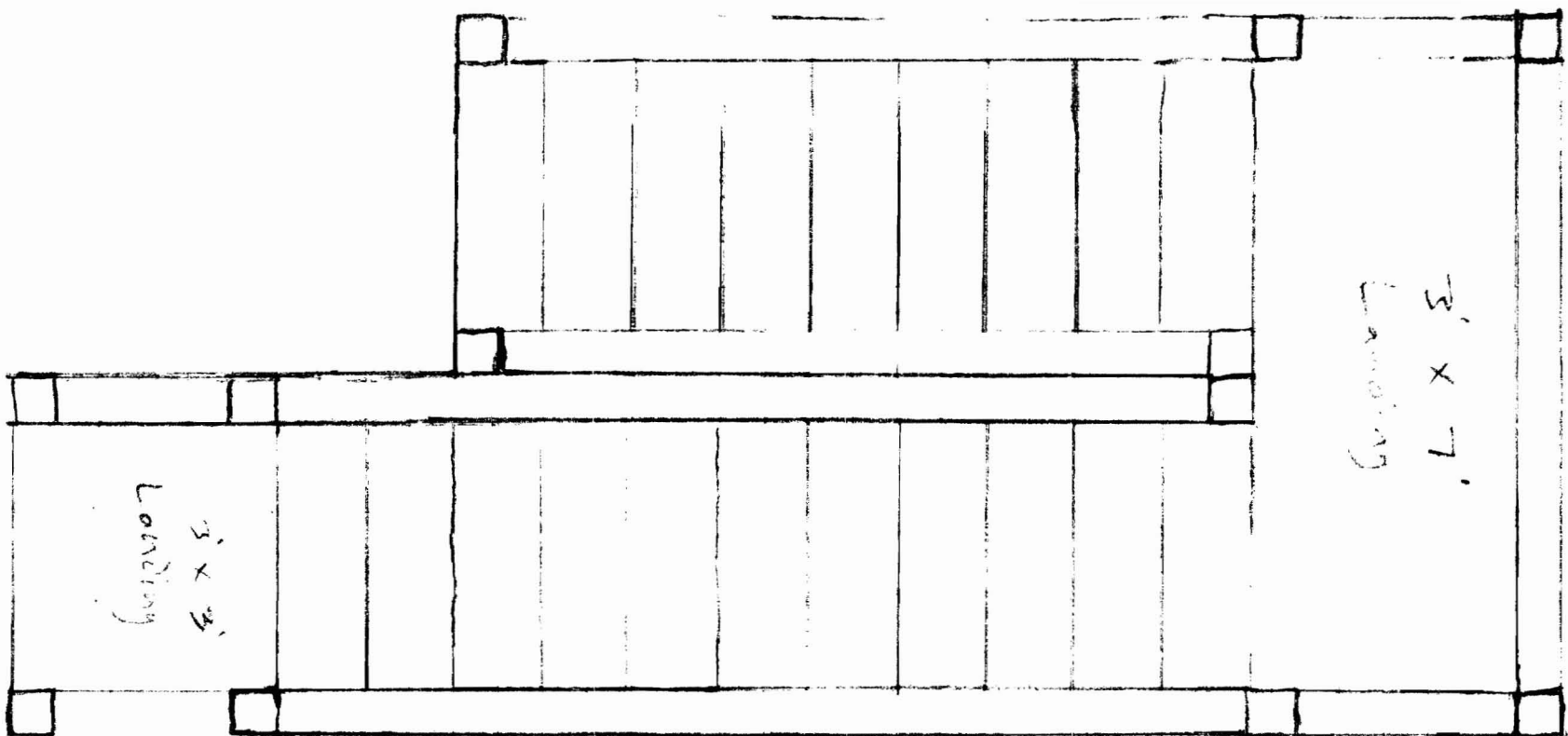
$$3' \times 7' = 21$$

$$12 \times 6 = 72$$

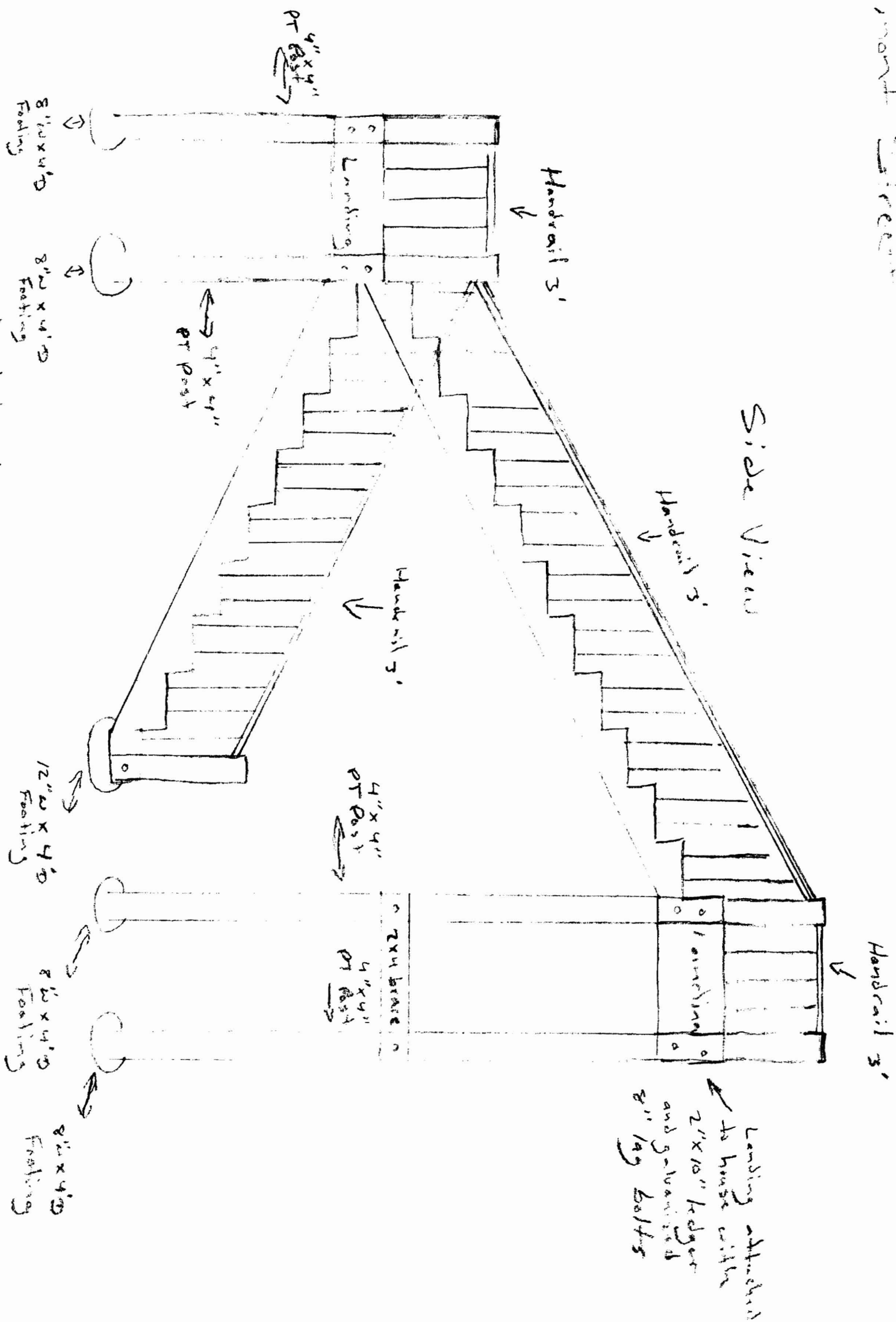
$$93 \approx$$

16 Tremont Street

Top View



Side View



- All post attached to concrete footings with 5/8" L anchor bolts
- All lumber used will be pressure treated and all fasteners will be galvanized.
- All baluster spacing will be 4"
- Rise 7 3/4" and Run 11 1/2" on all stair treads
- All stringers and joist will be 2x10 spaced 12" on center