

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 070366

APR 20 2007

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that DUMAS JENNIFER P & WILLIAM T HALL ITS/LMC Light Iron

has permission to Add balconies to 2nd & 3rd floor units of building

AT 56 PLEASANT ST 040 B033001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is leased or occupied. 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. Greg Cass
Health Dept.
Appeal Board
Other Department Name

James M. Mackley 4/8/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

Donna Martin
Signature of Applicant/Designee -
Donna Martin
Signature of Inspections Official

4/20/07
Date
4-20-07
Date

CBL: 40 B 033 Building Permit #: 07-0366

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0366	Issue Date:	CBL: 040 B033001
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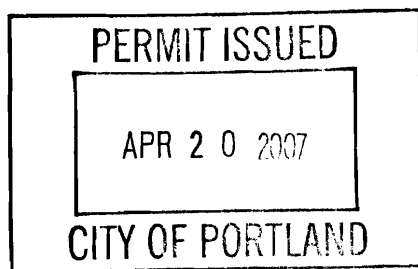
Location of Construction: 56 PLEASANT ST	Owner Name: DUMAS JENNIFER P & WILLIA	Owner Address: 56 PLEASANT ST	Phone:
Business Name:	Contractor Name: LMC Light Iron	Contractor Address: P.O. Box 521 Limerick	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: B3

Past Use: 3 Unit Residential Condo	Proposed Use: 3 Unit Residential Condo - Add balconies to 2nd & 3rd floor units rear of building <i>legal use: 3 residential condos</i>	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: RZ Type: SB IBC 2003	

Proposed Project Description: Add balconies to 2nd & 3rd floor units rear of building	Signature: <i>Craig Cross</i>	Signature: <i>Jim 4/18/07</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: 04/06/2007	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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>balconies over existing deck to no increase of footprint.</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan Exemption</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: <i>4/9/07 ABM</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 District 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><i>ABM</i></p> <p>Date:</p>
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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: 07-0366	Date Applied For: 04/06/2007	CBL: 040 B033001
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Location of Construction: 56 PLEASANT ST	Owner Name: DUMAS JENNIFER P & WILLIA	Owner Address: 56 PLEASANT ST	Phone:
Business Name:	Contractor Name: LMC Light Iron	Contractor Address: P.O. Box 521 Limerick	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: 3 Unit Residential Condo - Add balconies to 2nd & 3rd floor units rear of building	Proposed Project Description: Add balconies to 2nd & 3rd floor units rear of building
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/09/2007

Note: **Ok to Issue:**

- 1) 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:** 04/18/2007

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.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 04/10/2007

Note: **Ok to Issue:**

Comments:

4/6/2007-amachado: Filled out siteplan exemption form & gave it to planning.

4/17/2007-gg: received granted site expemtion as of 04/17/07. /gg Put with permit. (Tammy)



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>56 Pleasant St</u>		
Total Square Footage of Proposed Structure <u>2 balconies, 48 sq ft each</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>40 B 033</u>		Owner: <u>56 Pleasant St</u> <u>Condo Association</u>
Lessee/Buyer's Name (If Applicable)		Telephone: <u>617-563-8839</u>
Applicant name, address & telephone: <u>William Hall / Tim Barthelman</u> <u>56 Pleasant St</u> <u>Unit 1</u> <u>Portland, ME 04101</u>		Cost Of Work: \$ <u>10,000.00</u> Fee: \$ <u>120</u> C of O Fee: \$ <u>0</u>
Current legal use (i.e. single family) <u>3 unit condo</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Add balconies to 2nd + 3rd Floor - units Rear of building -</u>		
Contractor's name, address & telephone: <u>LMC Light IRON - PO Box 521</u> <u>Limerick, ME 04048</u>		
Who should we contact when the permit is ready: <u>William Hall</u>		
Mailing address: <u>56 Pleasant St</u> <u>Unit 1 Portland ME 04101</u>		Phone: <u>617-563-8839</u>

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

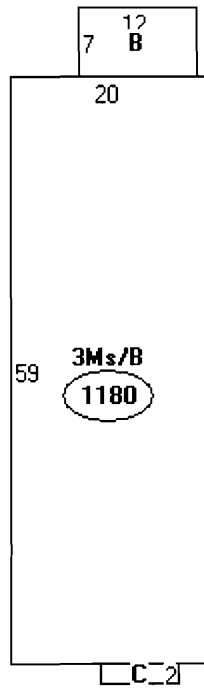
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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 of applicant: William T Hall

Date: 4.6.07

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

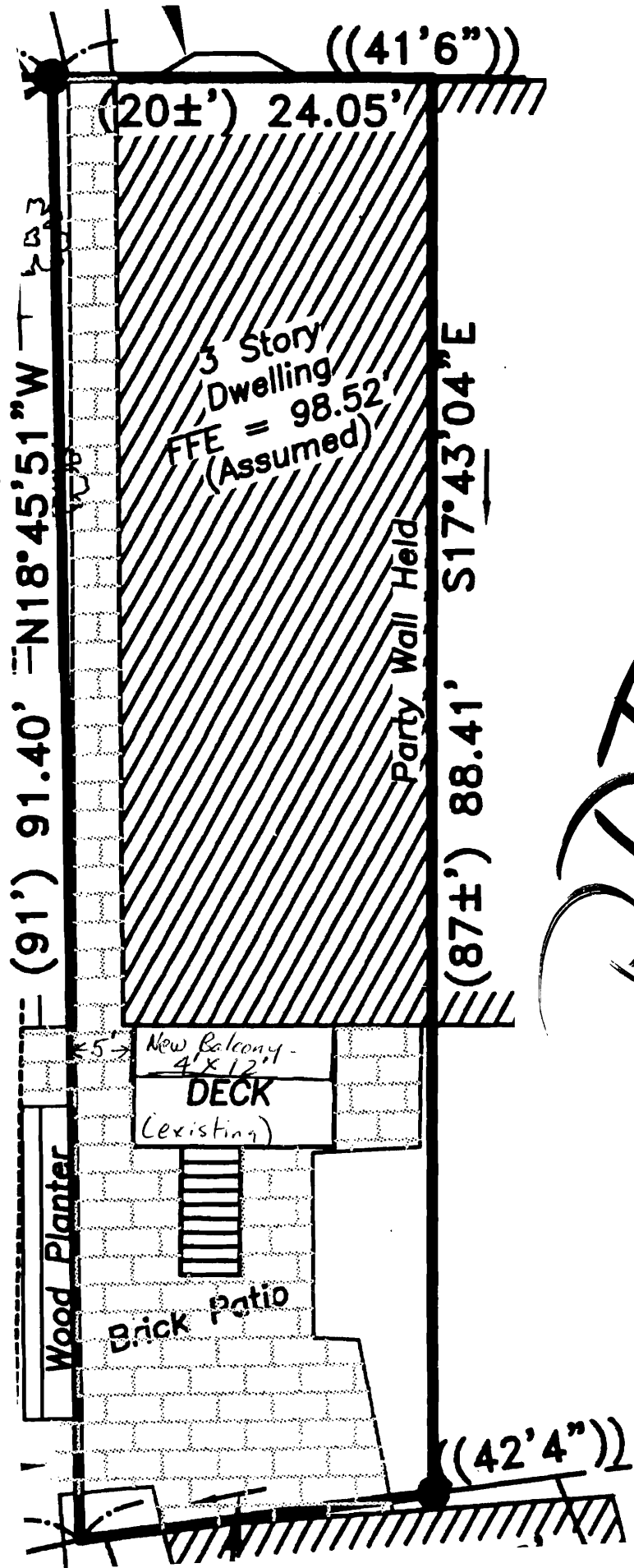


Descriptor/Area

A: 3Ms/B
1180 sqft

B: 3sDP
84 sqft

C: 2FBAY
16 sqft



PDF

Balconies - 2nd + 3rd Floor
4' x 12'

West 5' setback left
PROPERTY LINE

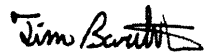
8' setback Right
Property Line.

Attn: City of Portland
Inspections Department, Room 315

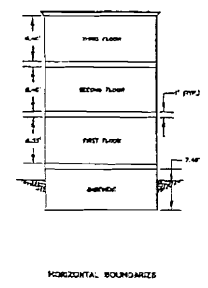
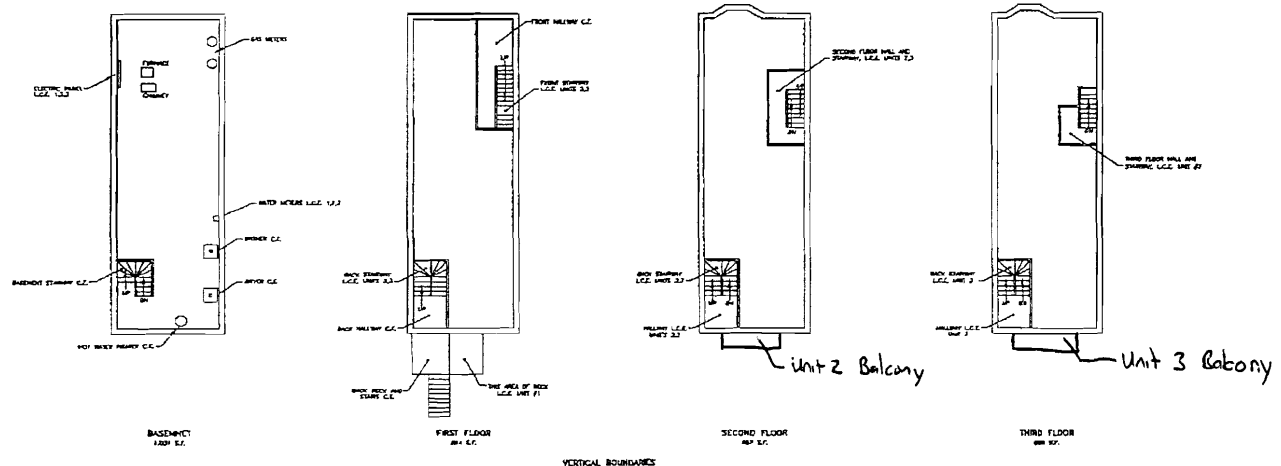
Re: Balcony additions to 56 Pleasant Street units #2 and #3

This letter is to confirm that the 56 Pleasant Street Condominium Association board has approved the construction of balconies to units #2 and #3, as detailed in the plans by Becker Structural Engineers, Inc. dated 3/13/07. The work to complete the construction has been approved to proceed once the necessary building permits have been obtained as required by the City of Portland.

Signed,

A handwritten signature in black ink, appearing to read "Tim Barthelman". The signature is written in a cursive style with a prominent loop at the end.

Tim Barthelman
Treasurer, 56 Pleasant Street Condominium Association



LEGEND
 L.C.C. LAMINATED GLASS FLOORING
 G.C. CONCRETE FLOORING

PROJECT: 20106	DRAWING NAME: DEMO.DWG
DATE: NOVEMBER 12, 2008	SCALE: 1"=10'
REVISED DATE: N/A	COMMENTS: N/A

PROJECT TITLE:
BOUNDARY SURVEY AND CONDO CONVERSION
 28 PLEASANT STREET, BURLINGTON, MASSACHUSETTS

OWNER:
WILLIAM HALL AND JENNIFER DUMAS
 84 ANNE STREET WESTPORT, MA 01893

DESIGNED BY:
WILLIAM HALL
 84 ANNE STREET WESTPORT, MA 01893

REGISTERED PROFESSIONAL ENGINEER
Northeast Civil Solutions
 INCORPORATED
 153 LES ROUTE 1, SCARBOROUGH, MASSACHUSETTS
 TEL: 978.282.1000 FAX: 978.282.1001
 WWW.NECSOLUTIONS.COM

STAMP AND SIGNATURE

DATE: 11/12/08

SCALE: 1"=10'

PROJECT: 20106

DATE: 11/12/08

SCALE: 1"=10'

PROJECT: 20106



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 11 2007
RECEIVED

Applicant

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent/Phone Number

Address of Proposed Site

CBL: _____

Description of Proposed Development:

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	Y
	N/A
	Y
	N/A
	Y
	Y
	N/A
	N/A

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

