

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

SECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED SEP 7 2007 CITY OF PORTLAND

Permit Number: 071094

This is to certify that BRADFORD MICHAEL & ANGELA B... R JTS/Gen... C

has permission to Replace exisating ext. Stairs...

AT 144 FRANCES ST ... 120 D028001

provided that the person or persons... 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 when permission is procured before this building or part thereof is altered or closed-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

9/7/07 [Signature] 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

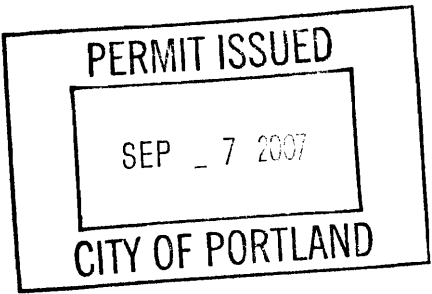
Permit No: 07-1094	Issue Date: 09/07/2007	CBL: 120 D028001
-----------------------	---------------------------	---------------------

Location of Construction: 144 FRANCES ST	Owner Name: BRADFORD MICHAEL & ANGE	Owner Address: 144 FRANCES ST	Phone: 207-846-4574
Business Name:	Contractor Name: General Contractor Services	Contractor Address: 1 West Crestview Dr So Portland	Phone: 2077763073
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-7

Past Use: Single Family	Proposed Use: Single family	Permit Fee: \$150.00	Cost of Work: \$2,800.00	CEO District: 3
Proposed Project Description: Replace exisating ext. Stairs in same footprint		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	
		Signature: 9/7/07 CLM		Signature: 9/7/07 CLM
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: csh	Date Applied For: 09/07/2007	Zoning Approval		
-------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> Date: 9/7/07 CL	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 type="checkbox"/> Not in District or Landmark <input checked="" 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: 9/7/07 CLM
	(Replacement) O.K. Same footprint		



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.

<u>J</u>	Footing/Building Location Inspection:	Prior to pouring concrete
<u>D</u>	Re-Bar Schedule Inspection:	Prior to pouring concrete
<u>A</u>	Foundation Inspection:	Prior to placing ANY backfill
<u>A</u>	Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<u>O</u>	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

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

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

R. Pat Doyle
Signature of Applicant/Designee

9-7-07
Date

Donna Martin Hamlin
Signature of Inspections Official

Date

CBL: 120 D 028

Building Permit #: 071094

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1094	Date Applied For: 09/07/2007	CBL: 120 D028001
------------------------------	--	----------------------------

Location of Construction: 144 FRANCES ST	Owner Name: BRADFORD MICHAEL & ANGE	Owner Address: 144 FRANCES ST	Phone: 207-846-4574
Business Name:	Contractor Name: General Contractor Services	Contractor Address: 1 West Crestview Dr So Portland	Phone (207) 776-3073
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single family	Proposed Project Description: Replace exisating ext. Stairs in same footprint
---------------------------------------	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 09/07/2007

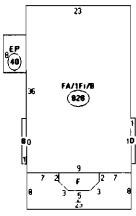
Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 09/07/2007

Note: **Ok to Issue:**

- 1) Must stay within same footprint.
- 2) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 3) Maintain proper setback(s) from property lines/buildings and proper clearances from verticle openings when direct venting.
- 4) Fastener schedule per the IRC 2003
- 5) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 6) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 7) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.



Özellikler/Notlar

- A FAZIL/B
620 m²
- B PABY
10 m²
- C EP
40 m²
- D PABY
10 m²
- E EP
15 m²
- F LAZ/1/F
32 m²





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>144 FRANCES STREET</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer * Name <u>Angela BRADFORD</u> Address <u>244 Bayview St</u> City, State & Zip <u>Yarmouth ME</u>	Telephone: <u>846-4574</u> <u>838-5093</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2800</u> — C of O Fee: \$ _____ Total Fee: \$ <u>2800</u> —
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u>SAME</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REPLACE REAR PORCH 15 FT X 4 FT ±</u>		
Contractor's name: <u>General Contracting Services</u>		
Address: <u>1 COLCHESTER DRIVE</u>		<u>Pete Doughty</u>
City, State & Zip: <u>SO. PORTLAND 04104</u>		Telephone: <u>776-3073</u>
Who should we contact when the permit is ready: <u>Peter Doughty</u>		Telephone: _____
Mailing address: _____		

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: 9/4/07

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

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 09-20-07. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 22987 PAGE 334 COUNTY Cumberland
 PLAN BOOK 12 PAGE 7 LOT 64 & 65

ADDRESS: 144 Frances Street, Portland, Maine

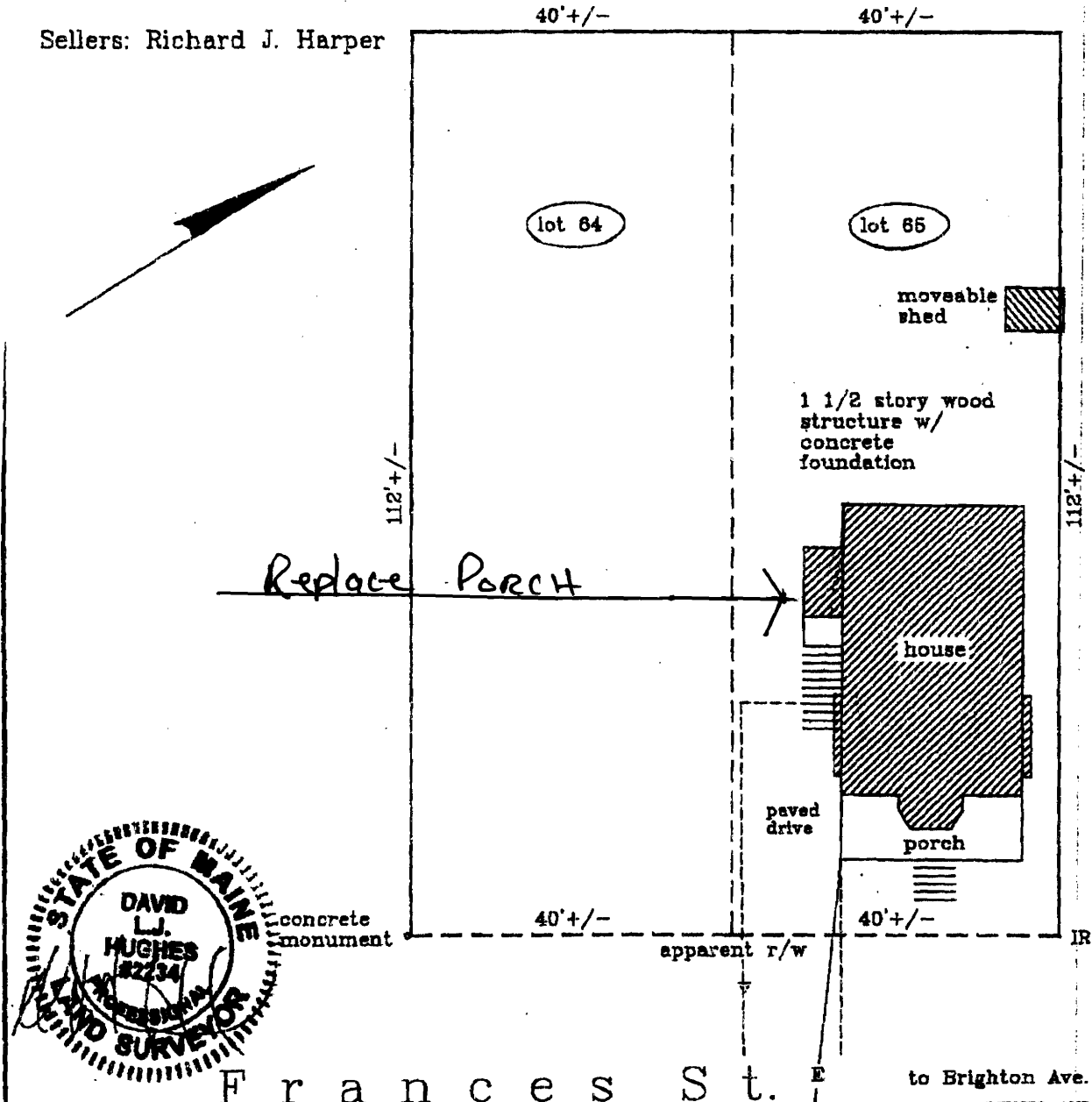
Job Number: 259-32-R

Buyers: Michael & Angela Bradford

Inspection Date: 6-20-07

Scale: 1" = 20'

Sellers: Richard J. Harper



I HEREBY CERTIFY TO: Preferred Closing Services; Mechanics Savings Bank and its title insurer.
 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: 230051-0013 B
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.

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.

Livingston - Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-987-9761 phone 207-987-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

WARRANTY DEED

Know all Persons by these Presents that I, **Richard J. Harper**, of the City of Portland, State of Maine, in consideration of one dollar and other valuable consideration paid by **Michael Bradford and Angela Bradford**, whose mailing address is 244 Bayview Street, Yarmouth, ME 04096 the receipt whereof I do hereby acknowledge do hereby **give, grant, bargain, sell and convey** unto the said **Michael Bradford and Angela Bradford**, as joint tenants, not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with any buildings thereon, situated on Frances Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at a point on the northwesterly sideline of Frances Street, distant southwesterly thereon ninety (90) feet from the southwesterly side of Elizabeth Road; thence northwesterly at right angles with Frances Street, one hundred twelve (112) feet ; thence southwesterly parallel with Frances Street eighty (80) feet; thence southeasterly again at right angles with Frances Street, one hundred twelve (112) feet to said Frances Street; thence northeasterly along the northwesterly sideline of said Frances Street eighty (80) feet to the point of beginning; said lot containing eight thousand nine hundred sixty (8,960) square feet, and being lots No. 64 and 65 as shown on Plan of Longfellow Highlands, recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 7, to which Plan reference is hereby made for a more particular description.

Meaning and intending to convey the same premises conveyed to Richard J. Harper by deed of Pamela J. Slaughter, dated July 28, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22967, Page 334.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Michael Bradford and Angela Bradford**, their heirs and assigns, to them and their use and behoof forever.

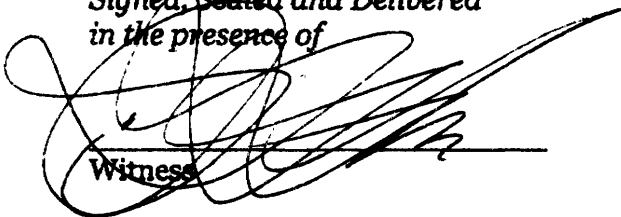
And I do **covenant** with the said Grantee(s), their heirs and assigns, that I am lawfully **seized** in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee(s) to hold as aforesaid; and

MAINE REAL ESTATE TAX PAID

that I and my heirs shall and will **warrant and defend** the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **Richard J. Harper**, have hereunto set my hand and seal this 29 day of June, 2007.

*Signed, Sealed and Delivered
in the presence of*


Witness

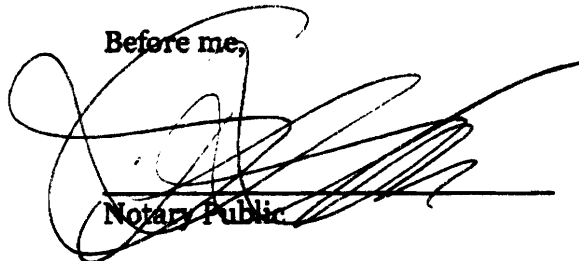

Richard J. Harper

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Dated: June 29, 2007

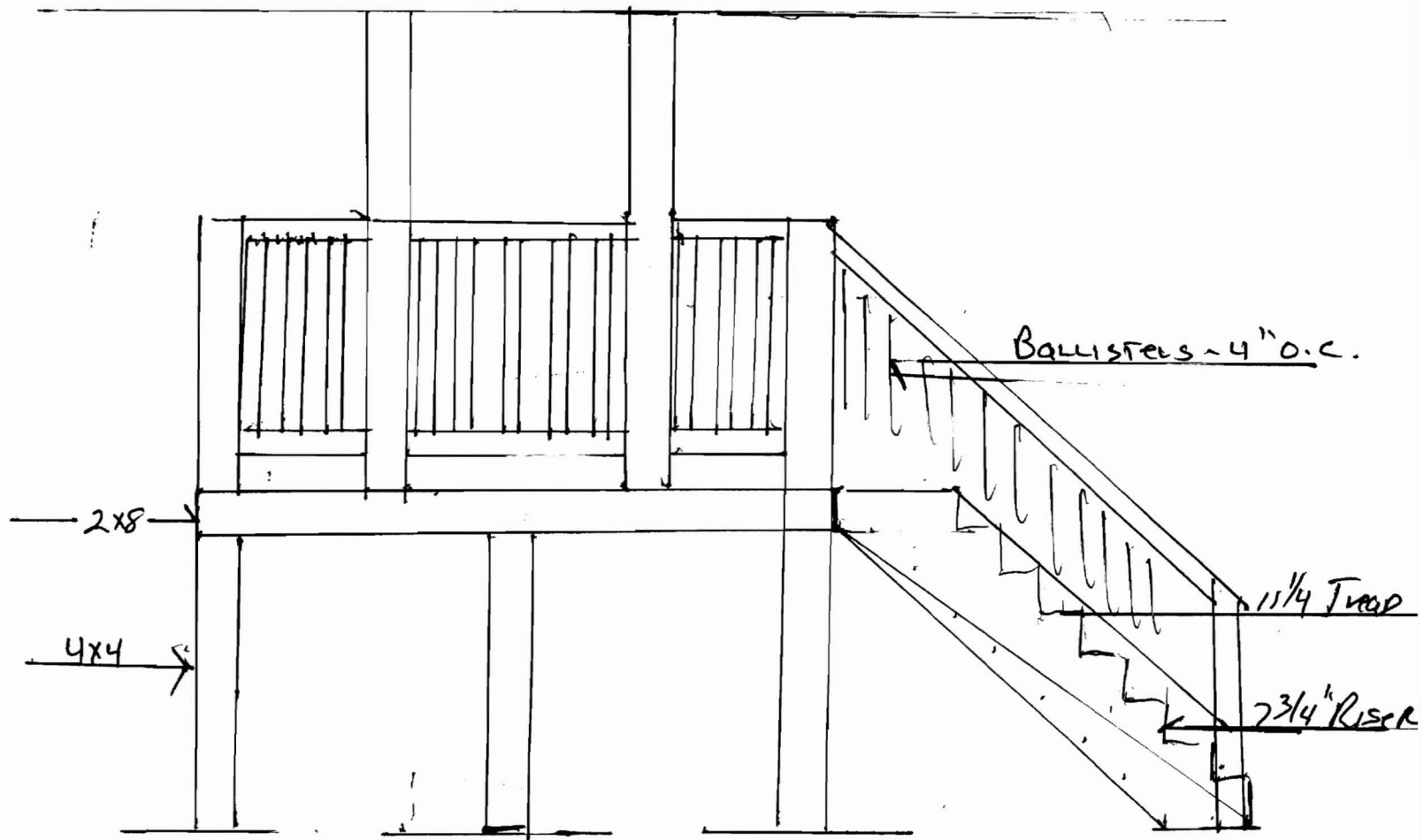
Personally appeared the above-named Richard J. Harper and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,


Notary Public

Printed name: DAVID J. MANNETTE
Notary Public, Maine
My Commission Expires August 12, 2009

Received
Recorded Register of Deeds
Jul 02, 2007 12:26:53P
Cumberland County
Pamela E. Lovley



PORCH - 15' x 4' ± INCHES
 STAIRS - 10 STEPS
 RISERS - 7 3/4"
 TREADS - 11 1/4"
 DECKING - 5/4 P/T
 FRAMING - 2x8 - 16" O.C.
 RAILINGS - 2x4 P/T
 BALLUSTERS - 2" - 4 INCH O.C.
 " - 2 3/4" BETWEEN BALLUSTERS
 4x4 POST - CONCRETE + SAUNA TUBES

REPLACEMENT PORCH