

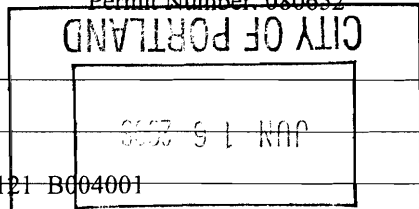
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080652



This is to certify that SINAUER HILARY & GLENN D RIDEOUT/ITS/Matt Wheeler

has permission to install sliding on back of house & 20x deck

AT 229 BRADLEY ST 20x12 Deck 121 B004001

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of this 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 is procured before this building or part thereof is occupied or closed-in. 4 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

6/17/08 [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

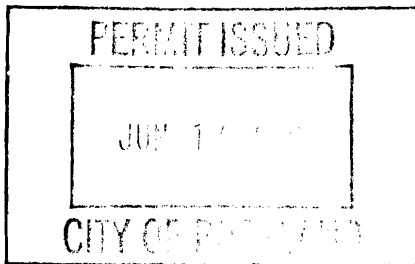
Permit No: 08-0652	Issue Date: <i>6/12/08</i>	CBL: 121 B004001
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Location of Construction: 229 BRADLEY ST	Owner Name: SINAUER HILARY & GLENN D	Owner Address: 229 BRADLEY ST	Phone:
Business Name:	Contractor Name: Matt Wheeler	Contractor Address: South Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home - install sliding on back of house & <i>20'</i> x 12' deck <i>W</i>	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 3
Proposed Project Description: n stall sliding on back of house & <i>20'</i> x 12' deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC-2003</i>	
		Signature:	Signature: <i>Cl 6/12/08</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: 06/10/2008	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>O.K.</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<input 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
Date: <i>6/12/08</i>	Date: _____	Date: _____

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

Applicant: Matt Wheeler

Date:

Address: 22a Bradley

C-B-L: 121-B-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 6/12/08

Zone Location - R-7

Interior or corner lot -

Proposed Use/Work - deck 20x12

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25 n/a

Rear Yard - 25 36' shown ✓ o.k.

Side Yard - 1-1/2' - 8' (21' + 23' shown) ✓ o.k.
2 - 14'

Projections -

Width of Lot -

Height -

Lot Area - 6500 MIN 5,000 shown

Lot Coverage/ Impervious Surface - 35% Allowed

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

1750 Allowed

128	7
96	
35	
859	
270	
1099	o.k.
1079	o.k.

comps

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.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0652	Date Applied For: 06/10/2008	CBL: 121 B004001
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Business Name:	Contractor Name: Matt Wheeler	Contractor Address: South Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - install sliding on back of house & 10' x 12' deck	Proposed Project Description: ninstall sliding on back of house & 10' x 12' deck
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Dept: Zoning	Status: Approved	Reviewer: Chris Hanson	Approval Date: 06/12/2008	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 06/12/2008	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.				
2) Fastener schedule per the IRC 2003				
3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.				



Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

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 this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: 	Date: 5/27/08
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This is not a permit; you may not commence ANY work until the permit is issued.

HOUSE

20'

DECK / PRESSURE TREATED
2X10 FRAMING - 16" O.C.
5/4X6 DECKING

EXISTING
CONCRETE
STEPS

FRONT SIDE
PROPERTY

23'

8" SONO-TUBE
4' DEEP

10'
BETWEEN TUBES

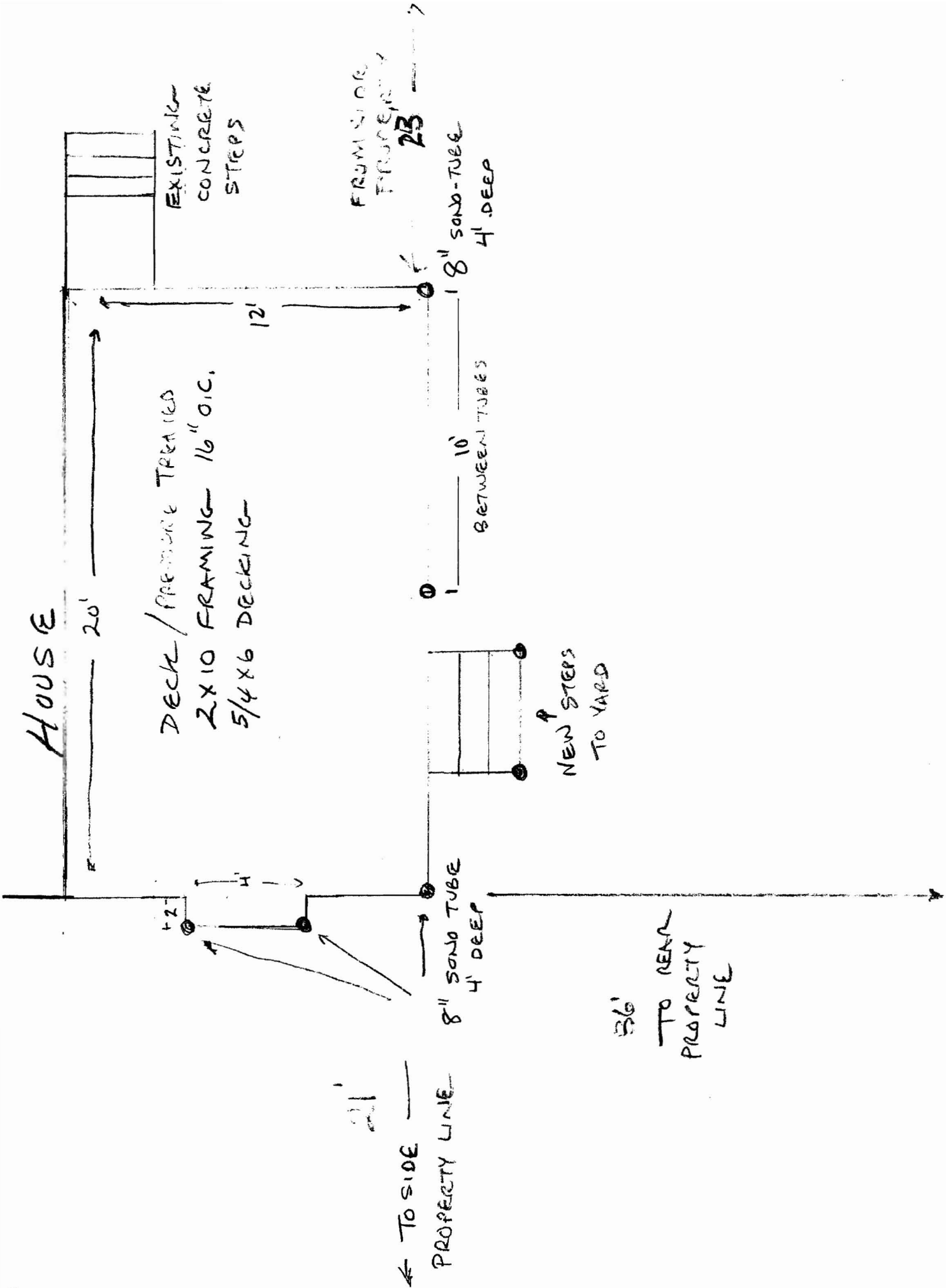
NEW STEPS
TO YARD

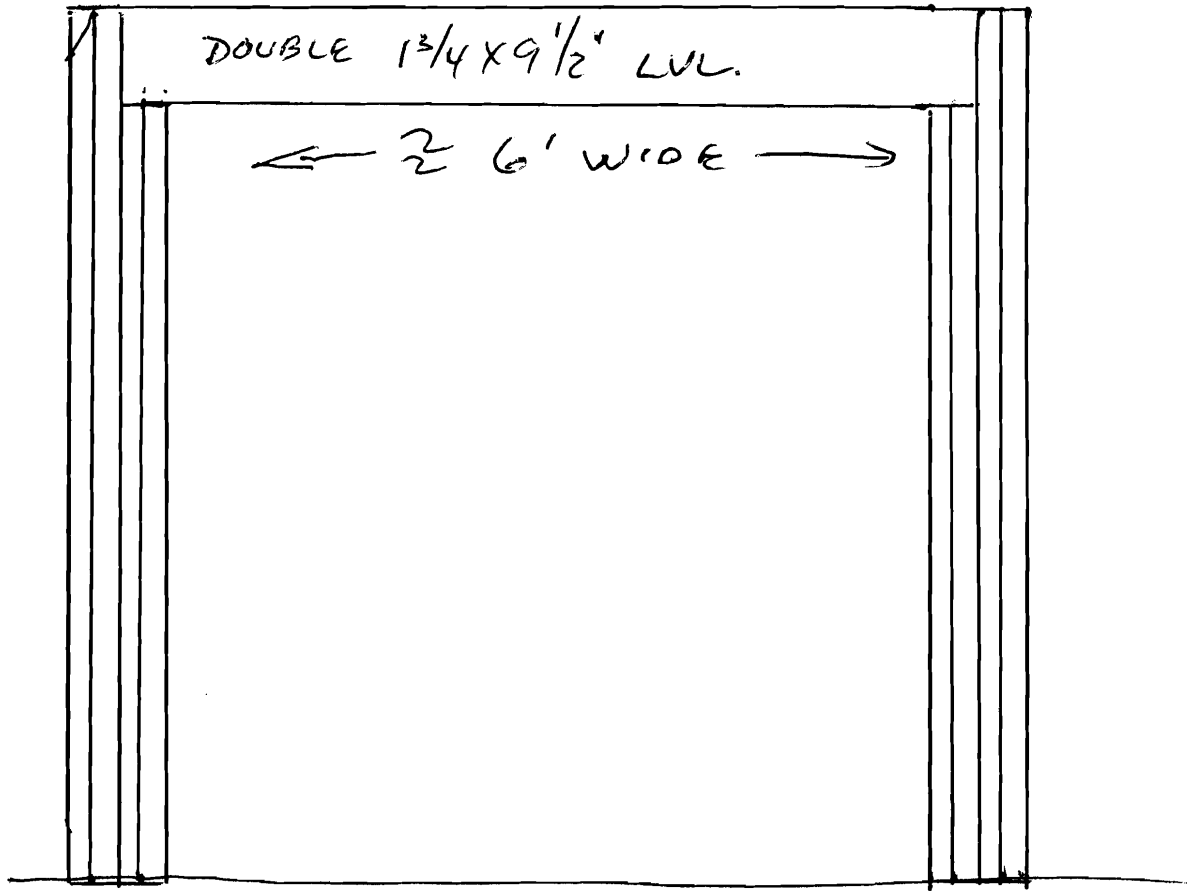
8" SONO TUBE
4' DEEP

36'
TO RENT
PROPERTY
LINE

← TO SIDE
PROPERTY LINE

21'





DBL KING STUDS

DBL JACK STUDS

NEW PATIO DOOR FRAME

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

Crescent Mortgage and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

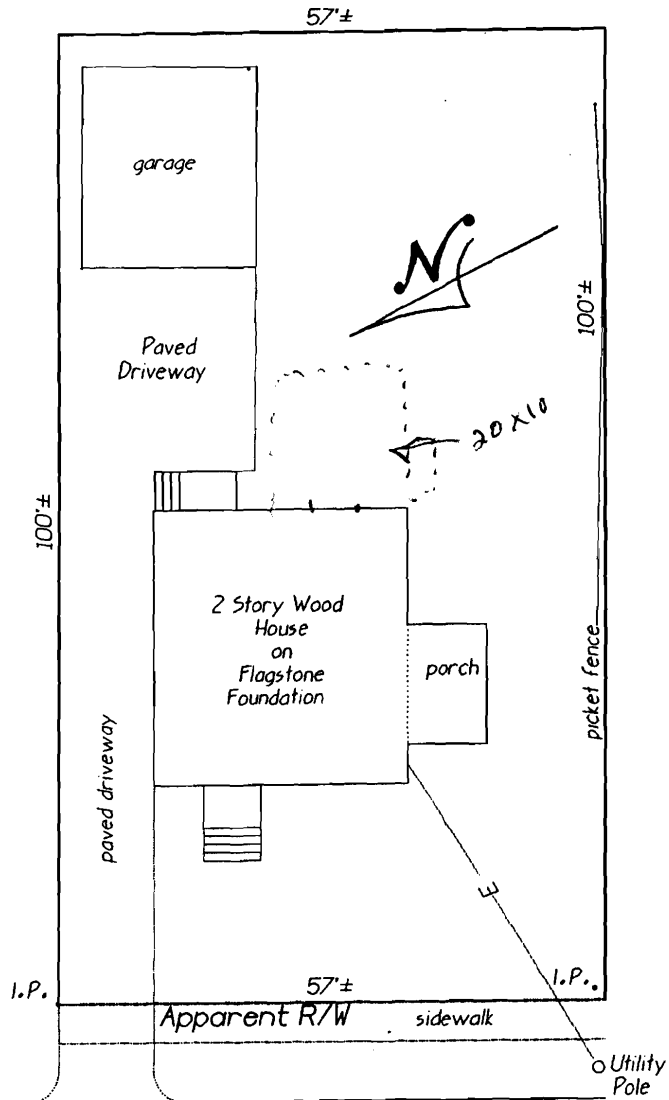
The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0013 B

229 Bradley Street
Portland, Maine

Job Number: 399-15
Inspection Date: 02-06-08

Scale: 1" = 20'

BUYER: Hilary Sinauer &
Glenn D. Rideout
SELLER: Peter J. &
Elizabeth D. Molloy



[Handwritten signature]

Bradley Street
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

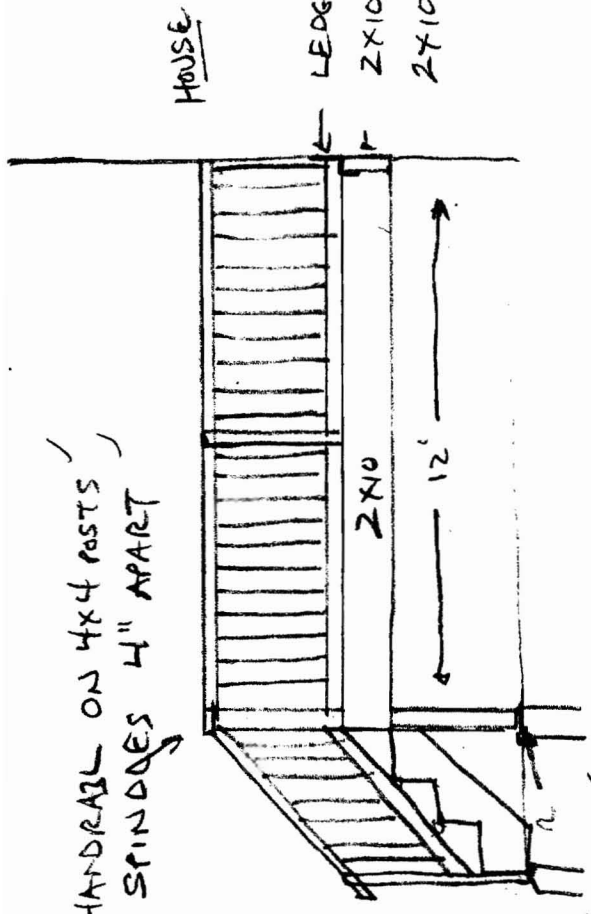
Bruce R. Bowman
INCORPORATED
184 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 13 PAGE 109 LOT 26
DEED BOOK 25507 PAGE 40 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

36" HANDRAIL ON 4x4 POSTS
 2x2 SPINDLES 4" APART

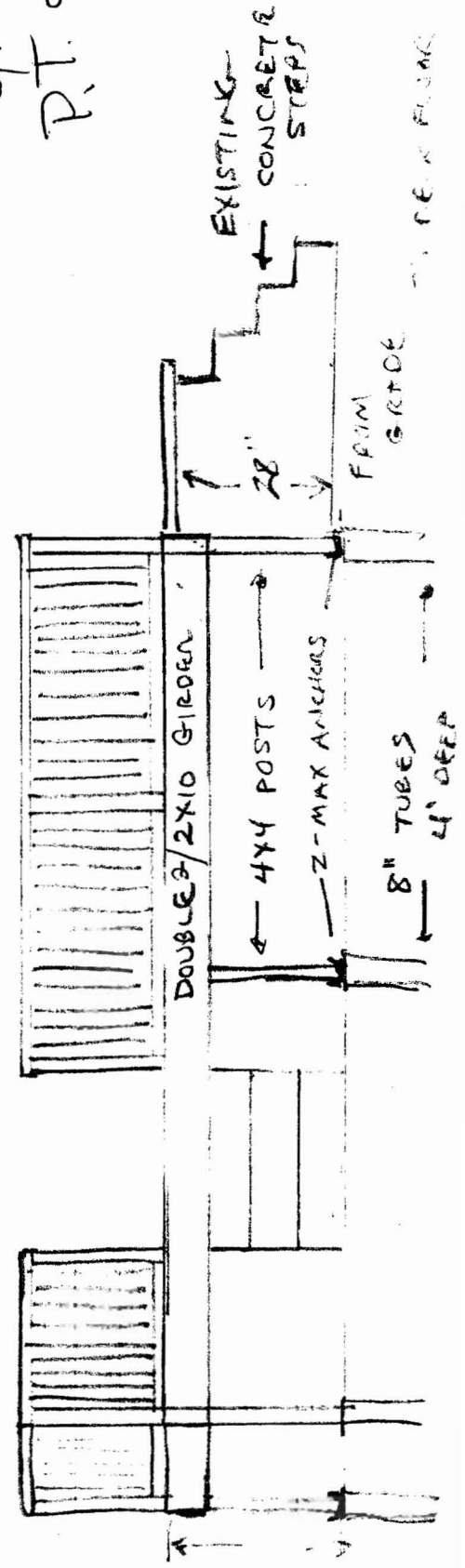


STEPS
 MAX. RISE 7 3/4"
 MIN. RUN 11"
 1" NOSING
 CLOSED RISERS

HOUSE

LEDGER FLASHING
 2x10 LEDGER 3/8x6 LAGS 24" O.C.
 2x10 JOIST HANGERS 16" O.C. ON LEDGER

ASH
 w/10 P.T. all max.



DOUBLE 2x10 GIRDER
 4x4 POSTS
 2-MAX RISERS
 8" TUBES 4" DEEP
 28"
 EXISTING CONCRETE STEPS
 FRAM GRADE
 HOUSE



Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.

Eligible Projects

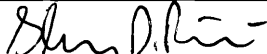
Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

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.

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