

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 091278

**PERMIT ISSUED**

This is to certify that Pulpit Rock Properties/ Matt Dease/Pulpit Rock Properties/ Matt Dease

has permission to Replace front exterior steps, replace side steps/railing, add bathroom on 2nd floor NOV 17 2009

AT 35 ARLINGTON ST City of Portland  
125 N014001

**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 work is set-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

*[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: 09-1278	Issue Date:	CBL: 125 N014001
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Location of Construction: 35 ARLINGTON ST	Owner Name: Pulpit Rock Properties/ Matt DiBias	Owner Address: 604 Chandlers Wharf	Phone: 2022585239
Business Name:	Contractor Name: Pulpit Rock Properties/ Matt DiBias	Contractor Address: 604 Chandlers Wharf Portland	Phone: 2022585239
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home - Connected w/ permit# 091265	Proposed Use: Single Family Home - Replace front exterior steps, replace side steps/railing, add bathroom on 2nd floor	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 3
Proposed Project Description: Replace front exterior steps, replace side steps/railing, add bathroom on 2nd floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>dm 11/17/09</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: 11/12/2009	<b>Zoning Approval</b>		
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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..

<b>Special Zone or Reviews</b> <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: <i>11/17/09 ABH</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>11/17/09 STA</i>
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**PERMIT ISSUED**

NOV 17 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

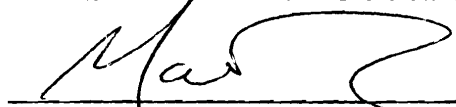
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

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

11/17/09  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

11/17/09  
Date

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-1278	<b>Date Applied For:</b> 11/12/2009	<b>CBL:</b> 125 N014001
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<b>Location of Construction:</b> 35 ARLINGTON ST	<b>Owner Name:</b> Pulpit Rock Properties/ Matt DiBias	<b>Owner Address:</b> 604 Chandlers Wharf	<b>Phone:</b> (202) 258-5239
<b>Business Name:</b>	<b>Contractor Name:</b> Pulpit Rock Properties/ Matt DiBias	<b>Contractor Address:</b> 604 Chandlers Wharf Portland	<b>Phone:</b> (202) 258-5239
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Replace front exterior steps, replace side steps/railing, add bathroom on 2nd floor	<b>Proposed Project Description:</b> Replace front exterior steps, replace side steps/railing, add bathroom on 2nd floor
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 11/17/2009

**Note:** **Ok to Issue:**

- 1) •  Porch posts at the foot of the stairs and at the front edge of the porch deck are to be replaced with posts that have gothic arch shaped tops cut on the ends of the posts (not as an applied finial).
  - Cap rail to be replaced with a narrower top rail, which meets code for being "graspable". Routed edge profile on existing rail may be used on new rail.
  - Handrails are not to exceed 36" in height from deck.
  - All visible surfaces are to be finished with paint or solid body stain.
  - Approval is not for new front door or fencing. Separate application must be made for these items.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/17/2009

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Permit #09-1265 has been issued to change the use of the property to a single family. When the certificate of occupancy is issued, 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:** Tom Markley      **Approval Date:** 11/17/2009

**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



# 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>35 Arlington St Portland Me 04103</u>		
Total Square Footage of Proposed Structure/Area <u>2238</u>	Square Footage of Lot <del>2000</del> <u>7650</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>125-N-14</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Pulpit Rock Properties LLC</u> Address <u>604 Chandler's Wharf</u> City, State & Zip <u>Portland Me 04101</u>	Telephone: <u>202-258-5239</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Two Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Replace front Exterior Steps, Replace side steps/Railing Bathroom on Second floor</u>		
Contractor's name: <u>Christian Weber</u> Address: _____ City, State & Zip: _____ Who should we contact when the permit is ready: <u>Miss D. B. A. Se</u> Telephone: <u>671-6670</u> Mailing address: _____      Telephone: <u>653-0376</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](http://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: 11/12/09

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

## MORTGAGE LOAN INSPECTION PLAN

I HEREBY STATE TO  
PHENIX TITLE SERVICES  
THE LENDER  
AND ITS TITLE INSURER

THE BUILDING SETBACKS ARE  
IN CONFORMITY WITH THE  
MUNICIPAL ZONING REQUIREMENTS  
THE DWELLING DOES NOT FALL  
WITHIN THE SPECIAL FLOOD  
HAZARD AREA AS DELINIATED BY  
F.E.M.A.

THE LAND DOES NOT FALL  
WITHIN THE SPECIAL FLOOD  
HAZARD AREA AS DELINIATED  
BY F.E.M.A. ON COMMUNITY/  
PANEL # 230051 0013B

### LOCUS ADDRESS

ARLINGTON STREET  
PORTLAND, MAINE

BUYER: PULPIT ROCK PROPERTIES, LLC

SELLER: GRP LOAN, LLC

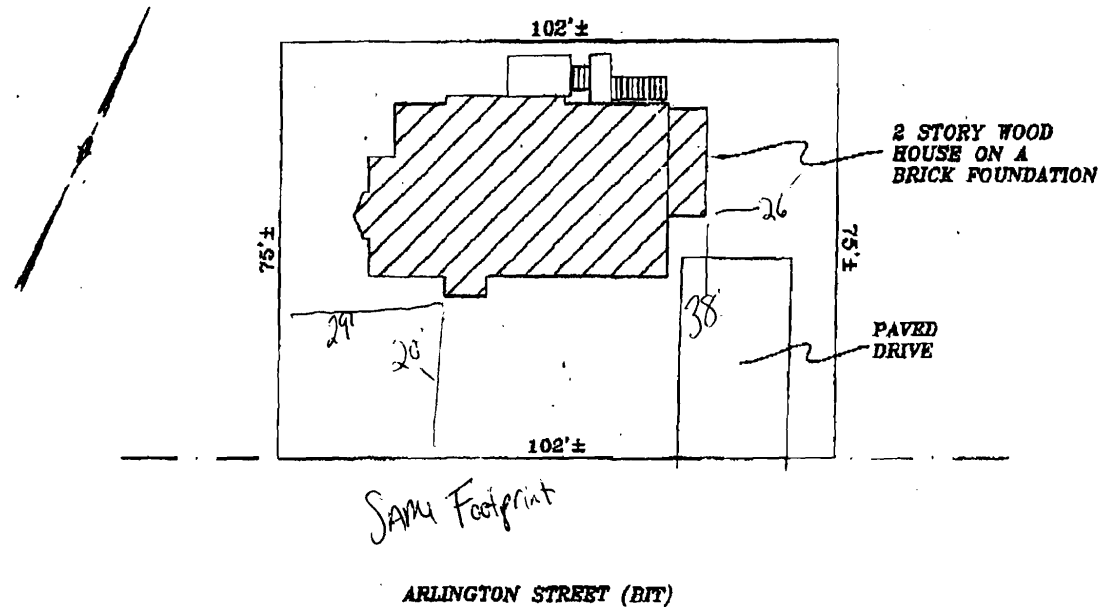
NORTHEASTERN LAND  
SURVEYING  
16 COLLEGE AVENUE  
GORHAM, MAINE 04038  
PHONE (207) 839-2090  
FAX (207) 839-8361

JOB NUMBER 212-73

INSPECTION DATE

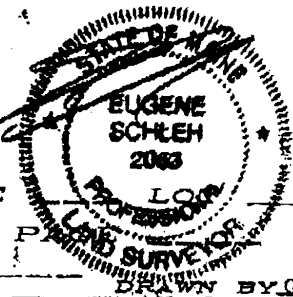
9-18-08

SCALE: 1" = 30'



THIS IS NOT A BOUNDARY SURVEY. THIS PLAN IS NOT  
TO BE USED FOR PROPERTY LINE LOCATION, BUILDING  
PURPOSES, CONVEYING OR DESCRIBING PROPERTY, OR  
RECORDING PURPOSES. THIS PLAN IS FOR LENDING  
PURPOSES ONLY. THIS PLAN MAY NOT REVEAL CONFLICTS  
WITH ABUTTING DEEDS. THE PARCEL IS SUBJECT TO ALL  
RIGHTS, COVENANTS, RESTRICTIONS, AND EASEMENTS OF  
RECORD. A BOUNDARY SURVEY MAY YIELD DIFFERENT  
RESULTS.

REFERENCES  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
COUNTY \_\_\_\_\_ CUMBERLAND



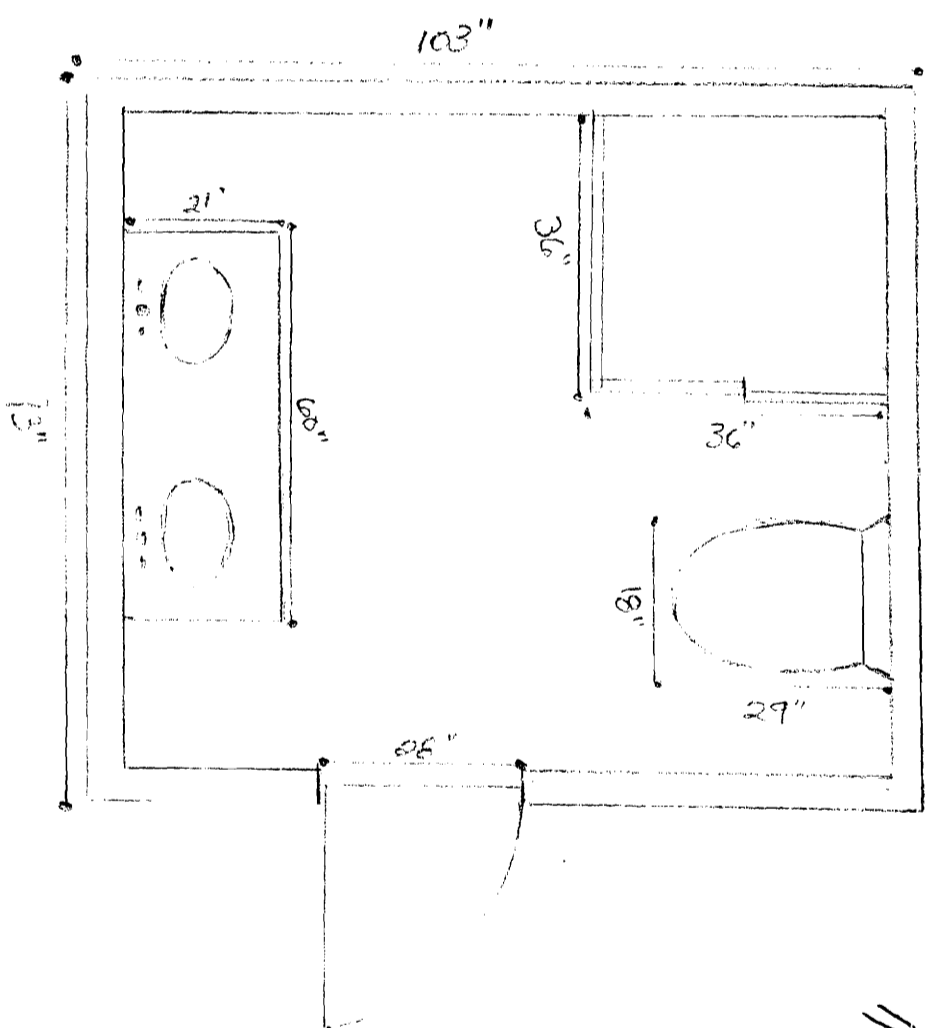
35 APPOINTMENT

2nd floor Bathroom

• 2x6 VJRAFC

1/2 Drywall

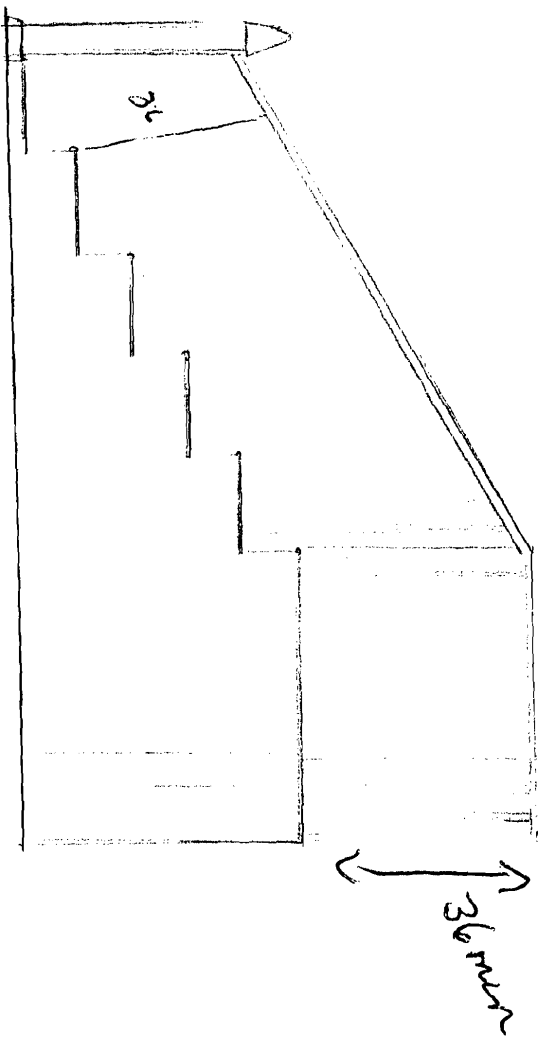
8' Ceiling height



SCALE: 1/8" = 1'

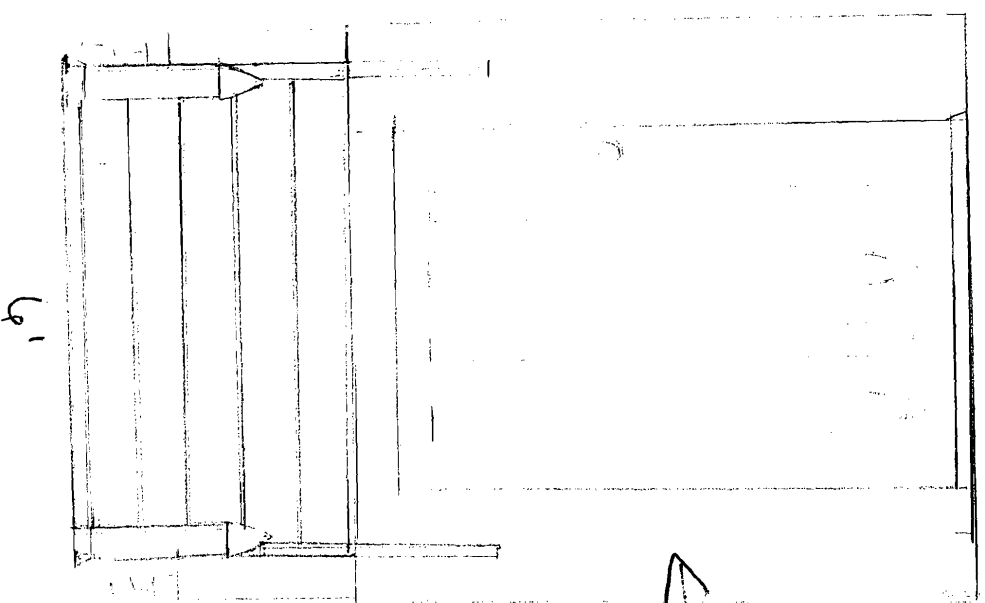
35 Arlington St.  
Front Steps

GRADE 172" = 1'



Handrail 34-38

- 3/8" lag bolts, 6 inch long
- Joists 2x8
- ~~13"~~ 13" on center
- 4" South tube
- Joists have hangers on interior



Joist Not to Scale

- 3 1/2" spacing Btm. Balusters
- 1" RISES
- 10" RENDS
- 1 1/2" BALUSTERS
- 4x4" POSTS
- 3" HANDRAIL