

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

Please Read
Application And
Notes, If Any,
Attached

SECTION

PERMIT

Permit Number: 071491

This is to certify that NIEGOWSKA ANNA /Brad des

has permission to Refinish basement, interior renovation.

AT 28 MAJORS CT

153 A025029

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 when permission is procured before this building or part thereof is altered or closed-in. FOUR 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

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

DEC 21 2007

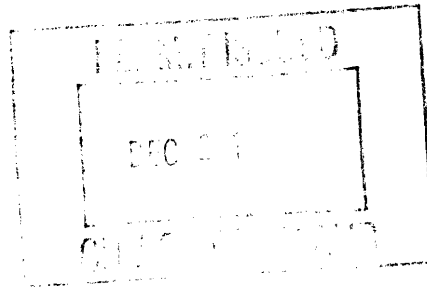
Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1491		Issue Date:		CBL: 153 A025029	
Location of Construction: 28 MAJORS CT <i>Red-lift Ulen</i>		Owner Name: NIEGOWSKA ANNA		Owner Address: 28 MAJORS CT	
Business Name:		Contractor Name: Brad Cordes		Phone: 207-797-5649	
Lessee/Buyer's Name		Phone:		Contractor Address: 11 Alweber Road Windham	
				Phone 2074503833	
		Permit Type: Alterations - Dwellings		Zone: R-5	
Past Use: Residential - Condo		Proposed Use: Residential -Condo, Refinish basement, interior renovation. <i>12 gal use - 33 residential codes (PRUD-)</i>		Permit Fee: \$40.00	
				Cost of Work: \$2,000.00	
				CEO District: 4	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R-2</i> Type: <i>B</i> <i>IBC 2003</i>	
Proposed Project Description: Refinish basement, interior renovation.		Signature: <i>Greg G...</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied			
		Signature: Date:			
Permit Taken By: lmd		Date Applied For: 12/07/2007		Zoning Approval	

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"/> Date:	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>ABU</i> Date:
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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

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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

<input checked="" type="checkbox"/>	Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/>	Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/>	Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/>	Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/>	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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

X B _____

Signature of Applicant/Designee

Date

12/21/07


Signature of Inspections Official

Date

12.2.07

CBL: 071491

Building Permit #: 153-A 25028

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1491	Date Applied For: 12/07/2007	CBL: 153 A025029
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Location of Construction: 28 MAJORS CT	Owner Name: NIEGOWSKA ANNA	Owner Address: 28 MAJORS CT	Phone: 207-797-5649
Business Name:	Contractor Name: Brad Cordes	Contractor Address: 11 Alweber Road Windham	Phone (207) 450-3833
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Residential -Condo, Refinish basement, interior renovation.	Proposed Project Description: Refinish basement, interior renovation.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/12/2007
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) This property shall remain as thirty-three residential condominiums. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/18/2007
Note: **Ok to Issue:** ☒

- 1) The minimum ceiling height for a finished space must be 7'-0". No finished ceiling is currently being installed.
- 2) The basement is NOT approved as a sleeping space. A hard wired interconnected smoke detector must be installed in order to change the use of this space.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.

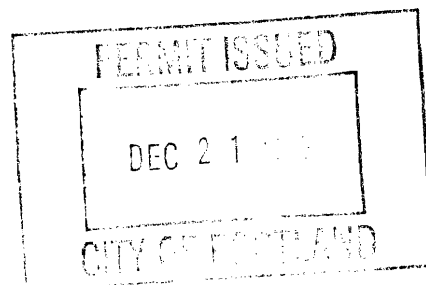
Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 12/13/2007
Note: **Ok to Issue:** ☐ ☐

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1491		Issue Date:		CBL: 153 A025029	
Location of Construction: 28 MAJORS CT <i>'Red Cliff Glen'</i>		Owner Name: NIEGOWSKA ANNA		Owner Address: 28 MAJORS CT	
Business Name:		Contractor Name: Brad Cordes		Phone: 207-797-5649	
Lessee/Buyer's Name		Phone:		Contractor Address: 11 Alweber Road Windham	
				Phone: 2074503833	
		Permit Type: Alterations - Dwellings		Zone: R-3	
Past Use: Residential - Condo <i>12gal use -</i>		Proposed Use: Residential -Condo, Refinish basement, interior renovation. <i>33 residential condos (PROD-)</i>		Permit Fee: \$40.00	
				Cost of Work: \$2,000.00	
				CEO District: 4	
Proposed Project Description: Refinish basement, interior renovation.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R-2</i> Type: <i>B</i> <i>IBC 2003</i> Signature: <i>[Signature]</i>	
		Signature: <i>Cory Carr</i>		Signature: <i>[Signature]</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: lmd		Date Applied For: 12/07/2007		Zoning Approval	

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.
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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: _____	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>ABU</i> Date: _____
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SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE



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>28 MASORS CT.</u>		
Total Square Footage of Proposed Structure/Area <u>845</u>		Square Footage of Lot <u>CONDO</u>
Tax Assessor's Chart, Block & Lot Chart# <u>153</u> Block# <u>A</u> Lot# <u>025029</u>		Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>ANNA NIEGOWSKA</u> Address <u>28 MASORS CT.</u> City, State & Zip <u>PORTLAND, ME 04103</u>
Telephone: <u>207-797-5649</u>		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY CONDO</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>PARTIALLY FINISHED BASEMENT</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>HANG DRY WALL ON 2x4x8 WOOD FRAME STRUCTURE. MUX/IMPE/PAINT. TILE STAIR LANDING. REPLACE OSB TREADS + RISERS W/ PINE TREADS + RISERS.</u>		
Contractor's name: <u>BRAD CORDES</u> Address: <u>11 ALWEBER RD</u> City, State & Zip <u>WINDHAM, ME 04062</u> Telephone: <u>207-450-3833</u> Who should we contact when the permit is ready: <u>BRAD CORDES</u> Telephone: <u>207-450-3833</u> Mailing address: <u>SAME AS 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: 12/5/07

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

City of Portland, Maine - Building or Use Permit Application

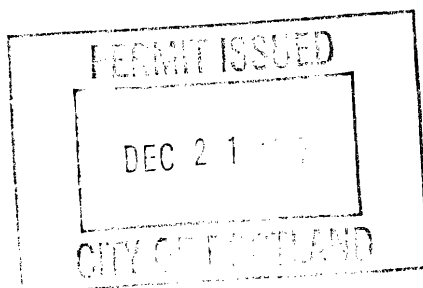
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1491	Issue Date:	CBL: 153 A025029
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Business Name:	Contractor Name: Brad Cordes	Contractor Address: 11 Alweber Road Windham	Phone: 2074503833
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>R-5</i>

Past Use: Residential - Condo <i>1234 use -</i>	Proposed Use: Residential -Condo, Refinish basement, interior renovation. <i>33 residential condos (PBD-)</i>	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 4
Proposed Project Description: Refinish basement, interior renovation.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R-2</i> Type: <i>B</i> <i>IBC 2003</i>
		Signature: <i>Greg Carr</i>		Signature: <i>[Signature]</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: lmd	Date Applied For: 12/07/2007	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	Zoning Appeal	Historic Preservation
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>all interior work</i> <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: _____	<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: _____	<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>APR</i> Date: _____



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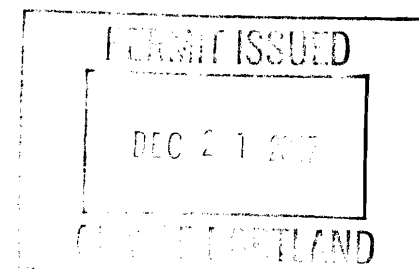
SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

City of Portland, Maine - Building or Use Permit

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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 12/12/2007 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property shall remain as thirty-three residential condominiums. Any change of use shall require a separate permit application for review and approval. Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 12/18/2007 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) The minimum ceiling height for a finished space must be 7'-0". No finished ceiling is currently being installed. 2) The basement is NOT approved as a sleeping space. A hard wired interconnected smoke detector must be installed in order to change the use of this space. 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. Dept: Fire Status: Approved Reviewer: Capt Greg Cass Approval Date: 12/13/2007 Note: Ok to Issue: <input type="checkbox"/>			



Proposed Project

1. Construction of cosmetic walls

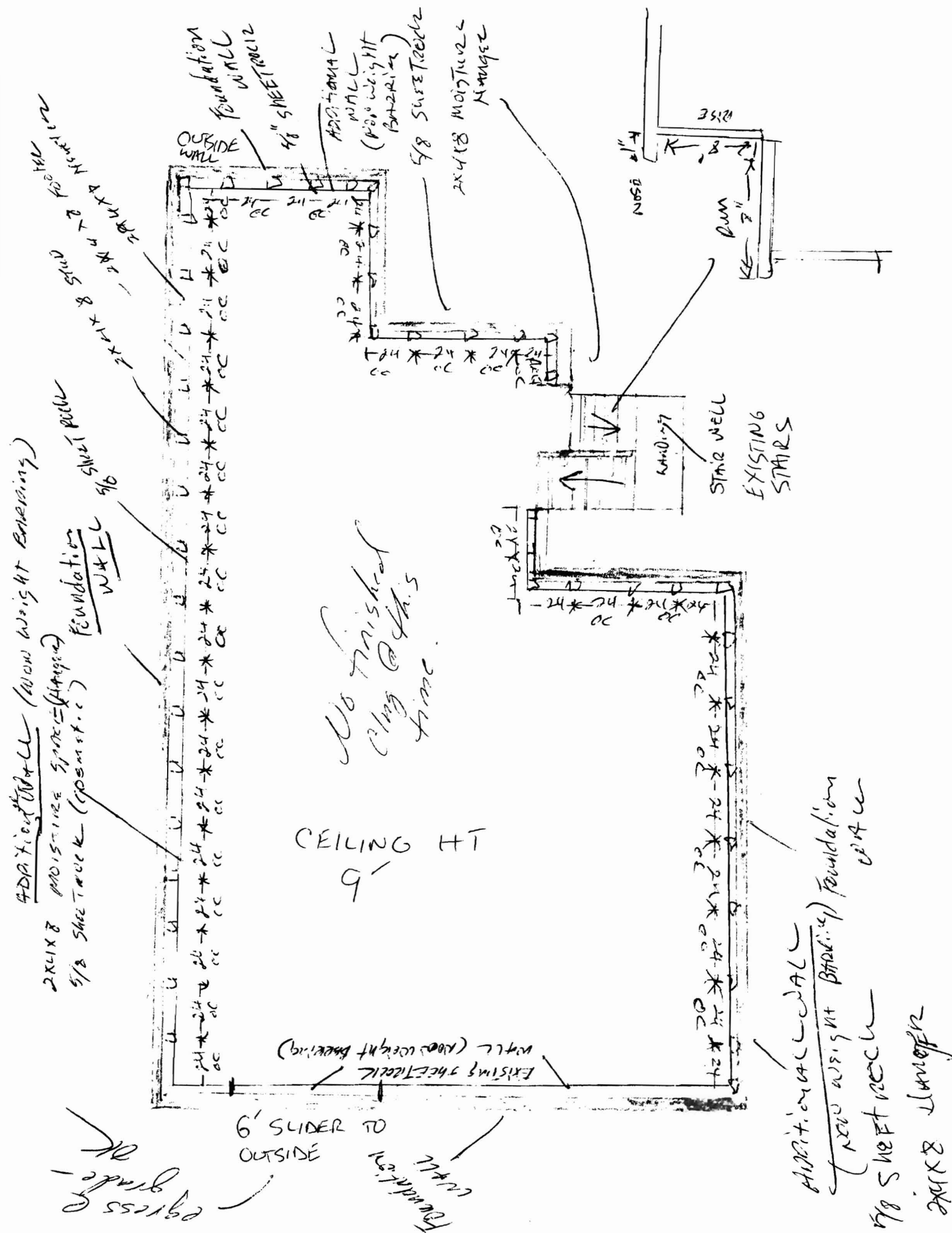
Support structure: (non-weight barring) 2X4; Footer, header, studs

Note: Wall is to support hanging of drywall and work as a barrier to the concrete wall.

Wall: 5/8" sheetrock

2. Replacement of OSB risers & treads on basement stair well

Material : 1X 8 pre-manufactured pine risers & treads.



Redcliffe Chan
 15 Ocean Street
 Portland, ME 04103

Hayward Street, Portland, ME



Michael R. Charek
 Structural Consultant
 301 Main Street
 Portland, ME 04103
 207-45-0800

FOUNDATION UNITS
 UNITS 27-30

Sheet: A1 Sheet

Date: 10/27/03

Perkins

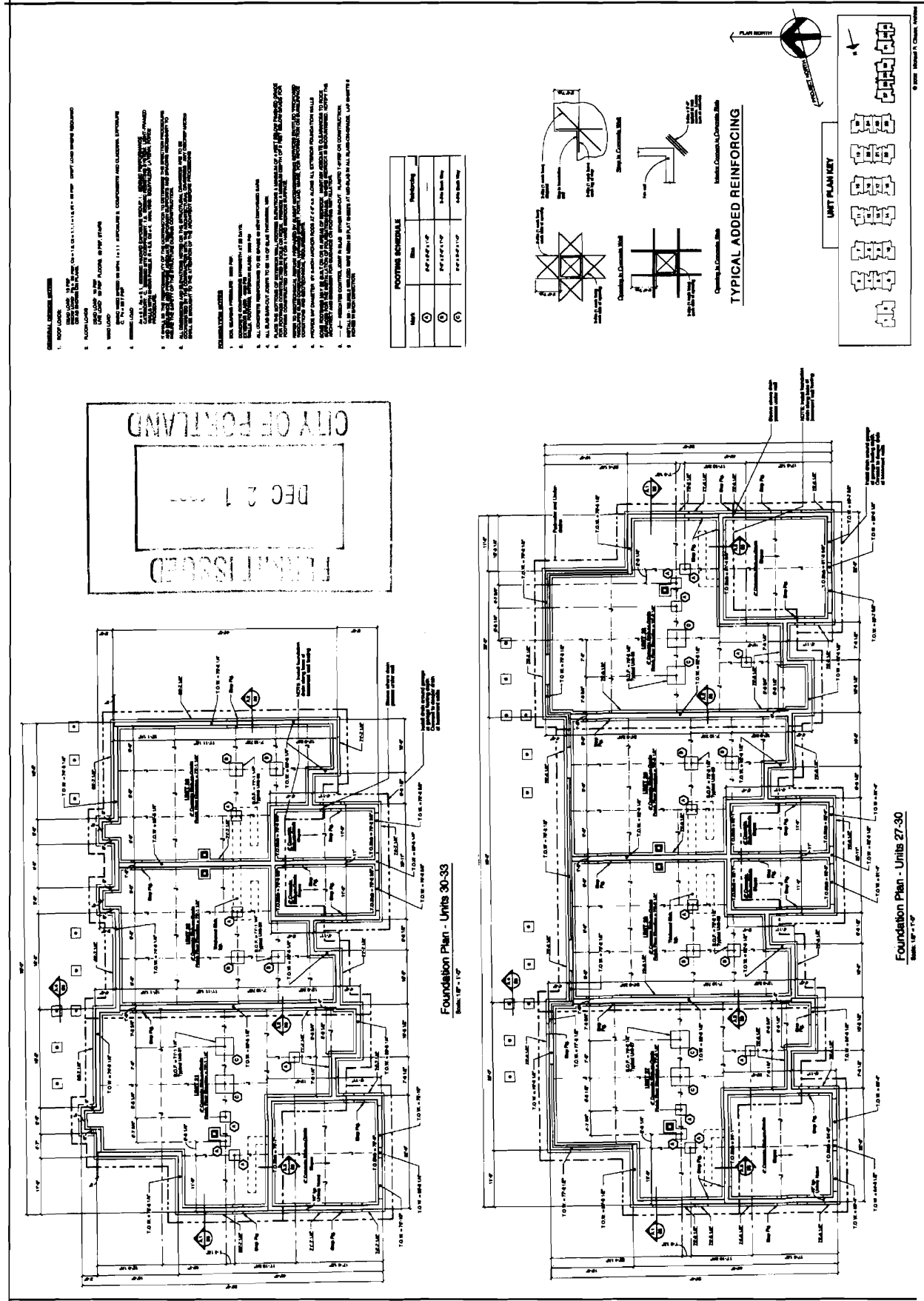
S1

UNITS FOR PROJECT

Sheet: A1 Sheet

Date: 10/27/03

Perkins



FLUANT ISSUED
 DEC 21 2003
 CITY OF PORTLAND

MENT LINE DATA

RING	LENGTH
5'15"W	30.00'
45"E	320.00'
5'15"E	125.00'
45"W	30.00'
5'15"E	125.00'
45"W	960.00'
45"W	560.00'
5'15"E	34.87'

Radcliff Glen
off Harvard Street.

33 unit PRVD

N/F
THE FIRST BAPTIST
CHURCH IN PORTLAND
MAINE
7459/165
153-A-1
154-B-39

8/21/03
permit #03-1000

REMAINS OF BARBED WIRE FENCE

STORMWATER
TREATMENT
BUFFER

N/F
J. B. BROWN & SONS
12284/271
151A-A-24

SULLIVAN
COURT

INSTALL TIMBER
GUARD RAIL

R3 ZONE
R5 ZONE

LOT AREA
±369,496 S.F.

UNIT 19

UNIT 23

UNIT 20

UNIT 24

UNIT 21

UNIT 25

UNIT 22

UNIT 26

SULLIVAN
COURT

UNIT 27

UNIT 29

UNIT 32

UNIT 28

UNIT 30

UNIT 31

UNIT

ACTIVE
RECREATION
AREA
7,800 S.F.

perm. 03-1453

N15°23'25"E

N15°23'25"E

N15°23'25"E

MAJORS CO

S15°24'45"W

240.00'

S15°23'

611.7'

N/F
LOIS HANEY
6259/213
154-44

N/F
VINCENZO DEPAOLO
3578/189
154-7

N/F PORTLAND WATER DISTRICT
4548/81

N/F
DANIEL & JUNE RILEY
10651/251

N/F
JOHN & JOA
VANCE