

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that KEITH BEYLAND ETALS

Located At 115 BRADLEY ST

Job ID: 2012-04-3869-ALTR

CBL: 178-G-005-001

has permission to build a two story addition (Single Family Residence).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

07/30/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

- ① Egress
- ② Temp. glass
- ③ Need design specs
② framing insp.
- ④ Headers
- ⑤ Insulation

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
 2. Foundation wall prior to backfill
 3. Close In Elec/Plmb/Frame prior to insulate or gypsum
 4. Insulation prior to Close-In
 5. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-04-3869-ALTR

Located At: 115 BRADLEY ST

CBL: 178- G-005-001

Conditions of Approval:

Zoning

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 is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 50% of the total completed structure.
 - b. Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.


Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
3. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
4. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
5. R502.5 Allowable girder "Header" spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).

6. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
7. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
8. Mechanical or natural ventilation is required in the bathroom.
9. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
 - a. Note: Contractor is the moving master bedroom egress window to avoid closet obstruction.

ty of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3869-ALTR	Date Applied: 6/5/2012	CBL: 178- G-005-001	
Location of Construction: 115 BRADLEY ST	Owner Name: KEITH BEYLAND ETALS	Owner Address: 115 BRADLEY ST PORTLAND, ME 04102	Phone: 207-879-1081
Business Name:	Contractor Name: Tozier Group; Reid Tozier	Contractor Address: 185 Mountain RD Falmouth ME 04105	Phone: (207) 797-6222
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same – single family – build two story, 18' x 20' addition in rear	Cost of Work: 100000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRG 2009 (MUBC) Signature: 
Proposed Project Description: 18' x 20', 2 story addition in rear		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<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 checked="" type="checkbox"/> Not in Dist 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>Devlard...</i> 6/14/12 <i>ABU</i>	Date:	Date: <i>ABU</i>

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 appication 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

8-16-12 DWM Sam 756-0637 Footings OK

8-27-12 DWM Reid 836-0927 Backfill OK

R-3

2012-04-3019

Lamie
178



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>115 Bradley Street, Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>766 sf.</u>	Square Footage of Lot <u>7,022 sf</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>178</u> Block# <u>G005</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>Keith Beyland</u> Address <u>115 Bradley street</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>879-1081</u> <u>990.</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$100,000</u> C of O Fee: <u>\$75.00</u> Historic Review: \$ Planning Amin.: \$ Total Fee: <u>\$204.00</u>
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>Living Room (1st Floor) Bedroom & Bathroom (2nd Floor)</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>Add full, unfinished basement (20' x 18') 1st Floor New Living Room / Mud room</u> <u>2nd Floor New Bedroom & Bathroom</u>		
Contractor's name: <u>Reid Tozier, The Tozier Group, Inc.</u> Email: <u>reidtozier@gmail.com</u> Address: <u>185 Mountain Road</u> City, State & Zip <u>Falmouth, ME 04105</u> Telephone: <u>797-6222</u> Who should we contact when the permit is ready: <u>Reid Tozier</u> Telephone: <u>838-0927</u> Mailing address: <u>185 Mountain Rd, Falmouth, ME 04105</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.

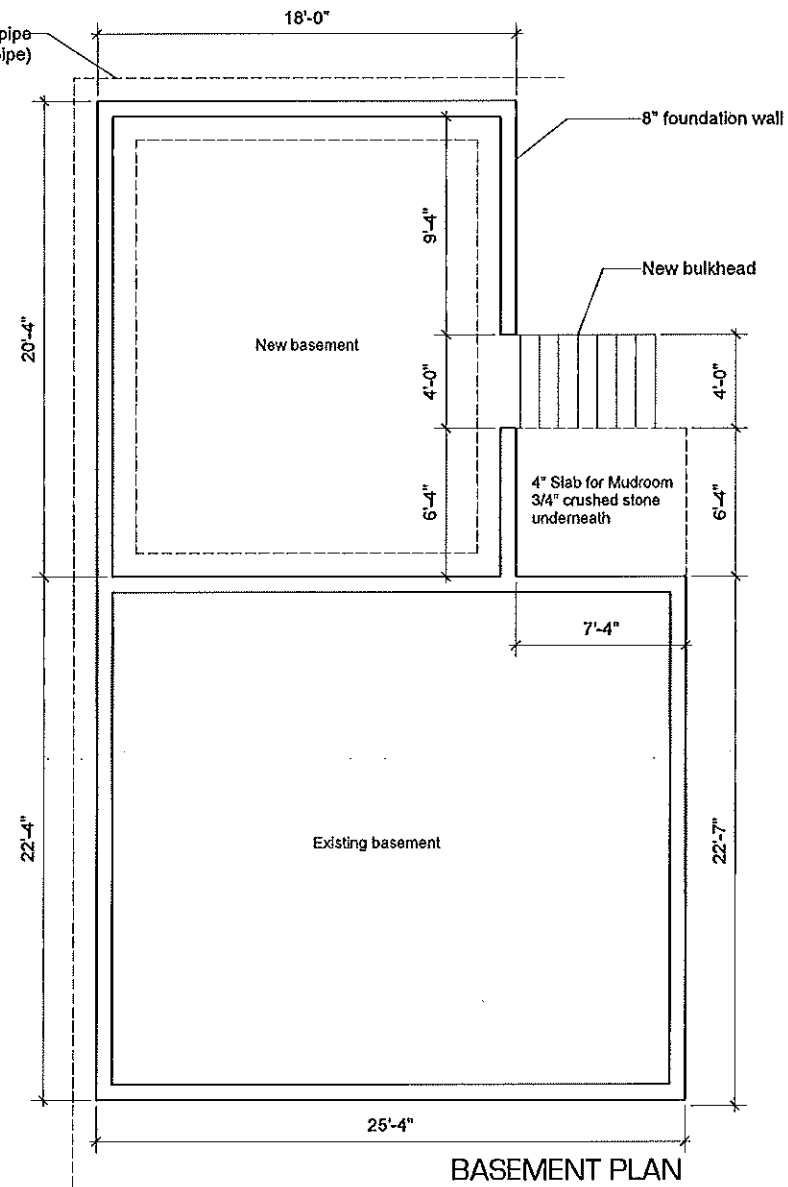
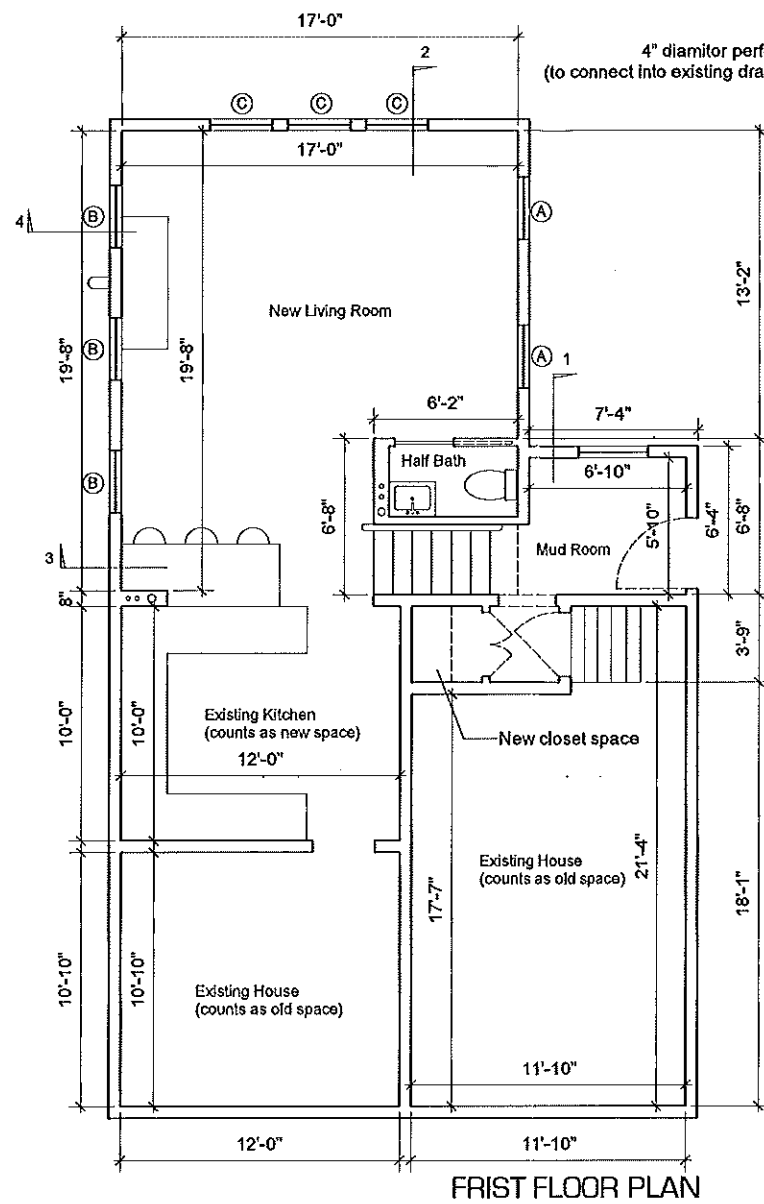
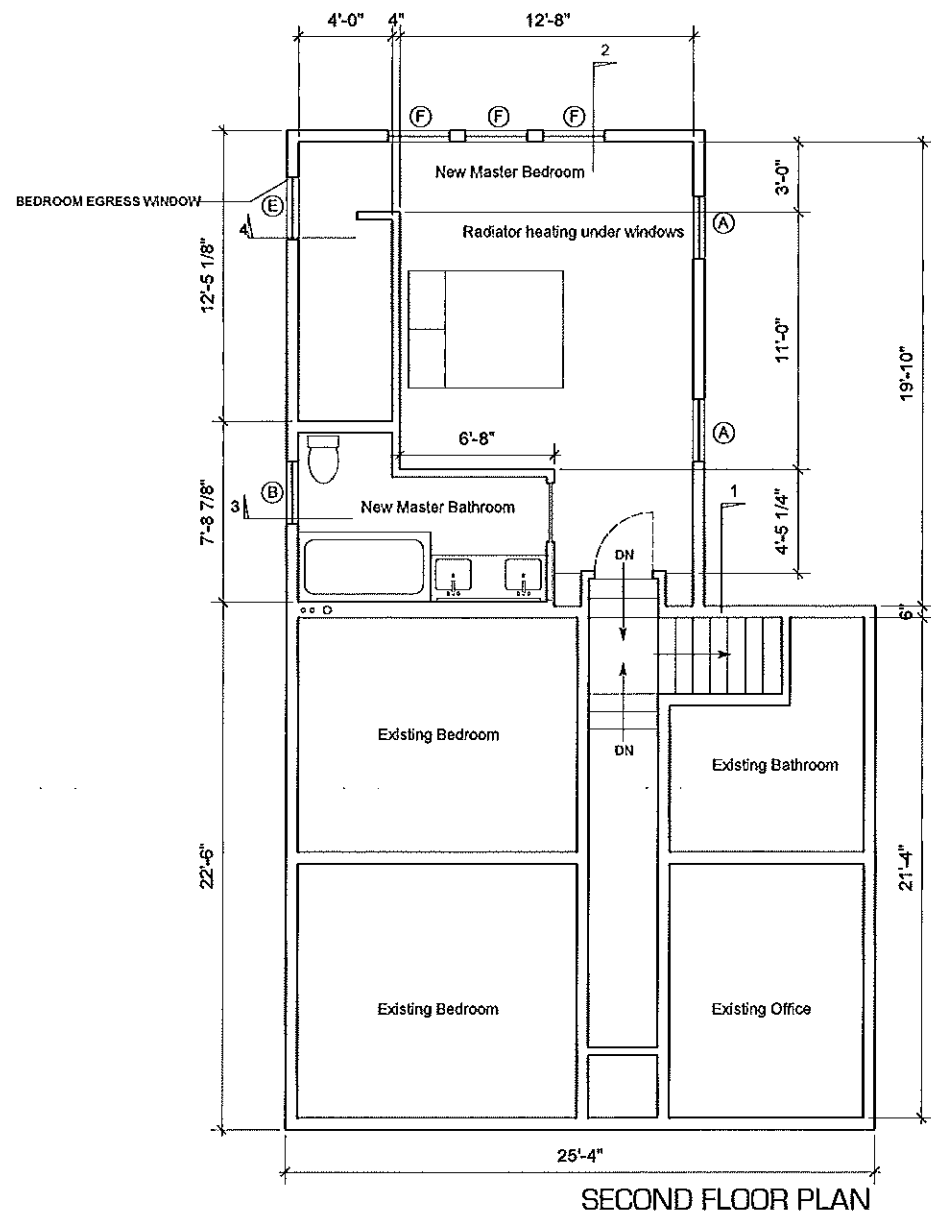
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of the form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division, Room 315 City Hall or call 874-8703.

and 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: Reid Tozier Date: 07/25/12

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

RECEIVED
City of Portland
Dept. of Building Inspections
APR 27 2012
307-5000
RECEIVED
JUN 05 2012
Dept. of Building Inspections
City of Portland Maine



Reid Tozier
Architectural
Consultant

The Tozier Group, Inc.
185 Mountain Road
Falmouth, ME 04105

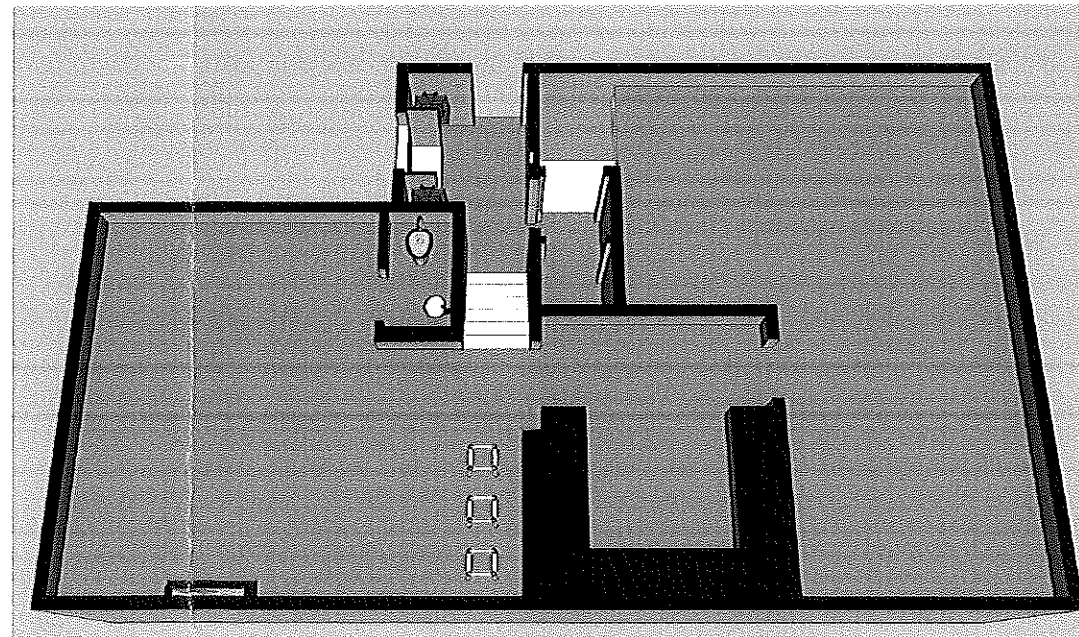
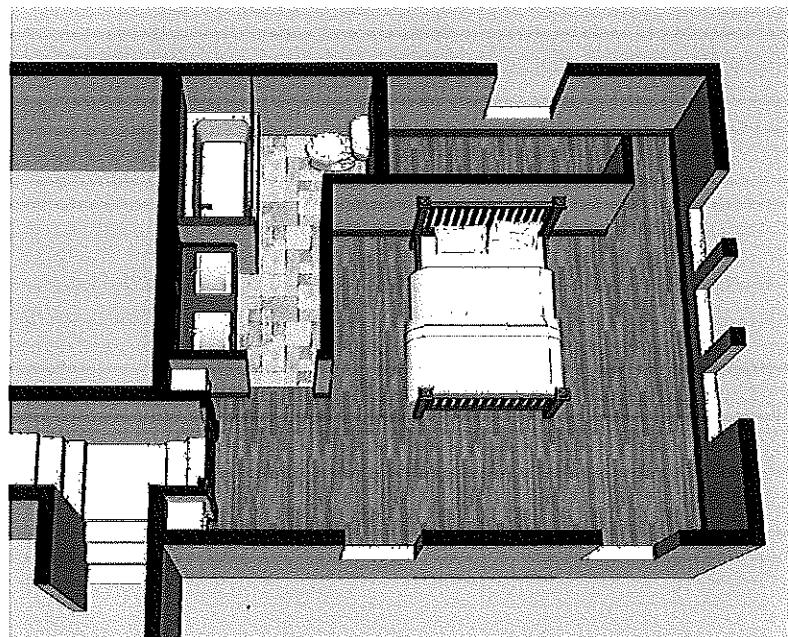
April, 2012

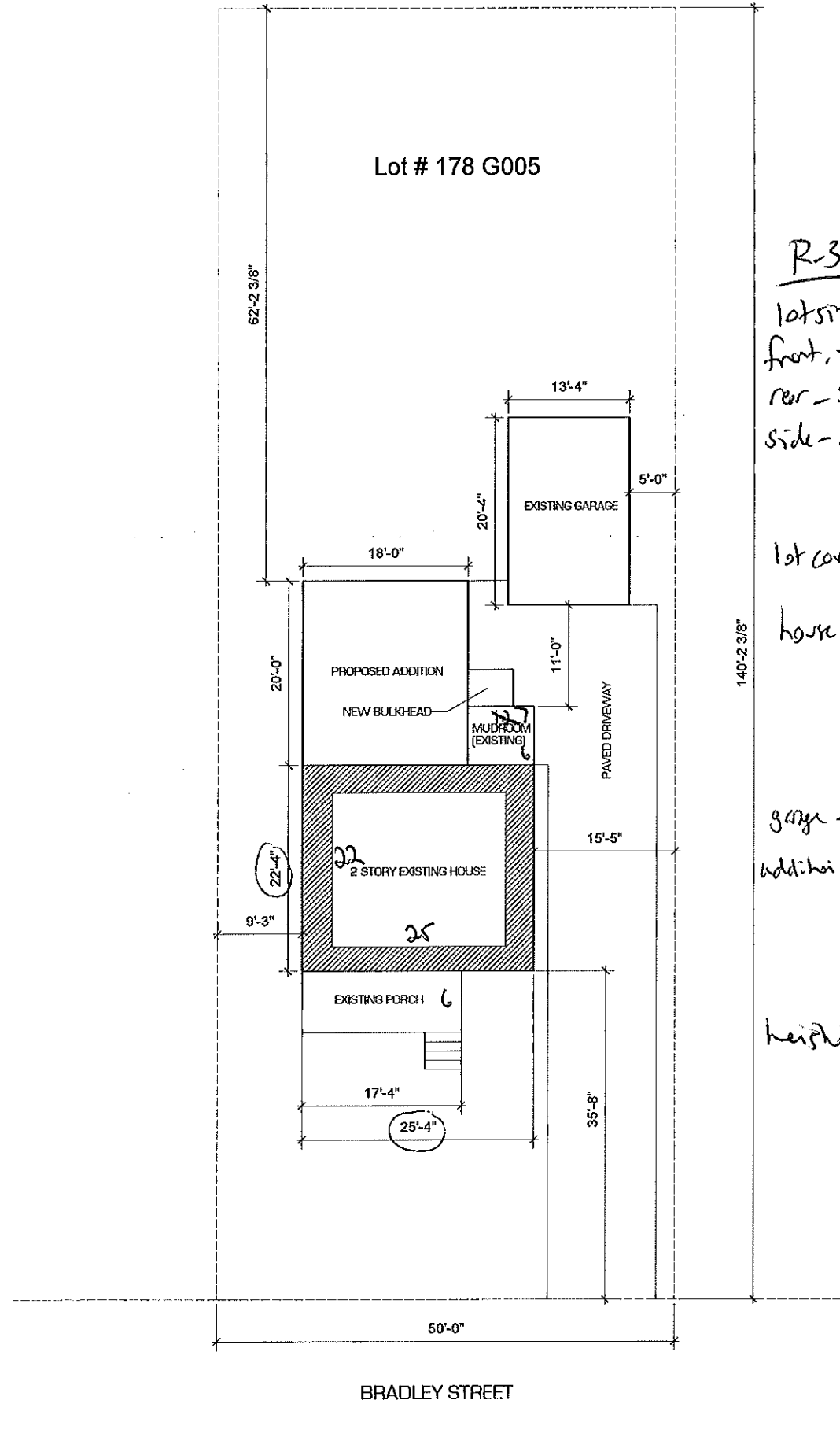
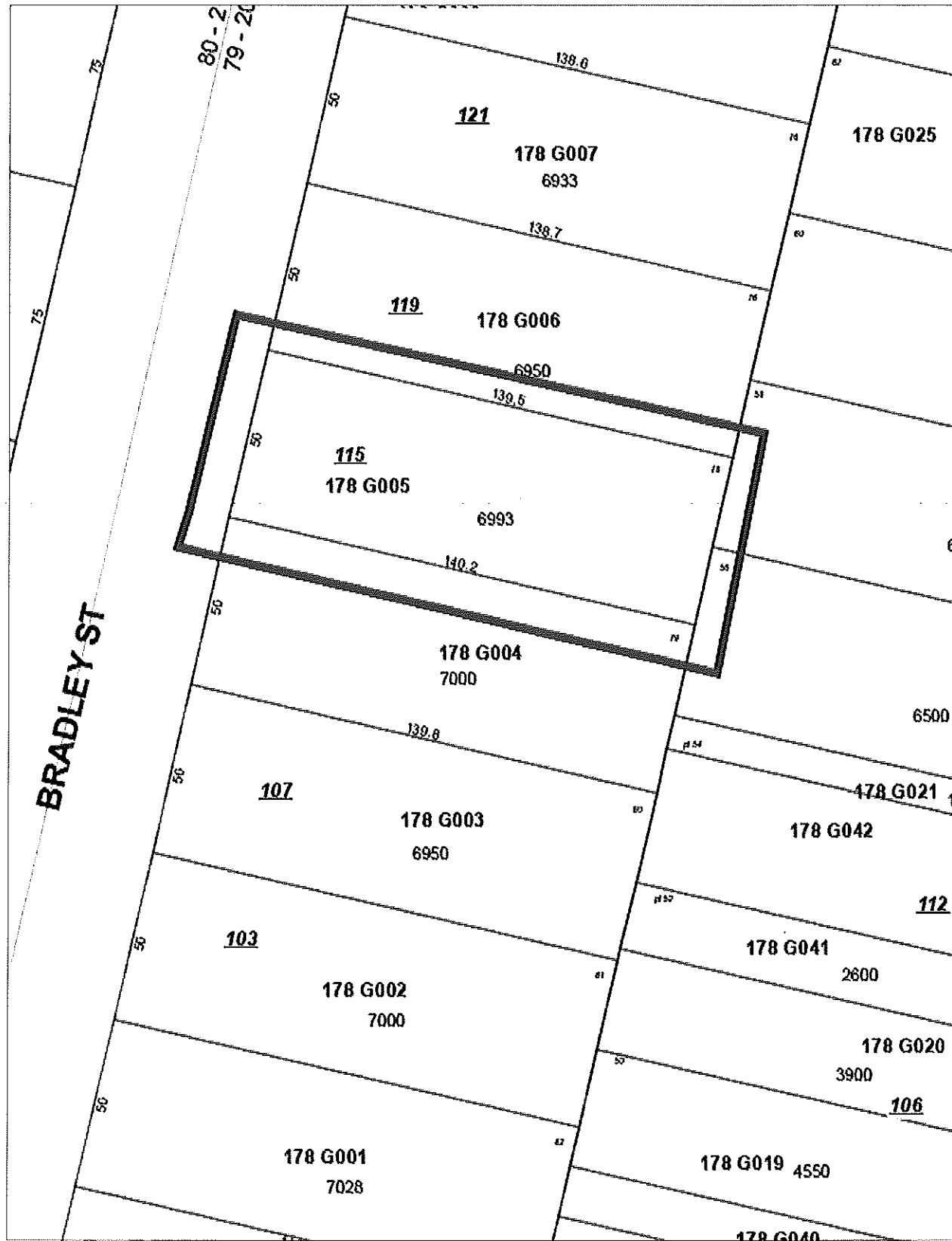
Drawings for Permit Only

Beyland Residence
115 Bradley St.
Portland, Maine

FLOOR PLANS
1/4" = 1'-0"

A2





R-3
 lot size 6993
 front - 1/4
 rear - 20' 25' - 67' 5" (ob)
 side - 25' 14' left side 9.25' (ob)
 corner 10' 8" right - 22.75' (ob)

lot coverage - 35% = 2447.55 sq ft
 house - 22 x 25 = 550
 6 x 17 = 102
 12 x 6 = 72
 696
 garage - 260
 addition - 360
 1314 (ob)

height - 35 - 25.5 ft (ob)

Reid Tozier
 Architectural
 Consultant
 838-0927
 reidtozier@gmail.com

The Tozier Group, Inc.
 185 Mountain Road
 Falmouth, ME 04105

April, 2012
 Drawings for Permit Only

Beyland Residence
 115 Bradley St.
 Portland, Maine

SITE PLAN

A1

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Consultant

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Falmouth, ME 04105

April, 2012

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Beyland Residence
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Portland, Maine

ELEVATIONS
1/4" = 1'-0"

A4



East Elevation



North Elevation



South Elevation

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Consultant

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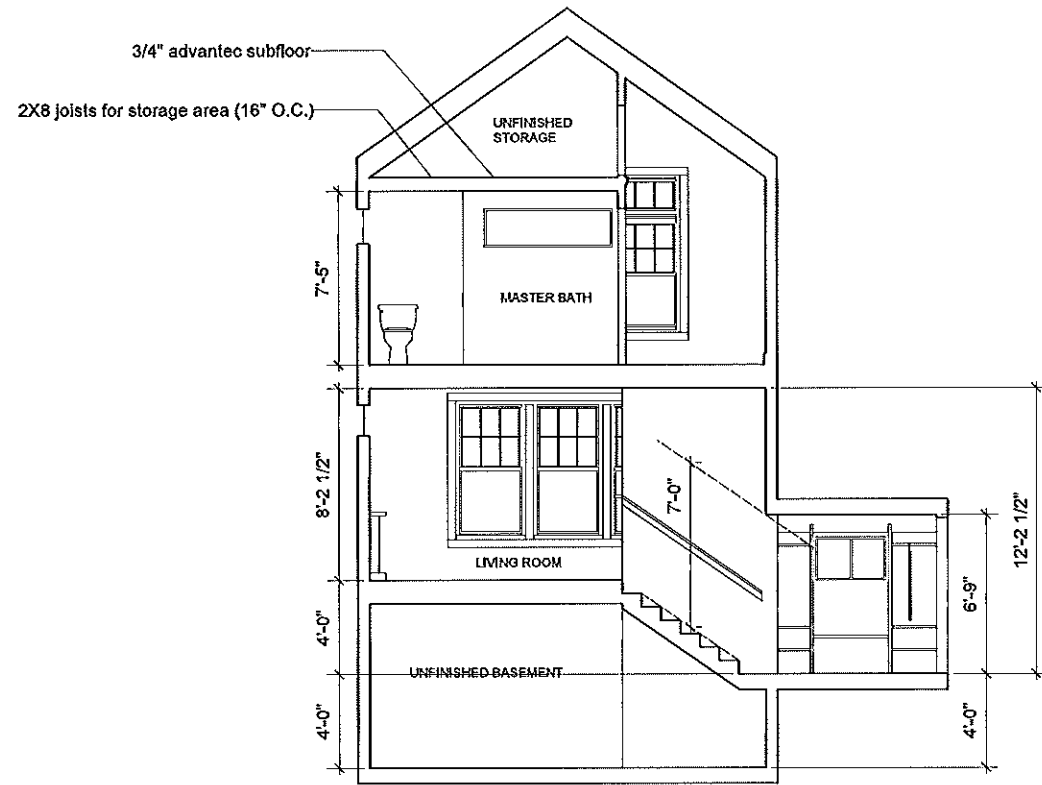
April, 2012

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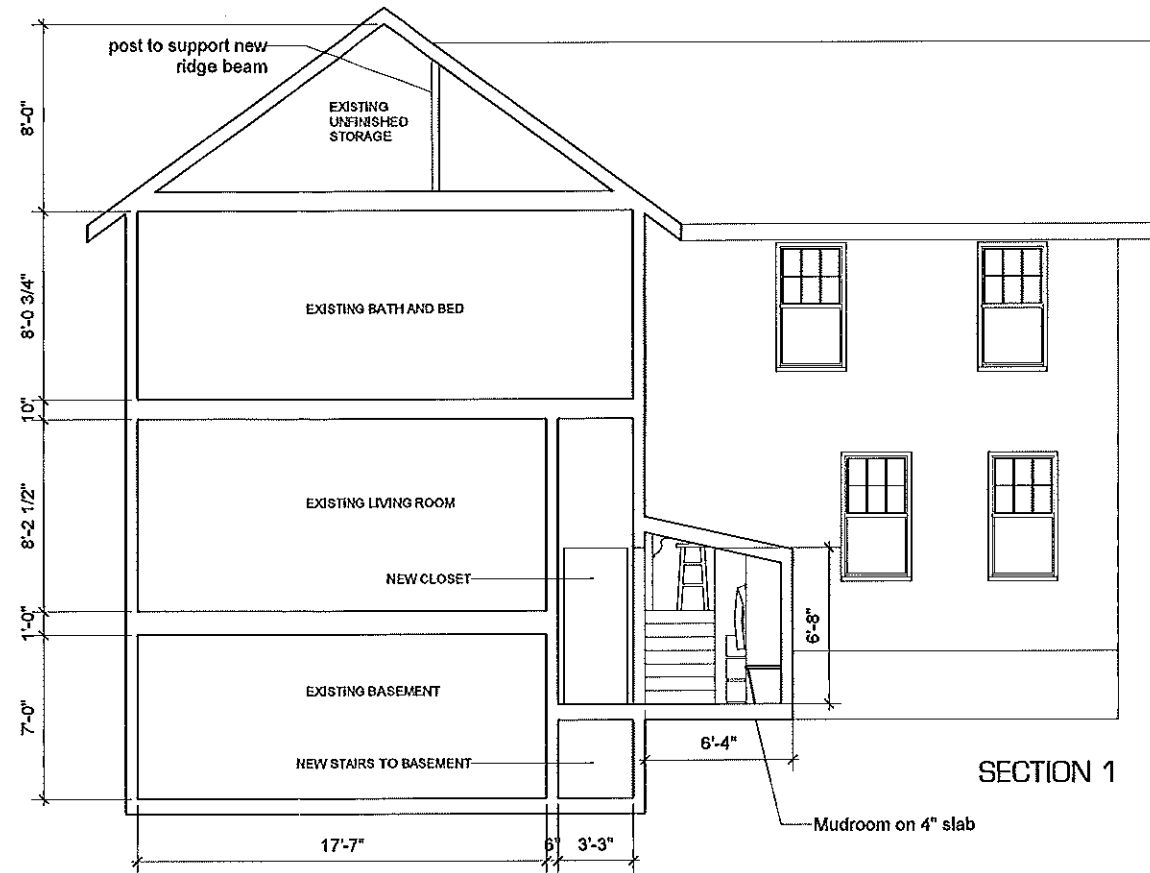
Beyland Residence
115 Bradley St.
Portland, Maine

SECTIONS
1/4" = 1'-0"

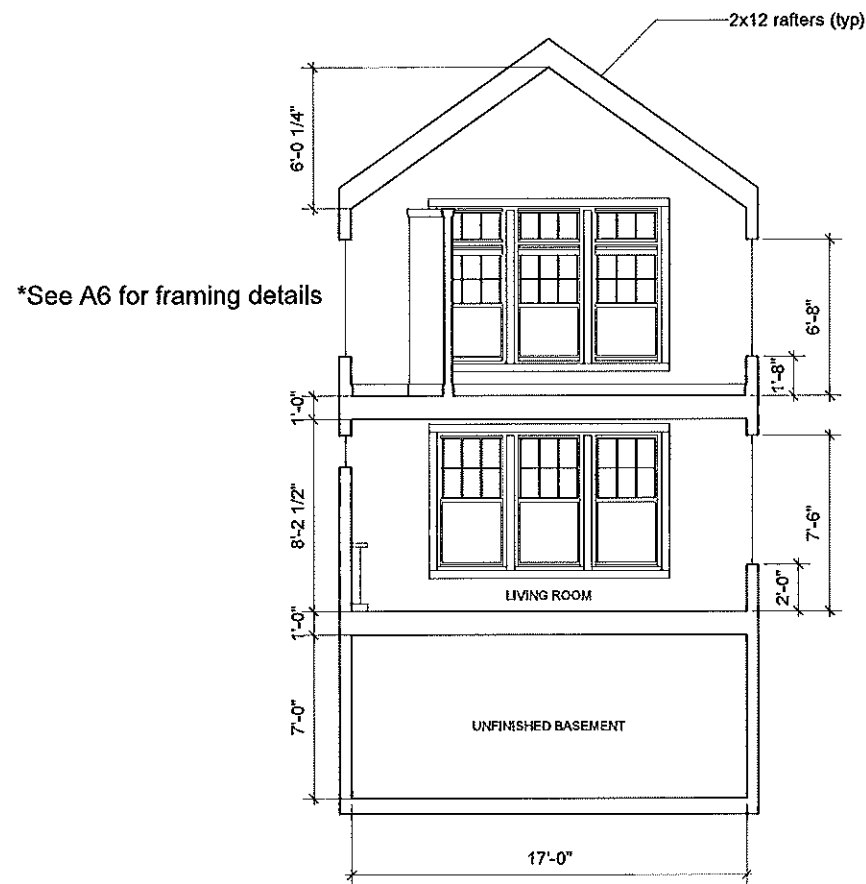
A5



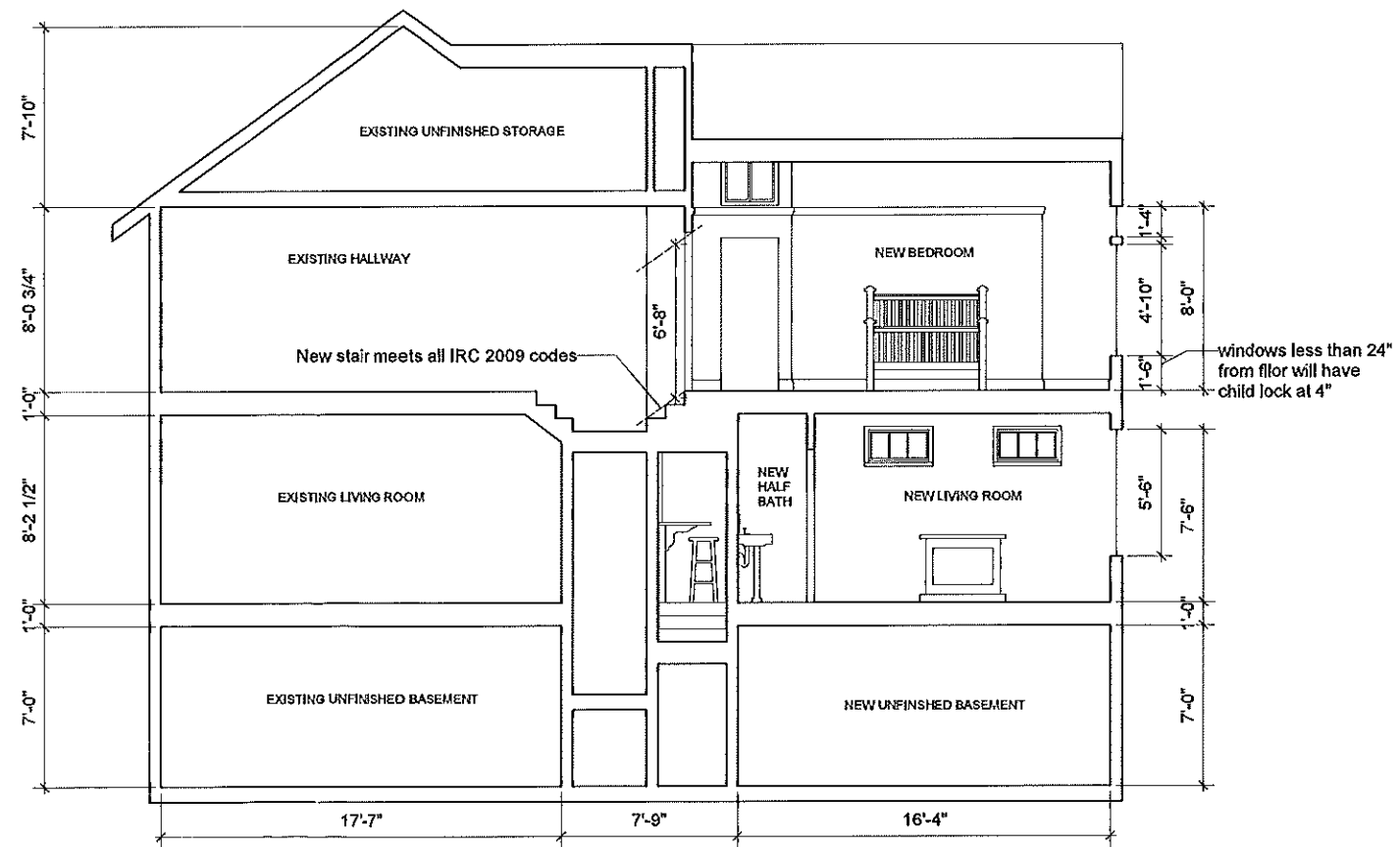
SECTION 3



SECTION 1



SECTION 4

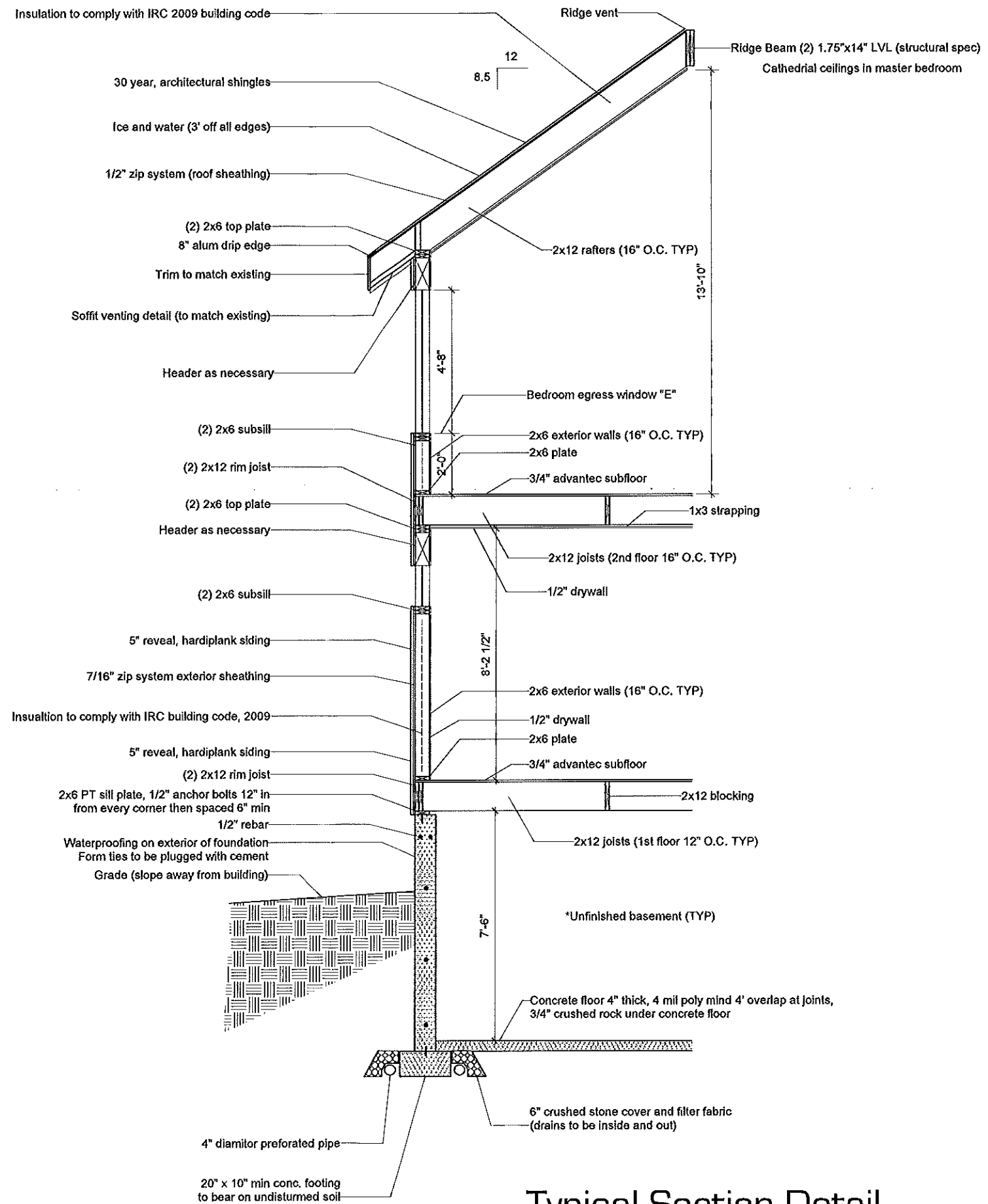


SECTION 2

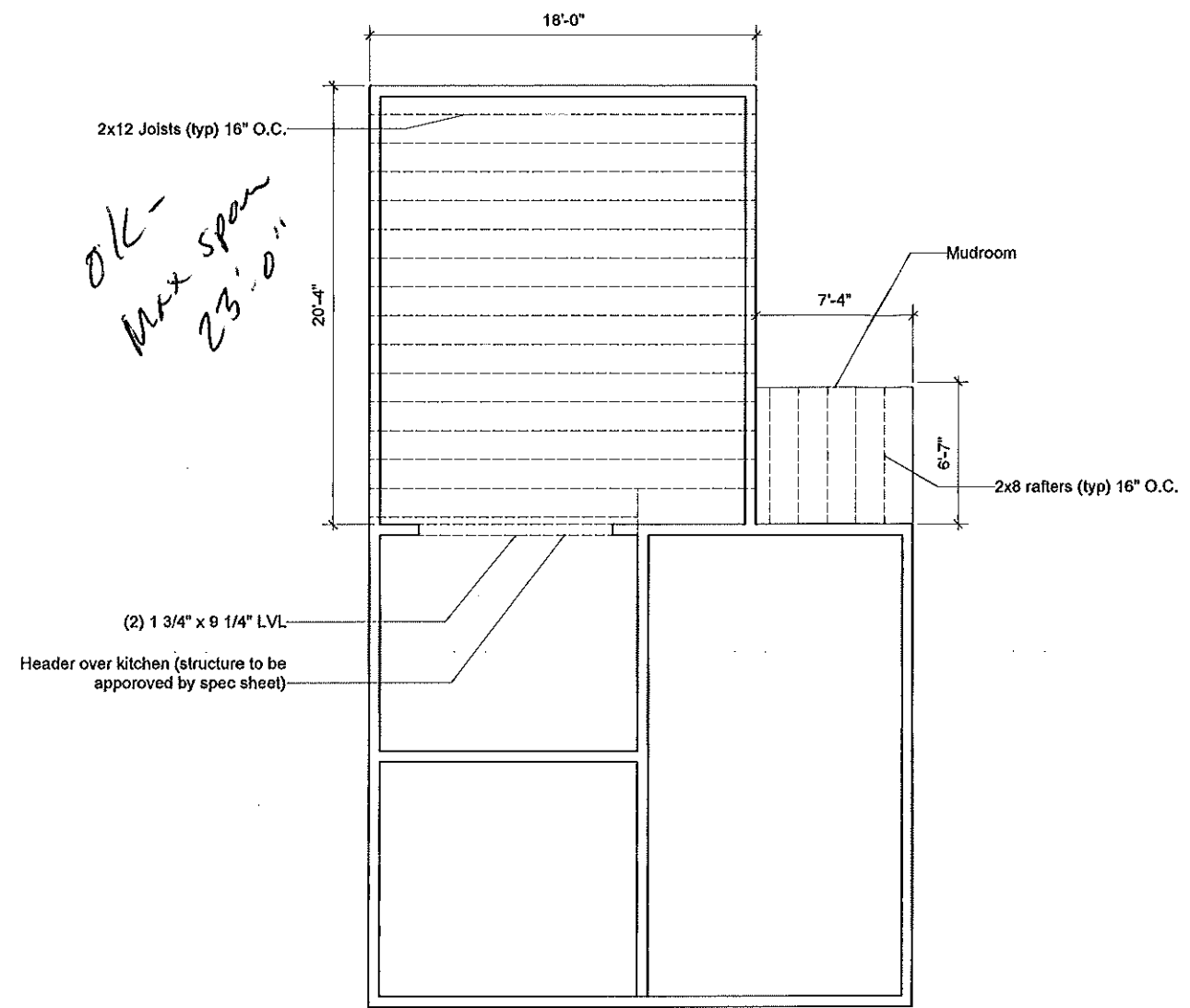
Beyland Residence
115 Bradley St.
Portland, Maine

SECTION DETAIL
1/2" = 1'-0"

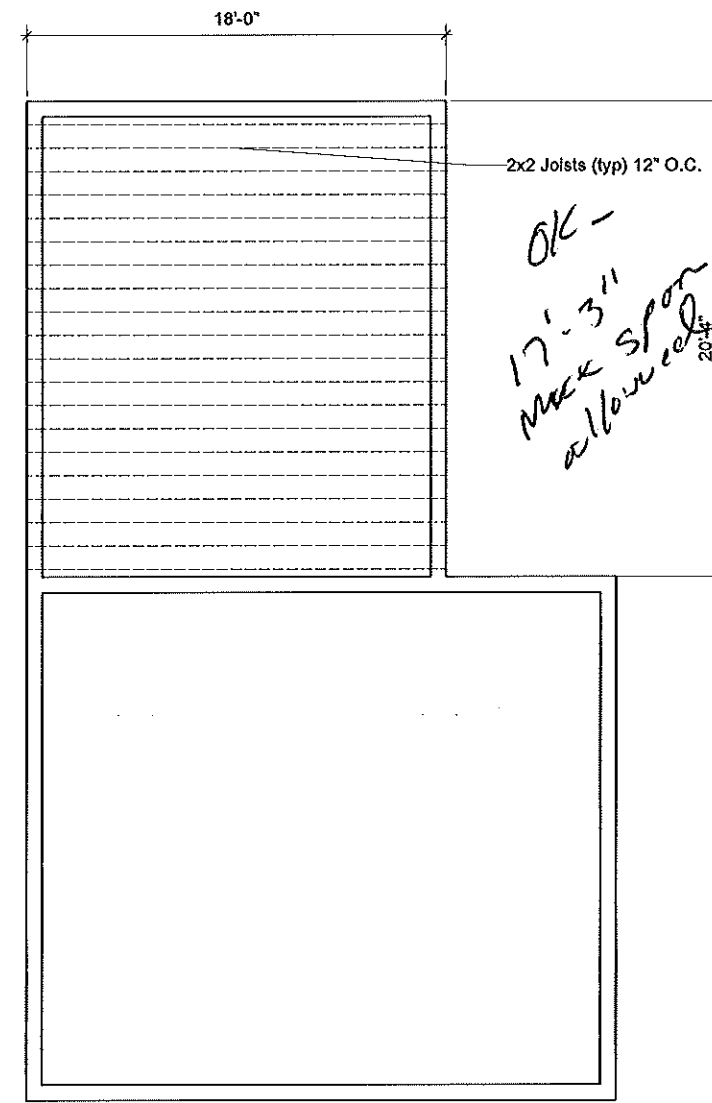
A6



Typical Section Detail



Second Floor Framing



First Floor Framing

Reid Tozier
Architectural
Consultant

The Tozier Group, Inc.
185 Mountain Road
Falmouth, ME 04105

April, 2012

Drawings for Permit Only

Beyland Residence
115 Bradley St.
Portland, Maine

Framing Plan #1
1/4" = 1'-0"

A7

Reid Tozier
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Consultant

The Tozier Group, Inc.
185 Mountain Road
Falmouth, ME 04105

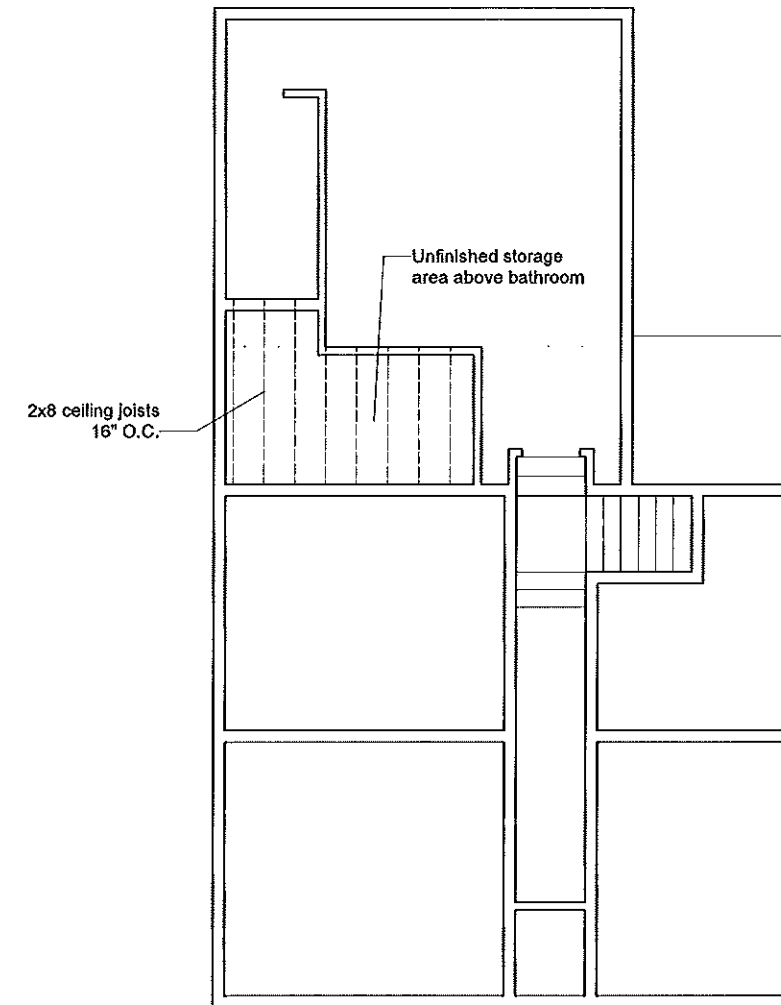
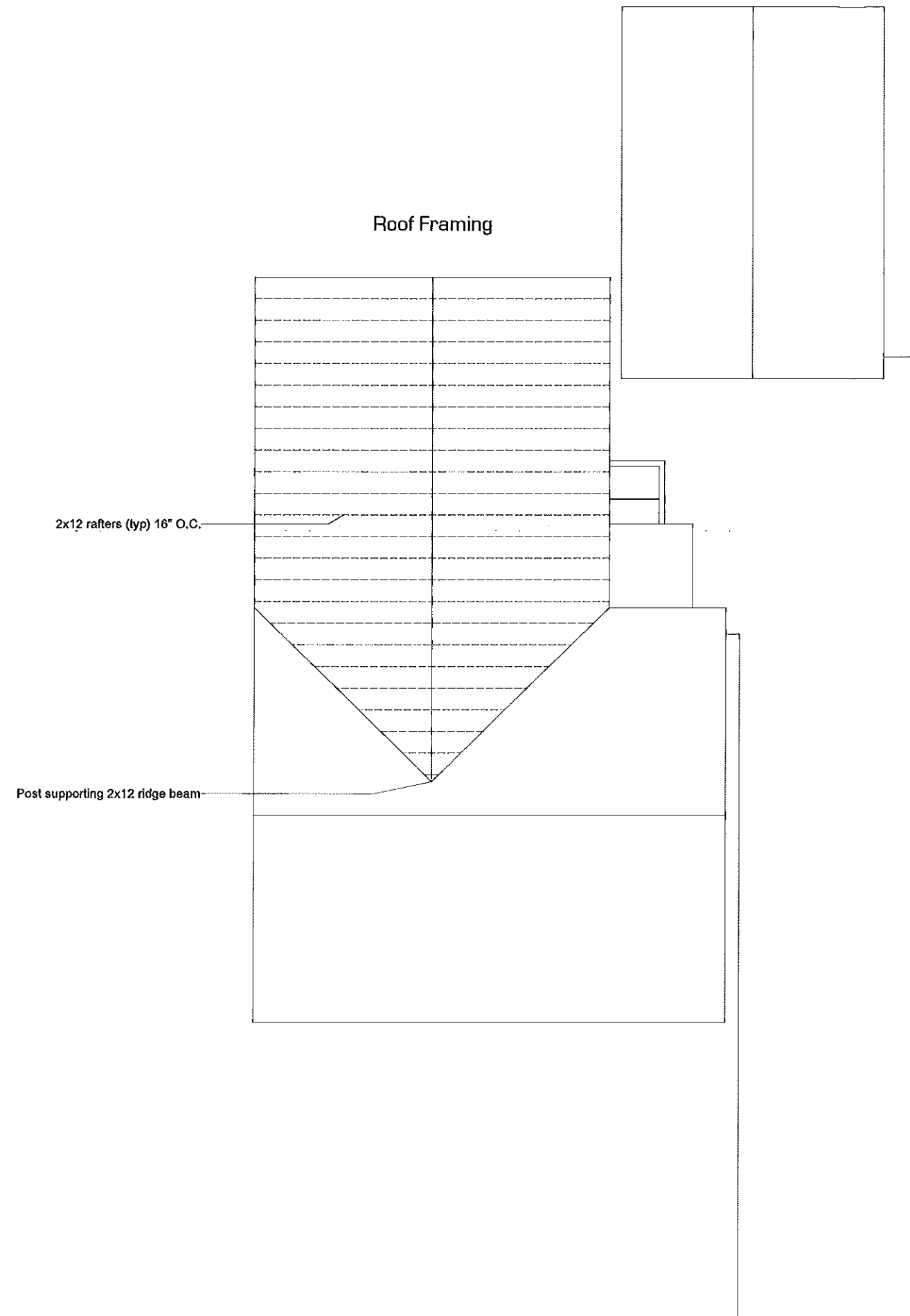
April, 2012

Drawings for Permit Only

Beyland Residence
115 Bradley St.
Portland, Maine

Framing Plan #2
1/4" = 1'-0"

A8



*New construction meets all minimal code requirements (IRC 2009) from foundation up

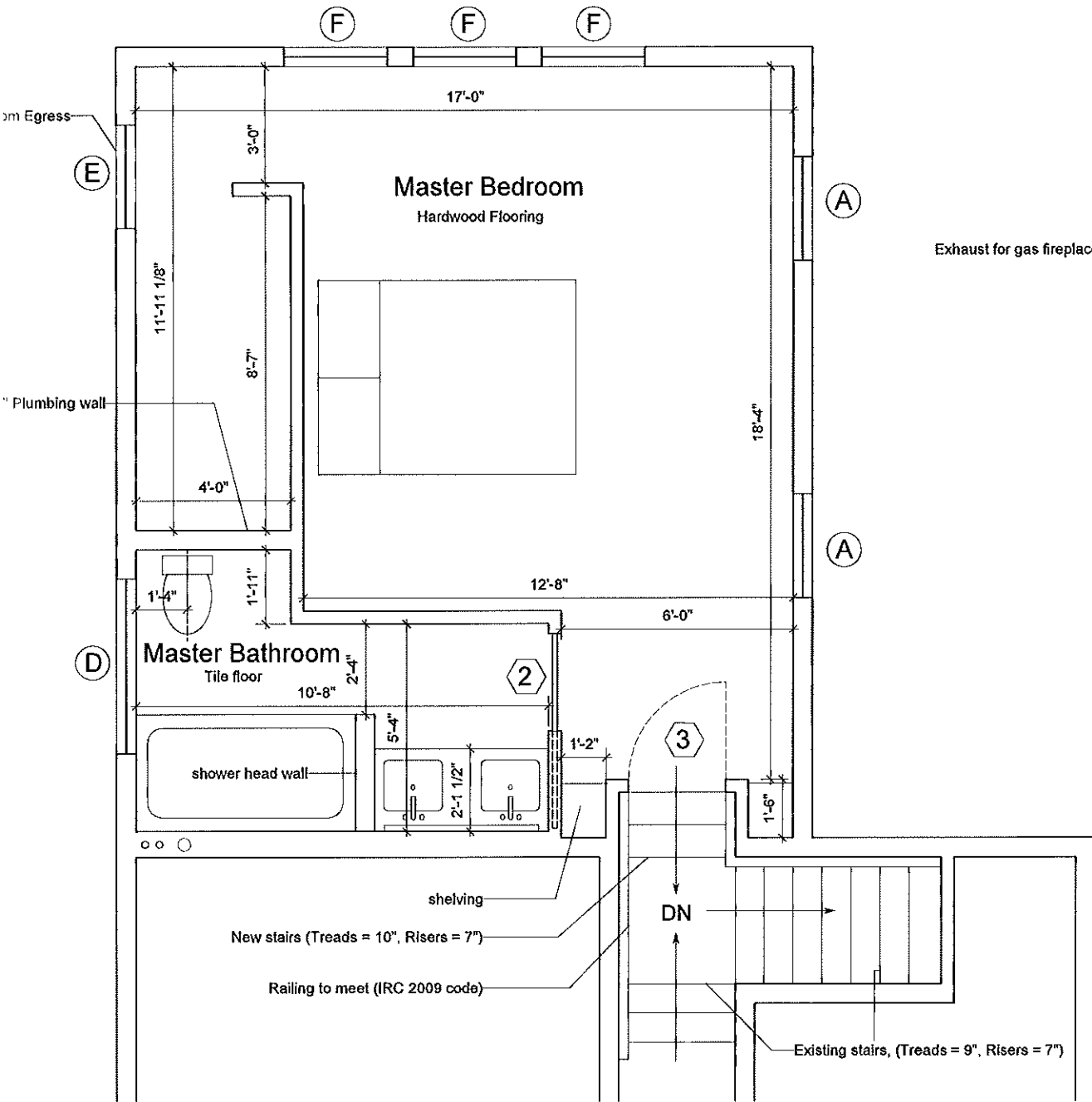
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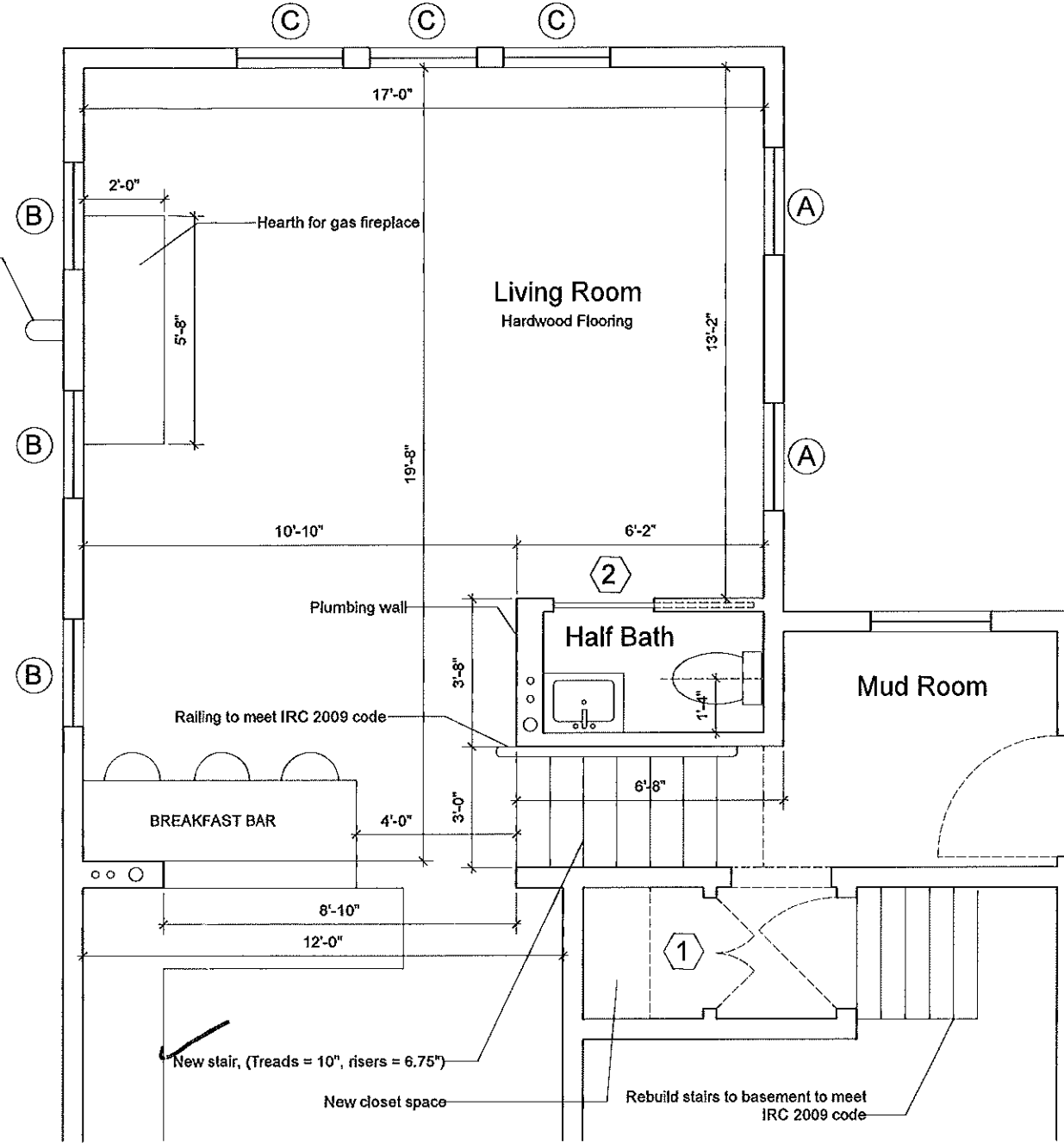
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Drawings for Permit Only

Beyland Residence
115 Bradley St.
Portland, Maine



SECOND FLOOR PLAN



FIRST FLOOR PLAN

WINDOW SCHEDULE					
TYP.	SIZE	QTY.	TYP.	SIZE	QTY.
A	2'8" X 5'2"	4	E	3'0" X 4'8"	1
B	2'8" X 1'4"	3	F	2'8" X 4'8"	3
C	2'8" X 5'4"	3		2'8" X 1'4"	3
D	4'6" X 1'4"	1			

DOOR SCHEDULE					
TYP.	SIZE	QTY.	TYP.	SIZE	QTY.
1	2'8" X 6'8"	1	3	2'6" X 6'11"	1
	bi-fold closet door			RH bedroom door	
2	2'6" X 6'8"	2			
	pocket door				

PLAN DETAIL
1/2" = 1'-0"

A3

*Excess
See
Condition*