

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1307	Issue Date:	CBL: 188 C001001
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Location of Construction: 1363 CONGRESS ST	Owner Name: ROBERTS CHRISTOPHER	Owner Address: 1363 CONGRESS ST	Phone:
Business Name:	Contractor Name: Thomas Peasley	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: RP

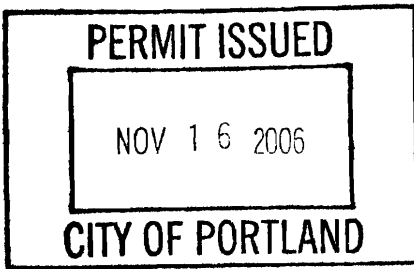
Past Use: Multi Residential / condo	Proposed Use: Multi Residential / condo Remove and reconstruct exterior landing and stairs <i>legal use: 3 residential condos (06-0583)</i>	Permit Fee: \$50.00	Cost of Work: \$2,600.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>2 means of Egress @ All Times.</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description: Remove and reconstruct exterior landing and stairs	Signature: <i>Greg Cuss</i>	Signature: <i>Jm 11/14/06</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: dmartin	Date Applied For: 09/01/2006	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 <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"/> <i>Dr. W. C. ...</i> Date: <i>7/19/06</i>	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>ASU</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



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.

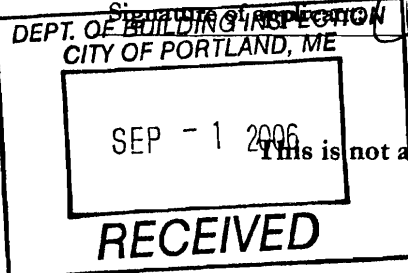
Location/Address of Construction: <u>1363 Congress ST, Portland, ME 04102</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner:	Telephone:
<u>188 C 001</u>	<u>Bradley Street Condominium Association</u>	<u>207-712-3422</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>2600.00</u> <u>50</u> Fee: \$ <u>0.00</u> C of O Fee: \$ <u>N/A</u>
<u>N/A</u>		
Current Specific use: <u>Side entrance Stairwell entrance</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Side entrance Stairwell entrance</u>		
Project description: <u>Side Entrance Stairs and landing To be removed and reconstructed with new landing and stairs leading down to paved driveway. Min existing footprint.</u>		
Contractor's name, address & telephone: <u>Thomas Peasley, Hollis, ME 207-776-4477</u>		
Who should we contact when the permit is ready: <u>Chris Roberts</u>		
Mailing address:		Phone: <u>207-712-3422</u>
<u>PO Box 3311</u>		
<u>Portland, ME 04104</u>		

Please submit all of the information outlined in the Commercial Application 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 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 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 of Inspection: <u>Christopher A. Reitz</u>	Date: <u>8/30/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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Business Name:	Contractor Name: Thomas Peasley	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: THREE Residential / condo Remove and reconstruct exterior landing and stairs	Proposed Project Description: Remove and reconstruct exterior landing and stairs
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/09/2006

Note: **Ok to Issue:**

- 1) This property shall remain as three residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This permit is being approved with the understanding that all the work will take place within the existing footprint. An inspection should be made before the old entry and stairs are torn off to determine exactly what the existing footprint is.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/16/2006

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 11/09/2006

Note: **Ok to Issue:**

- 1) Two means of egress to be maintained at all time the structure is occupied.

Comments:

9/19/2006-amachado: Talked to Chris Roberts. Told him that the entryway did not meet the setback so he needs to replace it within the existing footprint or meet the 14-426 criteria. He will come in to revise the application to rebuild within the existing footprint.

RP (BR3)

Front 21'

Side 21'

Side 11'

bl coverage

bl coverage

4993 S.F. 0.11 Ac.

GRAVEL DRIVE

FLAGSTONE STEPS

WOOD DECK

3 STORY BUILDING (BRICK)
FINISH FLOOR = 107.26'

PORCH

CONCRETE RETAINING WALL

STOCKADE FENCE

42.24' (41.66') N50°58'03"W

108.12' (104.64')

S38°05'19"W

Proposed New Stair Access

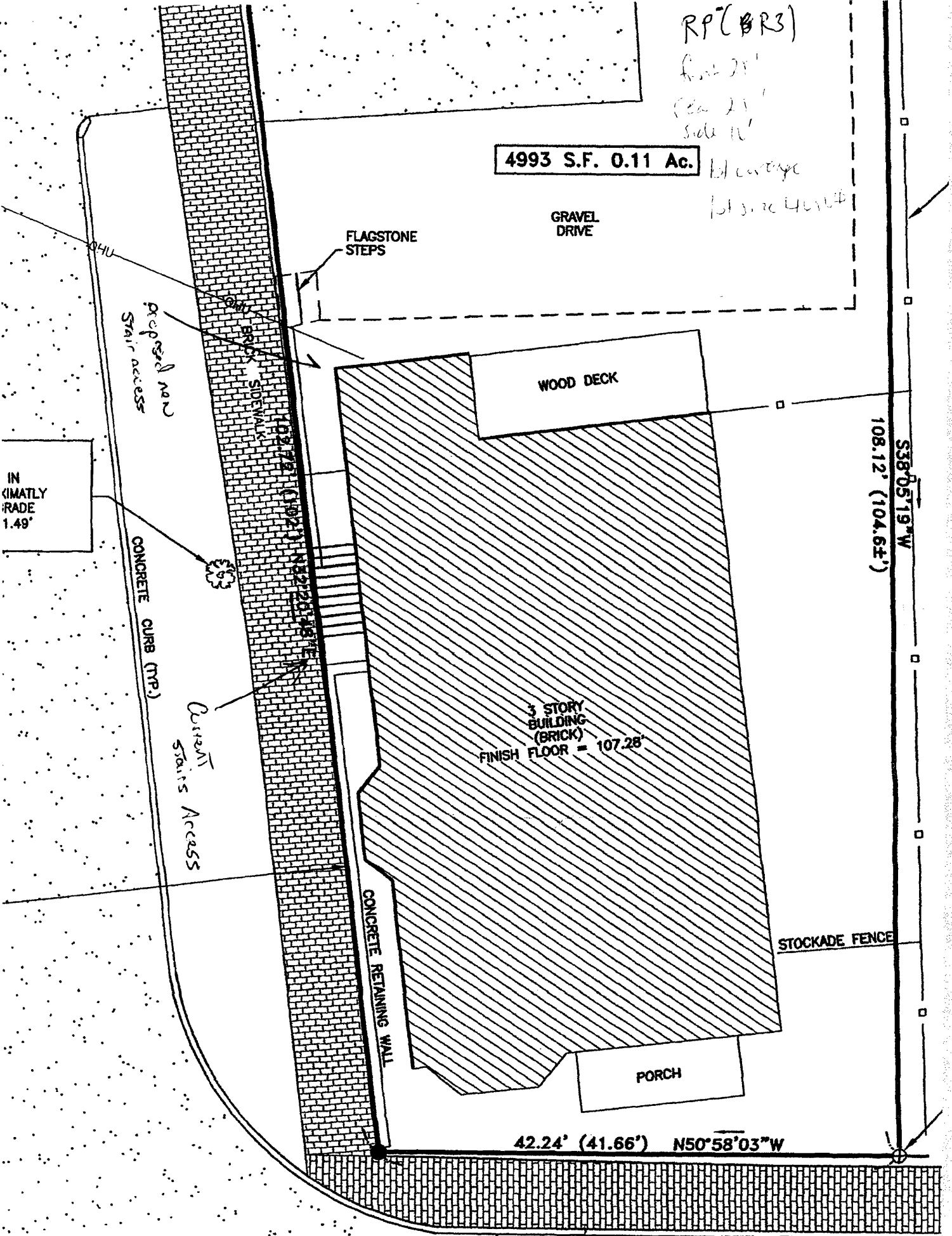
BRICK SIDEWALK

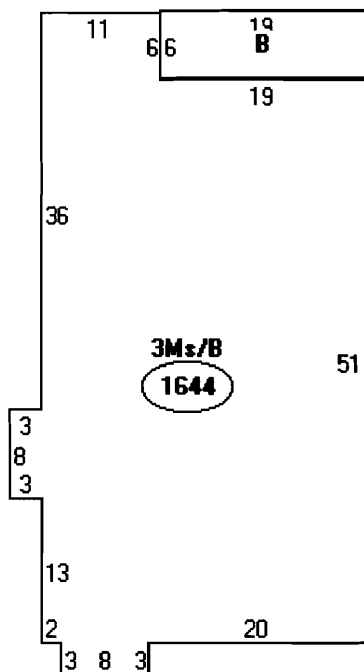
CONCRETE CURB (TYP.)

Current Stairs Access

IN (APPROXIMATELY) GRADE 1.49'

OHU

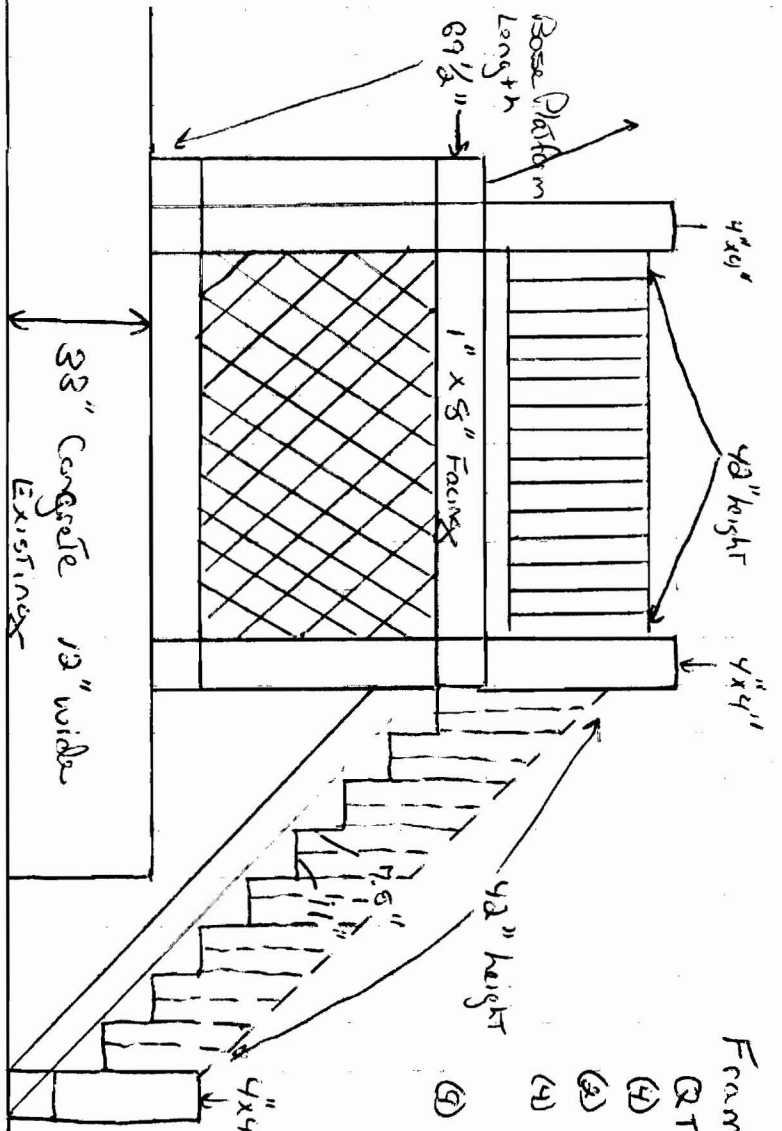




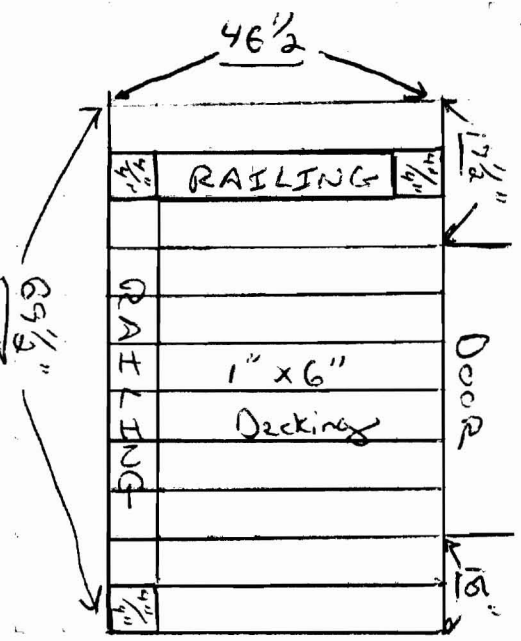
Descriptor/Area

A: 3Ms/B
1644 sqft

B: 3sOP
114 sqft

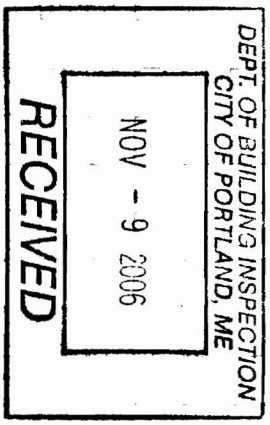


Top View



Building & Concrete

- Frame Support Posts
- | QTY | DESCRIPTOR | Base & Steps Pressure Treated Railings Cedar |
|-----|-----------------------------|--|
| (4) | 2" x 6" osterhell | |
| (2) | 2" x 4" stringers | |
| (4) | 4" x 4" support posts | Deck is lagged to brick bldg. |
| (1) | 1" x 6" trim | (2) 1" x 8" face boards |
| (1) | STAP RISER TO CONCRETE BASE | 7.5" x 11" |
| | 69 1/2" Base length | Baluster Spacing 2.5" |
| | 46 1/2" Base width | |
| | Railing Height 42" (cedar) | |



Chris Roberts
207-712-2422

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: x CAR

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
- using existing* Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- X Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ? X ~~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

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

N/A **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

x Chris Polity

Signature of Applicant/Designee

11 16 06

Date

Donna Martin Admin

Signature of Inspections Official

11 16 06

Date

CBL: 188 C 001

Building Permit #: 061307

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 061307

Please Read Application And Notes, If Any, Attached

This is to certify that ROBERTS CHRISTOPHER Thomas Peasley

has permission to Remove and reconstruct exterior landing

AT 1363 CONGRESS ST

188 C001001

PERMIT ISSUED
NOV 16 2006

provided that the person or persons who accept 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 loaded or service is resumed-in 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Guss 11-9-06

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Thomas M. Markley 11/16/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD