

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that MARGARET M RYAN

Located At 24 BERWICK ST

Job ID: 2011-10-2397-ALTR

CBL: 430-A-017-001

has permission to build a one story addition, deck and patio (Single Family Residenc).

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.

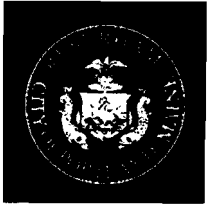
A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

11/02/2011

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



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2397-ALTR

Located At: 24 BERWICK ST

CBL: 430- A-017-001

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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

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. 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.
3. A code compliant emergency escape shall be provided in the 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.
4. A photoelectric Carbon Monoxide (CO) detector 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.
5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
6. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
7. Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.
8. The attic scuttle opening must be 22" x 30".

9. Note: Builder stated 2 by 12 inch rafters at 24 inches on center will be used in place of the 2 by 8 inch rafters noted on "S.2"; the (2) 2 by 10 inch beams will be increased in accordance with Table R502.5(1) or engineered beam(s) will be utilized, see "S.1"; (2) concrete piers will be placed in the section labeled cantilevered, see "S.1".

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:
5. Plans indicate the addition will not exceed 37% of the total completed structure.
6. Capt. Pirone informed David Burke that if renovation work surpasses 50% a sprinkler system will be required.



P-3

2011 10 23917

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: 24 BERWICK ST., PORTLAND, ME 04103		
Total Square Footage of Proposed Structure/Area 1,090 SF EXISTING, 620 SF ADDITION, DECK	Square Footage of Lot 9,000 SF	Number of Stories 2 EXISTING, 1 NEW
Tax Assessor's Chart, Block & Lot Chart# 430 Block# A Lot# 17	Applicant: (must be owner, lessee or buyer) Name JAY SETLIFF + MARGARET RYAN Address 24 BERWICK ST City, State & Zip PORTLAND, ME 04103	Telephone: (207) 871-5934
Lessee/DBA RECEIVED OCT - 3 2011 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name SAME Address City, State & Zip	Cost of Work: \$75,000 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ 770.00
Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units 1 If vacant, what was the previous use? Proposed Specific use: SINGLE FAMILY RESIDENCE Is property part of a subdivision? N/A If yes, please name Project description: 620 SF ADDITION OF 1-STORY STRUCTURE + 203 SF DECK + STAIRS		
Contractor's name: DAVID BURKE		Email: dburke2000@yahoo
Address: 15 Moody rd.		Telephone: (207) 408-3727
City, State & Zip: Standish, Me 04084		Telephone: (207) 408-3727
Who should we contact when the permit is ready: DAVID BURKE		Telephone: (207) 408-3727
Mailing address: 15 moody rd. Standish, Me 04084		

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.

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: David Burke Date: 10-3-11

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Dec 2 2011

Received from

Jay W. [Signature]

Location of Work

44 Brewer St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 430A 01

Check #: 7596

Total Collected \$ 7500

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2397-ALTR	Date Applied: 10/3/2011	CBL: 430- A-017-001		
Location of Construction: 24 BERWICK ST	Owner Name: MARGARET M RYAN & JAY SETLIFF	Owner Address: 24 BERWICK ST PORTLAND, ME 04103	Phone: 207-871-5934	
Business Name:	Contractor Name: David Burke	Contractor Address: 15 Moody Rd., Standish, ME 04084	Phone: 207-408-3727	
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-addition	Zone: R-3	
Past Use: Single family	Proposed Use: Same -Single family - one story addition (13' x 42' & 8' x 11') & 15' x 10' deck w/10' x 11' covered deck	Cost of Work: 75,000.00	CEO District:	
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>RS</i> Type: <i>SB</i> <i>MUBEC</i>	
		Signature: <i>Capt. Aron 10/3/11</i>	Signature: <i>[Signature]</i>	
Proposed Project Description: 620 sf addition and 283 sf deck		Pedestrian Activities District (P.A.D.)		
Permit Taken By:		Zoning Approval		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	Special Zone or Reviews <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 Date: <i>OK w/ conditions</i> <i>10/25/11 ABM</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 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>ABM</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 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
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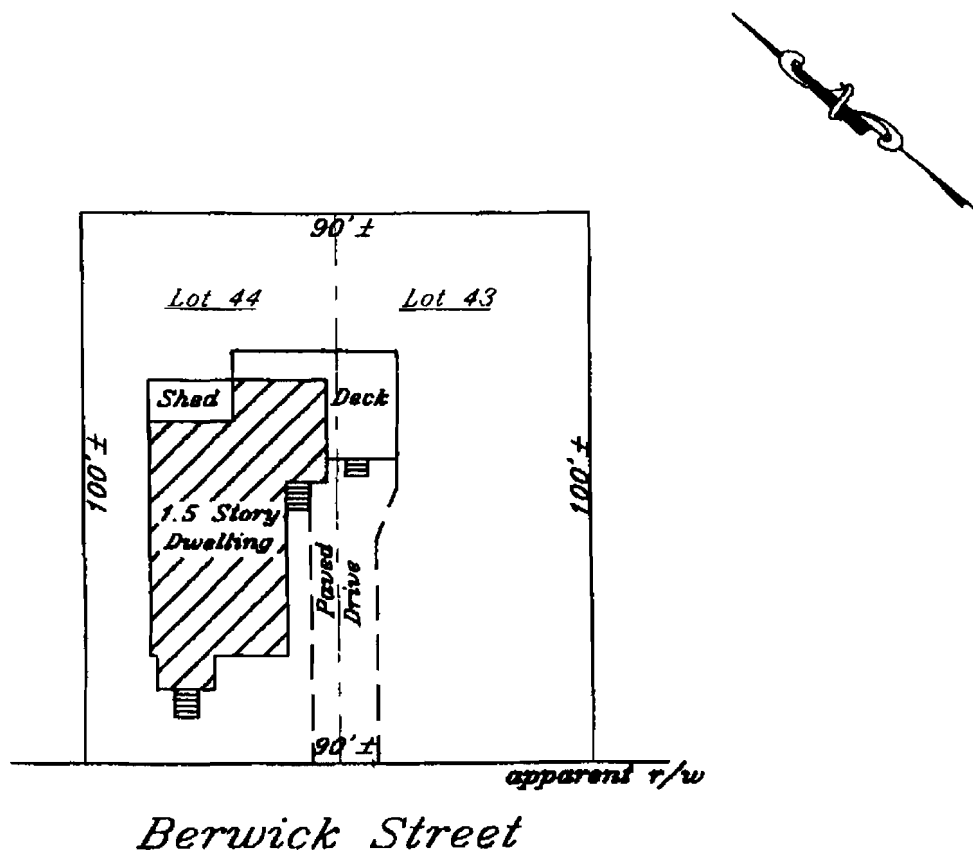
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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FOR MORTGAGE LENDER USE ONLY

General Note: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structures's compliance with respect to municipal zoning setbacks, and B) find same determination by horizontal sighting on the below referenced FEMA map. (3) This inspection accepts out all technical standards set forth by state of Maine Board of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney & title insurer and should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Address: 24 Berwick Street
Portland, Maine

Inspection Date: 11-12-01
Scale: 1" = 30'



See title references for appurtenances.

Applicant: Sattiff & Ryan Requesting Party: Lenta & Lemieux, P. A.
Owner: Same Attorney: James R. Lemieux
Lender: _____ File # 20110939 Field Book: _____

Title References:
Deed Book: 12630 Page: 335
Plan Book: 10 Page: 83 Lot: 43&44
County: Cumberland

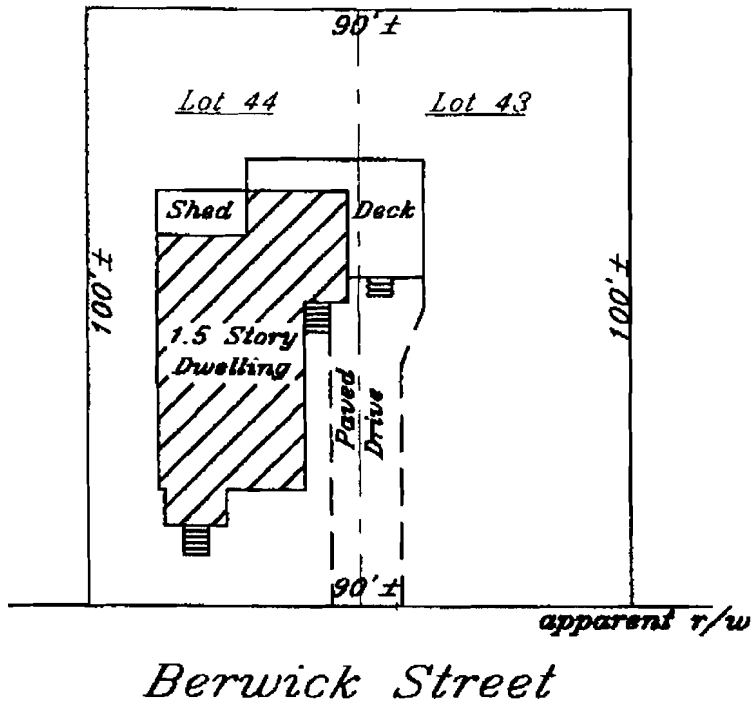
Municipal References:
Map: 430 Block: A Lot: 17

The dwelling does not fall within a Special Flood

Nadeau & Lodge, Inc.
Professional Land Surveyors

918 Brighton Avenue 14 Depot Street, Box 618
Portland, Maine 04102 Alfred, ME 04008-0618
(207)875-7870 (207)324-8712

[Signature]



See title references for appurtenances.

Applicant: Sethiff & Ryan Requesting Party: Latta & Lemieux, P. A.
 Owner: Same Attorney: James R. Lemieux
 Lender: _____ File # 20110989 Field Book: _____

Title References:

Deed Book: 12630 Page: 335
 Plan Book: 10 Page: 83 Lot: 43&44
 County: Cumberland

Municipal References:

Map: 430 Block: A Lot: 17

The dwelling does not fall within a Special Flood Hazard Zone Per Fema Community Map No. 230051
 Panel: BB Zone: C Date: 12-8-98

The dwelling was in compliance with municipal zoning setback requirements at the time of construction.

Comments:

Nadeau & Lodge, Inc.
 Professional Land Surveyors

918 Brighton Avenue 1A Depot Street, Box 518
 Portland, Maine 04103 Alfred, ME 04002-0618
 (207)878-7870 (207)324-8712

James P. Nadeau
 11-13-01

Prepared by: CJF

This Is Not A Boundary Survey

Not For Recording