

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 100267

Please Read
Application And
Notes, If Any,
Attached

This is to certify that STEWART JOHN N & JANET B STEWART JTS/Property Owner

has permission to add a patio door & small porch w/ 3 steps leading to side yard

AT 184 EASTERN PROMENADE #1 CBL 003 A001001

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 lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

PERMIT ISSUED

APR 13 2010

CITY OF PORTLAND

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

[Signature] 4/9/10

Director - Building & Inspection Services

Department Name CITY OF PORTLAND

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: 10-0267	Issue Date:	CBL: 003 A001001
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Location of Construction: 184 EASTERN PROMENADE #1	Owner Name: STEWART JOHN N & JANET B S	Owner Address: 184 EASTERN PROMENADE # 1	Phone: 207-712-4869
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Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6
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Past Use: Single Family Condo	Proposed Use: Single Family Condo - add a patio door & small porch w/ 3 steps leading to side yard	Permit Fee: \$40.00	Cost of Work: \$1,800.00	CEO District: 1
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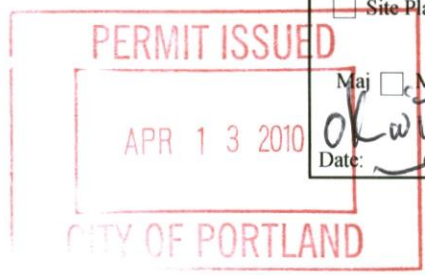
Proposed Project Description: add a patio door & small porch w/ 3 steps leading to side yard <i>legal total property use - 5 residential condominiums</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC/IRC for indiv unit</i>
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Signature: <i>(Signature)</i>	Signature: <i>AMB 4/9/10</i>
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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: Idobson	Date Applied For: 03/18/2010	Zoning Approval		
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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	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	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
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>3/18/10</i>	Date: <i>3/18/10</i>	Date: <i>(Signature)</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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0267	Date Applied For: 03/18/2010	CBL: 003 A001001
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Location of Construction: 184 EASTERN PROMENADE #1	Owner Name: STEWART JOHN N & JANET B S	Owner Address: 184 EASTERN PROMENADE # 1	Phone: 207-712-4869
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: Single Family Condo (out of 5 legal condominiums) add a patio door & small porch w/ 3 steps leading to side yard	Proposed Project Description: add a patio door & small porch w/ 3 steps leading to side yard
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/18/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) 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.</p> <p>2) This total property shall remain a 5 residential condominium building. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 04/09/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</p> <p>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

Dept: Fire	Status: Approved	Reviewer: Capt Keith Gautreau	Approval Date: 03/23/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:
4/8/2010-jmb: Left vmsg for John S. For details on review, beam size, riser code, and height off grade for railing codes
4/9/2010-jmb: John S. Called, verified code questions and made notes on plans, ok to issue

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 Inspection 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 with construction.**

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Final inspection required at completion of work.

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

Building permit application for 184 Eastern Promenade

John Stewart – owner and condo association president acting on behalf of the board.

Construction Details - Patio door and porch installation

Door

The door is a wooden 5'6" X 82" (Andersen) inside, single swing and will be placed 38" from the corner framed with 4" X 4" uprights and a 4" X 10" header. Uprights will sit on a board contiguous with the foundation. Flashing and weather proofing will be done as needed. All molding will be done in a manner consistent with the rest of the building.

Porch

The porch will run along the side of the house for 9' X 45" and lead to 3 steps with a 11" tread and 8" leading to the ground.

The framing of the porch will sit on 6" X 6" uprights set on 8" sonitubes on the outside border and will be bolted into the foundation sill on the other. Framing will be done with 2"X8" boards set 15" on center.

Railings will be placed along the porch and steps at 42" of height with balusters placed 5" inches on center. The decking will be done with 5/4 X 6" boards

Drawings and photos attached



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>184 Eastern Promenade, Port</u>		
Total Square Footage of Proposed Structure/Area <u>Deck 4x15 (porch)</u>		Square Footage of Lot <u>7338'</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>003 A001001</u> <u>map # 184</u>	Applicant * must be owner, Lessee or Buyer* Name <u>John Stewart</u> Address <u>188 E. Prom #1</u> City, State & Zip <u>Portland, Me</u>	Telephone: <u>207-712-4869</u> <u>wants to P/u</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Applicant is Condo Assoc.</u> Address <u>President and has board approval</u> City, State & Zip <u>PENDING Permit.</u>	Cost Of Work: \$ <u>1800.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>40.00</u>
Current legal use (i.e. single family) <u>Condo</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Additional exit to side yard</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Adding a 5'6" patio door and a small porch w/ 3 steps leading to side yard.</u>		
Contractor's name: <u>OWNER</u> Address: <u>Same as Above</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>John Stewart</u> Telephone: <u>712-4869</u> Mailing address: <u>188 E. Promenade, Portland, Me.</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: <u>John Stewart</u>	Date: <u>3-14-10</u>
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RECEIVED

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

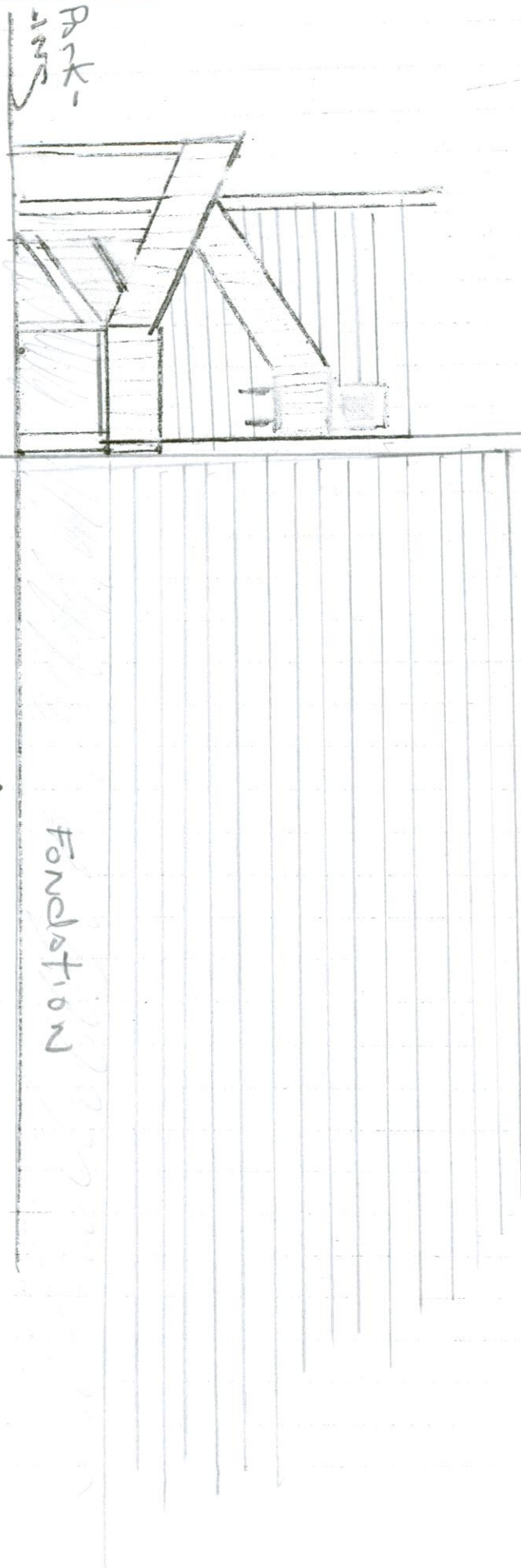
MAR 18 2010

Dept. of Building Inspections
City of Portland Maine

Handwritten scribbles at the top of the page.

Side View

$\square = 2'$



Rock
2/22

Ground

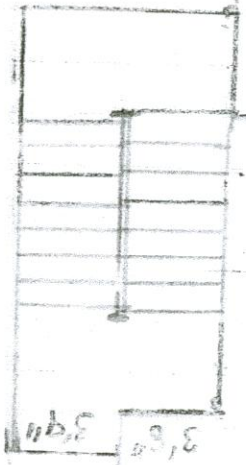
Foundation

Existing Side View

Congress St.

Porch

Parkings



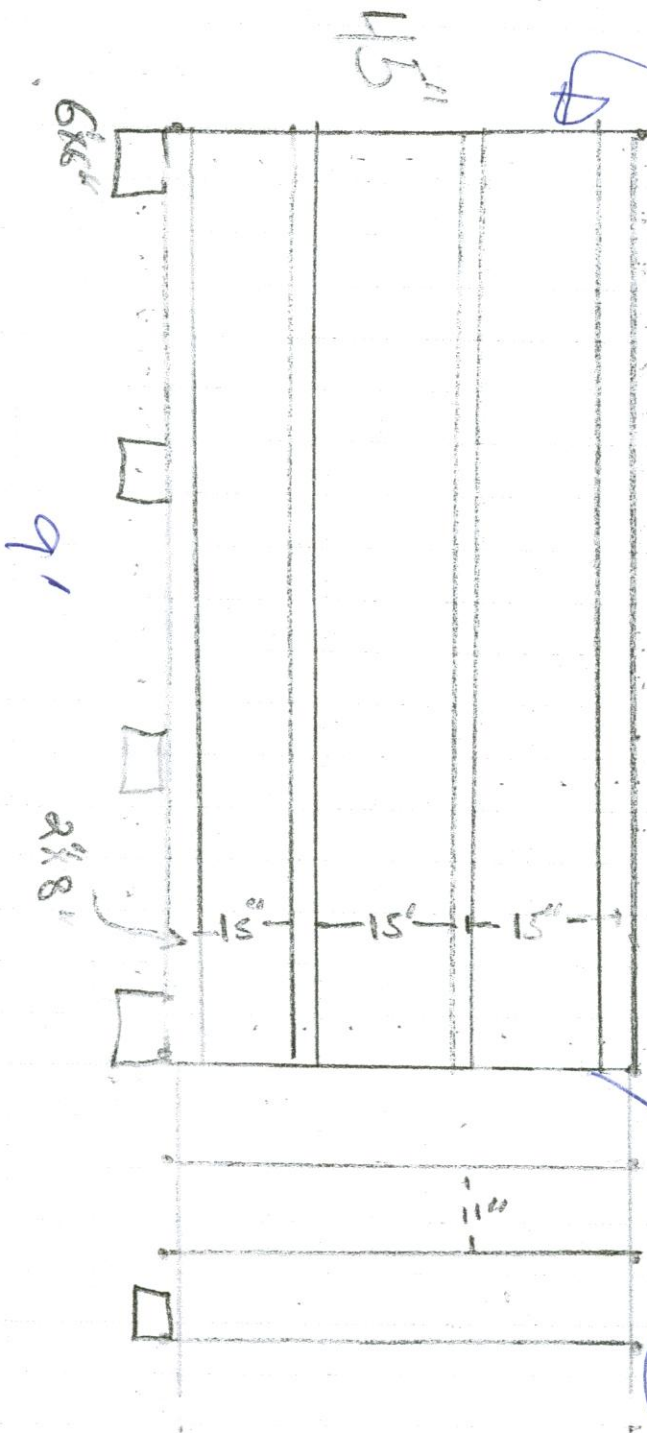
26' to lot boundary

EXISTING Top View

Proposal for Door + Small Deck
John Stewart + ISS E. Arow

□ = 2' Top

Framing supported
w/ galvanized metal brackets



□ = 6 1/4"

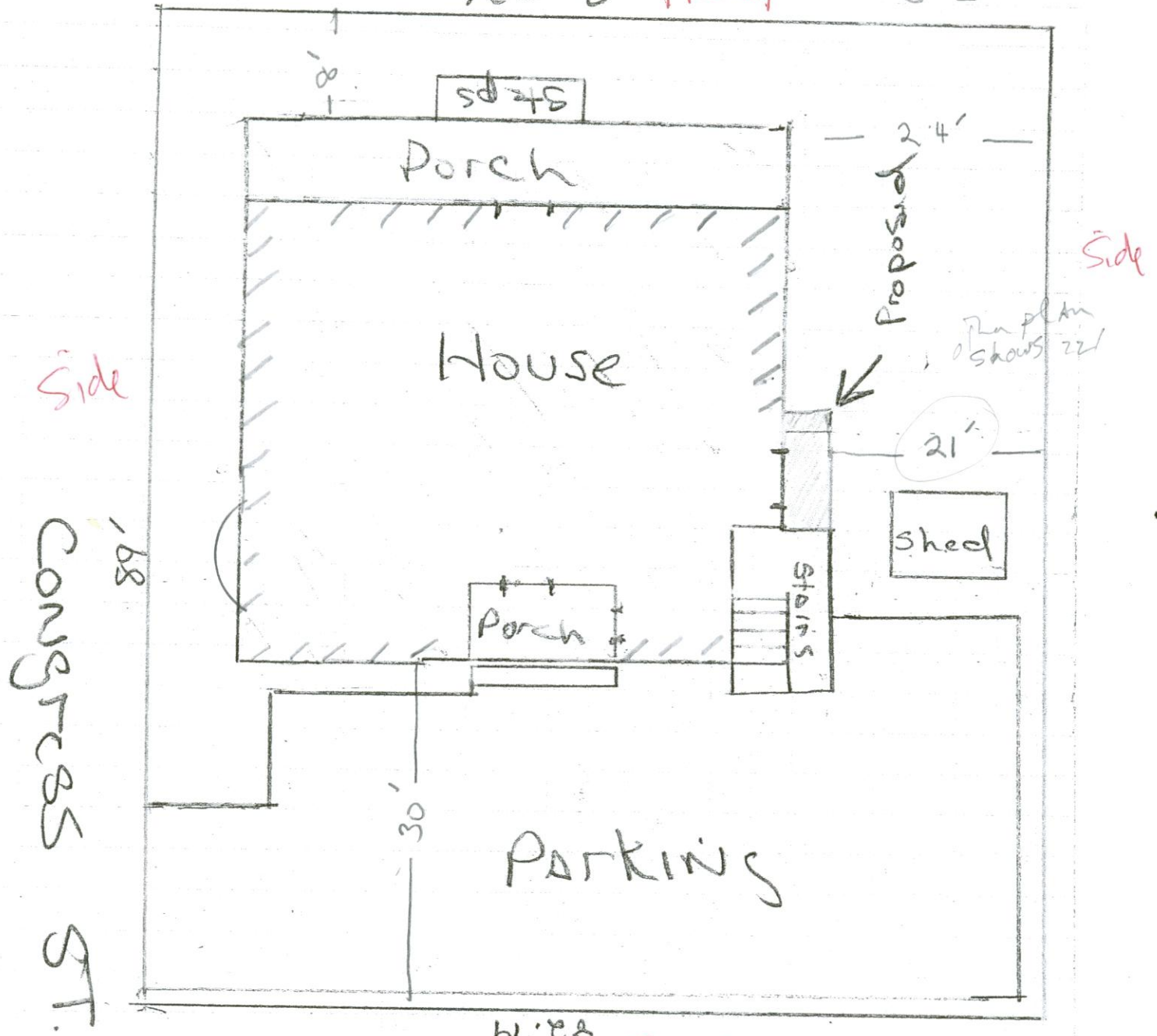
Porch Framing 4/9/10

2-2x8 Per Joists

15x8

7 3/4 max

E. FROM FRONT Ga. 79'



68' 30' 21' 24' FEAT

Site Plan
184 (188) E Prom.

R-6

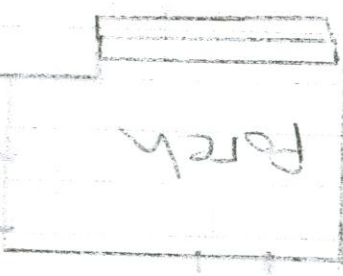
Lot Plan

Front: min 10' req - 10' show
 Rear: min 20' req - 30' show
 Side: 10' min req - 21' given
 possibly more

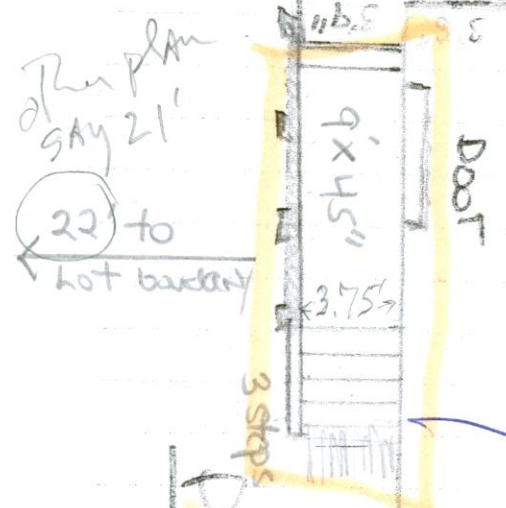
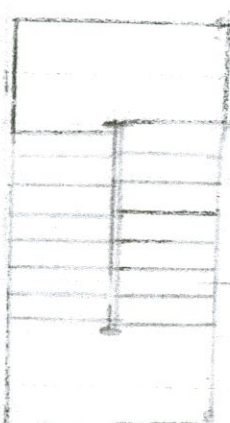


Congress St.

Proposal for Door + Small Deck
Tom Stewart 188 E. Prow



PARKING



If $< 30"$
Guard/handrail
Codes do not apply
will call if not
fmb

□ = 2'

Top

Proposed Top View



Porch
Extension



Door

Steps

Porch

