

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that Peter Valcourt

Located At 194 YORK ST.

Job ID: 2011-04-747-ADDR

CBL: 043 - -B - 003 - 001 - - - -

has permission to replace front steps
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

05/05/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-04-747-ADDR	Date Applied: 4/5/2011	CBL: 043 - - B - 003 - 001 - - - - -	
Location of Construction: 194 YORK ST	Owner Name: Peter Valcourt	Owner Address: 194 York ST PORTLAND, ME 04102	Phone: 469-8494
Business Name:	Contractor Name: Littlefield, Carl	Contractor Address: 72 Old Farm Rd, Buxton, ME	Phone: 929-6040
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single Family	Proposed Use: Single family – rebuild front entry in same footprint	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC, 2009</i>
		Signature:	Signature: <i>[Signature]</i>
Proposed Project Description: 194 York Street – rebuild front entry		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>4/11/11 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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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/ Location
2. Framing/ Final

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
Penny St. Louis

Job ID: 2011-04-747-ADDR

Located At: 194 YORK

CBL: 043 - - B - 003 - 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 property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that the entry steps will be rebuilt within the existing footprint.

Building

1. 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.
2. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. 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.
5. Note: Contractor stated front steps were already built; approved hangers, and or positive connection (ends of each joist beam or girder shall have not less than 1.5 inches of bearing on wood) to frost protection is required. A field inspection will verify compliance, modifications may be required.



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>194 York St, Portland, ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>30</u>	Square Footage of Lot <u>2,000</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>043</u> Block# <u>B</u> Lot# <u>003001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Peter Valcourt</u> Address <u>194 York St, Portland</u> City, State & Zip <u>ME 04102</u>	Telephone: <u>207-469-8494</u>
Lessee/DBA (If Applicable) RECEIVED APR - 5 2011 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>800</u> C of O Fee: \$ _____ Total Fee: \$ <u>30.00</u>
	Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Replacing front stoop using same footprint</u>	Contractor's name: <u>Carl Littlefield</u> Address: <u>72 Old Farm Rd</u> City, State & Zip: <u>Buxton, ME</u> Telephone: <u>929-6040</u> Who should we contact when the permit is ready: <u>Peter Valcourt</u> Telephone: <u>469-8494</u> Mailing address: <u>7 Arlington Place, #2, Portland, ME 04101</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.

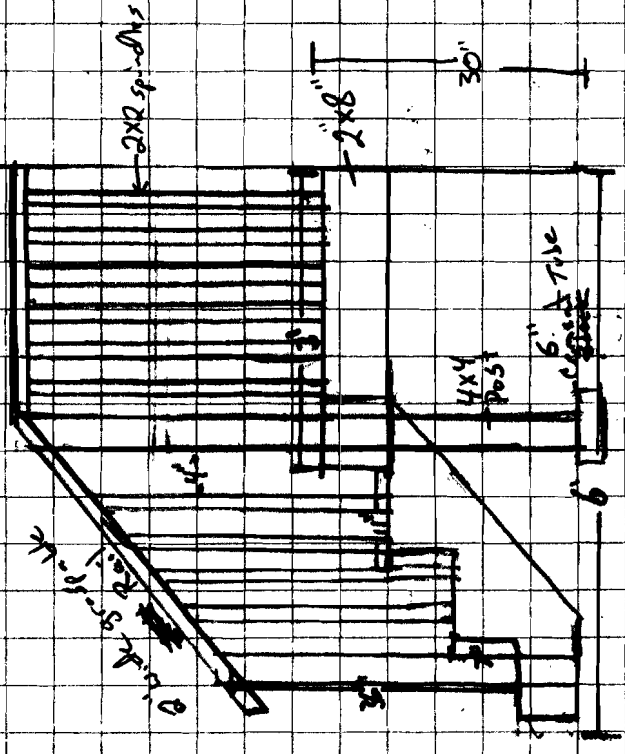
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: 4/5/11

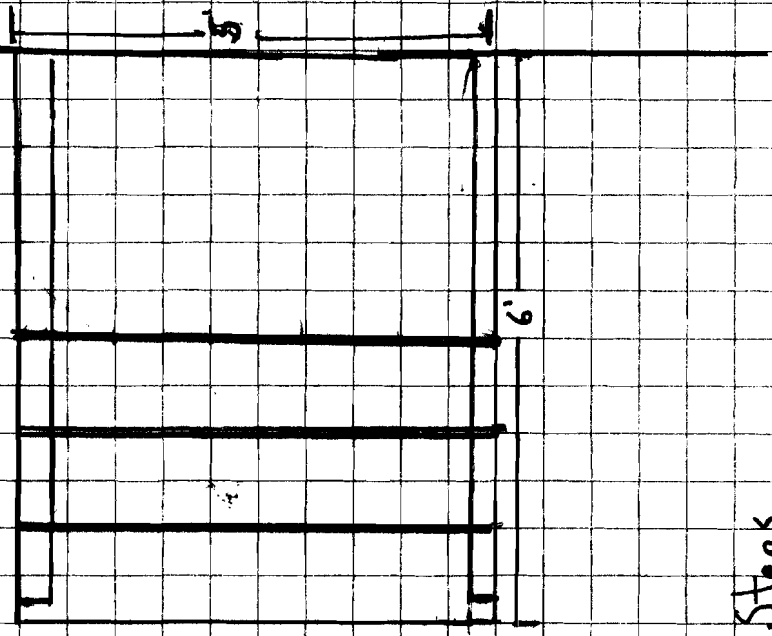
This is not a permit; you may not commence ANY work until the permit is issued

Side View



Treads - 2x12 pressure treated
 Kickers - 2x8 pressure treated

Top View



Replacing Existing Entry Steps
 • Same footprint (6'x5' = 30 sq ft)



CITY OF PORTLAND, MAINE

Department of Building Inspections

CITY OF PORTLAND, ME
INSPECTION DIVISION
389 CONGRESS ST
ROOM 315
PORTLAND, ME 04101
(207)874-8701

Original Receipt

Merchant ID: 161000146545

Term ID: 001

Ref #: 002

Sale

XXXXXXXXXXXX3527

VISA

Entry Method: Manual

04/06/11

10:07:18

Inv #: 000002

Appr Code: 170175

Apprvd: Online

Batch#: 000212

Total:

\$ 30.00

I agree to pay above total amount
according to card issuer agreement
(Merchant agreement if credit voucher)

Merchant Copy
THANK YOU!

April 6 2011

Received from Peter Valcourt

Location of Work 194 York St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30.00

Building (IL) Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

BL: 0433003

Check #: Visa Total Collected \$ 30.00

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

Taken by: [Signature]

HITE - Applicant's Copy
ELLOW - Office Copy
NK - Permit Copy

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 21133 PAGE 319 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 194 York Street, Portland, Maine

Job Number: 711-01

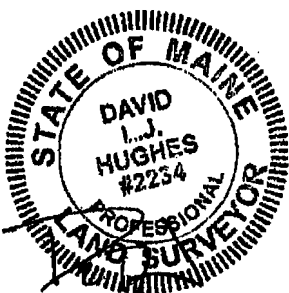
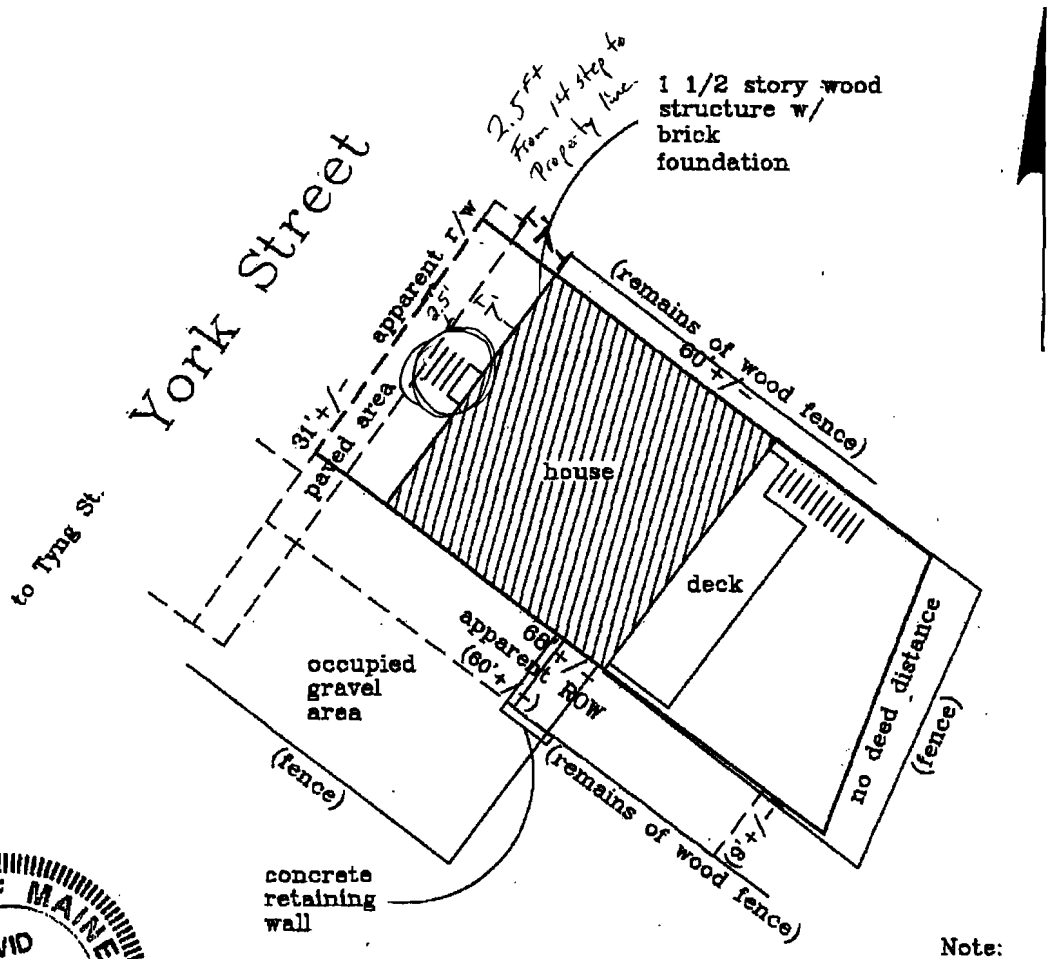
Buyers: Peter J. Valcourt & Anastasia Yakimova

Inspection Date: 11-15-10

Scale: 1" = 20'

Seller: Mary Katherine Cardona

Client File #: S10-B28CBS



Note:
 Lines of occupation
 are shown.
 A boundary survey
 may yield different
 results.

I HEREBY CERTIFY TO: New England Title; Reliant Mortgage Company, LLC and its title insurer.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community Panel 230051-0013 B :
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-967-9761 phone 207-967-4831 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

4/5/11

Job Summary Report
Job ID: 2011-04-747-ADDR

Report generated on Apr 6, 2011 2:39:51 PM

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Job Type:	Addition Residential SF/Duplex	Job Description:	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	1066	Tenant Name:
Job Application Date:		Public Building Flag:	N	Tenant Number:
Estimated Value:	1,000	Square Footage:		
Related Parties:		MARY CARDONA		<i>Property Owner</i>
		- Carl Littlefield		<i>GENERAL CONTRACTOR</i>

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 6278

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
C09210	043 B 003 001		M				-70.260095	43.648723

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				194 YORK STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE	R6				DISTRICT 3	CENTRAL BUSINESS DISTRICT

Structure Details

Structure: Single Family Home permit#101432

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			194 YORK STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
						Meters	1
						Meters	2
						Number of Bathtubs and Showers	0
						Number of Bathtubs and Showers	1

G6

Job Summary Report
Job ID: 2011-04-747-ADDR

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<u>User Defined Property</u>	<u>Value</u>
Number of Bathtubs and Showers	1.75
Number of Bathtubs and Showers	2
Number of Clothes Washers	0
Number of Clothes Washers	1
Number of Sinks	0
Number of Sinks	1
Number of Sinks	2
Number of Sinks	4
Number of Water Closets	1
Number of Water Closets	2
Number of Water Closets	3
Panels - Main	1
Panels - Main	2
Panels - Service	2
Receptacles	1
Receptacles	2
Receptacles	3
Receptacles	8
Receptacles	12
Receptacles	14
Receptacles	20
Receptacles	24
Receptacles	25
Receptacles	50
Smoke Detectors	1
Smoke Detectors	4
Switches	2
Switches	3
Switches	4
Switches	10
Switches	12
Switches	15
Switches	25

Job Summary Report
Job ID: 2011-04-747-ADDR

Report generated on Apr 6, 2011 2:39:51 PM

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Structure: single family, replacing front stoop

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			194 YORK STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
						Meters	1
						Meters	2
						Number of Bathtubs and Showers	0
						Number of Bathtubs and Showers	1
						Number of Bathtubs and Showers	1.75
						Number of Bathtubs and Showers	2
						Number of Clothes Washers	0
						Number of Clothes Washers	1
						Number of Sinks	0
						Number of Sinks	1
						Number of Sinks	2
						Number of Sinks	4
						Number of Water Closets	1
						Number of Water Closets	2
						Number of Water Closets	3
						Panels - Main	1
						Panels - Main	2
						Panels - Service	2
						Receptacles	1
						Receptacles	2
						Receptacles	3
						Receptacles	8
						Receptacles	12
						Receptacles	14
						Receptacles	20
						Receptacles	24
						Receptacles	25