

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JENEPHER S BURTON

Located At 96 HIGHLAND ST

Job ID: 2012-09-4887-ALTR

CBL: 123- E-018-001

has permission to Add a 21' x 13'6" screened porch

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

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

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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-4887-ALTR

Located At: 96 HIGHLAND ST

CBL: 123- E-018-001

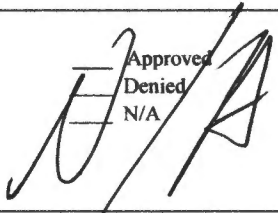

Conditions of Approval:

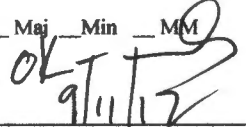

Building

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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-09-4887-ALTR	Date Applied: 9/5/2012	CBL: 123- E-018-001	
Location of Construction: 96 HIGHLAND ST	Owner Name: JENEPHER S BURTON & DAVID JOHANSON	Owner Address: 96 HIGHLAND ST PORTLAND, ME 04103	Phone: 712-2752
Business Name:	Contractor Name: David Johanson - owner	Contractor Address: 96 HIGHLAND ST., PORTLAND, ME 04103	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to add 13'6" x 21' screened porch addition	Cost of Work: \$4,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRG 09
		Signature: 	Signature: 
Proposed Project Description: 21' x 13'6" screened porch		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	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: 	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:
	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

2012 - 09 4887 60
 R-3



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: 96 Highland Street		
Total Square Footage of Proposed Structure/Area 283.5 sq. ft.	Square Footage of Lot 32294 SQ FT	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 123-E-18	Applicant: (must be owner, lessee or buyer) Name DAVID JOHANSON Address 96 HIGHLAND PORTLAND, ME City, State & Zip 04103	Telephone: 207-712-2752
Lessee/DBA RECEIVED SEP 05 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ 4000. C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ 60.00
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? _____ If yes, please name _____ Project description: <u>Screened Porch addition</u> <u>21' X 13' 6"</u>		
Contractor's name: <u>DAVID JOHANSON</u> Email: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>DAVID JOHANSON</u> Telephone: _____ Mailing address: <u>96 HIGHLAND ST. PORTLAND 04103</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.

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: [Signature] Date: Sept 5 2012

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



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Receipts Details:

Tender Information: Check , BusinessName: Daivid P. Johanson, Check Number: 3761
Tender Amount: 60.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 9/5/2012
Receipt Number: 47873

Receipt Details:

Referance ID:	7910	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	60.00	Charge Amount:	60.00
Job ID: Job ID: 2012-09-4887-ALTR - 21' x 13'6" screened porch			
Additional Comments: 96 Highland St., David Johanson			

Thank You for your Payment!

LOT LINE

17'-8"

96'-1"

91'-10"

13'-6"

21'-0"

OPEN DECK

NEW SCREEN PORCH

EXISTING HOUSE

R-3 Zone

1 story

Front: 25' min - 9'6" screen

REAR: 25' min - 9'1" screen

Side: 9' min - 17'8" screen
1 story

HIGHLAND AVENUE

96 HIGHLAND AVENUE
123-E-18

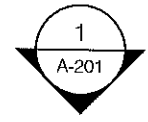
SITE PLAN
1/16" = 1'-0"

SITE PLAN
BURTON JOHANSON

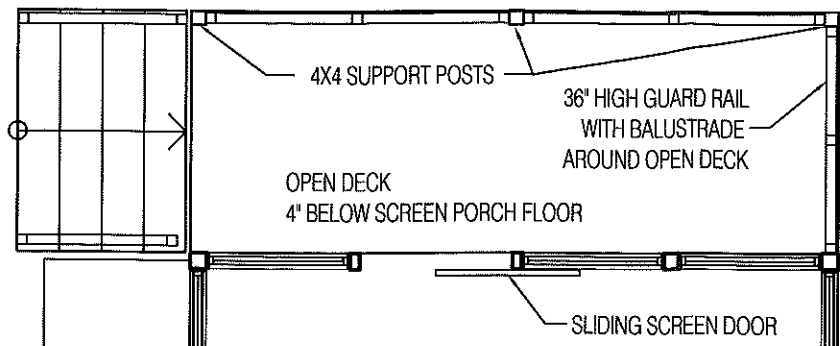
DATE: 9.5.2012

DRAWN BY: BB

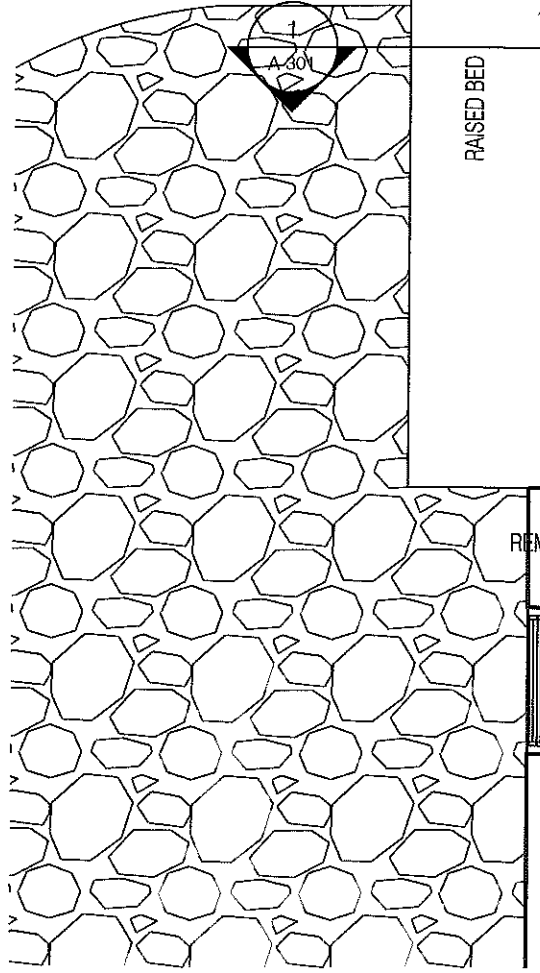
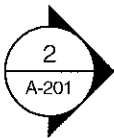
A-100



13'-6"



5'-0"



RAISED BED

GRADE TO BE LESS THAN 30" BELOW FINISHED FLOOR

SCREEN PANELS WITH GUARD RAIL

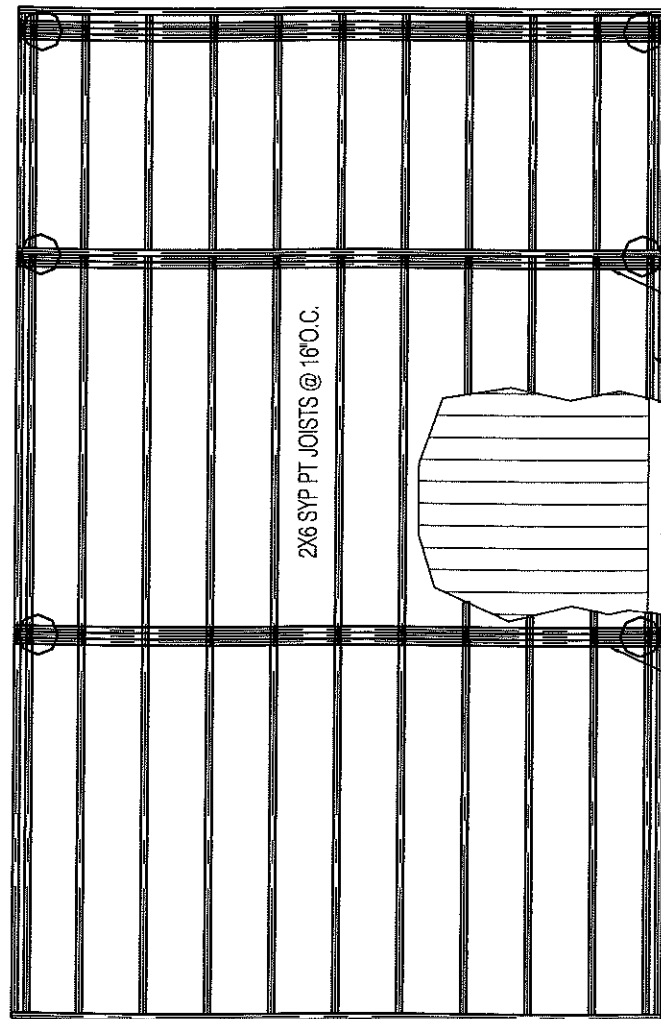
16'-0"

4" STEP DOWN TO DECK

REMOVE EXISTING WINDOW

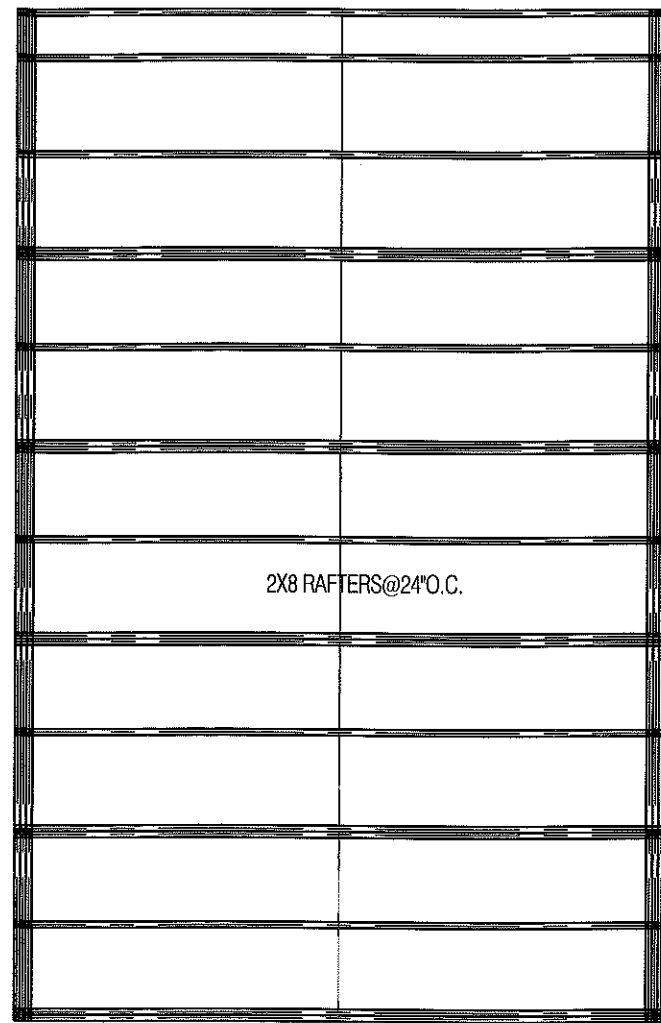
ADD NEW FULL GLASS DOOR

DATE: 9.5.2012
DRAWN BY: BB
A-101



- 3-2X12 SYP PT BEAM
BELOW JOISTS
- 2X6 SYP PT JOISTS SET IN TO SUPPORT POSTS
ABOVE AND EDGE OF DECKING FRAME
- 5/4X6 DECKING
DECKING TERMINATION
BOARD AT EDGE
- 3-2X12 SYP PT BEAM
BELOW JOISTS

OK -
See deck
span table
prescription wood
deck guide



- 2X6 RAFTER TIE @ EVERY OTHER RAFTER
- 3-2X8 CONTINUOUS HEADER

FLOOR FRAMING PLAN

1/4" = 1'-0"

ROOF FRAMING PLAN

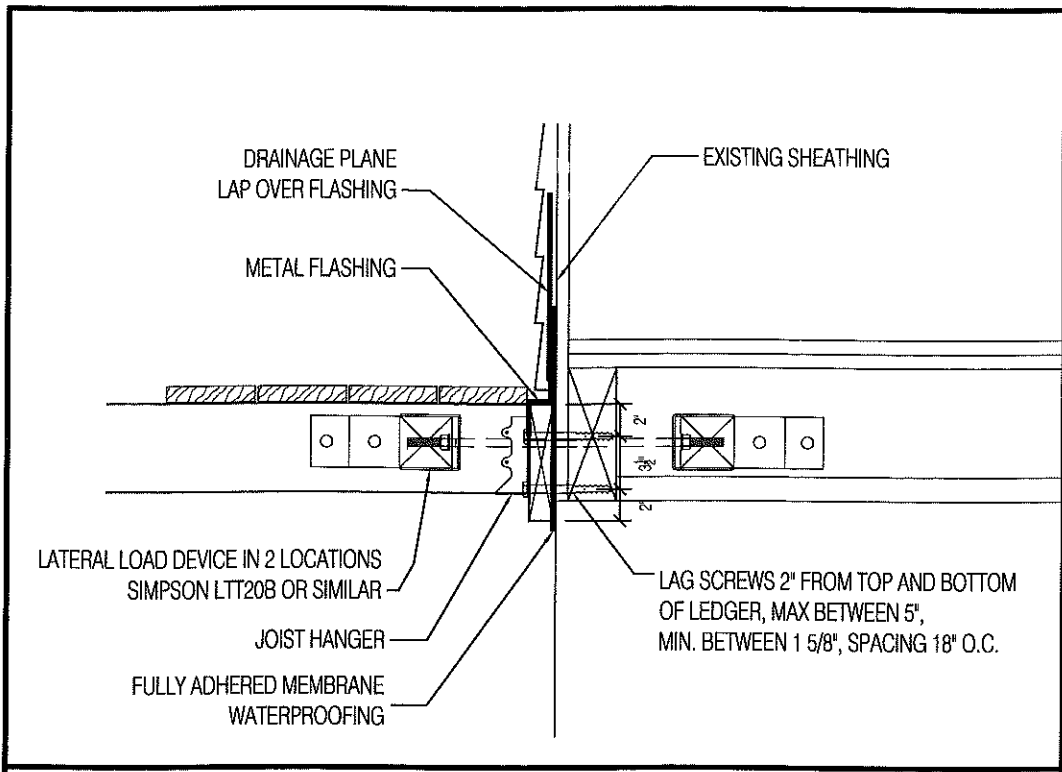
1/4" = 1'-0"



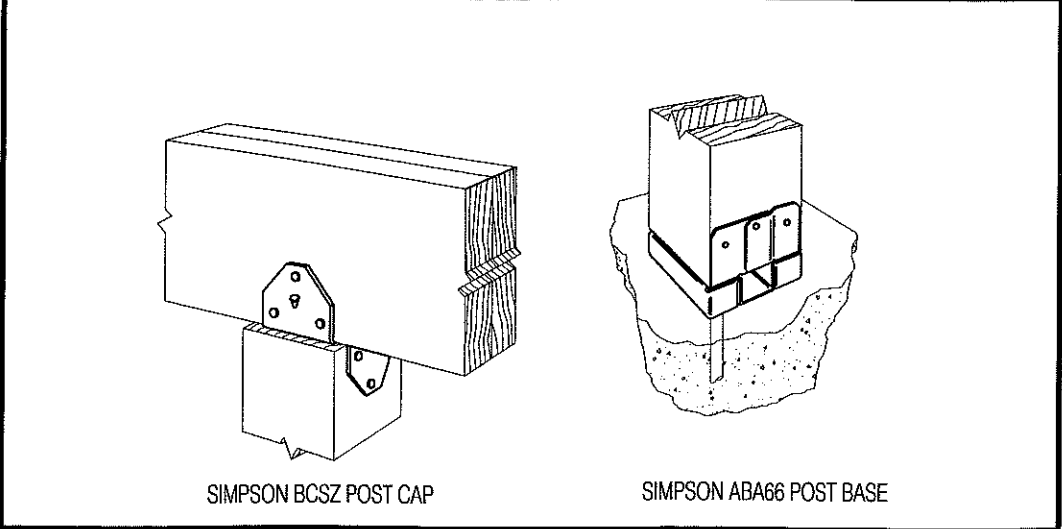
1 NORTH ELEVATION
1/4" = 1'-0"



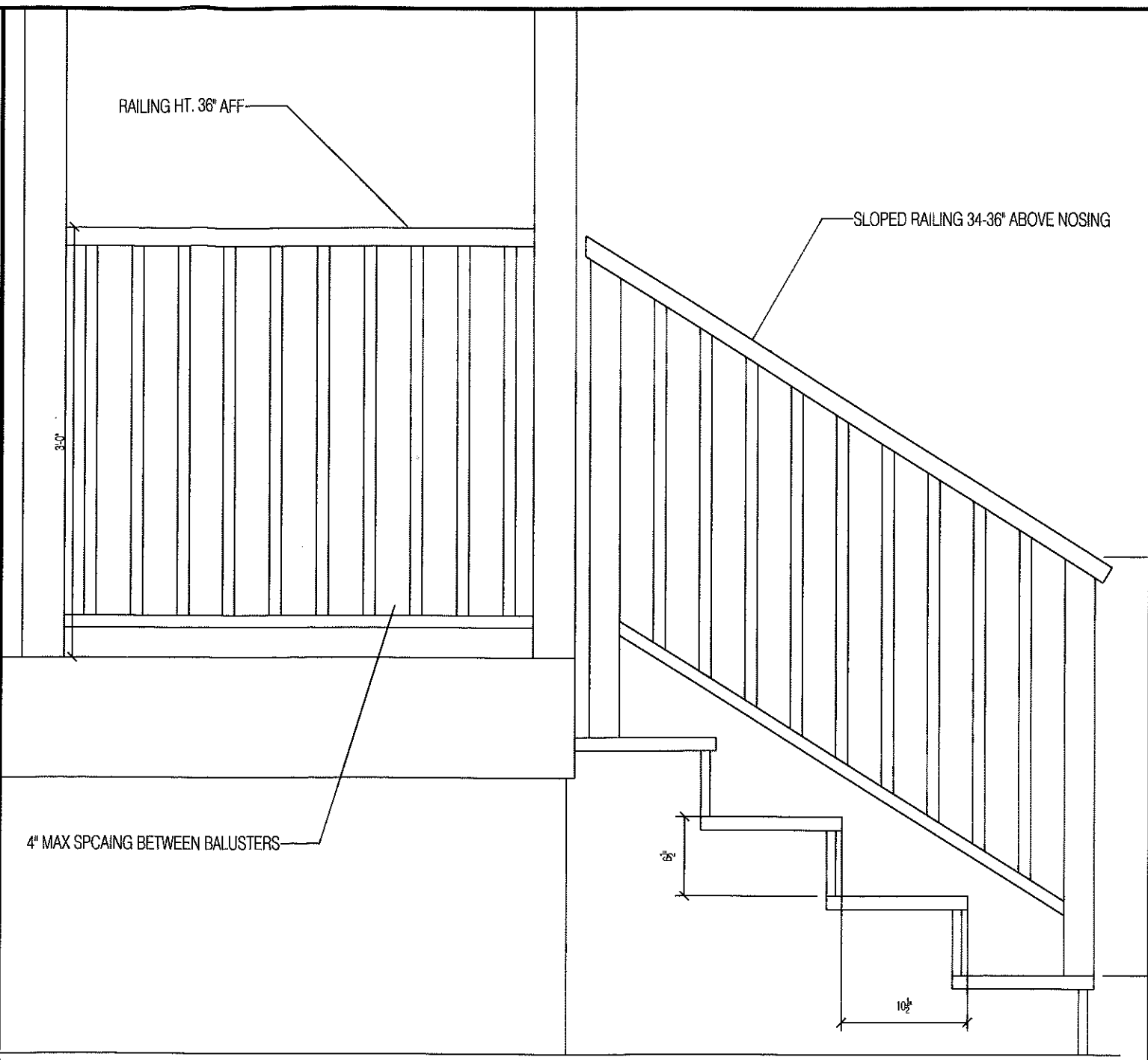
2 WEST ELEVATION
1/4" = 1'-0"



1 TYP. DECK LEDGER ATTACHMENT
1" = 1'-0"

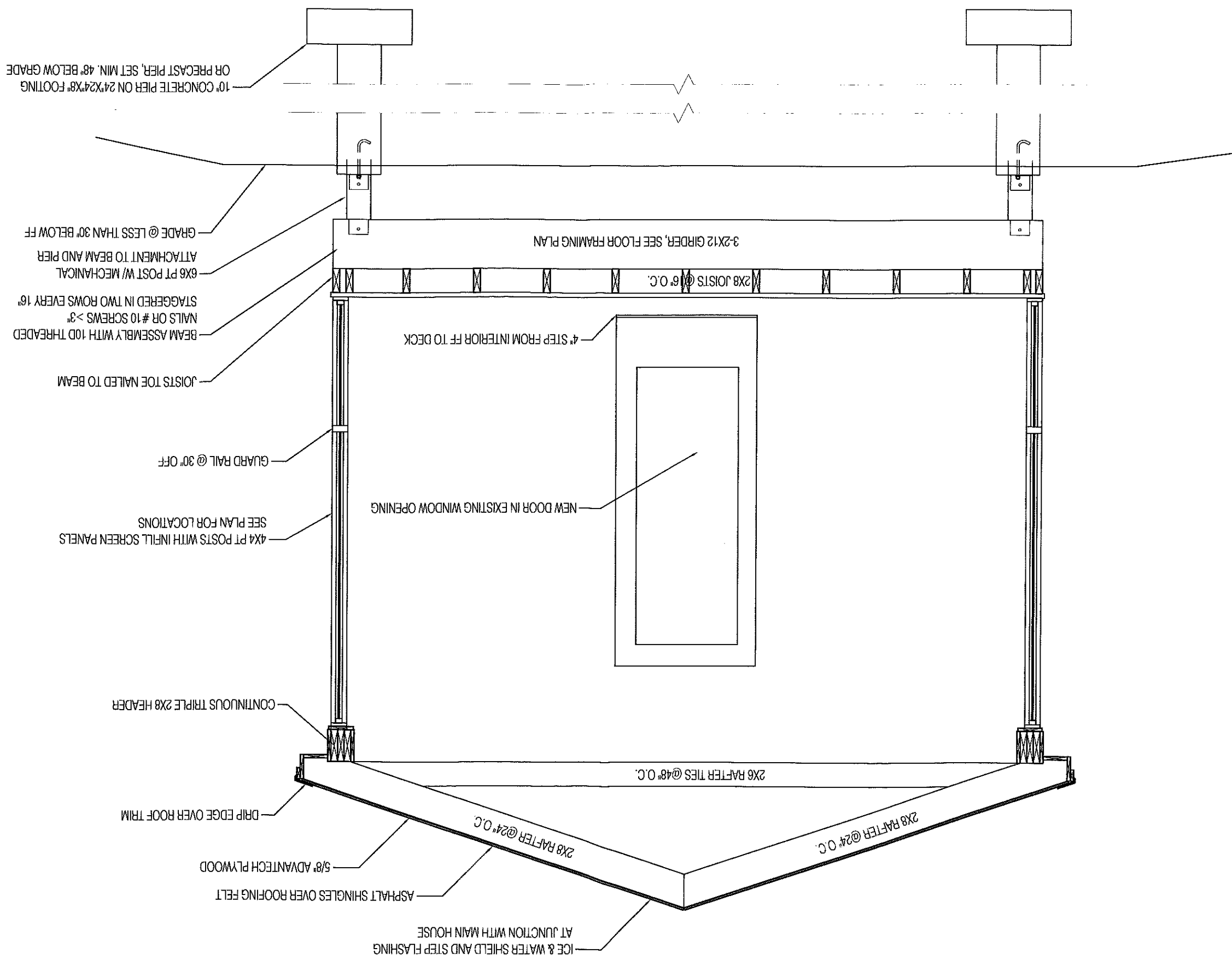


2 TYP. DECK POST ATTACHMENT
1" = 1'-0"



3 TYP. STAIR DETAIL
1" = 1'-0"

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



10" CONCRETE PIER ON 24"x24"x8" FOOTING
OR PRECAST PIER, SET MIN. 48" BELOW GRADE

GRADE @ LESS THAN 30" BELOW FF
 ATTACHMENT TO BEAM AND PIER
 6x6 PT POST W/ MECHANICAL
 STAGGERED IN TWO ROWS EVERY 16"
 NAILS OR #10 SCREWS > 3"
 BEAM ASSEMBLY WITH 100 THREADED
 JOISTS TOE NAILED TO BEAM

GUARD RAIL @ 30" O.C.
 SEE PLAN FOR LOCATIONS
 4x4 PT POSTS WITH INFILL SCREEN PANELS

CONTINUOUS TRIPLE 2x8 HEADER

DRIP EDGE OVER ROOF TRIM

ASPHALT SHINGLES OVER ROOFING FELT
 5/8" ADVANTECH PLYWOOD

ICE & WATER SHIELD AND STEP FLASHING
 AT JUNCTION WITH MAIN HOUSE

4" STEP FROM INTERIOR FF TO DECK

NEW DOOR IN EXISTING WINDOW OPENING

3-2x12 GIRDER, SEE FLOOR FRAMING PLAN

2x8 JOISTS @ 6" O.C.

2x6 RAFTER TIES @ 48" O.C.

2x8 RAFTER @ 24" O.C.

2x8 RAFTER @ 24" O.C.