

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that KATHLEEN A& REYERING

Located At 17 COYLE ST

Job ID: 2011-06-1237-ALTR

CBL: 126 - - H - 011 - 001 - - - -

has permission to replace a 12' by 12' covered porch and add a second floor deck/ roof.

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 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

06/21/2011

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

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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/ Setbacks
2. Close-In: (Electrical, Framing)
3. 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

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

Director of Planning and Urban Development
Penny St. 1001

Job ID: 2011-06-1237-ALTR

Located At: 17 COYLE

CBL: 126 - - H - 011 - 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 second floor deck cannot have a roof over it or be enclosed.

Building

1. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
2. 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.
3. R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.
4. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.
5. 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.
6. Fastener scheduler per IRC, 2009.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1237-ALTR	Date Applied: 5/31/2011	CBL: 126 - - H - 011 - 001 - - - -	
Location of Construction: 17 COYLE ST	Owner Name: KATHLEEN REYERLING & LARRY GIDDINGS	Owner Address: 17 COYLE ST PORTLAND, ME 04101	Phone: 207-899-1682
Business Name:	Contractor Name: Cape Construction, Jeremy	Contractor Address: 777 Cape RD EAST LIMINGTON ME 04049	Phone: (207) 807-2070
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: R-3
Past Use: Single family	Proposed Use: Single family – replace 12' x 12' covered porch (same footprint) & add second floor deck over it	Cost of Work: 24000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature:	Inspection: Use Group: R3 Type: SB IRG2009 Signature: 
Proposed Project Description: rebuild 12' x 12' enclosed porch w/ 2nd floor deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.	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: OK w/ cond: 6/1/11 HBM	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: APU
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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 appication 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	PHON	



R-3

2011-06-12-37

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># 17 COYLE ST.</u>			
Total Square Footage of Proposed Structure/Area <u>192' 288 (144 1st FL. & 144 2nd FL.)</u>		Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>126</u> Block# <u>H</u> Lot# <u>11</u> <u>126</u> <u>H</u> <u>12</u>		Applicant *must be owner, Lessee or Buyer* Name <u>LARRY GOODINGS</u> Address <u>17 COYLE ST</u> City, State & Zip <u>PORTLAND, ME 04104</u>	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>5</u> <u>\$23,280.00</u> C of O Fee: \$ Total Fee: \$ <u>260</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? _____ If yes, please name _____ Project description: <u>REPAIRMENT OF PORCH. EXISTING = 144' WOULD LIKE TO INCREASE TO 192' 1st FLOOR. ADDITION OF (12' X 12') 2nd FL. DECK.</u>			
Contractor's name: <u>CAPE CONSTRUCTION</u> Address: <u>777 CAPE RD</u> City, State & Zip <u>LIMINGTON, ME 04049</u> Telephone: <u>207-807-2070</u> Who should we contact when the permit is ready: <u>Jeremy</u> Telephone: <u>SAME</u> Mailing address: <u>SAME</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.

RECEIVED

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: Larry Goodings Date: 5-27-11

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

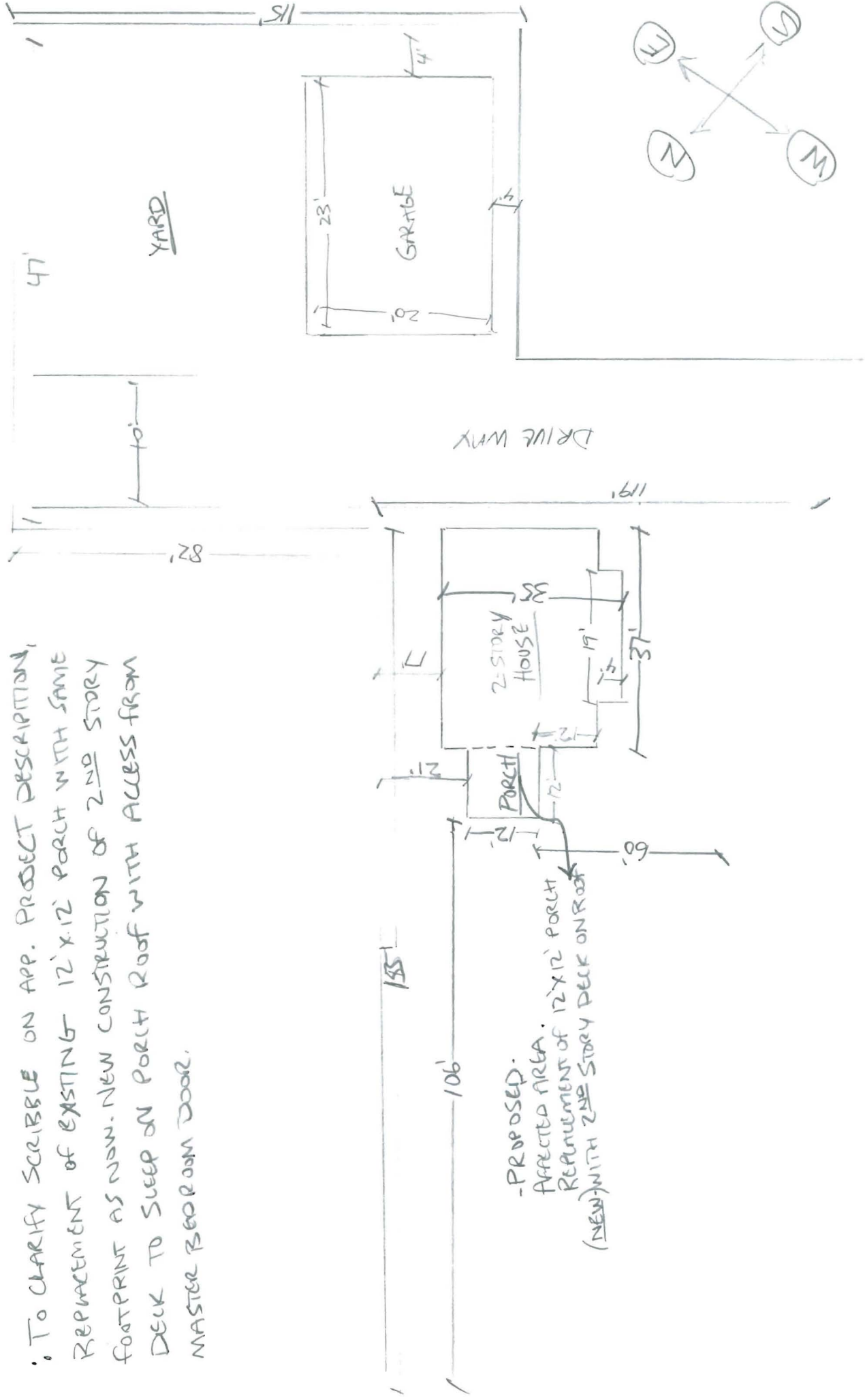
#17 COLE ST. GIDDINGS RESIDENCE

5/29/11

- PLOT PLAN -

(COLE ST.)

• TO CLARIFY SCRIBBLE ON APP. PROJECT DESCRIPTION,
REPLACEMENT OF EXISTING 12'x12' PORCH WITH SAME
FOOTPRINT AS NOW. NEW CONSTRUCTION OF 2ND STORY
DECK TO SLEEP ON PORCH ROOF WITH ACCESS FROM
MASTER BEDROOM DOOR.



2'S - 807-2070 (JEREM)

**CAPE CONSTRUCTION AND
RESTORATION**

777 Cape Rd
Limington, ME 04049

CONTRACT

Date

5/4/2011

For:

Larry Giddings
17 Coyle St.
Portland, Me 04103

Work to be Performed

Reconstruction of screened porch, to include:

Demolition and removal of existing 12' x 12' porch.

Installation of three cement footings, below frost under outside bearing posts.
Will grade area and make sure soil under porch will drain.

Construction of new screened room, same footprint as existing with second story deck accessible from master sweet, to include:

From ground up, floor framing to be pressure treated 2x12 16" o.c. Gap along ground to be white vinyl lattice, p.t framing wrapped in white p.v.c trim. Decking to be composite with hidden fasteners, color and style to be decided. (allowance of \$3.30 Ln foot). Supporting posts to be P.T 6 x 6 bearing on footings to ceiling, wrapped in white p.v.c trim. Other non-bearing posts to be spaced for screen panels. Install of 18" knee wall around perimeter of porch, finished outside with matching vinyl and inside with white p.v.c trim.. Install of 3' white vinyl screen door where discussed. Install of floor to ceiling screen panels outside of rail around perimeter, constructed of white p.v.c trim w/ fiberglass screen, panels to be roughly 42" wide. Will remove existing vinyl siding from inside porch and replace with primed cedar lap siding. Roof framing to be 2 x 12 16" o.c. Will use white p.v.c trim to cover perimeter of roof framing. Ceiling to be primed bead board pine. Install of 3/4" plywood on roof, covered with rubber roofing membrane. Install of white seamless aluminum gutter on all three sides of flat roof to be downspouted at outside corners. Will fill in siding where sloped roof exists now.

Install of pressure treated framing on rubber roof to accept decking. Roof to be slightly pitched away from house, deck will be flat/level. Install of composite decking to match porch floor. Install of white composite railing around perimeter of deck. Perimeter of deck framing will be covered in white p.v.c trim for smooth transition from roof to deck. Install of door (style to be decided) from interior space as discussed. To finish inside to blend with surrounding. Reworking of soffit above door to increase height to allow for door clearance.

Will construct porch for elevation of first floor to be smooth transition from house to decking. Will figure roof height to accommodate second floor roof deck to be smooth transition from house to deck.

Electrical to include: Two additional waterproof receptacles placed at outside corners and replacement of existing. One ceiling light. (Fixture to be purchased by homeowner).

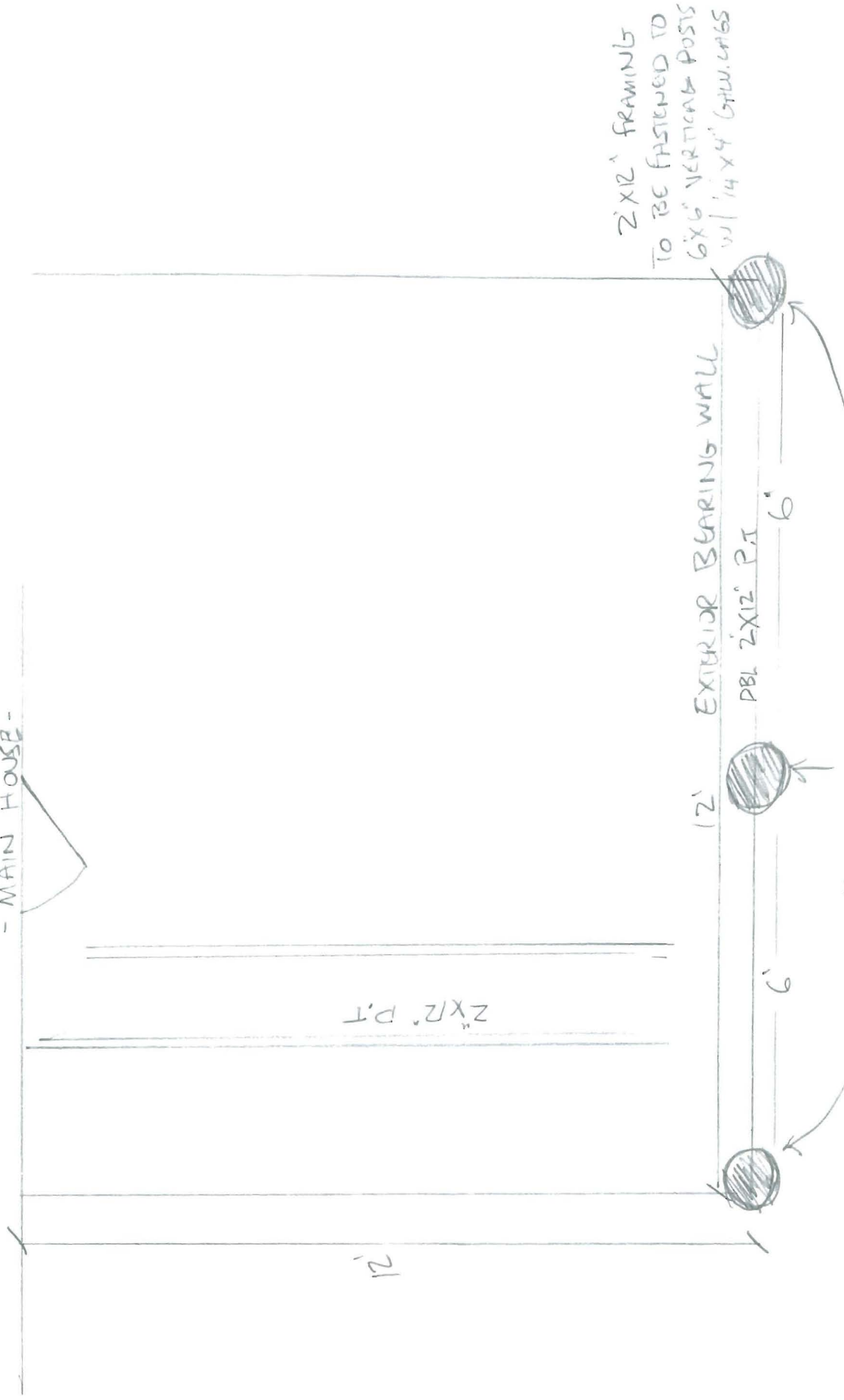
Total 23,250.00

Signature _____

Phone #	Fax #	E-mail
207-807-2070	207-637-2363	capeconstruction@fairpoint.net

- #17 COYLE FOOTINGS FOR PORCH REPLACEMENT -

ADDING, 3, 12" SONA TUBES 4' BELOW GRADE.
TO USE 3/8" SIMPSON ANCHOR BOLT W/ 6"x6" BASE FOR TRANSITION
FROM CONCRETE TO 6"x6" POST.
- MAIN HOUSE -



2"x12" FRAMING
TO BE FASTENED TO
6"x6" VERTICAL POSTS
W/ 1/4"x4" GRU. CAPS

12' EXTERIOR BEARING WALL

PBL 2"x12" P.T.

6'

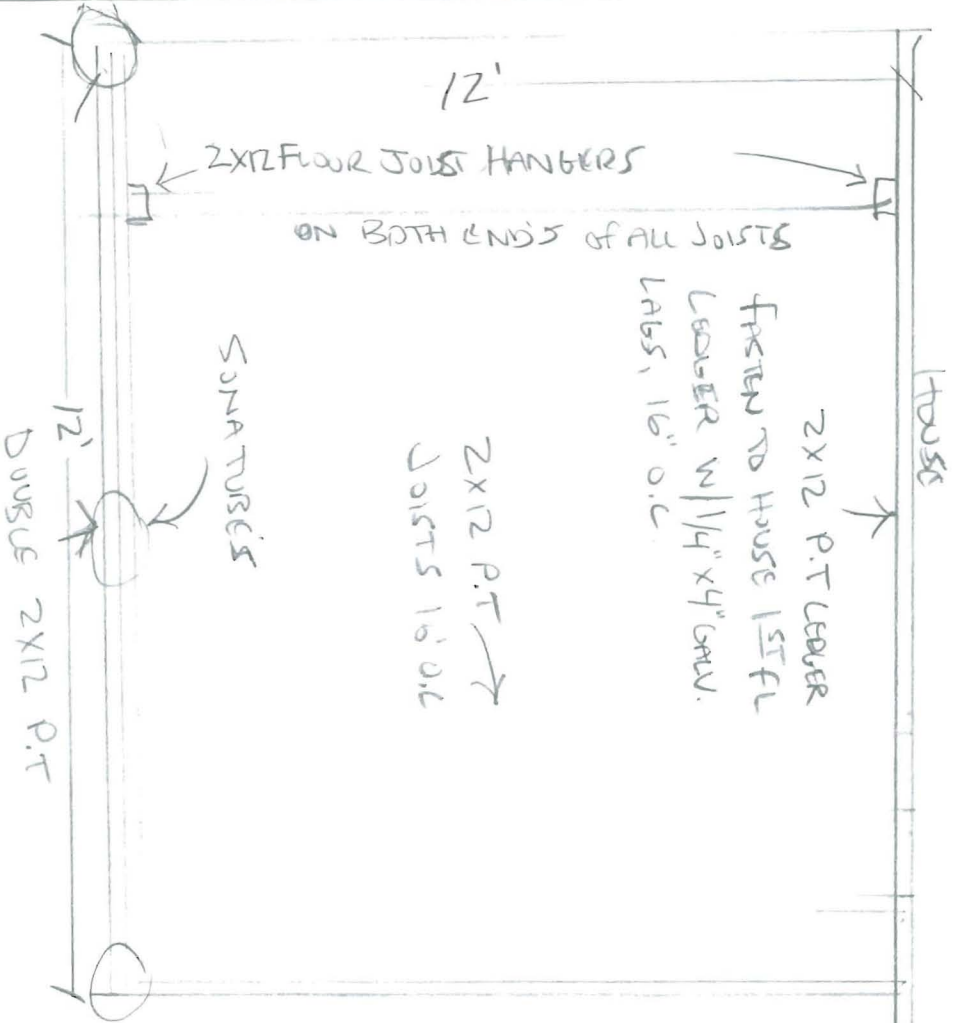
NEW 12" x 48" DEEP SONA TUBES.

PLACED ON UNDISTURBED SOIL AT BASE
AND BACKFILLED WITH CRUSHED GRAVEL FOR DRAINAGE

807-2070 (JERRY)

#17 COYLE FRAMING MEMBERS

1ST FL. PORCH



2ND FL. DECK / 1ST ROOF



7'5.807-2070 (SECMV)

#17 COYLE PORCH + DECK ELEVATION

- FROM N.W. SIDE, (BACK CORN.)

2ND STORY DECK RAIL,
ON ALL THREE SIDES.

36" HIGH

3 1/2" BETWEEN SPINDS

(COMPOSITE RAIL SYSTEM)

NEW DOOR (3'x6'8")
(2) 2x8" Headers
TO ACCESS DECK
FROM 2ND FLOOR.

SLEEPER DECK TO REST ON RUBBER ROOF.
JOISTS WILL ALIGN W/ ROOF JOISTS.

16" O.C.

5/4 DECKING

2x6 P.T. SLEEPER DECK

2x12"

PORCH CEILING

2ND FLOOR DECK WILL BE
SMOOTH TRANSITION FROM
2ND FL. EXISTING.

MAIN HS.

MAIN HS.

DOOR TO
EXTERIOR SCREEN

3'x6'

CEILING HEIGHT 7'8"

SCREENED

PORCH

DOOR TO
HOUSE - EXISTING

6x6

SCREEN
PANELS
ON ALL
SIDES

DECKING BLVD
TO MATCH HS
FLOOR.

5/4 DECKING

2x12 P.T.

8" WIDE

1- GRANITE STEP
7" RISE + 11" RUN

2x6x6
DECK
NO FLOOR

GRADE

SPINA TUBES

GRADE

9x10 TO SPINA TUBES
POSTS TO SIMPSON BOLT
3/4" x 1/2" POST BASE

RUBBER ROOF
ROOF TO HAVE
SLIGHT PITCH.
DECK JOISTS WILL
BE CUT LEVEL.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2531 20 11

Received from 17 (copy)

Location of Work 17 (copy)

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 200

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

Other _____

CBL: 126-11-11

Check #: 275 Total Collected \$ 200

**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