

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 051095

SEP 13 2005

CITY OF PORTLAND

This is to certify that Lahaie Gerald I /Rickie Thur
 has permission to remove and replace two wood front porches and a wooden rear porch due to rot
 AT 12 Hunt St 130 D006001

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 altered or closed-in. **HEAR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

Jamie Bonke 9/12/05
 Director - Building & Inspection Services

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: 05-1095	Issue Date: PERMIT ISSUED SEP 13 2005	CBL: 130 D006001
Owner Address: 12 Hunt St	Phone:	
Contractor Address: 12 Hunt Street Portland	Phone: 707-4099250	
Permit Type: Alterations - Multi Family	Zone: R5	

Location of Construction: 12 Hunt St	(Owner Name): Lahaie Gerald J
Business Name:	Contractor Name: Rickie Thurston
Lessee/Buyer's Name	Phone:

Past Use: two family residence	Proposed Use: two family residence with three porches replaced
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Legal use: two (2) residential D.U.

Proposed Project Description:
remove and replace two wooden front porches and one wooden rear porch due to rot

Permit Fee: \$66.00	Cost of Work: \$4,500.00	CEO District: 4
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2005 Signature: <i>Am. B 9/12/05</i>	
Signature: _____ 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: jharris	Date Applied For: 08/10/2005 8/30
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Zoning Approval		
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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>8/30/05</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: <i>8/30/05</i>	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 Date: <i>8/30/05</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: 05-1095		Date Applied For: 0810812005	CBL: 130 D006001
Location of Construction: 12 Hunt St	Owner Name: Lahaie Gerald J	Owner Address: 12 Hunt St	Phone:
Business Name:	Contractor Name: Rickie Thurston	Contractor Address: 12 Hunt Street Portland	Phone (207) 409-9250
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	
Proposed Use: two family residence with three porches replaced		Proposed Project Description: remove and replace two wooden front porches and one wooden rear porch due to rot	

- 2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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.
- 4) The replacement porches shall not be increased in size from the original footprint unless it is the minimum required by building codes.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 0911212005

Note: 9/12/05 spoke w/Rickie T. For framing details, sone placement, connections & handrails, ok to issue per **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

All Purpose 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>12-14 Hunt St. Portland</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>130</u> Block# <u>D</u> Lot# <u>6</u>	Owner: <u>JERRY LAHAIE</u>	Telephone: <u>207-329-318</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jerry LAHAIE</u> <u>14 Hunt St. 329-3108</u>	Cost Of Work: \$ <u>4500.00</u>
Current use: <u>Reading 3 Porches.</u>		<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME AUG 8 2005 RECEIVED </div>
If the location is currently vacant, what was prior use: <u>Not</u>		
Approximately how long has it been vacant: <u>Not</u>		
Proposed use: <u>Remove & replace 2 Front Porches & 1 Big Rear</u> Project description: <u>Porch wood All Rotten</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Rickie Thurston</u>		
Mailing address: <u>12 Hunt St.</u> <u>Portland, Me 04103 207-429-9256</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Rickie Thurston</u>	Date: <u>8-8-05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

CASH

EXHIBIT A
(DEED)

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Hunt Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on Hunt Street at the northerly corner of land formerly of Harry L. Cram; thence running Westerly by the northerly side of said Cram land and land formerly of Ammi Whitney, one hundred sixty-five and thirty-eight hundredths (165.38) feet to a stake set in the ground;

Thence Northerly thirty-seven and two-tenths feet to a stake set in the ground; thence Easterly forty-five and three-tenths (45.3) feet to a stake set in the ground; thence Northerly twenty-five and eight-tenths (25.8) feet to the corner of land now or formerly of one Martin; thence Easterly by the line of said Martin land, one hundred nineteen and nine-tenths (119.9) feet to said Hunt Street; thence Southerly by said Hunt Street, fifty-eight and fifty-five hundredths (58.55) feet, more or less, to the point of beginning.

TOGETHER WITH a right of way in said Hunt Street, and together with the right to use the private sewer now in said Hunt Street.

Meaning and intending to convey and hereby conveying the same premises described in a deed to Sylvia A. Leighton dated 10/11/1968 and recorded in the Cumberland County Registry of Deeds in Book 3061, Page 431.

Received
Recorded Register of Deeds
Oct 25, 2004 12:55:08P
Cumberland County
John B O'Brien

Reviewed and Approved SAD _____

Recording Order: 1 of 1

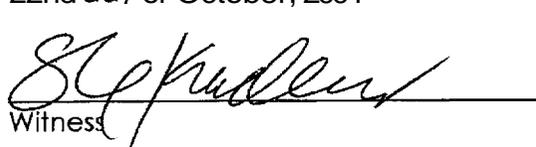
File Number 41071

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That I/we **Sylvia A. Leighton** of the City of Portland in the State of Maine, for consideration paid, grant(s) to **Gerald J. LaHaie** whose mailing address is 25 Minott Street #6, South Portland, Maine 04106, with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 22nd day of October, 2004

MAINE REAL ESTATE TAX PAID


Witness


Sylvia A. Leighton

State of Maine
Cumberland, ss.

October 22, 2004

Personally appeared before me the above named Sylvia A. Leighton and acknowledged the foregoing instrument to be his/her/their free act and deed.


Notary Public/Attorney at Law

SUSAN GAGE KNEDLER
Notary Public, Maine
My Commission Expires November 23, 2004

Will be replacing front + rear porches
at 12 + 14 Hunt St. Portland

Both front porches are the same
in size with same materials.

Both rear porches are the same
All so.

Front porches are replaced
w/ 2x8 w/ metal brackets
up rights will be 4x4 w/ 1x5 finished
around them

All exposed wood will be in finished
pine w/ paint.

Decking + stairs will be the new
Fiber 5/4 x 6 (in color)

Screws w/ deck coversink also

Rear porches

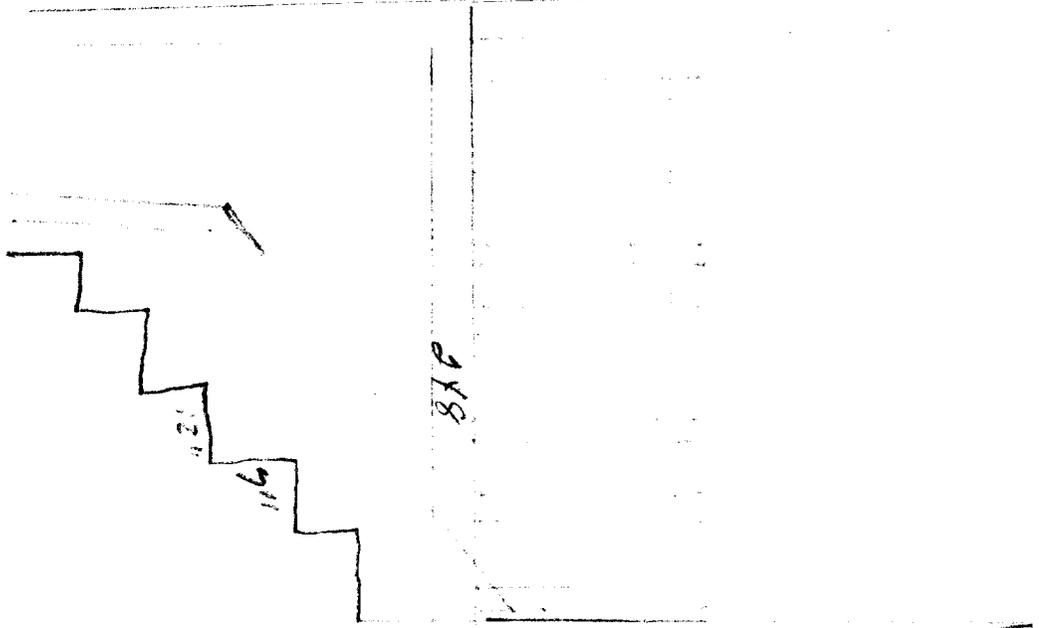
Framing w/ 2x6

Fiber 5/4 screwed.

Hand rail Fiber or plastic kits
will be 5 steps on each porch to
ground.

Ch. 10 Detail @ 1/4" Nixon
to detail with a G.P.P.
in notes - D.P.P.

9/12/05
ALL notes
Per tel/con w/ Rickie T.
To meet code
JWB

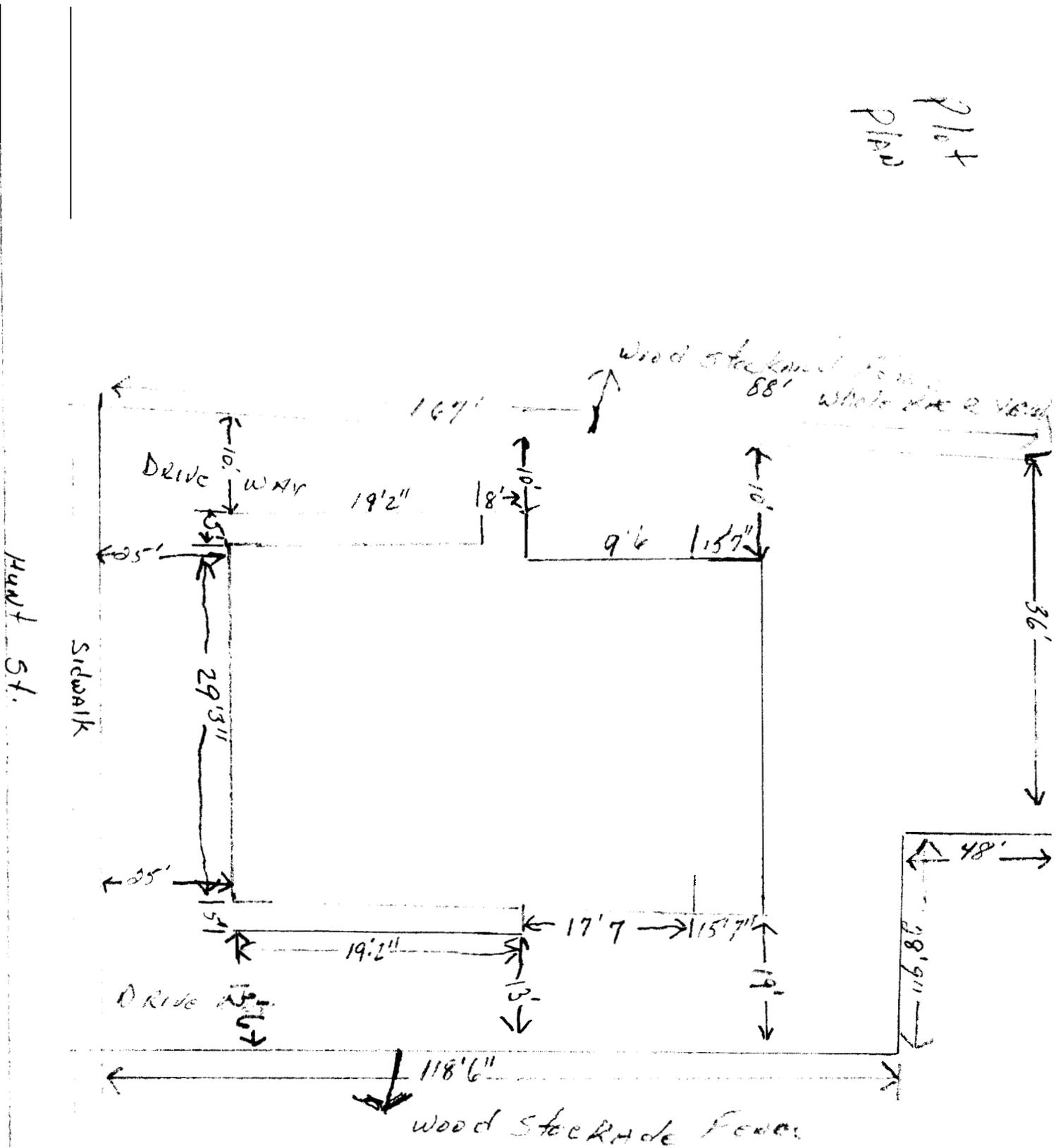


GrasPable
Hardware
w/ Ends
Returned

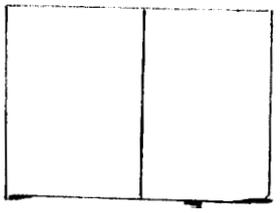
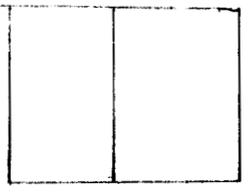
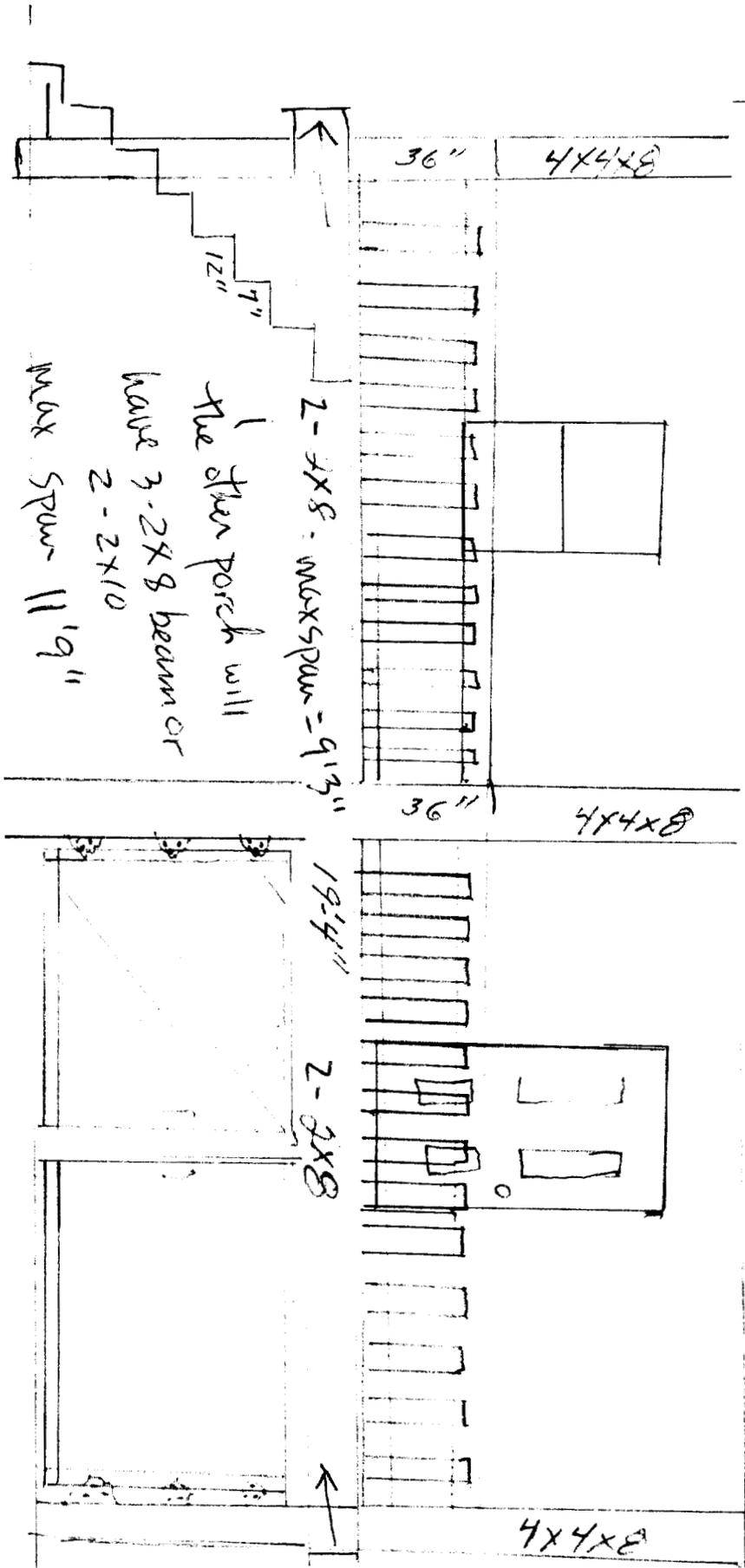
2x8

2x8

P16+
P1AD



12 + 14 Run + 5'



Stair flight
 (2) 12" or 1500/14

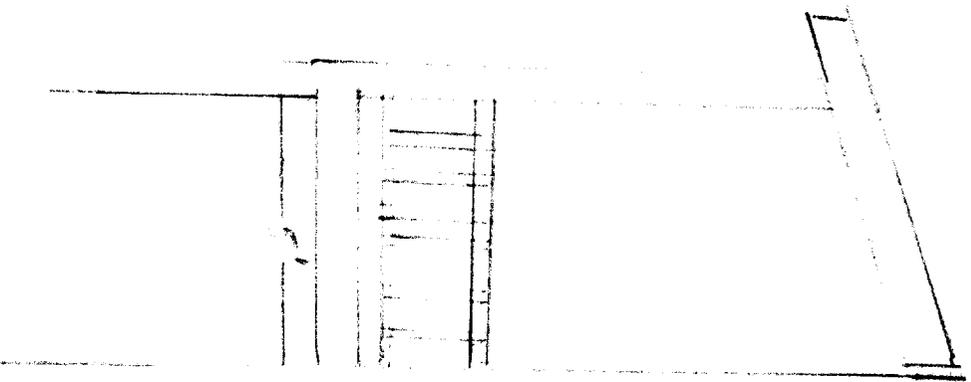
Dec King



12 + 14 Handstf.

- 1
- 2 2x12 stringer w top finish frame.

2x8 studs
 w/ brackets
 4x4 w right Post, P.T. w/ Post bracket
 5/4 x 6 finish Dec King



Replace ASPHALT
w/METAL on beach
only.

All upright will be
replaced

Hand rail will be

The new model

Plastic frame

32" small kangas. @ 4"

spacing

14-

2x8 16 C.C.
with 7/16" joists 5/8" spaced
with 2x4 = UP joists
of Plastic

30'

lapped

2x10 16 OC

Beam = spans max 8'5"



8'2"



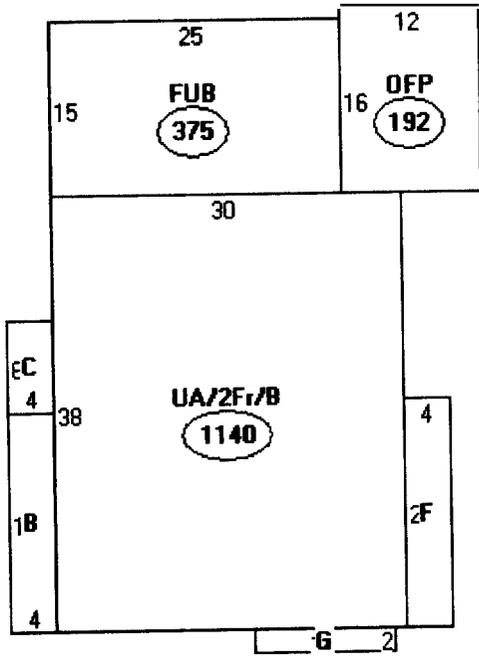
3 - 2x10

~~Beam~~



lean
fence
both sides.





Descriptor/Area

- A: UA/2Fr/B
1140 sqft
- B: OFF
76 sqft
- C: 1Fr
32 sqft
- D: FUB
375 sqft
- E: OFF
192 sqft
- F: OFF
80 sqft
- G: 2FBAY/B
24 sqft