

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SUSAN G HIBBARD & MARY DORAZIO

Located At 19 ORKNEY ST.

Job ID: 2011-07-1719-ALTR

CBL: 132 - - F - 012 - 001 - - - -

has permission to build a 15 foot by 10 foot porch.

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

07/27/2011

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



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: 2011-07-1719-ALTR

Located At: 19 ORKNEY

CBL: 132 - - F - 012 - 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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. 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.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
4. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
5. 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.
6. 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.
7. Note: Advised Contractor that insulation must comply with the Maine Energy Code, and safety glazing is required in hazard locations. *2 X 8" @ 16" on center rafters with collar/ rafter ties, and approved hangers at the ledger connection(s) will be used.*

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

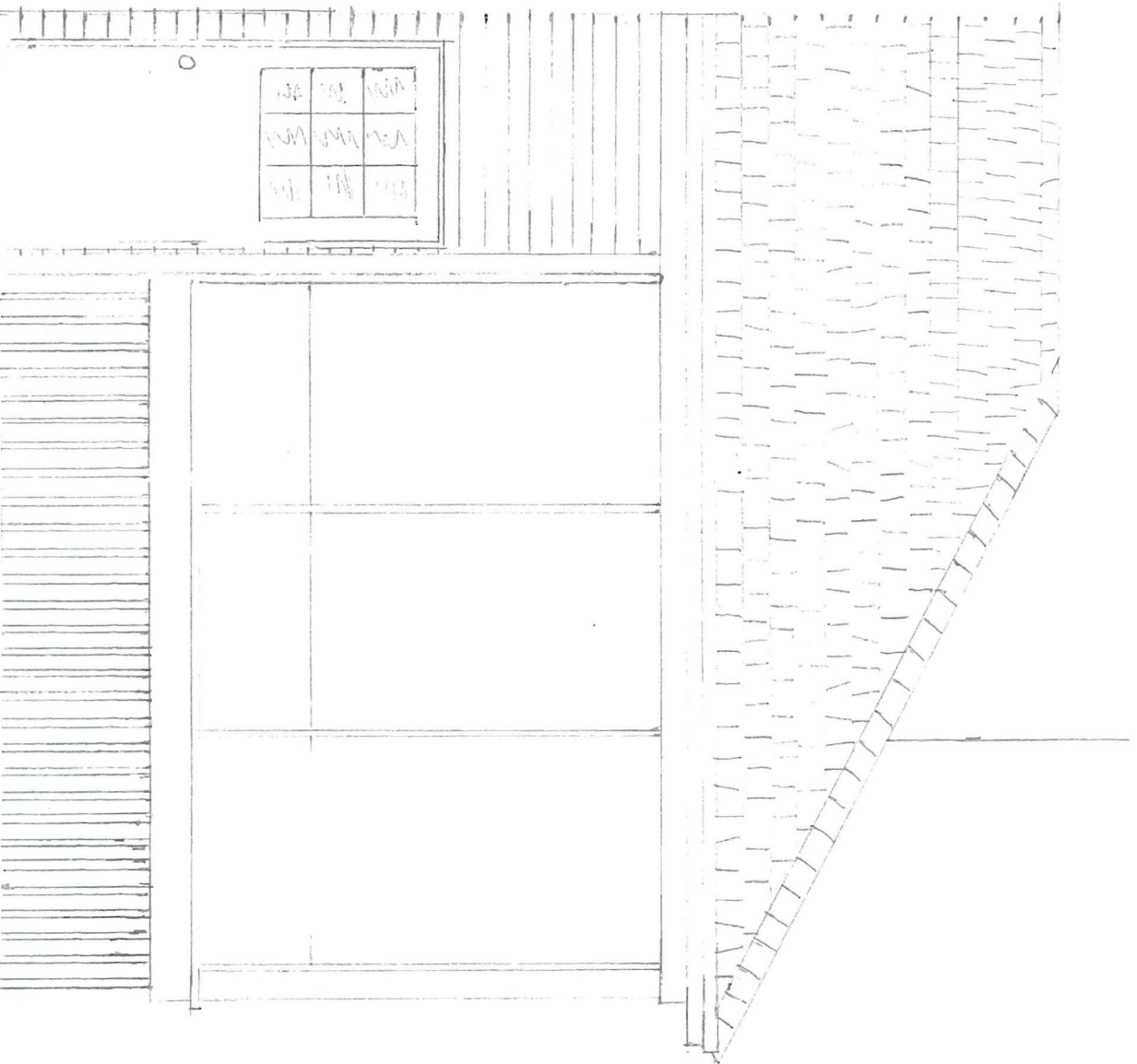
With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need 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, and existing foundation wall
2. Close-In: (Electrical, Plumbing, 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.



07/29/11

2x8" @ 16" O.C

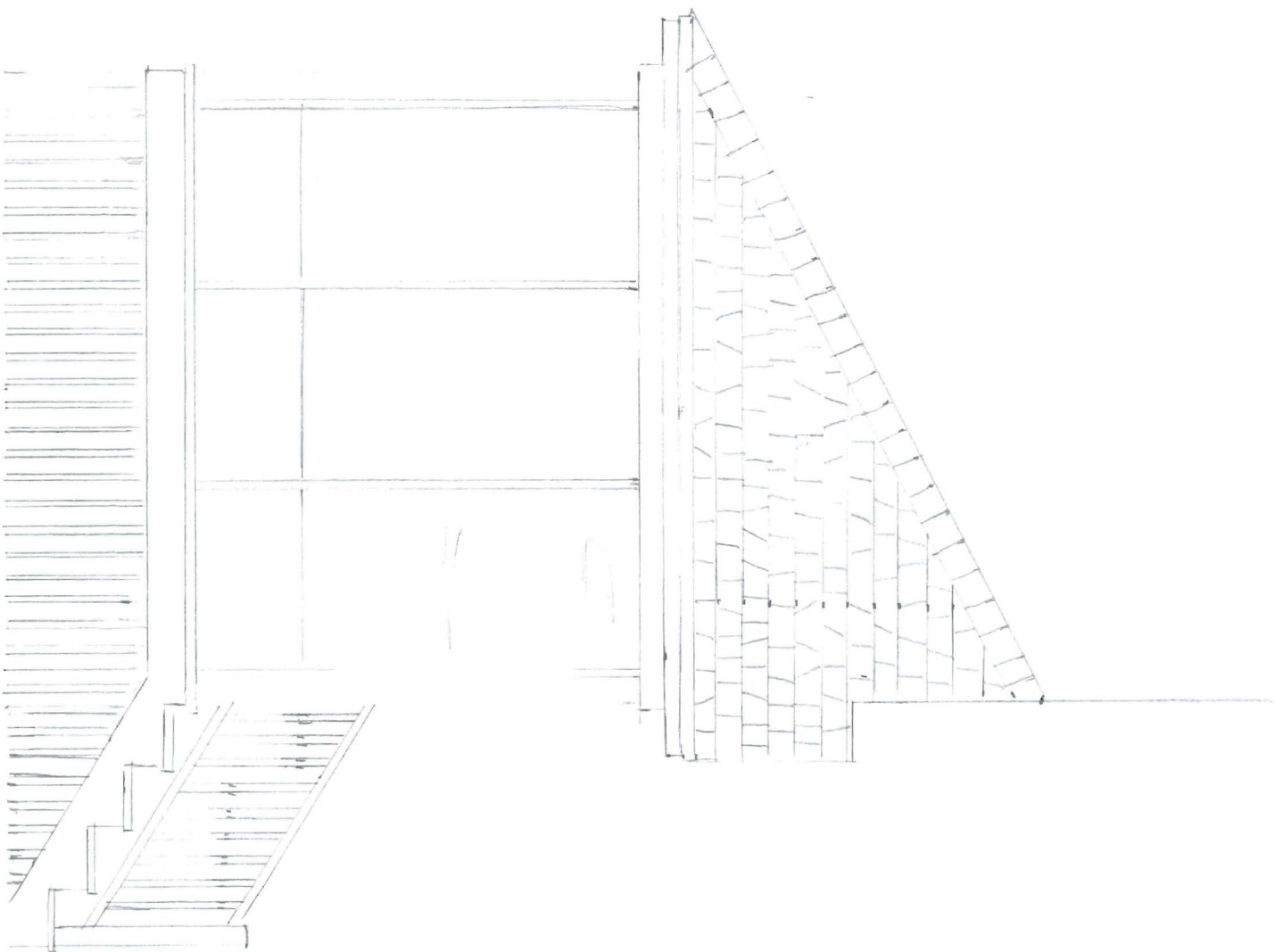
Rafter w/

2x10" Ridge

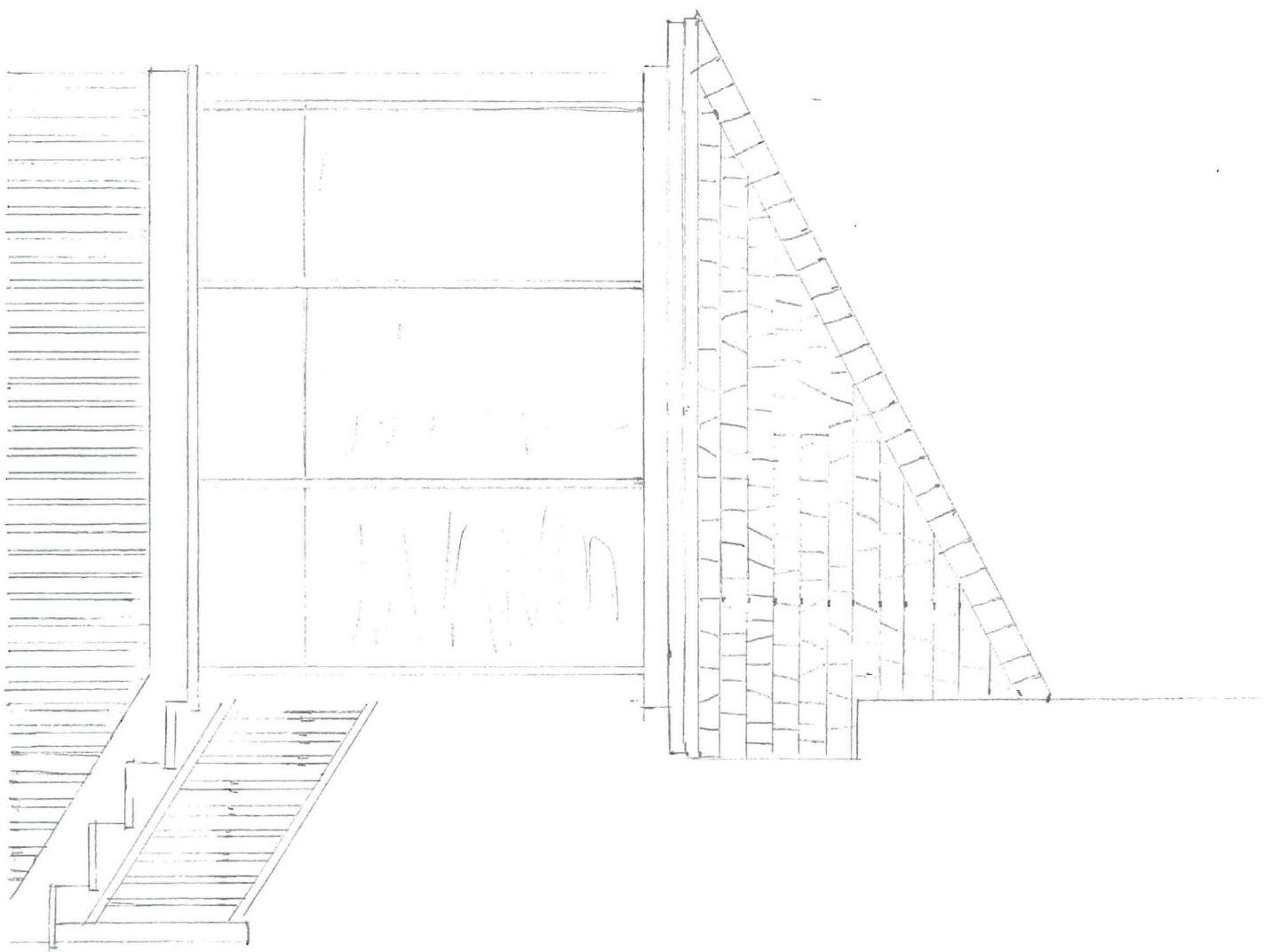
±

Collar Ties / Hangers
e residence

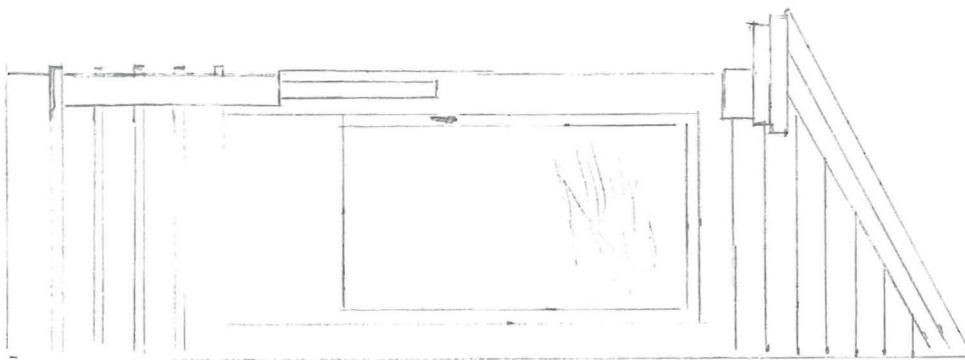
$\frac{3}{8}" = 1'$



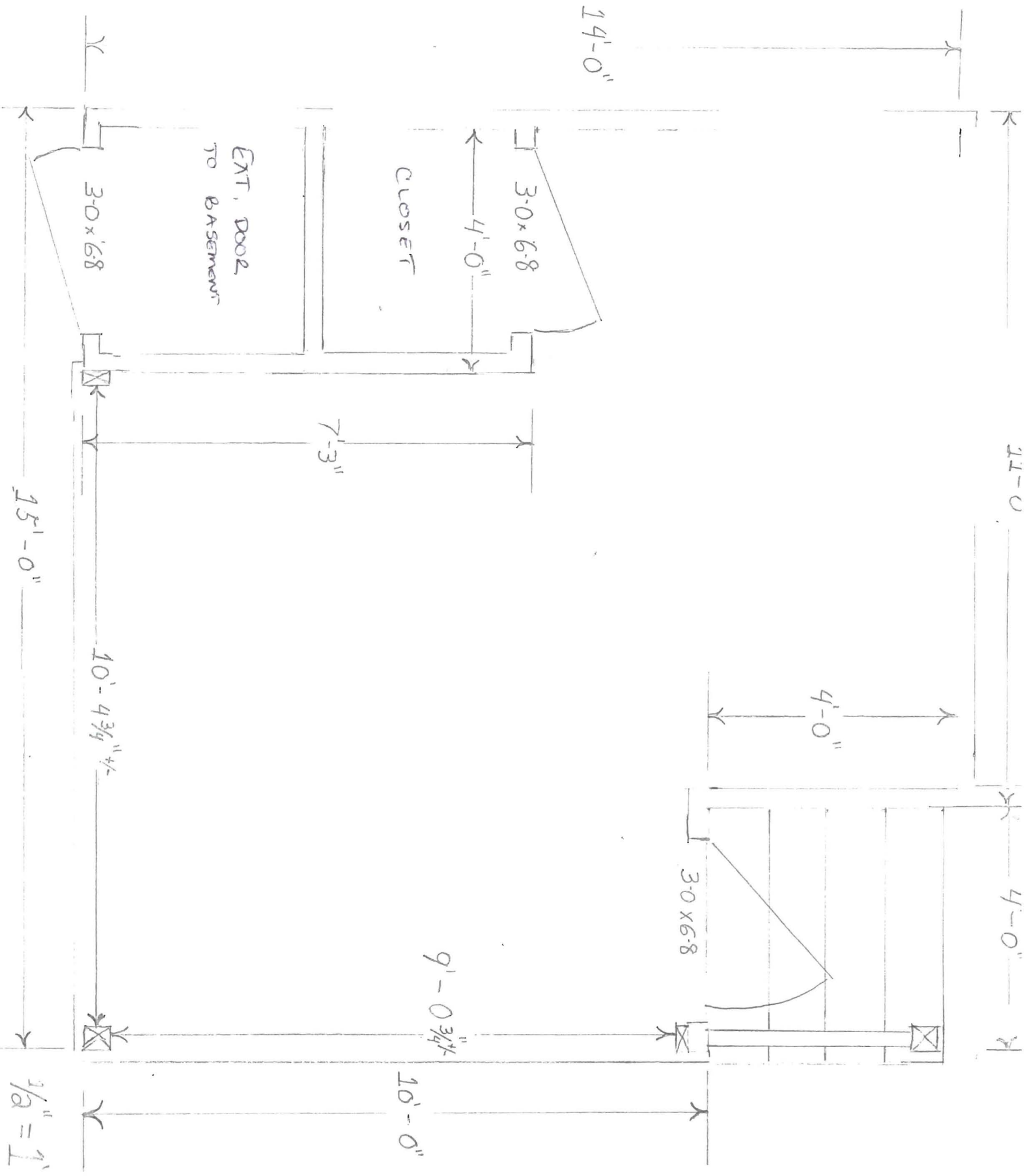
$\frac{3}{8}'' = 1'$



$\frac{3}{8}'' = 1'$



$\frac{3}{8}'' = 1'$





11'-0"

Steps here

EXISTING JOISTING

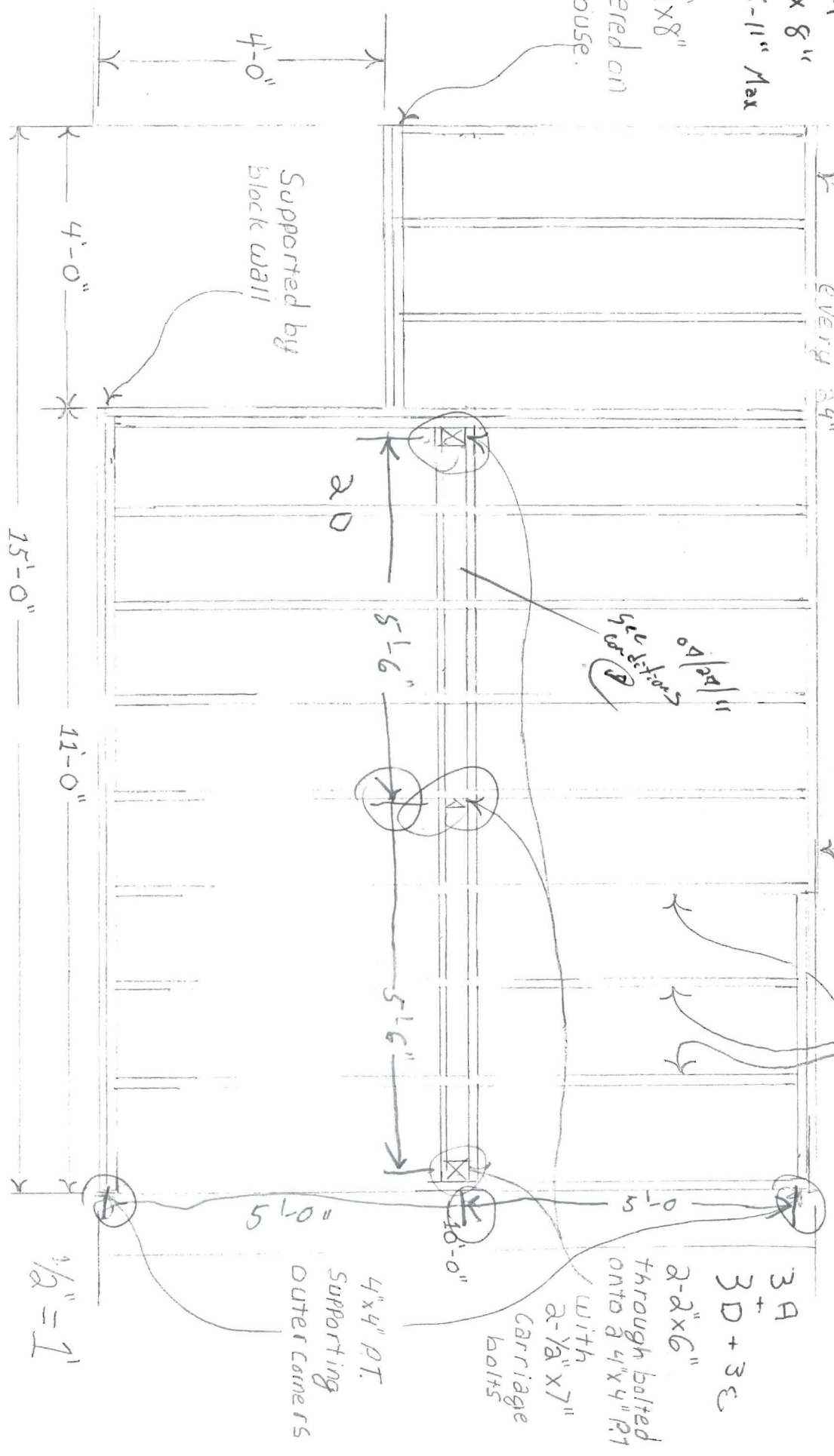
2"x10" PT. rim joist with ledger every 4'

2"x8" PT. 16" oc.

Beam
(a) 2"x8"
5'-11" Max

Dbl 2"x8"
hangered on
the house.

Supported by
block wall



2x10 PT. rim joist with ledger every 4'

3A
3D + 3E
2"x2"x6"
through bolted
onto a 4"x4" PT
with
2-1/2"x7"
carriage
bolts

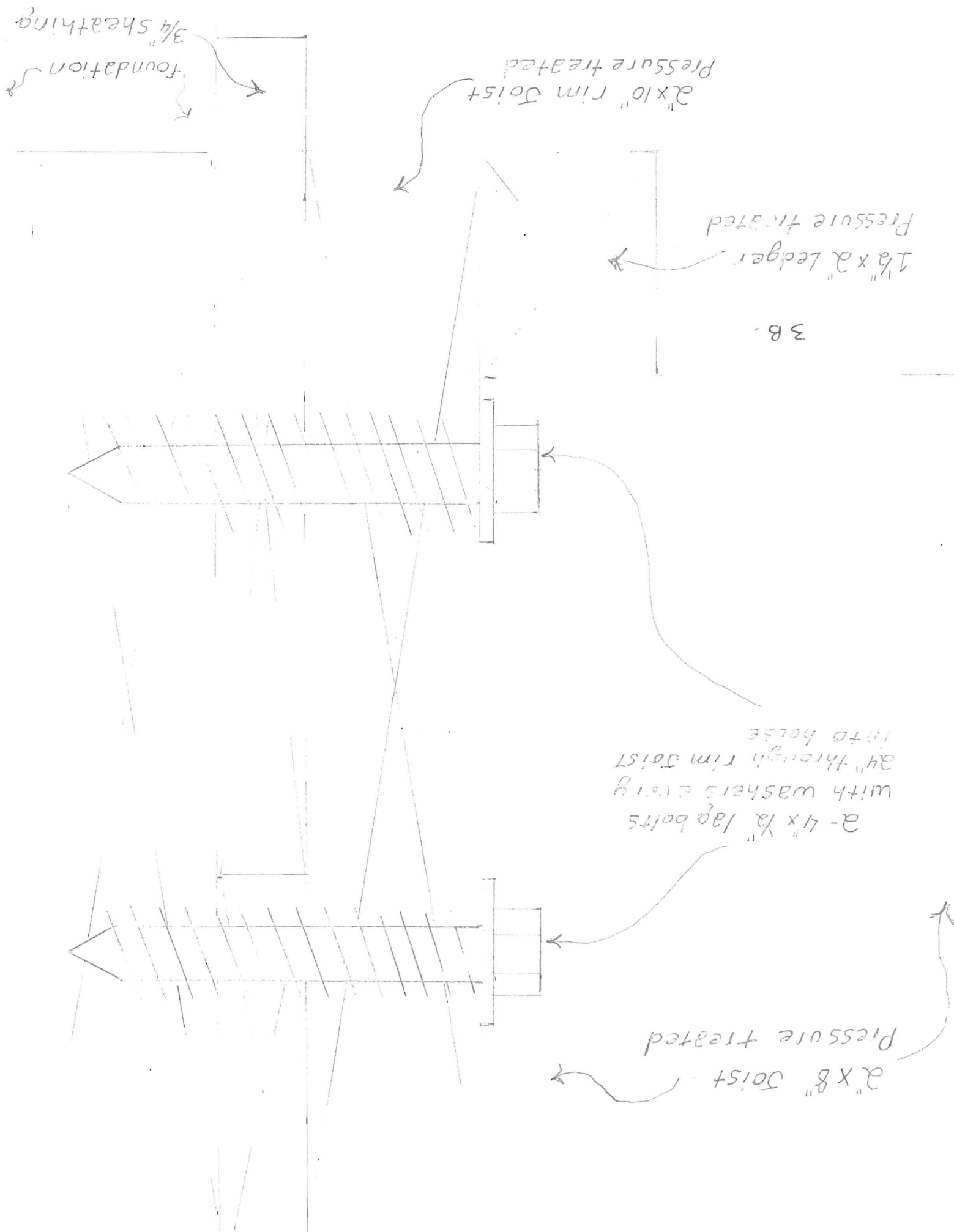
4"x4" PT.
Supporting
outer corners

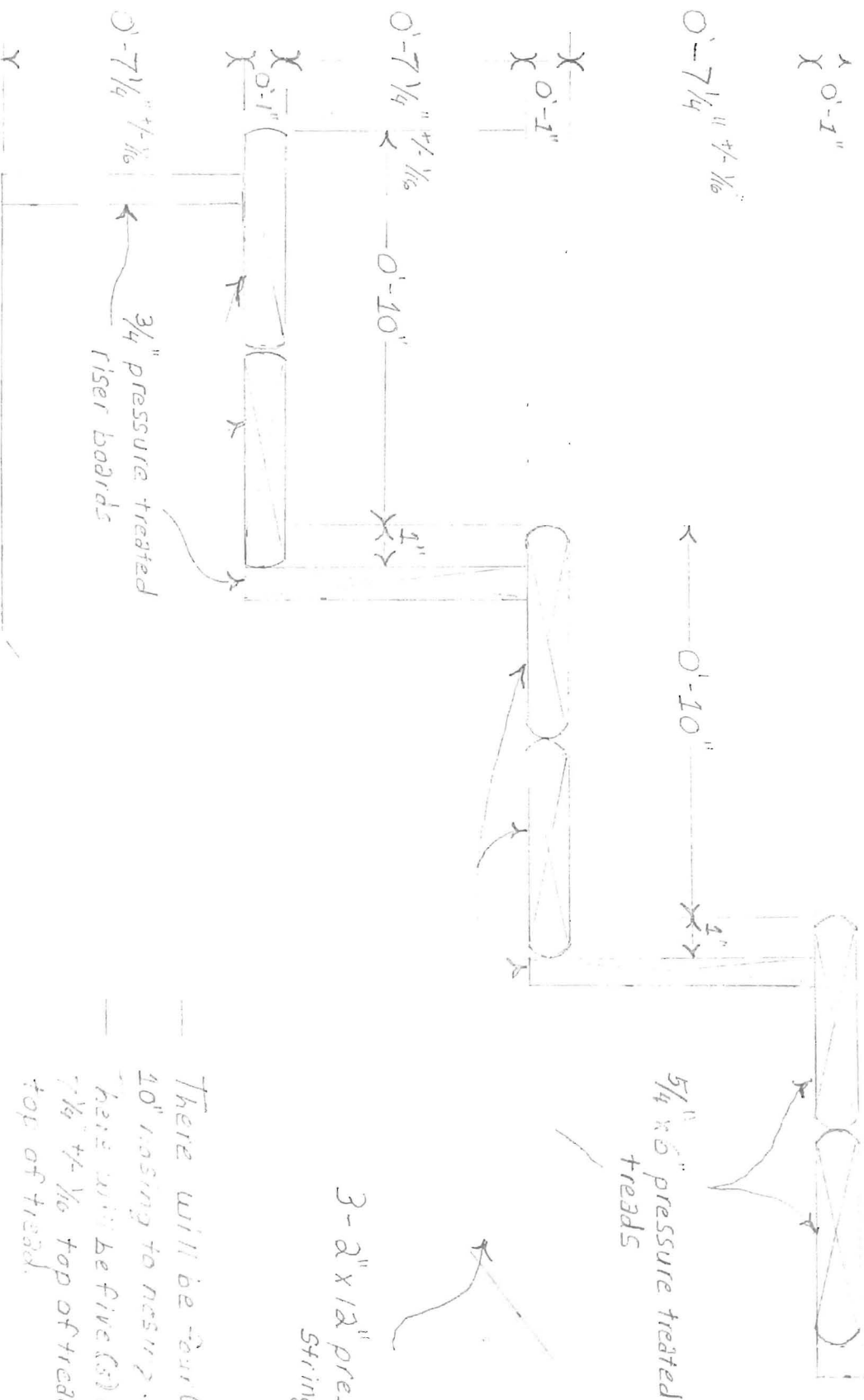
1/2" = 1'

Where 4"x4" support posts
do not sit on existing slab,
they will sit on a 10" sand
tube with a 3' Big foot base
filled with concrete set at
4' below grade.

4'-0"



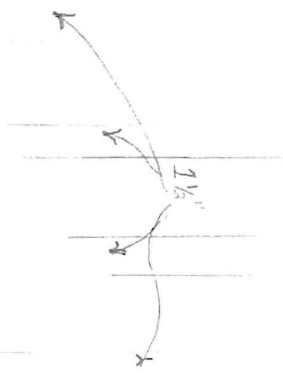




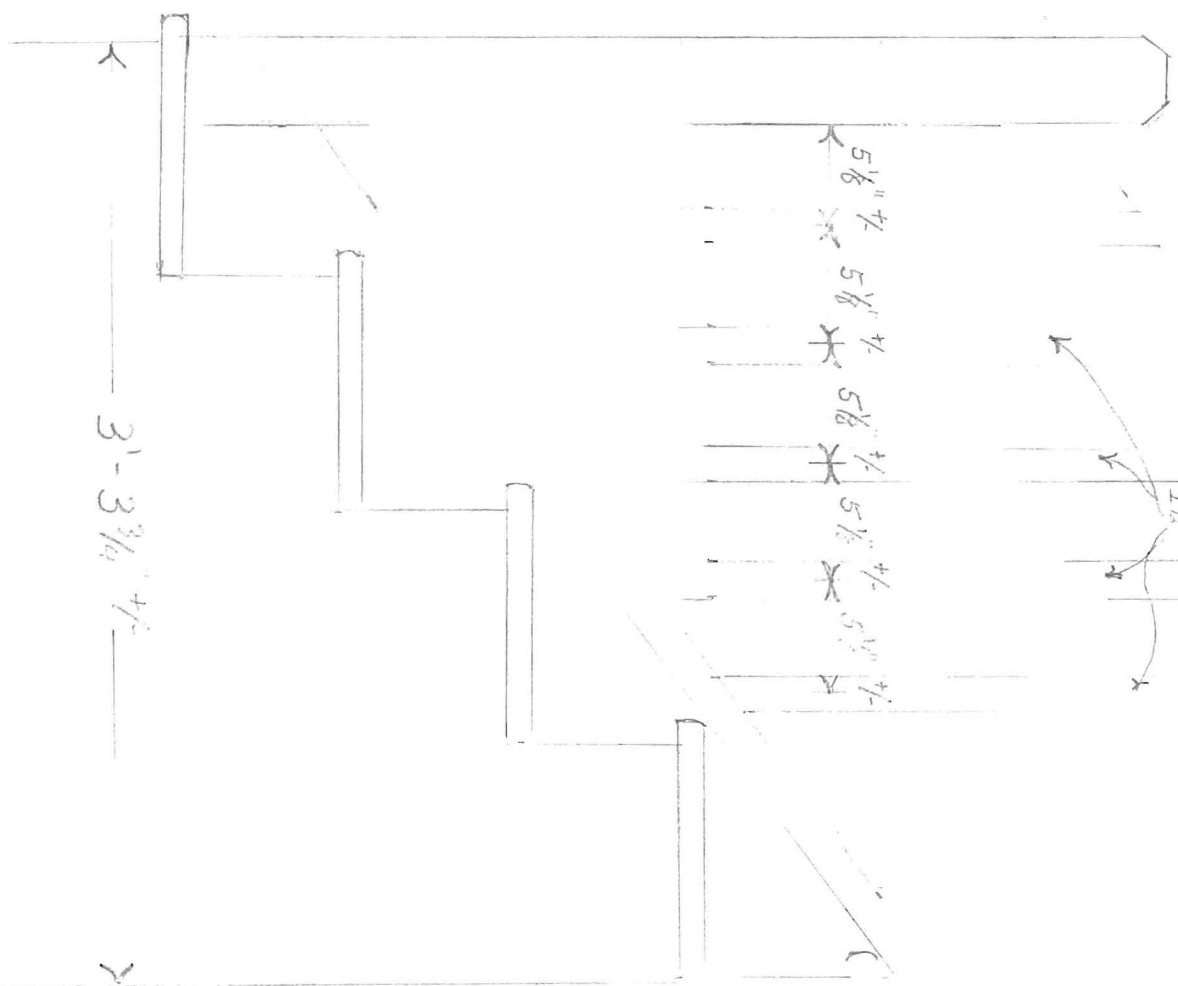
Exterior Stairs

3" = 1'-0"

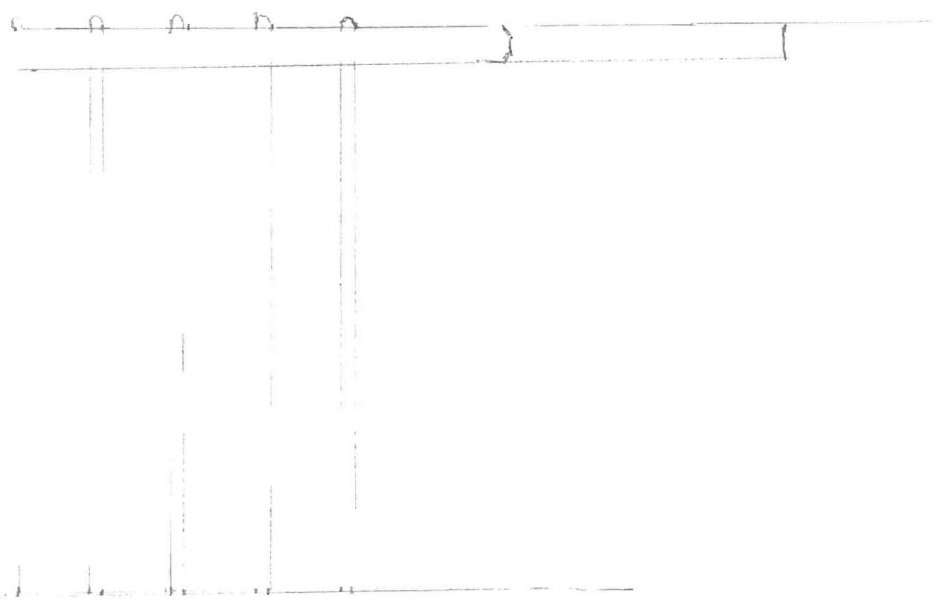
35 1/8" +/-



3'-0"



Railing Exterior Stairs
1 1/2" = 1'-0"



Front View

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube or pre cast concrete pier size 1'-11" sonotek 4' Below grade-
 - b. depth below grade (minimum 4'-0" below grade)
 - c. anchorage of column to footing MECHANICAL FASTENERS
 - d. spacing and location of tubes/piers Spacing 5'-6" Location see drawing
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system) 2' x 8' 16 on (tr)
 - b. Ledger size attached to building see drawing
 - c. Fastener size and spacing attaching ledger 2x4 w/ 16 d nails 16 on center.
 - d. Girder Size and spans carrying floor system see drawing
 - e. Joist size, span, and spacing see drawing.
 - f. Joist hangers or ledger
4. Guardrails & Handrail Details
 - a. Guardrail height 4' 3 1/8 between or 5' 1/8 on center.
 - b. Baluster spacing 3 1/8
 - c. Handrail height 3'
5. Stair Details
 - a. Tread depth (measured nosing to nosing) 10"
 - b. Riser height 7' 1/4"
 - c. Nosing on tread 1"
 - d. Width of stairs 4 FT

Orkney Street

WARRANTY DEED
Maine Statutory Short Form

Know all Persons by these Presents,

That I, Judith A. Cornell, of Portland, Maine, for consideration paid, grant to:

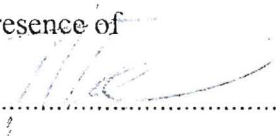
Vespa LLC,


a limited liability company, organized and existing under the laws of the State of Maine, with a mailing address of 20 Coveside Road, Cumberland Foreside, Maine 04110, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 28th day of June, 2011

Signed, Sealed and Delivered
in the presence of





Judith A. Cornell

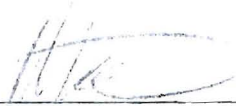
State of Maine

County of Cumberland

ss

June 28, 2011

Then personally appeared before me the above named Judith A. Cornell and acknowledged the foregoing instrument to be her free act and deed.



Attorney at Law/Notary Public

Printed Name: Paul M. White

EXHIBIT A
30 Munjoy Street, Portland, Maine


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

Beginning at the most easterly corner of land now or formerly of Benjamin Rolfe on the southwesterly side of Munjoy Street; thence running southeasterly on said Munjoy Street about fifty (50) feet to land now or formerly of George M. Stanwood; and from these two bounds extending southwesterly about sixty (60) feet to land now or formerly of Katherine Butler.

Being the same premises conveyed to the Grantor by warranty deed from Elizabeth H. K. Burger and Douglas C. Burger dated May 31, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11940, Page 304.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1719-ALTR	Date Applied: 7/15/2011	CBL: 132 - F - 012 - 001 - - - -	
Location of Construction: 19 ORKNEY ST	Owner Name: SUSAN G HIBBARD & MARY DORAZIO	Owner Address: 19 ORKNEY ST PORTLAND, ME - MAINE 04103	Phone: 207-822-4321
Business Name:	Contractor Name: Tremblay Inc. - Gary Tremblay	Contractor Address: 441 Main St., Biddeford, ME 04005	Phone: 207-229-4695
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: R-5
Past Use: Single family	Proposed Use: Same - Single Family - build three season porch - 15' x 10' - with steps on rear.	Cost of Work: 10000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: RS Type: SB IRC, 2009 Signature: 
Proposed Project Description: build 3 season porch - 10' x 15'		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"/> May <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 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 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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

July 15 2011

Received from Alamy Delgado

Location of Work 15 Oak Street

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) ☒ Plumbing (I5) ☐ Electrical (I2) ☐ Site Plan (U2) ☐

Other _____

CBL: 122 F012

Check #: 100

Total Collected \$ 100.00

**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