

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU **INSPECTION**

PERMIT

Permit Number: 090448

Please Read Application And Notes, If Any, Attached

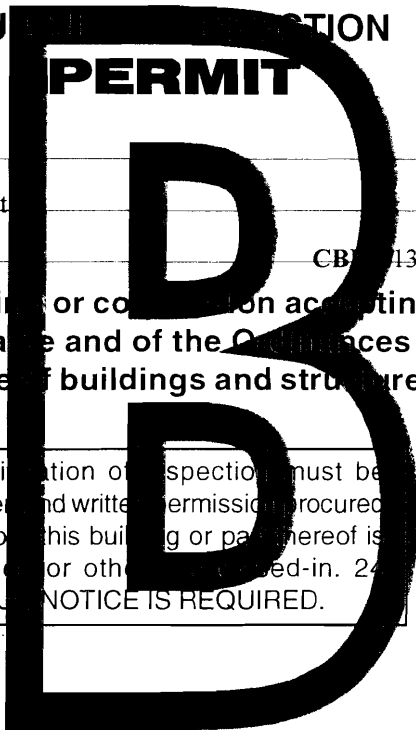
This is to certify that MANZO JOETTA M

has permission to Replace Porch in same footprint

AT 46 LEONARD ST

CB 134 F001001

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 lathed or otherwise worked-in. 24 HOUR 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

Ronny M. Mabley 5/7/09
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: 09-0448	Issue Date:	CBL: 134 F001001
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Location of Construction: 46 LEONARD ST	Owner Name: MANZO JOETTA M	Owner Address: 46 LEONARD ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: RS

Past Use: Single Family Home	Proposed Use: Single Family Home - Replace Porch in same footprint	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Replace Porch in same footprint	Signature:	Signature: <i>Jm 5/12/09</i>
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: Ldobson	Date Applied For: 05/12/2009	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <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"/> Date: <i>Jm 5/12/09</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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>Jm</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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

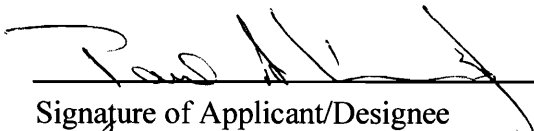
 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 5/12/09
Date



Signature of Inspections Official

 5/12/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0448	Date Applied For: 05/12/2009	CBL: 134 F001001
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Location of Construction: 46 LEONARD ST	Owner Name: MANZO JOETTA M	Owner Address: 46 LEONARD ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Replace Porch in same footprint	Proposed Project Description: Replace Porch in same footprint
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 05/12/2009

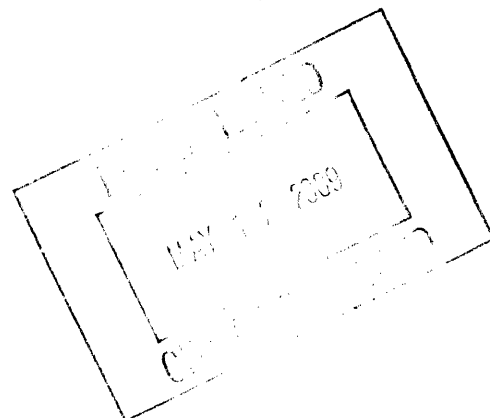
Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 05/12/2009

Note: **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.





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>46 LEONARD ST</u>		
Total Square Footage of Proposed Structure/Area <u>108</u>	Square Footage of Lot <u>4232</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>134</u> <u>F</u> <u>001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>JUSTA MANZO</u> Address <u>46 LEONARD</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: CUSTOMER: <u>871 9241</u> BUILDER: <u>632 6098</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>6,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAM.</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>REPLACE PORCH IN SAME FOOTPRINT</u>		
Contractor's name: <u>PROPERTY SOLUTIONS LLC - PAUL KENNEDY</u> Address: <u>74 BEST ST</u> City, State & Zip <u>PORTLAND ME 04103</u> Telephone: <u>207 632 6098</u> Who should we contact when the permit is ready: <u>PAUL KENNEDY</u> Telephone: _____ Mailing address: <u>74 BEST, PORTLAND</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: Paul Kennedy Date: 5/12/2009

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

74 BEST STREET
PORTLAND, MAINE 04103
207.632.6098

May 12, 2009

Ms. Joetta Manzo & Mr. Eric Reburn
46 Leonard Street
Portland, Maine 04103
(207) 871.9241
jmanzo@maine.rr.com

Joetta and Eric,

As we discussed yesterday, your porch is structurally unsafe. It will be more cost effective to remove and replace the lower porch structure rather than try to repair it. I would be difficult to make it safe without complete replacement and the longevity of the porch would still be limited. The roof structure, however, appears to be in overall good condition.

The detailed scope of work for replacing your porch includes the following:

- Complete removal and disposal of existing Porch Structure
- Replacement with a porch system of the same dimensions as existing, 9' deep from the existing wall towards Best Street, and 12' wide, set on 4' concrete piers.
- Replacement stairs, positioned as existing, and of similar dimensions
- Replacement of guardrail system, in the same style of existing (2"x4" top and bottom rails with 1 1/4" x 1 1/4" balusters
 - o ***NOTE: Overall height of guardrails will need to be raised to 36" to meet current code requirements*
- Installation of new, code compliant handrail system on stairs of same construction as guardrails
- Installation of post system to support roof, similar to existing, finished in pine also similar to existing with base trim and crown trim
- Installation of skirt on all three sides, salvaging as much of existing skirt as possible
- MATERIALS: All framing, decking and guardrail/handrail materials will be unpainted pressure treated pine, and the trim on the posts will be unpainted white pine.
- All materials will be unpainted, however, painting of the upper gable crown trim is included, from February 17, 2009 Proposal.

We recommend the following alterations to the gutter system, which are included in the below costs;

- Installation of aluminum drip edge over existing gutter system to cap gutters. This will end their use as functioning gutters while preserving the decorative trim value
- Installation of a 12' gutter at the soffit (Best Street side) of the roof.

Estimated Costs for the outlined repairs, including labor and materials: \$6,000.00

PROPERTY SOLUTIONS LLC

Change Order / Updated Proposal

74 BEST STREET
PORTLAND, MAINE 04103
207.632.6098

May 12, 2009

The above work will require approximately 10 working days to complete. (Increased from the 5 day original estimate) Please note that this work is weather dependant and working days many not be consecutive.

***Please note that this change of scope will require an amended Building Permit, which will delay our ability to continue work until the permit is approved.*

We have received you verbal confirmation to proceed with this updated scope of work, and your signature on one cope of this updated proposal will execute our contract and document your deposit.

Property Solutions received a \$2,000.00 deposit on May 11, 2009.

The remaining balance will be due upon completion of work.

Property Solutions LLC is fully insured to perform all work itemized in this proposal. A copy of the Certificate of Insurance is available upon request.

Thank you very much for the opportunity to provide this proposal. Please do not hesitate to call me with any questions.

Sincerely,

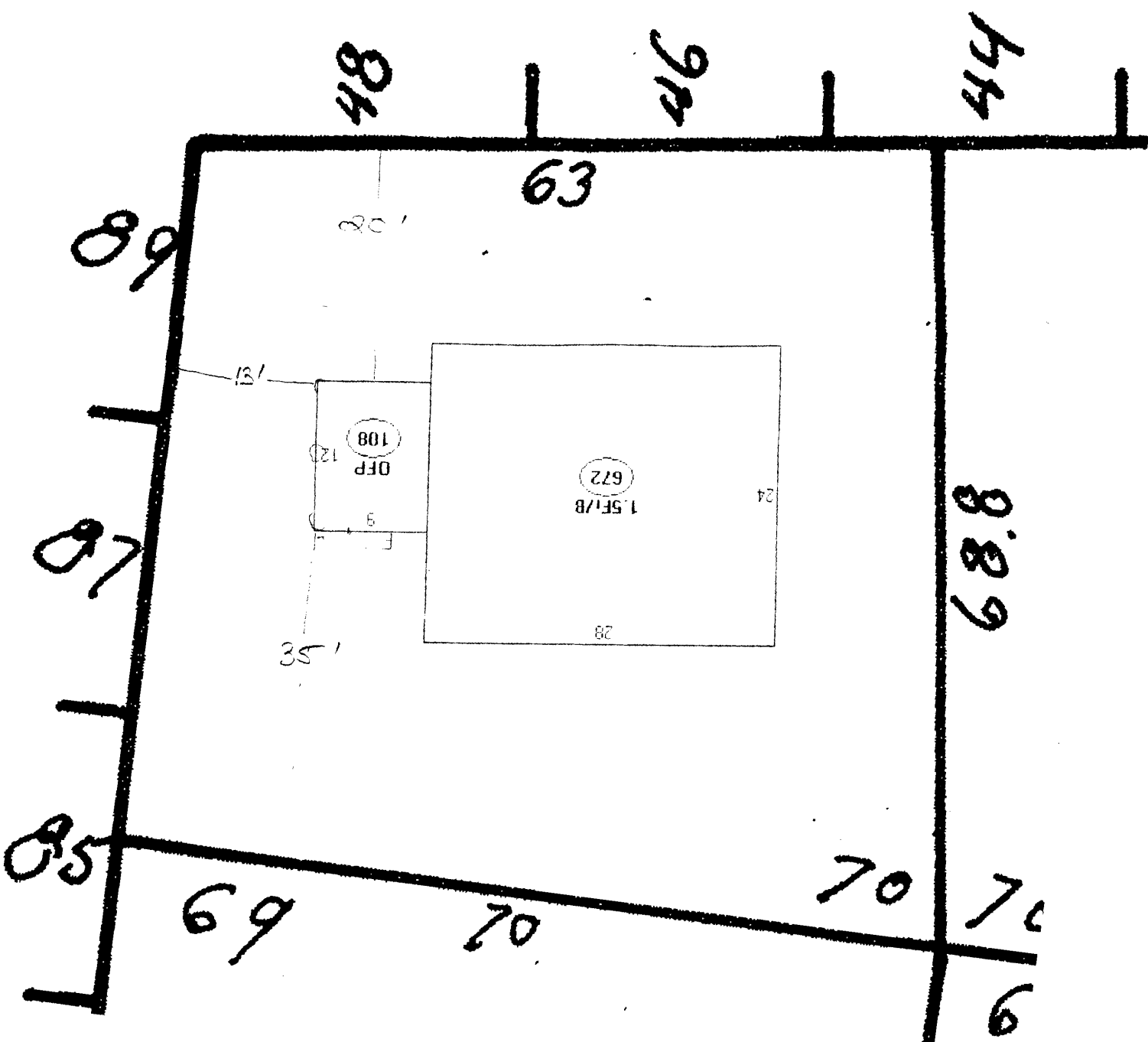
Paul Kennedy

PAUL KENNEDY
OWNER / CARPENTER
PROPERTY SOLUTIONS LLC

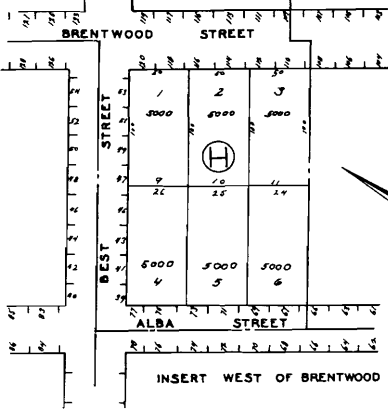
Proposal Accepted by:

Date _____

46 LEONARD ST



Setbacks
FRONT - 20' require 20' shown
REAR - 25' require 35' shown
SIDES 8' require 13' shown

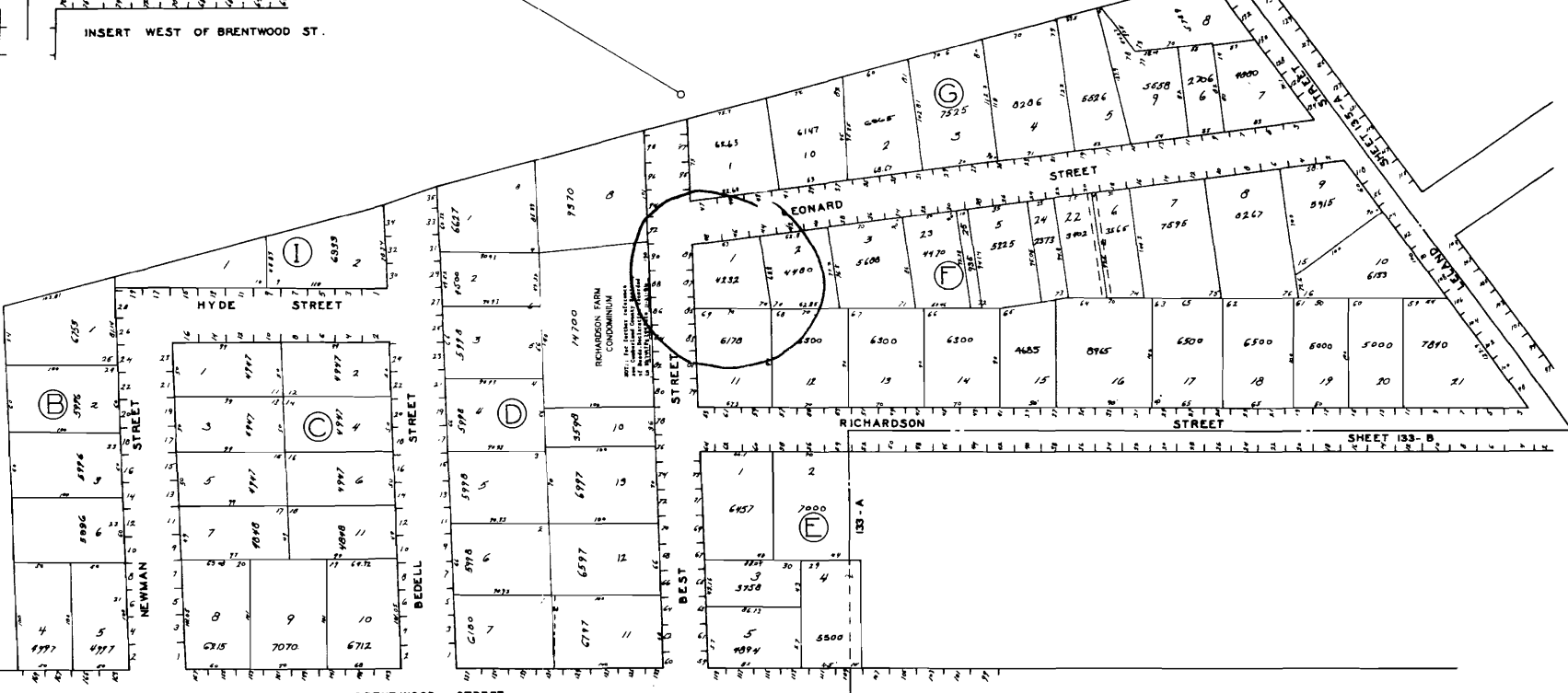


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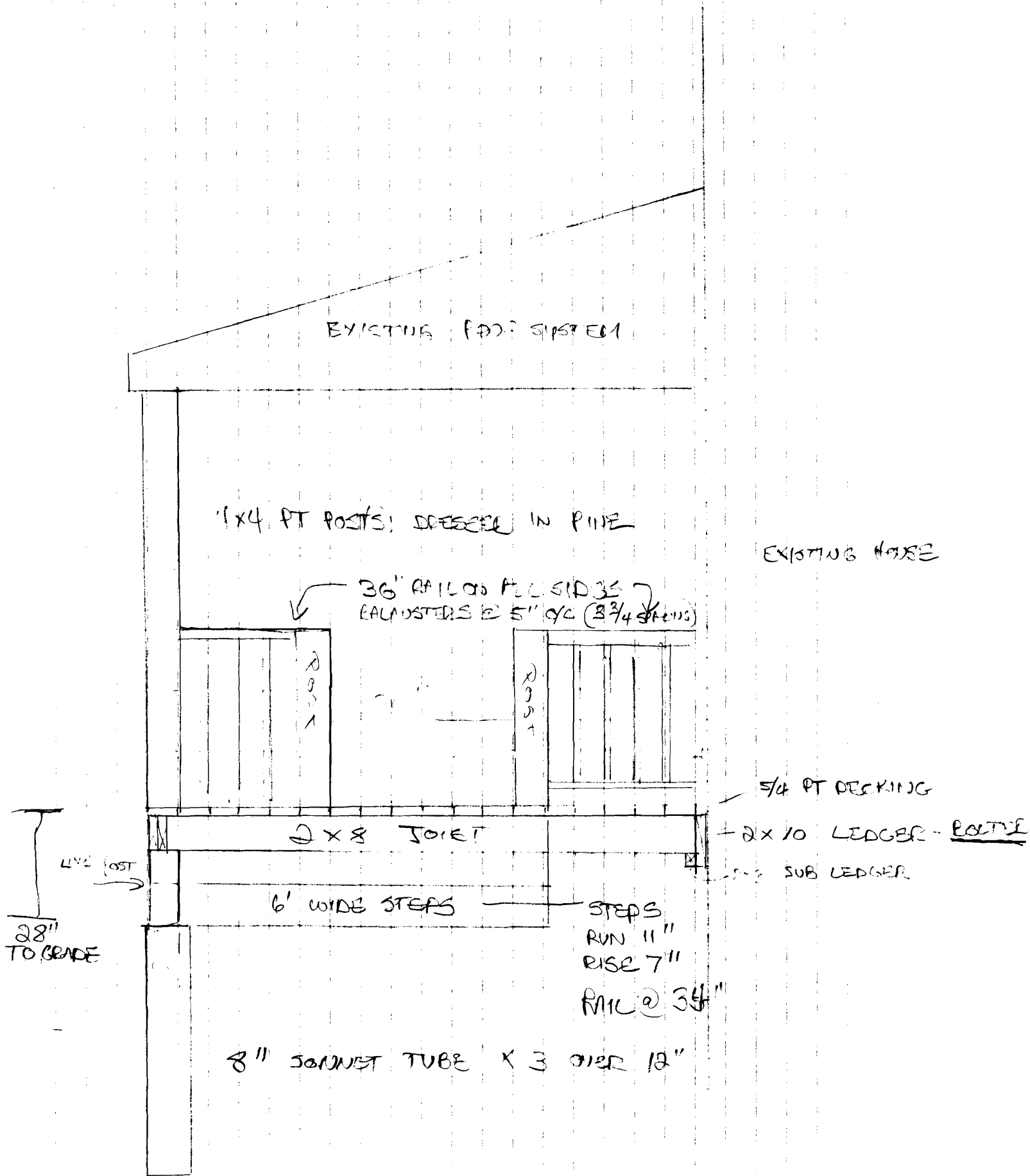
SHEET 289 - C

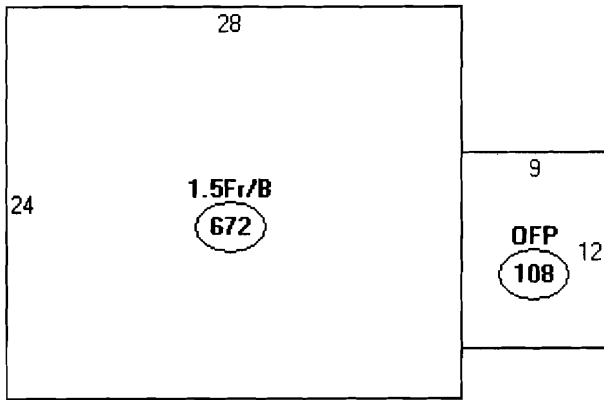


SHEET 133 - B

SEE INSERT

7x12 DECK REFINISHMENT
46 LESNAID





Descriptor/Area

A: 1.5Fr/B
672 sqft

B: OFP
108 sqft