

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JOHN L NORTON

Located At 101 FRANCES ST.

Job ID: 2011-05-935-DRG

CBL: 186 - A - A - 001 - - - -

has permission to build an 18' x 17' freestanding Pergola over existing Patio  
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

05/17/2011

\_\_\_\_\_  
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**

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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. Location/ Setbacks
2. 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  
Penny St. Louis

Job ID: 2011-05-935-DRG

Located At: 101 FRANCES

CBL: 186 - A - A - 001 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**


1. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
2. It is understood that there is a minimum of 8' to the side property line and 25' to the rear property line.

### **Building**

1. Permit is approved based on the plans submitted. Separate review and approval are needed if the roof is sheathed, and or covered.

**hCity of Portland, Maine - Building or Use Permit Application**

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

Job No: <b>2011-05-935-DRG</b>	Date Applied: <b>4/29/2011</b>	CBL: <b>186 - A - A - 001 - 001 - - - -</b>	
Location of Construction: <b>101 FRANCES ST</b>	Owner Name: <b>JOHN L NORTON</b>	Owner Address: <b>101 FRANCES ST PORTLAND, ME - MAINE 04102</b>	Phone: <b>775-0430</b>
Business Name:	Contractor Name: <b>owner</b>	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BLDG - Building</b>	Zone: <b>R-3</b>
Past Use: <b>Single Family</b>	Proposed Use: <b>Same: Single Family - to erect a free-standing pergola over an existing patio</b>	Cost of Work: <b>3000.00</b>	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type:
		Signature:	Signature: 
Proposed Project Description: <b>101 Frances - 17' x18' pergola</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

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**

☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan  
☐ Maj ☐ Min ☐ MM  
Date: *ok with conditions*

**Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied  
Date:

**Historic Preservation**

☒ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ 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





# 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.

tyx ✓

Location/Address of Construction: <u>101 FRANCES ST PORT. ME</u>		
Total Square Footage of Proposed Structure/Area <u>342</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>186</u> Block# <u>AA</u> Lot# <u>001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>JOHN L NORTON JR</u> Address <u>101 FRANCES ST</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>775-0430</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost of Work: \$ <u>2,239</u> C of O Fee: \$ Total Fee: \$ <u>50</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: <u>FREE-STANDING PERGOLA OVER PATIO</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>BUILD A 18' X 17' FREE-STANDING PERGOLA FOR SHADE OVER AN EXISTING PATIO</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>JOHN L NORTON JR</u> Telephone: <u>775-0430</u> Mailing address: <u>101 FRANCES ST PORTLAND, ME</u>		

2526 #

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](http://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.

RECEIVED

Dept. of Building Inspections  
City of Portland

Signature: John L Norton Jr.

Date: 29 APR 11

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

R-3 Zone

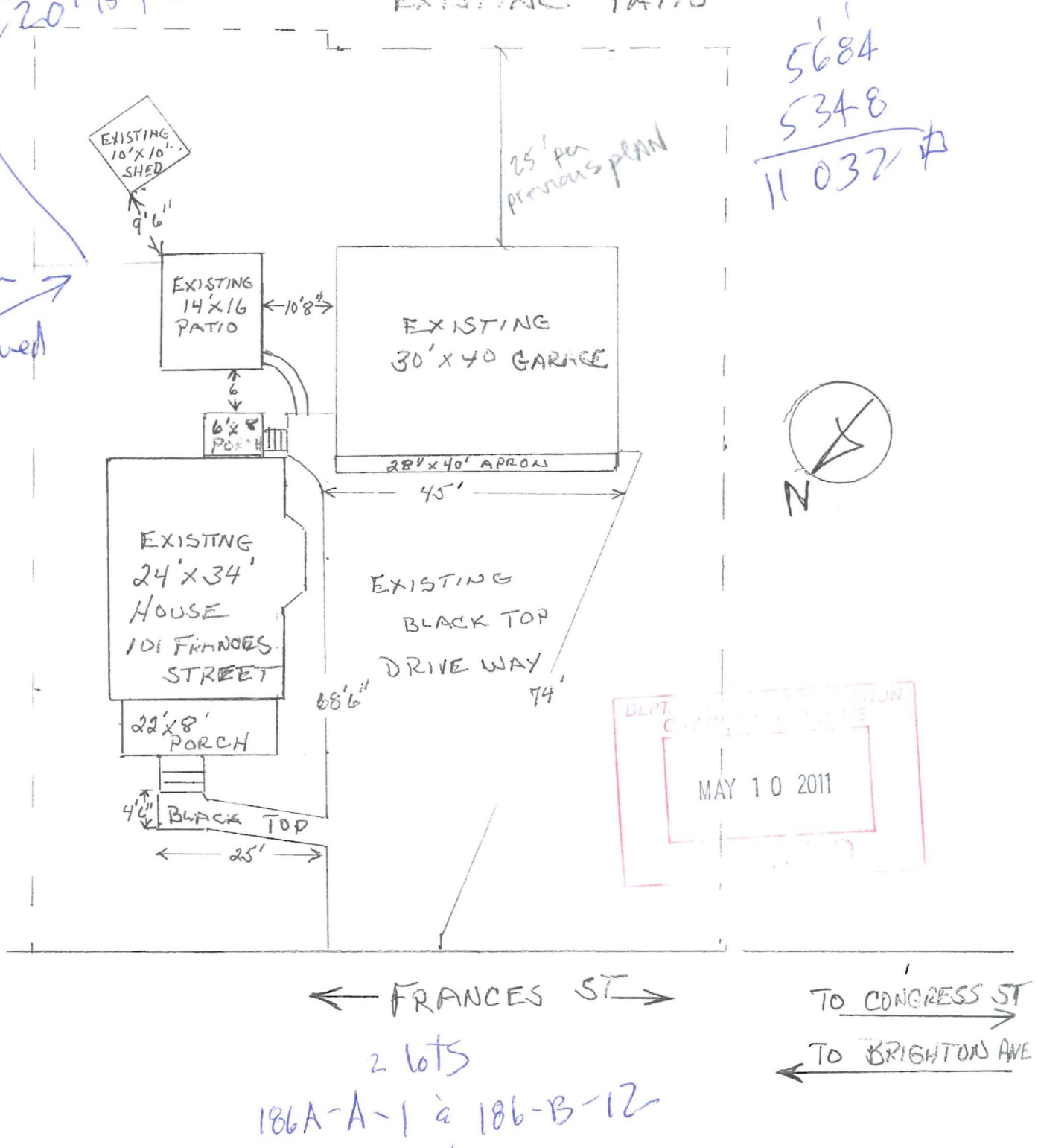
Front: 25' min - 25' + shown  
REAR: 25' min - 25' + shown  
Side: 8' min 8' indicated

PERPOSED PERGOLA  
TO BE BUILT OVER  
EXISTING PATIO

5/10/11 owner stated  
~ 20' is there

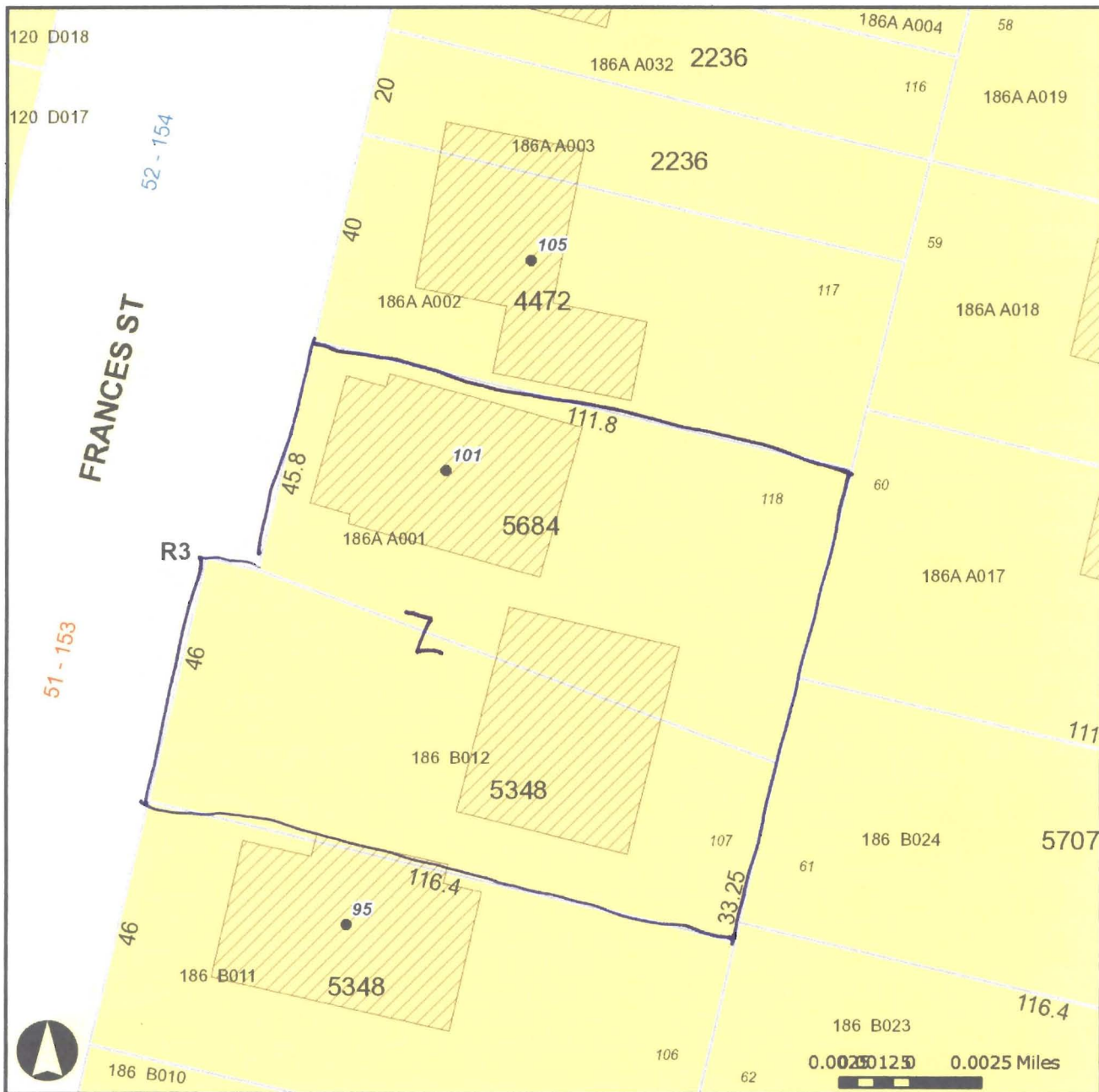
8' min  
Required

5684  
5348  
11032



2 lots  
186A-A-1 & 186-B-12

# Map



Interstate



Streets

Buildings



Parcels

Stream Overlay Zone



Island Zoning



Zoning (continued)

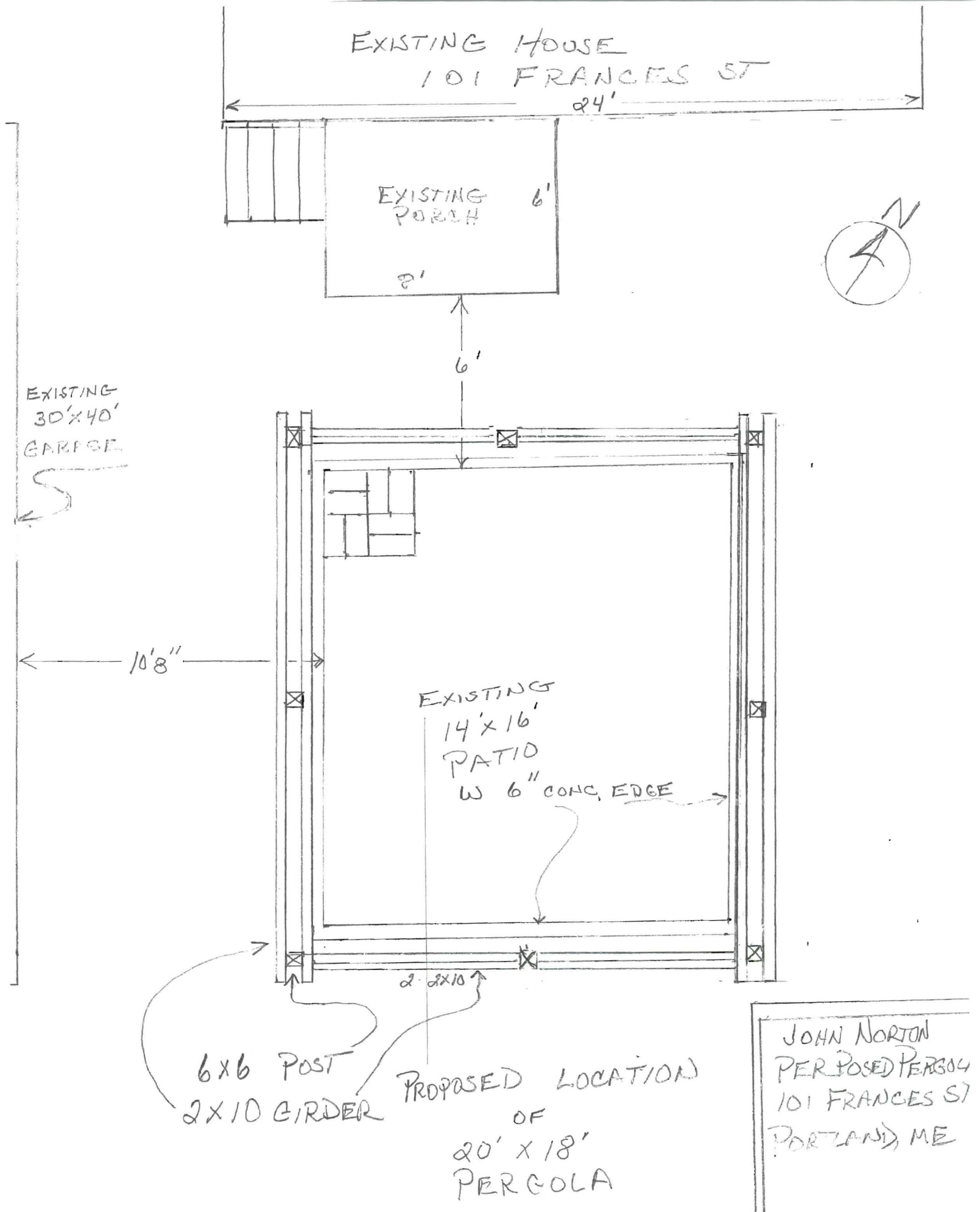


Zoning (continued)



Ocean

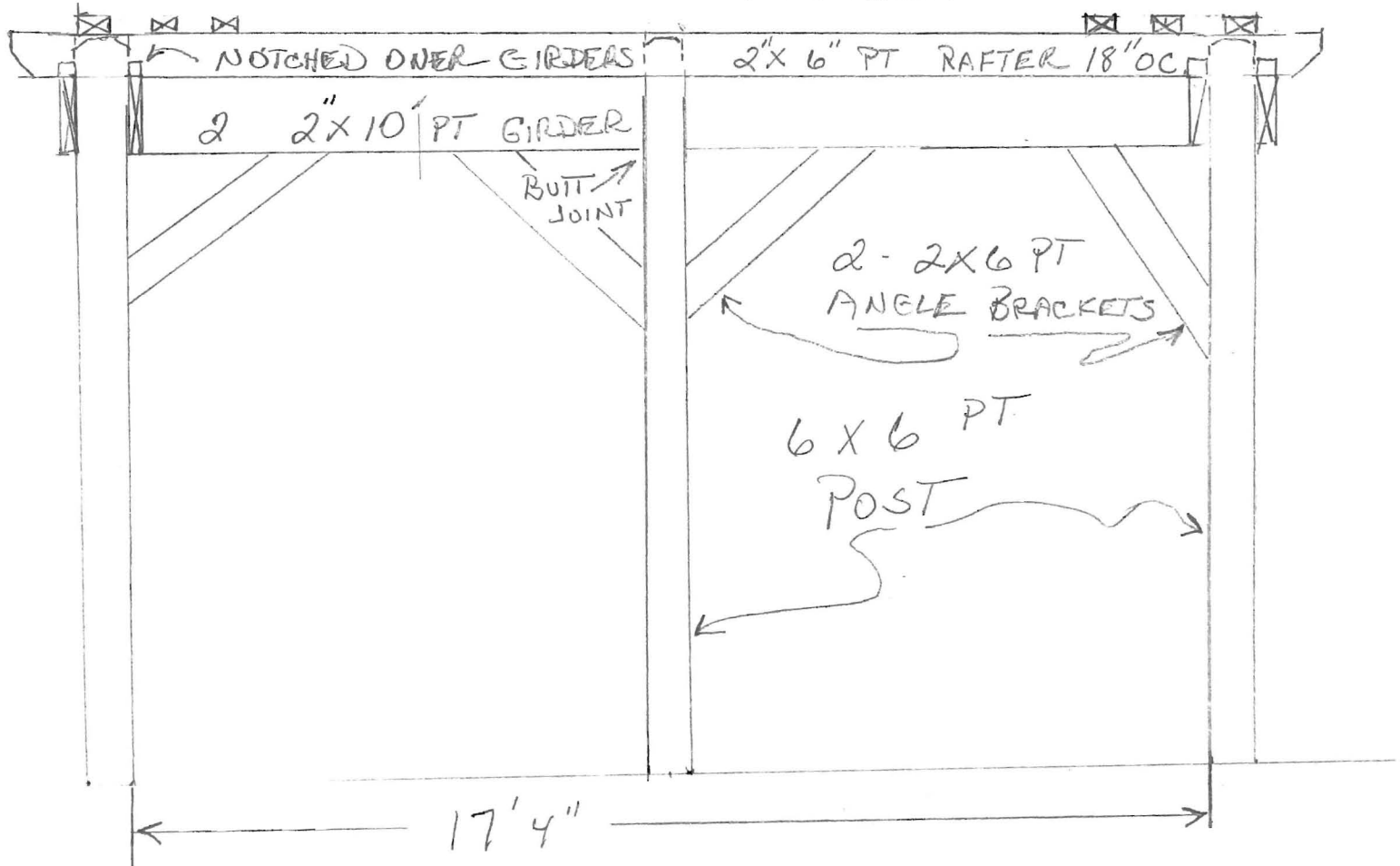






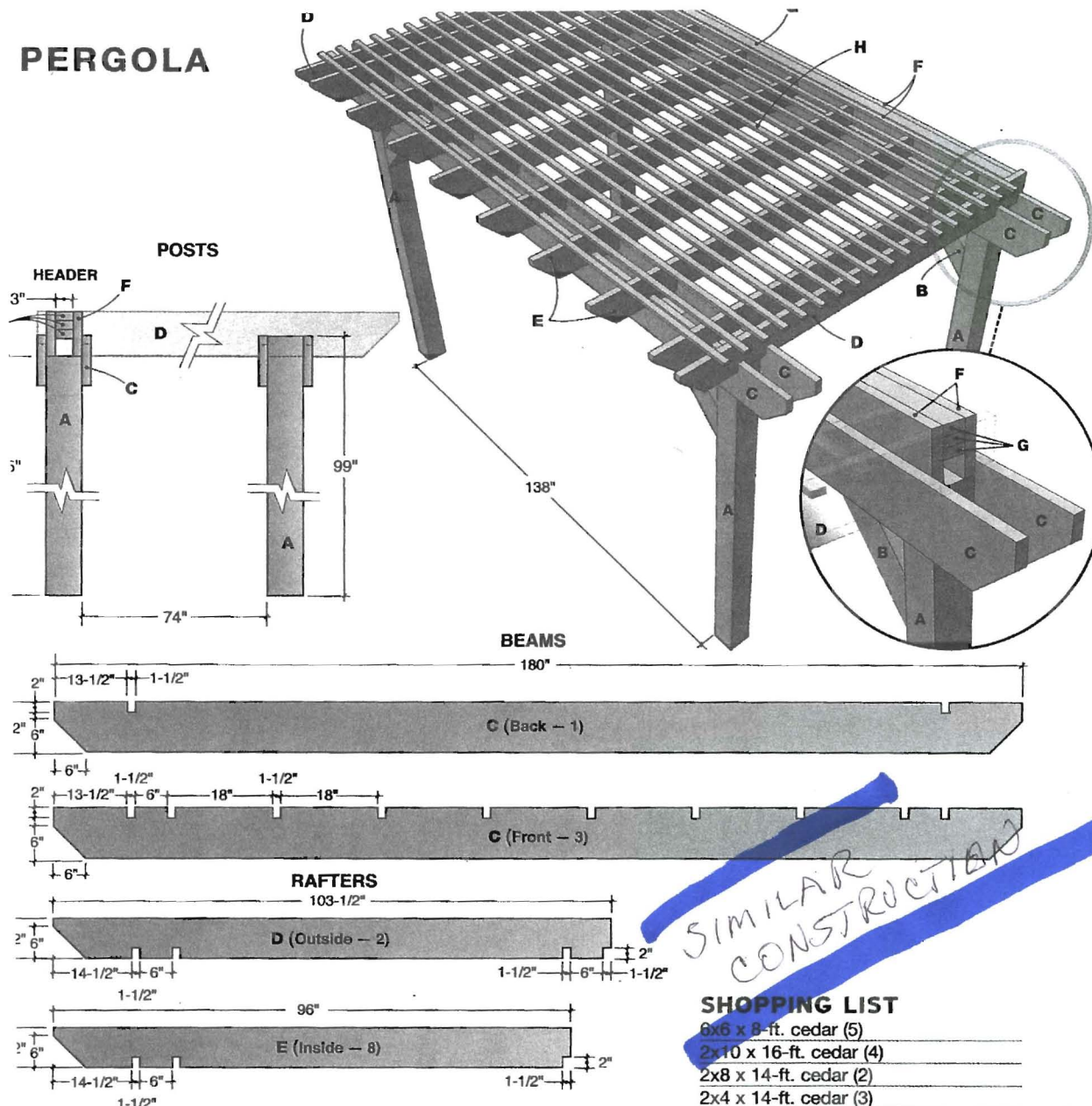
JOHN NORTON  
PERPOSED PERGOLA  
101 FRANCES ST  
PORTLAND, ME

2x4 PT CROSS BRACE  
12" OC LAID FLAT  
ACROSS ENTIRE PERGOLA



PERPOSED PERGOLA  
END VIEW

# PERGOLA



## CUTTING LIST

KEY	NO.	DESCRIPTION	SIZE
A	4	Posts	6x6 x 8 ft.
B	4	Angled brackets	6x6 x 28 in.
C	4	Beams	2x10 x 180 in.
D	2	Outside rafters	2x8 x 103-1/2 in.
E	8	Inside rafters	2x8 x 8 ft.
F	2	Headers	2x8 x 150 in.
G	3	Header blocking	1-1/2 x 3 in. x 150 in.
H	18	Top slats (optional)	1x2 x 160 in.

## SHOPPING LIST

6x6 x 8-ft. cedar (5)
2x10 x 16-ft. cedar (4)
2x8 x 14-ft. cedar (2)
2x4 x 14-ft. cedar (3)
2x8 x 10-ft. cedar (2)
2x8 x 8-ft. cedar (8)
1x2 x 14-ft. cedar (18; optional)
1/2 x 8-in. lag screws (8)
10-in. lag screws (8)
3/8 x 5-in. lag screws (24)
3-in. deck screws
1-1/2-in. galvanized
narrow-crown staples or
1-5/8-in. deck screws

secure them to their footings (adding temporary braces if needed).

To help support the first beam while you're installing it, clamp a 2x4 to the front face of each porch post, approximately 13 in. from the ceiling (photo 4, p. 32). Rest the beam on

top of the 2x4 supports and adjust its position up or down by moving the clamped 2x4s until the beam is level at 3-1/2-in. from the ceiling. Be sure that the posts are plumb as you drive 5-in. lag screws (two at each end) to attach the beam to the posts.

Set the two outer posts on their footings and use a long level and a 2x4 (or a laser level) to verify that the tops are level with each other and that they are even with the top edge of the installed beam. (You're going to need a helper.) Trim the posts as needed.

CAR  
THE  
IS N  
EAS  
CAR  
OUR

Try our easy-2-handle  
the soft water, and you

visit [diamondcryst.com](http://diamondcryst.com)

For illustration purposes only.

JOHN NORTON  
PERPOSED PERGOLA  
101 FRANCES ST  
PORTLAND, ME

TYPICAL  
POST

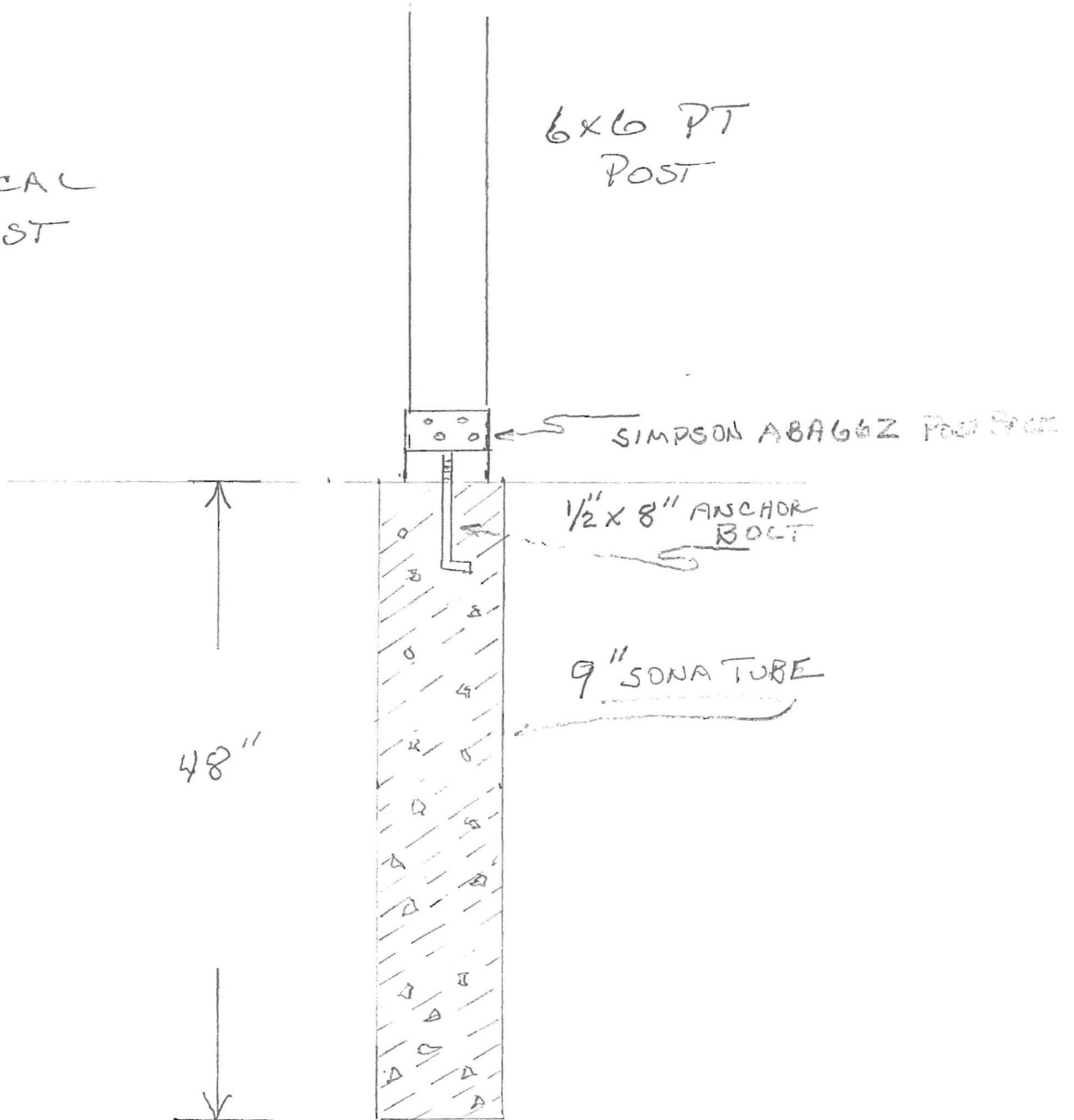
6x6 PT  
POST

SIMPSON ABAG6Z POST BRACKET

1/2" x 8" ANCHOR  
BOLT

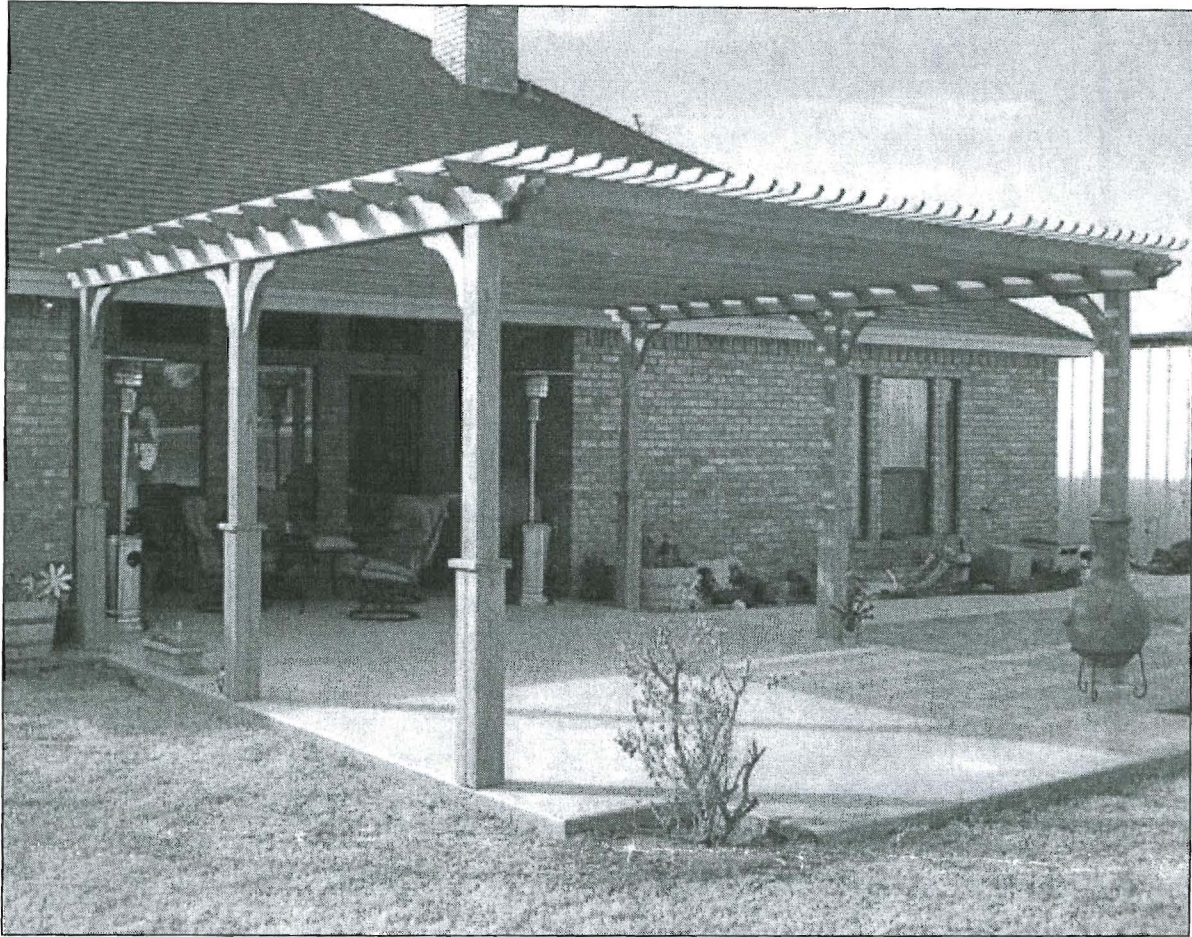
9" SONA TUBE

48"





Treated Pine 2-Beam Pergola

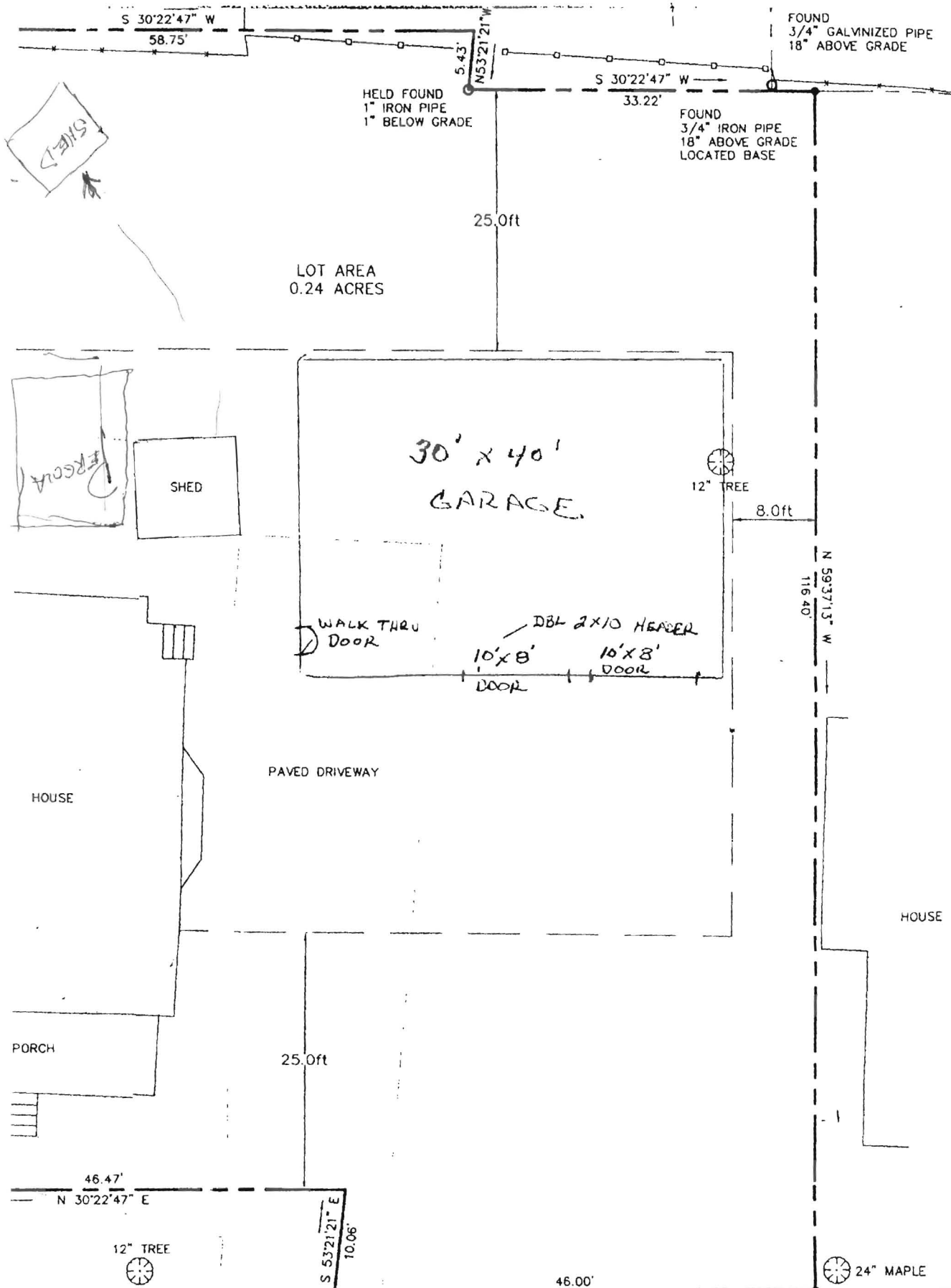


16' x 16' Treated Pine 2-Beam Pergola with optional 36" tall post bases, top runner spacing of 6" on center, and customer's stain/sealer

[Print](#) [Close](#)

SIMILAR CONSTRUCTION





JOHN NORTON  
PERPOSED PERGOLA  
101 FRANKLIN ST  
PORTLAND, ME

2 X 6 PT RAFTER  
18" ON CENTER  
6" OVER HANG  
NOTCHED OVER GIRDERS

2 X 4 PT CROSS BRAC  
18" ON CENTER  
LAIN FLAT

