

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 061719

PERMIT ISSUED
DEC 13 2006

This is to certify that STREET TRACY /john Nelson

has permission to Build a one story entrance porch

AT 188 BOLTON ST

186A.D01600

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is used or service is closed-in. 4
YOUR 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. Craig Carr 11-29-06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
12/12/06
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:	06-1719	Issue Date:	DEC 13	BL:	186A D016001
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Location of Construction: 188 BOLTON ST	Owner Name: STREET TRACY	Owner Address: 188 BOLTON ST	Phone:
Business Name:	Contractor Name: John Nelson	Contractor Address: 52 Thompson St Portland	Phone: 207-7993929
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Residential 3 unit	Proposed Use: Residential 3 unit. Build a one story entrance porch	Permit Fee: \$40.00	Cost of Work: \$1,800.00	CEO District: 3
legalize: 3 unit (permicrofile)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Temp. stairs while occupied		INSPECTION: Use Group: R-2 Type: SB IBC 2003 Signature: [Signature]
Proposed Project Description: Build a one story entrance porch		Signature: Greg Carr 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: dmartin	Date Applied For: 11/28/2006	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 information may invalidate a building permit and stop all work..	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"/> Date: 11/30/06 ABM	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 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: ABM	

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: 06-1719	Date Applied For: 11/28/2006	CBL: 186A D016001
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Location of Construction: 188 BOLTON ST	Owner Name: STREET TRACY	Owner Address: 188 BOLTON ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Residential 3 unit. Build a one story entrance porch	Proposed Project Description: Build a one story entrance porch
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/30/2006

Note: New entry porch will be built within the existing foot print of the existing one. **Ok to Issue:**

- 1) This permit is being issued with the understanding that the new entry porch will be within the footprint of the existing one.
- 2) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 12/12/2006

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 11/29/2006

Note: **Ok to Issue:**

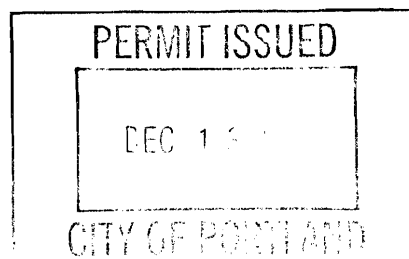
- 1) Temporary steps to be used while building is occupied.

Comments:

11/28/2006-amachado: Left message for Theresa Mattor, architect. The entry porch does not meet lot coverage. I need to know what was there before -what is he footprint is of the exisitng entry?

11/29/2006-amachado: Spoke to Theresa Mattor. The footprint of the new entry porch can't exceed the square footage of the existng one since the lot is legally nonconforming as far as lot coverage goes. She will submit new plans that meet this requirement. It may be that she just rebuilds it within the existing footprint.

12/8/2006-dmartin: Landscape architech called and said the contractor on permit application is no longer doing the job, she will call us with the name of a new contractor when one is hired.

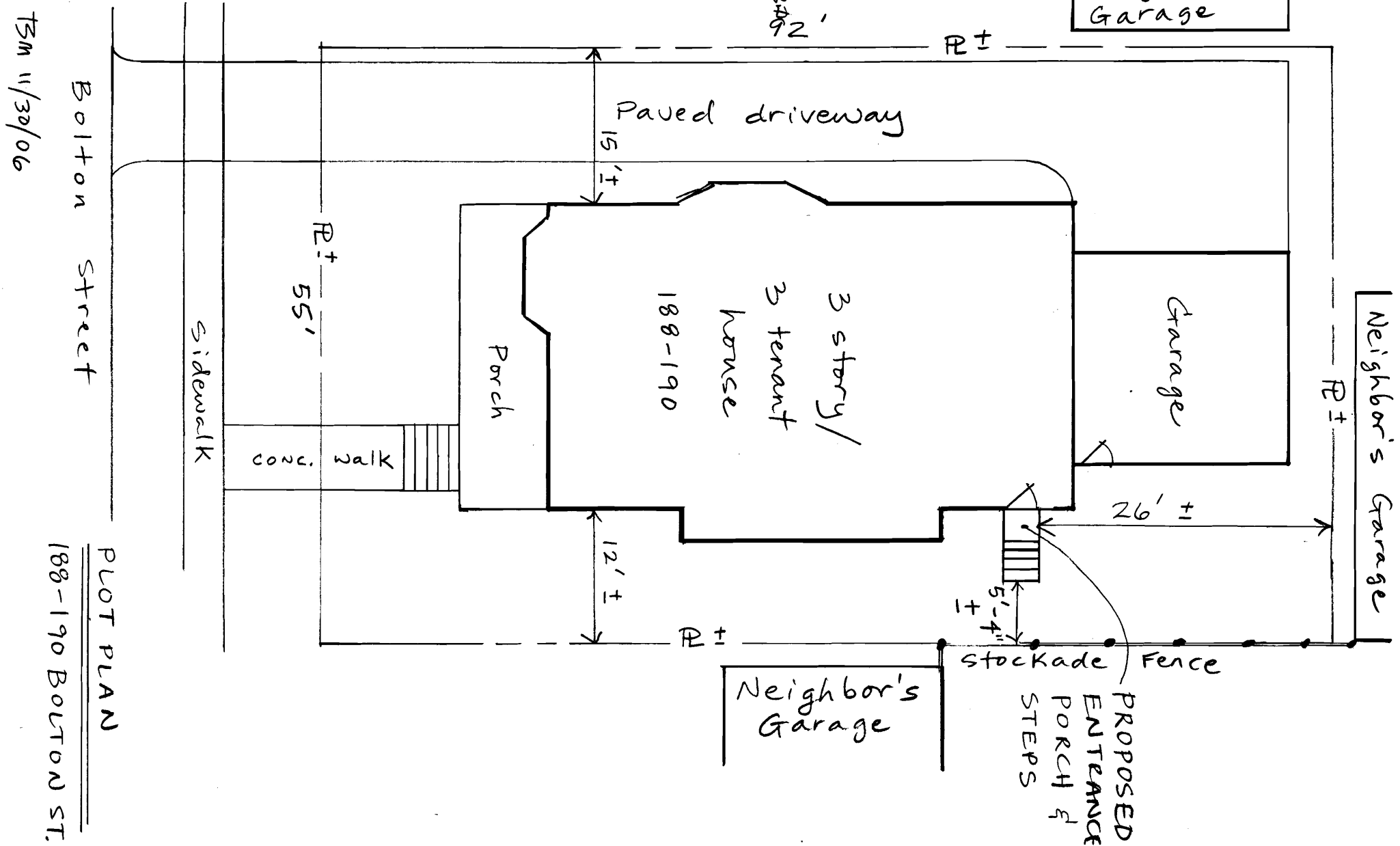


THERESA MATTOR
 LANDSCAPE ARCHITECT
 ME#2826

28 Ivy Lane, Hollis, ME 04042
 207-727-5059
 ivylane@sacoriver.net

R3
~~Street setback~~
 lot size 5298
 lot coverage - 185m, 3206
 shehana - 2068
 can only
 replace area with
 existing footprint.

TSM 11/30/06



188-190 BOLTON ST.
PLOT PLAN



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>188-190 Bolton St.</u>		
Total Square Footage of Proposed Structure <u>46 SF ±</u>		Square Footage of Lot <u>5,060</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Tracy Street</u>	Telephone: <u>772-2094</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Theresa Mattor, L.A.</u> <u>28 Ivy Lane</u> <u>Hollis, ME 04042</u> <u>727-5059</u>	Cost Of Work: \$ <u>1,800</u> Fee: \$ <u>40</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>3 unit</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u>		
Project description: <u>Build a one-sto 188 Bolton</u>		
Contractor's name, address & telephone: Who should we contact when the permit is issued: Mailing address: <u>52 Thompson St.</u> <u>South Portland ME</u> <u>04106</u>		<u>Applicant - Call when Ready</u> <u>727-5059</u> <u>Theresa</u> <u>Mattor</u> <u>06</u> <u>d 04106</u>

Please submit all of the information Failure to do so will result in the aut

In order to be sure the City fully understands th request additional information prior to the issu www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

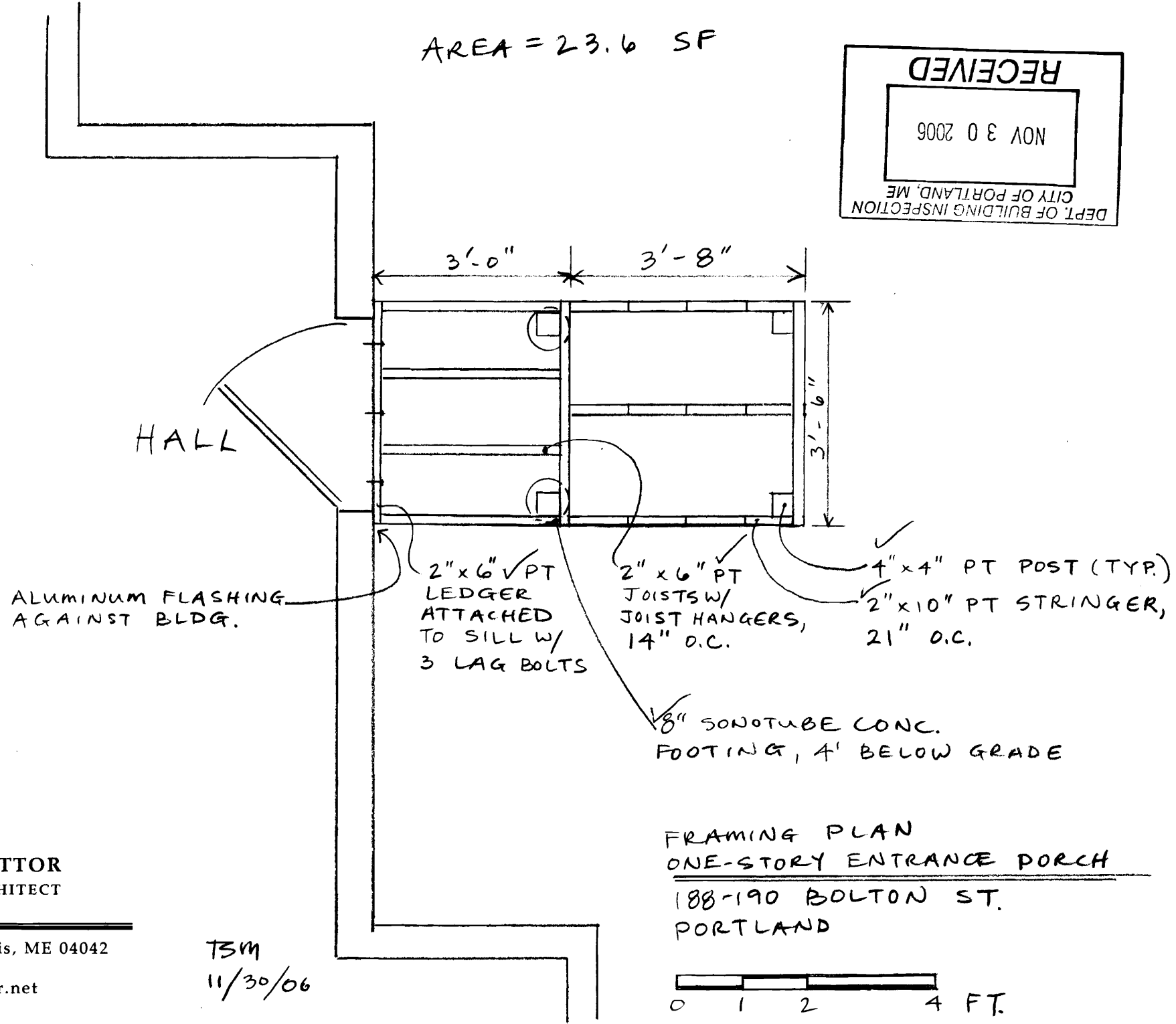
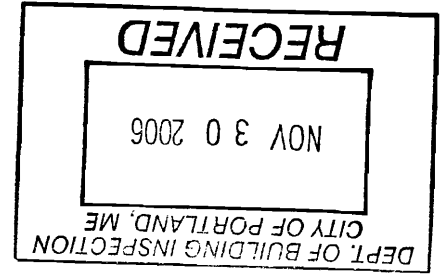
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: <u>Theresa Mattor</u>	Date: <u>11/28/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

✓ #1357

AREA = 23.6 SF



ALUMINUM FLASHING AGAINST BLDG.

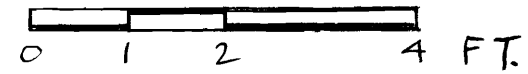
2" x 6" VPT LEDGER ATTACHED TO SILL W/ 3 LAG BOLTS

2" x 6" PT JOISTS W/ JOIST HANGERS, 14" O.C.

4" x 4" PT POST (TYP.)
2" x 10" PT STRINGER, 21" O.C.

8" SONOTUBE CONC. FOOTING, 4' BELOW GRADE

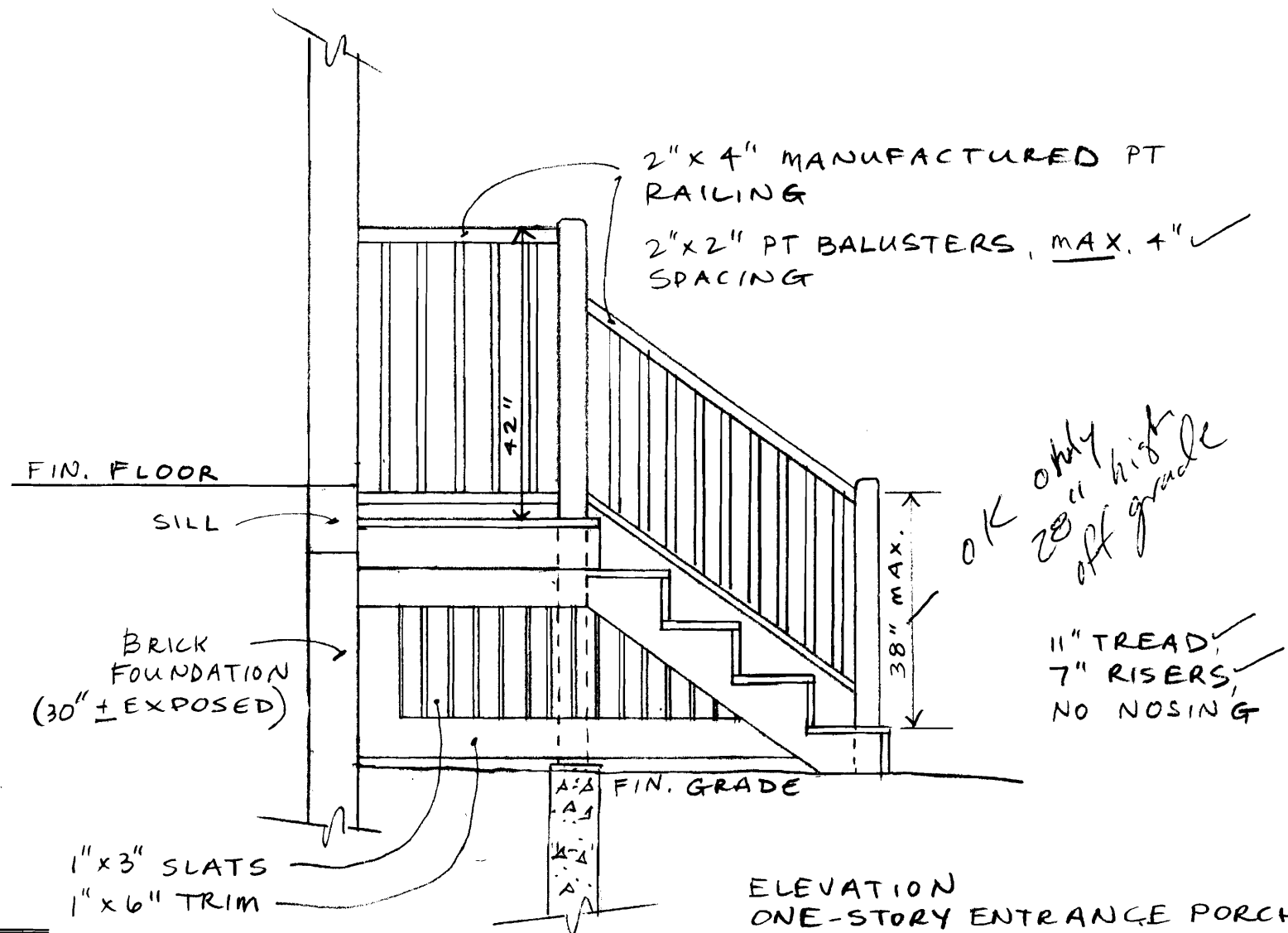
FRAMING PLAN
ONE-STORY ENTRANCE PORCH
188-190 BOLTON ST.
PORTLAND



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LANDSCAPE ARCHITECT
ME #2826

28 Ivy Lane, Hollis, ME 04042
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TSM
11/30/06



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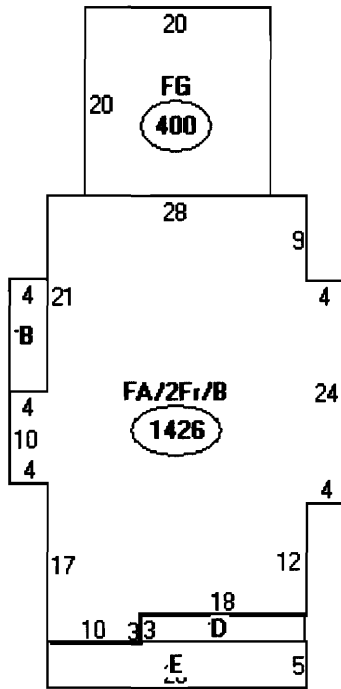
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TSM
 11/30/06

ELEVATION
ONE-STORY ENTRANCE PORCH
 188-190 BOLTON ST.
 PORTLAND







Descriptor/Area

A: FA/2F1/B
1426 sqft

B: FA
48 sqft

C: FG
400 sqft

D: OFP
54 sqft

E: OFP
140 sqft

2068

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.**

~~CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

12.13.06
Date

CBL: 16-A-D16 Building Permit #: 061719