

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 02-0821	Issue Date: 2 5	CBL: 195 B013001
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Location of Construction: 56 Riverview St	Owner Name: Chason Michele L	Owner Address: 56 Riverview St	Phone: 207-775-3932
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone:

Past Use: single family	Proposed Use: single family - repair 6' x 22' front porch	Permit Fee: \$30.00	Cost of Work: \$800.00	CEO District: 3
Proposed Project Description: repair 6' x 22' front porch		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOCA 99</i> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>NA</i> Date:		

Permit Taken By: tm	Date Applied For: 07/25/2002	Zoning Approval	
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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 checked="" type="checkbox"/> Shoreland <i>Within 250' of Shoreland</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Well OVER 75' from High water mark</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Panel 12 ZONE X Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/26/02</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:	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>7/26/02</i>
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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 _____

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>56 Riverview Street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>195</u> Block# <u>B</u> Lot# <u>13</u>	Owner: <u>Michele Chason</u>	Telephone: <u>791-6254 (DAY)</u> <u>775-3932 (NIGHT)</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>800.00</u> Fee: \$ <u>430.00</u>
Current use: <u>Residential / single family</u> If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____ Proposed use: <u>6'x22' Front Porch -</u> Project description: <u>Repairing Posts + floor joist.</u>		
Contractor's name, address & telephone: _____ Who should we contact when the permit is ready: <u>Michele Chason</u> Mailing address: <u>56 Riverview St.</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>Michele Chason</u>	Date: <u>7-24-02</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

SINGLE FAMILY ADDITIONS AND ALTERATIONS

Your submissions must include the following to be accepted as a complete application:

- 1 copy of the deed if you have owned the property less than 365 days
- 1 copy of a legible site/plot plan
- 1 copy of the building/construction plan
- If your plans are larger than 11" x 17" we will need one copy on paper no larger than 11" x 17" of all submissions. We cannot accept applications without the reduced submission. Electronic plans may be submitted in place of the 11" x 17" copies.

If you are doing an exact replacement of a deck, stairs or shed it will still require a plot plan, showing all setbacks from property lines to finished construction.

~~7~~ PLOT PLAN INCLUDES THE FOLLOWING:

- A neat legible scaled plot plan must be submitted. This plan must show all setbacks from all property lines from finished construction. This will include all existing buildings with dimensions. The plan must show all proposed additions/alterations/accessory structures with dimensions. If the property has any easements, please scale them into your plot plan, along with parking areas and driveways with dimensions.
- The proposed construction measurements must be staked out for a site plan visit to confirm measurements on the plot plan. This includes all property pins in relation to proposed construction.

~~8~~ A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Stair and handrail details (Interior & exterior)
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

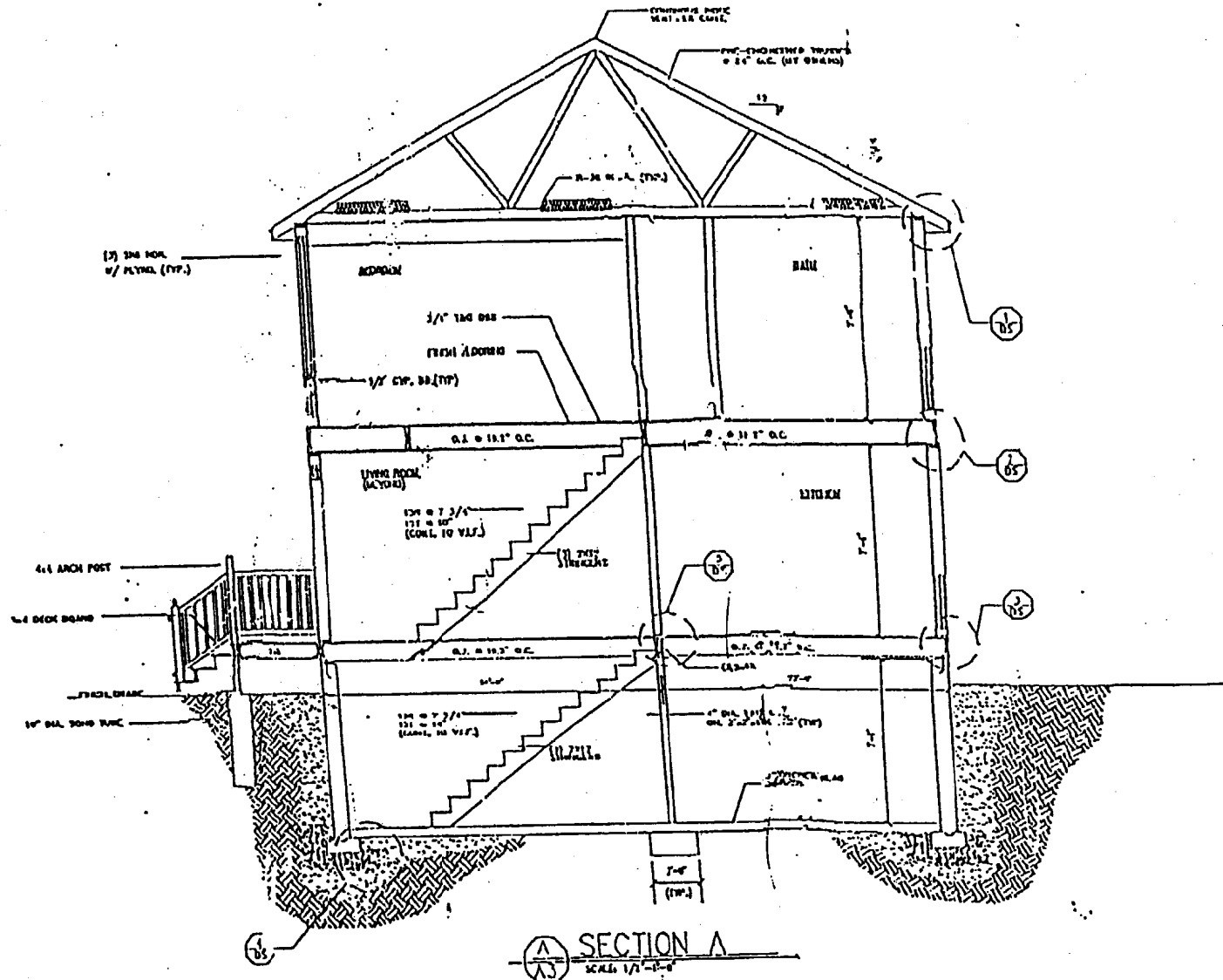
The cost of construction is as follows:

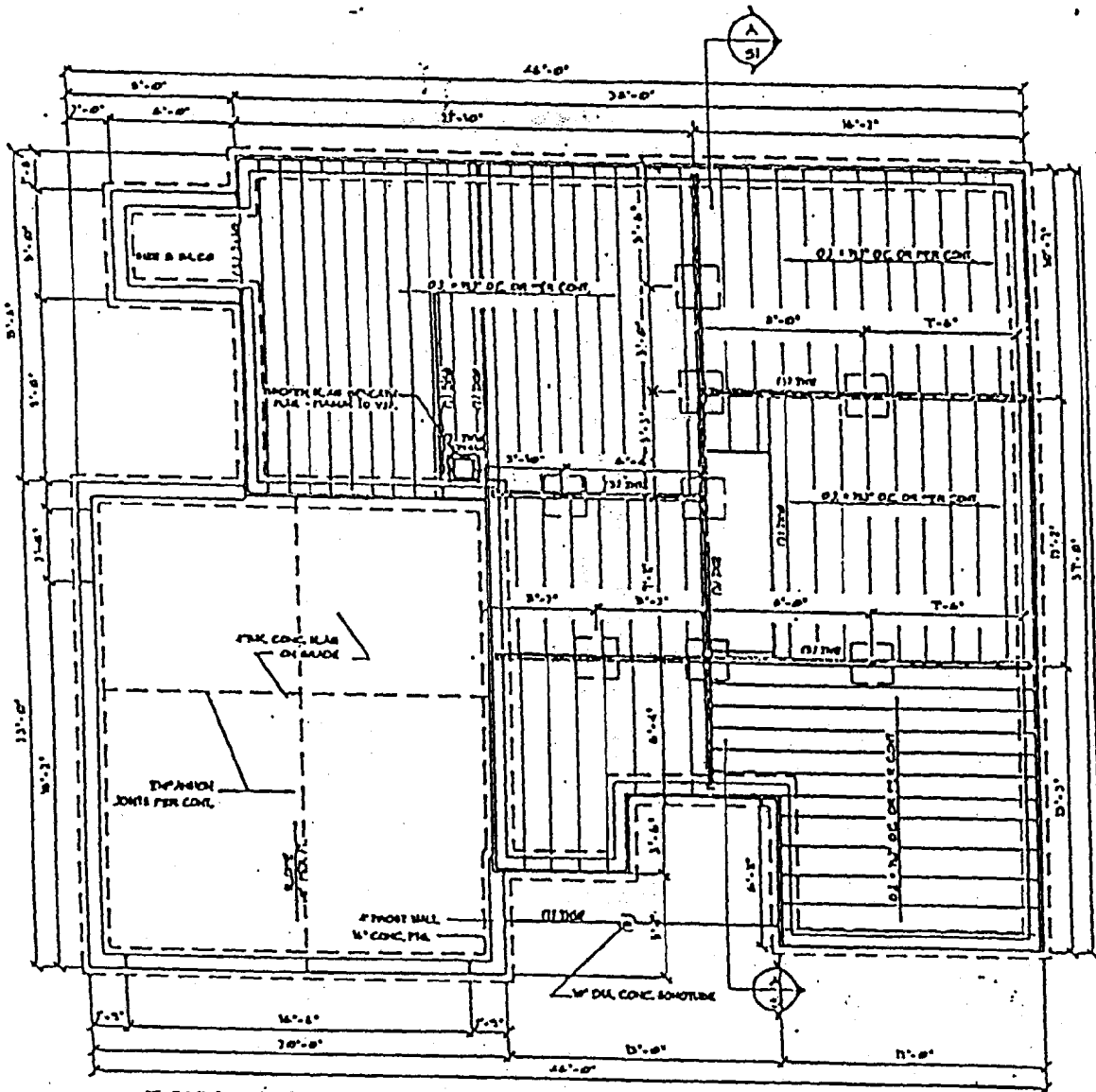
Basic permit fee: \$30.00

The first \$1,000.00 worth of construction is covered in the \$30.00 base fee

Every additional \$1,000.00 will cost \$7.00

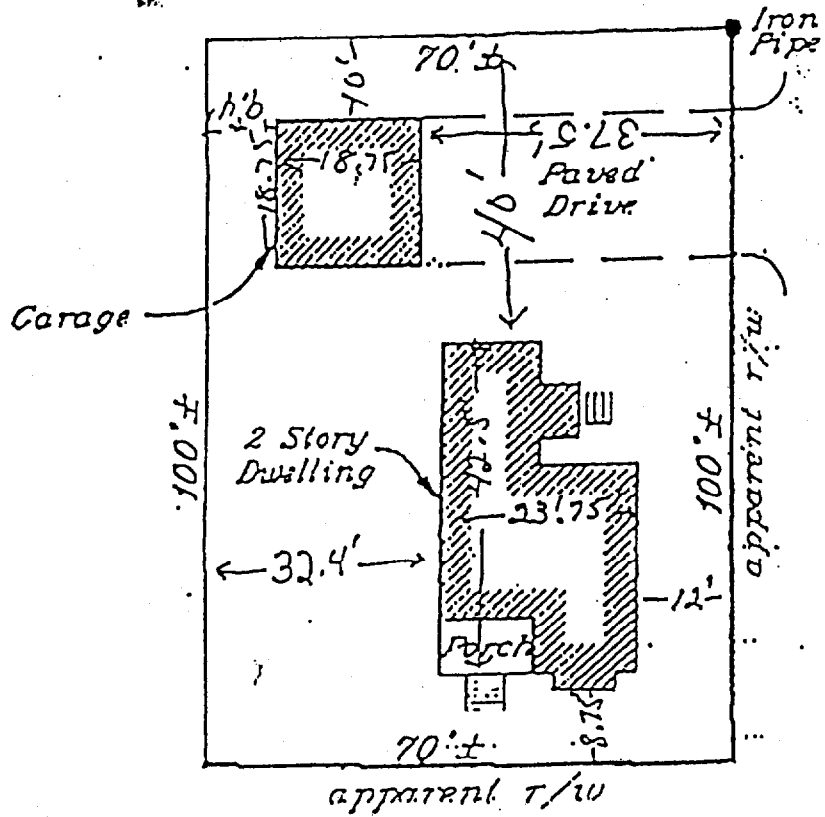
If a Certificate of Occupancy is needed, it must be issued and paid for before the structure may be occupied. The fee is \$75.00





FOUNDATION PLAN

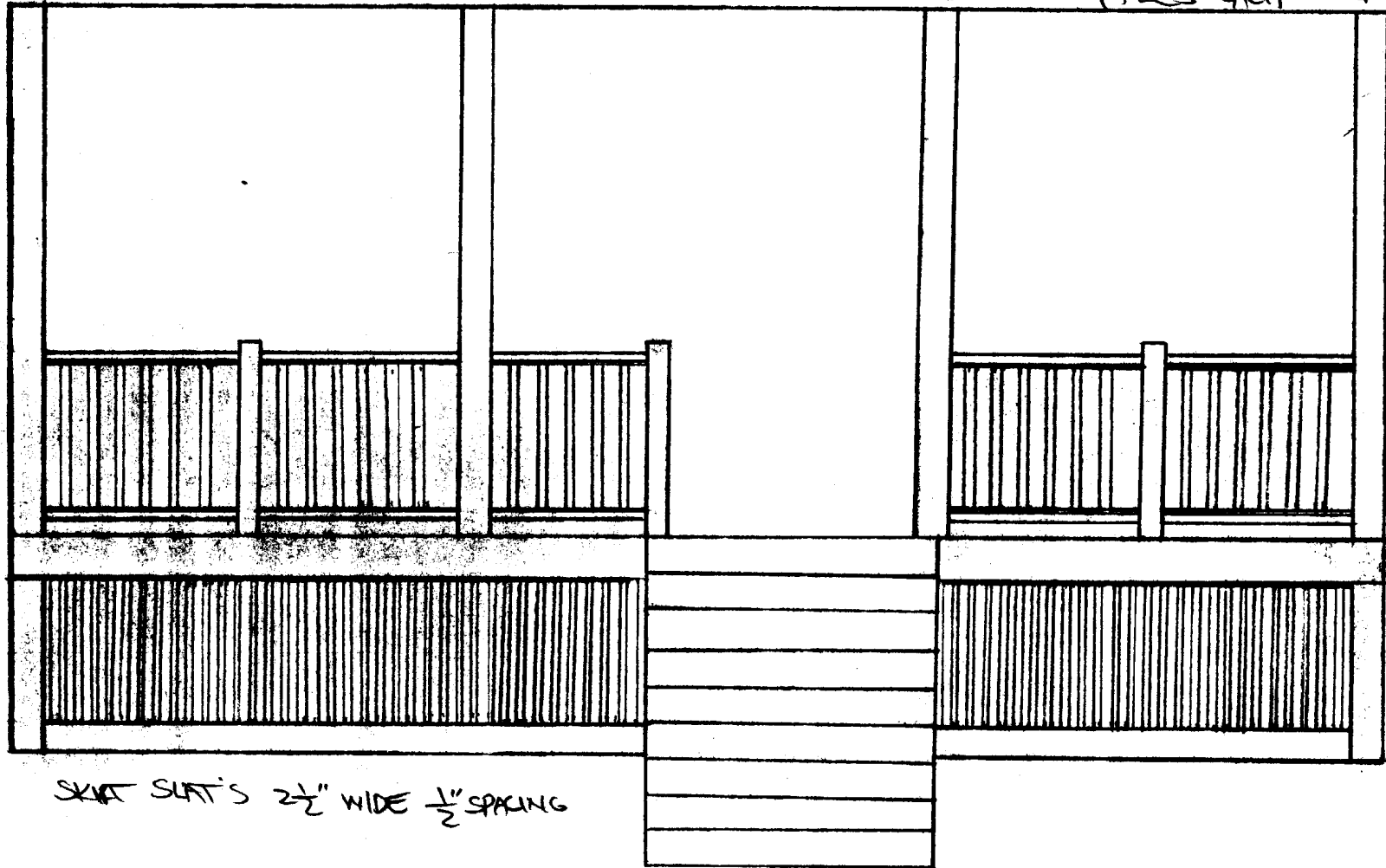
SCALE: 1/4" = 1'-0"



Lot Front

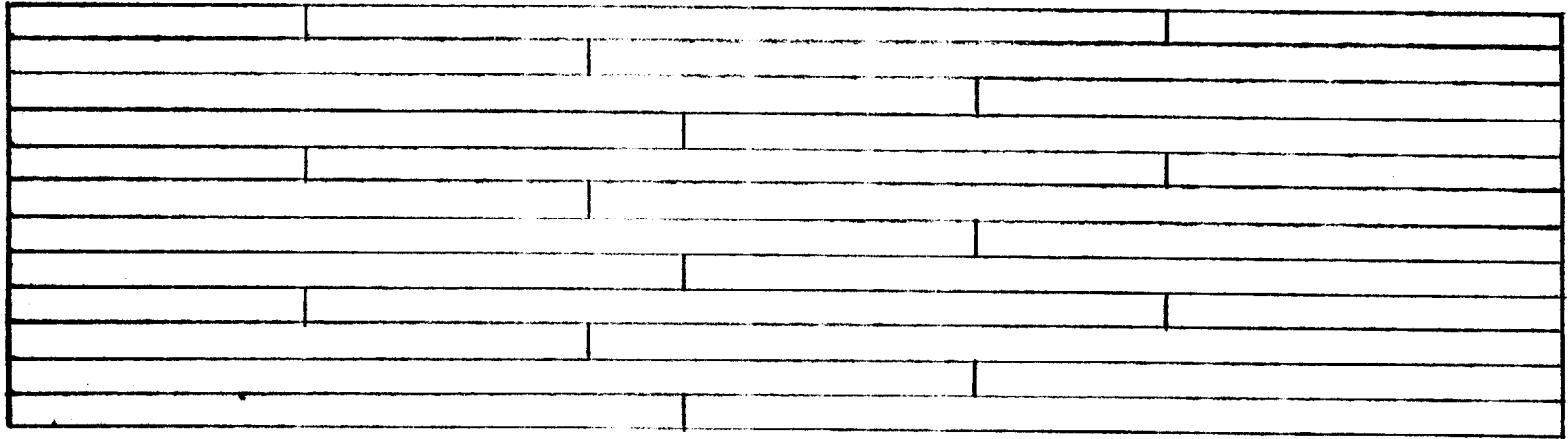
6"X6"X12' PT
MAIN POST'S
8"X4' FOOTING
4 PLCS EACH
↓

7' ON CENTER
4 PLC'S EACH
↙ ↘

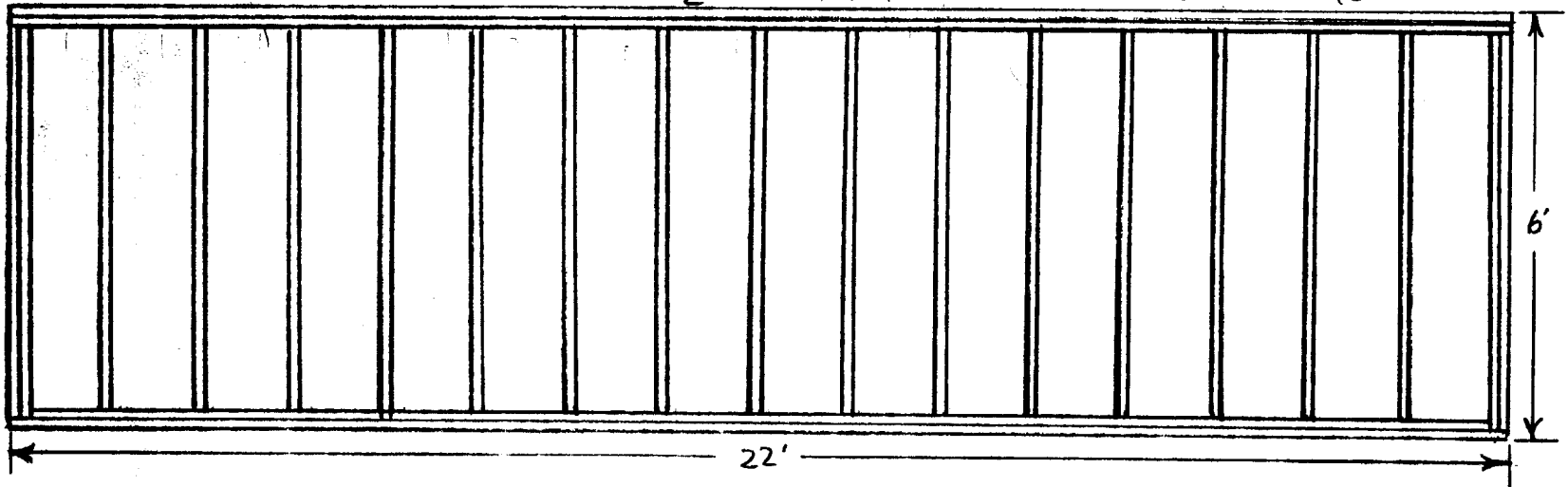


SKIRT SLAT'S 2 1/2" WIDE 1/2" SPACING

FRONT PORCH MICHELE CHASON	
JULY-14-2002	SCALE: 3/8" = 1'



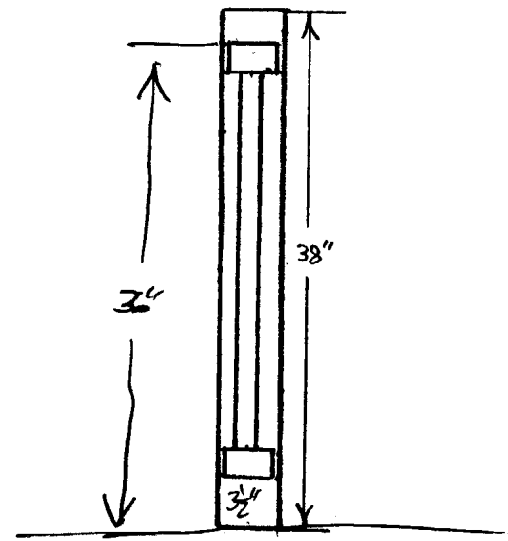
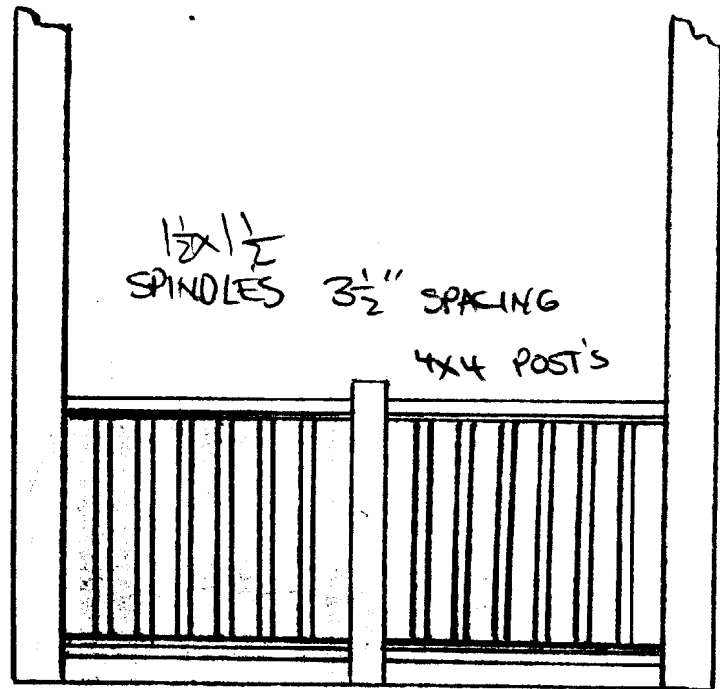
2"x8" NEW LEDGER $\frac{1}{2}$ " GAP FOR RAIN LAGED 2PLUS EVERY 16"



2"x8" PRESSURE TREATED FRAMING
16" ON CENTER, DOUBLED PARAMETER JOIST'S

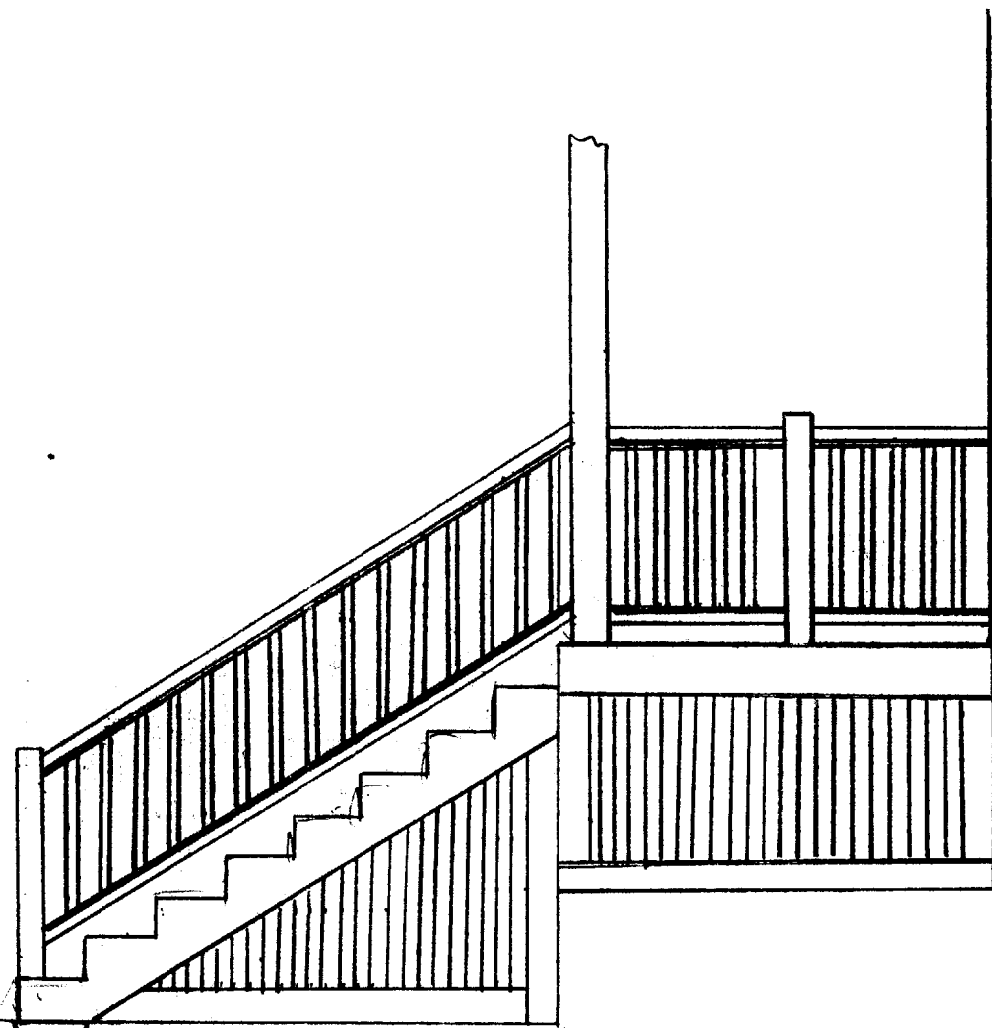
FRONT PORCH MICHELE CHASON	
JULY-14-2002	SCALE: $\frac{3}{8}$ " = 1'

TYPICAL RAIL SECTION:



RAIL + SPINDLE DETAIL
SCALE: 1" = 1'

FRONT PORCH MICHELE CHASON	
JULY 14 - 2002	SCALE: 1/2" = 1'



~~REMOVE~~

CEMENT SLAB RISE 7" TOTAL RISE 63"
RUN 11 1/2" TOTAL RUN 7'9"

FRONT PORCH MICHELE CHASON	
JULY-14-2002	SCALE: 3/8" = 1'

MAP 195
BLOCK D LOT 13

HOUSE

PORCH 22' x 6'



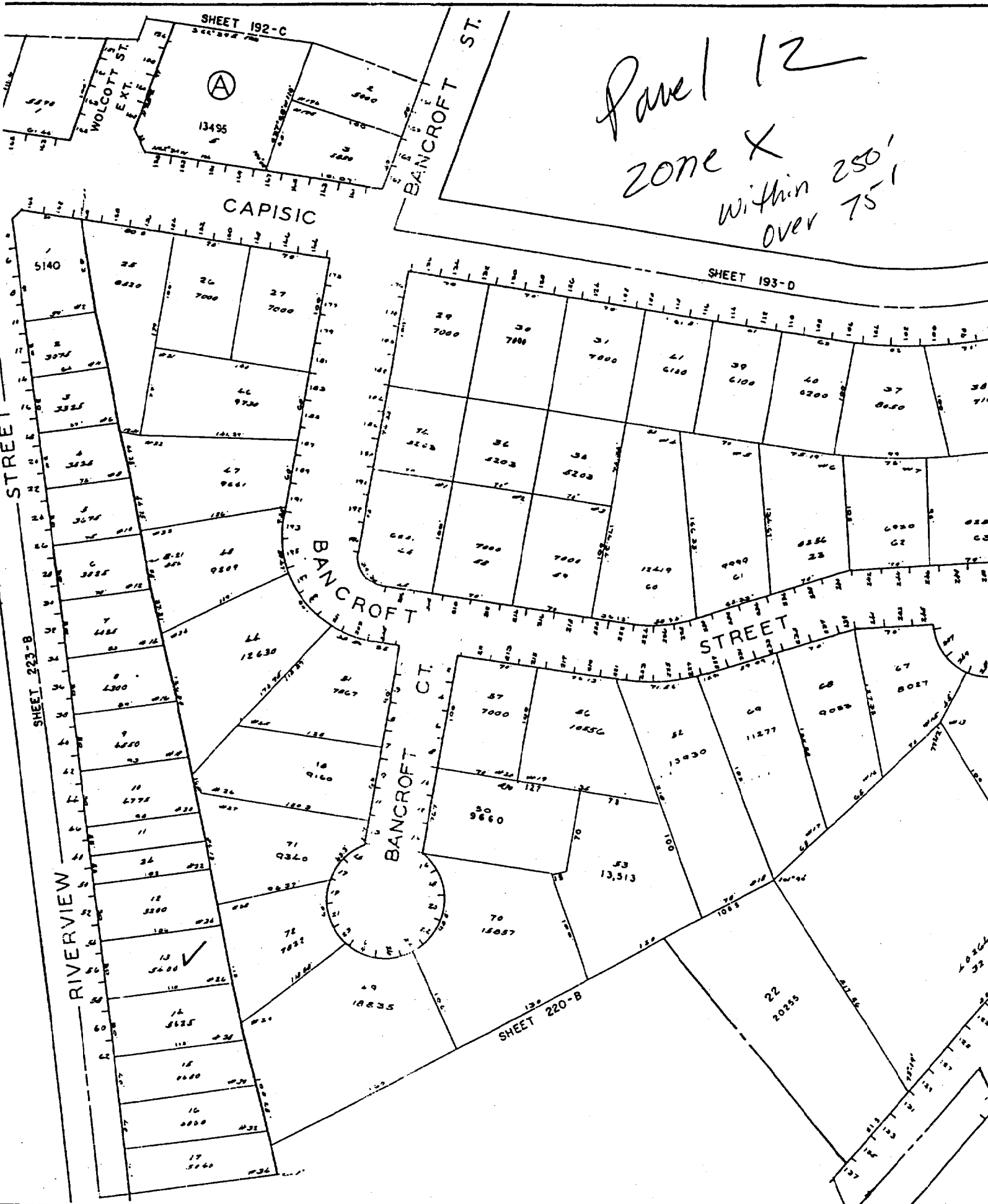
21' TO CURBING

25'

DRIVEWAY

RIVERVIEW STREET

15'



Panel 12
zone X
within 250'
over 75'

SHEET 192-C
13495
A

SHEET 193-D
29 7000
30 7000
31 7000
32 6100
33 6100
34 6200
35 6200
36 7000
37 6050
38 7100
39 6100
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SHEET 223-B
RIVERVIEW STREET
1 5140
2 3070
3 3325
4 3325
5 3070
6 3070
7 4187
8 4300
9 4850
10 4770
11
12 5200
13 5400 ✓
14 5625
15 6000
16 6000
17 5140

SHEET 220-B
BANCROFT CT.
18 9160
19 18335
20 9860
21 7867
22 20255
23 13513
24 7000
25 10850
26 15030
27 7000
28 15087
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