

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 060472
APR 19 2006

CITY OF PORTLAND

This is to certify that Norris Jeffrey C &/David H es

has permission to Build new 9' x 15' 5" screen ch.

AT 45 Garrison St

212 B001001

provided that the person or persons form or tion accepting this permit shall comply with all of the provisions of the Statutes of line and of the ances 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 procured before this building or part thereof is laid or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

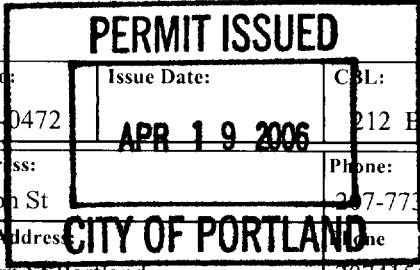
- Fire Dept. _____
- Health Dept _____
- Appeal Board _____
- Other _____
Department Name

Jeanne Bouke 4/14/06
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: 06-0472	Issue Date: APR 19 2006	CBL: 212 E001001
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Location of Construction: 45 Garrison St	Owner Name: Norris Jeffrey C &	Owner Address: 45 Garrison St	Phone: 207-775-1679
Business Name: n/a	Contractor Name: David Holmes	Contractor Address: 467 Auburn St Portland	Phone: 2074156682
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R2

Past Use: Single Family	Proposed Use: Single Family / Build new 9' x 15' 5" screen porch.	Permit Fee: \$84.00	Cost of Work: \$7,000.00	CEO District: 3
Build new 9' x 15' 5" screen porch.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003 Signature: AMB 4/19/06	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: GG	Date Applied For: 04/10/2006
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Zoning Approval		
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: 4/19/06 AMB	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 District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 4/19/06 SJH

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 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 OCCUPANCIES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED~~

David John
Signature of Applicant/Designee
Date 4/19/06

[Signature]
Signature of Inspections Official
Date 4-19-06

CBL: 212B1 Building Permit #: 060472

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0472	Date Applied For: 0411012006	CBL: 212 B001001
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Location of Construction: 45 Garrison St	Owner Name: Norris Jeffrey C &	Owner Address: 45 Garrison St	Phone: 207-773-1679
Business Name: n/a	Contractor Name: David Holmes	Contractor Address: 467 Auburn St Portland	Phone: (207) 415-6682
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Build new 9' x 15' 5" screen porch.	Proposed Project Description: Build new 9' x 15' 5" screen porch.
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Dept: Historical **Status:** Approved **Reviewer:** Scott Hanson **Approval Date:** 04/18/2006
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 04/19/2006
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:** Jeanine Bourke **Approval Date:** 04/19/2006
Note: **Ok to Issue:**

- 1) A graspable handrail is required 34"-38" vertical off the nosing , either as the top rail of the stair rail or attached w/ bracketts and ends returned to the posts.
2) Permit approved based on the plans subnitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

04/10/2006-GG: Scott Hanson (planning dept.) has the application for historic appropriatness, per the applicant (Laura Newman). /gg

04/12/2006-jmb: Laura N. Requested same day review for 4/18

04/19/2006-jmb: Spoke to David H. To verify details, ok to issue

06 0472



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: 45 GARRISON STREET PORTLAND ME 04102	
Total Square Footage of Proposed Structure 252	Square Footage of Lot 27,405
Tax Assessor's Chart, Block & Lot Chart# 243 = Block# B - Lot# 1/6 +	Owner: Jeffrey Norris & Laura Newman JTS Telephone: 773-1679
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David Holmes 467 Auburn St. Portland, ME 04103 Cost Of Work: \$ 7,000⁰⁰ Fee: \$ _____ C of O Fee: \$ 84106
Current Specific use: <u>Yard</u> Sunge family If vacant, what was the previous use? _____ Proposed Specific use: Screened Porch + access steps + deck	
Project description: New screened porch 9x15'-5" on back of "barn"-garage, with small and stairs for access from yard and house.	
Contractor's name, address & telephone: See below	
Who should we contact when the permit is ready: David Holmes, Builder Mailing address: _____ Phone: 415-6682 Give to - Janice	

HISTORIC

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

SOTT Hanson has

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

The Application for Historic Appropriateness

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: David Holmes Date: 4/6/06

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



**45 Garrison Street
Screened Porch Project**



Rear of
house &
garage
(siding is
being
replaced)



Full front
view of
house

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 212 8001001
 Location 45 GARRISON ST
 Land Use SINGLE FAMILY
 Owner Address NORRIS JEFFREY C 8 LAURA T NEWMAN JTS
 45 GARRISON ST
 PORTLAND ME 04102

R2

Book/Page 13940/174
 Legal 212-B-1 213-B-6
 GARRISON ST 39-55
 27405 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$135,190	\$192,150	\$327,340

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$210,900	\$219,100	\$430,000

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1953	Style Cape	Story Height 1.5	Sq. Ft. 2659	Total Acres 0.629	
Bedrooms 3	Full Baths 2	Half Baths 1	Total Rooms 6	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 06/01/1998	Type LAND + BLDING	Price \$250,000	Book/Page 13940-174
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Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-

22nd
2003

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 ✓
- b. depth below grade (minimum 4'-0" below grade) ✓
- c. anchorage of column to footing P. 124 40 ✓
- d. spacing and location of tubes/piers ✓

Handwritten sketch of a foundation pier.

3. Framing Members

- a. Columns – wood size and location (members supporting framing of floor system)
- b. Ledger size attached to building — ✓
- c. Fastener size and spacing attaching ledger — ✓
- d. Girder Size and spans carrying floor system
- e. Joist size, span, and spacing ✓
- f. Joist hangers or ledger

4. Guardrails & Handrail Details

- a. Guardrail height
- b. Baluster spacing
- c. Handrail height

Handwritten sketch of a railing section.

5. Stair Details

- a. Tread depth (measured nosing to nosing) 11 + 7 ?
- b. Riser height
- c. Nosing on tread
- d. Width of stairs 3' 6"

Handwritten note: 11 + 7 ?

Handwritten note: 3' 6"

Vertical list of handwritten notes or numbers on the right margin.



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor** plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

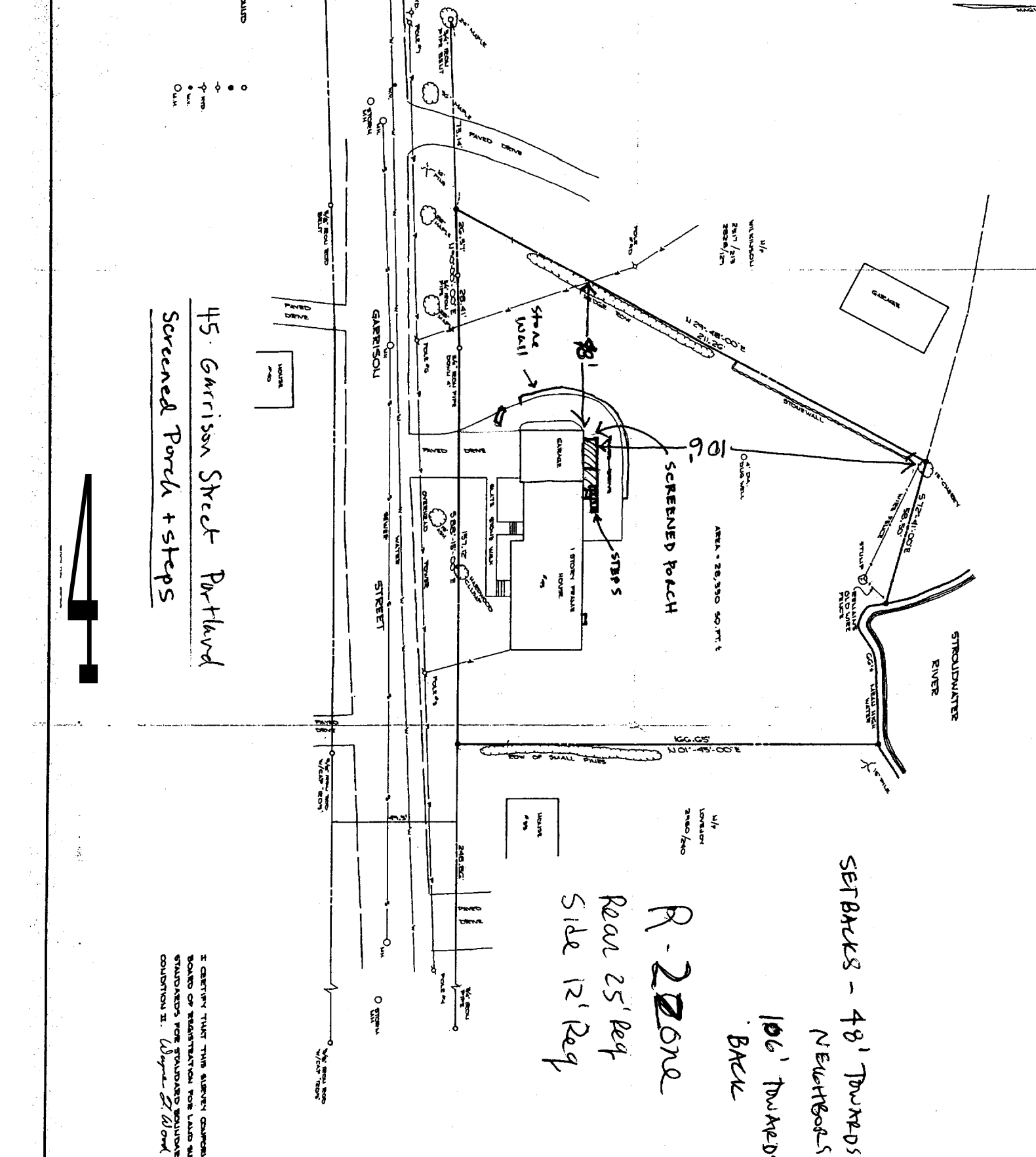
If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874 8703

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$9.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.



45 Garrison Street Portland
 Screened Porch + steps



SE FBKRS - 48' TOWARDS
 NE FBKRS
 106' TOWARDS
 BACK

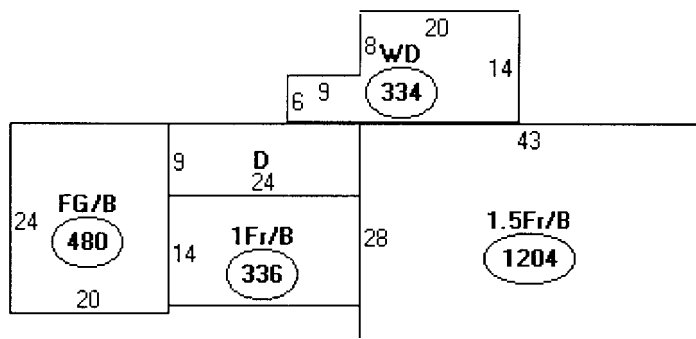
R-2 Zone
 Rear 25' Req
 Side 12' Req

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAJOR
 BOARD OF REGISTRATION FOR LAND SURVEYORS
 STANDARDS FOR STANDARD BOUNDARY SURVEY
 CONDITION II. *Wayne St. Wood*



- NOTES:
 1/ OWNER OF RECORD
 PAGE 454
 2/ ALL DISTANCES ARE
 3/ OVERHEAD UTILITY
 THE COULY LOT
 CORNER, NO EASEMENT
 4/ THE GARRISON STE
 MONUMENTAL
 5/ THE NORTHWESTER
 ESTABLISHED FROM
 (REV. 11)
 6/ ALL UNDERGROUND

PLAN RECORDED
 V. PLAN OF LAND IN
 DATED OCT 1913 B
 2/ PLAN OF SUBDIVISION
 3/ 1923 BY CH. L.A.
 PAGE 21
 4/ RECORDS PLAT OF
 JANUARY 17, 1923 B
 IN CORD BOOK 154



Descriptor/Area

- A: 1.5Fr/B
1204 sqft
- E: 1Fr/B
336 sqft
- C: FG/B
480 sqft
- D: 1Fr/OP
216 sqft
- E: WD
334 sqft

2,570

New
252

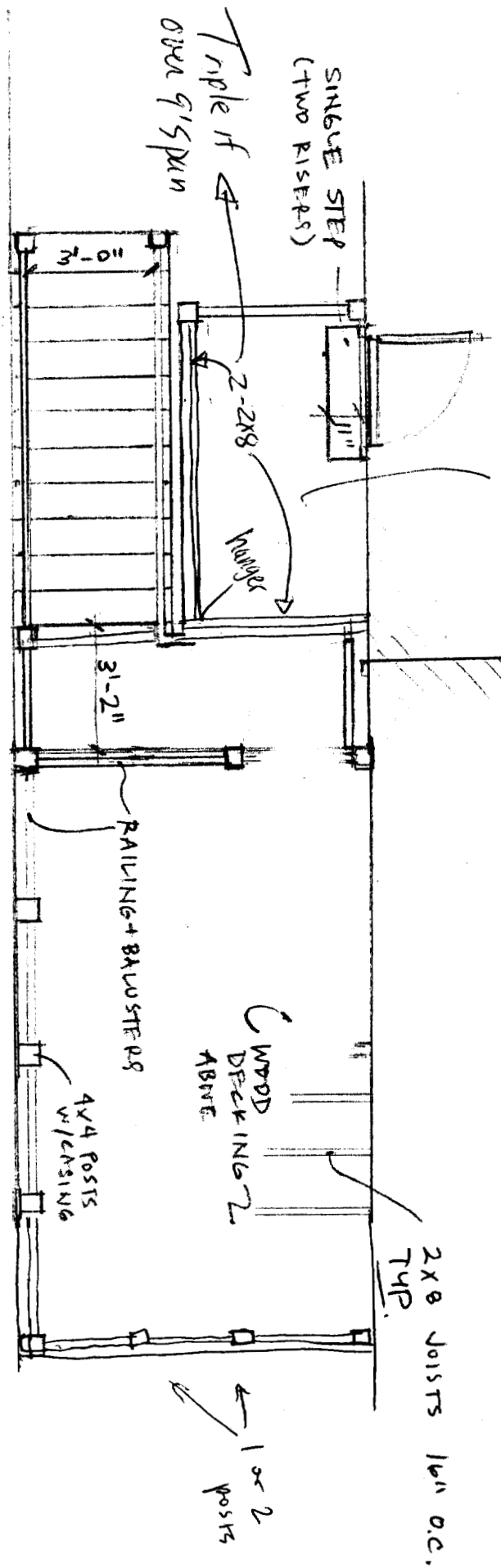
27405
x 20%

5,481

OK

4/19/06
Per David H.

GARAGE



PLAN
SCREENED PORCH, STEPS & LANDING

45 GARRISON STREET

1/4" = 1'-0"

15'-5"

1 or 2 posts

2x8 JOISTS 16" O.C.
TYP.