

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that MORAVIA DRICE

Located At 1909 CONGRESS ST

Job ID: 2011-11-2690-ALTR

CBL: 217- A-003-001

has permission to Enclose/ rebuild existing front porch (Decay Damaged).

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

11/23/2011

**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

R-2

2011 11 2690

# 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>1909 Congress Street, Portland ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>72 SF (already exist, the front porch).</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>217</u> Block# <u>A</u> Lot# <u>008</u>	Applicant: (must be owner, lessee or buyer) Name <u>MORAVIA Drice</u> Address <u>1909 Congress street</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207-450-8354</u>
Lessee/DBA  NOV - 8 2011  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>4,100</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>790</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>Residential</u> Is property part of a subdivision? If yes, please name Project description: <u>closing 9' on the North and 8' on the East side of my porch to add to the living room space, under the front bedroom upstairs.</u>		
Contractor's name: <u>Tito, MORAVIA Drice</u> Email: <u>moravia@yahrc.com</u> Address: <u>1909 Congress St</u> City, State & Zip: <u>Portland ME 04102</u> Telephone: <u>207-450-8354</u> Who should we contact when the permit is ready: <u>MORAVIA Drice</u> Telephone: <u>207-450-8354</u> Mailing address: <u>1909 Congress Street, Portland ME 04102</u>		

RECEIVED

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.

Signature: \_\_\_\_\_ Date: 10/31/2011

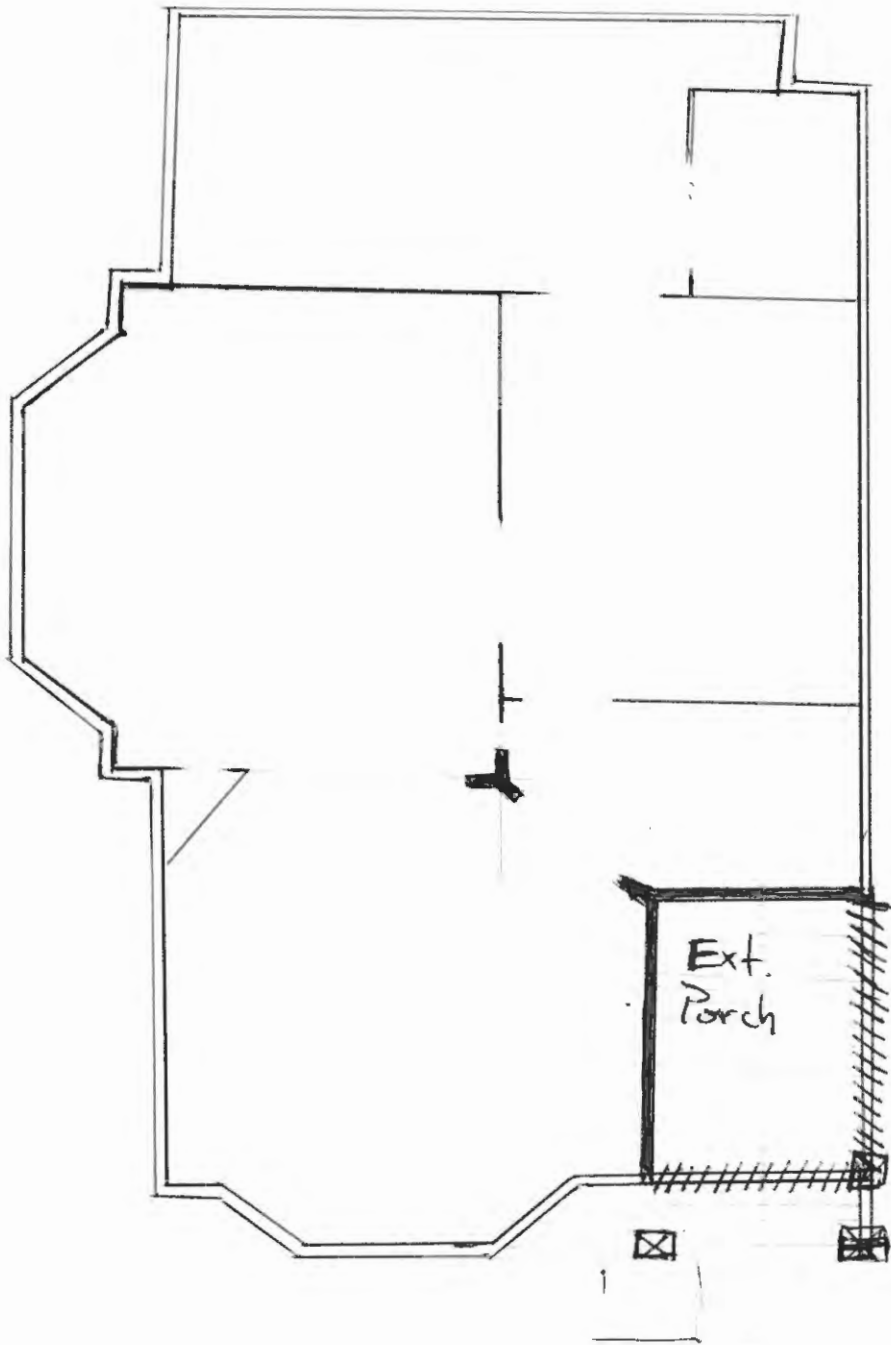
This is not a permit; you may not commence ANY work until the permit is issued



12-5-11 DWM Footing OK

12-13/11 BKL Deck Framing OK

He will call for inspection after window framing  
+ Porch Framing is installed



- Demo
- ####** New concrete FDN
- ▭** Ext FDN

Congress street

Ø 8"

CMU

with BB

connect at the

top with #5

Rebar

8" Poured

in place

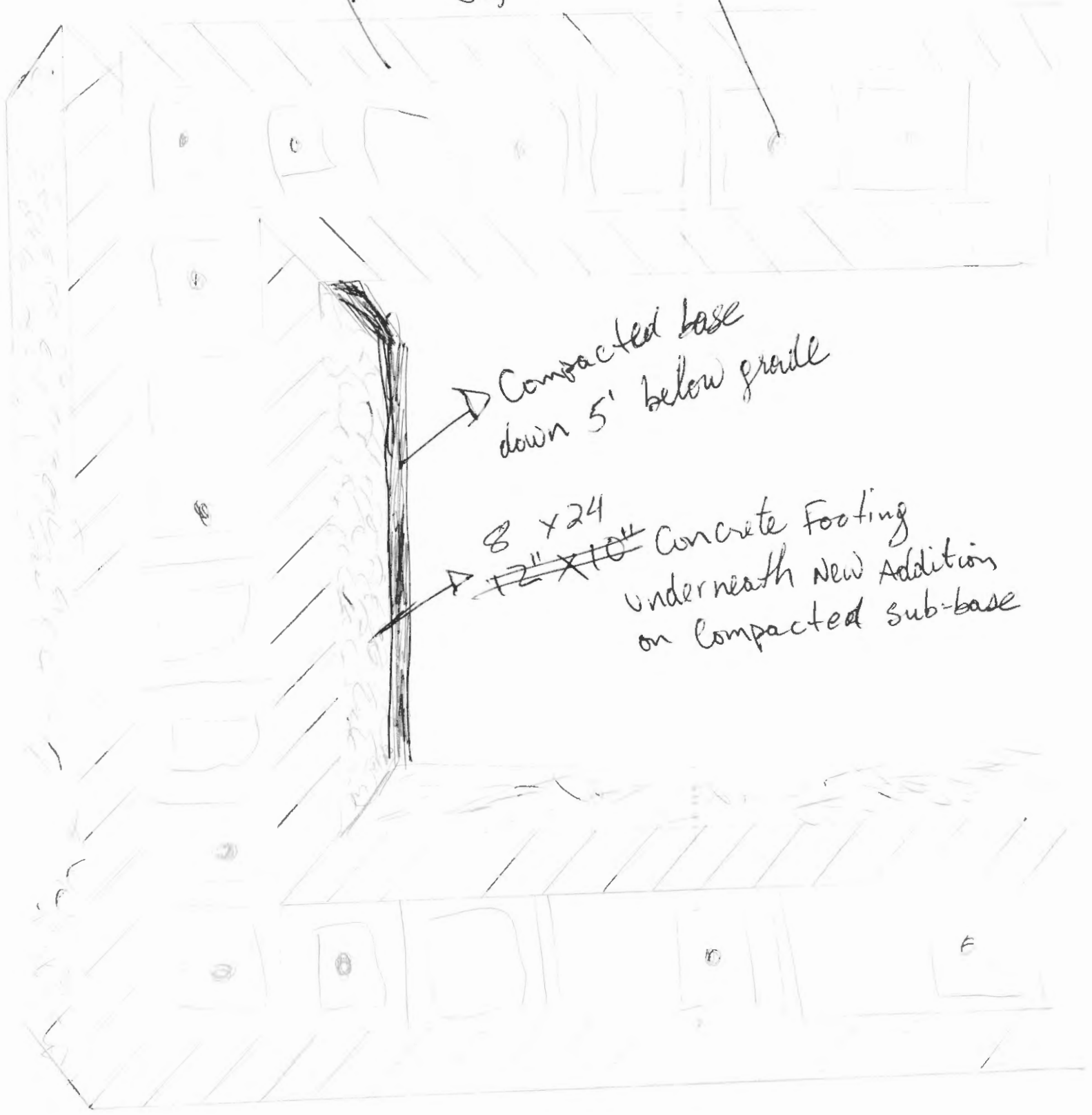
#5 Rebar

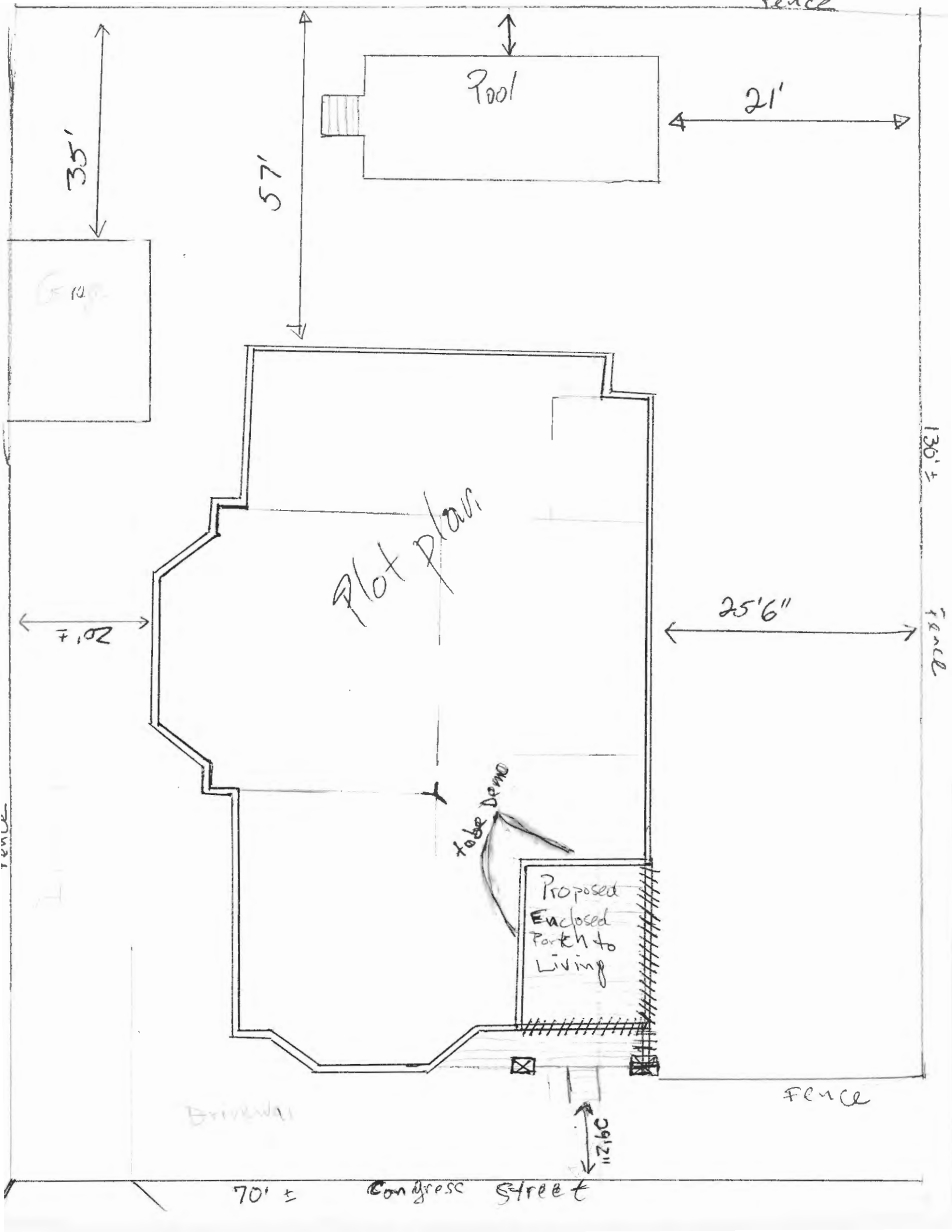
20" Center

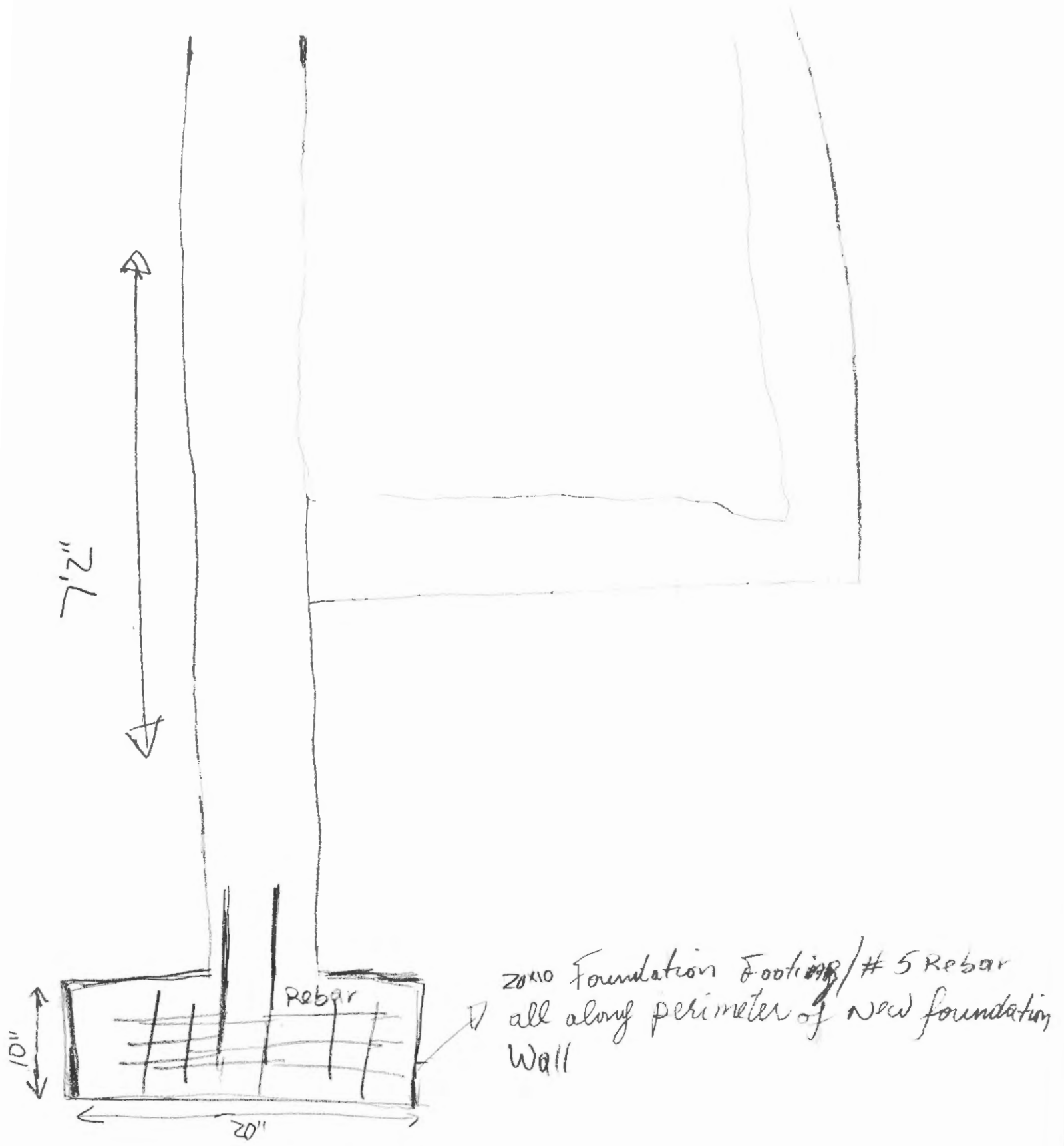
Ø 20" #5 Rebar

Compacted base  
down 5' below grade

8 x 24  
~~12" x 10"~~ Concrete Footing  
underneath New Addition  
on Compacted sub-base







21"

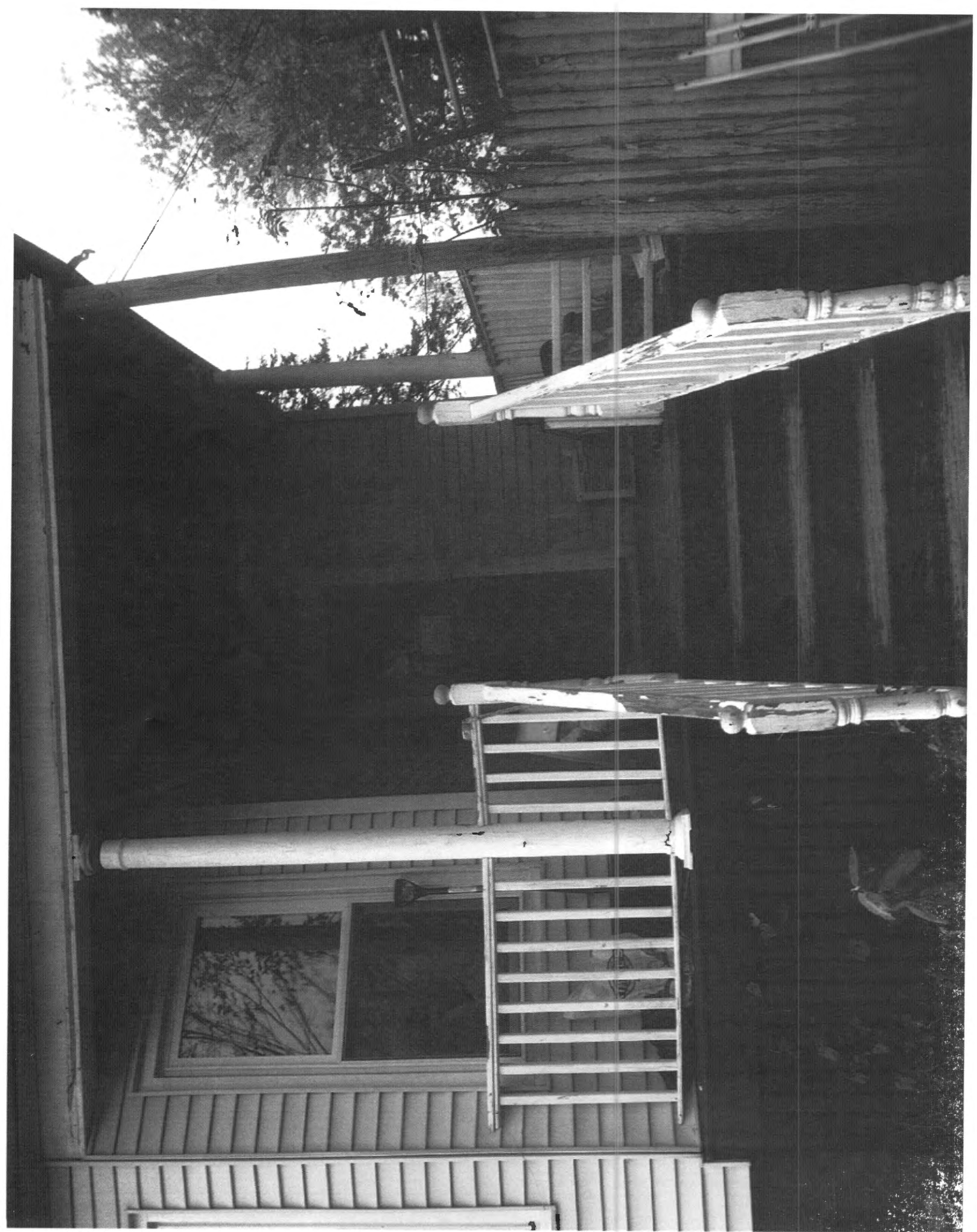
10"

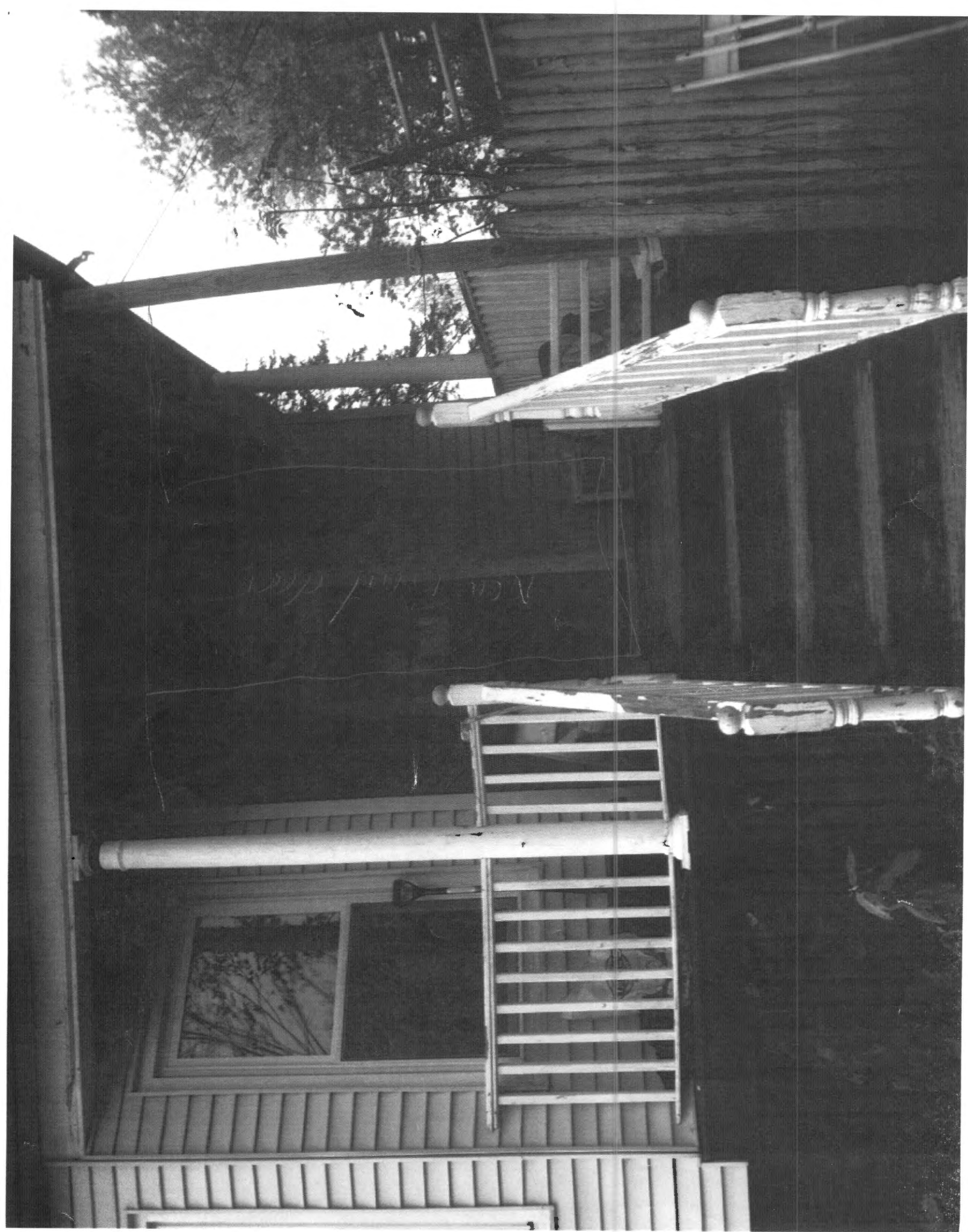
20"

Rebar

20x10 Foundation Footing / #5 Rebar  
all along perimeter of new foundation  
Wall









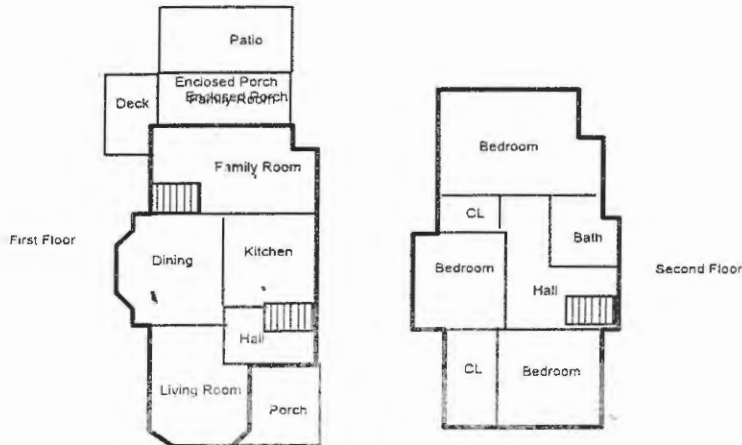
9'x6' window to be installed on the north side of the porch. Window install under a LPL header, sitting on a 2"x6" stud framed wall. Window is exactly the length of the additional closing area to the living room.

**SKETCH ADDENDUM**

Borrower or Owner	Drice, Moravia		
Property Address	1909 Congress St.		
City	Portland	County	Cumberland
		State	Me
Lender or Client	First Financial Mortgage Corp.		
		Zip Code	04102

Not Drawn to Scale

Visual Aid Only



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS	
Living Area			First Floor	
First Floor	750	123	17.0 X 3.0 =	51.0
Second Floor	874	134	20.0 X 8.0 =	160.0
Total	1624	257	22.0 X 2.0 =	44.0
			23.0 X 2.0 =	46.0
			24.0 X 6.0 =	144.0
			23.0 X 2.0 =	46.0
			22.0 X 2.0 =	44.0
			20.0 X 5.0 =	100.0
			12.0 X 8.0 =	96.0
			9.5 X 2.0 =	19.0
			Total	750.0
			Second Floor	
			17.0 X 30.0 =	510.0
			3.0 X 36.0 =	108.0
			2.0 X 14.0 =	28.0
			3.0 X 12.0 =	36.0
			16.0 X 12.0 =	192.0
			Total	874.0

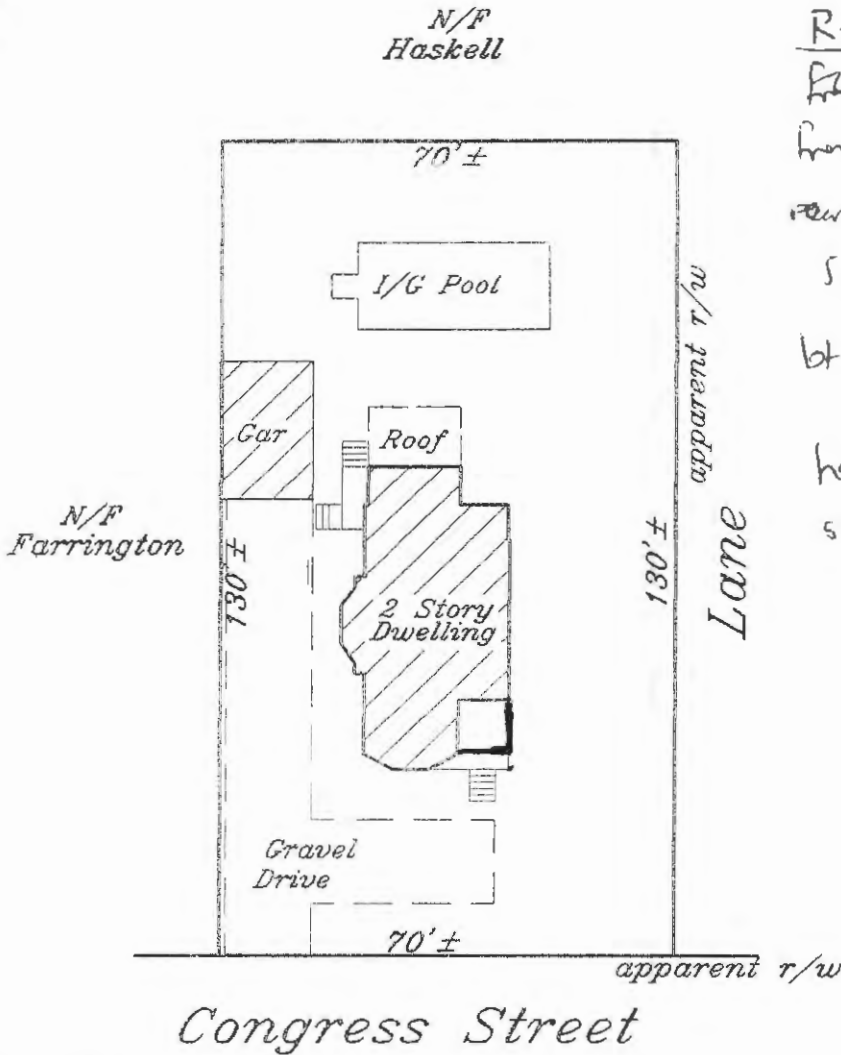
# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS.

REV. 1/20/06

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES  
THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.**

ADDRESS: 1909 Congress Street      INSPECTION DATE: July 13, 2006  
Portland, Maine      SCALE: 1" = 30'



R-2  
 front lot size 9100  
 front 25' - OK - setback  
 rear - N/A  
 side - N/A  
 bt average 20' = 1820  
 house 1275  
 slope 308  
1820 (OK)

INSP. BY MLM

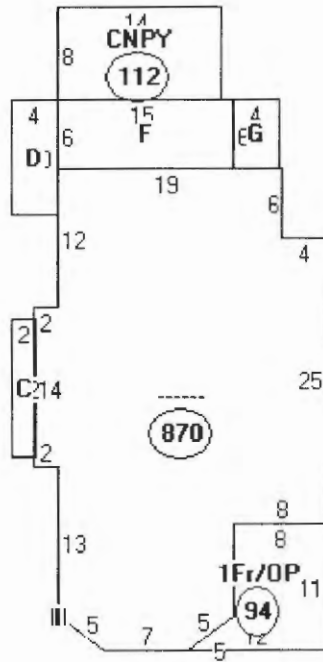
SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Moravia Drice      REQ. PARTY: New England Title, LLC  
 OWNER: Dennis Sherman      ATTORNEY: \_\_\_\_\_  
 LENDER: First Financial Mortgage Corp.      FILE No. 20619623      CLIENT No. A06-477

**TITLE REFERENCES:**

DEED BOOK: 23097 PAGE: 116  
 PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_  
 COUNTY: Cumberland

**James D. Nadeau, LLC**  
 Professional Land Surveyors



have  
garage - 14x22

CONGRESS ST

GARRISON ST

DE RD

52000

217 A012

217 C001

218 A013

1871

217 A007

109

12230

113

13000

31970

166.02

176.41

115 - 131  
116 - 132

1870 - 1904  
1869 - 1903

272332

212 A005

34975

13649

212 A

110

15

14331

212 A045

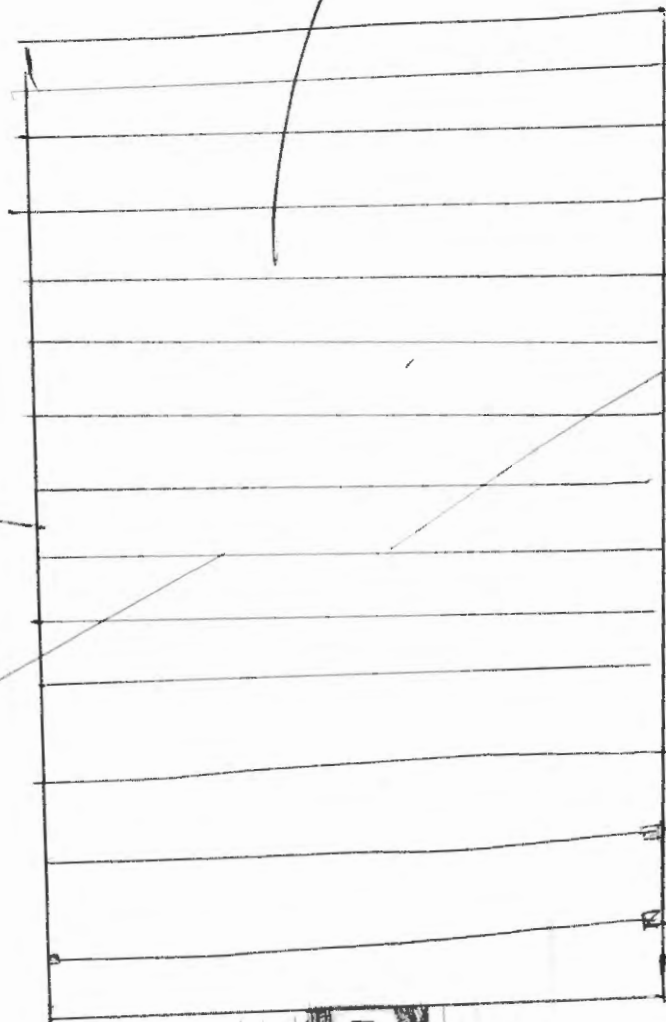
Deck Plan

$\frac{3}{4}$ " plywood for deck.

Floor hangers  
Hot Dip  
galvanized

New deck  
Brace-Framing  
@ 16" on center with  
2" x 10" Pressure  
treated sitting on  
top of pressure  
treated plate  
on top of Bond Beam

Joist Hanger



Congress street



1909 Congress Street  
Portland ME  
Specs:

- 1) Dig 5' down along the perimeter of the porch. Add 10" of  $\frac{3}{4}$ " crushed-stone and compact. Form 20" wide by 10" high with #5 rebar for Concrete Footing.
- 2) Form 7'4" Foundation wall with #5 rebar, assuring of at least 4' of Foundation wall below surface level.
- 3) Anchor  $\frac{1}{2}$  inch screw-anchor to bolt pressure-treated.
- 4) Use 2x10 inches to ~~now~~ support Floor joists after nailing them on wood plate.
- 5) Use the most efficient insulation to insulate the floor. then install  $\frac{3}{4}$  inch plywood.
- 6) Use Henry, Air bloc-06 on Foundation to prevent penetration of cold air and water through the concrete wall.
- 7) 6" (inch) stud wall framed underneath the window, and around the door, the front door.
- 8) LPL wood will be used Above the opening of the window and door.
- 8) The front will move ~~8~~ 9 feet out, with window in the north side to form the closing area.
- 9) Demo wall where existing is now for bigger opening.
- 10)  $\frac{5}{8}$ " Drywall in Ceiling, and  $\frac{1}{2}$ " in wall.

\*The Front of my house is serious condition with the front post that is holding the upstairs of my house broken. Please do your best to get me going on this before heavy snow gets here, and also before it gets too much colder since it is a lot harder for concrete cure in cold weather.

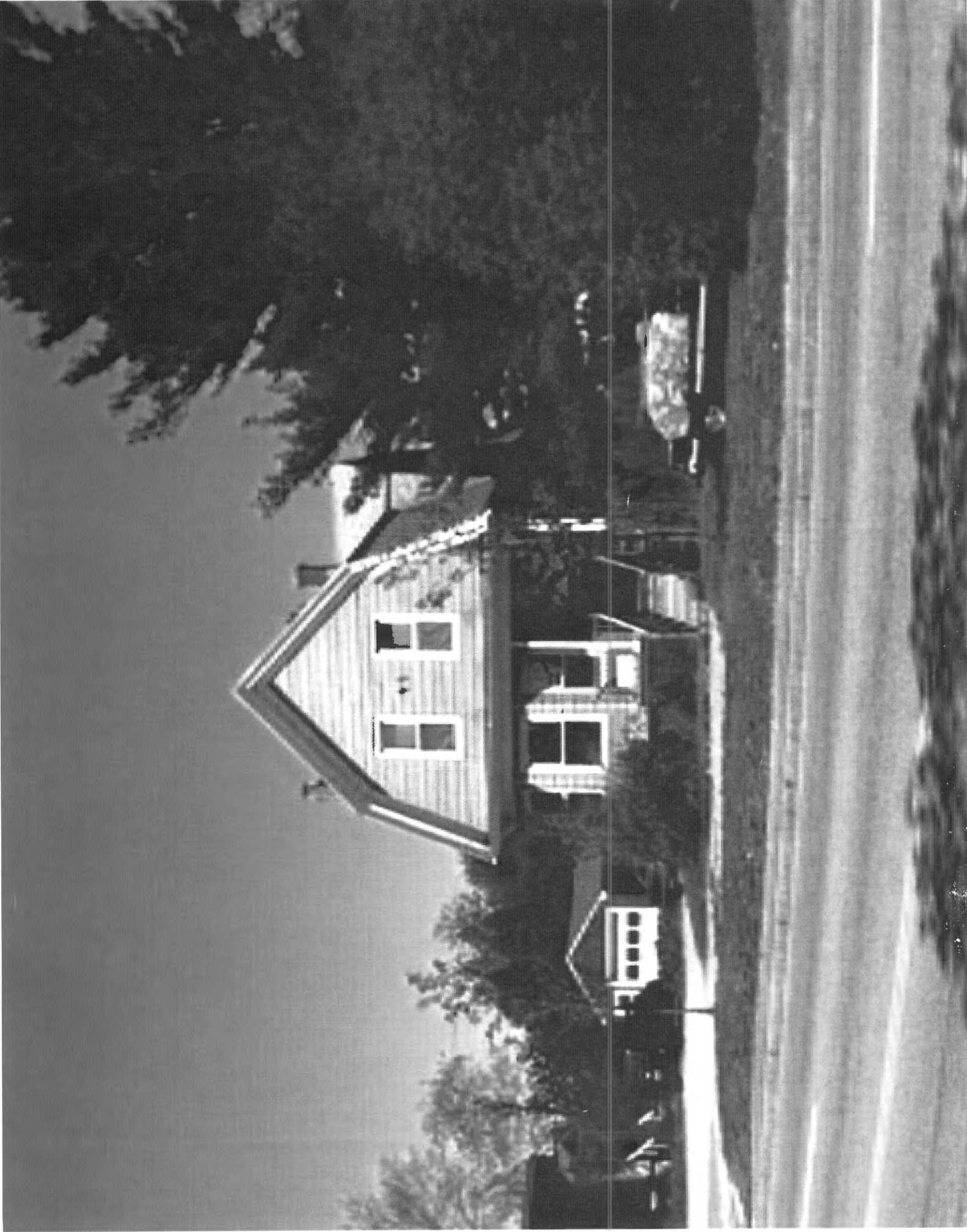
Best Regards

Tito Grice











3 Feet Max  
Between  
Windows

Window

Window

How

2x6 stud wall under the window

Access to crawl space

New concrete foundation

6x8 pt post on top new  
concrete foundation

6x8 pt



Window

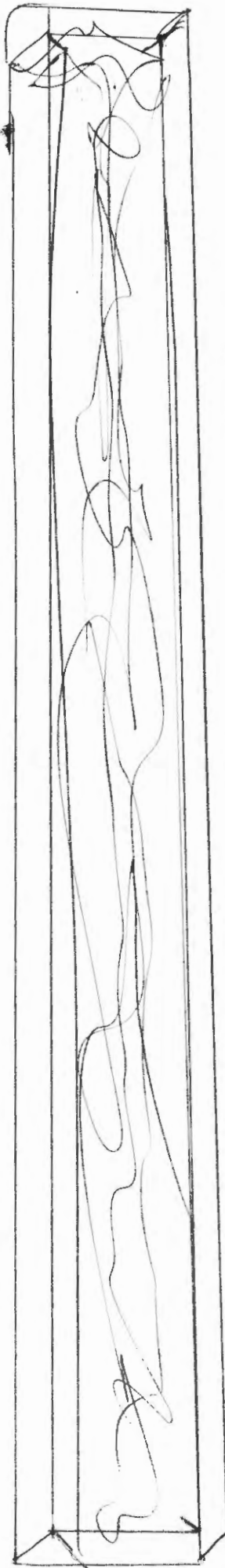
dow

Window

2x6 stud wall under the window

Access to drill base

New concrete foundation



9' 8" x 10" x 2 1/2" or 3" LVL Header above window opening



