

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMITS SECTION

PERMIT

Permit Number: 071089

This is to certify that JOYCE RICHARD E JR & JENNIFER BEAUFORT JOYCE JTS/LLC ha

has permission to 300 sq ft addition

AT 19 PORCH ST

376 A024001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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.

PERMIT ISSUED

SEP 10 2007

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 started or closed-in. 24 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

Thomas M. Mackley 9/10/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

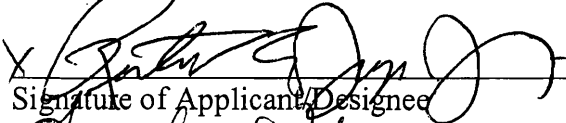
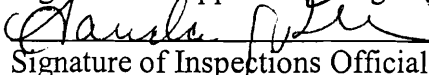
A Pre-construction Meeting will take place upon receipt of your building permit.

- 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~~

X 
Signature of Applicant/Designee _____ Date 9.10.07

Signature of Inspections Official _____ Date _____

CBL: 376A24 Building Permit #: 071089

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1089	Issue Date:	CBL: 376 A024001
-----------------------	-------------	---------------------

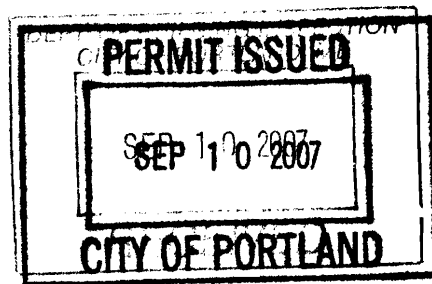
Location of Construction: 19 PORCH ST	Owner Name: JOYCE RICHARD E JR & JULIE	Owner Address: 19 PORCH ST	Phone:
Business Name:	Contractor Name: Michael Walker	Contractor Address: 182 Concord St Portland	Phone 2076503724
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home - 300 sq ft addition	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 5
Proposed Project Description: 300 sq ft addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>Jm</i> 9/14/07		
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: ldobson	Date Applied For: 09/05/2007	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>CO</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>Jm</i> 9/10/07	Date: _____	Date: <i>Jm</i> 9/10/07


CERTIFICATION

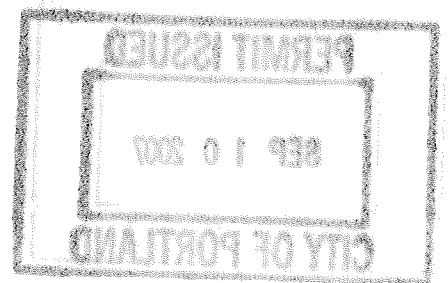
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

10/25/07 - Checked Footing, Forms + setbacks for
concrete pour - OK to pour concrete. J.M.

10/29/07 - backfill of frost wall per
owner - OK to backfill. J.M.

4/2/08 - checked FRAMING / PLUMBING &
Electric facade in - no issues seen.
OK to clear all walls.
J.M.



City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1089	Date Applied For: 09/05/2007	CBL: 376 A024001
------------------------------	--	----------------------------

Location of Construction: 19 PORCH ST	Owner Name: JOYCE RICHARD E JR & JULIE	Owner Address: 19 PORCH ST	Phone:
Business Name:	Contractor Name: Michael Walker	Contractor Address: 182 Concord St Portland	Phone (207) 650-3724
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - 300 sq ft addition	Proposed Project Description: 300 sq ft addition
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 09/10/2007

Note: **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a single 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 with Conditions **Reviewer:** Tom Markley **Approval Date:** 09/10/2007

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments: 9/5/2007-ldobson: Gave to Tammy needs appointment



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: 19 PORCH ST.		
Total Square Footage of Proposed Structure 300 SQ FT +/-		Square Footage of Lot 10,382 SF.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 376 A0107 024	Owner: RICHARD E. JOYCE JR	Telephone: 878 2413
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: RICHARD E. JOYCE JR 19 PORCH ST. PORT ME 04109 207 878 2413	Cost Of Work: \$ 20,000 Fee: \$ 220 ⁰⁰ / ₁₀₀ C of O Fee: \$
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: (SAME) Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: - 300 SQ FT Addition -	DEPT. OF PLANNING & DEVELOPMENT CITY OF PORTLAND, MAINE SEP 5 2007 RECEIVED	
Contractor's name, address & telephone: MICHAEL WALKER 650 3724 1512 CONCORD ST. PORT.		
Who should we contact when the permit is ready? Mailing address: 19 PORCH ST PORT ME 04103	Phone: RICHARD E. JOYCE JR 878 2413	

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.

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.

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:	Date: 9.4.07
-------------------------	--------------

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



Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.

Eligible Projects

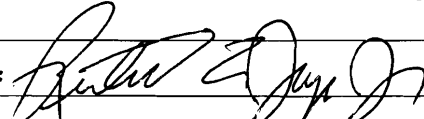
Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

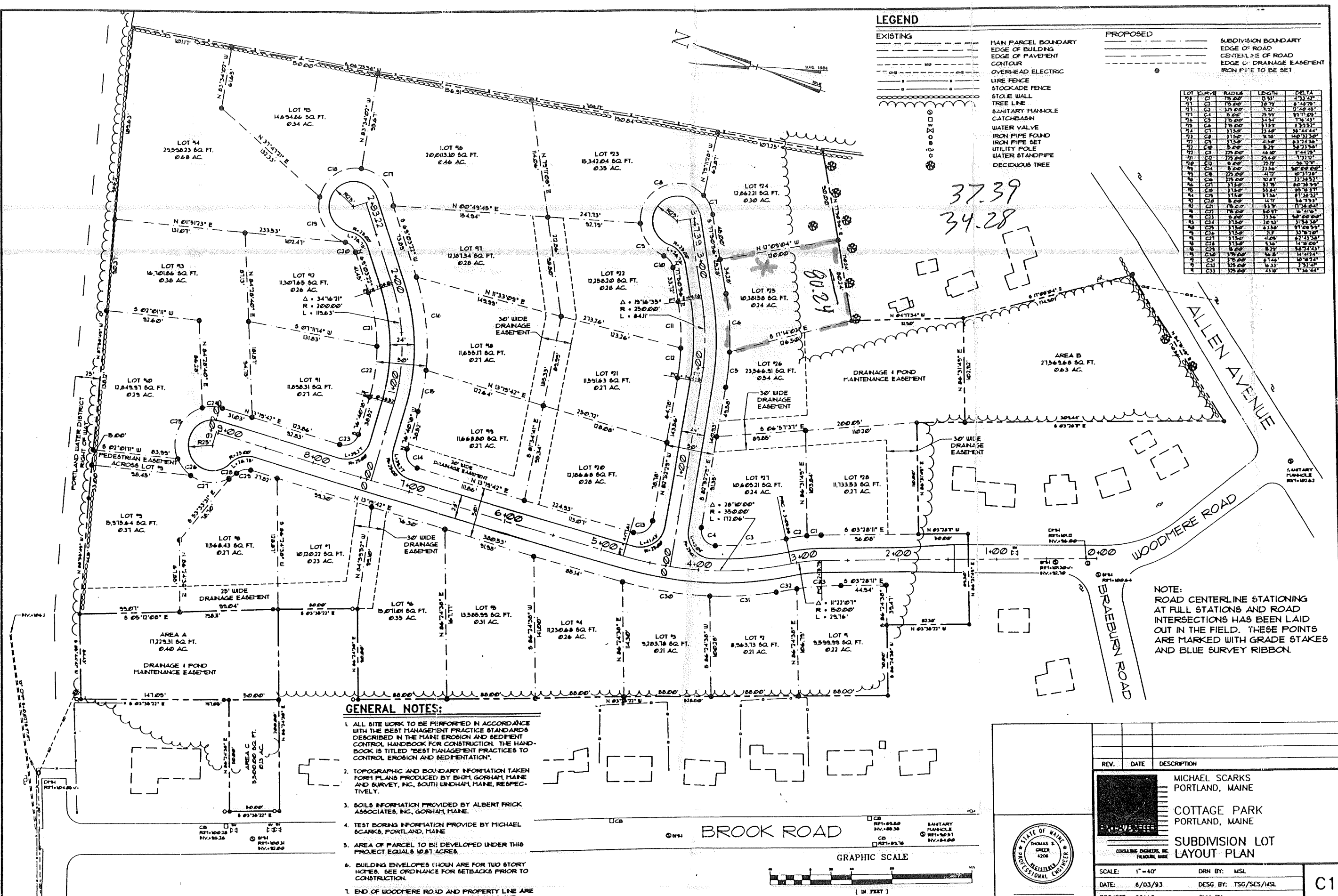
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: 	Date: 9.05.07
--	---------------

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

CAO FILE: 9311301
 FILE SCALE: 1"=40'
 PLOT DATE: 6/03/93



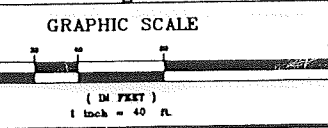
LEGEND		PROPOSED	
	EXISTING		SUBDIVISION BOUNDARY
	MAIN PARCEL BOUNDARY		EDGE OF ROAD
	EDGE OF BUILDING		CENTERLINE OF ROAD
	CONTOUR		EDGE OF DRAINAGE EASEMENT
	OVERHEAD ELECTRIC		IRON PIPE TO BE SET
	WIRE FENCE		
	STOCKADE FENCE		
	STONE WALL		
	TREE LINE		
	SANITARY MANHOLE		
	CATCHBASIN		
	WATER VALVE		
	IRON PIPE FOUND		
	IRON PIPE SET		
	UTILITY POLE		
	WATER STANDPIPE		
	DECIDUOUS TREE		

LOT	AREA	PERCENT	TOTAL	PERCENT	TOTAL
70	17.50	15.31	114.38	15.31	211.22
71	17.50	15.31	114.38	15.31	211.22
72	17.50	15.31	114.38	15.31	211.22
73	17.50	15.31	114.38	15.31	211.22
74	17.50	15.31	114.38	15.31	211.22
75	17.50	15.31	114.38	15.31	211.22
76	17.50	15.31	114.38	15.31	211.22
77	17.50	15.31	114.38	15.31	211.22
78	17.50	15.31	114.38	15.31	211.22
79	17.50	15.31	114.38	15.31	211.22
80	17.50	15.31	114.38	15.31	211.22
81	17.50	15.31	114.38	15.31	211.22

GENERAL NOTES:

- ALL SITE WORK TO BE PERFORMED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE STANDARDS DESCRIBED IN THE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION. THE HANDBOOK IS TITLED "BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND SEDIMENTATION".
- TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM PLANS PRODUCED BY BDM, GORHAM, MAINE AND SURVEY, INC. SOUTH WINDHAM, MAINE, RESPECTIVELY.
- SOILS INFORMATION PROVIDED BY ALBERT FRICK ASSOCIATES, INC. GORHAM, MAINE.
- TEST BORING INFORMATION PROVIDED BY MICHAEL SCARKS, PORTLAND, MAINE.
- AREA OF PARCEL TO BE DEVELOPED UNDER THIS PROJECT EQUALS 10.81 ACRES.
- BUILDING ENVELOPES (SHOWN ARE FOR TWO STORY HOMES. SEE ORDINANCE FOR SETBACKS PRIOR TO CONSTRUCTION).
- END OF WOODMERE ROAD AND PROPERTY LINE ARE LOCATED AT CENTERLINE STATIONS 143.60 AND 143.10, RESPECTIVELY.

BROOK ROAD



NOTE:
 ROAD CENTERLINE STATIONING AT FULL STATIONS AND ROAD INTERSECTIONS HAS BEEN LAID OUT IN THE FIELD. THESE POINTS ARE MARKED WITH GRADE STAKES AND BLUE SURVEY RIBBON.



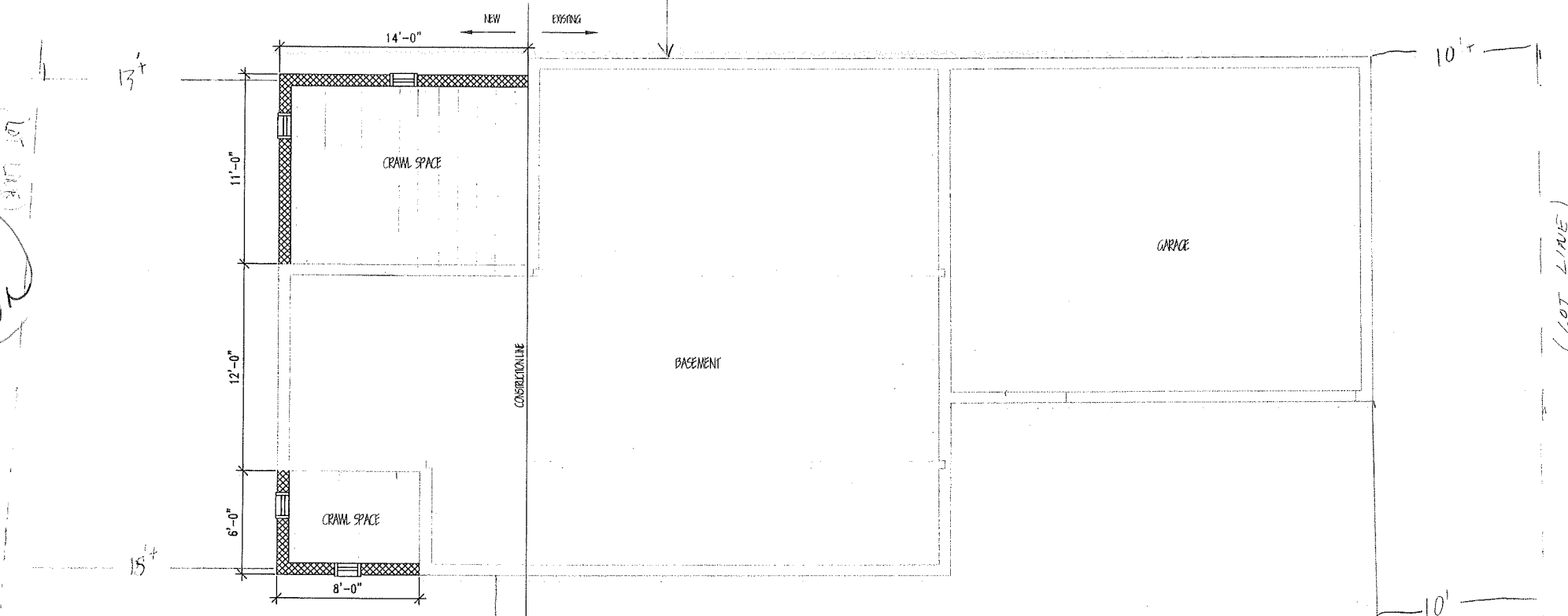
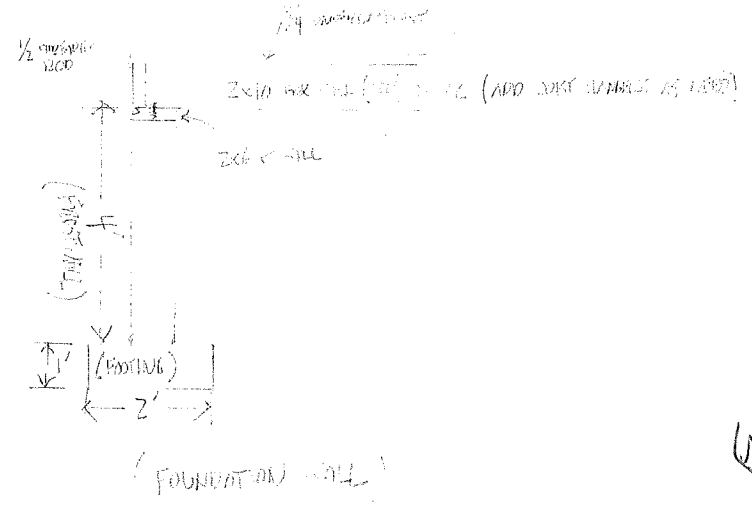
REV.	DATE	DESCRIPTION

MICHAEL SCARKS PORTLAND, MAINE	
COTTAGE PARK PORTLAND, MAINE	
SUBDIVISION LOT LAYOUT PLAN	
SCALE: 1"=40'	DRN BY: MSL
DATE: 6/03/93	DESG BY: TSG/SES/MSL
PROJECT: 93113	CHK BY:

2306 Lot Change
22% OK

Rear 25% required OK

Required SIDES ON
8 FT

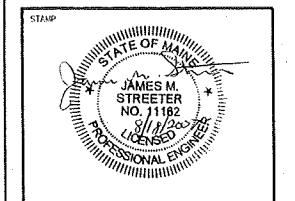
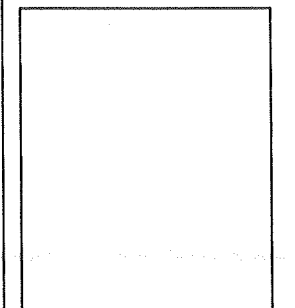


Front 25% required OK

1
A1 FOUNDATION PLAN
1/4" = 1'-0"

- NOTES
1. BUILDING APPLICANT TO COMPLY WITH THE 2009 AND OVER LOCAL CITY CODES
 2. ALL DIMENSIONS ARE TO EXTERIOR FINISH
 3. DRAWINGS ARE FOR PERMIT ONLY. FOUNDATION PLANS ARE NOT THE SCOPE OF THE ARCHITECT ENGINEER.

REVISION	DATE
1 PERMITS	08/18/07



J. M. STREETER
ARCHITECTURAL
ENGINEER
66 CANOE DRIVE
PORTLAND, MAINE 04103 (207) 797-5099

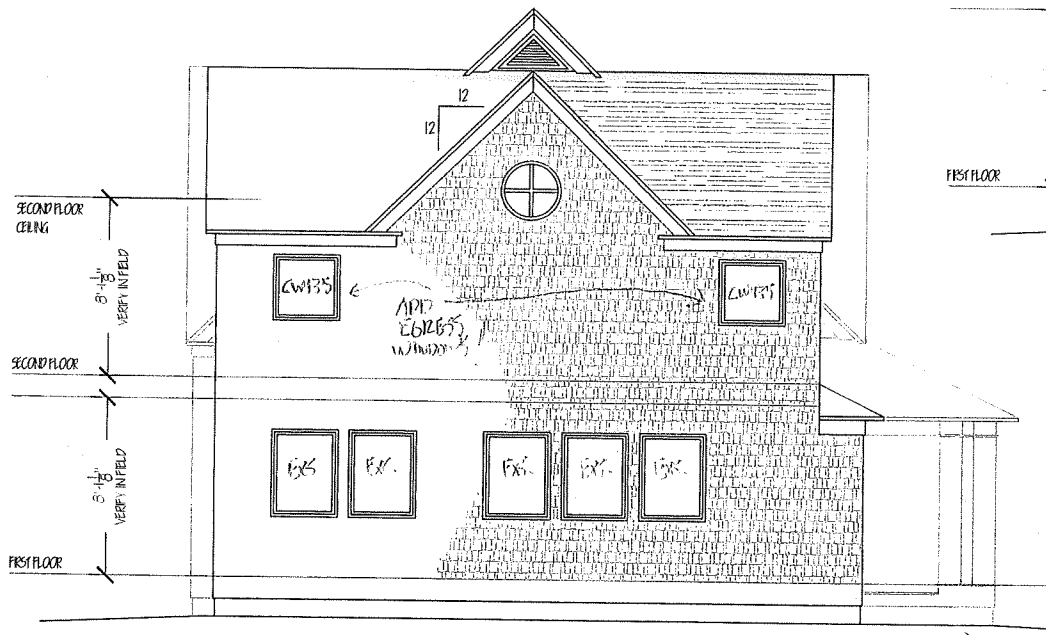
FOUNDATION PLAN
& NOTES

CHARGE NUMBER
07R1001

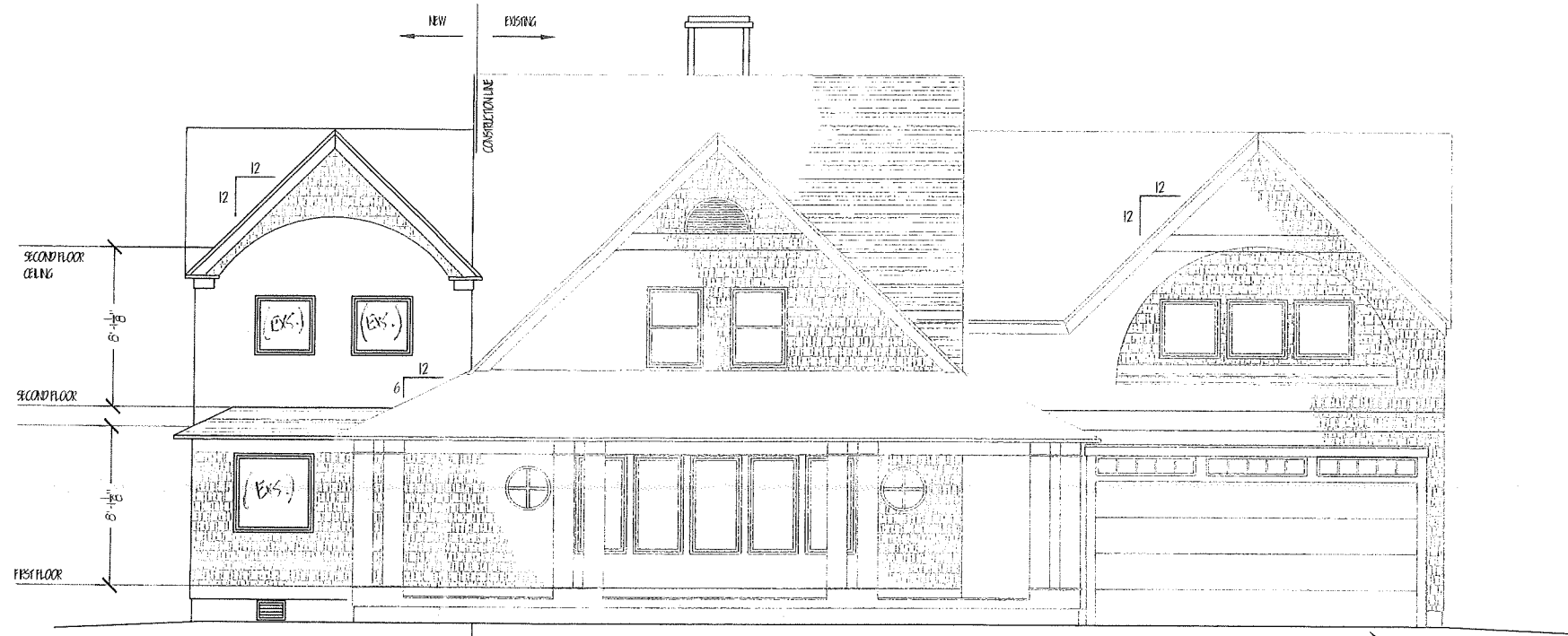
JOB TITLE
PROPOSED ADDITION
JOYCE'S PERSONAL HOME
19 PORCH STREET
PORTLAND, ME

SCALE
1/4" = 1'-0"
DRAWING NUMBER
A-1
DATE
08/18/2007

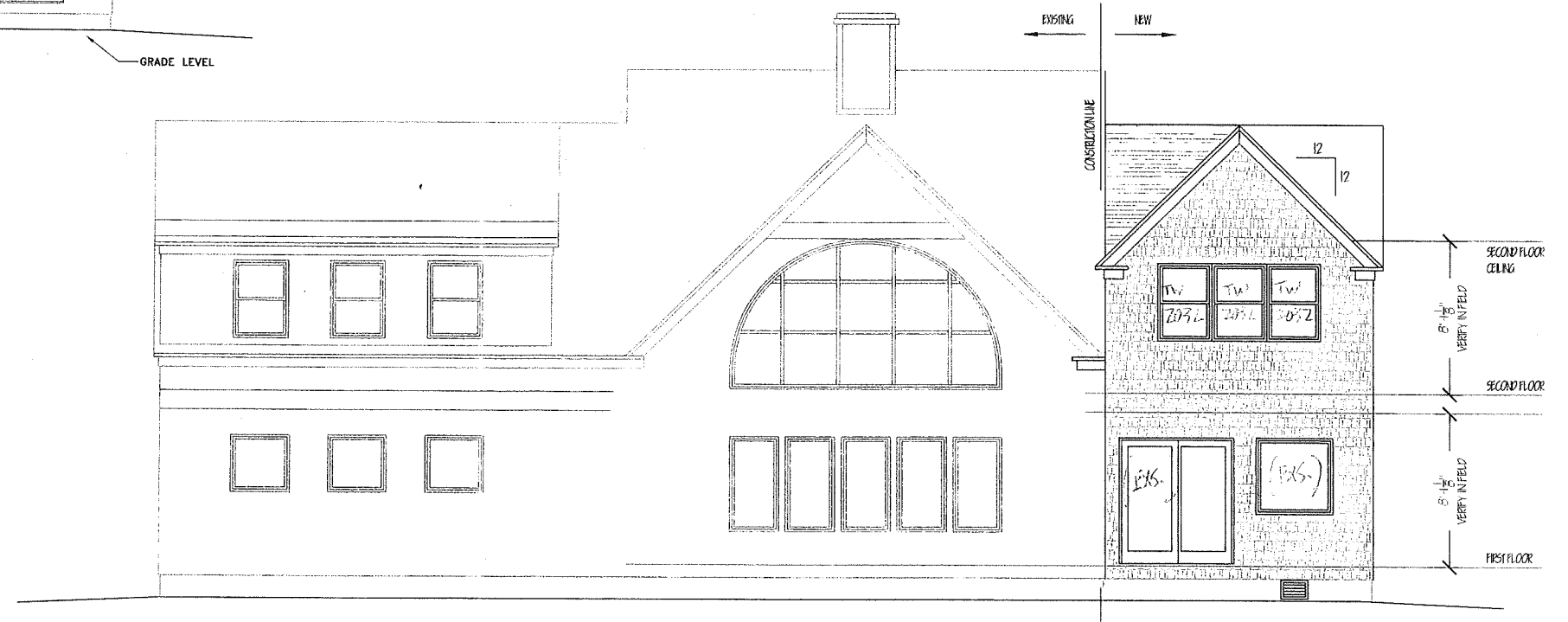
PORCH STREET



2
A3
LEFT ELEVATION
1/4" = 1'-0"

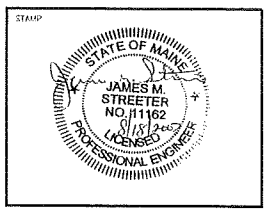
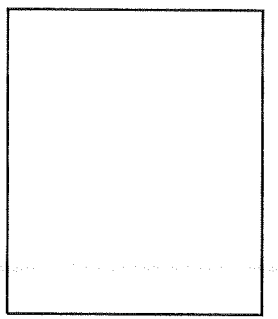


1
A3
FRONT ELEVATION
1/4" = 1'-0"



3
A3
BACK ELEVATION
1/4" = 1'-0"

PERMITS:	DATE:
1	08/18/07



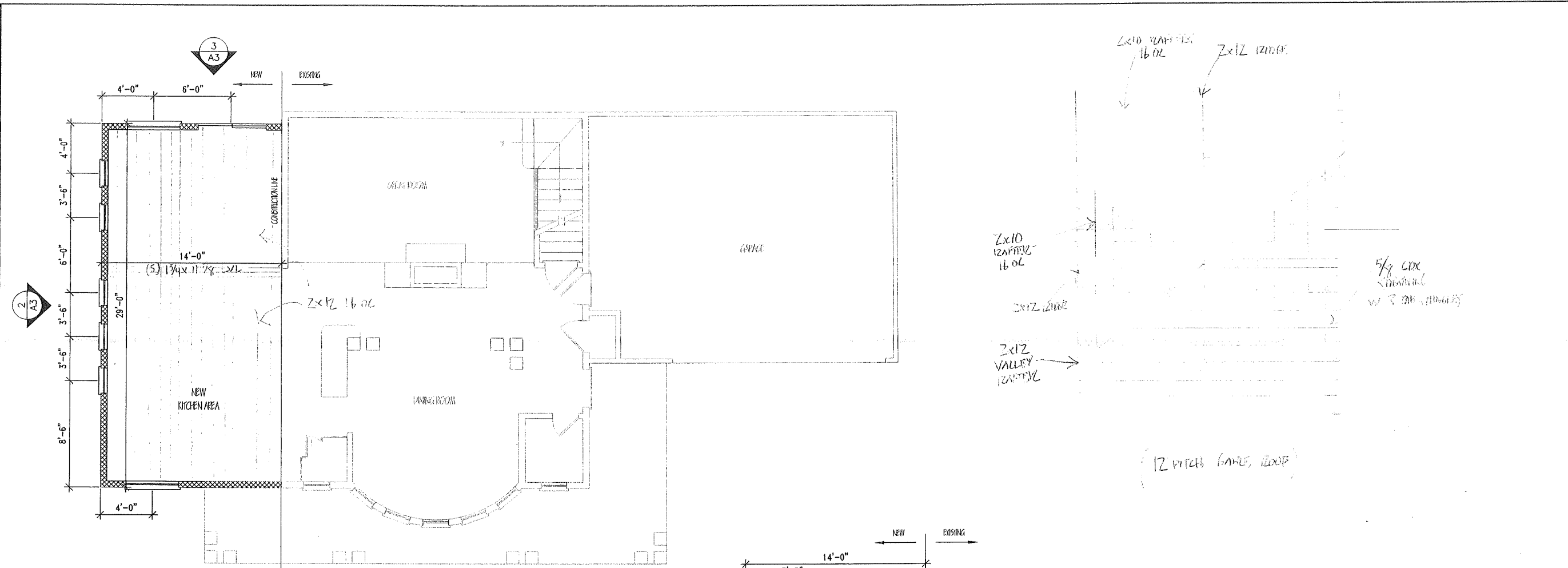
ELEVATIONS

CHARTE NUMBER:
07R1001

PROPOSED ADDITION
JOYCE'S PERSONAL HOME
19 PORCH STREET
PORTLAND, ME

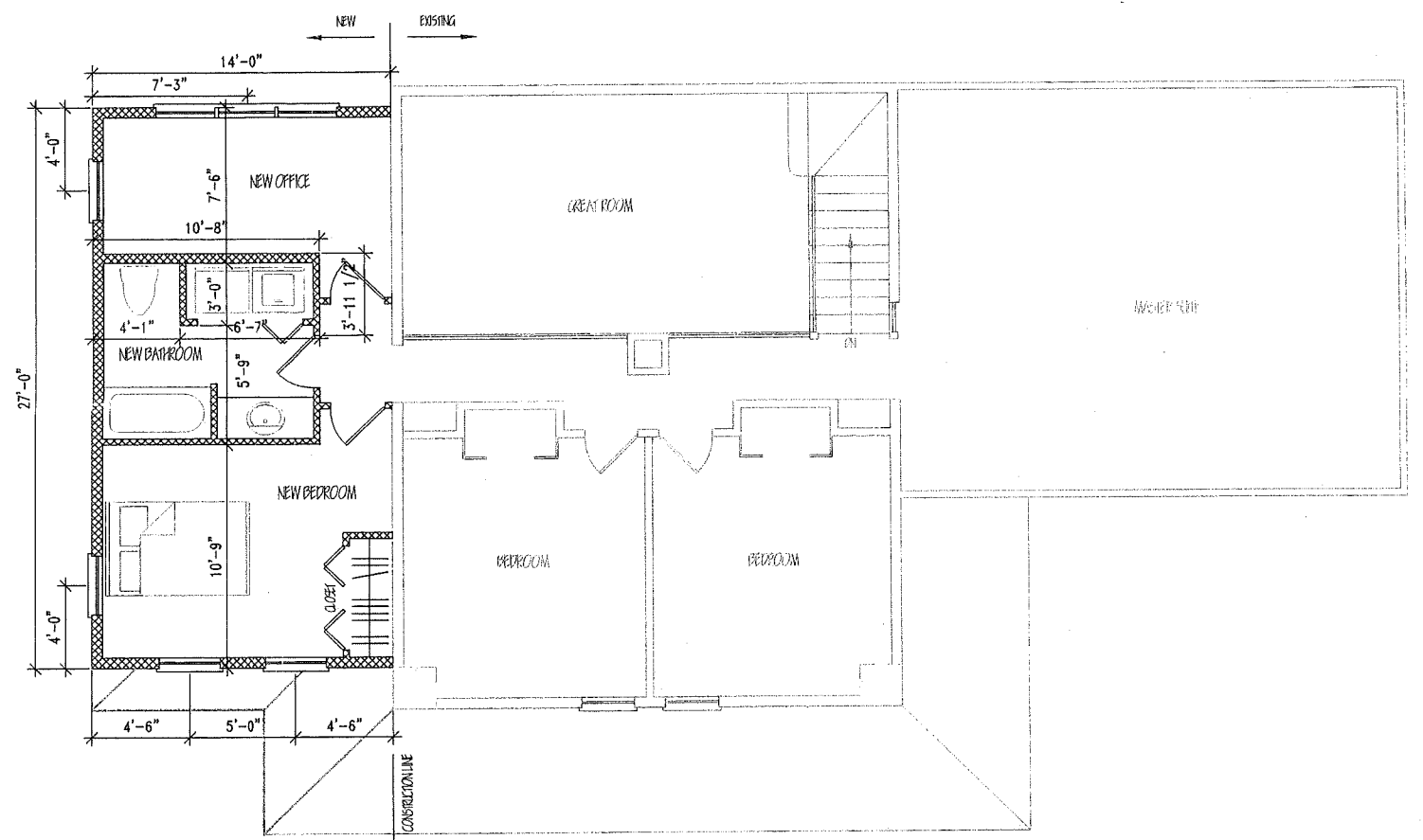
SCALE:	1/4" = 1'-0"	A-3
DESIGNED BY:	JMS	
CHECKED BY:	JMS	
DATE:	08/18/07	

Sheet 1 of 3



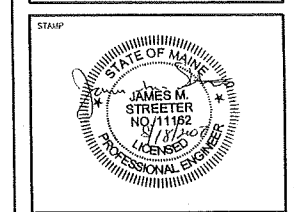
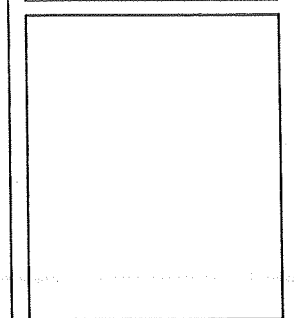
FIRST FLOOR PLAN
 1
 A2
 1/4" = 1'-0"

PROPOSED SIMILES
 2x12 (16) 11 x
 2x8 (16) 11 x
 2x6 (16) 11 x
 2x4 (16) 11 x
 2x2 (16) 11 x
 2x12 (16) 11 x
 2x8 (16) 11 x
 2x6 (16) 11 x
 2x4 (16) 11 x
 2x2 (16) 11 x
 2x12 (16) 11 x
 2x8 (16) 11 x
 2x6 (16) 11 x
 2x4 (16) 11 x
 2x2 (16) 11 x



SECOND FLOOR PLAN
 2
 A2
 1/4" = 1'-0"

REVISIONS	DATE
1 PERMITTING	06/18/07



J. M. STREETER
 ARCHITECTURAL
 ENGINEER
 66 GORHAM ST.
 PORTLAND, MAINE 04105 (207) 797-5095

FIRST FLOOR PLAN &
 SECOND FLOOR PLAN

CHARGE NUMBER
 07RJ001

JOB TITLE
 PROPOSED ADDITION
 JOYCE'S PERSONAL HOME
 19 PORCH STREET
 PORTLAND, ME

DESIGNER/PLANNER	BL / CJ
DATE	05/18/2007
SCALE	1/4" = 1'-0"
DESCRIPTION	JAS
CHECK	JES
DATE	05/18/2007
Sheet	1 of 3

A-2