

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CANDACE LANDERSON-EK

Located At 424 AUBURN ST

Job ID: 2011-11-2719-ALTR

CBL: 394-A-016-001

has permission to 6' x 24' Addition

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 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

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

11/17/2011

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gyp
 3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2719-ALTR

Located At: 424 AUBURN ST

CBL: 384- A-016-001

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Variations in actual construction that effect grades may change the requirements for handrails and guards.
3. Stair treads shall not be less than 10". Stair risers shall not be more than 7 3/4".
4. Fastener schedule per the IRC 2009
5. If there are 4 or more risers, a handrail is required on one side with ends returned if the guardrail does not meet graspability dimensions
6. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



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.

R-3

| | | | |
|--|---|---|-------------------------------|
| Location/Address of Construction: <u>424 AUBURN ST</u> | | | <u>11,150^{sq ft}</u> |
| Total Square Footage of Proposed Structure/Area | | Square Footage of Lot | Number of Stories |
| Tax Assessor's Chart, Block & Lot Chart# <u>384</u> Block# <u>A</u> Lot# <u>016</u> | Applicant: (must be owner, lessee or buyer) Name <u>Matthew EK + Candace Anderson-EK</u> Address <u>424 AUBURN ST</u> City, State & Zip <u>PORTLAND ME 04103</u> | | Telephone: <u>831-9470</u> |
| Lessee/DBA | Owner: (if different from applicant) Name Address City, State & Zip | Cost of Work: \$ <u>4500</u> C of O Fee: \$ <u>—</u> Historic Review: \$ <u>—</u> Planning Amin.: \$ <u>—</u> Total Fee: \$ <u>70</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>SINGLE FAMILY WITH PORCH</u> | | | |
| Is property part of a subdivision? <u>NO</u> If yes, please name _____ | | | |
| Project description: <u>6'X26' PORCH ADDITION</u> | | | |
| Contractor's name: <u>JAMES CERINO - EAST BAY BUILDERS</u> | | Email: <u>JAMES.CERINO@YAHOO.COM</u> | |
| Address: <u>416 MAPLE ST</u> | | | |
| City, State & Zip <u>PORTLAND, ME 04103</u> | | Telephone: <u>415-4674</u> | |
| Who should we contact when the permit is ready: <u>MATTHEW EK</u> | | Telephone: <u>831-9470</u> | |
| Mailing address: <u>424 AUBURN ST, PORTLAND, ME 04103</u> | | | |

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, 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 time to enforce the provisions of the codes applicable to this permit.

RECEIVED
NOV 10 2011
INSPECTIONS DIVISION
CITY OF PORTLAND, ME

Signature: Matthew EK Date: 11-10-11

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

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|--|--|---|
| Job No: 2011-11-2719-ALTR | Date Applied: 11/10/2011 | CBL: 384- A-016-001 | |
| Location of Construction: 424 AUBURN ST | Owner Name: MATTHEW & CANDACE L ANDERSON-EK | Owner Address: 424 AUBURN ST PORTLAND, ME 04103 | Phone: 831-9470 |
| Business Name: | Contractor Name: James Cerino @ East Bay Bldrs | Contractor Address: 46 Maple ST PORTLAND MAINE 04103 | Phone: (207) 415-4624 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG | Zone: R-3 |
| Past Use: Single Family dwelling | Proposed Use: Single Family dwelling – to add a front porch 6' x 26' | Cost of Work: \$5,000.00 | CEO District: |
| | | Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A | Inspection: Use Group <i>RS</i> Type <i>SB</i> <i>PRE 2011</i> Signature: <i>lh</i> |
| Proposed Project Description: 6' x 24' Addition | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: Lannie | | Zoning Approval | |

| Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|---|--|---|
| <input type="checkbox"/> Shoreland | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Not in Dist or Landmark |
| <input type="checkbox"/> Wetlands | <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Does not Require Review |
| <input type="checkbox"/> Flood Zone | <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 |
| <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM | <input type="checkbox"/> Denied | <input type="checkbox"/> Denied |
| Date: <i>11/16/11</i> | Date: | Date: <i>S</i> |

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

Department of Building Inspections

Original Receipt

11.10 20 11

Received from

Matthew -

Location of Work

4/24 Hudson

Cost of Construction \$ _____

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 70

Building (IL) _____

Plumbing (I5) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL: 5071-A-16

Check #: CL

Total Collected \$ 70

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

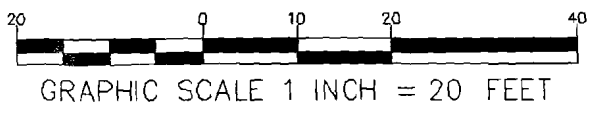


R-3

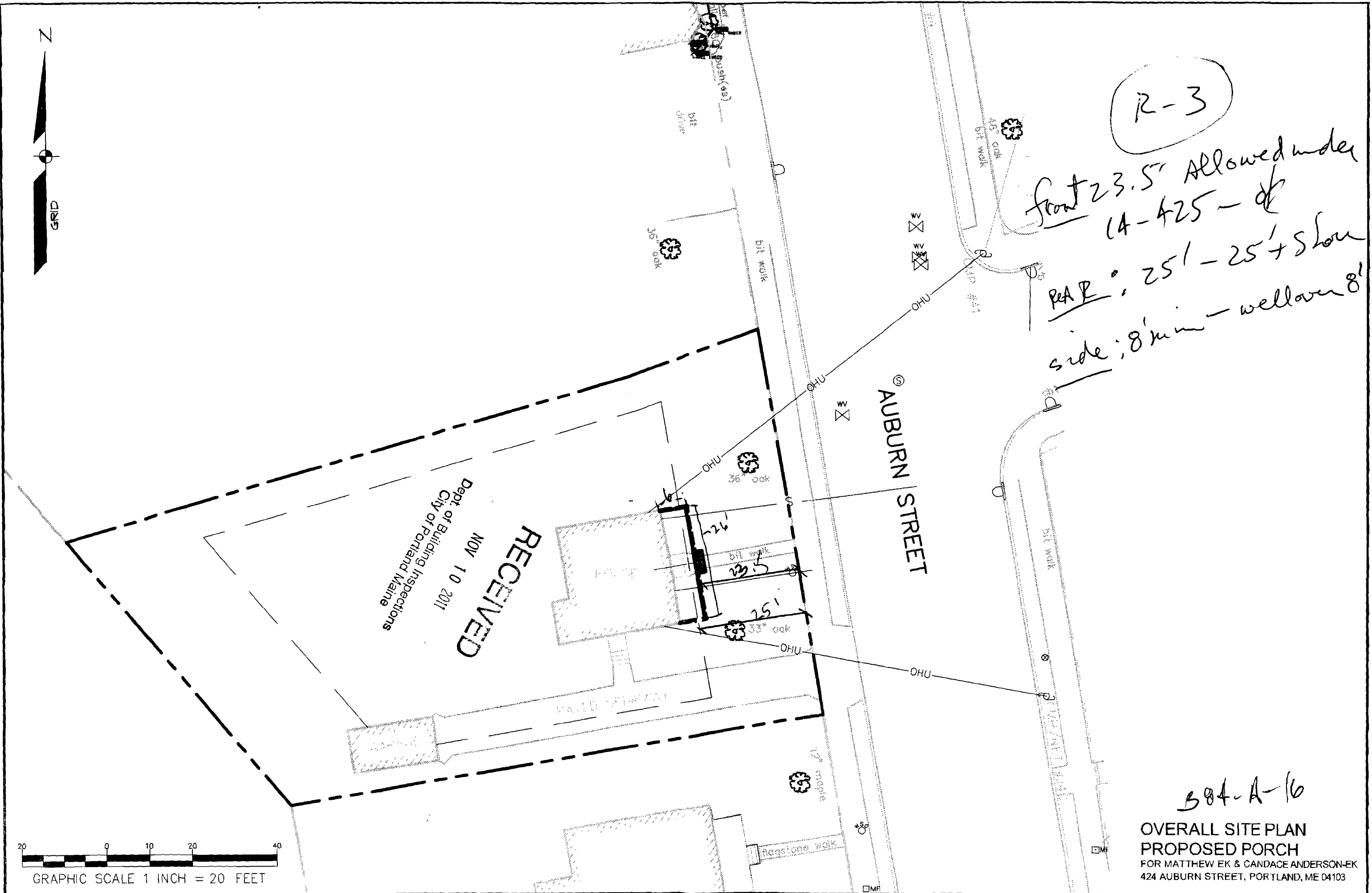
front 23.5' Allowed under
14-425 - ok
Per R: 25' - 25' + 5' low
side: 8' min - well over 8'

RECEIVED
NOV 10 2011
Dept. of Building Inspections
City of Portland Maine

AUBURN STREET



304-A-16
OVERALL SITE PLAN
PROPOSED PORCH
FOR MATTHEW EK & CANDACE ANDERSON-EK
424 AUBURN STREET, PORTLAND, ME 04103



AREA OF PORCH ENCRANCHING INTO SETBACK IS 39 S.F. (WHICH IS LESS THAN THE 50 S.F. ALLOWED UNDER SECTION ~~1A-125~~ OF THE CITY ORDINANCE) *Plus*

4" PROPOSED OVERHANG DOES NOT ENCRANCH MORE THAN 2 FEET BEYOND SETBACK (AS ALLOWED IN SECTION OF CITY ORDINANCE) 23'-7"

R-3

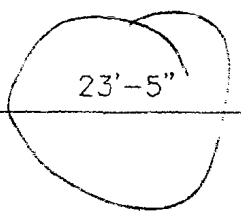
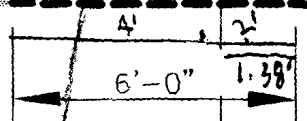
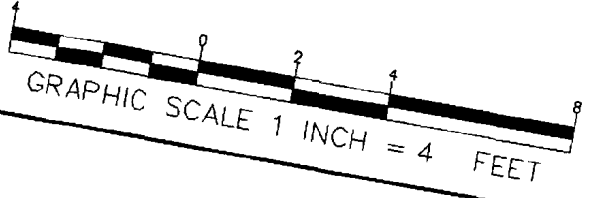
PROPOSED 6' X 26' PORCH

PROPOSED PORCH OVERHANG

EXISTING PORCH TO BE REMOVED

SIDEWALK TO BE CUT TO MATCH STEPS

2 PROPOSED GRANITE STEPS 5' WIDE
considered landscaping - not constructed



SETBACK 25'-0"

DETAILED SITE PLAN
PROPOSED PORCH
FOR MAT...



GRAPHIC SCALE 1 INCH = 2 FEET

FRONT ELEVATION VIEW
PROPOSED PORCH
FOR MATTHEW EK & CANDACE ANDERSON-EK
424 AUBURN STREET, PORTLAND, ME 04103

EXISTING HOUSE

PROPOSED PORCH

GRANITE COBBLESTONE
BARRIER AROUND
LANDSCAPE AREA

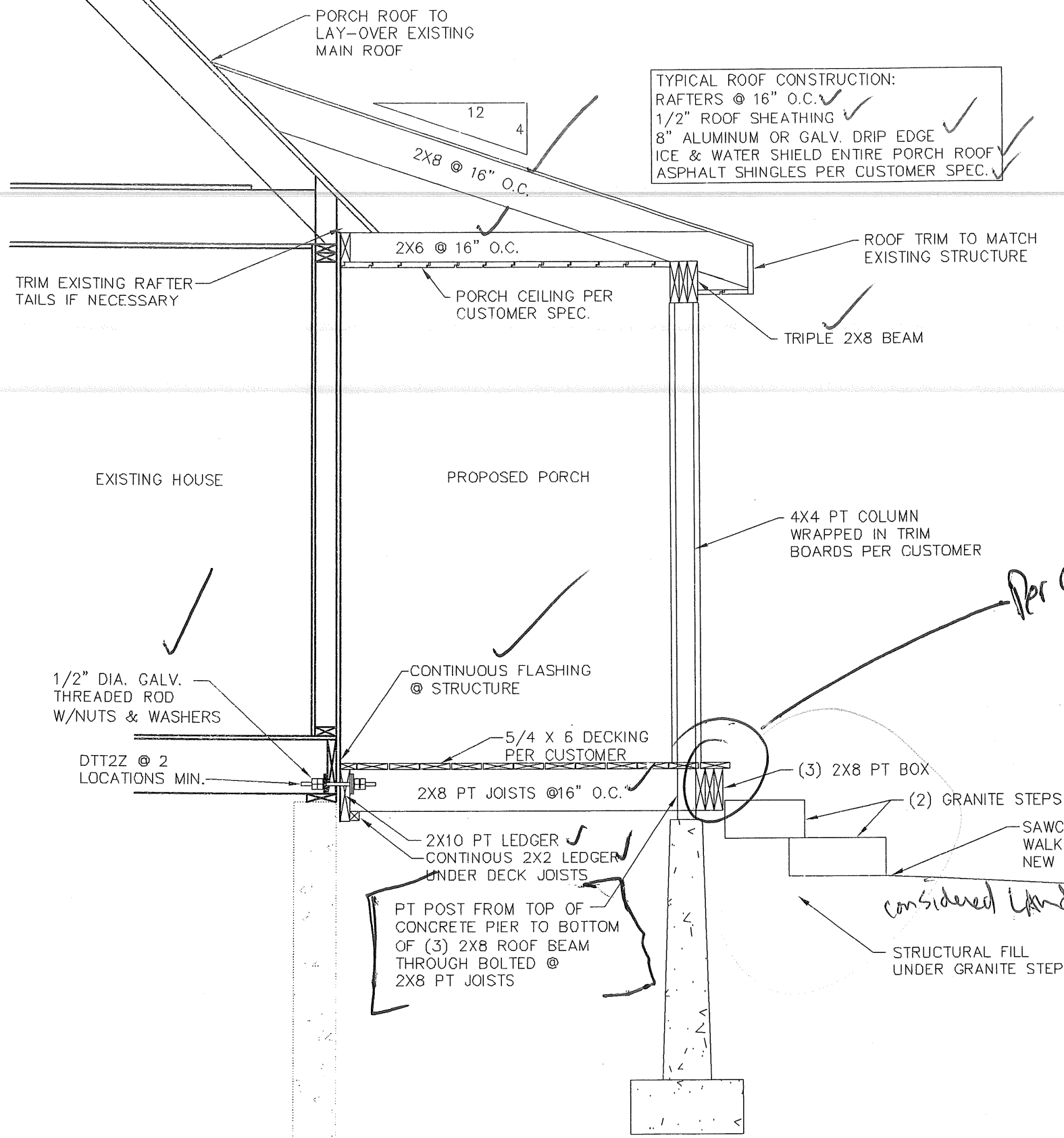
LEFT ELEVATION

RIGHT ELEVATION



GRAPHIC SCALE 1 INCH = 2 FEET

SIDE ELEVATIONS
PROPOSED PORCH
FOR MATTHEW EK & CANDACE ANDERSON-EK
424 AUBURN STREET, PORTLAND, ME 04103

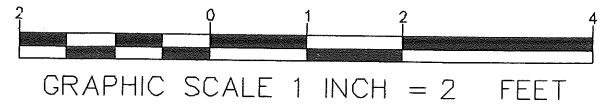


TYPICAL ROOF CONSTRUCTION:
 RAFTERS @ 16" O.C. ✓
 1/2" ROOF SHEATHING ✓
 8" ALUMINUM OR GALV. DRIP EDGE ✓
 ICE & WATER SHIELD ENTIRE PORCH ROOF ✓
 ASPHALT SHINGLES PER CUSTOMER SPEC. ✓

*Per conversation with Builder
 3 2"x8" Piers and in line with upper beam
 all 2"x8" Joists will be Joist
 Hungered into bottom beam
 MJA*

*No Railings needed if
 Deck is Below 30"*

considered Landscaping



CROSS SECTION
 PROPOSED PORCH
 FOR MATTHEW EK & CANDACE ANDERSON-EK
 424 AUBURN STREET, PORTLAND, ME 04103

EXISTING HOUSE

EXISTING FOUNDATION WALLS

26'-0"

PROPOSED PORCH

NEW CONCRETE PIERS W/ CONCRETE PADS

±5'-6"

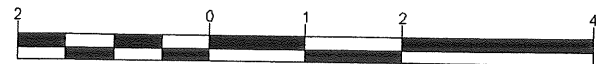
1'-0"

8'-0"

8'-0"

8'-0"

1'-0"



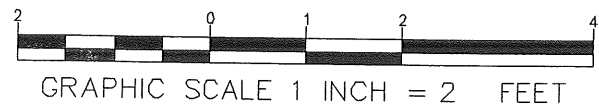
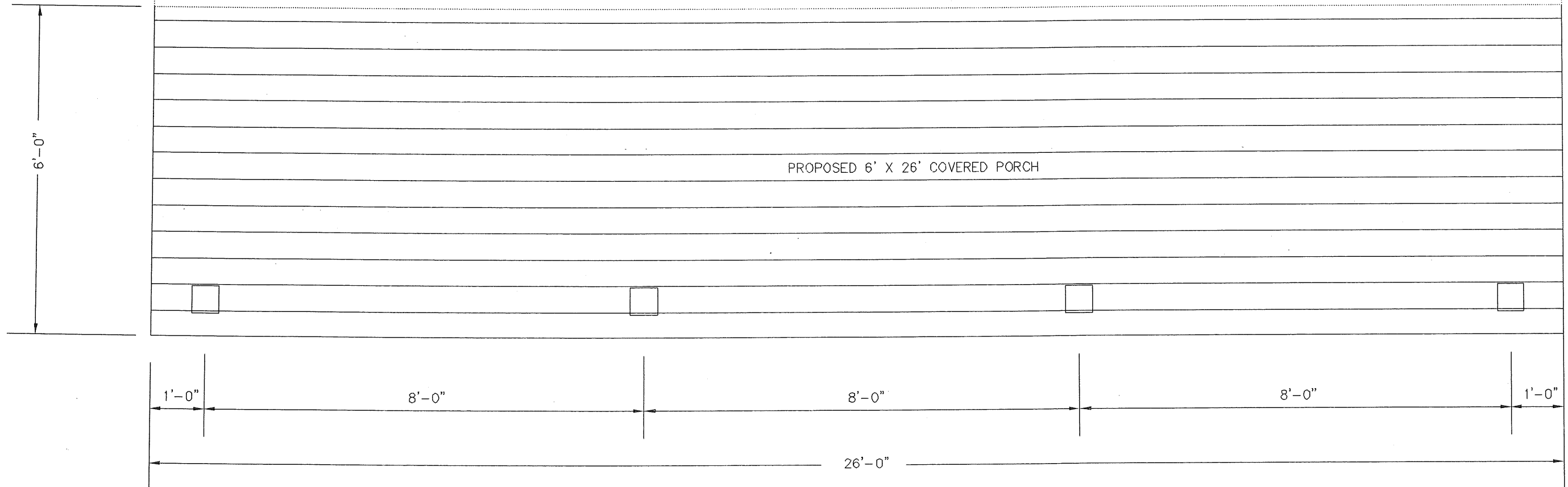
GRAPHIC SCALE 1 INCH = 2 FEET

**FOUNDATION PLAN
PROPOSED PORCH**

FOR MATTHEW EK & CANDACE ANDERSON-EK
424 AUBURN STREET, PORTLAND, ME 04103

EXISTING HOUSE

PROPOSED 6' X 26' COVERED PORCH



MAIN LEVEL PLAN
PROPOSED PORCH
FOR MATTHEW EK & CANDACE ANDERSON-EK
424 AUBURN STREET, PORTLAND, ME 04103