

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read
Application And
Notes, If Any,
Attached

This is to certify that RIGNEY BRIAN T & MARY RIGNEY Corp.has permission to Construct a 10' x 18' screened porch @ back of houseAT 200 HOPE AVE

City 392-A012001

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.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or otherwise 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. Mauley 9/23/09
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: 09-0983		Issue Date:		CBL: 392 A012001	
Location of Construction: 200 HOPE AVE		Owner Name: RIGNEY BRIAN T & MARY C RI		Owner Address: 200 HOPE AVE	
Business Name:		Contractor Name: Vesta Corp.		Contractor Address: P.O. 1464 Portland	
Lessee/Buyer's Name		Phone:		Phone: 2078792217	
Past Use: Single Family Home		Proposed Use: Single Family Home - Construct a 10' x 18' screened porch @ back of house		Permit Fee: \$120.00	
				Cost of Work: \$10,000.00	
				CEO District: 5	
				Zone: R-2	
				Permit Type: Additions - Dwellings	
				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: R3 Type: SB IRC 2003	
				Signature:	
				Signature: Jm 9/23/09	
				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: 09/08/2009		Zoning Approval	

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

- ☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan

Maj ☐ Minor ☐ MM ☐

Date:

Zoning Appeal

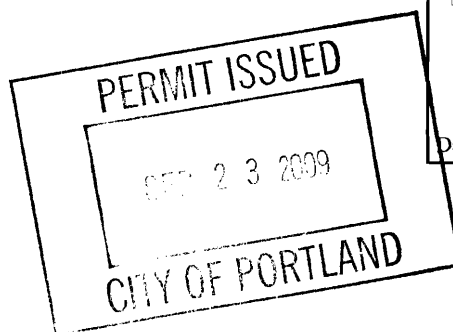
- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☒ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date:



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 - Building or Use Permit

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

Permit No: 09-0983	Date Applied For: 09/08/2009	CBL: 392 A012001
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Location of Construction: 200 HOPE AVE	Owner Name: RIGNEY BRIAN T & MARY C RI	Owner Address: 200 HOPE AVE	Phone:
Business Name:	Contractor Name: Vesta Corp.	Contractor Address: P.O. 1464 Portland	Phone (207) 879-2217
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Construct a 10' x 18' screened porch @ back of house	Proposed Project Description: Construct a 10' x 18' screened porch @ back of house
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/18/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for future decks, sheds, pools, and/or garages.			
2) 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.			
3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
4) 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: 09/23/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:

9/17/2009-Ldobson: Put in w/ single plan review moved along to Zoning to expedite.



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>200 Hope Ave, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>180 SF</u>		Square Footage of Lot <u>26,791</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>392 A 12</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Brian Mary Rigney</u> Address <u>200 Hope Ave.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>878-2825</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip	Cost Of Work: \$ <u>10,000-</u> C of O Fee: \$ Total Fee: \$ <u>120</u>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>single family</u> Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Presumpscott River Place III</u> Project description: <u>Construct a 10'x18' screened porch at back of house</u>		
Contractor's name: <u>Mike DiMillo DBA The Vesta Corporation</u> Address: <u>P.O. Box 1464</u> City, State & Zip <u>Portland ME 04104</u> Telephone: <u>879-2217</u> Who should we contact when the permit is ready: <u>Mike DiMillo</u> Telephone: <u>232-8050</u> Mailing address: <u>Same</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.

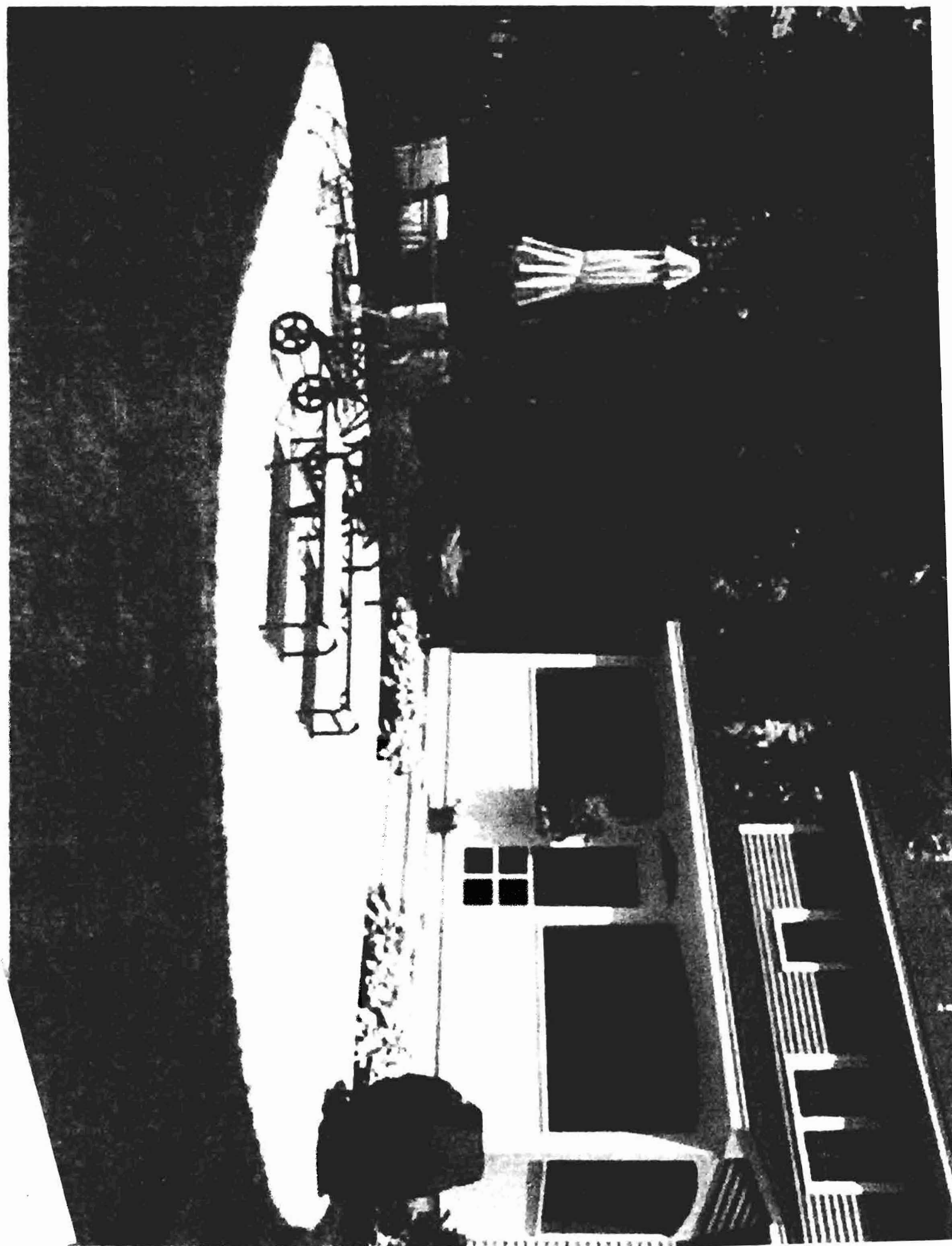
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 9/8/09

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



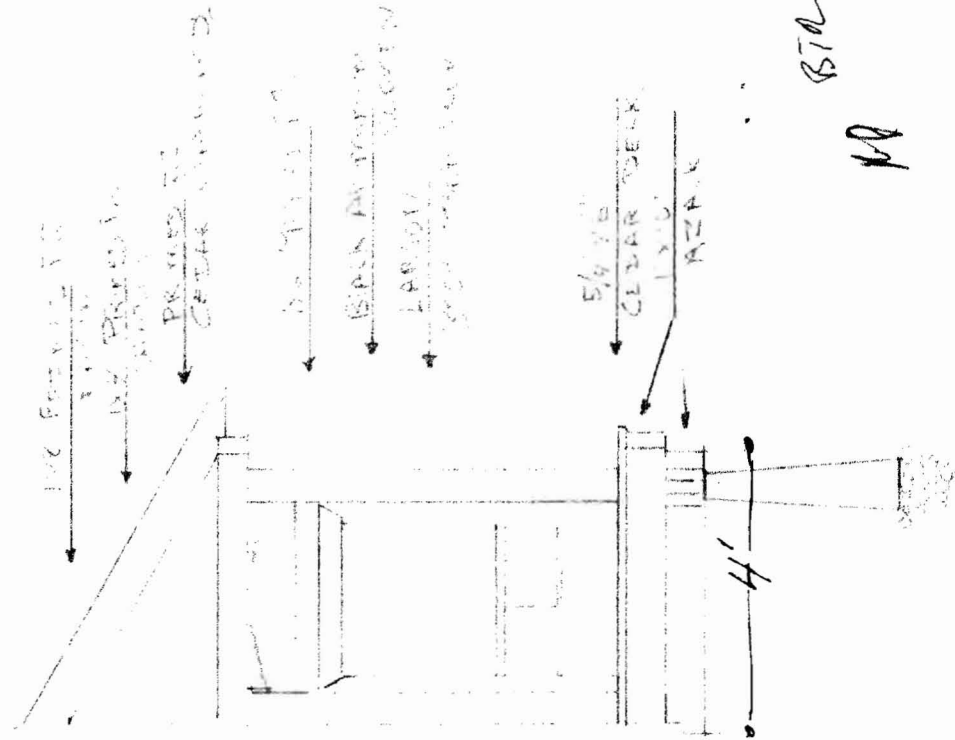
WOOD FRAMING NOTES

1. STRUCTURAL LUMBER: NO. 2 SPRUCE-PINE-FIR
2. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE IBC 2003 BUILDING CODE.
8d - SHEATHING 16d - FRAMING HOT DIP GALVANIZED AS NEEDED, SIMSON POST BASE AND HANGERS.
3. THREE 2x10 BEAM ON CONCRETE POST
2x8 PL LEBLER OR DOUSE 4" LAG BOLTS
2x8 JOIST W/HANGERS 16" O.C
NO HANDRAILS OR BALUSTER
4. STAIR DETAIL:
TREAD Depth LEADING EDGE to L.E 10"
RISED HEIGHT 7 5/8"
ONE INCH NOSING

Right Side Elevation



Left Side Elevation

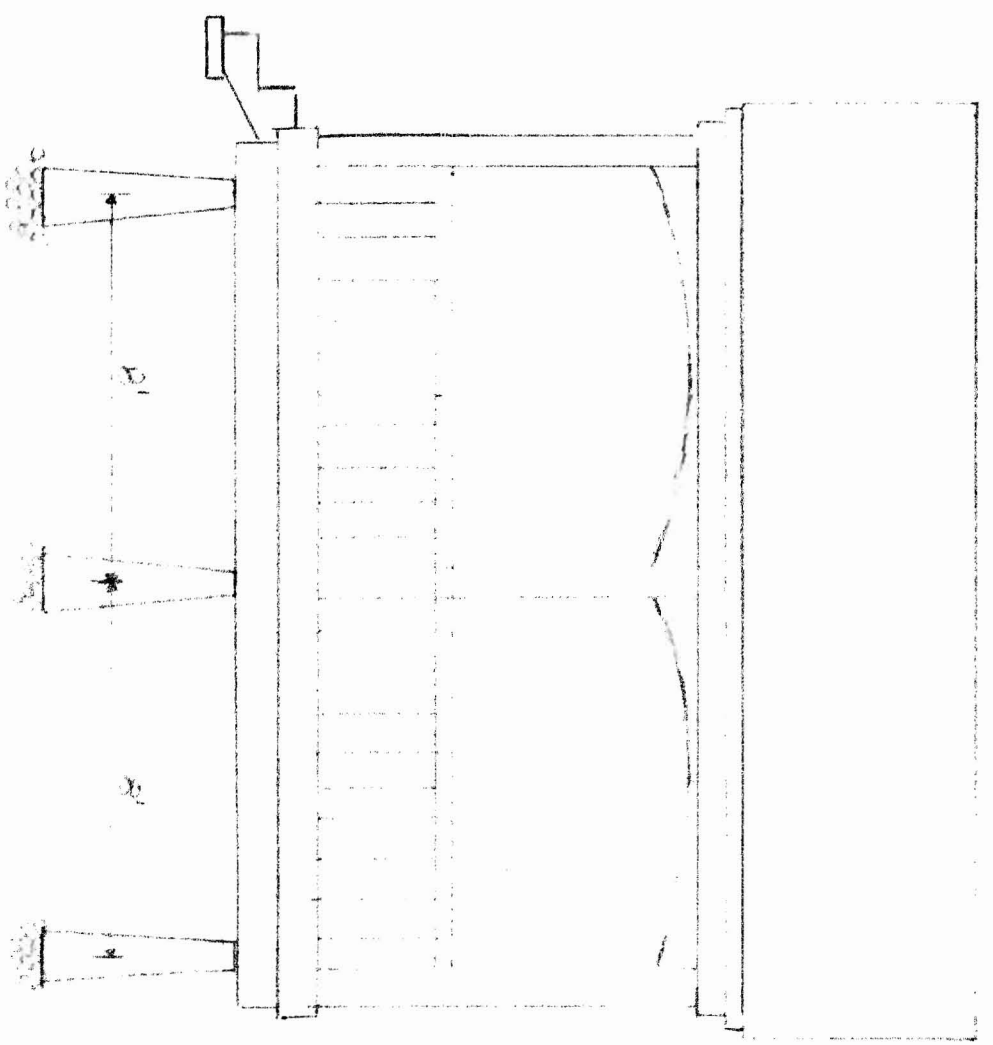


Existing Building

BTB
M

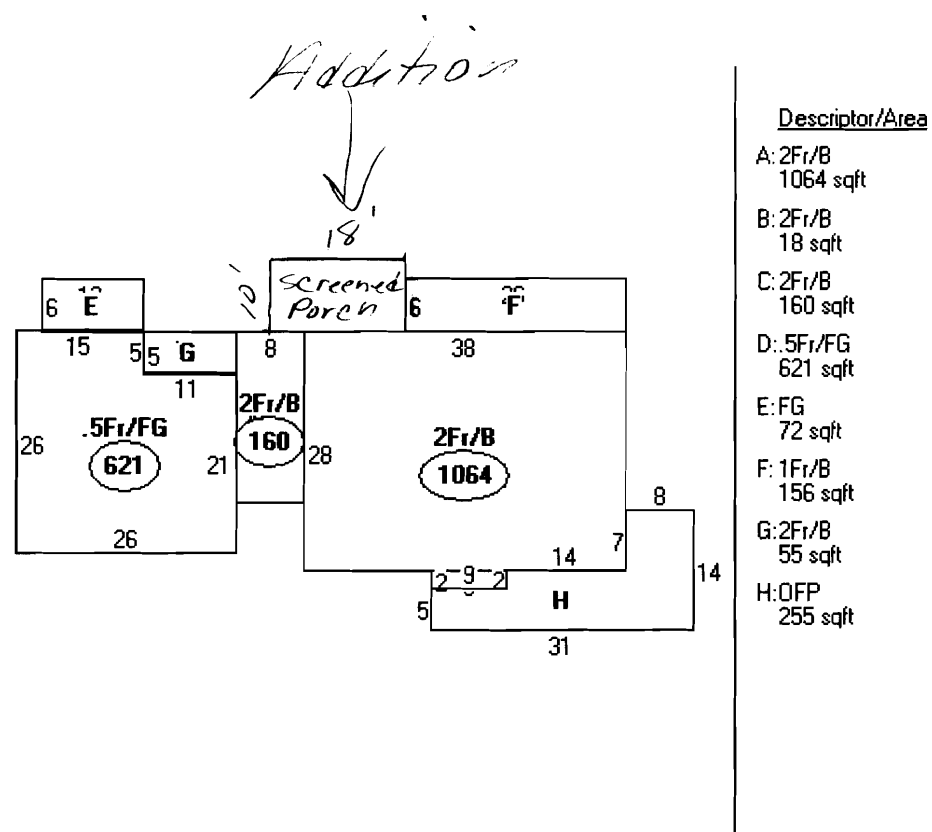
FRONT ELEVATION

12'



7'6"

18
RTH





GENERAL NOTES

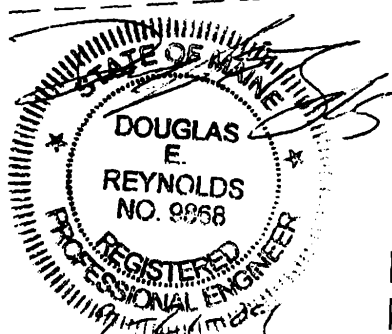
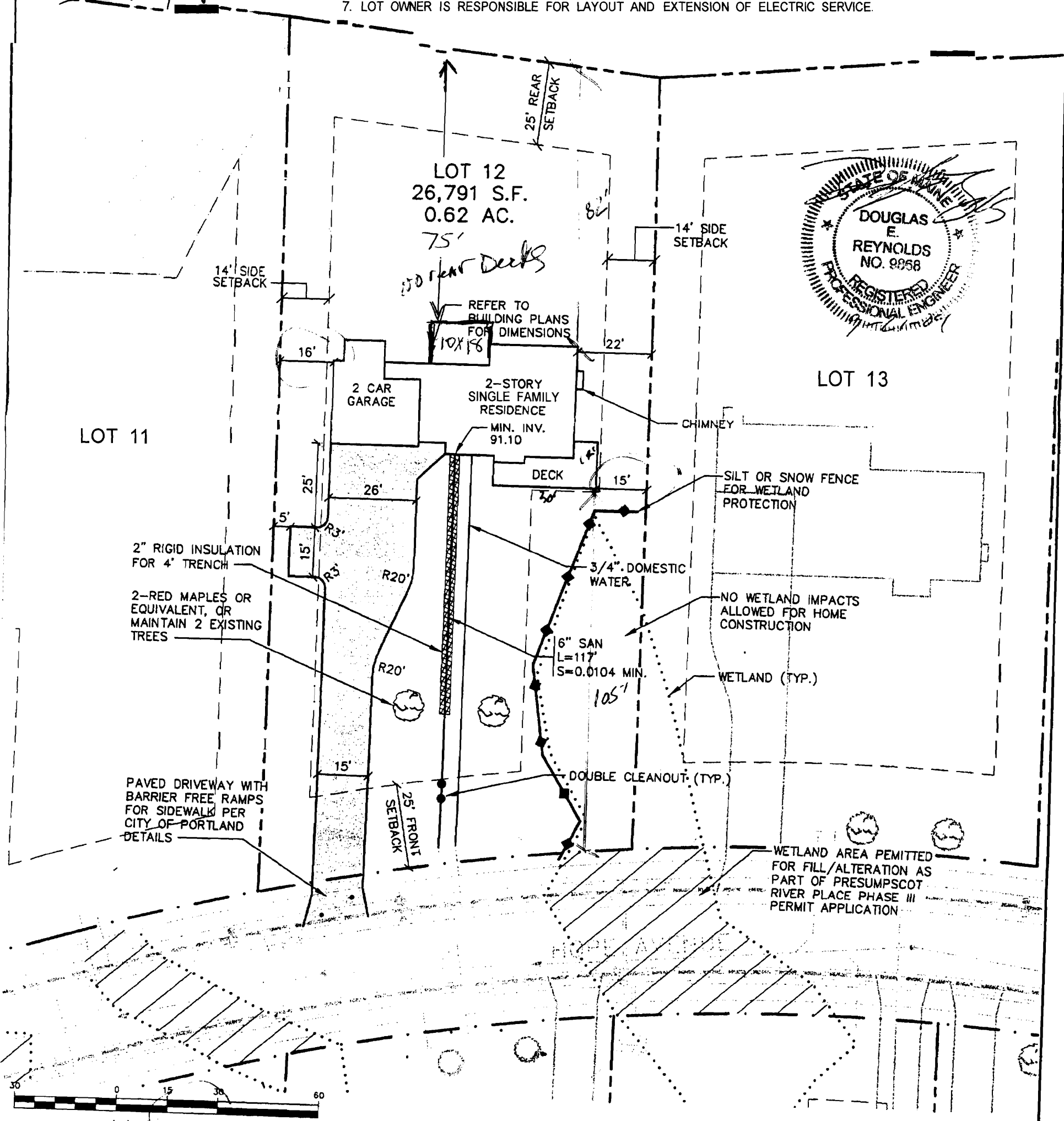
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.

R-2 Zone

REAR: 25' reg - 75' shown

side: 14' reg - 22' / 18' shown

Front: N/A



Design: WHS	Date: 9/04	GP Corroll-Palmer Consulting Engineers, Inc. Traffic and Civil Engineering Services 155 Main Street, Suite 1237 Gorham, ME 04038 Tel: 207-857-8910 Fax: 207-857-8912 E-Mail: mail@corrollpalmer.com	Drawing Name: Lot 12 Site Layout & Utility Plan	Figure No. 2
Draft: CAH	Job No.: 1097		Project: PRESUMPCOT RIVER PLACE	
Checked: DER	Scale: 1"=30'			
File Name: 98089-1\98089-ALL-LOTS.DWG				

Permit Number: 090983

RIGNEY BRIAN T & MARY C RIGNEY JTS/Vesta Corp.

Construct a 10' x 18' screened porch @ back of house

200 HOPE AVE

CBL 392 A012001

10-5-09 OK - footing
11-30-09 Close, work complete
per permit
S n it

ME