

- 172 EASTERN PROM.
- DECK DETAIL
- 10.17.14 1/2"
- WHIPPUS CALLER ARCHITECTS

EXISTING WALL TO REMAIN

3/8" MIN. GUARD PER IRC-R312.2

6x6 P.T. POST CLAD W/ TRIM TO MATCH

MANUFACTURED COPPE COMPLIANT RAIL SYSTEM

2x8's @ 16" O.C.

2x P.T. SHIM

EXISTING ROOF TO REMAIN

JOIST HANGER TYPICAL

1x TRIM

SIMPSON CPT2 CONCEAL POST TIE

NEW SOLID BRACKING SECURELY ANCHORED TO EXISTING FRAMING

SOLID WD. COL. EXISTING

DECK DIRECTION

SIMPSON CONCEAL TIE DOWNING RA. POST TYP. (6) TOTAL

2x8 @ 16" O.C.

PLAN @ 1/4" = 1'-0"

DECK SECTION  
1/2" = 1'-0"

1/2" x 6" ST. STL. W/ AN SPACERS STAGGERED 18" O.C. TYP.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/28/14

# 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.

Address/Location of Construction: 172 EASTERN PROMENADE		
Total Square Footage of Proposed Structure:		100 S.F. EXTERIOR DECK
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant Name: JOE DELANEY Address WHIPPLE CALLENDER ARCHITECTS P.O. BOX 1276 City, State & Zip PORTLAND ME 04101	Telephone: 775.2696 x101 Email: Joe.c.whipple.callender.com
Lessee/Owner Name: CAROL MITCHELL (if different than applicant) Address: 7 WHALER LANE QUINCY MA. City, State & Zip: 02171 Telephone & E-mail: carolouise.172@gmail.com	Contractor Name: PM CONSTRUCTION (if different from Applicant) Address: 19 IND. PARK RD. City, State & Zip: SACO ME 04072 Telephone & E-mail: 282.7697	Cost Of Work: \$ 3000 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) TWO FAMILY		
If vacant, what was the previous use? NA		
Proposed Specific use: SEE ABOVE		
Is property part of a subdivision? ___ If yes, please name _____		
Project description: REBUILD AND ENLARGE EXISTING FRONT DECK OVER EXISTING FRONT PORCH		
Who should we contact when the permit is ready: JOE DELANEY 775.2696 x101		
Address: P.O. BOX 1276		
City, State & Zip: PORTLAND ME		
E-mail Address: Joe.c.whipple.callender.com		
Telephone: 775.2696 x101		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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: *[Signature]* Date: 10.17.14

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



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/28/14



172



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/28/14



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/28/14



# PORTLAND MAINE

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

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

## Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

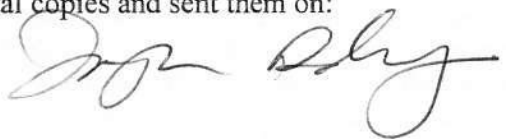
By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

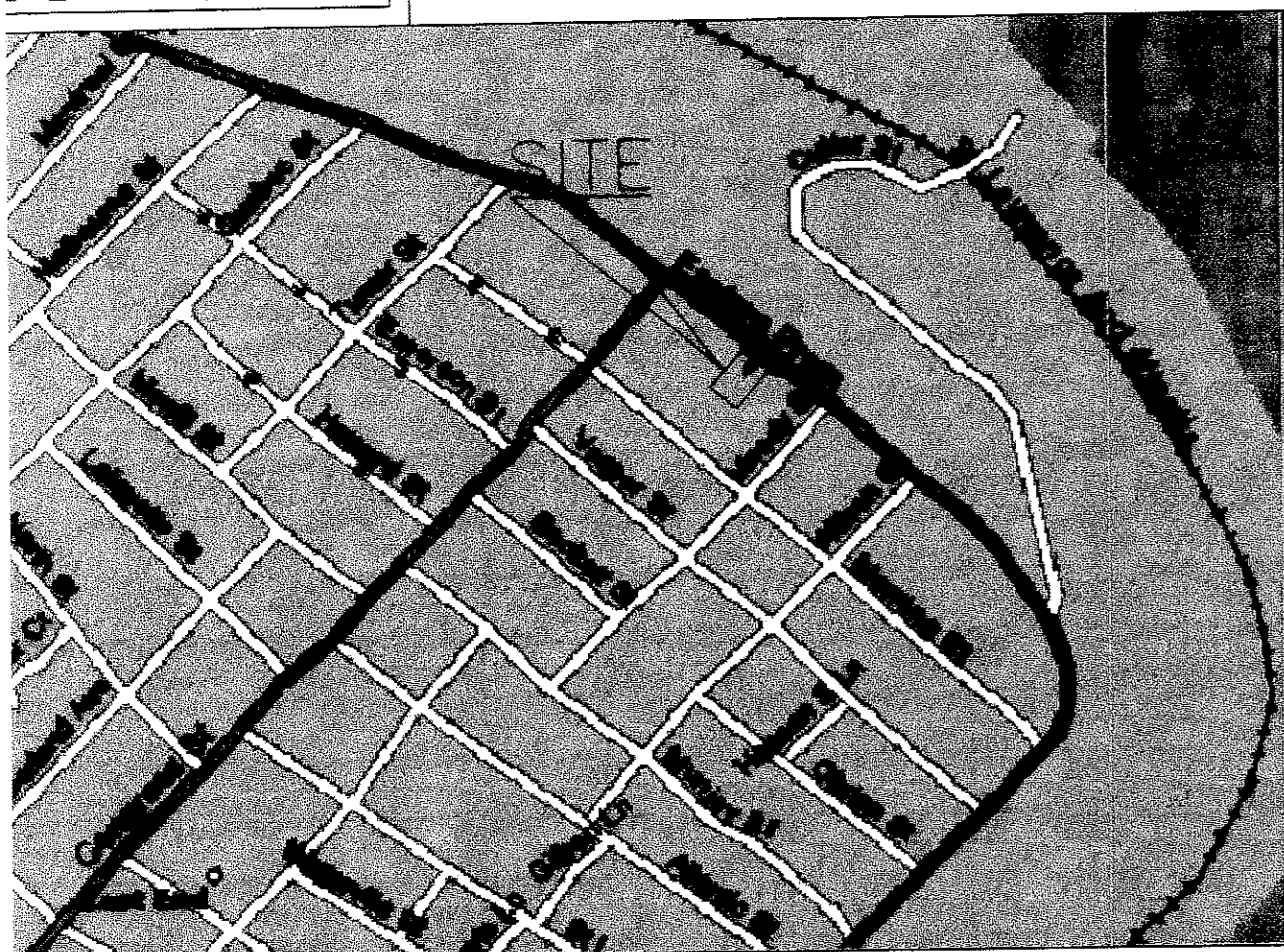
Applicant Signature: 

Date: 10.17.14

I have provided digital copies and sent them on: 

Date: 10.17.14

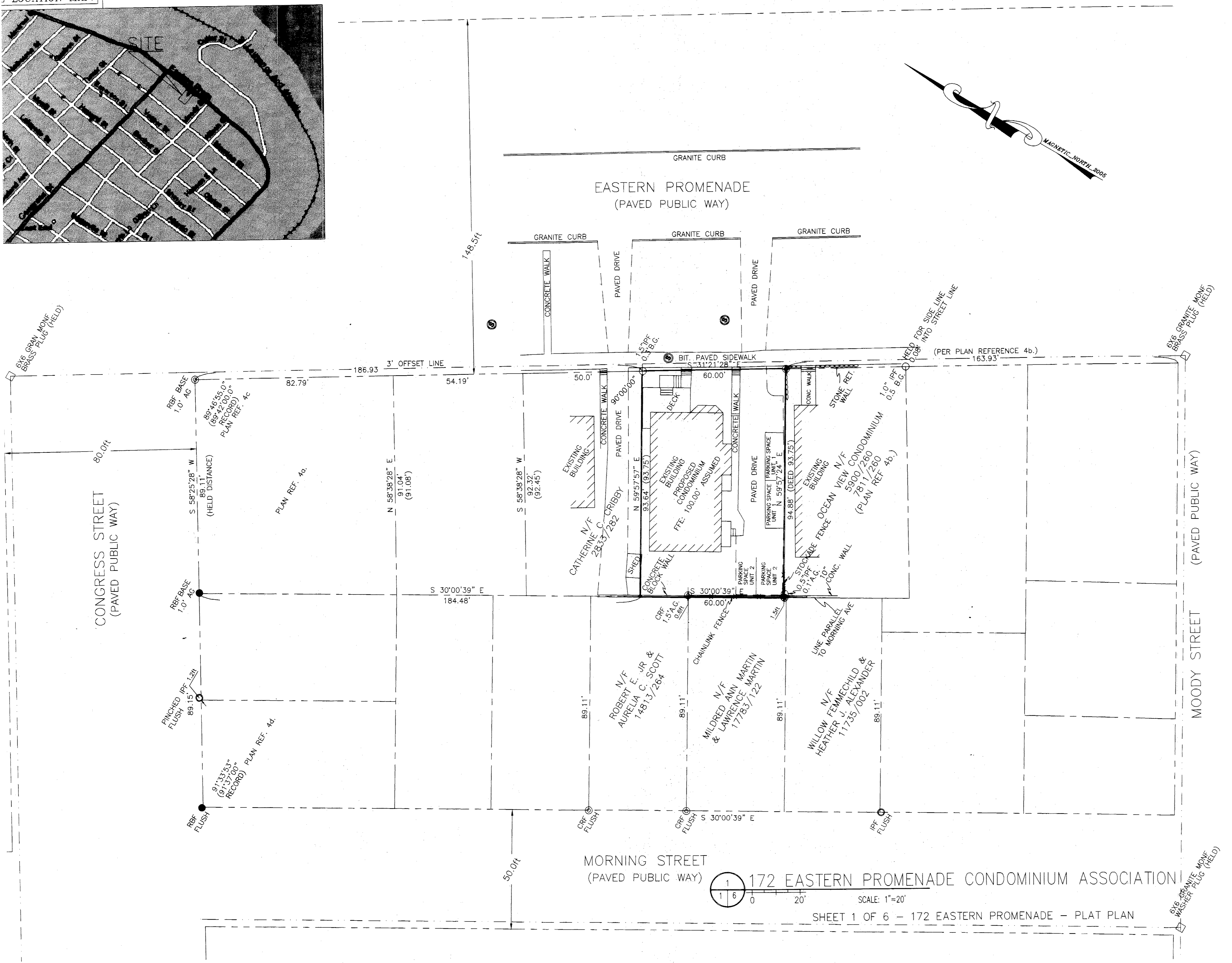
NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.



GENERAL NOTES:

- RECORD OWNER OF PARCEL: ANTHONY W. SALEM AND WALDON M. GEYER, DESCRIBED IN BOOK 23144, PAGE 12 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, 08/26/2005, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 5,649.6 SQ. FT. SQ. FT., 0.13 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - PLAN OF LAND FOR DRAPER DEVELOPMENT, 188 EASTERN PROMENADE, PORTLAND, MAINE, MADE BY DELTA ENGINEERING, INC., DATED 12/17/1987, RECORDED IN C.C.R.D. PLAN BOOK 168, PAGE 23.
  - OCEAN VIEW CONDOMINIUM, 166-168 EASTERN PROMENADE, PORTLAND, MAINE, FOR JOHN A. MCINTOSH JR., DATED 12/27/1982, BY WELLS ENGINEERING, INC., CE, RECORDED IN C.C.R.D. U.O.FILE #96-1.
  - CITY OF PORTLAND STREET DEFINITION PLAN, EASTERN PROMENADE.
  - CITY OF PORTLAND STREET DEFINITION PLAN, MORNING STREET.
  - CITY OF PORTLAND STREET DEFINITION PLAN, CONGRESS STREET.
- ELEVATIONS ARE BASED UPON A VALUE OF 121.94 FT AT MONUMENT AT INTERSECTION OF 3' OFFSET LINES FOR EMERSON STREET AND 10' OFFSET LINE FOR CONGRESS STREET (PER PLAN REFERENCE 4c).
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

State of Maine, Cumberland SS.  
 Registry of Deeds  
 Received Dec. 1, 2008  
 at 2:51 p.m. and recorded in  
 Plan Book 137  
 Attest: *[Signature]*



**ZONING:**  
 ZONE: R-6 RESIDENTIAL ZONE  
 SETBACKS: FRONT - 10 FT (< AVERAGE OF ABUTTER LOTS)  
 REAR - 20 FT  
 SIDE - 1-3 STORIES - 10 FT; 4 STORIES - 12 FT  
 MINIMUM LOT SIZE: 4500 SQ FT  
 MINIMUM LOT WIDTH: 50 FT  
 MAXIMUM BUILDING HEIGHT: 45 FT  
 MAXIMUM LOT COVERAGE: 40%

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 23005114B, WHICH BEARS AN EFFECTIVE DATE OF JUL 17, 1986, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

MONF □	3' Offset Monument Found	●	Capped Rebar Set With Registration #2303
RBF ●	Rebar Found	○	12345/99 Deed Book/Page of Local Registry
CRF ○	Capped 5/8" Rebar Found Owen & Haskell	○	(50.00') Distance from reference plan or deed.
IPF ○	Iron Pipe Found	○	N/F Now Or Formerly
SM ●	Sewer Manhole	○	FFE First Floor Elevation
---	Abutter Line		
---	Property Line		
---	Street Line		
---	3' Offset Line		
---	Edge of Traveled Way		

172 EASTERN PROMENADE CONDOMINIUM ASSOCIATION  
 AT 172 - 174 EASTERN PROMENADE, PORTLAND, MAINE  
 FOR: Anthony W. Salem and Waldon M. Geyer

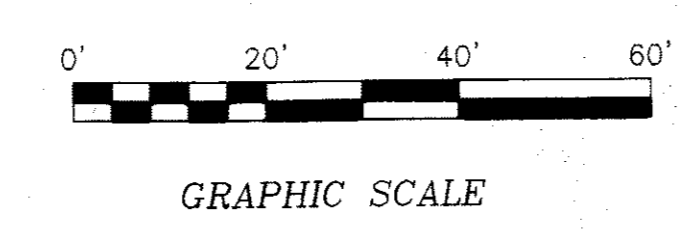
**REVISIONS:**

- VISION 5: 03/28/2008 - CHANGED NAME OF CONDOMINIUM ASSOCIATION
- VISION 4: 03/06/2008 - MISC. CHANGES PER EMAIL 3/6/2008 of W. GEYER
- VISION 3: 02/23/2007 - MISC. CHANGES PER LETTER 2/2/2007 of TS Snow
- VISION 2: 03/15/2006 - TITLE CHANGE; MISC. CHANGES PER EMAIL 3/13/2006
- VISION 1: 02/06/2006 - REISSUED WITH UNIT FLOOR PLANS (SHEETS 2-6)

LOCATION: 172 EASTERN PROMENADE, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS  
 REGISTRY OF DEEDS

RECEIVED 2008  
 AT : H .M. AND RECORDED IN  
 PLAN BOOK PAGE



*[Signature]*

ROBERT T. GREENLAW  
 #2303  
 PROFESSIONAL LAND SURVEYOR

**CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303  
 V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISED: MARCH 28, 2008  
 DATE: FEBRUARY 6, 2006

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 LAND SURVEYING

643 FOREST AVENUE  
 PORTLAND, MAINE 04101  
 207-774-2855 FAX 207-347-4346

DRAWN BY: DMD / PJM  
 CHECKED BY: RTG  
 SCALE: 1" = .20'  
 SURVEY DATE: 08/26/2005  
 JOB NUMBER: 2005111  
 SHEET: 1 OF 6 REV 5  
 DRAWER: 2005 NO: 111