

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

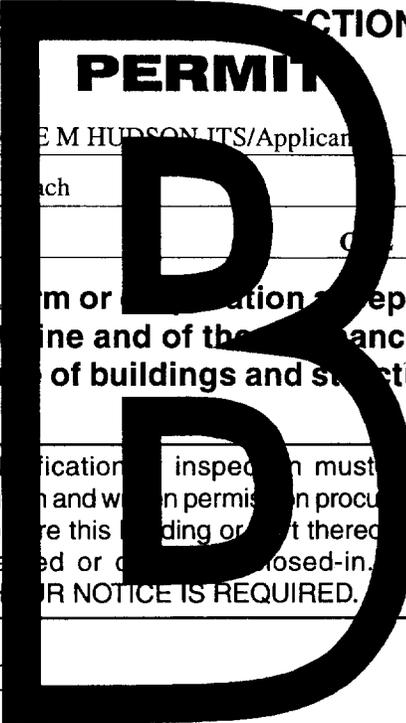
PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 051506
DEC 1 2006
CITY OF PORTLAND

SECTION

PERMIT



This is to certify that CALDWELL RENNY & DAVID M HUDSON ITS/Applicant

has permission to build 3 decks approx. 7.5'x 10' each

AT 16 OBRION ST

003 0005001

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 altered 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. Greg Cass 11-8-05

Health Dept. _____

Appeal Board _____

Other _____

DepartmentName

Thomas K. Markley
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: 05-1516 | Issue Date: | CBL: 003 0005001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|---|--|-------------|
| Location of Construction: 16 OBRION ST | Owner Name: CALDWELL RENNY & DIANE M | Owner Address: 16 OBRION ST | Phone: |
| Business Name: | Contractor Name: Applicant | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Multi Family | Zone: R6 |

| | | | | |
|---|--|--|---|------------------------------|
| Past Use: 3 unit residential <i>old Deck 8x12</i> | Proposed Use: 3 unit residential/ build 3 decks approx. 7.5'x 11' each | Permit Fee: \$48.00 | Cost of Work: \$3,000.00 | CEO District: 1 |
| Proposed Project Description: build 3 decks approx. 7.5'x 11' each <i>Legal use! 3 Residential dwelling units</i> | | FIRE DEFT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i> | |
| | | Signature: <i>Grego L...</i> | | Signature: <i>Jm 12/7/05</i> |
| 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: Idobson | Date Applied For: 10/18/2005 | 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok under 14-433</i> <i>NO water connecting</i> <i>Stair w/sg</i> Date: <i>11/8/05</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>8</i> | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Jan</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 - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 05-1516 | Date Applied For: 10/18/2005 | CBL: 003 0005001 |
|------------------------------|--|----------------------------|

| | | | |
|--|--|---|---------------|
| Location of Construction: 16 OBRION ST | Owner Name: CALDWELL RENNY & DIANE M | Owner Address: 16 OBRION ST | Phone: |
| Business Name: | Contractor Name: Applicant | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Multi Family | |

| | |
|--|--|
| Proposed Use: 3 unit residential/ build 3 decks approx. 7.5'x 11' each | Proposed Project Description: build 3 decks approx. 7.5'x 11' each |
|--|--|

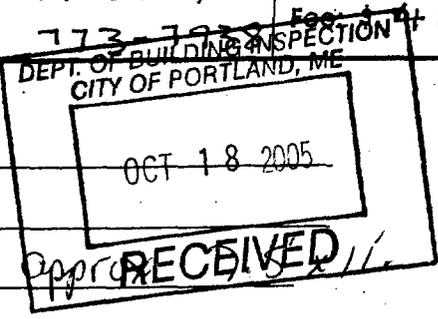
| | | | |
|--|-------------------------|------------------------------|---|
| Dept: Building | Status: Approved | Reviewer: Tom Markley | Approval Date: 12/05/2005 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. | | | |

| | | | |
|-------------------|-------------------------|---------------------------------|---|
| Dept: Fire | Status: Approved | Reviewer: Cptn Greg Cass | Approval Date: 11/08/2005 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |

Comments:
 11/18/2005-tm: spoke to Diane Hudson and explained I needed more info on deck member sizes and also needed plan size reduced to no greater than 11X17 sizing.
 11/30/2005-tm: spoke to Renny Caldwell who is also owner and he will bring in the required info we requested.

All Purpose 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>16 O'BRION ST, PORTLAND</u> | | |
| Total Square Footage of Proposed Structure | Square Footage of Lot <u>3,200</u> | |
| <u>Renny Ca</u> | | |
| Block# <u>3</u> | Lot# <u>5</u> | |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>Diane Hudson 16 O'BRION ST 773-7778</u> | Cost Of Work: \$ <u>2000-3,000</u> |
| Current use: <u>3 units</u> |  | |
| If the location is currently vacant, what was prior use: _____ | | |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: <u>3 decks</u> | | |
| Project description: _____ | | |
| Contractor's name, address & telephone: <u>Renny Caldwell, 16 O'BRION ST</u> | | |
| Who should we contact when the permit is ready: <u>Caldwell OR Hudson</u> | | |
| Mailing address: <u>16 O'BRION ST</u> | | |
| <p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up, PHONE: _____</p> | | |

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: *Diane Hudson* Date: SEP. 6, 200

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

160'Brion St
Portland, ME 04101
September 6, 2005

To:
Arthur Rowe
Code Enforcement Officer
City of Portland

Dear Mr. Rowe

Thank you for your visit to 160'Brion Street. We invited you after we realized what a predicament we had put ourselves in by taking down an existent hanging deck at this address, which we did not deem to be structurally safe. We then started putting up another deck, with stairs, but without city permission. You advised us to take our stair-start down, and present a plan that would meet city tread-and-riser specifications.

We have deconstructed, as you advised, but have been unable to make a stair plan work to city tread-and-riser specifications. We therefore have decided to complete the decks to city specs, without the stairs.

Accordingly we submit these plans, on which our original stair plans have been whited out and withdrawn, and confine ourselves only to the provision of the decks.

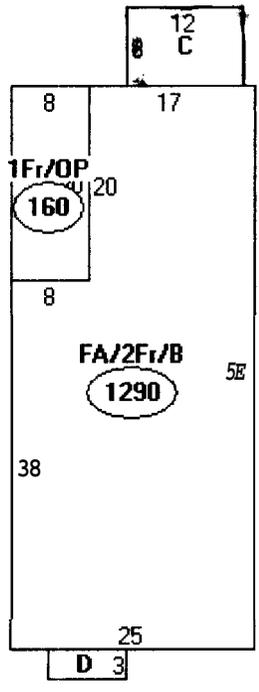
Attached is a copy of a city plan containing the footprint of an earlier structure with which we have aligned the footings for our proposed deck. The deck itself is centered well inside the area of the deck that we considered unsafe, and that we took down, and that you could plainly see had been affixed to the side of the house.

Enclosed is a check for **\$48**, to cover the fee for the cost of the estimated amount of work. Our estimated cost of the deck is between \$2,000 and \$3000. The reason that this estimate is so low is that the work is being done primarily by my house partner, Renny Caldwell, who is a carpenter and cabinet-maker. We do not object to paying a higher fee if traditional values rather than actual costs are the guidelines for cost estimates.

Many thanks for your advice and helpful concern

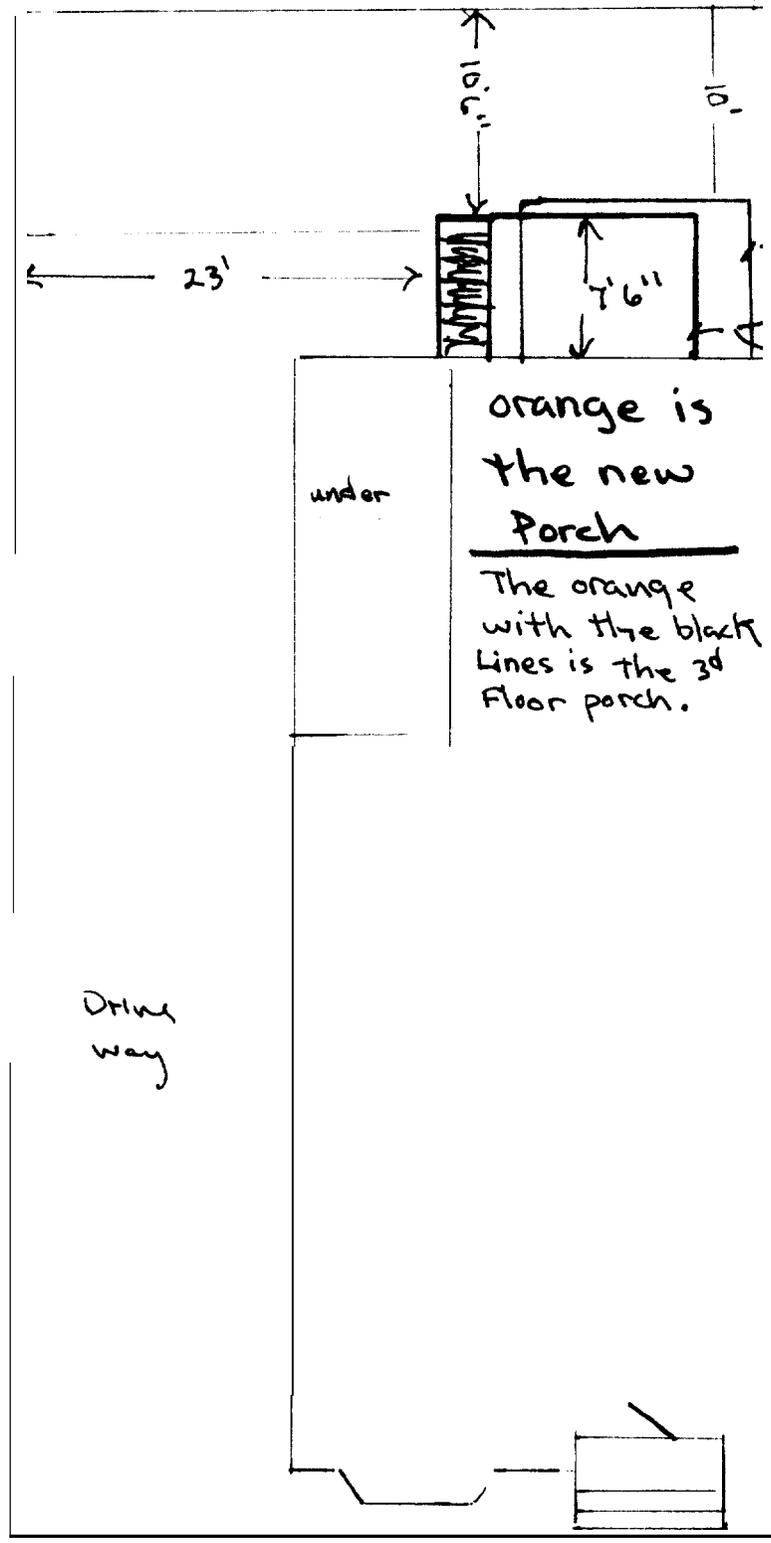
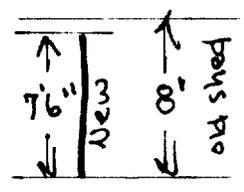
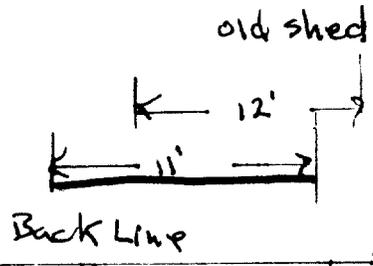


Diane Hudson



- Descriptor/Area
- A: FA/2Fr/B
1290 sqft
 - B: 1Fr/OP
160 sqft
 - C: WD
96 sqft
 - D: 2FBAY/B
24 sqft

OK



yellow is the old shed as per city SK.
 $57'' \div 12 = 4.75'$

orange is the new Porch
The orange with the black lines is the 3rd floor porch.

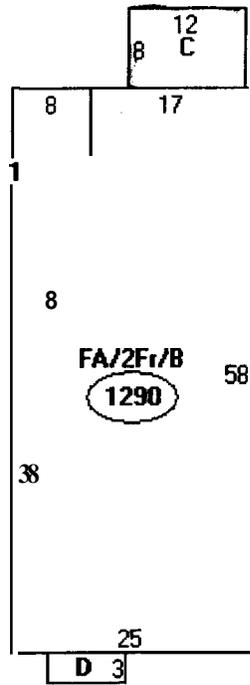
No other connects
Stairway

ok under
14 433
has been fixed
The legal non-conformity

LOT SIZE
40 X 80

Driveway

Street



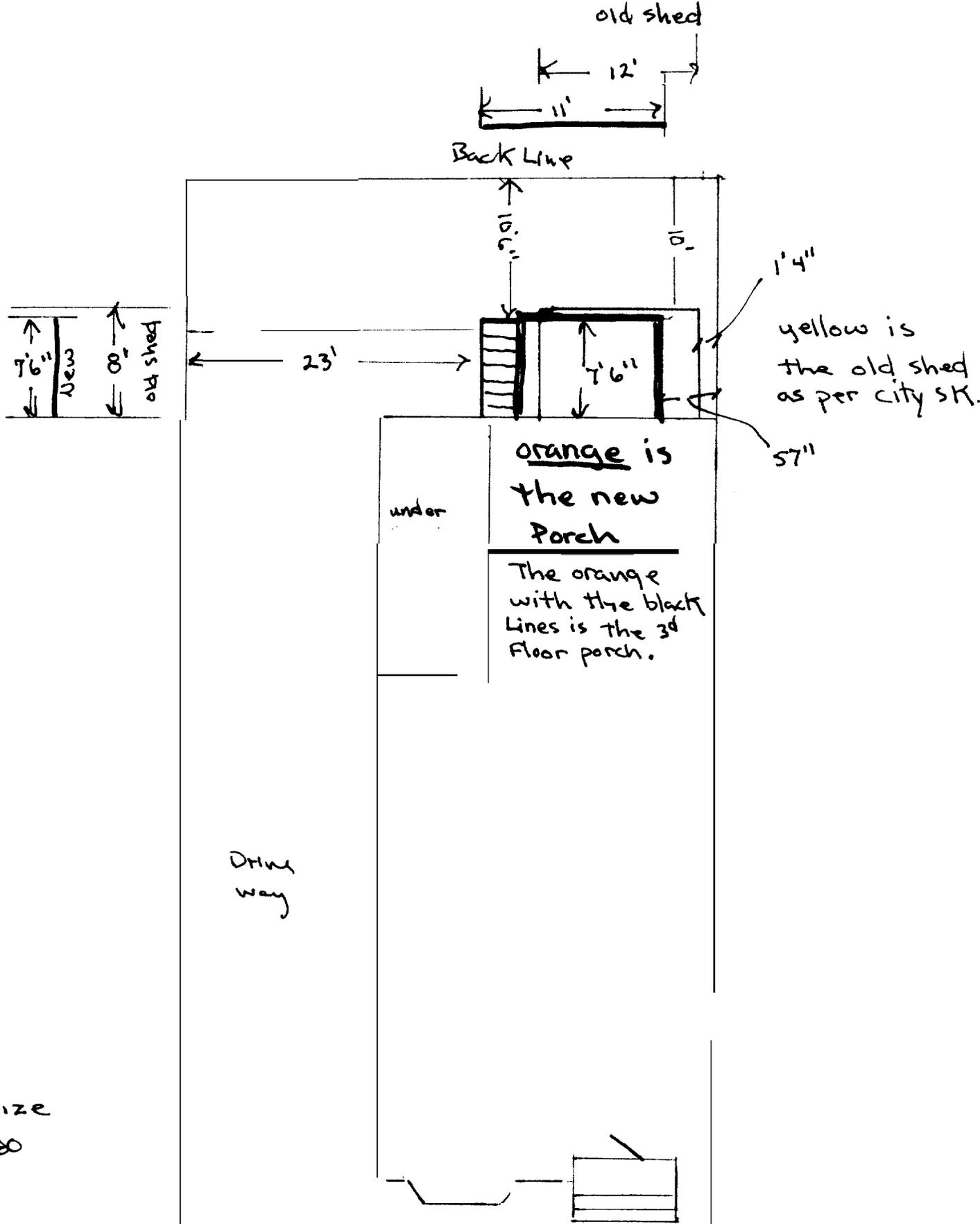
Descriptor/Area

A: FA/2Fr/B
1290 sqft

B: 1Fr/OP
160 sqft

CWD
96 sqft

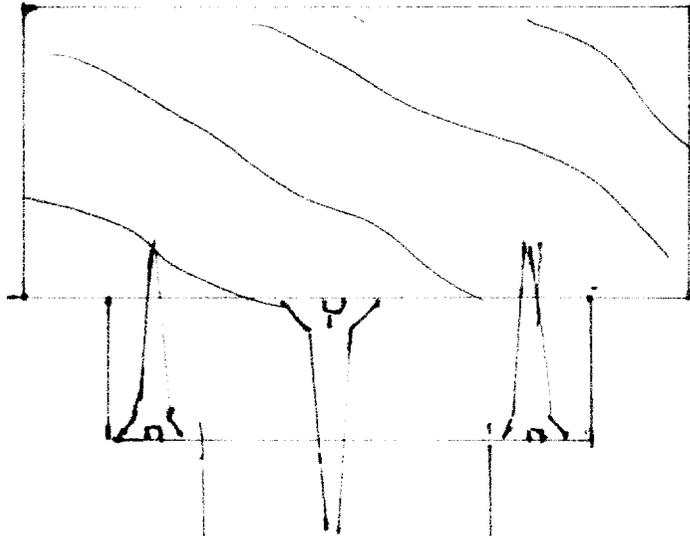
D: 2FBAY/B
24 sqft



Street

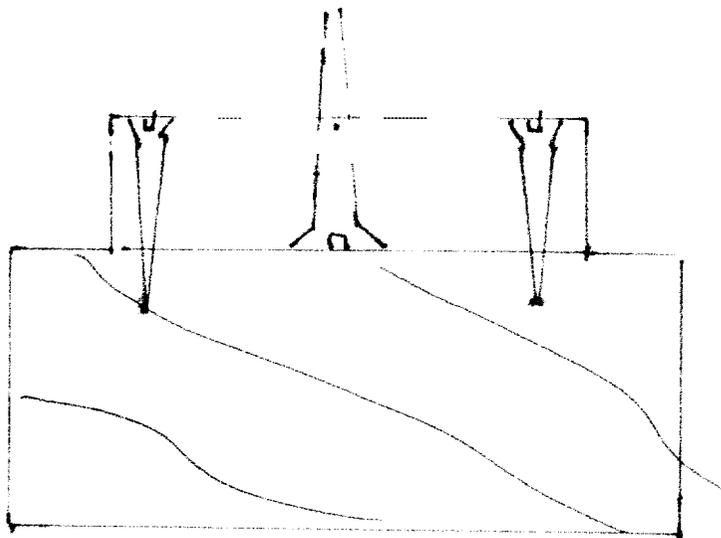
Detail #1 Rail + Balasters

Scale - Full



↑
42"

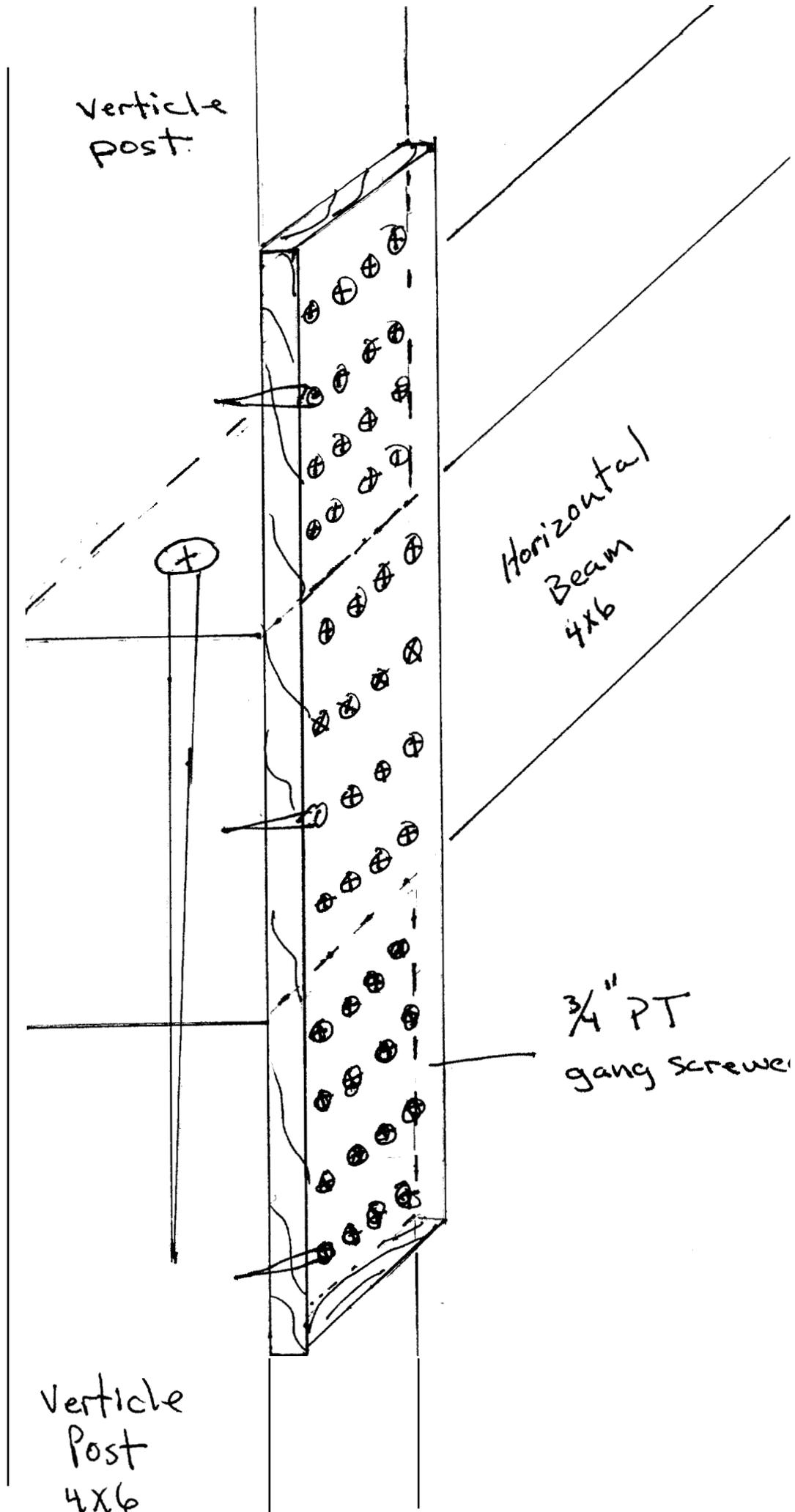
Balaster



Detail # 2

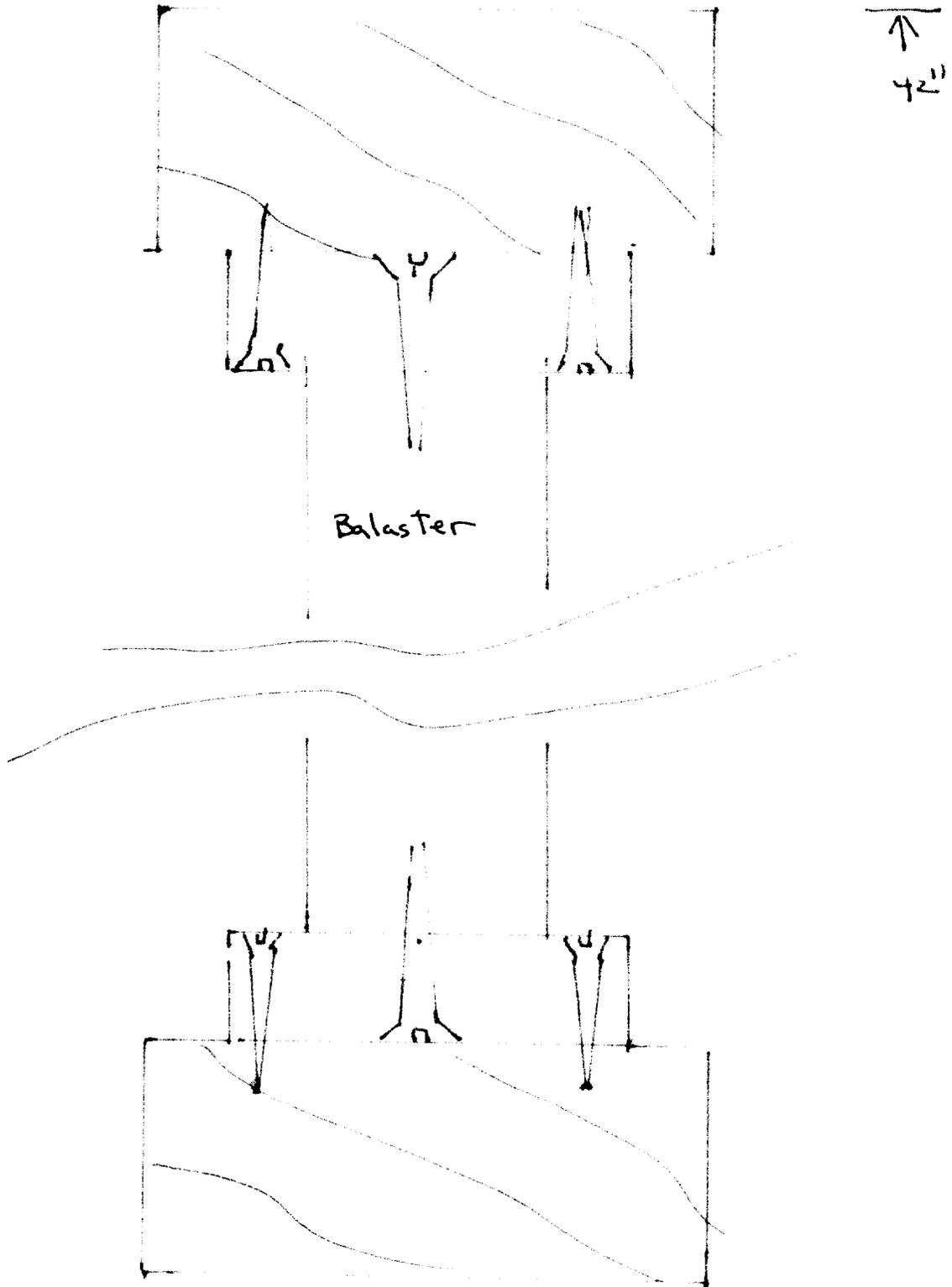
Scale

$\frac{1}{2}'' = 1''$



Detail #1 Rail + Balasters

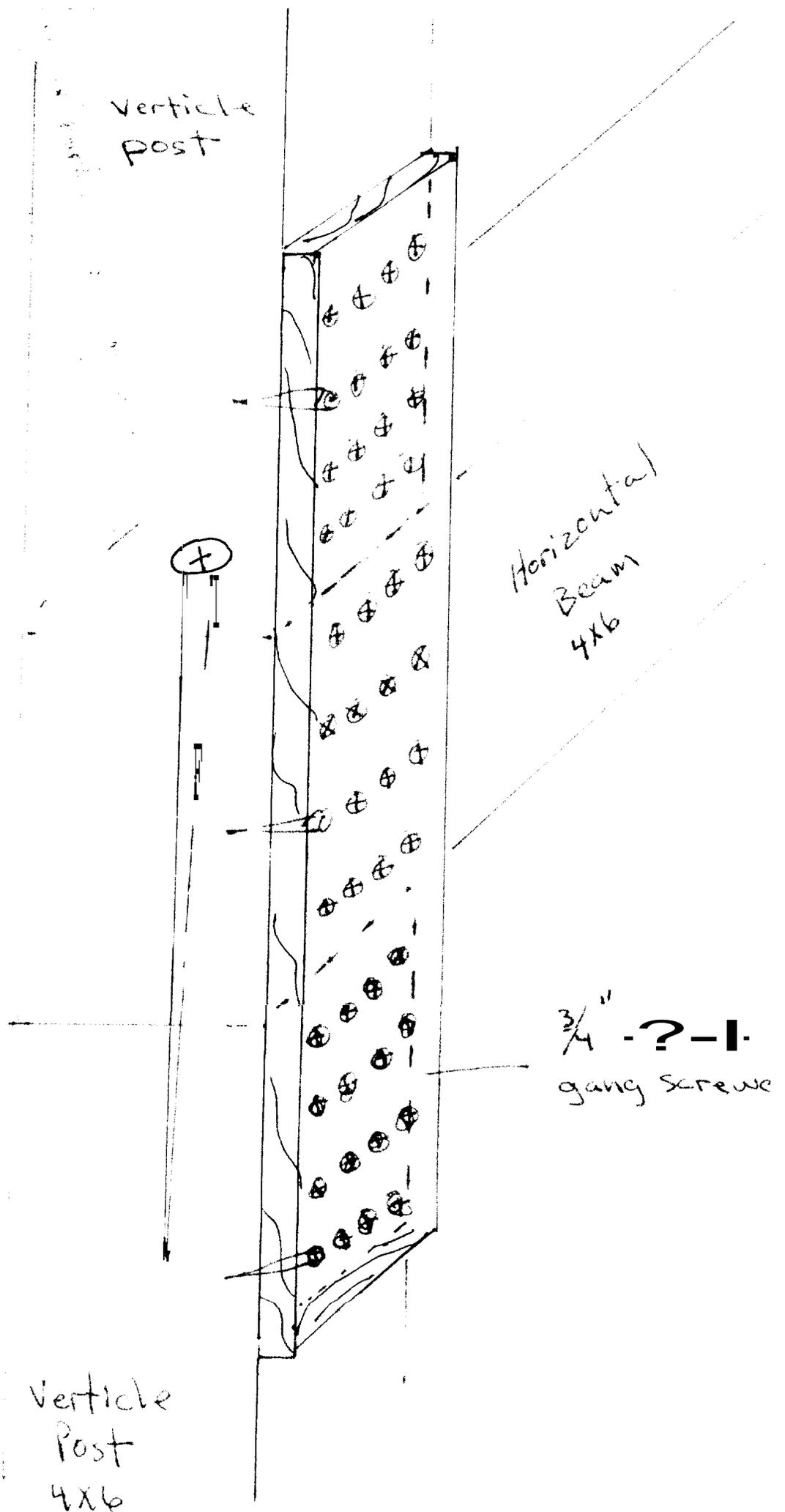
Scale - Full



Detail # 2

Scale

$\frac{1}{2}'' = 1''$



Verticle Post

Horizontal Beam
4x6

$\frac{3}{4}''$ - ? - |
gang screw

Verticle Post
4x6

Detail #3
Fastening at Wall

Clap board

Flashing

All Joist Timberlock Screws
into beams

4x6

Toe Screw Joist

2x12 PT

Timber lock Screws
Beams to Building

4x6

Wall of House

