

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT**PERMIT ISSUED**

Permit Number: 101443

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that Curran Jeffrey A /self

APR 11 2011

has permission to Replace side deck and stairs.AT 163 Washington Ave

CBL 012 F008001 City of Portland

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 lathed 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

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: 10-1443		Issue Date:		CBL: 012 F008001					
Location of Construction: 163 Washington Ave		Owner Name: Curran Jeffrey A		Owner Address: 163 Washington Ave		Phone: 207-831-0970			
Business Name:		Contractor Name: self		Contractor Address: Portland		Phone:			
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Duplex		Zone: R-6			
Past Use: Two Family		Proposed Use: Two Family / Replace side deck and stairs. (6'8"x11'9") <i>legdm - 2 dv</i>		Permit Fee: \$30.00		Cost of Work: \$1,000.00		CEO District: 1	
Proposed Project Description: Replace side deck and stairs. (6'8"x11'9")				FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>		INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IPC 2003</i>			
				Signature:		Signature:			
				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: gg		Date Applied For: 11/17/2010		Zoning Approval					
<ol style="list-style-type: none">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"/> 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"/> Date: _____		<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: _____		<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 <i>ABN</i> Date: _____	

PERMIT ISSUED

APR 11 2011

City of Portland

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

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 Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

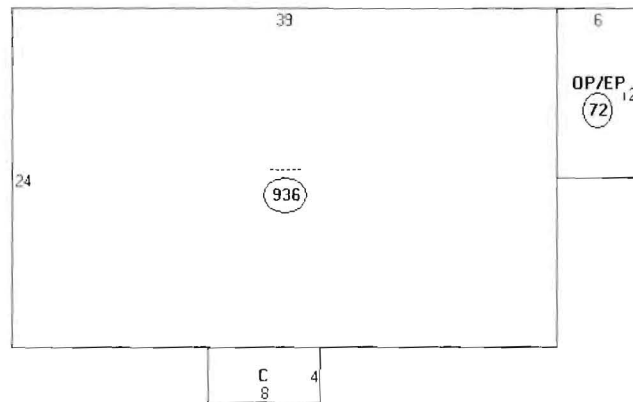
 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

 X **Final inspection required at completion of work.**

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





Descriptor/Area

- A.
936 sqft
- B. OP/EP
72 sqft
- C. OP
32 sqft

Pre Existing
conditions





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>163 Washington Ave</u>		
Total Square Footage of Proposed Structure/Area <u>84</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>012</u> Block# <u>F008</u> Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Jeffrey A. Curran</u> Address <u>163 Washington Ave.</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>207 831 0970</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1000</u> C of O Fee: \$ Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>Living in it as Single family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>has 2 kitchens</u> Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: <u>Replace Side Deck & stairs (6'8" x 11'9")</u>		
Contractor's name: <u>owner + father</u> Address: <u>163 Washington Ave.</u> City, State & Zip <u>Portland ME 04101</u> Telephone: <u>207 831 0970</u> Who should we contact when the permit is ready: <u>Jeffrey A. Curran</u> Telephone: Mailing address: <u>163 Washington Ave. Portland ME 04101</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.

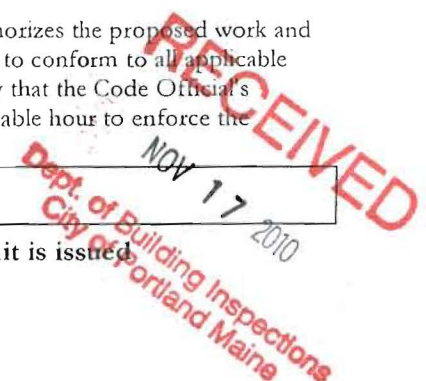
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

Date: 11/17/10

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



THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 17818 PAGE 278 COUNTY Cumberland
 PLAN BOOK 2 PAGE 54 LOT 6, p/o 5 & 8, plus

ADDRESS: 163 Washington Avenue, Portland, Maine

Job Number 490-24

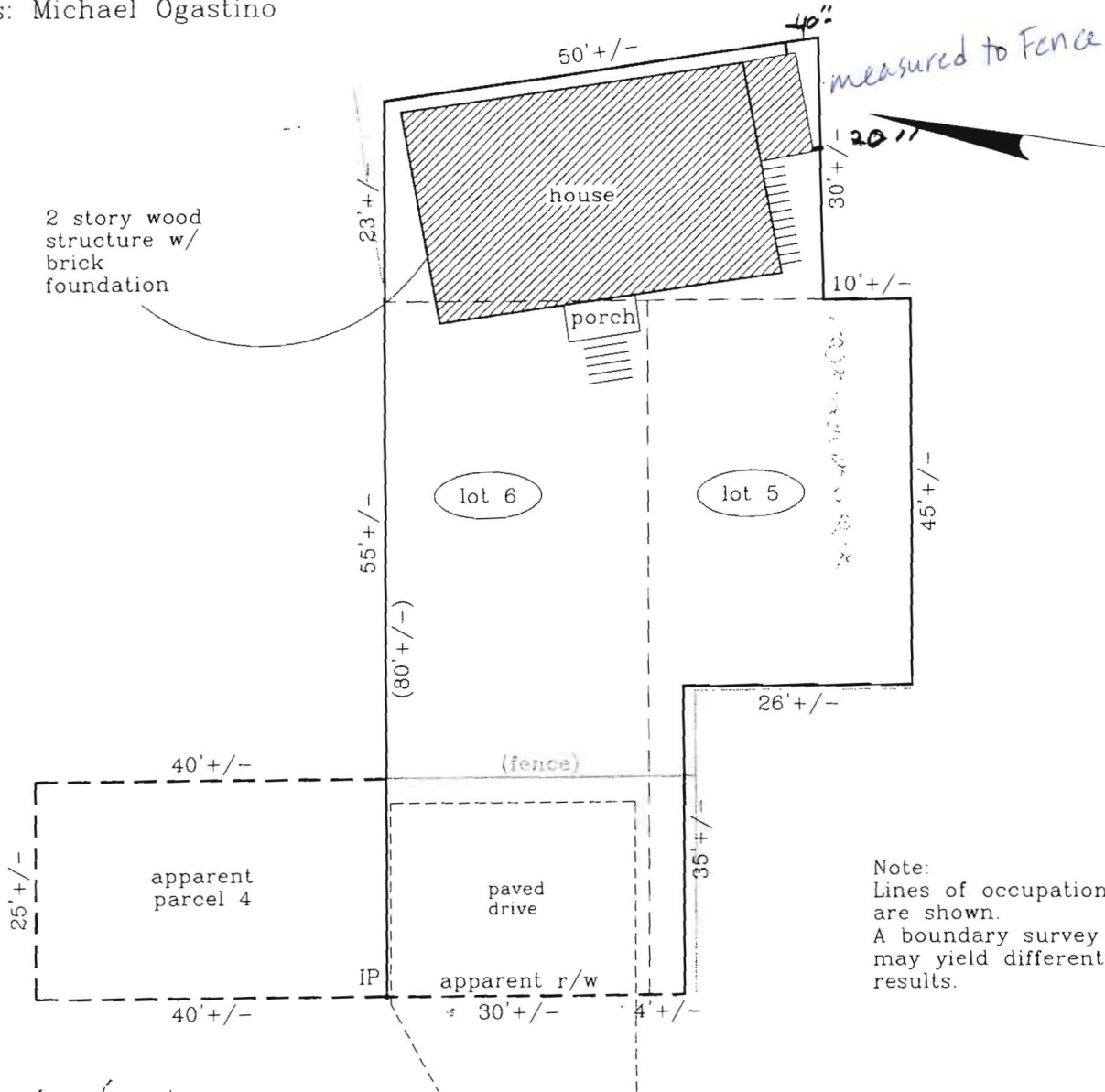
Inspection Date 8-19-04

Buyers: Jeff Curran

Scale 1" = 20'

Sellers: Michael Ogastino

Client File#: 944167



Note:
 Lines of occupation
 are shown.
 A boundary survey
 may yield different
 results.

[Handwritten signature] Washington Avenue

to Cumberland Ave.

I HEREBY CERTIFY TO: Guaranty Title Co.; Meridian Mortgage
 and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community
 Panel: 230051-0014 B

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF
 WAY ARE SHOWN. OTHER ENCUMBRANCES,
 RECORDED OR NOT, MAY EXIST THIS
 SKETCH WILL NOT REVEAL ABUTTING
 DEED CONFLICTS, IF ANY

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Livingston - Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport - Maine 04046

207-967-9761 phone

207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



APPLICATION FOR PERMIT

MAY 19 1932

Class of Building or Type of Structure Third ClassPortland, Maine, May 19, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 183 Washington Avenue Ward 1 Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address R. Russo 183 Washington Ave. Telephone _____
Contractor's name and address W. G. Cain, Telephone _____
Architect's name and address _____
Proposed use of building dwelling house No. families 2
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 17. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 2

General Description of New Work

To complete existing rear entrance porch app. 8' x 12', making the three window openings smaller, and repair roof covering

NOTIFICATION BEFORE LAYING
OR CLOSING IN IS WAIVED.
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
Material of foundation _____ earth or rock? _____
Material of underpinning _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering Asphalt roofing Class C Und. Lab.
No. of chimneys _____ Material of chimney _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Signature of owner R. Russo
W. G. Cain

7449



More saving.
More doing.SM

300 CLARKS POND PARKWAY
SOUTH PORTLAND, ME 04106 (207)879-2500

2406 00002 13041 11/07/10 02:29 PM
CASHIER JOANNE - JH45CJ

610333002031 2X4-16 #1 PT <A>	
207.97	15.94
039645692219 8" CONCRETUBE <A>	
205.68	11.36
039645110188 80LB CONCRET <A>	
503.35	16.75
538981 1/2 FCTWSHGL <A>	
800.33	2.64
712216013469 LAG SCREW <A>	
201.80	3.60
712216013384 LAG SCREW <A>	
300.89	2.67
712216013391 LAG SCREW <A>	
301.49	4.47

	SUBTOTAL	57.43
	SALES TAX	2.88
	TOTAL	\$60.31
XXXXXXXXXXXX4892	DEBIT	60.31
AUTH CODE 430207		



2406 02 13041 11/07/2010 7592

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 02/05/2011

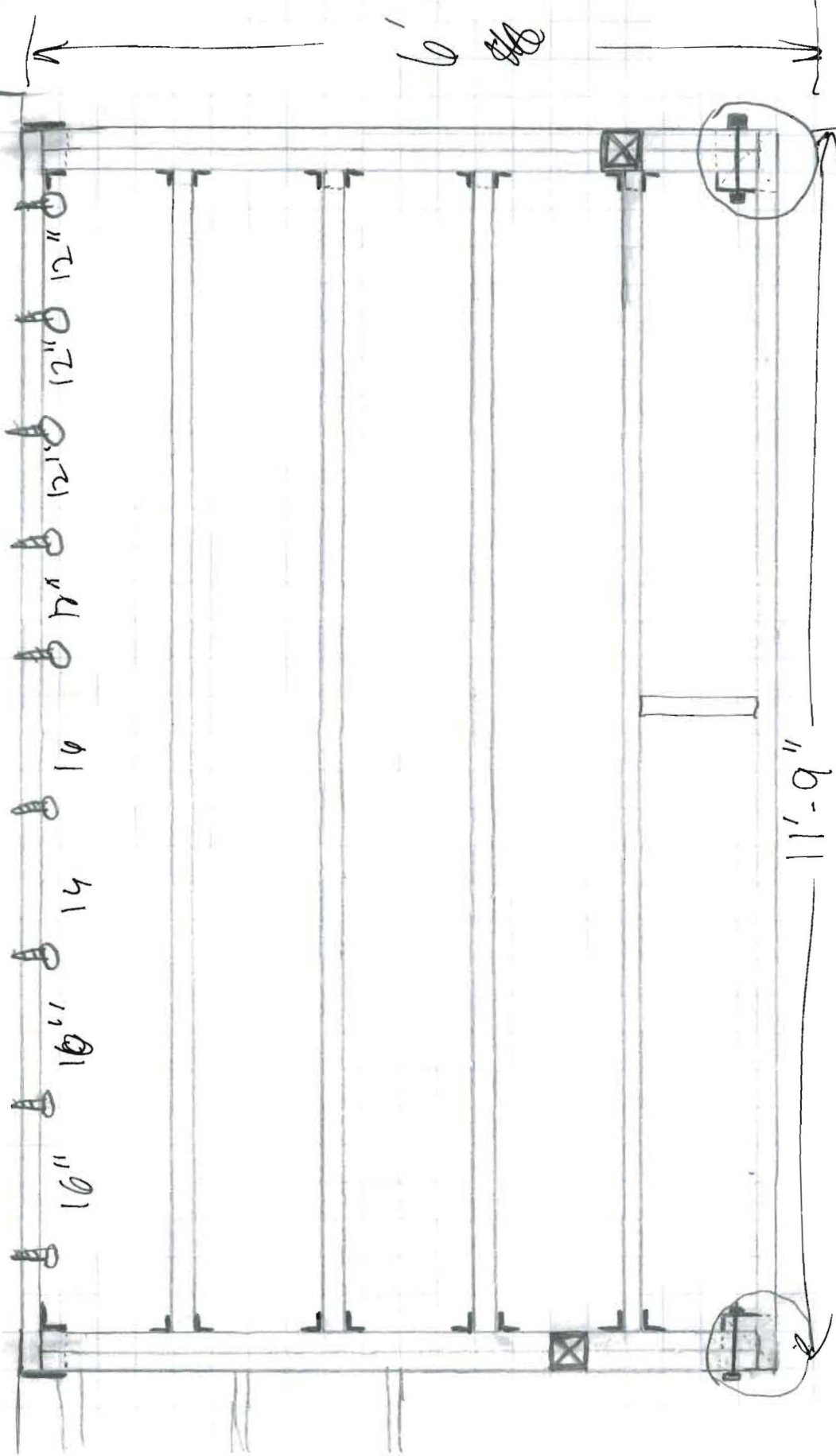
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

GUARANTEED LOW PRICES
LOOK FOR HUNDREDS OF
LOWER PRICES STOREWIDE

CHANCE



House



All 2" x 10" Pressure treated
 6" x 6" Pressure treated
 4" x 4" Pressure treated

Framing	1st Floor	2nd Floor
Post	Post	Post
Post	Post	Post

(a) 2x10" 7-3 Max
 Beam





BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.

2. Type of foundation system

- a. Diameter of concrete filled tube or pre cast concrete pier size
- b. depth below grade (minimum 4'-0" below grade)
- c. anchorage of column to footing
- d. spacing and location of tubes/piers

10"
4'

Lag

11' 2 outside corners

3. Framing Members

- a. Columns – wood size and location (members supporting framing of floor system)
- b. Ledger size attached to building
- c. Fastener size and spacing attaching ledger
- d. Girder Size and spans carrying floor system
- e. Joist size, span, and spacing
- f. Joist hangers or ledger

6" x 6" PT

2 x 10 x 11.75' PT

3/8 x 6" Lag 12" - 16" spacing

2" x 10" x 12' PT at 16" on center

4. Guardrails & Handrail Details

- a. Guardrail height 36"
- b. Baluster spacing 4" less than
- c. Handrail height 36"

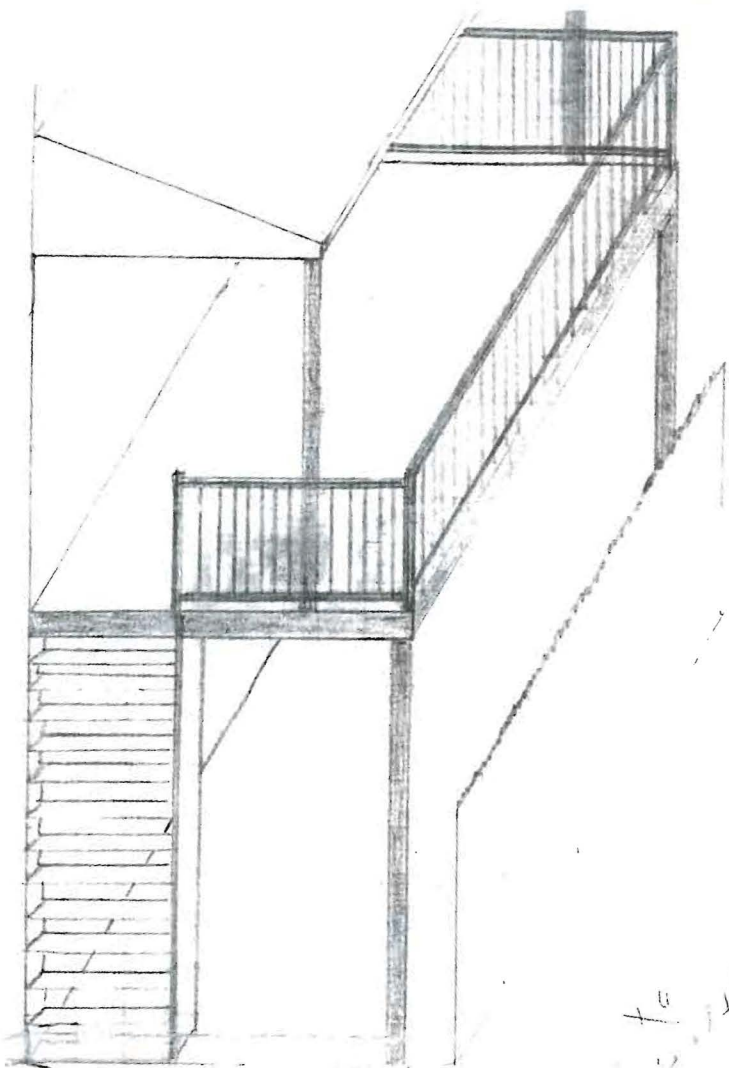
→ Add graspable handrail

5. Stair Details

- a. Tread depth (measured nosing to nosing) 10.25"
- b. Riser height 8.75"
- c. Nosing on tread 1"
- d. Width of stairs 39 1/4"

34" mounted to grade w/return

Existing restrictions



Ice
Ply

9 Bolts #8 1/2 x 7"
-orgs #10 (2)
5 House
x 12 (8)
x 8 (4)

5" x 3/8 (16)
14.92 88.47 119.36
8.97 4.28 35.88

7' (2) 26.94 12' 34.50 @ 53.82
27.16
1' (2) 13.58 for 12 11.33 @ 9.72
(3) 9.86 10.40 @ 4.41
(2) 27 6.83 6.13
(1) 9.15 9.38 9.15

(1) ~~13.58~~ 5.75 6.33 5.75
13.9 (4) 10.39 14

5/4 x 6 x 8' = 24 or 12 @ 16'

4 x 4 x 8' = 2

4 x 4 x 10' = 2

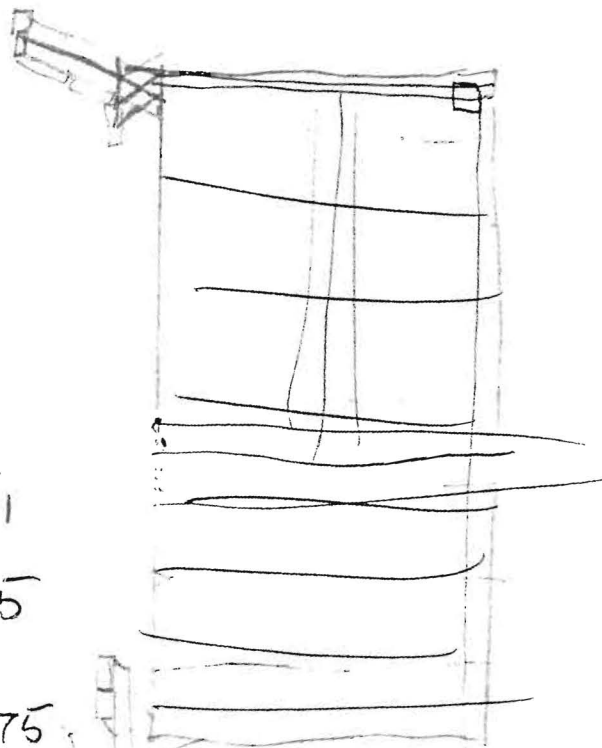
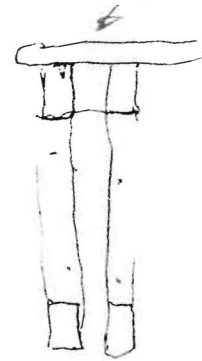
2 x 6 x 8' = 8

2 x 8 x 8' = 4

2 x 8 x 8'

2 x 8 x 12' = 3

1/2 4 x 8 pt ply = 3



519 10



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Nov. 15 2010

Received from Landscapes, Inc.

Location of Work # 163 Washington

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: 4513 Total Collected \$ 20.00

**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