

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**  
Permit Number: 041389  
FEB 16 2005  
CITY OF PORTLAND

This is to certify that Harris Richard S. Jr/Francoeur construct

has permission to replace & repair decking for family home

AT 39 Greenleaf St

012 M001001

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 when permission is procured before this building or part thereof is altered or closed-in. **HEAR 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. [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

Jamie Bonke 2/15/05  
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: 04-1389	Issue Date: <b>PERMIT ISSUED</b> FEB 16 2005	CBL: 012 M001001
Owner Address: 35 Penrith Rd	Phone: 772-2303	
Contractor Address: PO Box 408 Westbrook	Phone: 207-8542424	
Permit Type: Alterations - Multi Family	CITY OF PORTLAND Zone: R6	

Location of Construction: 39 Greenleaf St	Owner Name: Harris Richard S Jr
Business Name:	Contractor Name: Francoeur Construction LLC
Lessee/Buyer's Name	Phone:

Past Use: 3 family home <i>Legal use:</i> 39 Greenleaf = 3 dwelling units 41 Greenleaf = 4 dwelling units	Proposed Use: 3 family home w/ decking replaced
Proposed Project Description: replace & repair decking for 3 family home	

Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB IBC-2003 Signature: <i>JMB 2/15/05</i>	
Signature: <i>YLM</i>	Date:	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		

Permit Taken By: dmm	Date Applied For: 09/17/2004
-------------------------	---------------------------------

Zoning Approval		
<b>Special Zone or Reviews</b> <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: <i>9/16/04</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:

**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

<b>Permit No:</b> 04-1389	<b>Date Applied For:</b> 09/17/2004	<b>CBL:</b> 012 M001001
------------------------------	--	----------------------------

<b>Location of construction:</b> 39 Greenleaf St	<b>Owner Name:</b> Harris Richard S Jr	<b>Owner Address:</b> 35 Penrith Rd	<b>Phone:</b> ( ) 772-2303
<b>Business Name:</b>	<b>Contractor Name:</b> Francoeur Construction LLC	<b>Contractor Address:</b> PO Box 408 Westbrook	<b>Phone</b> (207) 854-2424
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> 3 family home w/ decking replaced	<b>Proposed Project Description:</b> replace & repair decking for 3 family home
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/06/2004

**Note:** there are two bldgs on this lot:  
#39 Greenleaf = 3 dwelling units  
#41 Greenleaf = 4 dwelling units  
**Ok to Issue:**

- 1) The repair and replacement of the decks SHALL NOT result in the enlargement of the original footprint of the existing decks.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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.
- 4) This property at 39 Greenleaf Street shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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      **Reviewer:** Jeanine Bourke      **Approval Date:** 02/15/2005

**Note:** 2/15/05 given to jmb to review  
**Ok to Issue:**

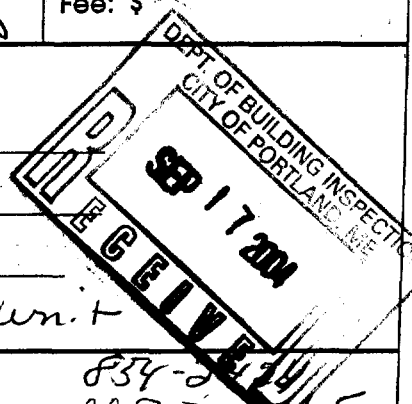
- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved-      **Reviewer:** Lt. MacDougal      **Approval Date:** 10/07/2004

**Note:**      **Ok to Issue:**

# 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>39 reeleaf</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>6400</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>RICHARD HARRIS</u>	Telephone: <u>972-2303</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>M Harris</u>	Cost Of Work: \$ <u>5,000</u> Fee: \$
Current use: <u>3 family</u>		
If the location is currently vacant, what was prior use: <u>SAME</u>		
Approximately how long has it been vacant: <u>6 months</u>		
Proposed use: <u>Same</u>		
Project description: <u>Replace &amp; Repair Decking Sunit</u>		
Contractor's name, address & telephone: <u>Francisco Construction 854-2114</u>		
Who should we contact when the permit is ready: <u>Richard Harris Cell 807-6465 Jim</u>		
Mailing address: <u>35 Pennitt Road Portland me 04103</u>		
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: <u>772 2303</u>		

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: <u>M Harris</u>	Date: <u>9/17/04</u>
---	----------------------

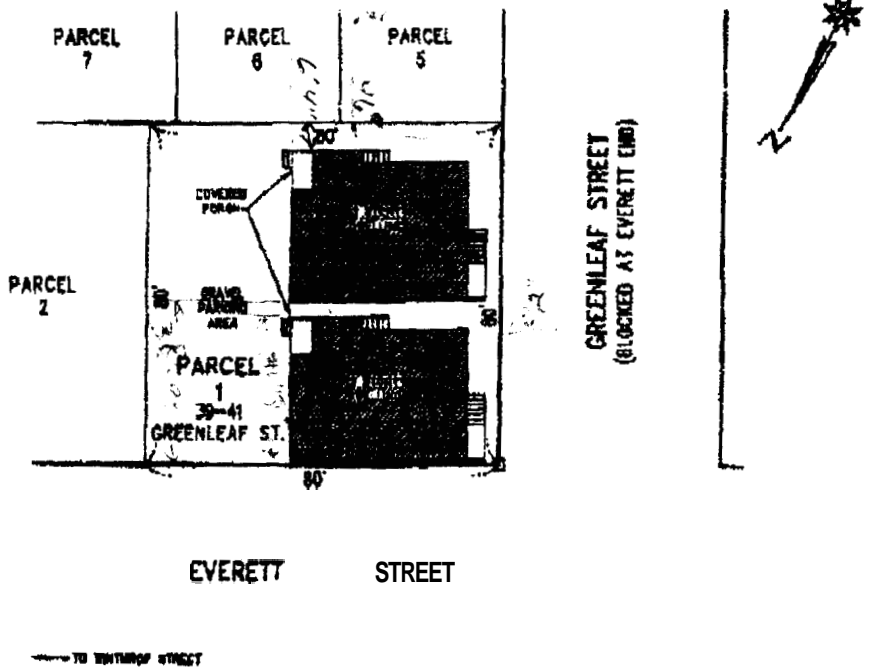
This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

*ck 5/28*

**FLOOD HAZARD INFORMATION**

FILE NUMBER: 11778 FLOOD MAP COMMUNITY NO.: 23005H ZONE: C  
 ATTORNEY: DEUMOND & DRUMMOND PANEL: CO13 B DATED: 07/15/92  
 TITLE COMPANY: DOUGLAS TITLE COMPANY TITLE REFERENCE  
 LENDER: GITHANE (MAINE) N.A. DEED BOOK: 8886 PAGE: 234  
 OWNER: RICHARD S. HARRIS, JR. PLAN BOOK: N/A PAGE: N/A LOT(S): N/A  
 APPLICANT: RICHARD S. HARRIS, JR. PLAN NUMBER: N/A OF N/A  
 DATE: 08/28/94 SCALE: 1"=30' MAP: 12 BLOCK: H PARCEL: 1

**MORTGAGE INSPECTION PLAN IN  
PORTLAND, ME**



☐ = GRANITE  
MEASUREMENT  
FOUND

**MORTGAGE LENDER  
USE ONLY**

THIS IS **NOT** A BOUNDARY SURVEY.  
 THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.  
 THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.  
 THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.  
 THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).  
 PARCEL NUMBERS AND CONFIGURATION FROM ASSESSOR'S MAP.

**DES LAURIERS & ASSOCIATES  
OF NEW ENGLAND, INC.**  
 30' 0 30' 60'  
 183 U.S. RT 1, SCARBOROUGH, ME 04074  
 TEL.: (603)582-2227 FAX.: (207)883-1061

*Handwritten signature: M. B.*

GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for construction. (4) Verifications of property line dimensions, building offsets, lot areas, or lot configuration may be accomplished only by an accurate instrument survey.

*Handwritten notes:* 45, 36, 70, 20

OFFICE OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
**SEP 17 2004**  
**RECEIVE**







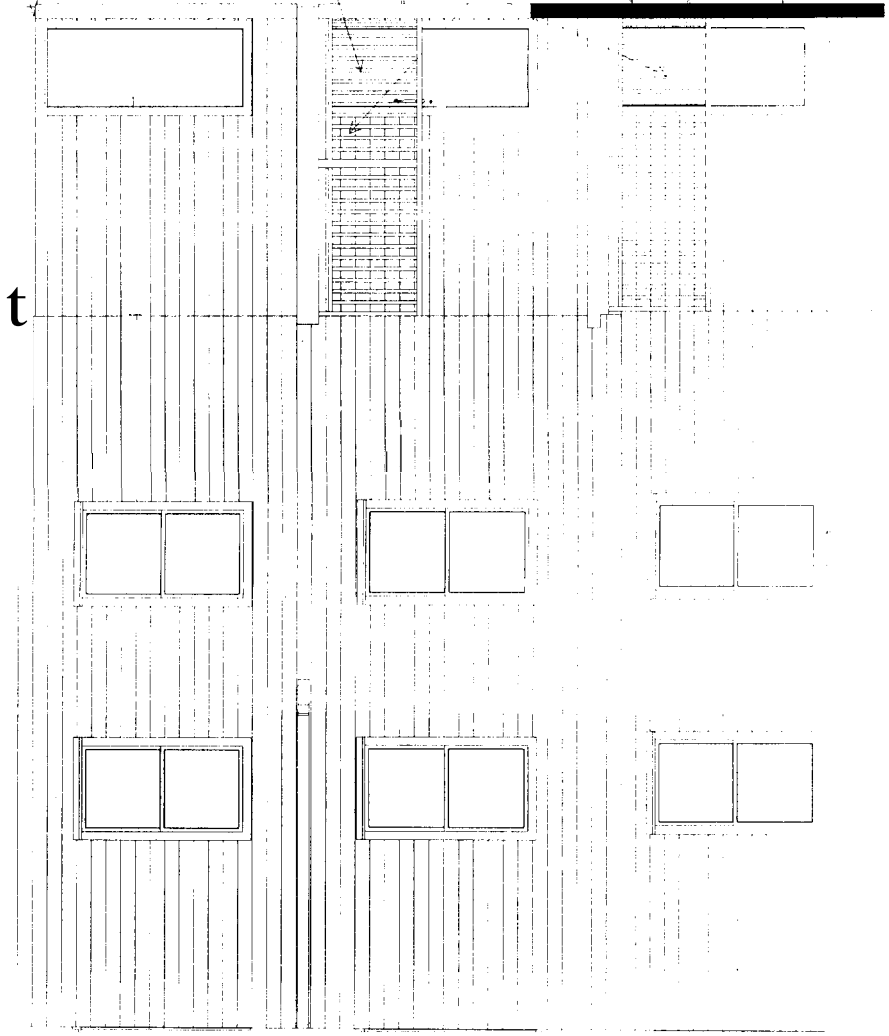


new 6x6 PT  
corner post

1st & 2nd floor joist  
2x6 PT 16 OC,  
5/4x6 PT decking

Railing height 42"  
made with 2x4PT top  
& bottom rails,  
balluster to be 2x2PT  
4"OC

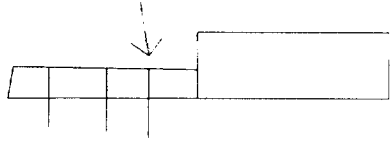
Existing  
concrete  
deck



Back Porches

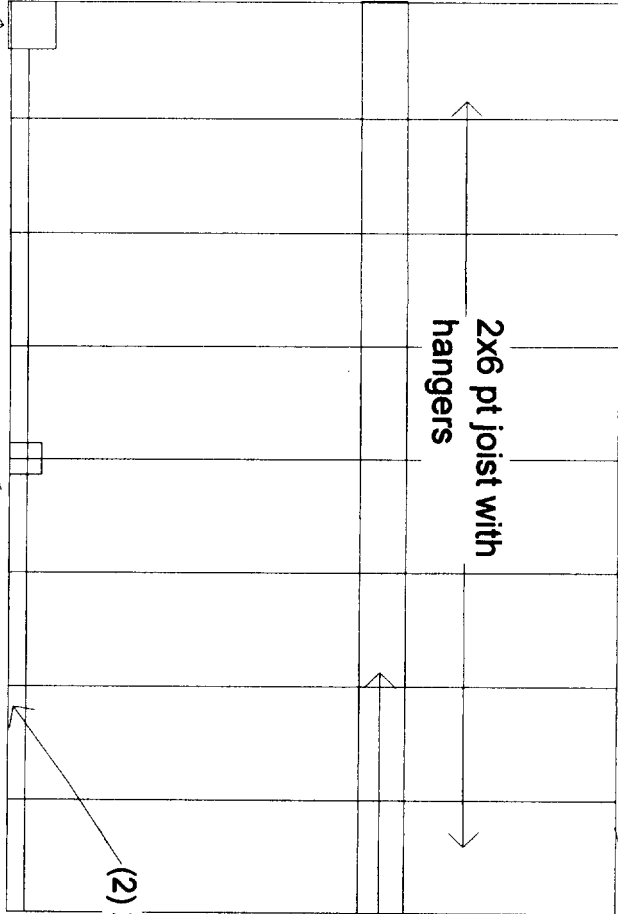
t

6x6 pt post with 24" splice bolted together with (3) 1/2" x 7" carriage bolts



6x6 pt support post spliced with anchor bolt at bottom to concrete with 6" x 6" bracket anchored to post and concrete

4x4 pt post from concrete to 2nd floor deck for support



2x6 pt ledger bolted every 16" into studs with 1/2" x 3 1/2" lags

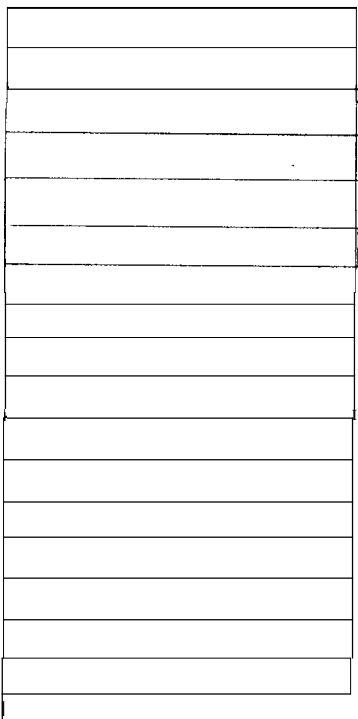
2x6 pt joist with hangers

5/4 x 6" pt deck boards

(2) 2x6 rim joist spanned 4'-6"

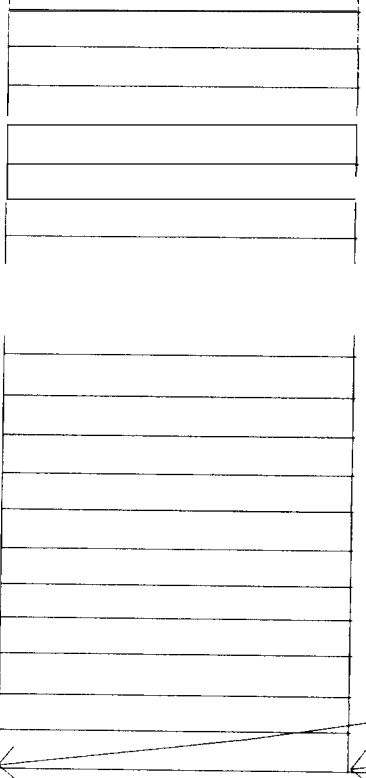
**6x6 pt post**

**2x4 pt top and bottom with 2x2 pt  
balusters @ 4" o.c. , 42" height**



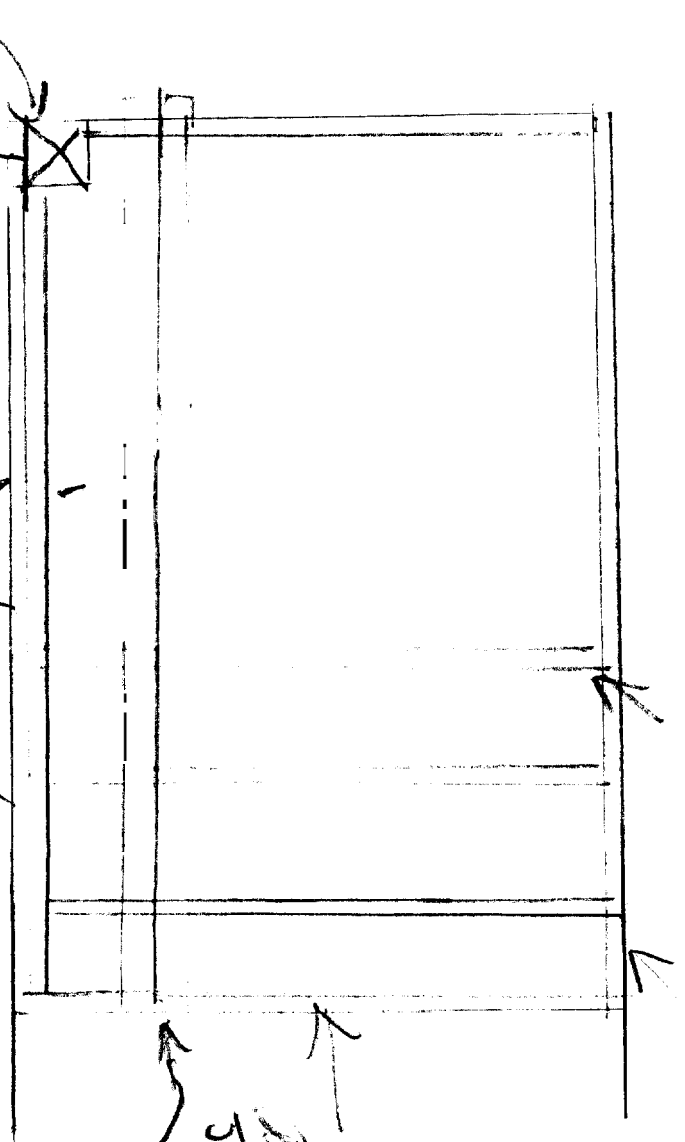
**4x4 pt post**

**railing attached to exterior  
wall with 6" x 6" pt block  
screwed to wall and top and  
bottom rail**

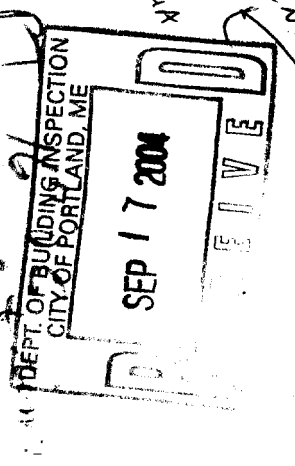


6x6 PT Detail  
 of space  
 Apply w/ dip side  
 Boiled w/ 1/2" x 1/2" x 1/2"

↓ Dimension Span - of BAND  
 2x6 PT JOIST wrap TO 6x6 CORNER POST



← 2x6 band of 1/2" x 1/2" x 1/2" JOIST w/ JOIST WRAP  
 ← 6x6 PT Decking  
 returned to JOIST



How frequent  
 into CURTAIN  
 2x6 PT 1 1/4" w 3/8" x 1/4" joist  
 1 1/4" x 1/4" x 1/4"

new 6x6 PT  
corner post

1st & 2nd floor joist  
2x6 PT 16 OC,  
5/4x6 PT decking

Railing height 42"  
made with 2x4PT top  
& bottom rails,  
balluster to be 2x2PT  
4"OC

Existing  
concrete  
deck

*Better  
DRAIN*

*How is  
the mediate  
intermediate  
staircase  
affected?*

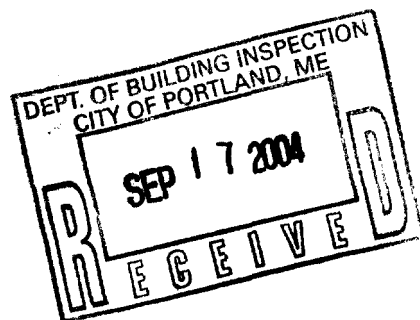
*AFFECTED  
TO*

*BAND*

Back Porches

*How is the  
4x4 affected to concrete.*

*FAST TO HOUSE  
with making 3 inch*





**Francoeur Construction**

Phone 207-854-2424

FAX 207-854-2424

**F A X**  
TRANSMITTAL

|

M - J

39 Greenleaf St.

To: Arthur Rowe

Fax Number: (207)874-8716

From: Jim

Date: October 15, 2004

Number of pages including cover: 5

message: Arthur, I hope these drawings are what your looking for. I have not installed the 4x4 post yet so please call me if my plan is acceptable so that we can finish the decks. The estimated cost of construction was \$52,500.00.

Thank you for your patients.

— ? patience

Jim Francoeur

~~Arthur~~ Lie  
Denji Pro



6x6 pt past with 24" splice bolted together with (3)1/2" x 7" carriage bolts

6x6 pt support post spliced with anchor bolt at bottom to concrete with 6" x 6" bracket anchored to post and concrete

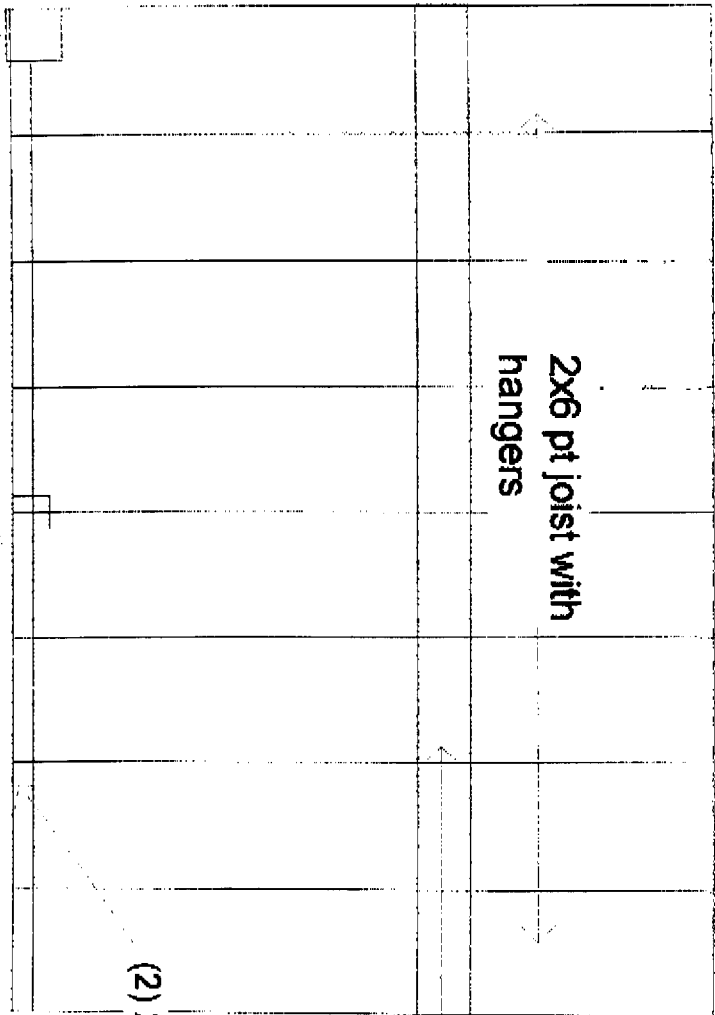
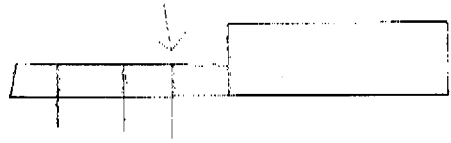
4x4 pt post from concrete to 2nd floor deck for support

(2) 2x6 rim joist spanned 4'-6"

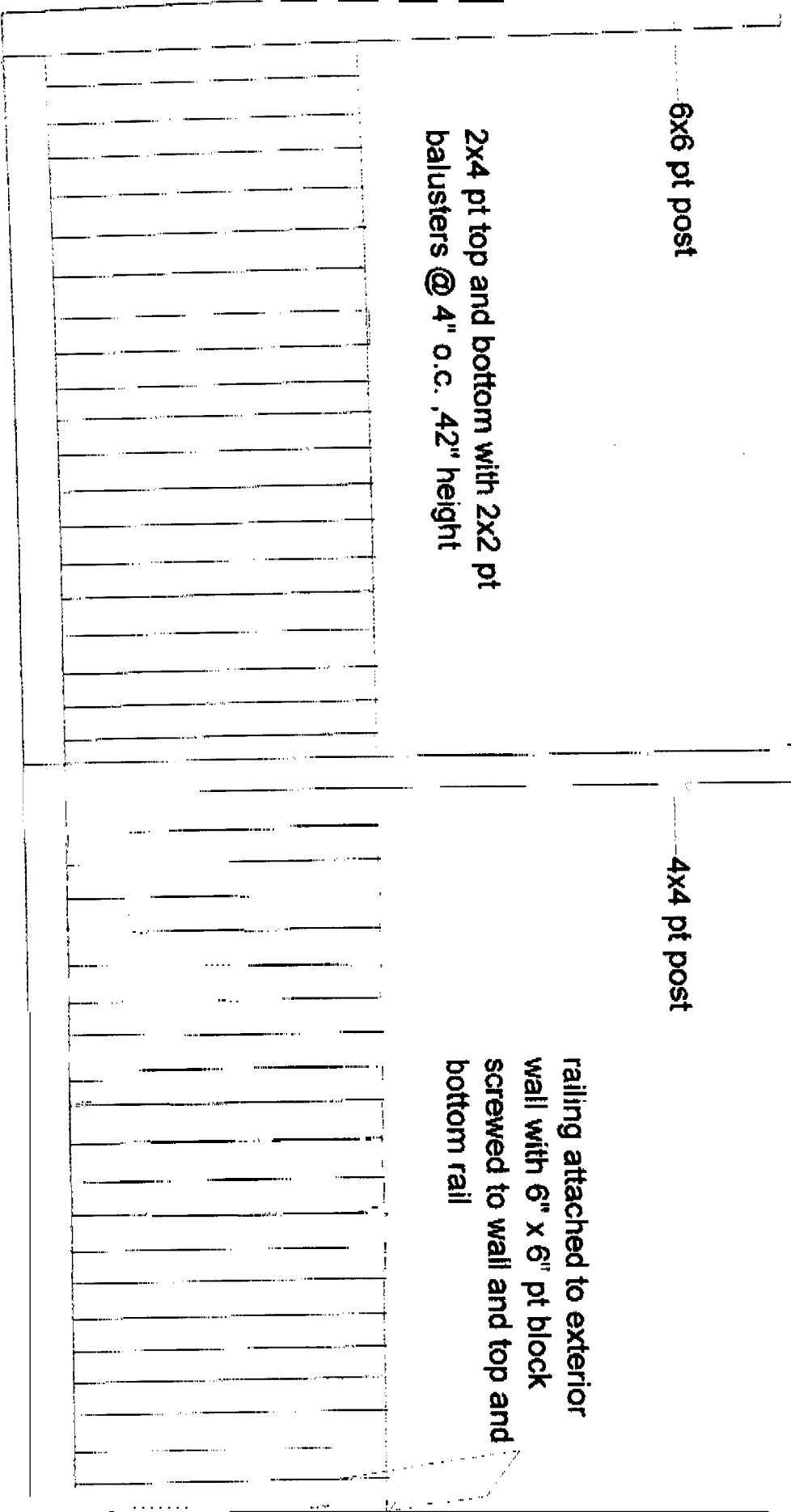
5/4 x 6" pt deck boards

2x6 pt joist with hangers

2x6 pt ledger bolted every 16" into studs with 1/2" x 3 1/2" lags







6x6 pt post

2x4 pt top and bottom with 2x2 pt  
balusters @ 4" o.c. , 42" height

4x4 pt post

railing attached to exterior  
wall with 6" x 6" pt block  
screwed to wall and top and  
bottom rail

