

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CAROLYN I PERAZIO

Located At 60 CLARK ST

Job ID: 2012-07-4431-ALTCOMM

CBL: 057-J-023-001

has permission to Rebuild 3 story rear porch

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Janine Bonke

Code Enforcement Officer / Plan Reviewer

09/14/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

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 Inspections 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.**

Footings/Setbacks prior to pouring concrete

Framing Only

Final Inspection

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



PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4431-ALTCOMM

Located At: 60 CLARK ST

CBL: 057- J-023-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The triangular deck extension over the 3rd floor porch roof is being approved under section 14-433. The piece is providing stability to the porches and the increase in deck area is minimal. The rear setback is 18'.

Building

1. Application approval based upon information provided by the applicant or design professional, including revisions dated 9/6/12. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
5. All outstanding code violations shall be corrected prior to final inspection.
6. All smoke detectors and smoke alarms shall be photoelectric.
7. Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
8. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
9. All means of egress to remain accessible at all times.
10. No means of egress shall be affected by this renovation.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4431-ALTCOMM	Date Applied: 7/9/2012	CBL: 057- J-023-001	
Location of Construction: 60 CLARK ST	Owner Name: CAROLYN I PERAZIO	Owner Address: 60 CLARK ST #3 PORTLAND, ME 04102	Phone: 207-879-9826
Business Name:	Contractor Name: Jeffrey Decareau	Contractor Address: 104 Berkshire Rd., Portland, ME 04103	Phone: (207) 332-6084
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Three family	Proposed Use: Same -Three family – rebuild 3 story rear porch in same footprint – 7' x 10' – 1 st floor deck will be replaced by landing & steps – adding deck to 3 rd floor porch roof with slight increase in footprint	Cost of Work: 4000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB MURPHY 2009 Signature: JMB
Proposed Project Description: Replace 3 story existing porch & add deck on porch roof		Pedestrian Activities District (P.A.D.) 9/2/12	

Permit Taken By: Brad	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 07/11/12 <i>APM</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:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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>ABN</i>
	<i>US 175 Section 14-N 33 Per deck increase</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

R-1

Entered

7/9/12

(AS)



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.

H 2012-07-4431 - Altcomm

Location/Address of Construction: <u>60 CLARK ST.</u>		
Total Square Footage of Proposed Structure/Area <u>80 sq ft</u>	Square Footage of Lot <u>2574 sq ft</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>057</u> Block# <u>J023</u> Lot# <u>001</u>	Applicant: (must be owner, lessee or buyer) Name <u>CAROLYN PERAZIO</u> Address <u>60 CLARK ST.</u> City, State & Zip <u>PORTLAND, ME. 04102</u>	Telephone: <u>879-9826</u>
Lessee/DBA RECEIVED JUL 09 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$4000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>60.00</u>
Current legal use (i.e. single family) _____	Number of Residential Units <u>3</u>	
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>eliminating 1st floor deck - replace with landing & stairs REPLACING EXISTING DECKS - add deck over third floor porch</u>		
Contractor's name: <u>Jeffrey A. Decarreau</u>		Email: <u>JDECARREAU@Maine.BR.com</u>
Address: <u>104 Berkshire Rd</u>		
City, State & Zip: <u>Portland, Me 04103</u>		Telephone: <u>207 332-6084</u>
Who should we contact when the permit is ready: <u>SAME</u>		Telephone: <u>SAME</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.

and 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: 7/9/12

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

Zoning Notes.

7-13-12 Spoke to contractor, Jeffrey Decareau. Need the building plans on how the decks are being rebuilt. Left vcm for the owner. The deck on top of the third floor porch is not permitted. The triangular extension might not meet the rear setback. It needs to meet the requirements and be permitted. The 7' x 10' footprint of the 3 story porch is "grandfathered". -amachado

7-16-12 Spoke to Tom Martinez at the counter. There was a hatch through the third floor porch roof to access the roof. The deck was added and the triangular piece was to provide stability as much as more deck space. Added the deck on the third floor porch as part of this permit. Not replacing 1st floor deck. 1st floor will just have landing and stairs to grade. -amachado



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Receipts Details:

Tender Information: Check , Check Number: 883

Tender Amount: 60.00

Receipt Header:

Cashier Id: bsaucier

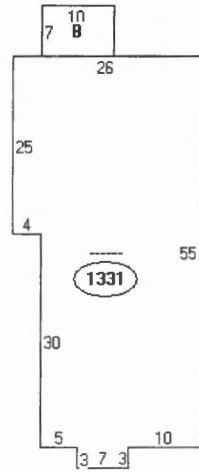
Receipt Date: 7/10/2012

Receipt Number: 45810

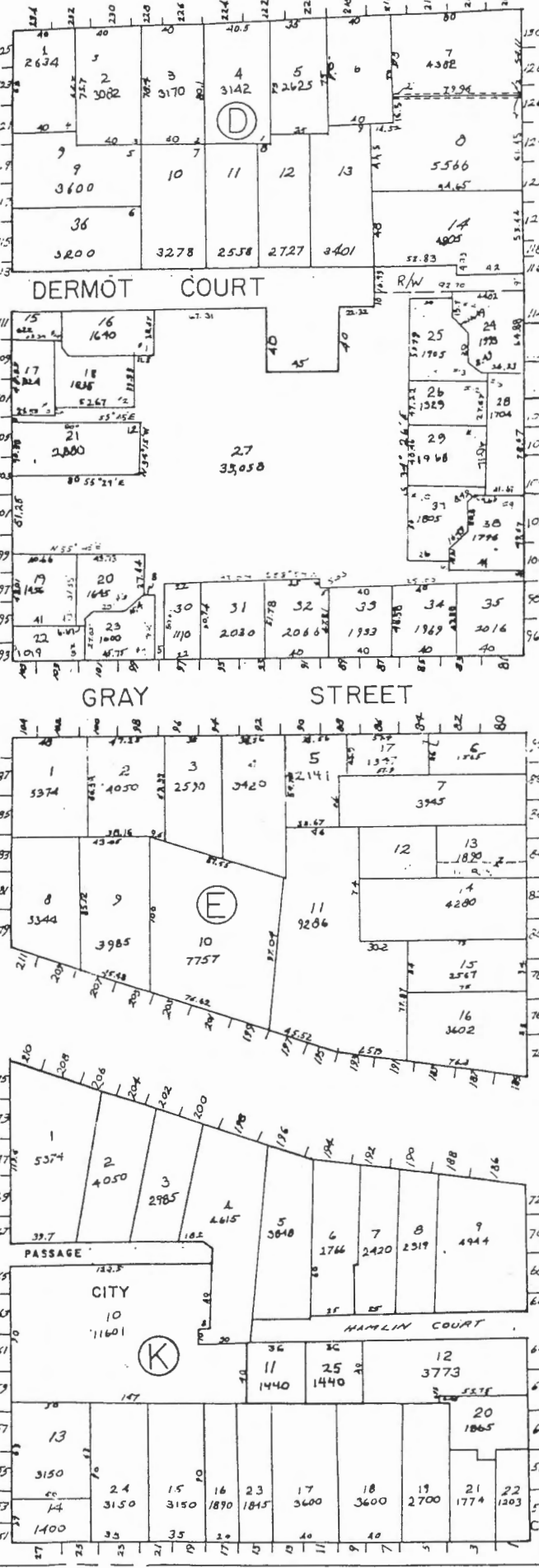
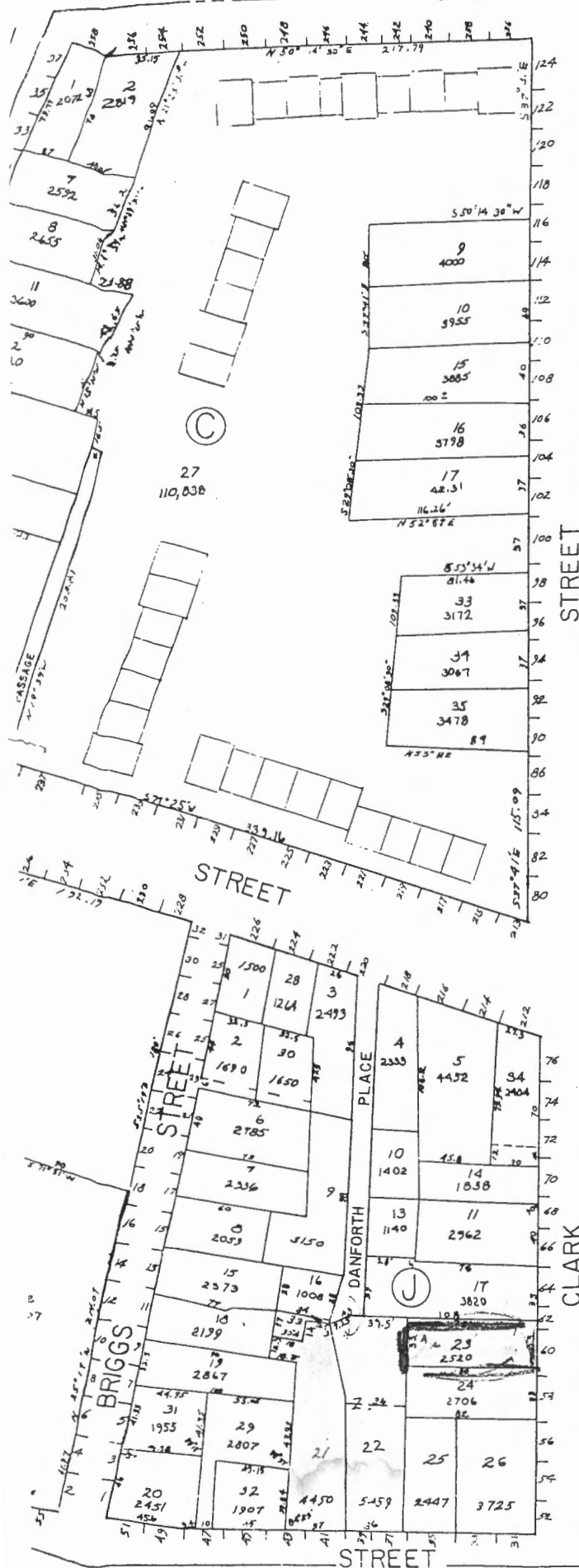
Receipt Details:

Referance ID:	7205	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	60.00	Charge Amount:	60.00
Job ID: Job ID: 2012-07-4431-ALTCOMM - Replacing existing decks			
Additional Comments: 60 Clark			

Thank You for your Payment!



Descriptor/Area
A: ---
1331 sqft
B: 3sOP
70 sqft



SHEET 45-C

STREET

BRACKETT

SHEET 44-C

20' rear yrd setback } Any major structure
 10' on both sides } Garage included

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS. 60	STREET Clark	BLDG. NO.	CARD NO. OF	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART 57	BLOCK J	LOT 23	CURR. DESC.
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TAXPAYER ADDRESS AND DESCRIPTION

THOMAS VINCENTY
60 CLARK ST.
CITY

LAND & BLDG. CLARK ST. #60
ASSESSORS PLAN 57-J-23
AREA 2520 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER <input checked="" type="checkbox"/>
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES <input checked="" type="checkbox"/>
STREET	
PAVED	IMPROVING <input checked="" type="checkbox"/>
SEMI-IMPROVED	STATIC <input checked="" type="checkbox"/>
DIRT	DECLINING
SIDEWALK	
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
30	80	20 ⁰⁰	91	18 ⁰⁰	540	
TOTAL VALUE LAND					540	
TOTAL VALUE BUILDINGS					4450	
TOTAL VALUE LAND AND BUILDINGS					4990	
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

ASSESSMENT RECORD	INCREASE	DECREASE
1950	LAND 250	
	BLDGS. 2175	
	TOTAL 2425	
1951	LAND 325	
	BLDGS. 2675	
	TOTAL 3000	
1952		
1953		
1954		
1955		
1956		
1957		
1958		
1959		
1960		

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

20 per month
25 " "
30 " " PST. OWNER

CONSTRUCTION

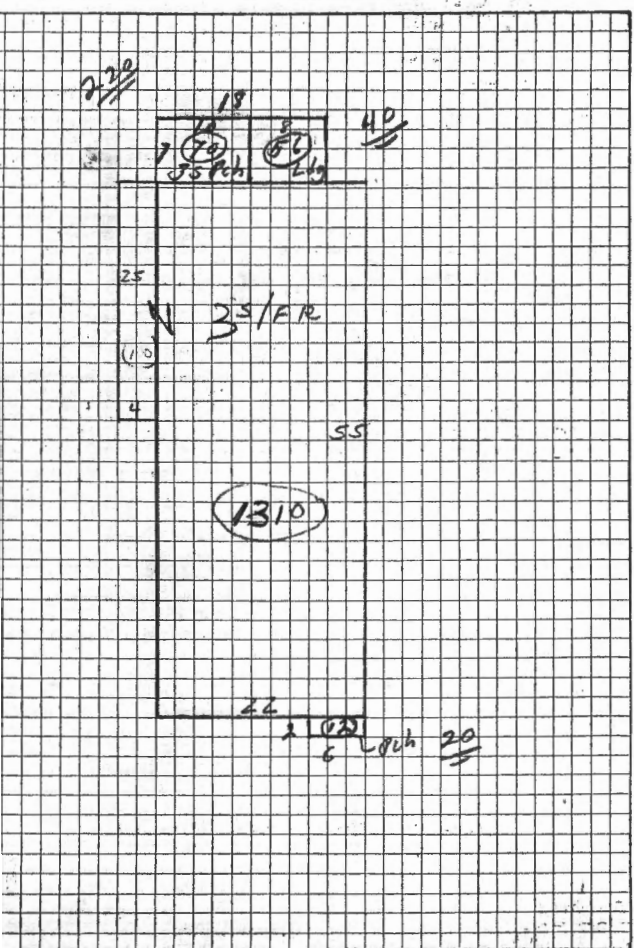
FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	3 <input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	3 <input checked="" type="checkbox"/>
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	2 <input checked="" type="checkbox"/>
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	<input checked="" type="checkbox"/>
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		PINE	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	NO LIGHTING	
BRICK VENEER		HARDWOOD	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	NO. OF ROOMS	
BRICK ON TILE		PLASTER	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	BSMT.	2ND 6
SOLID BRICK		UNFINISHED	<input checked="" type="checkbox"/>	1ST 6	3RD 6
STONE VENEER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY	
		FINISHED ATTIC		TWO FAMILY	
		FIREPLACE		APARTMENT	3 <input checked="" type="checkbox"/>
		HEATING		STORE	
		PIPELESS FURNACE		THEATRE	
		HOT AIR FURNACE		HOTEL	
		FORCED AIR FURN.		OFFICES	
		STEAM	<input checked="" type="checkbox"/>	WAREHOUSE	
		HOT WAT. OR VAPOR		COMM. GARAGE	
		NO HEATING	246+316 <input checked="" type="checkbox"/>	GAS STATION	
		GAS BURNER	<input checked="" type="checkbox"/>	ECONOMIC CLASS	
		OIL BURNER	<input checked="" type="checkbox"/>	OVER BUILT	
		STOKER		UNDER BUILT	
				DT. 1/31/50	AR. PH
				LD. 4	PD.
				MS.	CK. 1

COMPUTATIONS

UNIT	1951		
1310 S. F.	10520		
S. F.			
ADDITIONS	+280		
3-BAY	+300		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	-510		
PLUMBING			
TILING			
TOTAL	10590		
FACT. 15	530		
REP. VAL.	11120		

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
Apt.	A 3 1/2 FR	C	76		F	11120	50%	5560	20%	4450	7675	57
	B											
	C											
	D											
	E											
	F											
	G											
YEAR	1951											
TAX VAL.	7675											
OLD VAL.												
CHANGE												
1951 TOTAL BLDGS.											4450	7675
TAX VALS.	19										19	
OLD VAL.	19										19	
CHANGE	19										19	





Program: FP322L

FIRE PREVENTION

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=====
Property address          Property name          Property number
Inspection type         Date                 Inspector
Seq. Violation class    Violation type       Reference            Target    Actual
Location(s)                                     date                date
=====

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0060 CLARK ST, PORTLAND ME 04101          3 UNITS                50193-000-000
ROUTINE INSPECTION                        6/29/07 TIMOTHY KANE, Bramhall Station, Platoon 1
  1 Fire Doors                            Fire Doors Required    101-5-21             7/31/07             0/00/00
    all apartments
RE-INSPECTION                             7/31/07 TIMOTHY KANE, Bramhall Station, Platoon 1
  1 Fire Doors                            Fire Doors Required    101-5-21             7/31/07             0/00/00
    all apt doors

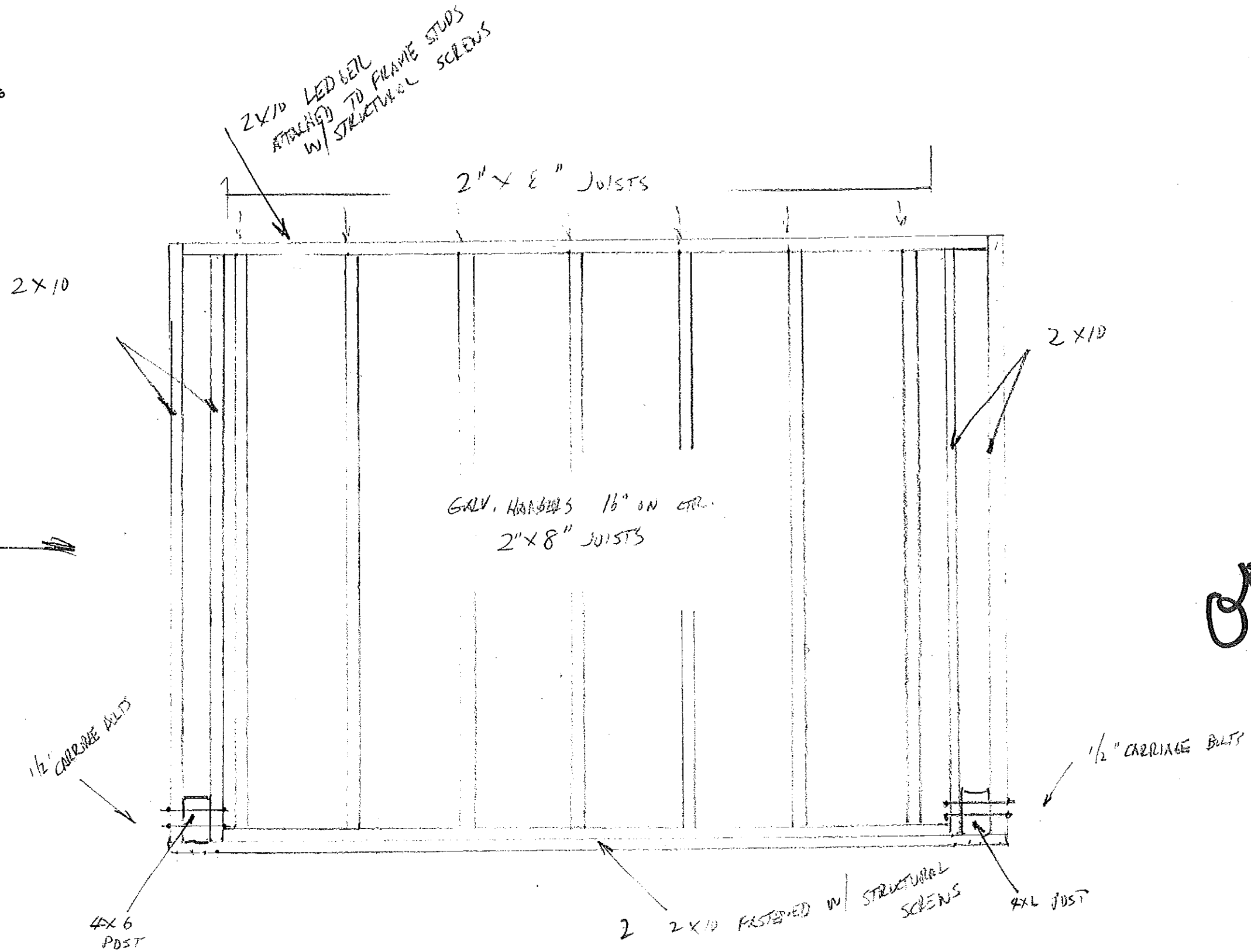
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Violation Summary:

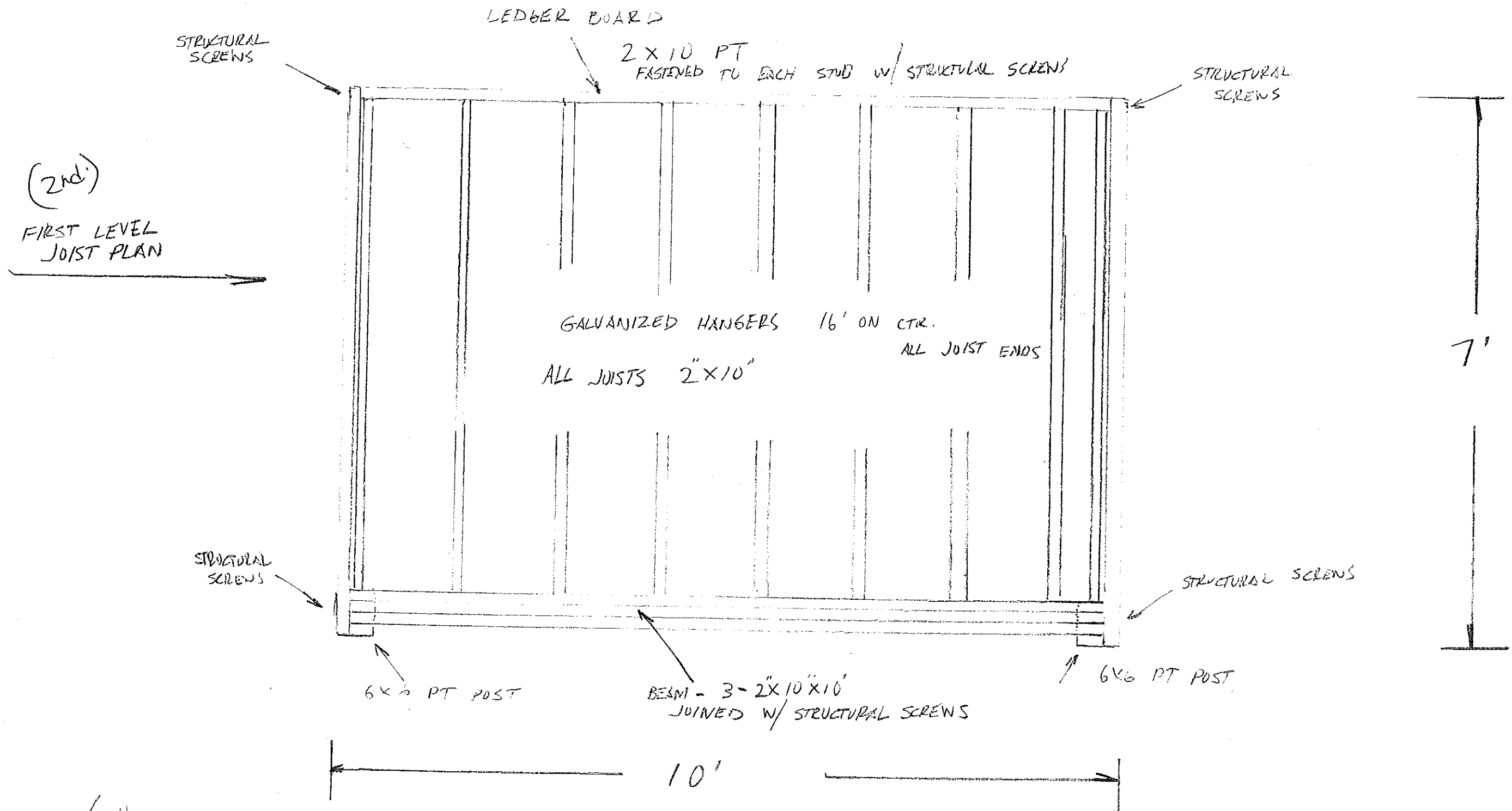
Open	Closed	Total
2	0	2

RECEIVED
JUL 16 2012
Dept. of Building Inspections
City of Portland Maine

(3rd)
SECOND LEVEL
JOIST PLAN



See Revisions



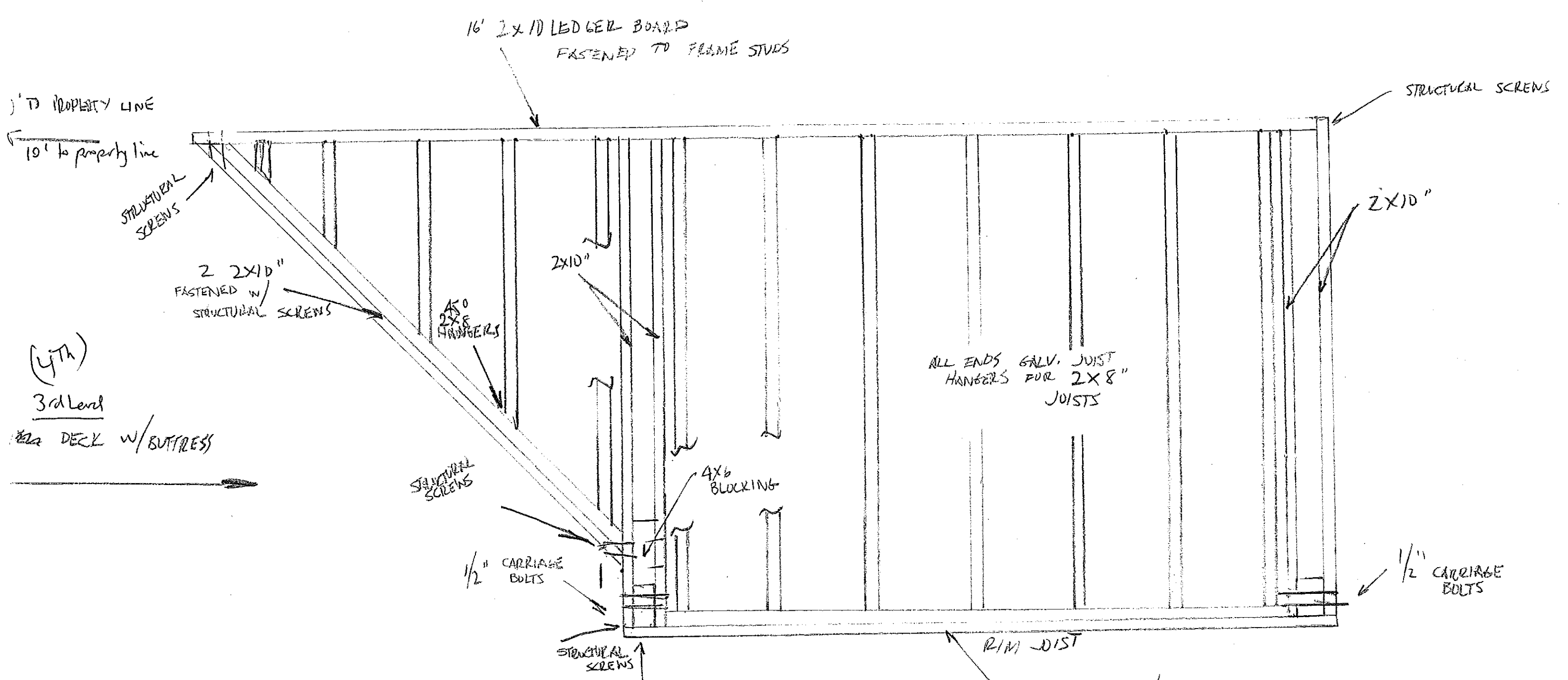
(2nd)
FIRST LEVEL
JOIST PLAN

3/4" = 1 FOOT

RECEIVED

JUL 18 2012

Dept. of Building Inspections
City of Portland Maine



16' 2x10 LEDGER BOARD
FASTENED TO FRAME STUDS

10' TO PROPERTY LINE

STRUCTURAL SCREWS

STRUCTURAL SCREWS

2 2x10"
FASTENED W/
STRUCTURAL SCREWS

4x6
BLOCKING

2x10"

ALL ENDS GALV. JOIST
HANGERS FOR 2x8"
JOISTS

2x10"

(4TH)

3rd Level

DECK W/BUTTRESS

STRUCTURAL SCREWS

4x6
BLOCKING

1/2" CARRIAGE
BOLTS

1/2" CARRIAGE
BOLTS

STRUCTURAL SCREWS

RIM JOIST

2 2x10 FASTENED W/STRUCTURAL SCREWS

RECEIVED

JUL 18 2012

Dept. of Building Inspections
City of Portland Maine

3/4" = 1 foot.

18' to property line

City of Portland
Building Inspections

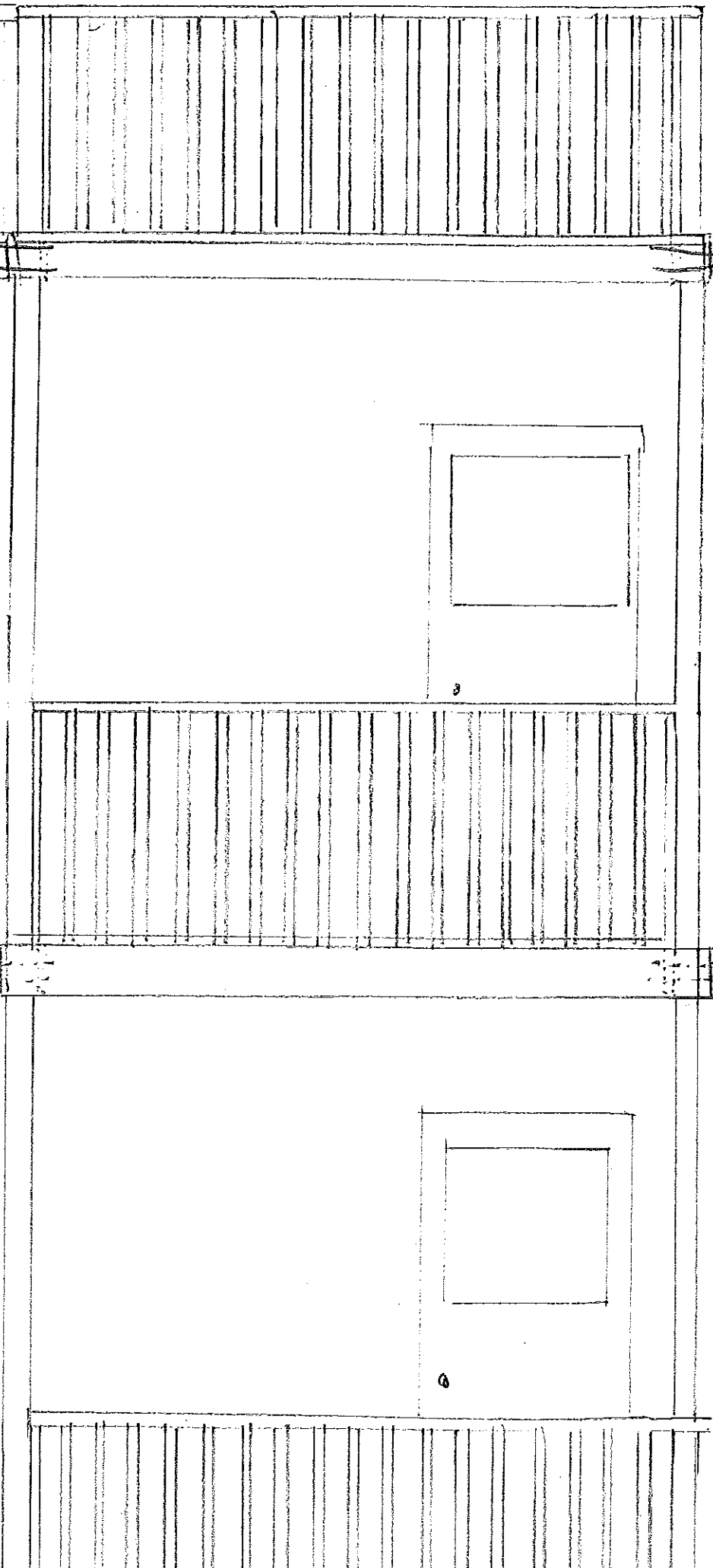
BUTTRESS FROM POST TO LEDGER

FRONT ELEVATION

1/2" = 1 foot.

2" = 1 FOOT

1/2" CARBON STEEL BOLTS



RECEIVED

JUL 18 2012

Dept. of Building Inspections
City of Portland Maine

LEFT SIDE ELEVATION

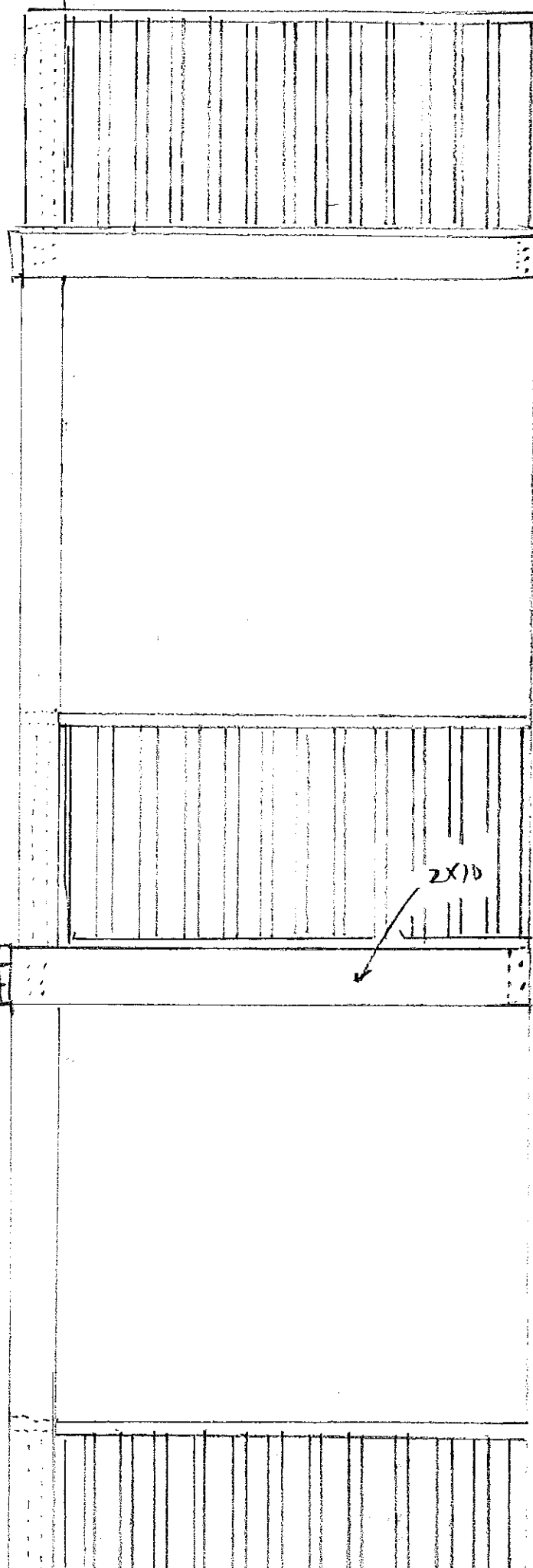
STRUC

2x10

ALL GUARDRAILS 36" MIN.
HEIGHT BALUSTERS 3" APART

3/4 2x10
BEAM

5/4 DECK

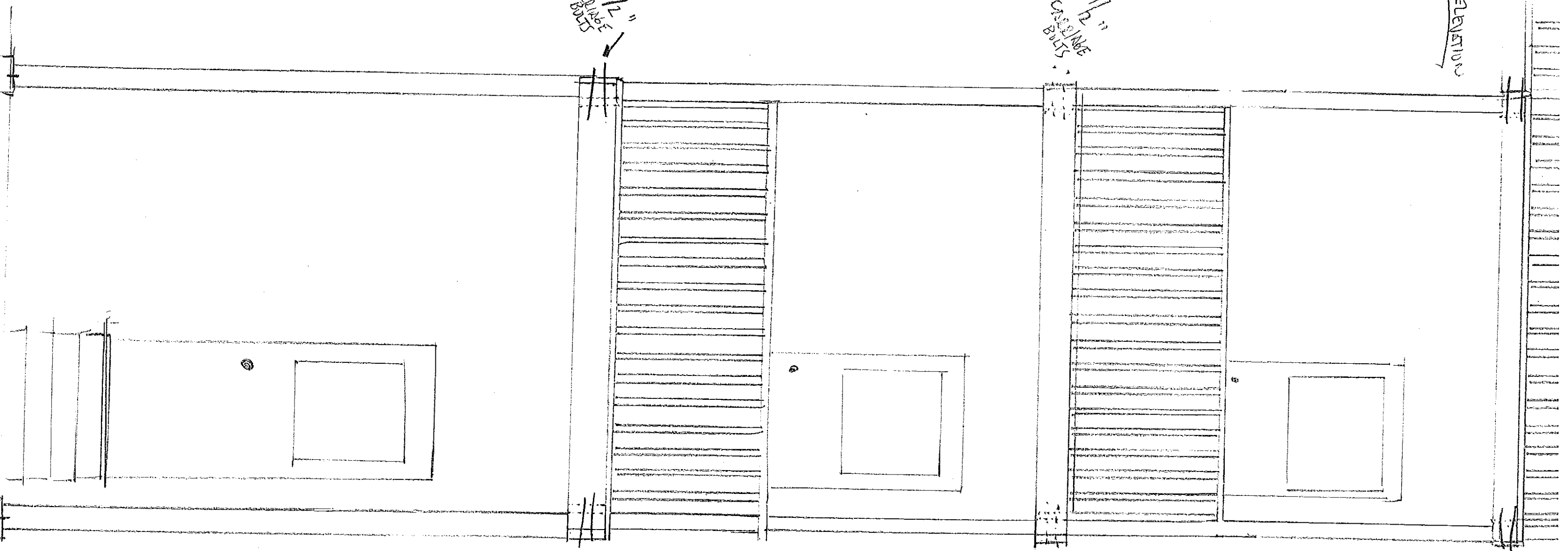


FRONT ELEVATION

2" = 1 FOOT

1/2" CASING BULBS

1/2" CASING BULBS



RECEIVED
 JUL 10 2012
 Dept. of Building Inspection
 City of Portland Maine

ALL GUARDRAILS
 HEIGHT BALUSTERS

RECEIVED

JUL 18 2012

Dept. of Building Inspections
 City of Portland Maine

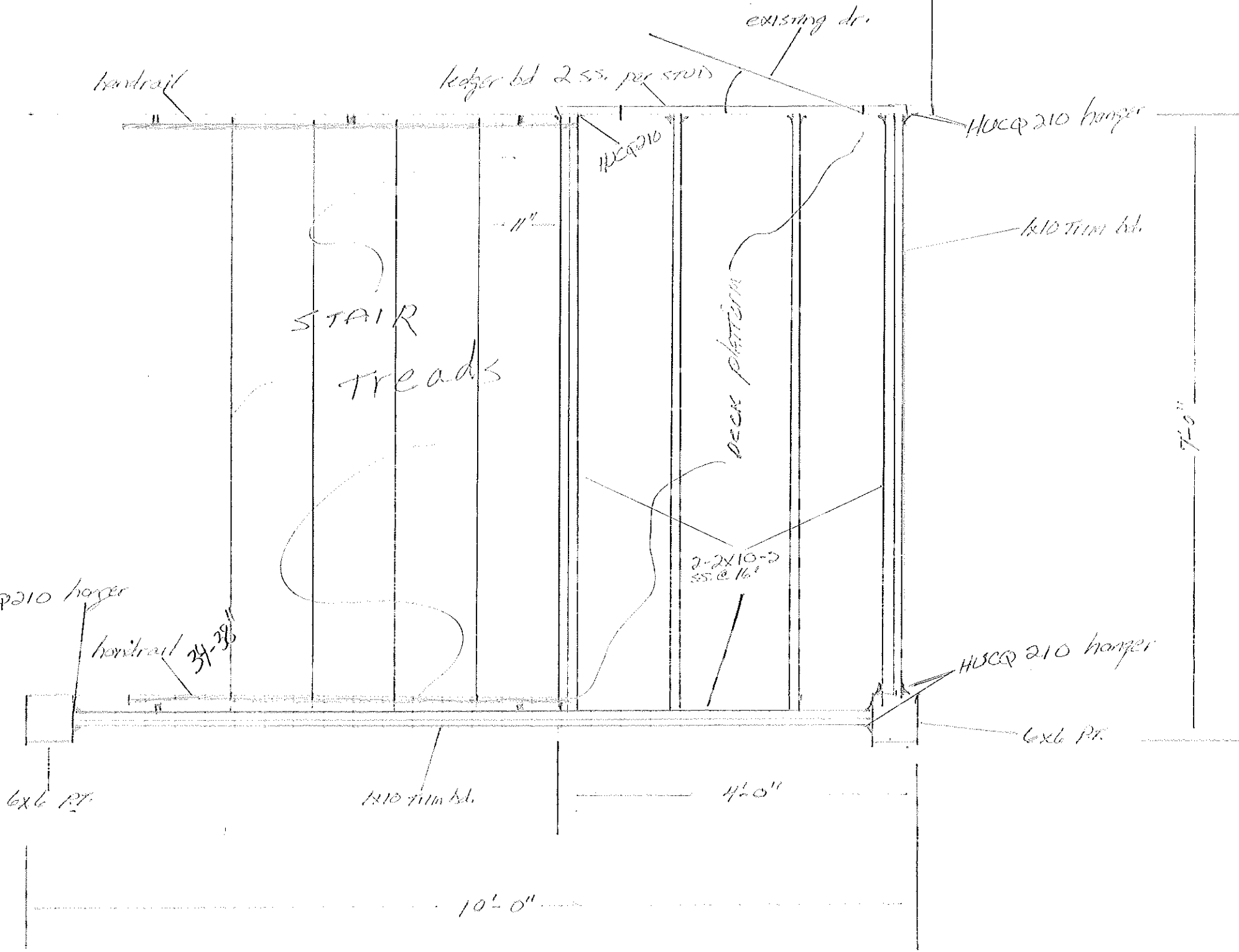
Builder: Decoreau Builders (Jeff)
 104 Berkshire Rd.
 Portland 04103
 207-332-6084
 JDecoreau@maine.RR.com

Existing House

Perazio
 60 Clark St.
 Replace Decks

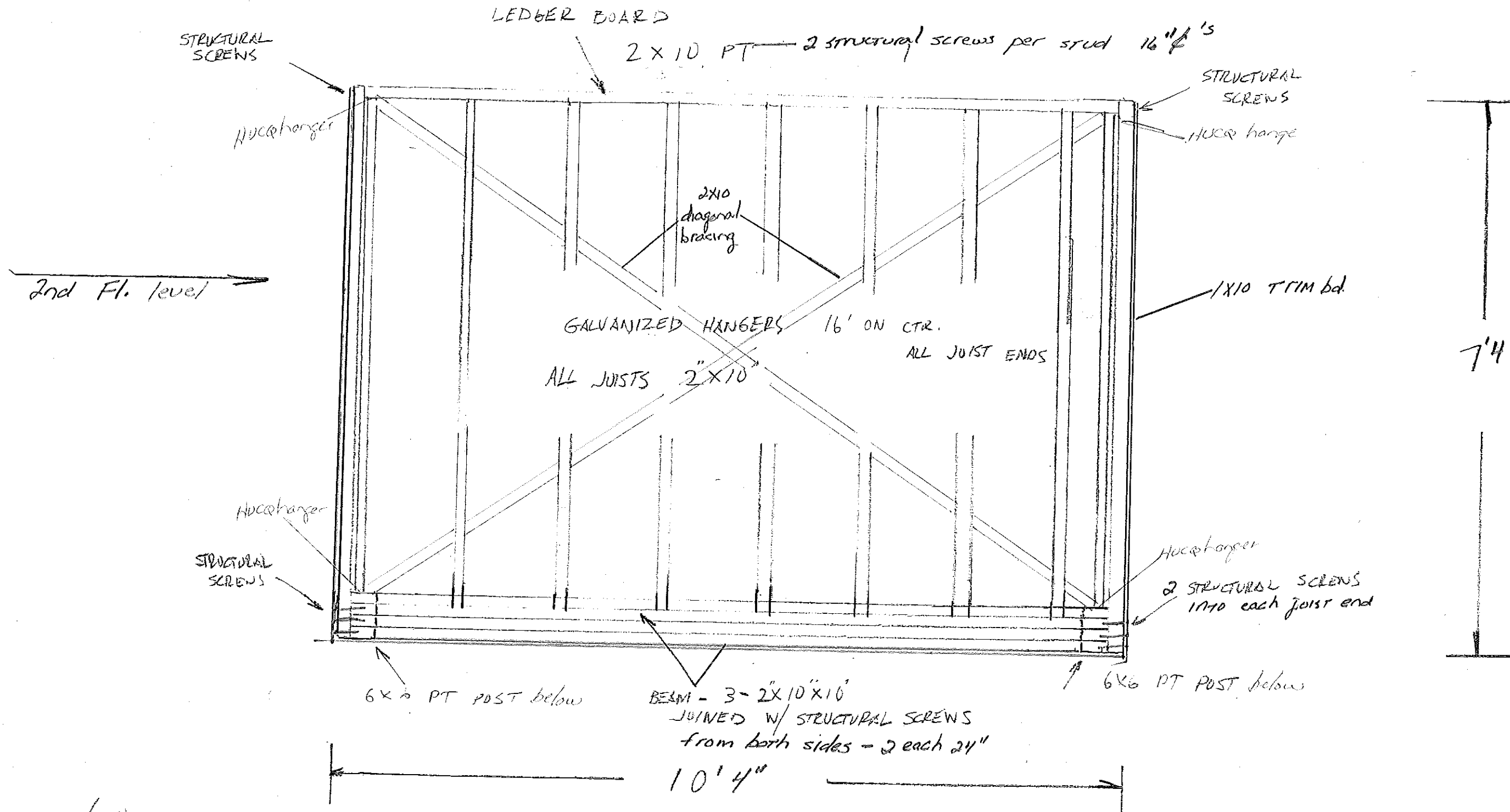
Applicable to All Floors -

- 2x10 PT. joists w/ hangers U210 1/2" galv. j.h. nail HUCQ210 hanger
- 2x12 STAIR stringers
- 4x6 PT. decking & treads 7/8" x 11" (no nosing)
- rails & balusters 2x4 & 2x2 cedar - 4x4 h.
- riser stool - 1x8 PT.
- HUCQ hangers use SDS 1/4" x 3/8" wood screws



Revisions
 RECEIVED
 SEP 07 2012
 Dept. of Building Inspections
 City of Portland Maine

Ground Level Platform & stairs to ground



3/4" = 1 FOOT

RECEIVED
 SEP 07 2012
 Dept. of Building Inspections
 City of Portland Maine

RECEIVED
 JUL 18 2012
 Dept. of Building Inspections
 City of Portland Maine

EXISTING House

RECEIVED
JUL 10 2012
Dept. of Building Inspections
City of Portland Maine

2x10 LED BELT
ATTACHED TO FRAME STUDS
W/ STRUCTURAL SCREWS
2 @ each stud (16" ϕ 's)

2" x 10" JOISTS

2x10

3rd. Fl. level

2x10

7'-4"

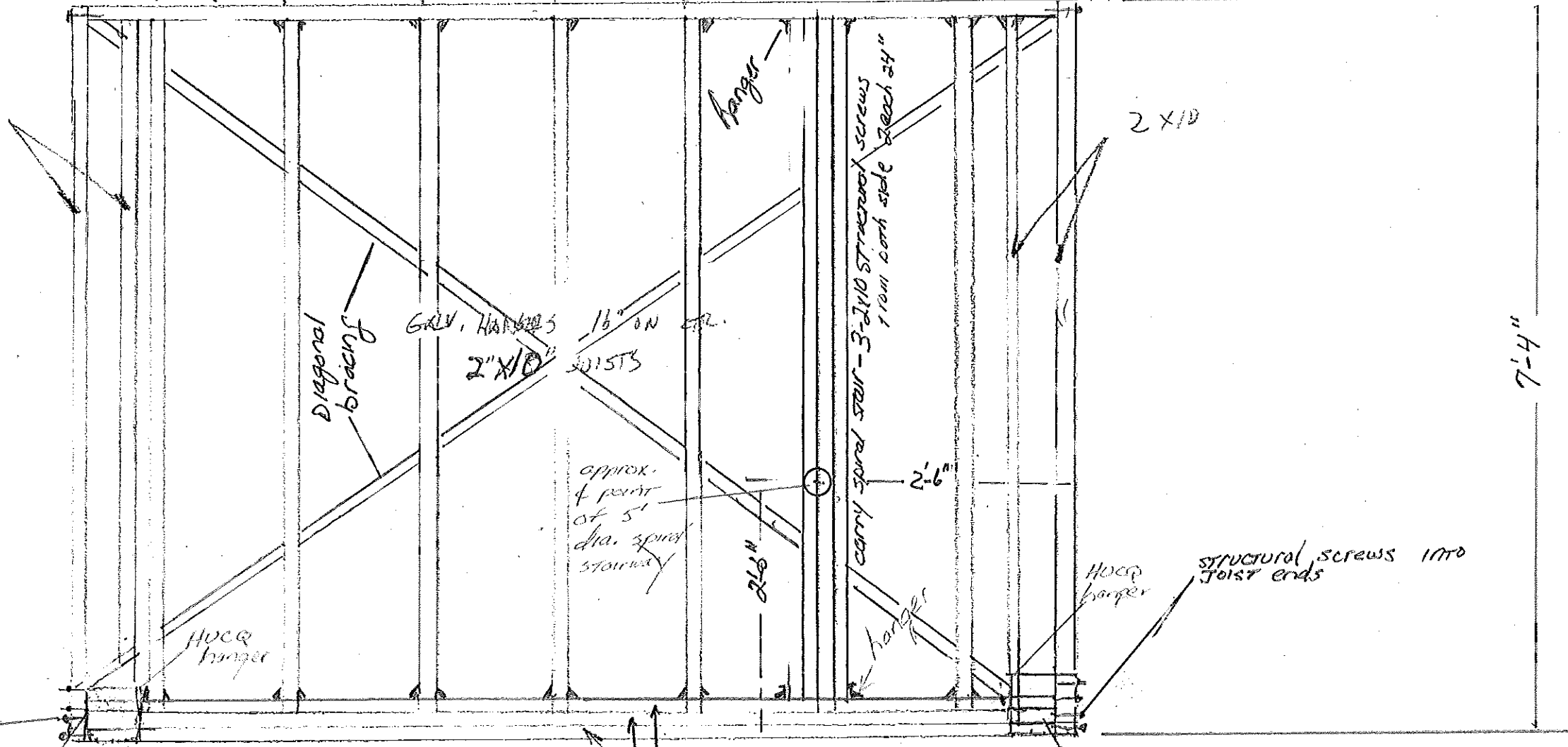
STRUCTURAL SCREWS
INTO JOIST ENDS

6x6
POST below

3- 2x10 FASTENED W/ STRUCTURAL
SCREWS
FROM BOTH SIDES - 2 EACH 24" ϕ 'S
6x6 POST below

10'-4"

STRUCTURAL SCREWS INTO
JOIST ENDS



RECEIVED
SEP 07 2012

Dept. of Building Inspections
City of Portland Maine

Existing House

ledger bd. attached w/ structural screws - 2 per stud @ 16" o.c.

existing hanger

7/16" bd.

joist hangers all joists

existing hanger

1100Q hanger

6x6 pt. below

7/16" bd.

3-2x10 w/ structural screws @ 16" o.c. - typical w/ for more joists

hanger block

6x6 pt. below

location landing being determined

spiral stair hub

room bd.

7'-9"

10'-4"

All joists, ledger, headers, etc 2x10 PT.

Posts - 6x6 PT.

Decking - 5/4x6 PT.

Rail/Balusters - 2x4 dry cedar

Balusters - 5/4" o.c.

Rail Height - 42"

17th level

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