

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080802

This is to certify that WORSTER TASHA ANN / Per Noon
 has permission to Single Family Home in Historic District to replace old deck with new deck and stairs
 AT 255 WESTERN PROMENADE 65 A010001

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 procedure is complete this building or part thereof shall be closed 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. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0802	Issue Date:	CBL: 063 A010001
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Location of Construction: 255 WESTERN PROMENADE	Owner Name: WORSTER TASHA ANN	Owner Address: 255 WESTERN PROMENADE	Phone:
Business Name:	Contractor Name: Peter Noone	Contractor Address: 246 Main Street Westbrook	Phone 2077490519
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-4

Past Use: Single Family Home in Historic District	Proposed Use: Single Family Home in Historic District - Replacing old deck with new deck and stairs	Permit Fee: \$100.00	Cost of Work: \$7,500.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Single Family Home in Historic District - Replacing old deck with new deck and stairs	Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: Date:	

WITHDRAW

Permit Taken By: Idobson	Date Applied For: 07/01/2008	Zoning Approval
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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"/> Date:	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 x-4 <input 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:
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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

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Permit No: 08-0802	Date Applied For: 07/01/2008	CBL: 063 A010001
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Business Name:	Contractor Name: Peter Noone	Contractor Address: 246 Main Street Westbrook	Phone (207) 749-0519
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home in Historic District - Replacing old deck with new deck and stairs	Proposed Project Description: Single Family Home in Historic District - Replacing old deck with new deck and stairs
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Dept: Zoning	Status:	Reviewer: Ann Machado	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Building	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

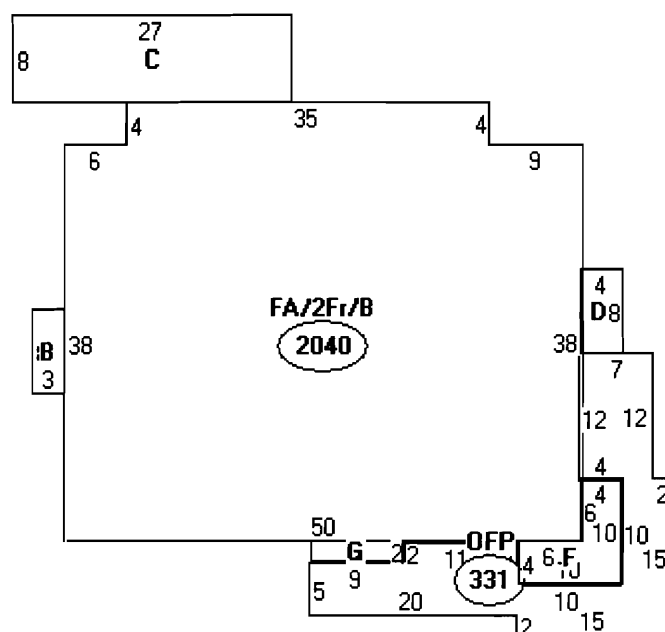
Comments:

7/15/2008-amachado: Spoke to Peter Noone, the contractor. Told him that the existing house, deck and carriage house is over the maximum lot coverage so they can't increase the size of the deck. He said that he would talk to the owners and get back to me.

7/21/2008-ldobson: Peter Noone withdrew permit - sent paperwork for refund.

From: Lannie Dobson
To: Ann Machado
Date: 7/21/2008 11:40:02 AM
Subject: 255 Western Prom

255 Western Prom withdrew permit. I sent the paper work to get a refund sent to Peter Noone. Lannie Dobson



Descriptor/Area

A: FA/2Fr/B
2040 sqft

B: 2FBAY/B
24 sqft

C: WD
216 sqft

D: FBAY/B
32 sqft

E: OFP
331 sqft

F: 2FBAY/B
64 sqft

G: FBAY/OP
18 sqft

= 2725.

Carriage base $20 \times 24 = 480$
~~26~~ $26 \times 32 = 832$
1312 Φ

4037 existing

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	063 A010001
Location	255 WESTERN PROMENADE
Land Use	SINGLE FAMILY
Owner Address	WORSTER TASHA ANN 255 WESTERN PROMENADE PORTLAND ME 04102
Book/Page	21161/252
Legal	63-A-10 WESTERN PROMENADE 255 WEST ST 119-123 7200 SF

Current Assessed Valuation

Land	Building	Total
\$259,800	\$509,300	\$769,100

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1894	Old Style	2	4816	0.165	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
8	3	1	15	Part Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1905	1X1474	A	A

Sales Information

Date	Type	Price	Book/Page
04/26/2004	LAND + BLDING	\$700,000	21161-252

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

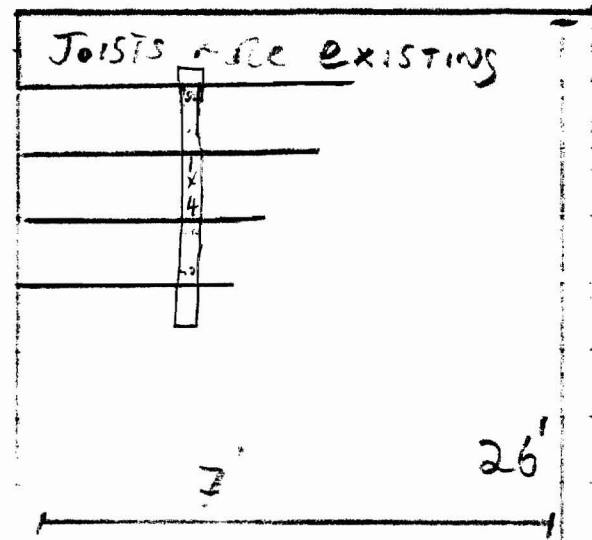
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!

Went to ...
 Jason ...

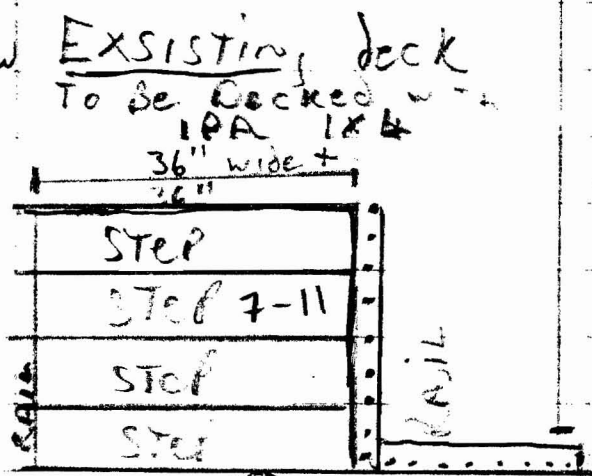
SPOKE WITH
 SCOT HANSON
 ON RAIL DETAIL
 AND DECK LAYOUT

EXISTING AREA



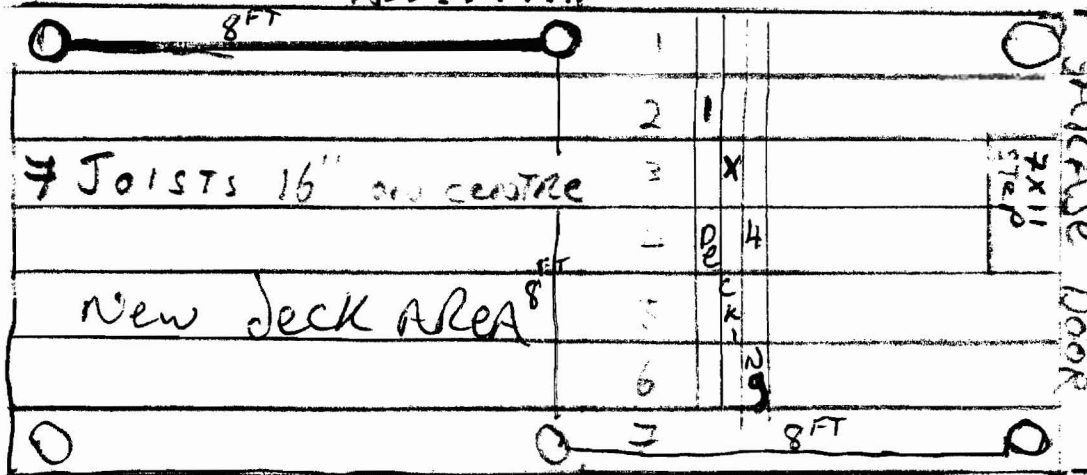
O = concrete post
 4 6
 Post size ...

CUTTING IN TO END
 DECK TO INSTALL NEW
 STEPS X 4



ELEVATIONS ON
 EXISTING DECK = 38"

new joist
 2 x 8 ft
 2 x 10 ft
 2 x 12 ft

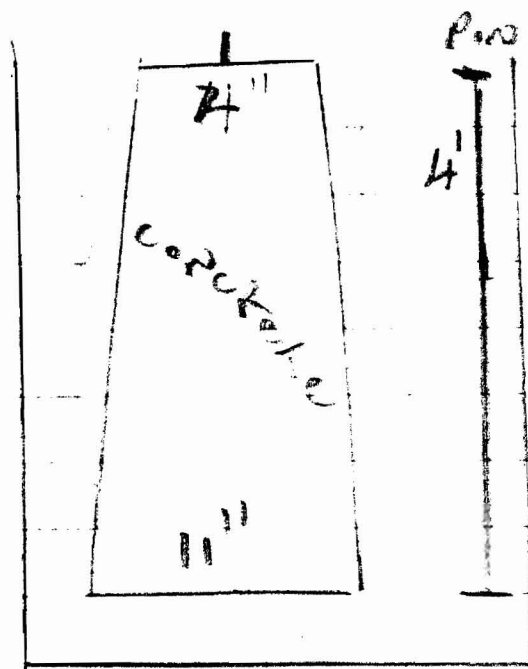


Step 7"

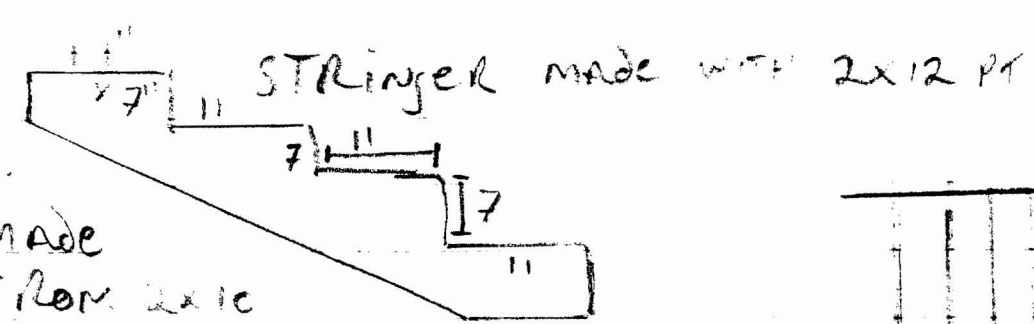
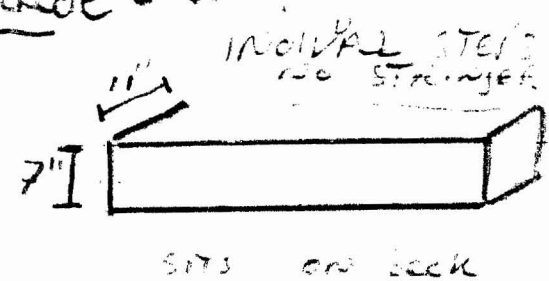
ELEVATION ON NEW DECK - TO BE DETERMINED
 BY STEPS ADD TO COBE

Post - holes 255 (Vocally Home,
WEST
ends

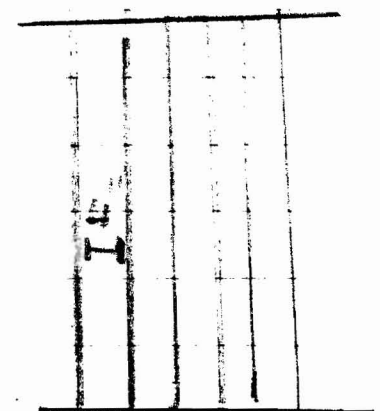
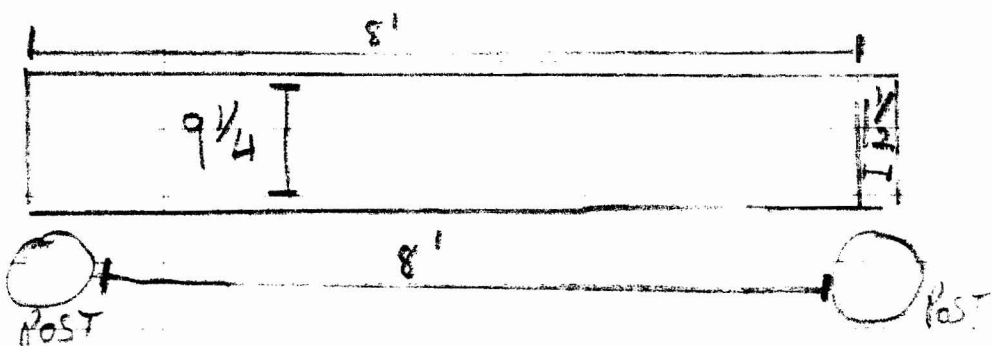
6 new concrete: Pile FAB POSTS
SUNK 3/4" DOWN x 4" TAPERED TO 11"



grade = 4'



JOISTS MADE FROM 2x10



RAIL SYSTEM TYPE
Height determined
By HISTORIC
DETAIL BUT SHOULD
FIT - TO CODE

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 USING A PIN SYSTEM
 - d. spacing and location of tubes/piers 8'-APART
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system) PT JOINTS ON POST
 - b. Ledger size attached to building 2X10
 - c. Fastener size and spacing attaching ledger 12" APART LAGS DOUBLED :
 - d. Girder Size and spans carrying floor system
 - e. Joist size, span, and spacing 2X10 PT 16 OC OVER 8' SPAN
 - f. Joist hangers or ledger TO MATCH FRAMING
4. Guardrails & Handrail Details
 - a. Guardrail height 42" OR DETERMINED BY HISTORIC SOCIETY
 - b. Baluster spacing NO MORE THAN 4"
 - c. Handrail height 36"
5. Stair Details
 - a. Tread depth (measured nosing to nosing) 11 INCHES
 - b. Riser height 7 INCHES
 - c. Nosing on tread ROUND OVER WITH A 3/4 OVERHANG
 - d. Width of stairs 36"

BUILDING A DECK???

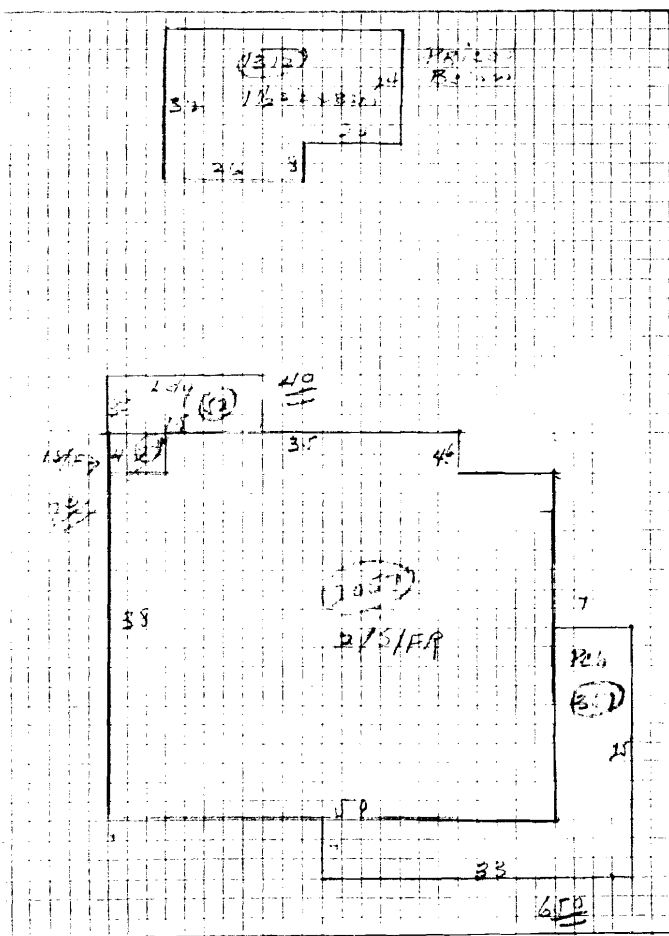
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YEAR 19

YEAR 19



CONSTRUCTION			
FOUNDATION	FLOOR CONST.	PLUMBING	
CONCRETE	WOOD JOIST <input checked="" type="checkbox"/>	BATHROOM <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 <input checked="" type="checkbox"/>	
CELLAR AREA FULL <input checked="" type="checkbox"/>	FLOOR FINISH		
1 2 3 4	B 1 2 3	KITCHEN SINK <input checked="" type="checkbox"/>	
NO. CELLAR	CEMENT <input checked="" type="checkbox"/>	STD. WAT. HEAT	
EXTERIOR WALLS			
CLAPBOARDS <input checked="" type="checkbox"/>	EARTH	AUTO. WAT. HEAT <input checked="" type="checkbox"/>	
WIDE SIDING	PINE <input checked="" type="checkbox"/>	ELECT. WAT. SYST.	
DROP SIDING	HARDWOOD <input checked="" type="checkbox"/>	LAUNDRY TUBS	
NO SHEATHING	TERRAZZO	NO PLUMBING	
WOOD SHINGLES	TILE	TILING	
ASBES. SHINGLES	ATTIC FLR. & STAIRS <input checked="" type="checkbox"/>	BATH FL. & WCOT. <input checked="" type="checkbox"/>	
STUCCO ON FRAME	INTERIOR FINISH		
STUCCO ON TILE	B 1 2 3	TOILET FL. & WCOT.	
BRICK VENEER	PINE <input checked="" type="checkbox"/>	LIGHTING	
BRICK ON TILE	HARDWOOD <input checked="" type="checkbox"/>	ELECTRIC <input checked="" type="checkbox"/>	
SOLID BRICK	PLASTER <input checked="" type="checkbox"/>	NO LIGHTING	
STONE VENEER	UNFINISHED <input checked="" type="checkbox"/>	NO. OF ROOMS	
CONC. OR CIND. BL.	METAL CLG.	BSMT. 2ND 6	
TERRA COTTA	RECREAT. ROOM	1ST 6 3RD 3	
VITROLITE	FINISHED ATTIC <input checked="" type="checkbox"/>	OCCUPANCY	
PLATE GLASS	FIREPLACE <input checked="" type="checkbox"/>	SINGLE FAMILY <input checked="" type="checkbox"/>	
INSULATION	HEATING		
WEATHERSTRIP	PIPELESS FURNACE	TWO FAMILY	
ROOFING			
ASPH. SHINGLES	HOT AIR FURNACE	APARTMENT	
WOOD SHINGLES	FORCED AIR FURN.	STORE	
ASBES. SHINGLES	STEAM	THEATRE	
SLATE <input checked="" type="checkbox"/>	HOT WAT. OR VAPOR <input checked="" type="checkbox"/>	HOTEL	
METAL	NO HEATING	OFFICES	
COMPOSITION	GAS BURNER <input checked="" type="checkbox"/>	WAREHOUSE	
ROLL ROOFING	OIL BURNER	COMM. GARAGE	
INSULATION	STOKER	GAS STATION	
ECONOMIC CLASS			
OVER BUILT			
UNDER BUILT			
DT. 4 2 2 1 AR. 15			
LD. PD. M/M			
MS. CK. 50 REP. VAL. 299.0			

0.1

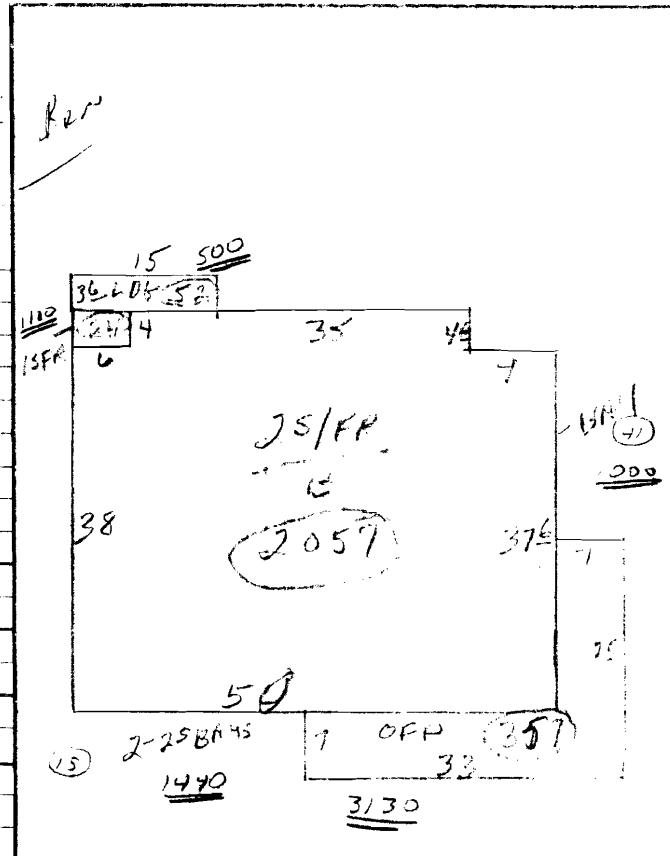
COMPUTATIONS	
UNIT	1951
215 S. F.	275.10
41 S. F.	
ADDITIONS	+ 760
22 345 + 210	
BASEMENT	
WALL	+ 400
ROOF	
2 1/2 500 + 100	
FLOORS	
ATTIC	+ 250
FINISH	
FIREPLACE	+ 1000
HEATING	
PLUMBING	- 200
TILING	- 500
TOTAL	299.0
FACT.	

SUMMARY OF BUILDINGS										
GR.	AGE	REMOD.	COND.	REP. VAL.	P.	FILL VAL.	F. D.	SOUND VAL.	TAX VAL.	
Dw 4	25	56	G	299.0	50	1496.0	34	1020	627.5	
Gar	56	F	F	400	50	200	430	1380	920	
C										
D										
E										
F										
G										
YEAR	1951	1951 TOTAL BLDGS.					11850	7100		
TAX VAL.	7100									
OLD VAL.										
CHANGE										

AA

1981

VACANT LOT		OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
(D) DWELLING DATA		SINGLE FAMILY		ADDITION POINTS		EACRED TRIM	
CONSTRUCTION		TWO FAMILY		GRADE FACTOR		MODERN EFFICIENCY	
1 BI LEVEL		APARTMENT		A + 30 %		RELOCATION ROOM	
2 SPLIT LEVEL		NO UNITS		C & D FACTOR		WOODBURNING FIRE PLACE	
1 BRICK		OTHER		CUB		BASEMENT GARAGE	
2 FRAME		COTTAGE		DEPRECIATION		ATTACHED GARAGE	
4 CONC. BLK.		UNFIN		DWELLING COMPUTATIONS		TOTAL OTHER FEATURE POINTS	
7 STONE		FIN OPEN		FIN OPEN		19	
8		FIN DIV.		FIN DIV.		19	
5 STUCCO		BASIC PRICE		BASIC PRICE		86,100	
3 FR & MAS.		PLUMBING		PLUMBING		3,500	
6		BASEMENT		BASEMENT		—	
9		BATHROOM		BATHROOM		—	
ERECTED 1		TOILET ROOM		ATTIC		10,490	
REMODELED BY		FLUSH		HEATING		—	
LIVING ACCOMMODATIONS		LAVATORY		ADDITIONS		2,120	
TOTAL ROOMS 15		SHOWER - EXTRA		DORMERS		—	
BED ROOMS 6		KITCHEN SINK		TOTAL BASE		106,260	
FAMILY ROOMS —		HOT WATER HEATER		GRADE FACTOR		1.95	
FULL BATHS 2		NO PLUMBING		TOTAL		207,210	
HALF BATHS 1		WATER ONLY		OTHER FEATURES		6,700	
TOTAL FIXTURES 10		REMODELING DATA		TOTAL		213,910	
FOUNDATION		KITCHEN		C & D FACTOR		—	
BASEMENT & ATTIC		PLUMBING		REPL COST		213,910	
CONCRETE		HEATING		DEPREL.		50,115	
FIN. BSMT. AREA		GENERAL		R.C.L.D.		90,910	
HEAD ROOM		ECONOMIC CLASS		OTHER BUILDINGS AND YARD		0	
GARAGE S D		OVER BUILT		NO.		25	
ATTIC FL & STR.		UNDER BUILT		TYPE		01	
FINISHED ATTIC		NO. OF HTG STS		SIZE		26x32	
DORMER		BY		GRADE		BT	
LIF		BY		VAL.		12.50	
EXTERIOR WALLS		BY		REPL. COST		16,400	
WOOD VINYL ALUM.		BY		DEPR.		60	
INGLES WOOD		BY		R.C.L.D.		6560	
INGLES ASPHALT		BY		TYPE CODE		01 GARAGE	
INGLES ASBESTOS		BY		TOTAL VALUE		6560	
WICK VENEER		BY		TOTAL VALUE BUILDINGS		17410	
ANKET INSULATION		BY		YEAR		NOTES:	
ROOF INSULATION		BY		NOTES:		NOTES:	
ROOFING		BY		NOTES:		NOTES:	
INGLES ASPHALT		BY		NOTES:		NOTES:	
INGLES WOOD		BY		NOTES:		NOTES:	
INGLES ASBESTOS		BY		NOTES:		NOTES:	
ATE		BY		NOTES:		NOTES:	
LL		BY		NOTES:		NOTES:	
FLOORS		BY		NOTES:		NOTES:	
CONCRETE		BY		NOTES:		NOTES:	
RTH		BY		NOTES:		NOTES:	
VE		BY		NOTES:		NOTES:	
WOODWOOD		BY		NOTES:		NOTES:	
PH TILE		BY		NOTES:		NOTES:	
RPET		BY		NOTES:		NOTES:	
NOTES:		BY		NOTES:		NOTES:	
OWNER		BY		NOTES:		NOTES:	
TENANT		BY		NOTES:		NOTES:	
NO ANSWER		BY		NOTES:		NOTES:	
INSPECTED		BY		NOTES:		NOTES:	
REFUSED ENTRY		BY		NOTES:		NOTES:	
INFO @ DOOR		BY		NOTES:		NOTES:	
REFUSED INFO		BY		NOTES:		NOTES:	



NOTE 10/15

LOT PLAN

western promenade residence

schematic landscape plan

9 june 2008

1/8" = 1'-0"

RY
 lot size 7,200 ϕ
 'and acreage' = 3,500 ϕ
 front 25' N/A
 rear 25' N/A
 side - 15 by 10' - 44' side
 lot coverage - 30% = 2160 ϕ

EXISTING CARRIAGE HOUSE

been replaced by [unclear]

Relay
 To
 OTHER
 Drawings
 (STAPLED)

New Steps

Let [unclear]

APPROXIMATE RIGHT OF WAY

GATE
EXISTING

EXISTING DECKING, GUARDRAIL & HANDRAIL REPLACED TO MATCH FRONT PORCH

NEW WOOD LANDING FOR CARRIAGE HOUSE ENTRANCE

EXISTING BULKHEAD

NEW WOOD LANDING FOR CARRIAGE HOUSE ENTRANCE

EXISTING DRIVEWAY PAVEMENT TO REMAIN

FLOWERING MULTI-STEM TREES

DECIDUOUS & EVERGREEN SHRUBS, GROUNDCOVER & PERENNIALS

36" HIGH WOOD FENCE AS SHOWN ON ATTACHED IMAGE (TYP)

12" WIDE GRANITE CURBING (HEIGHTS AS SHOWN)

EVERGREEN GROUNDCOVER, SMALL SHRUBS, PERENNIALS

FLOWERING UNDERSTORY TREE

