

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that TRISTAN CUTHBERT

Located At 48 WESTERN PROMENADE

Job ID: 2011-07-1729-ALTR

CBL: 071 - - A - 005 - 001 - - - -

has permission to repair/ add an addition to the existing rear deck.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

Code Enforcement Officer / Plan Reviewer

08/02/2011

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1729-ALTR

Located At: 48 WESTERN
PROMENADE

CBL: 071 - - A - 005 - 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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required side setback must be established. Due to the proximity of the side setback of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. **R312.3 Opening limitations.** Required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches in diameter.
4. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
5. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.
6. **Note:** 2 x 8 inch floor joist (SPF # 2) @ 16 inches on center- max span of 12 foot 3 inches.

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.**

1. Footings/ Setbacks
2. Close-In: Framing
3. 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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1729-ALTR	Date Applied: 7/18/2011	CBL: 071 - - A - 005 - 001 - - - - -	
Location of Construction: 48 WESTERN PROMENADE	Owner Name: Tristan Cuthbert & Alison Holderman Kopelmen	Owner Address: 48 WESTERN PROMENADE PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Gil Cote	Contractor Address: 24 Fairmont Ave., Auburn, ME 04210	Phone: 207-777-3994
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: R-4
Past Use: Single Family	Proposed Use: Same - Single family - repair existing rear deck & add deck addition (approx. 15' x 16')	Cost of Work: 14000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: RS Type: SB IRC 1202.10
		Signature:	Signature: 
Proposed Project Description: repair existing rear deck & add addition to deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in Dist or Landmark
2. Building Permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
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.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: Oral condition 7/26/11 ABA	Date:	Date: 7/26/11

CERTIFICATION

D. Andrews

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		PHON



Tristan Cuthbert? Alison Holderman Kopelman

General Building Permit Application

HXS ✓
hibra
R/H

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>48 Western Promenade</u>			
Total Square Footage of Proposed Structure/Area <u>192 sq ft. 600 sq ft on Repair</u>		Square Footage of Lot <u>Average 6,780 sq ft.</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>71</u> Block# <u>A</u> Lot# <u>5</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Alison Holderman</u> Address <u>48 Western Promenade</u> City, State & Zip <u>Portland 04101</u>		Telephone: <u>777-3994</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>13,600.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>160</u>	
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Repair + Replace + Extend existing deck</u>			
Contractor's name: <u>Gil Cote</u>			
Address: <u>24 Fairmount Ave</u>			
City, State & Zip <u>Auburn, ME 04210</u> <u>mail</u>		Telephone: <u>777-3974</u>	
Who should we contact when the permit is ready: <u>Gil Cote</u>		Telephone: <u>777-3994</u>	
Mailing address: <u>24 Fairmount Ave, Auburn</u>			

11616

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.

RECEIVED
July 18, 2011
Dept. of Building Inspection
City of Portland, ME

Signature: <u>Gil Cote</u>	Date: <u>7-18-11</u>
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This is not a permit; you may not commence ANY work until the permit is issued

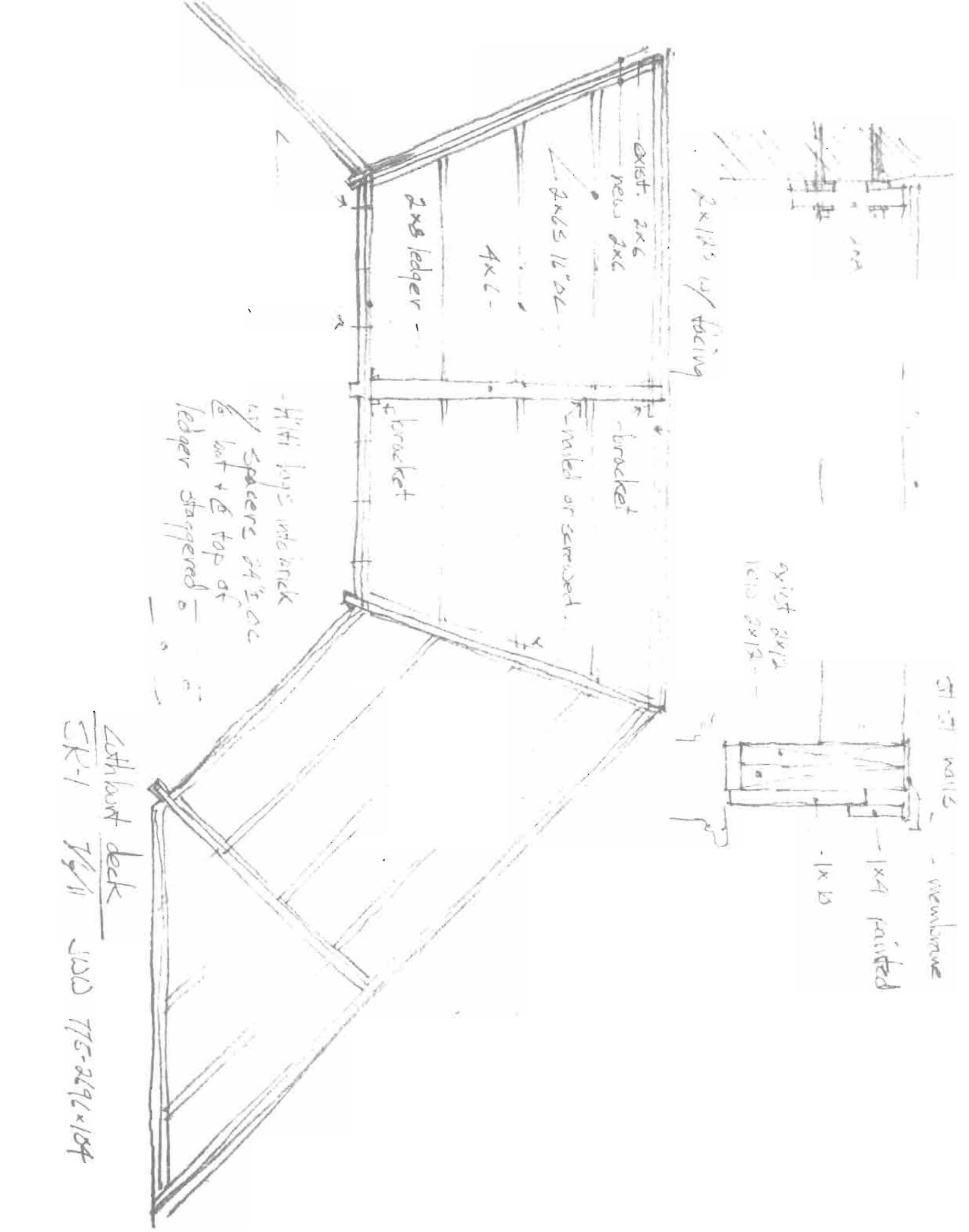
Entered & Fee Entered

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

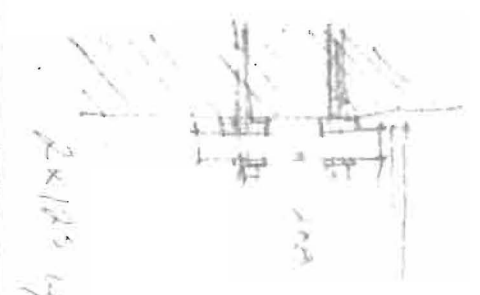
The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

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 8"
 - b. depth below grade (minimum 4'-0" below grade) 48"
 - c. anchorage of column to footing Anchor bolt
 - d. spacing and location of tubes/piers 54"
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system) 4x4 Pt.
 - b. Ledger size attached to building N/A
 - c. Fastener size and spacing attaching ledger N/A
 - d. Girder Size and spans carrying floor system 2x8 Pt.
 - e. Joist size, span, and spacing 16" O.C.
 - f. Joist hangers or ledger 8"
4. Guardrails & Handrail Details
 - a. Guardrail height
 - b. Baluster spacing 4 1/2" O.C.
 - c. Handrail height 36"
5. Stair Details
 - a. Tread depth (measured nosing to nosing)
 - b. Riser height 7 1/4"
 - c. Nosing on tread 1 1/4"
 - d. Width of stairs 42"

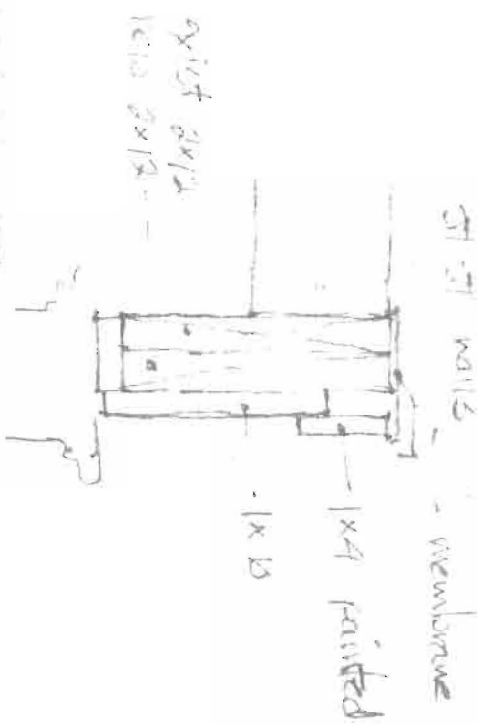


- 4" x 4" joists into brick
 w/ spacers 24" o.c.
 @ bat + @ top of
 ledger staggered

2x6 deck
 SK-1 7/11 JSD 775-2696x184



2x4's w/ facing



ST-21 walls

- membrane

- 1x4 painted

- 1x4 B

EXIST 2x12
 1x12

Receipts Details:

Tender Information: Check , Check Number: 3721
Tender Amount: 160.00

Receipt Header:

Cashier Id: bouellette
Receipt Date: 7/19/2011
Receipt Number: 5202

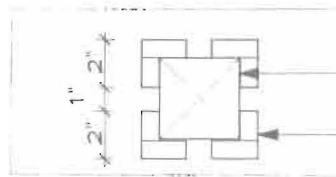
Receipt Details:

Referance ID:
2691
Fee Type:
BP-Constr
Receipt Number:
0
Payment Date:

Transaction Amount:
160.00
Charge Amount:
160.00

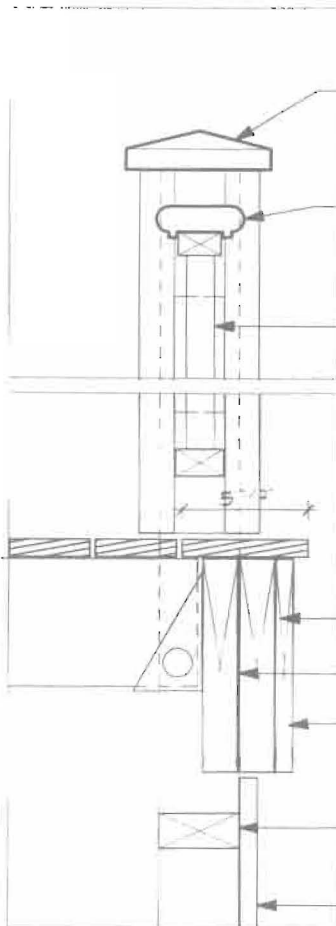
Job ID: Job ID: 2011-07-1729-ALTR -
Additional Comments:

Thank You for your Payment!



PT 4 X 4 POST PAINTED WHERE EXPOSED.
PAINTED TRIM @ CORNERS

POST PLAN



POST CAP: PAINTED WOOD PYRAMID BY CONTRACTOR
NANTUCKET RAIL PF237J508A OR EQUAL 36" AFF.
1 1/4" PAINTED PINE BALUSTERS SPACED SAME AS ON EXISTING RAILINGS
PT 2 X 10 BOLTED TO PT 4 X 4 POSTS
PT 2 X 10 SISTERED
PAINTED 1 X 10 TRIM
PT 2 X 4 FRAMING BETWEEN POSTS TO HOLD WOOD SCREENING
WOOD SCREENING: PAINTED 1 X 45 SPACED @ 4 1/4" OC.

10 POST TO POST, ED OVER TOP OF POST

10 CONTINUOUS, 2 TO FACE OF

1 LEDGER

2 3/4" FASCIA

PAINTED PINE TRIM BEAMS

1 3/4" CAP 4 SIDES

3/8" Moulding

PAINTED PINE

ORIGINAL POST PAINTED EXPOSED

REMOVE EXISTING RAILING NANTUCKET RAIL 1508A OR EQUAL AND PAINT EXISTING 5 AND BALUSTERS.

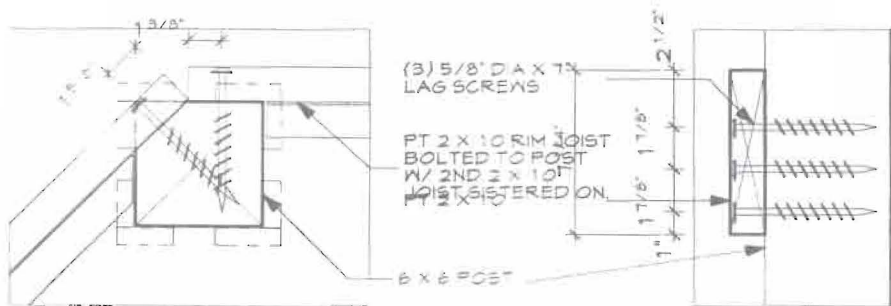
TO RECEIVE RAILING

INSTALL POST IF TRIM AS LSO COLUMN W/ FRAMING 4D + 3RD

INSTALL FRAMING BETWEEN OLD WOOD

PAINTED TRIM: PAINTED ED @ 4 1/4" OC ACCESS ST END.

LOWER DECK RAILING AND RIM JOIST

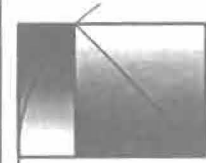


(3) 5/8" DIA X 12" LAG SCREWS
PT 2 X 10 RIM JOIST BOLTED TO POST W/ 2ND 2 X 10" JOIST SISTERED ON.
6 X 6 POST

POST PLAN @ EXISTING POST

48 WEST PROM
PORTLAND

WHIPPLE - CALLENDER ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04104
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

DATE: 5/31/11

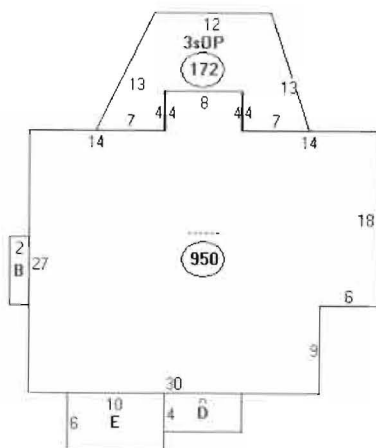
CHECKED BY: J.W.N.

DRAWN BY: J.W.N.

JOB:

DRAWN TITLE:

A3.1



Descriptor/Area
A: ----- 950 sqft
B: 2sMB/B 14 sqft
C: 3sOP 172 sqft
D: OFP 32 sqft
E: 2sMB/B 60 sqft

1228

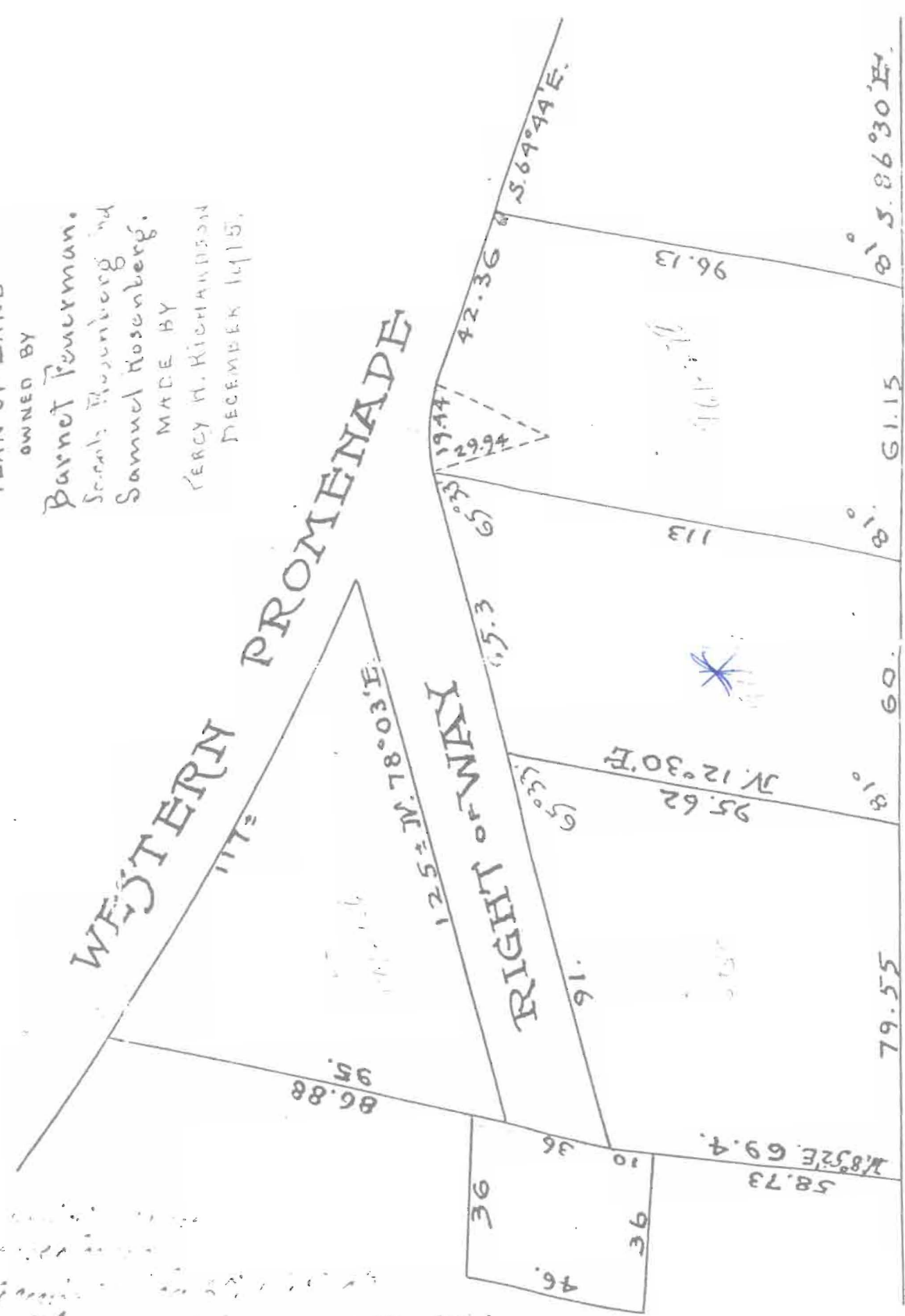
PLAN OF LAND
OWNED BY

Barnet Feuerman.
Samuel Rosenbergl and
Samuel Rosenbergl.

MADE BY
TERCY H. RICHARDSON
DECEMBER 14, 1915.

WESTERN PROMENADE

RIGHT OF WAY



1 IN. = 30 FT. DANFORTH ST. Percy H. Richardson, C.E.

Danforth St.

65' 3" 60'

La

R-4

lot size - 6100 sq ft

front 25' min - N/A

rear 25' min - 38' shown (OK)

Side - 10' - 10' 5" (OK)

RECEIVED

JUL 26 2011

Dept. of Building Inspections
City of Portland Maine

lot coverage - 30% = 1830 sq ft

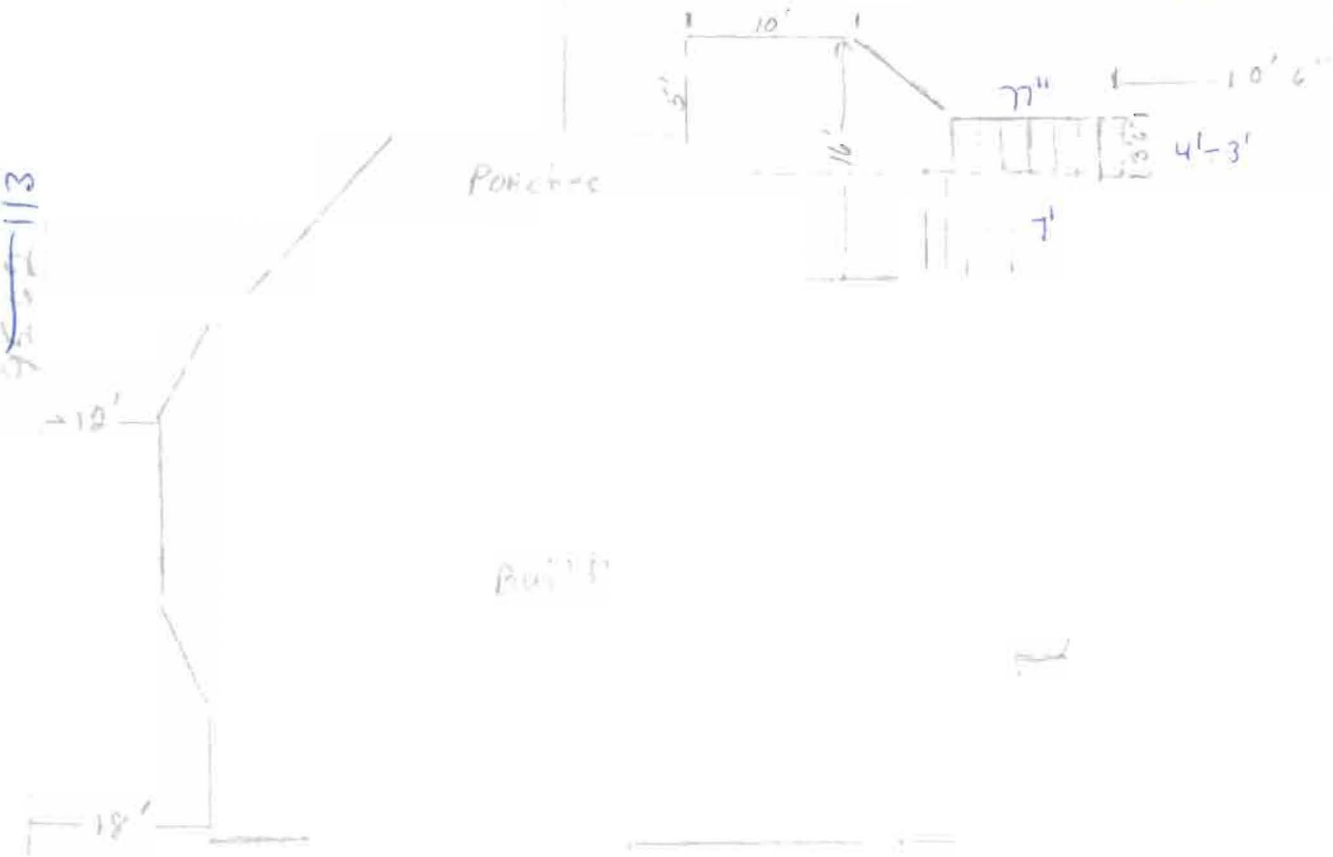
existing 1728 sq ft

± 15' x 16' = 240 sq ft

1468 sq ft (OK)

171.56

92.52 113



Porch

Build

65' 3"

← Western
Parr ←

Private R/W



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

7.19 20 11

Received from _____
Oil Cook -

Location of Work _____
13 Water Street -

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 160

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 71.15

Check #: 5721 Total Collected \$ 160

**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