

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090242

PERMIT ISSUED

This is to certify that Dawn & Norman Harmon/SJS Builders has permission to Remove and Replace Three Decks, using existing Foot Prints. All three Decks will remain 21'x7'

AT 28 ST GEORGE ST City of Portland, Oregon 97208-1001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 lath or other work is set-in. 2 HOURLY 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. CAPT. R. Sauton
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Cheryl M. [Signature] 4/8/09
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

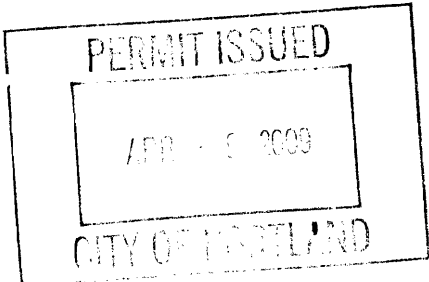
Permit No: 09-0242	Issue Date: 04/08/09	CBL: 082 E011001
-----------------------	-------------------------	---------------------

Location of Construction: 28 ST GEORGE ST	Owner Name: Dawn & Norman Harmon	Owner Address: 114 Yale Street	Phone: 207-878-3242
Business Name:	Contractor Name: SJS Builders	Contractor Address: 106 Jennings Road Leeds	Phone: 2075242443
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-5

Past Use: Three Unit/Multi Family - <i>res use</i>	Proposed Use: Three Unit/Multi Family - Remove and Replace Three Decks, using the existing Foot Print. All three Decks will remain 21'x7'. <i>3 div.</i>	Permit Fee: \$120.00	Cost of Work: \$9,500.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC-2003</i>	

Proposed Project Description: Remove and Replace Three ^{front} Decks, using the existing Foot Print. All three Decks will remain 21'x7'.	Signature: <i>KG</i>	Signature: <i>Ch</i> 4/8/09
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: lmd	Date Applied For: 03/25/2009	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 <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"/> <i>all work to take place w/in the existing foot print.</i> Date: <i>3/27/09</i> <i>lmd</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 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>ABM</i> 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

Permit No: 09-0242	Date Applied For: 03/25/2009	CBL: 082 E011001
------------------------------	--	----------------------------

Location of Construction: 28 ST GEORGE ST	Owner Name: Dawn & Norman Harmon	Owner Address: 114 Yale Street	Phone: 207-878-3242
Business Name:	Contractor Name: SJS Builders	Contractor Address: 106 Jennings Road Leeds	Phone (207) 524-2443
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Three Unit/Multi Family - Remove and Replace Three Front Decks, using the existing Foot Print. All three Decks will remain 21'x7'.	Proposed Project Description: Remove and Replace Three Front Decks, using the existing Foot Print. All three Decks will remain 21'x7'.
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/27/2009

Note: **Ok to Issue:**

- 1) This permit is being issued with the understanding that all the work is taking place within the existing footprint.
- 2) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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 with Conditions **Reviewer:** Chris Hanson **Approval Date:** 04/08/2009

Note: **Ok to Issue:**

- 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 2) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 3) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 4) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 5) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.

Dept: Fire **Status:** Approved **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/30/2009

Note: **Ok to Issue:**



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>28 St. George Street</u>		
Total Square Footage of Proposed Structure/Area <u>2,441 ft²</u>		Square Footage of Lot <u>12,088</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>082 E011001</u> <u>82-E-11-13</u>	Applicant * <u>must be owner</u> Lessee or owner Name <u>Norm & Dawn Harmon</u> Address <u>114 Yale St. Portland</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>(h) 878-3242</u> ← CALL WHEN READY <u>(c) 409-0267</u> <u>(c) 776-5696</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Terry Stanford <u>No longer applicable</u> Address 25 Roberts Rd <u>Concord, NH 03229</u> City, State & Zip <u>Concord, NH 03229</u>	Cost Of Work: \$ <u>9,500</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>3 family building</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>3 family apt. building</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Tear down & replace decks - same size. (Construction will not take place until letter charges & ownership. 3/25/09)</u>		
Contractor's name: <u>SJS Builders, LLC</u> Address: <u>106 Jennings Rd.</u> City, State & Zip <u>Leeds, ME 04263</u> Telephone: <u>524-2443</u> Who should we contact when the permit is ready: <u>Norm Harmon</u> Telephone: <u>878-3242</u> Mailing address: <u>114 Yale St. Portland, ME 04103</u> <u>409-0267</u>		

MAR 25 2009

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: [Handwritten Signature] Date: [Handwritten Date]

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

**PERSONAL REPRESENTATIVE'S DEED
OF SALE**

KNOW ALL BY THESE PRESENTS THAT I, LESLIE M. GRANT, duly appointed and acting personal representative of the estate of Tracy M. Stanford, deceased, late of Portland in the County of Cumberland and the State of Maine, as shown by the records of the Probate Court for the County of Cumberland in the State of Maine, under Docket No. 2008-411, not having given notice to each person succeeding to an interest in the real property described below at least 10 days prior to the sale, such notice not being required under the terms of the decedent's will, acting by the power conferred by the Maine Probate Code and every other power, for consideration paid, do hereby grant, sell and convey unto DAWN M. HARMON and NORMAN D. HARMON III, as joint tenants and not as tenants in common, each of whose mailing address is 114 Yale Street, Portland, Maine 04103, all the right, title and interest of said Tracy M. Stanford in a certain lot or parcel of land together with the improvements thereon located in the City of Portland in the County of Cumberland and the State of Maine, described as follows:

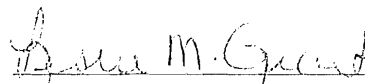
A certain lot or parcel of land with the buildings thereon, situated on the westerly side of St. George Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the westerly sideline of St. George Street, distant northerly thereon 229.53 feet from Brighton Avenue, at the northeasterly corner of land or formerly of one Craig; Thence northerly on said sideline of St. George Street 100 feet, more or less, to a point; Thence westerly at right angles to St. George Street and by line of Lot No. 111 as shown on a plan of Fessenden Park Extension made by E.C. Jordan & Co., Civil Engineers, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 99, a distance of 120.88 feet to a point; Thence southerly by the westerly sideline of Lots No. 112, and 113 on said plan a distance of 100 feet to line of land now or formerly of said Craig; Thence easterly by line of land now or formerly of said Craig and shown as Lot No. 114 on said plan a distance of 120.88 feet to the westerly sideline of

St. George Street and the point of beginning; being Lots No. 112 and 113 as shown on said plan.

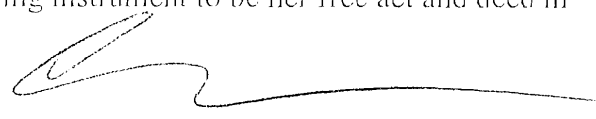
For source of title reference may be made to a deed dated October 14, 2003, from Tracy M. Stanford a/k/a Tracey M. Stanford to Tracy M. Stanford and William R. Stanford, as joint tenants, and recorded in the Cumberland County Registry of Deeds in Book 20402, Page 28, said Tracy M. Stanford, the decedent herein, being the surviving joint tenant of said Tracy M. Stanford and William R. Stanford.

WITNESS my hand and seal in my said capacity on this 25 day of March, 2009.


_____(L.S.)
Leslie M. Grant, Personal Representative
of the Estate of Tracy M. Stanford

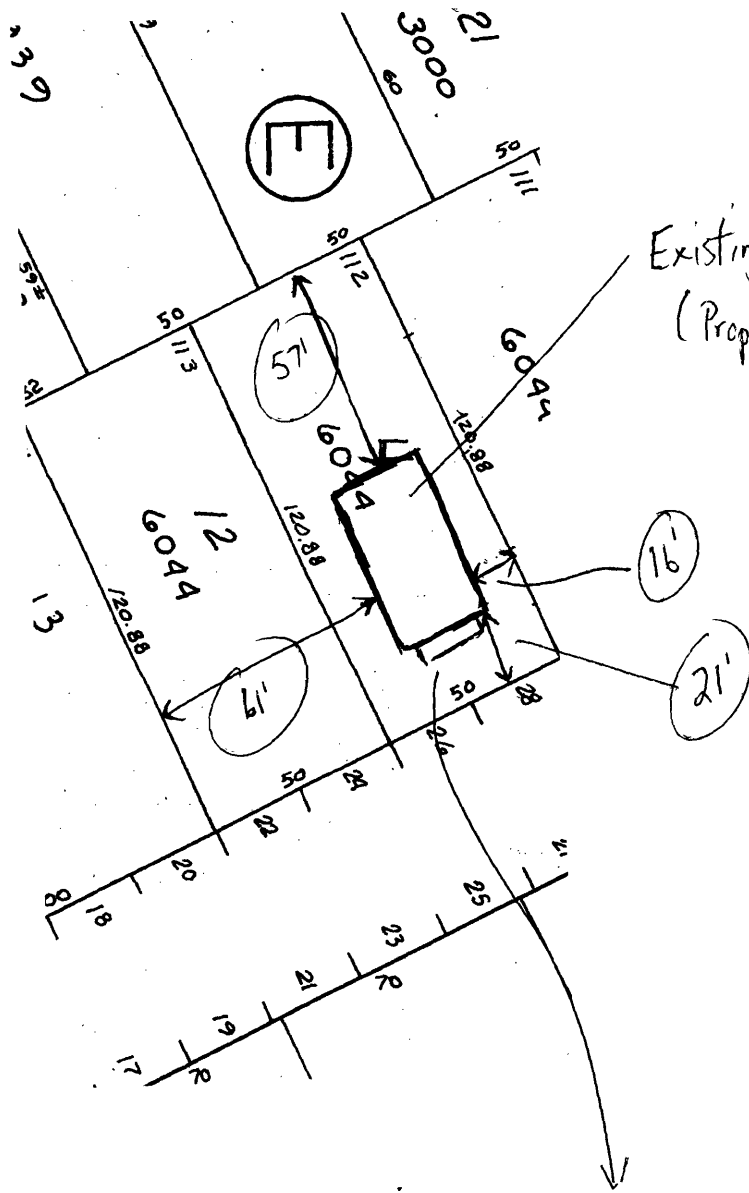
STATE OF MAINE
COUNTY OF CUMBERLAND, ss:

On this 25 day of March, 2009, before me personally appeared the above-named LESLIE M. GRANT in her capacity as personal representative of the estate of Tracy M. Stanford, deceased, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.



Notary Public

Christopher J. McLain
Notary Public, Maine
My Commission expires
November 10, 2012



Existing building ≈ 42x23
(Property contains both lots)

New decks would be 17' to property line on closest side yard, and 14' to property line on front side.
Decks will be 21'x7'

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
 - b. depth below grade (minimum 4'-0" below grade)
 - c. anchorage of column to footing
 - d. spacing of tubes

Or

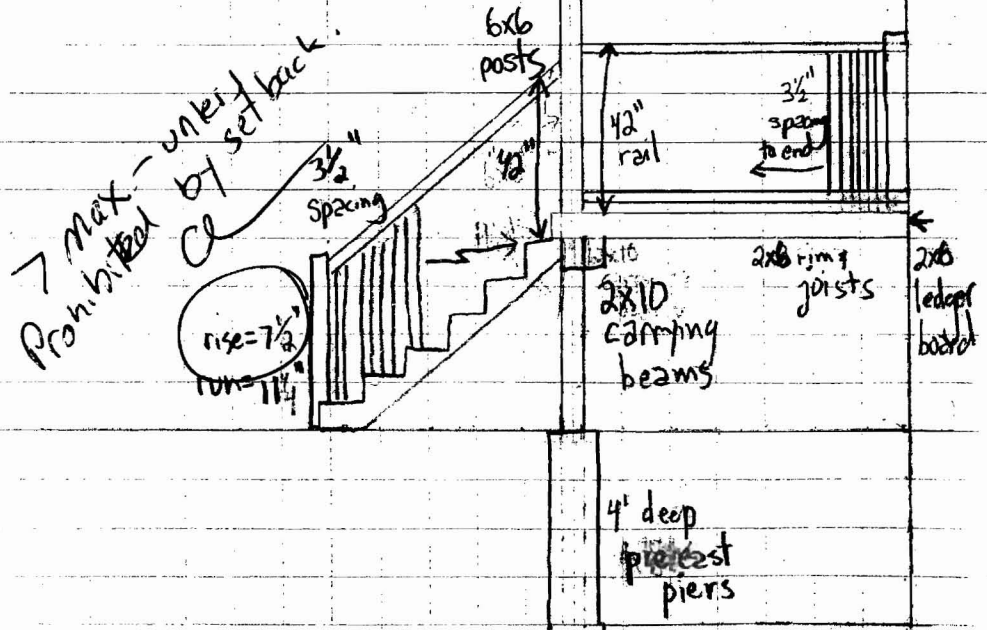
 - e. pre cast concrete pier size 4'
 - f. depth below grade (minimum 4'-0") 4'
 - g. anchorage of column to footing 6x6 post anchors
 - h. spacing of tubes ± 6' - 4 total
3. Columns (members supporting framing of floor system)
 - a. wood size and type 6x6 P.T. posts
 - b. anchorage of column to footing 6x6 post anchors
4. Framing Members
 - a. Ledger size attached to building 2x6x21' - P.T.
 - b. Lag Bolt size and spacing on ledger 5" lags every 36"
 - c. Location of all flashing alum. or vinyl 2" flashing on ledger (under siding, over & down ledger)
 - d. Girder Size and spans carrying floor system Double 2x10x21' P.T. carrying beam
 - e. Joist size, span, and spacing 2x6x7' P.T. joists - 16" O.C.
 - f. Joist hangers or ledger 2x6 joist hangers on all joists + 2x6 ledger on house
 - g. Decking size 1" thick x 5 1/4" wide boards - P.T.
5. Guardrails & Handrail Details
 - a. Guardrail height 42"
 - b. Baluster spacing 3 1/2"
 - c. Handrail height 42"
6. Stair Details
 - a. Tread depth (measured nosing to nosing) 11"
 - b. Riser height 7 1/2"
 - c. Nosing on tread 1 1/2"
 - d. Width of stairs 4'

FRONT DECKS
SIDE VIEW

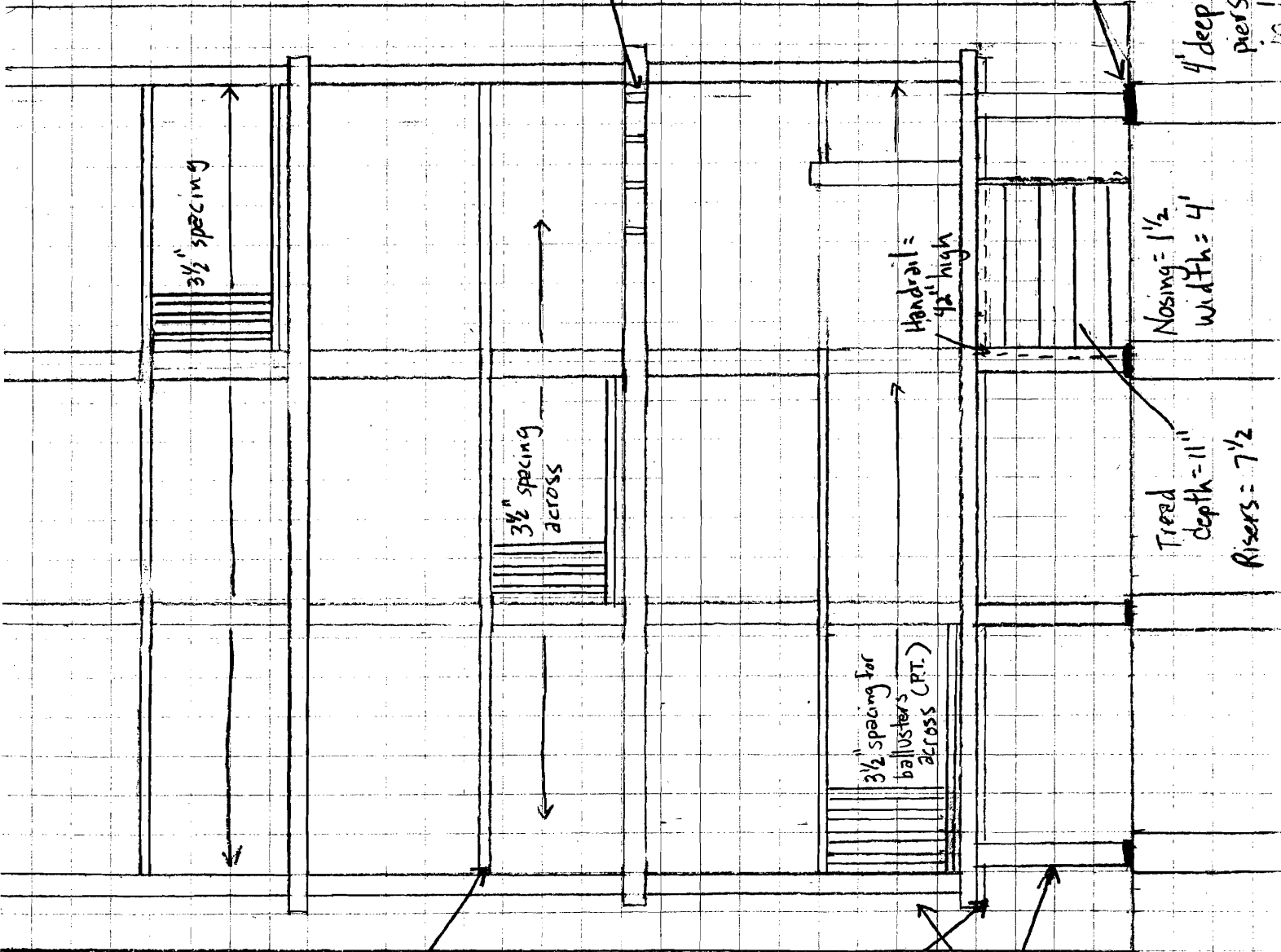
- Work includes tear down of old decks and replacing them with new ones.

- The size is ≈ 21 feet \times 7 feet, & will tie into the existing roof.

- New decks will be the same size (21 \times 7') as the current ones, as to not encounter any setback or property line issues.



FRONT DECKS
FRONT VIEW



Guardrail height is 42"

Double 2x10x21' carrying beam P.T.

All posts are 6x6 P.T.

3 1/2" spacing for ballusters across (P.T.)

3 1/2" spacing across

3 1/2" spacing

Handrail = 1 1/2" high

Nosing = 1 1/2" width = 4"

Tread depth = 11" Risers = 7 1/2"

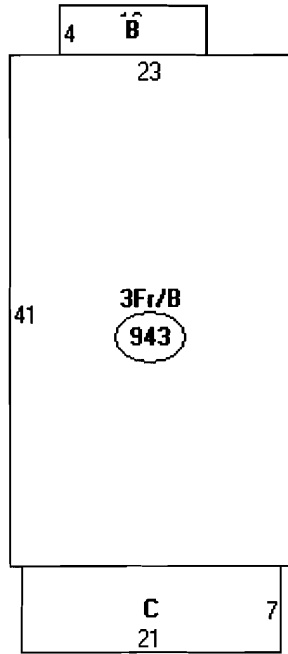
4" deep pre cast concrete piers, approx. 6 feet spacing

6x6 post anchors

2x6x7' P.T. joists, 16" on center w/ 2x6 joist hangers

Decking size is 1" thick x 5 1/4" wide boards - P.T.

All ledgers are 2x6x21' PT attached w/ 5" Yags every 36". Aluminum or vinyl Z flashing under siding over 1/2" down ledger

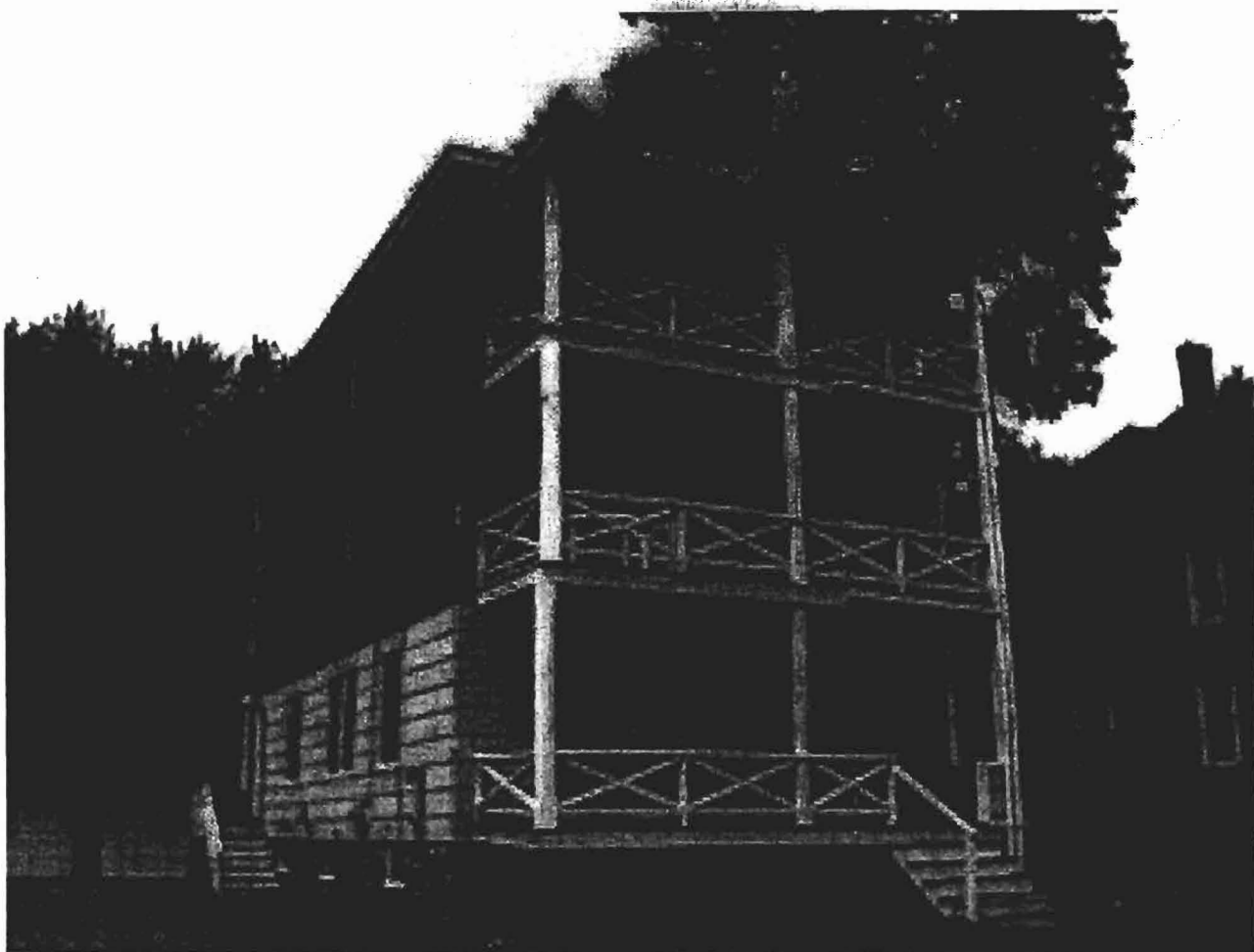


Descriptor/Area

A: 3Fr/B
943 sqft

B: 3sOP
48 sqft

C: 3sOP
147 sqft



Existing decks to be replaced.