

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0360	Issue Date: MAY 22 2008	CBL: 087 LL006001
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Location of Construction: 105 BRACKETT AVE <i>Peaks Island</i>	Owner Name: BRAGDON JENNIFER S & JENNI	Owner Address: 14 ROCKWELL ST <i>CITY OF PORTLAND</i>	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone: 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>IR-2</i>

Past Use: Single Family Home	Proposed Use: Single Family Home - Attach 6'x14' deck	Permit Fee: \$50.00	Cost of Work: \$2,300.00	CEO District: 1
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Proposed Project Description:
Attach 6'x14 deck on rear of building.

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: <i>12-3</i> Type: <i>SB</i> <i>IRC 2003</i> Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: lmd	Date Applied For: 04/11/2008	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 <i>N/A</i> <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>Other conditions</i> Date: <i>4/17/08</i> <i>AKM</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>AKM</i> Date:
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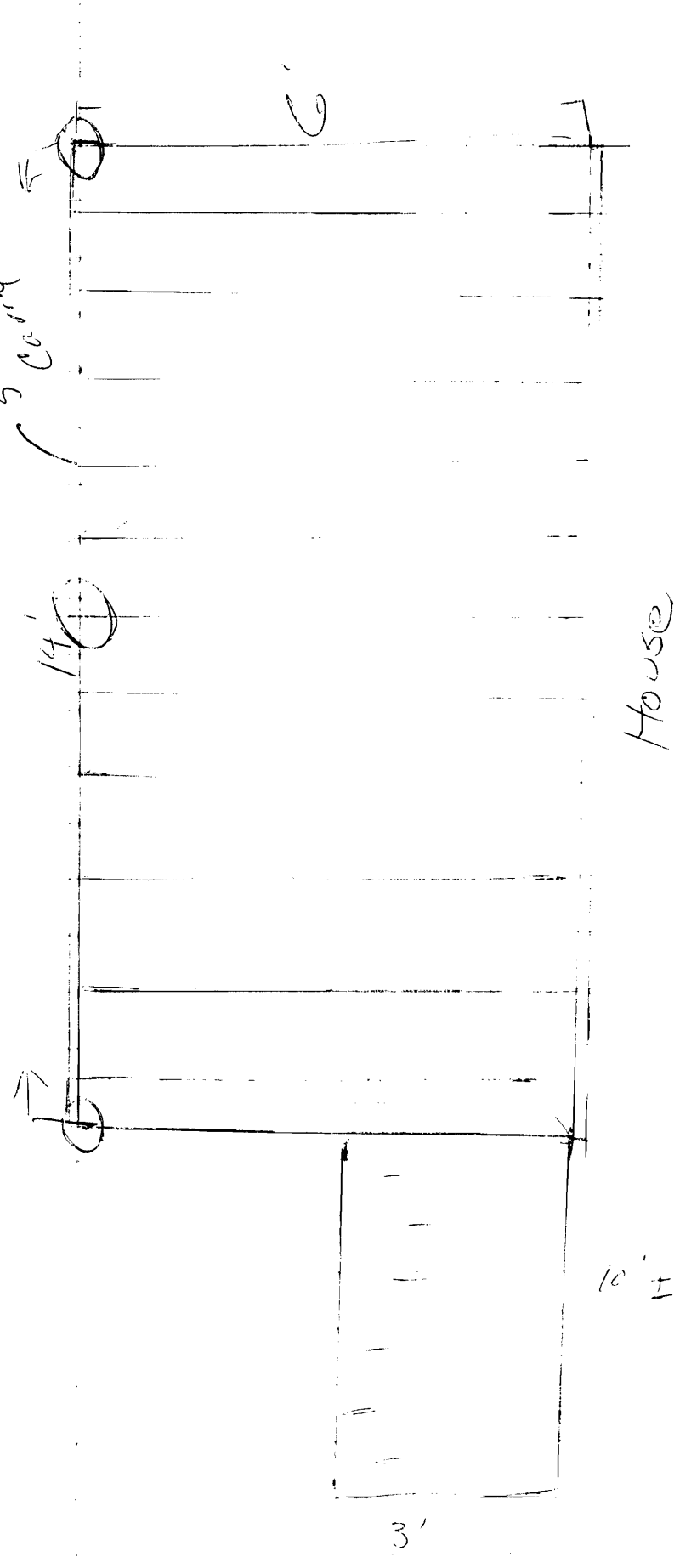
CERTIFICATION

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

BACKYARD

3-2x8's beam
3 carrying beam



2x8 P.T. ✓

16" OC ✓

4x6 Post on 8" sand tubes ✓

TREX composite Decking For Deck & Stairs ✓

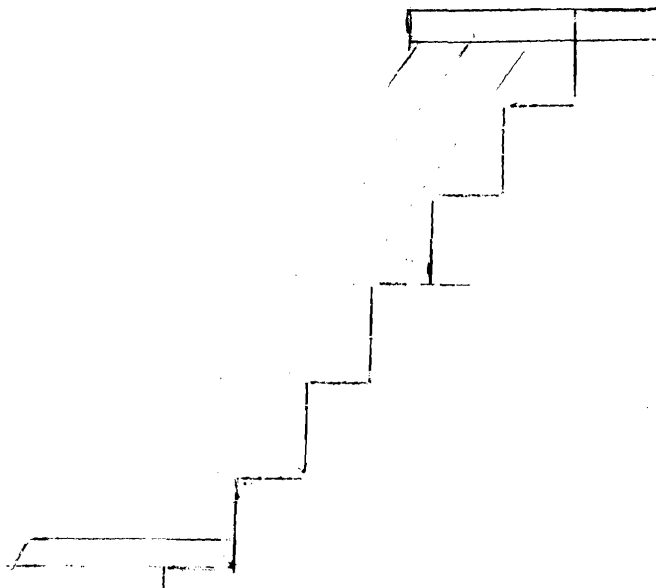
STAIR DETAIL

Rise = 7.50" ✓

Run = 10" ✓

STUNGER A/c 2x12 PT ✓

STAIRS HAVE SAME POST
4 CABLE SYSTEM AS DECK



57
+1



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>105 BRACKETT AVE. PEAKS ISLAND ME 04108</u>		
Total Square Footage of Proposed Structure/Area <u>114 sq FT</u>	Square Footage of Lot <u>13,000 sq FT</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>12</u> Block# <u>101</u> Lot# <u>15</u> <u>87 LL 006</u>	Applicant * must be owner, Lessee or Buyer * Name <u>JENNIFER BRAYDON</u> <u>JENNIFER HESS</u> Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2300. -</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY SEASONAL</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME AS ABOVE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>BUILD 6x14' DECK ON REAR OF BUILDING WITH ACCESS STAIRS TO BACKYARD</u>		
Contractor's name: <u>JOHN KIELY</u> Address: <u>591 ISLAND AVE</u> City, State & Zip <u>PEAKS ISLAND ME 04108</u> Telephone: <u>766-2026</u> Who should we contact when the permit is ready: <u>JOHN KIELY</u> Telephone: _____ Mailing address: <u>SAME AS ABOVE</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.

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: 4/11/08

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

3590

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 6134 PAGE 309 COUNTY Cumberland
 PLAN BOOK 12 PAGE 101 LOT 15

ADDRESS: 105 Brackett Avenue, Peaks Island, Maine

Job Number: 616-73

Buyers: Jennifer Bragdon & Jennifer Hess

Inspection Date: 9-25-07

Scale: 1" = 30'

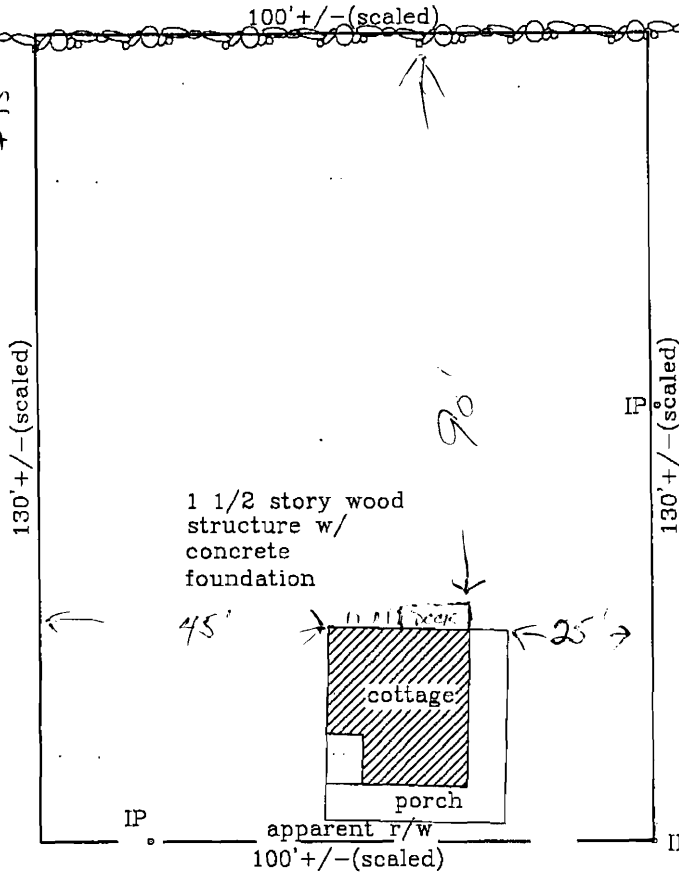
Sellers: Nancy Hoffman

Client File #: CL-17545

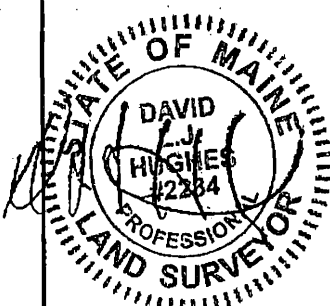
CL07100450

IR-2
 lot size - 14175^φ
 front - 25' min - N/A
 rear - 25' min - 90' given
 side - 20' min - left 45'
 lot coverage - 20% = 2835

OK.
 899 existing building
 114 proposed 6x14 = 3x10 = 30
 1013^φ



Note:
 Lines of occupation
 are shown.
 A boundary survey
 may yield different
 results.



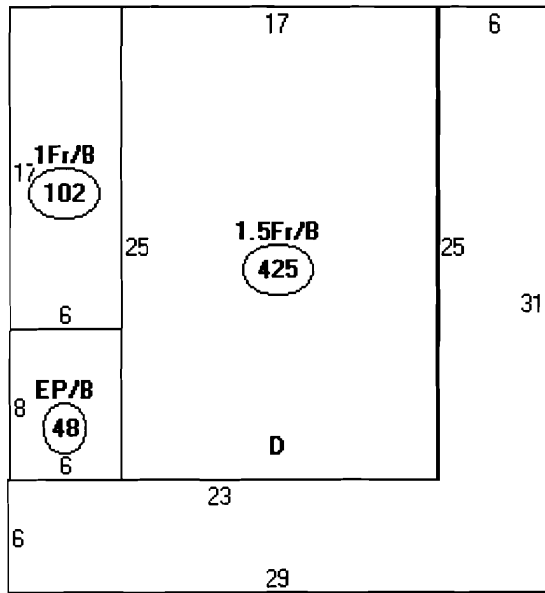
Brackett Avenue to Island Ave.

I HEREBY CERTIFY TO: LandAmerica Cumberland Title, the Lender, and its title insurer.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community Panel:
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-967-9761 phone 207-967-4831 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



Descriptor/Area

A: 1.5Fr/B
425 sqft

B: EP/B
48 sqft

C: 1Fr/B
102 sqft

D: OP/FUB
324 sqft

= 899 existing



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

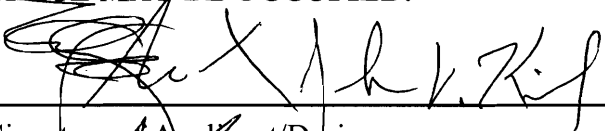
A Pre-construction Meeting will take place upon receipt of your building permit.

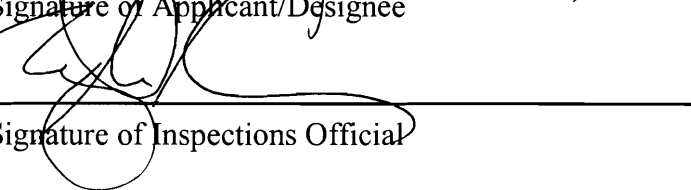
- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.


Signature of Applicant/Designee

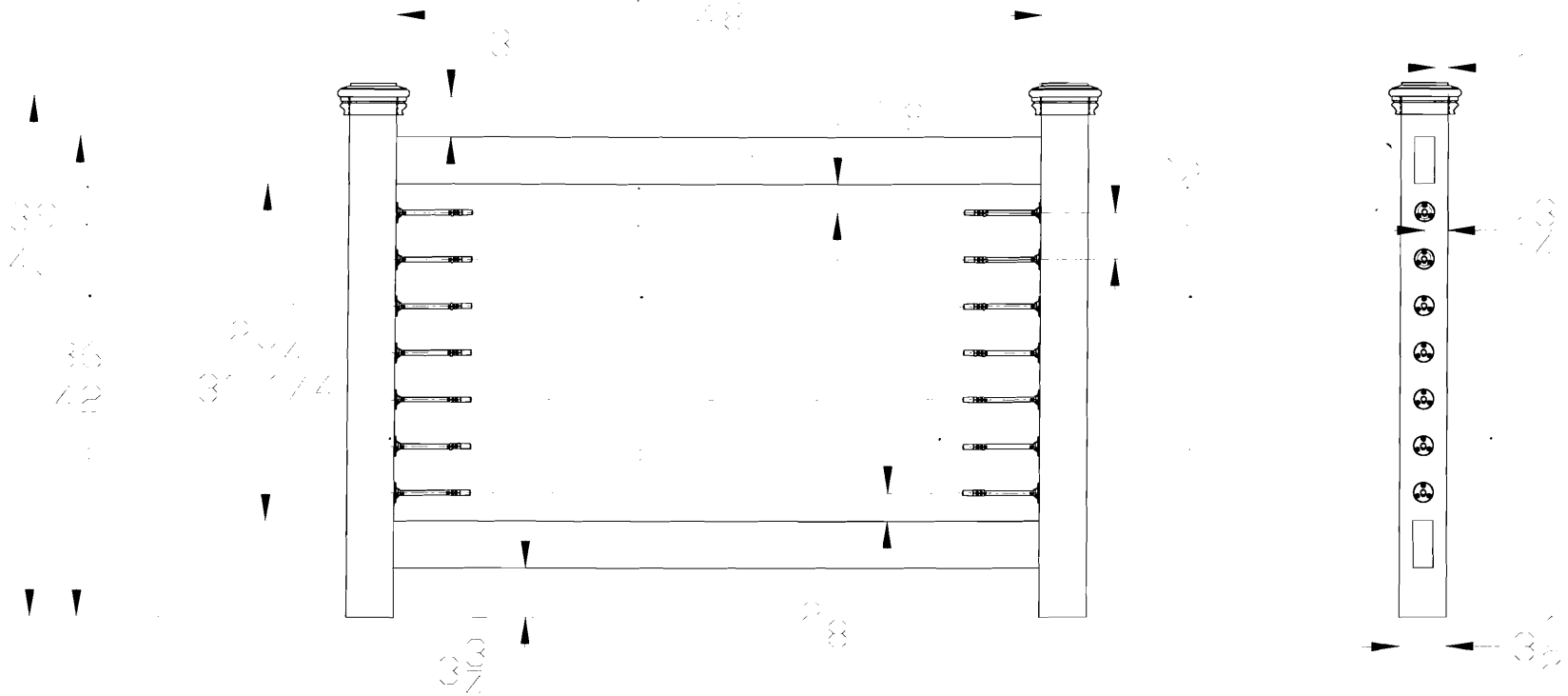

Signature of Inspections Official

5/22/08
Date

5/22/08
Date



VANGUARD RAIL SYSTEM DESIGN PARAMETERS



SPECIFICATIONS:

RECOMMENDED SPAN: 48" BETWEEN POSTS
WIRES MAY PASS THRU POSTS ON LONGER SPANS.

HANDRAIL: 2 X 4 TOP AND BOTTOM

INFILL: RAIL EASY TURNBUCKLES WITH 7 X 7 316 S/S WIRE
ROPE

POSTS: 4X4 POSTS WITH ORNAMENTAL WOODEN CAP

SECURED TO POSTS WITH MOUNTING BASES AND #10
S/S SCREWS



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"We are particularly pleased with the way the railing came out. We enjoy the wooded view from our deck and the Atlantis Rail system provides security without interfering with our scenery."
 Gary Hallen, Homeowner

Rail Systems - Vanguard By Atlantis Rail



The **Vanguard** is our Cable Railing system which uses our patented RailEasy turnbuckles for easy installation and adjustment. Enjoy the low maintenance quality of Stainless Steel Cable Railings with no special assembly skills or tools. Vanguard is ideal for an infill option on interior or exterior applications where you have existing or new wood post. You will enjoy years of unobstructed views with this low maintenance system.

Complete specifications, design guidelines and sample drawings are available on this page..

Add Microstar lights for a unique accent. Complete specifications, design guidelines and sample drawings are available on this page.



General Specifications:

Height of rail: Customer choice.

Post spacing: Atlantis Rail recommends a maximum post spacing of 6 feet and cable may be run through mid post at a total length of up to 50 feet.

Materials: Infill consist of 5/32" diameter 1x19 Cable, 316 grade stainless steel.
 RailEasy Turnbuckles (one pair per cable run)
 Mounting hardware are all 316 Stainless Steel Screws

[Click for Architectural 3 part specification](#)

[Click for Installations Instructions](#)

Parts required: Only 2 parts required for full assembly.

Part Description	Part # Polished	Part # Brushed
5/32" diameter 1x19 Cable- 100 ft	S0978-4100	Not Available
RailEasy Turnbuckle	S0981-0004	Not Available

MAY 22 2008

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080360

Please Read Application And Notes, If Any, Attached

This is to certify that BRAGDON JENNIFER S & JENNIFER S JESS JTS/John
has permission to Attach 6'x14 deck on rear of building.
AT 105 BRACKETT AVE, Peaks Island 087 LL006001

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 procured before this building or part thereof is laid or closed-in. FOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name **CITY OF PORTLAND**

MAY 22 2008

[Signature] 5/22/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0360	Date Applied For: 04/11/2008	CBL: 087 LL006001
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Location of Construction: 105 BRACKETT AVE, Peaks Islan	Owner Name: BRAGDON JENNIFER S & JENNI	Owner Address: 14 ROCKWELL ST	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone (207) 766-2026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Attach 6'x14' deck	Proposed Project Description: Attach 6'x14 deck on rear of building.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/17/2008

Note: Existing footprint on plot plan is the same as the footprint on the pre-1957 assessor's card. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tammy Munson **Approval Date:** 05/22/2008

Note: **Ok to Issue:**

- 1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 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) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.

