

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that TIMOTHY A WILLIAMS

Located At 224 PLEASANT AVE (PEAKS ISLAND)

Job ID: 2011-08-2127-ALTR

CBL: 090-P-008-001

has permission for after-the-fact construction of a 27.5 by 10 foot deck with steps, 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.

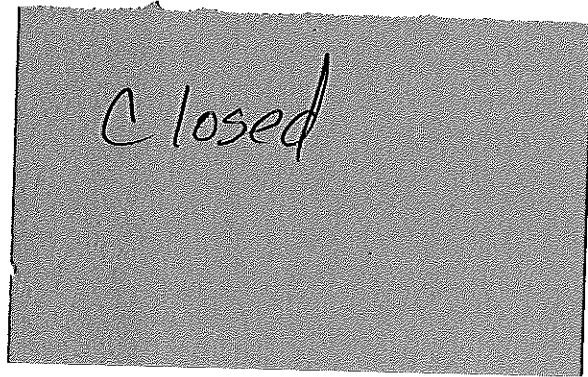
A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

10/20/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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



City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-2127-ALTR	Date Applied: 8/29/2011	CBL: 090 - - P - 008 - 001 - - - -	
Location of Construction: 224 PLEASANT AVE, Peaks Island	Owner Name: TIMOTHY A WILLIAMS	Owner Address: 200 S MAYA PALM DR BOCA RATON, FL 33432	Phone:
Business Name:	Contractor Name: WILLIAM E BUNTON	Contractor Address: 87 MIDDLE RD CUMBERLAND CTR ME 04021	Phone: (207) 653-7650
Lessee/Buyer's Name:	Phone:	Permit Type: Building - Addition	Zone: IR-2
Past Use: Single family	Proposed Use: Same - Single Family - permit 27.5' x 10' rear deck w/ steps (after the fact)	Cost of Work: 7000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB MUBEC
		Signature:	Signature: <i>[Signature]</i>
Proposed Project Description: Permit After the fact Deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input 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: <i>Ok w/condition</i> <i>9/1/11</i> <i>AKW</i>	Date:	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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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PORTLAND MAINE

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

Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

November 17, 2011

TIMOTHY A WILLIAMS
200 S MAYA PALM DR
BOCA RATON, FL 33432

CBL: 090 P008001
Located at 224 PLEASANT AVE, PEAKS ISLAND

Mail

To Whom It May Concern,

This letter verifies that work performed under Building Permit # 2011-08-2127-ALTR issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,

A handwritten signature in cursive script that reads "Don McPherson".

Don McPherson
Building Inspector
207-874-8705



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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-2127-ALTR

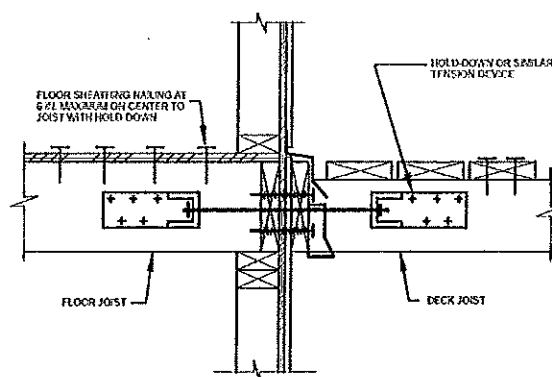
Located At: 224 PLEASANT AVE

CBL: 090- P-008-001

Conditions of Approval:

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. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. 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.
4. 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.
5. 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.
6. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.
7. Note: Contractor will utilize two (2) 2 X 10 inch P.T. SPF # 2 beams with a max span of 8 foot 5 inch, possibly posting down on the house side (if ledger connection is not verified). Cantilever landing will be supported by a beam and posted down to grade with frost protection.



For SI: 1 inch = 25.4 mm.

FIGURE 602.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS

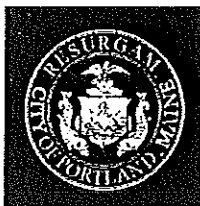
Job ID: 2011-08-2127-ALTR

Located At: 224 PLEASANT AVE

CBL: 090- P-008-001

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 single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Separate permits shall be required for future decks, sheds, pools, and/or garages.



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Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

November 17, 2011

TIMOTHY A WILLIAMS
200 S MAYA PALM DR
BOCA RATON, FL 33432

CBL: 090 P008001

Mail

Located at 224 PLEASANT AVE, PEAKS ISLAND

To Whom It May Concern,

This letter verifies that demolition performed under Building Permit # 2011-08-2127 issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,

Don McPherson
Building Inspector
207-874-8705

IP2

2011-08-21-27



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>224 Pleasant ave Peaks Island</u>		
Total Square Footage of Proposed Structure/Area <u>291</u>	Square Footage of Lot <u>25735</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>90</u> Block# <u>P</u> Lot# <u>8</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Tim Williams</u> Address <u>224 Pleasant ave</u> City, State & Zip _____	Telephone: <u>653-7650</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address <u>200 S Main Palm Dr.</u> City, State & Zip <u>Boca Raton, FL 33432</u>	Cost Of Work: \$ <u>7000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>90</u>
Current legal use (i.e. single family) _____ 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: _____		
RECEIVED		
Contractor's name: <u>Bill Buntin</u>		AUG 29 2011
Address: <u>87 Middle Rd</u>		Dept. of Building Inspections City of Portland Maine
City, State & Zip: <u>04108</u>		
Who should we contact when the permit is ready: <u>Bill Buntin</u>		Telephone: <u>653-7650</u>
Mailing address: <u>87 Middle Rd Cumberland Me</u>		

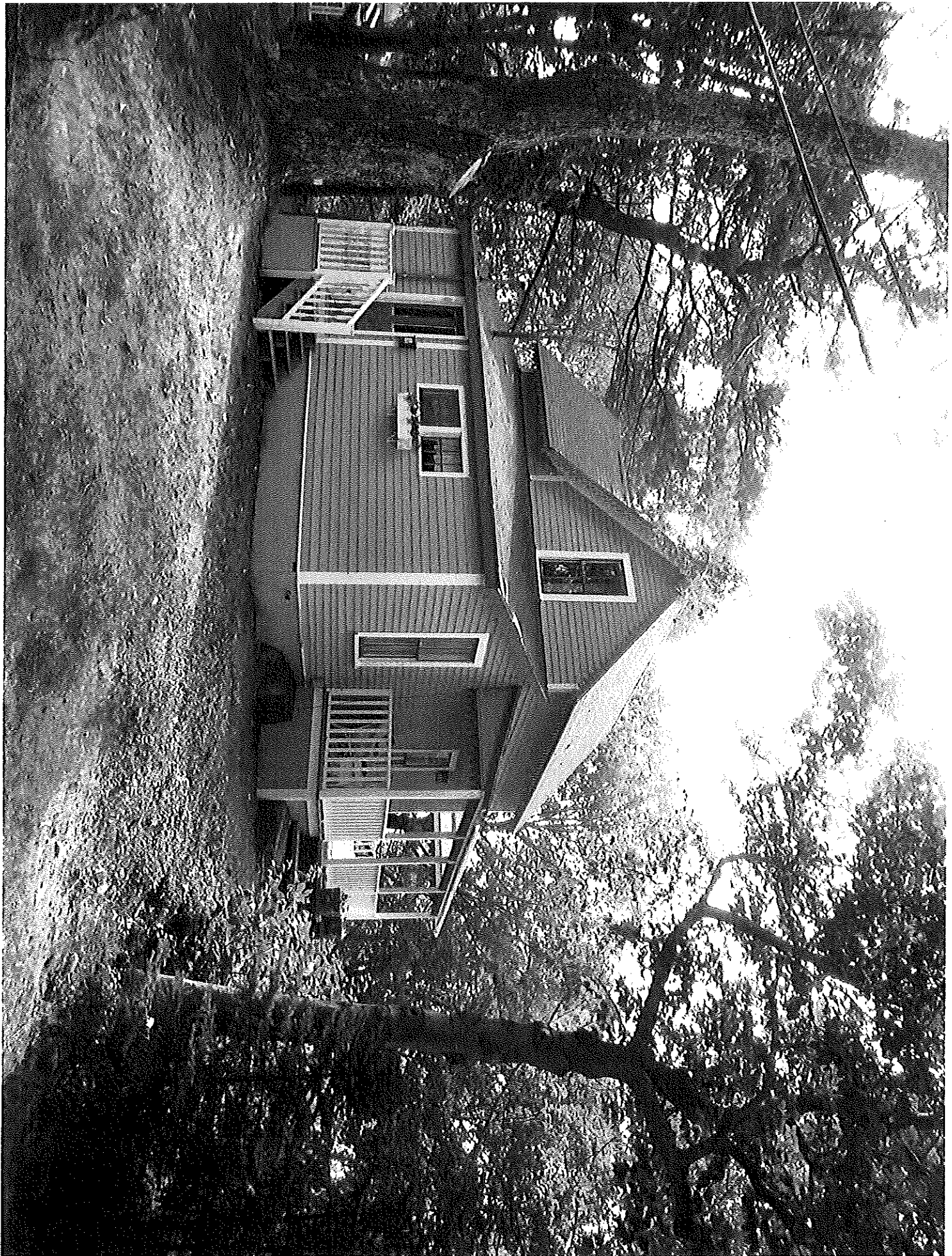
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

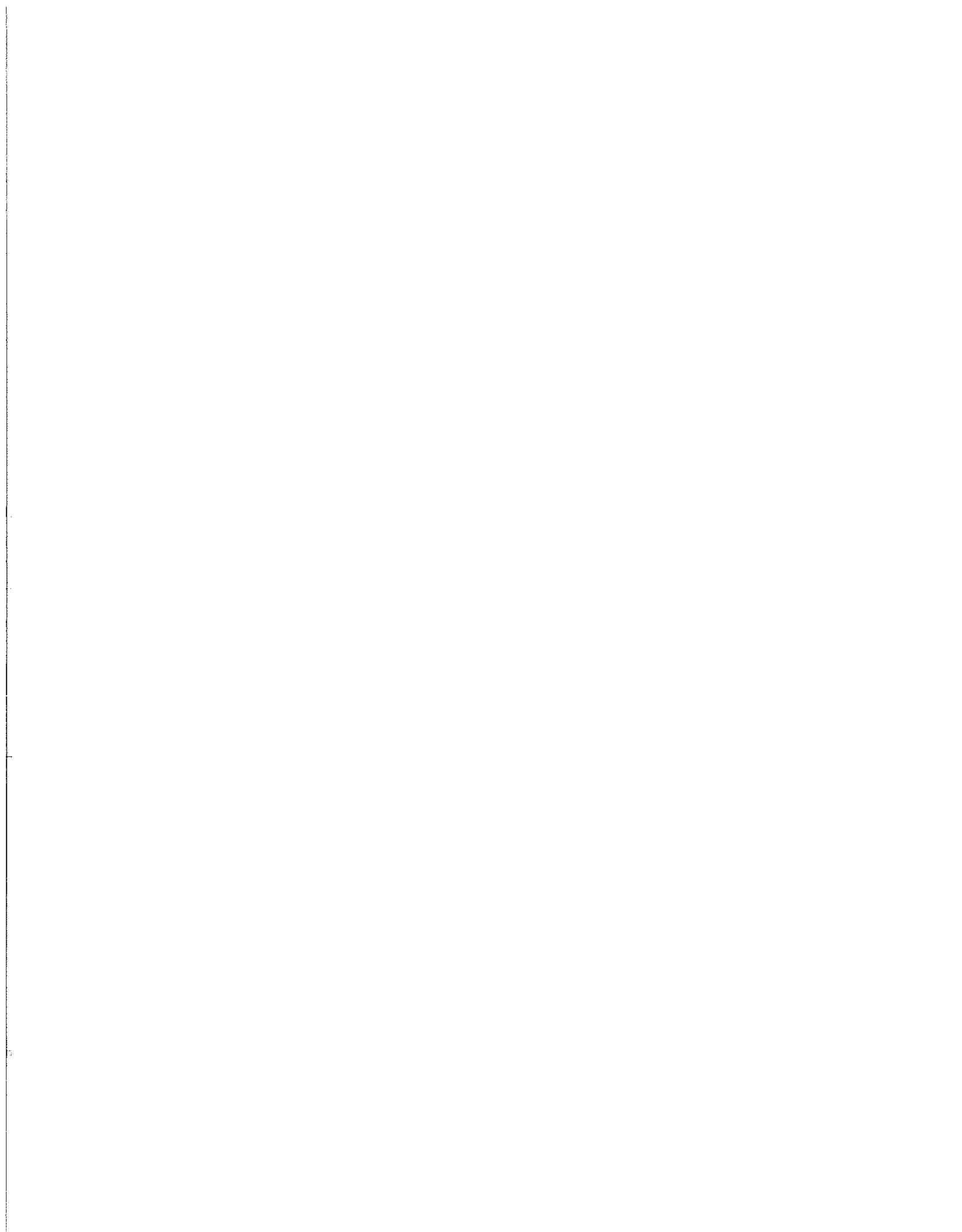
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: William Buntin Date: 8/29/11

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





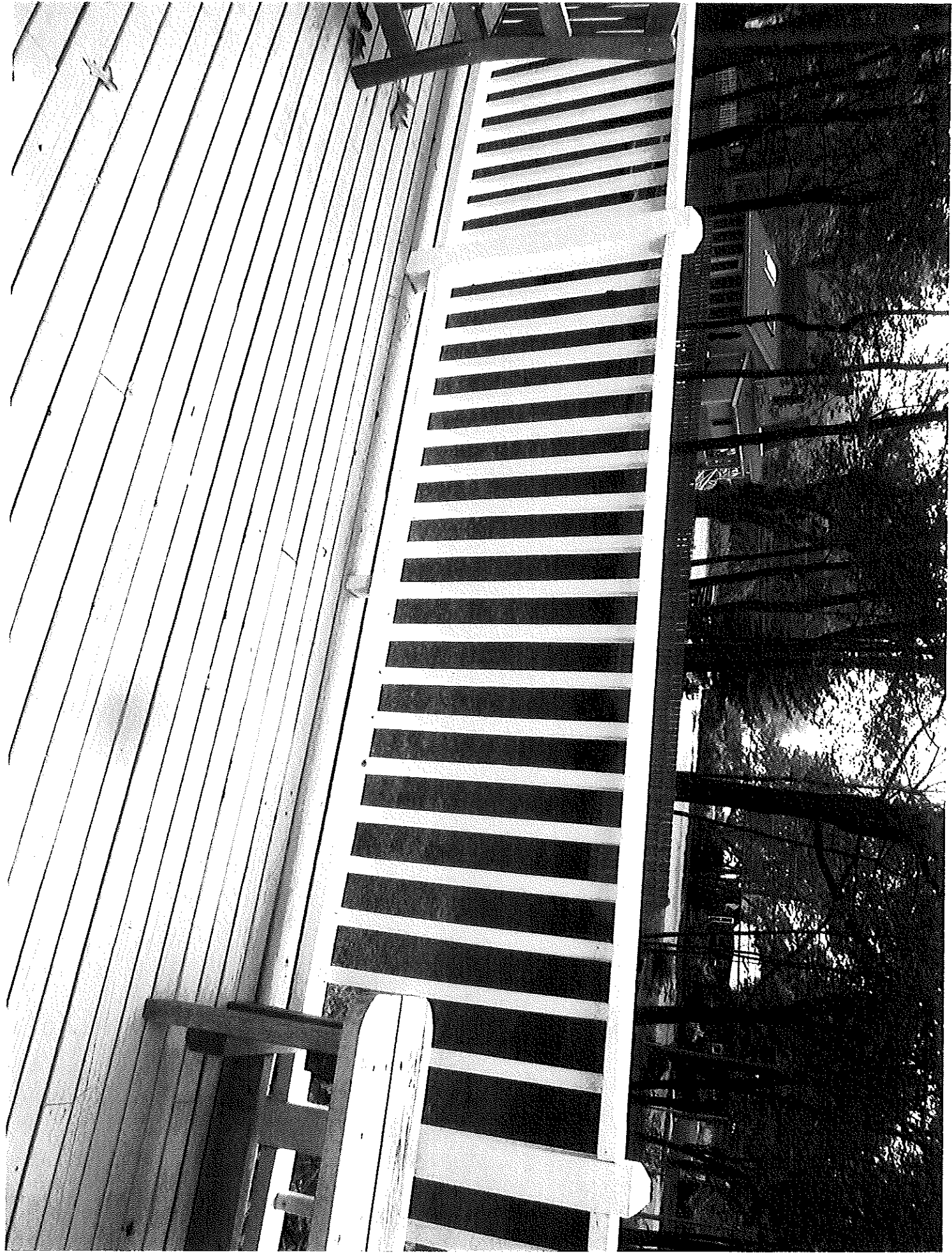


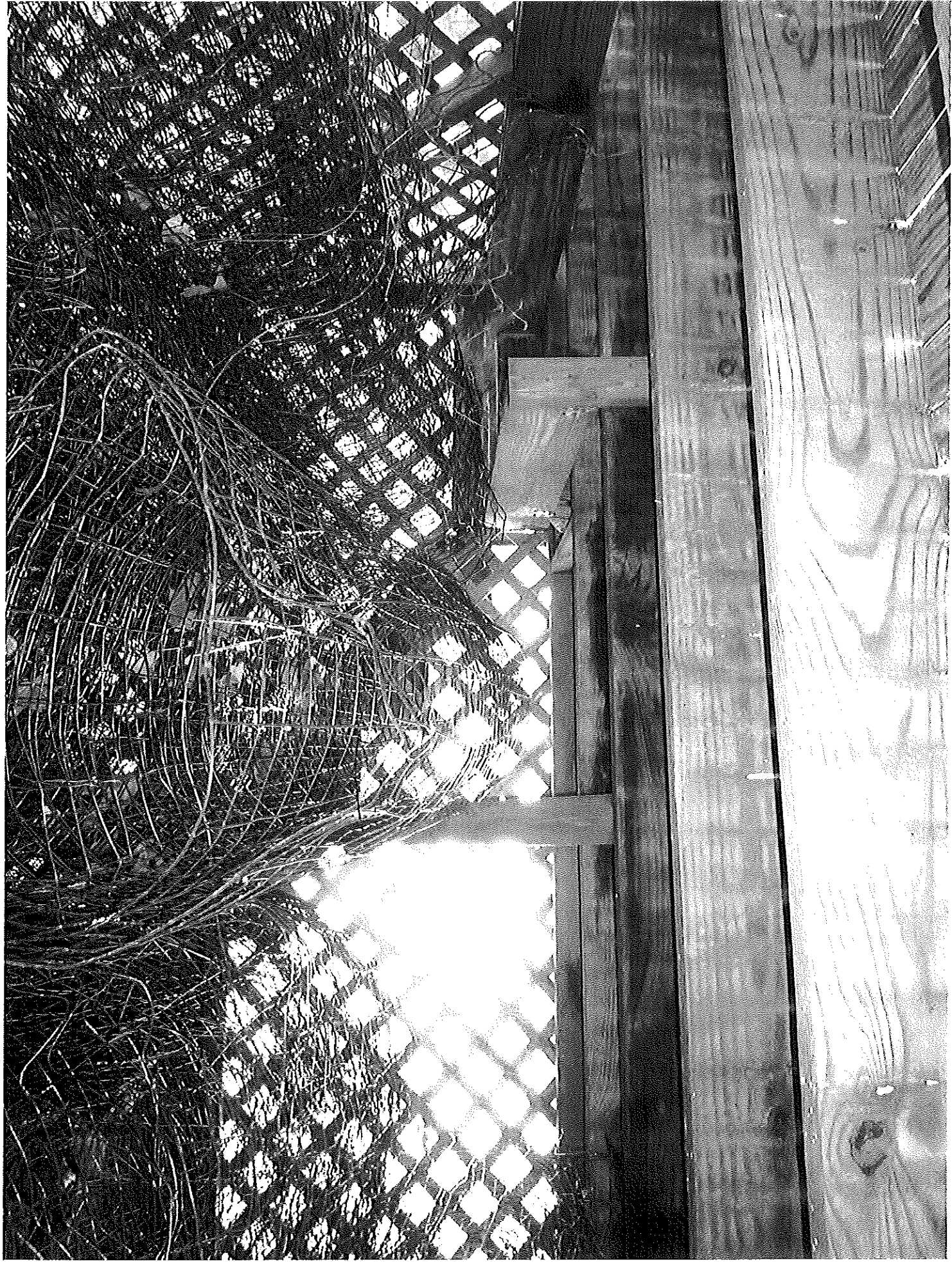




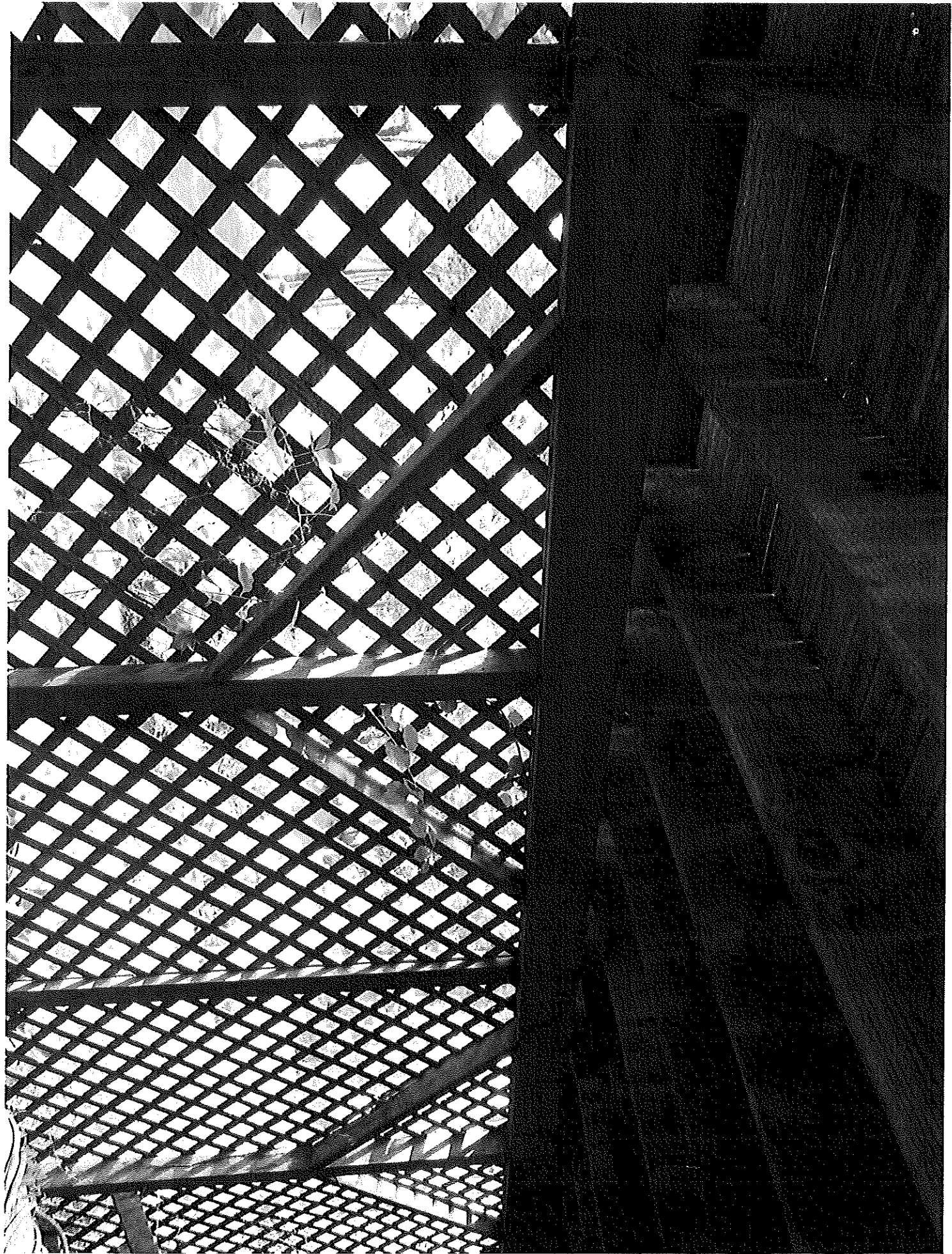


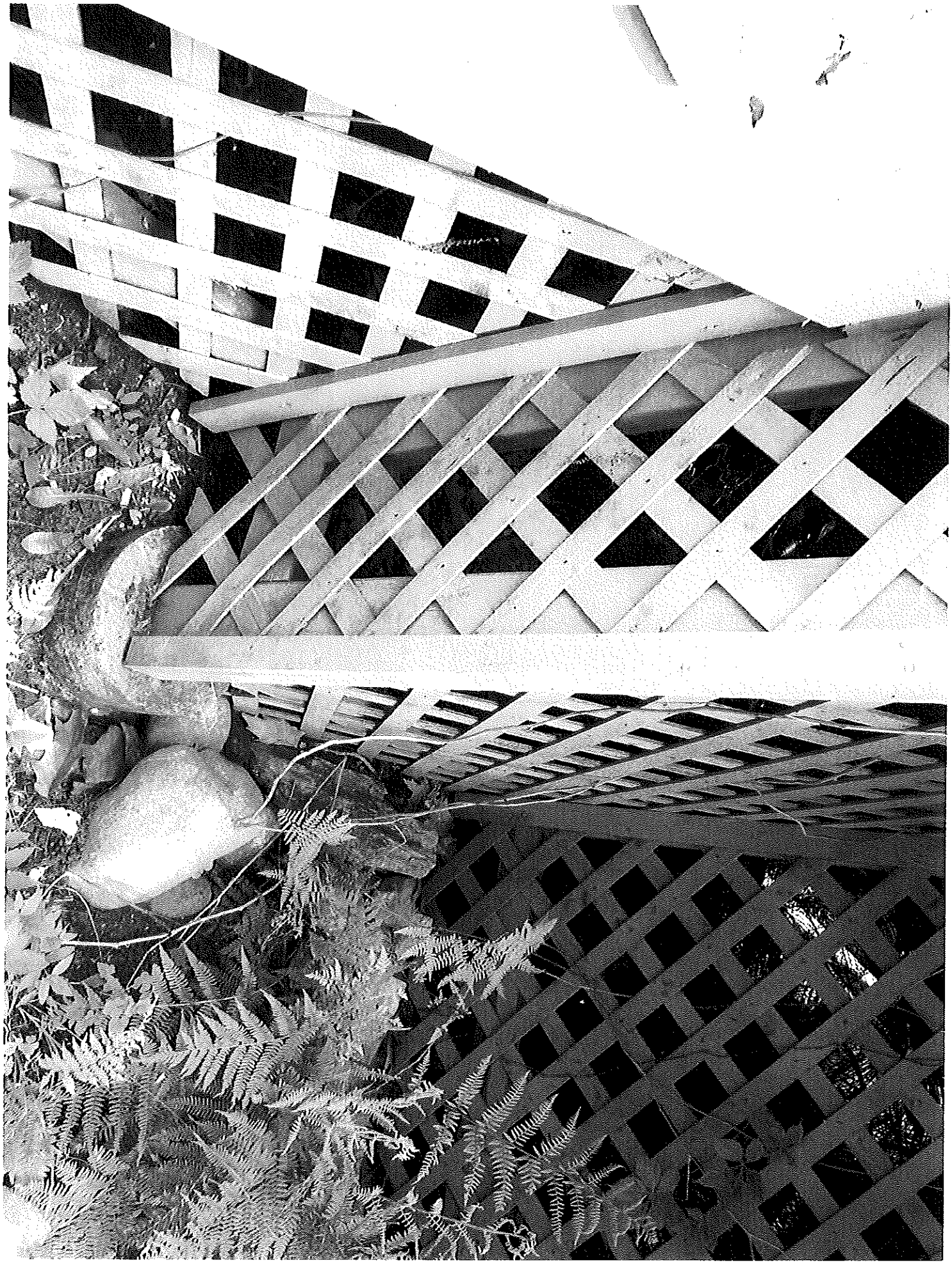












deck 121" x 330" = 39,930 sq ft
 = 277.29
 43.5
 320.79 sq ft
 + 1085
 1405.79 sq ft (OK)

IR-2

lot size - ~~26,314~~ 25,735 sq ft

front - N/A

rear - 25' min - 58' 6 1/2" g. rear (OK)

side - 20' min - 53' 6 1/2" on left g. rear, 109' setback on right (OK)

lot coverage - 20% = 5147 sq ft

LOT COVERAGE:

→ Lot Size - 25,735 sq ft
 20% Max. Coverage = 5,147 sq. ft. Allowed

Existing coverage:

Existing House (Includes Covered Porch and Front steps) = 861 sq. ft.
 Existing Garage = 224 sq. ft.

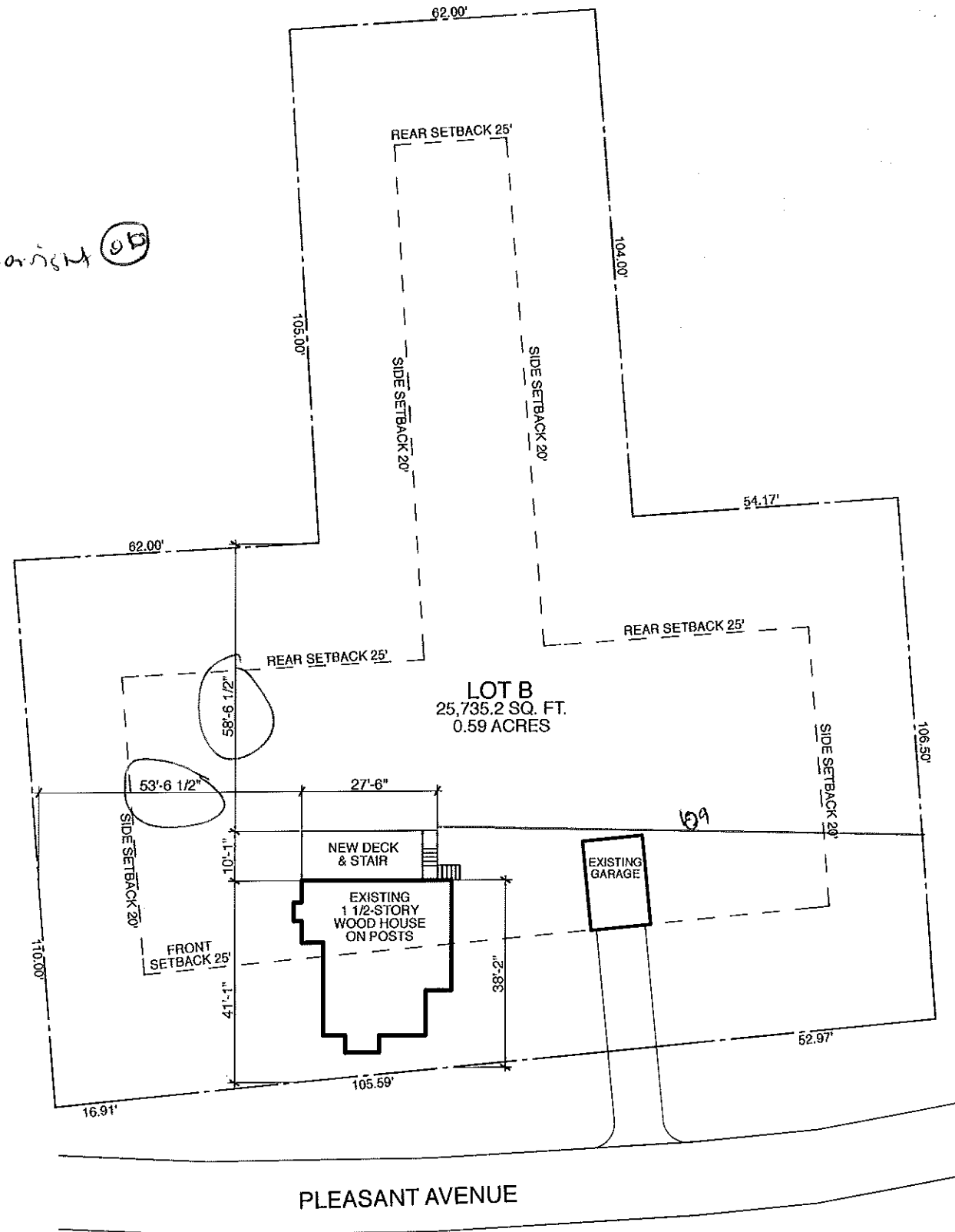
Sub Total = 1,085 sq. ft.

Proposed deck coverage:

Deck (Includes Stairs and landings adjacent to deck) = 291 sq. ft.

Total Coverage = 1,376 sq. ft.

Allowable Coverage Remaining = 3,771 sq. ft.

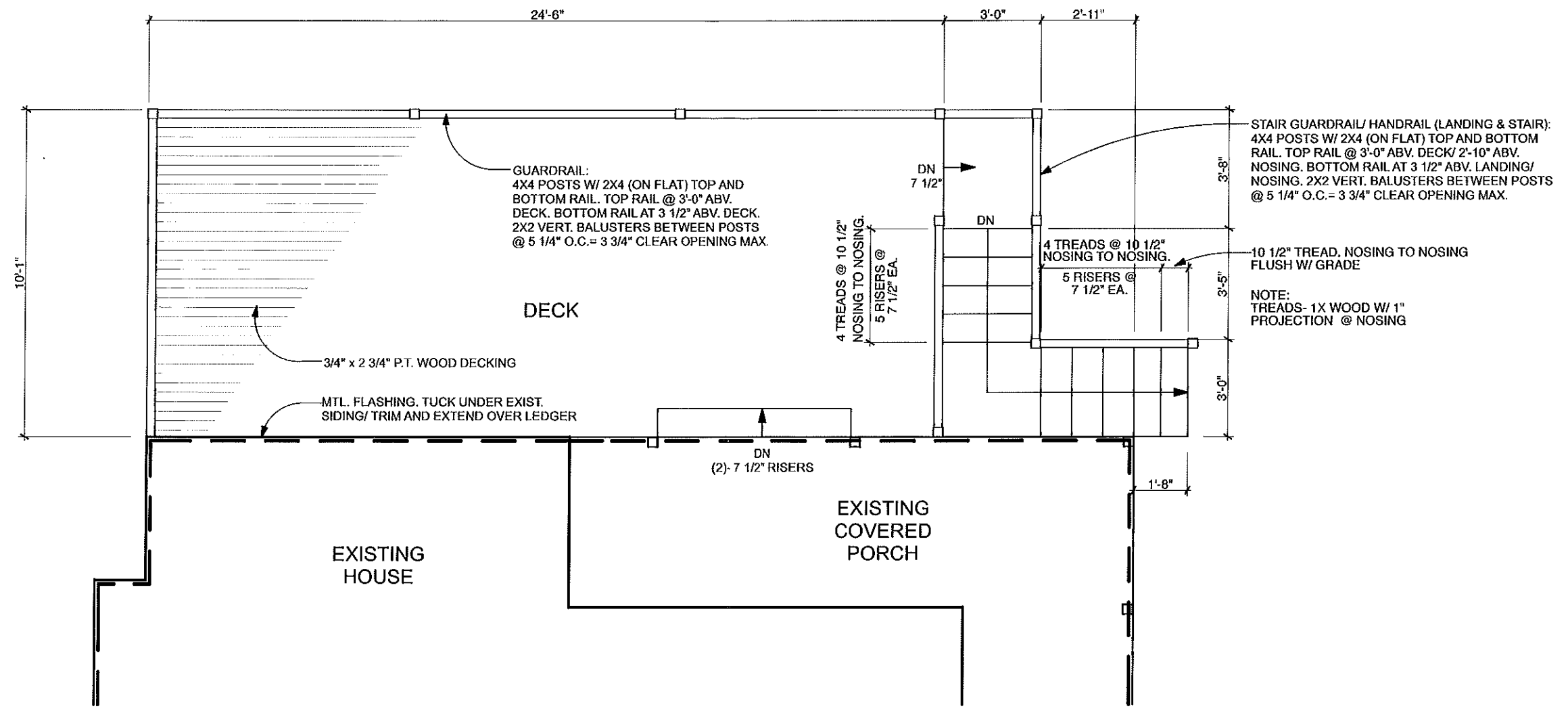


1 Plot Plan
 SCALE: 1" = 30'

1

Deck plan

SCALE: 1/4" = 1'-0"



$3 \times 10 = 30 \phi$
 $4 \times 3 = 13,5$
 $43,5 \phi - 5 \text{ studs}$

STAIR GUARDRAIL/ HANDRAIL (LANDING & STAIR):
 4X4 POSTS W/ 2X4 (ON FLAT) TOP AND BOTTOM
 RAIL. TOP RAIL @ 3'-0" ABV. DECK/ 2'-10" ABV.
 NOSING. BOTTOM RAIL AT 3 1/2" ABV. LANDING/
 NOSING. 2X2 VERT. BALUSTERS BETWEEN POSTS
 @ 5 1/4" O.C. = 3 3/4" CLEAR OPENING MAX.

10 1/2" TREAD. NOSING TO NOSING
 FLUSH W/ GRADE

NOTE:
 TREADS- 1X WOOD W/ 1"
 PROJECTION @ NOSING

Deck Plan

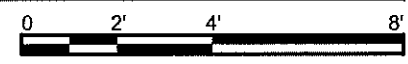
WINKELMAN ARCHITECTURE

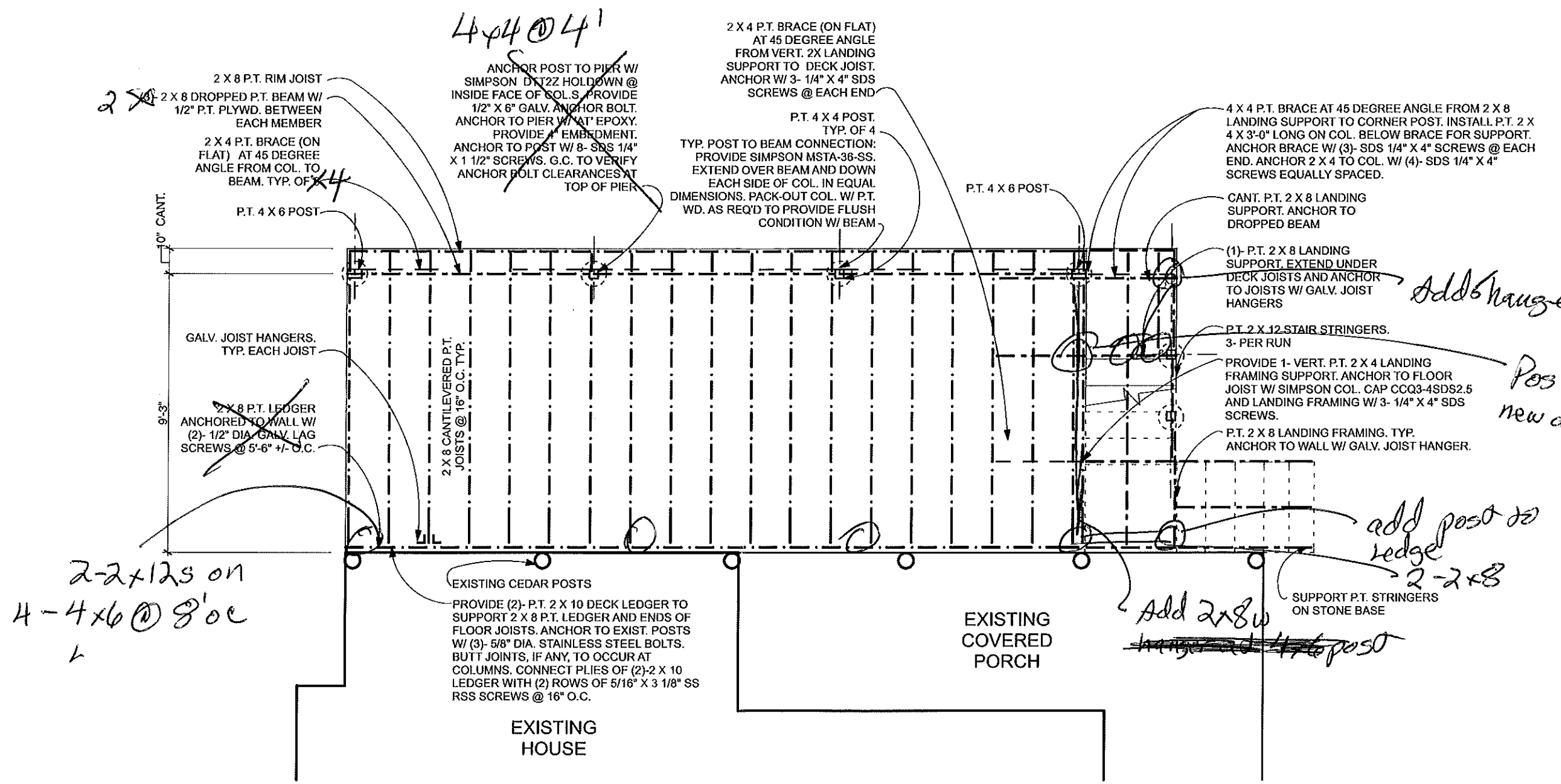
WILLIAMS DECK
 224 PLEASANT AVENUE
 PEAKS ISLAND, MAINE

SCALE: VARIES - AS NOTED
 DATE: 7/14/11

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
 PH: 207.699.2998

A-2

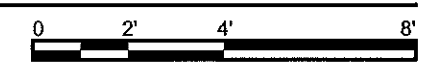




1

Deck Framing Plan

SCALE: 1/4" = 1'-0"



1

Deck Foundation Plan

SCALE: 1/4" = 1'-0"

