

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

PERMIT ISSUED  
OF WORK

# CITY OF PORTLAND

CONSTRUCTION

## PERMIT

AUG 25 2005

Permit Number: 051030

CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Larson Jon N &/homeowner  
has permission to Add a 12x15 ft deck  
AT 909 Seashore Ave 091 H008001

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 written permission procured before this building or part thereof is occupied or closed-in. **HEAVY 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

*Jamie Banks* 8/25/05  
Director, Building Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**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: 05-1030	Issue Date: AUG 25 2005	CBL: 091 H008001
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Location of Construction: 909 Seashore Ave	Owner Name: Larson Jon N &	Owner Address: 22 W Bryan St Pmb 107	Phone:
Business Name:	Contractor Name: homeowner	Contractor Address: Portland	<b>CITY OF PORTLAND</b>
Lessee/Buyer's Name	Phone:	IR-1	

Past Use: Single family	Proposed Use: Single family add 12 x 15 ft deck	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 2
		<input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type 5B IR-2003 Signature: JMB 8/25/05
		Signature: _____ 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: dmartin	Date Applied For: 07/28/2005	<b>Zoning Approval</b>	
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- 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..

<b>Special Zone or Reviews</b> <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: JMB 8/25/05	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 Date: JMB
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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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-1030	<b>Date Applied For:</b> 07/28/2005	<b>CBL:</b> 091 H008001
<b>Location of Construction:</b> 309 Seashore Ave	<b>Owner Name:</b> Larson Jon N &	<b>Owner Address:</b> 22 W Bryan St Pmb 107
<b>Business Name:</b>	<b>Contractor Name:</b> homeowner	<b>Contractor Address:</b> Portland
<b>Applicant/Ressee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings

<b>Proposed Use:</b> Single family add 12 x 15 ft deck	<b>Proposed Project Description:</b> Add a 12x15 ft deck
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/25/2005

**Note:** 8/25/05 Owner needs to verify front setback, has survey pins, he will get back. John J. Came in and verified pins to a distance of 32'-6". Ok to issue      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/25/2005

**Note:** need to review, given back to reviewers by Peter. jmb      **Ok to Issue:**   
8125105 spoke w/owner, reviewed items, he will get back w/details.

1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



# Residential 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: 909 SEASHORE AVE.

Total Square Footage of Proposed Structure 180 Square Footage of Lot 11,800

Tax Assessor's Chart, Block & Lot  
 Chart# 91 Block# H Lot# 8

Owner: JON LARSON Telephone: 766-4438  
JOHN JENNINGS

Lessee/Buyer's Name (If Applicable) \_\_\_\_\_

Applicant name, address & telephone: JON LARSON cost Of Work: \$ 2000.00  
909 SEASHORE AVE  
207-766-4438 Fee: \$ 39.00

Current Specific use: YARD

Proposed Specific use: DECK

Project description: 12' x 15' DECK OFF HOUSE

Contractor's name, address & telephone: SELF

Who should we contact when the permit is ready: JON LARSON

Mailing address: 909 SEASHORE AVE.  
PEAKS ISLAND, ME. 04108 Phone: 207-766-4438

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

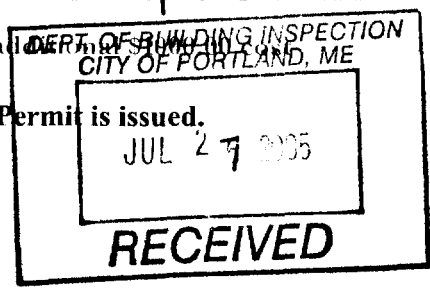
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: Jon Larson Date: JULY 27, 2005

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00

This is not a Permit; you may not commence any work until the Permit is issued.

v # 3439



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	091 H008001
Location	909 SEASHORE AVE
Land Use	SEASONAL
Owner Address	LARSON JON N & JOHN F JENNINGS JTS 22 W BRYAN ST PMB 107 SAVANNAH GA 31401
Book/Page	12792/141
Legal	91-H-8 SEASHORE AVE PEAKS ISLAND 11800 SF

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$115,220	\$46,310	\$161,530

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
\$191,900	\$60,800	\$252,700

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

**Property Information**

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1965	Cottage	1	780	0.271	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		4	None	Pier/slab

**Outbuildings**

Type	quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
10/01/1996	LAND + BLDING	\$84,500	12792-141

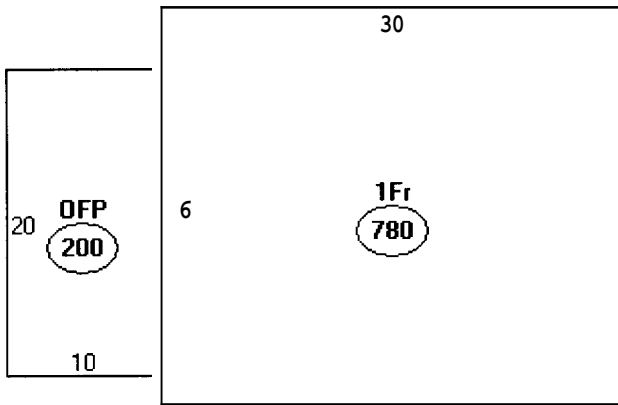
**Picture and Sketch**

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-





Descriptor/Area

4: 1Fr  
780 sqft  
3: OFP  
200 sqft

7 980  
180 New

1060

OK

Lot 11,800  
x 20%  
2,360

25% of 70' = 17.5' REQUIRES NEAR 1 AND DEPTH

5X5X45 = 1125'

5X5X50 = 1250'

8X5X15 = 600'

4X6-5' spacing = 2803'

We 5' instead of 7' spacing on posts supporting 4X6 walls

All under present building

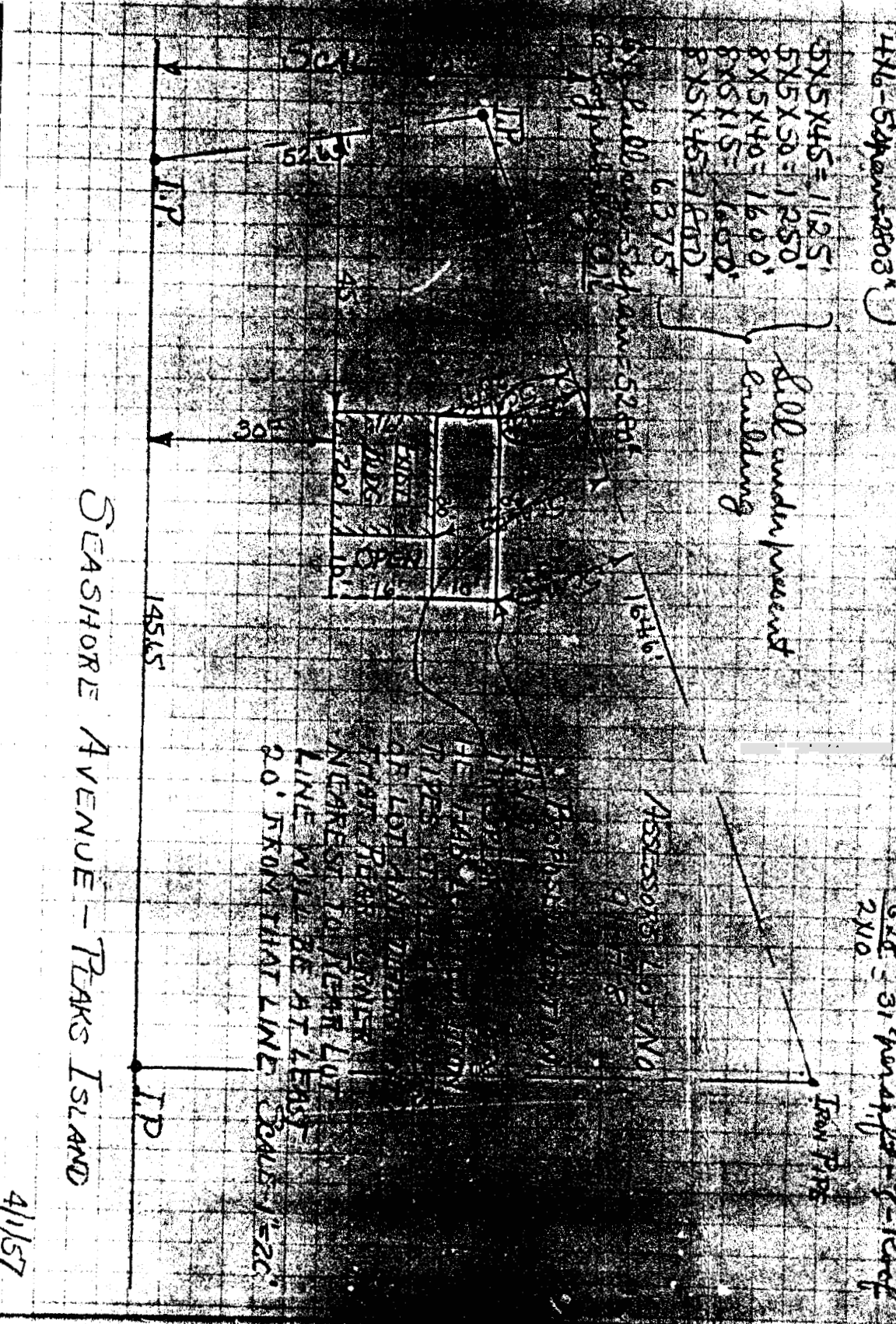
2X6-10' = 628'

10X11/8 = 47' spacing of 11.0X11 posts

628 / 47 = 13.36 = 13 - Posts

5X5X45 = 1125'  
 5X5X50 = 1250'  
 8X5X15 = 600'  
 8X5X45 = 1620'  
 6X375'

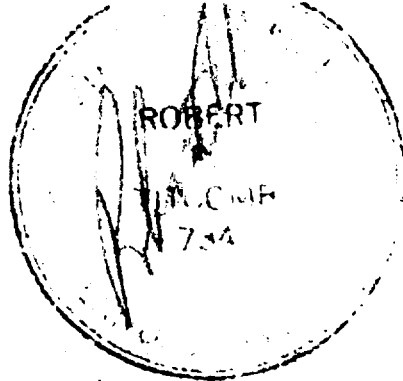
Full 20' spacing = 5280'



SEASHORE AVENUE - PEAKS ISLAND

4/1/57



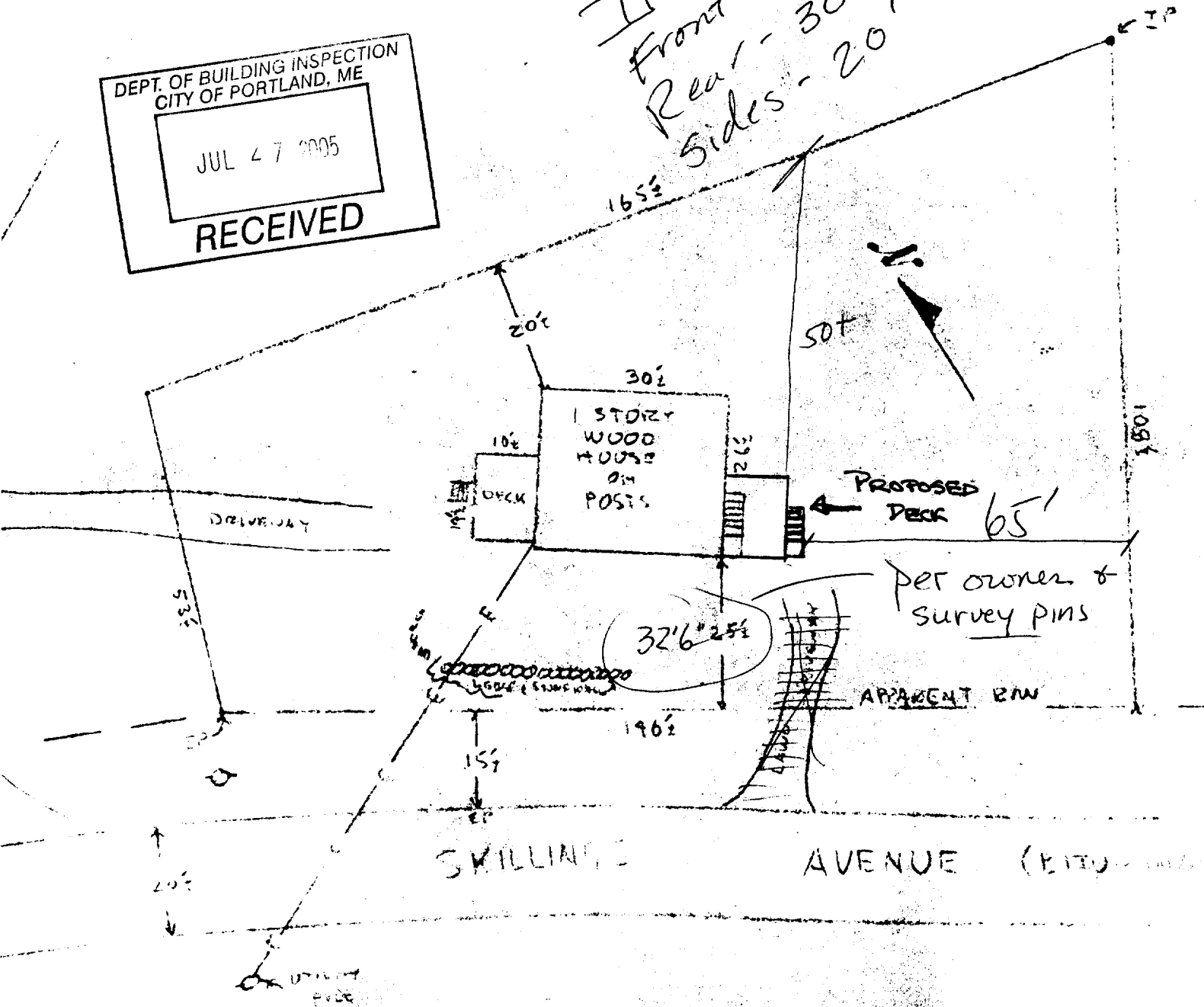


BUYERS: ROYER N. & JESSIE S. EDWARDS

SELLER: CHARLES JAMES WRIGHT

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUL 27 2005  
RECEIVED

IR-1  
Front - 30'  
Rear - 30'  
Sides - 20'



as not made from an instrument survey.  
ations are for mortgage purposes only.  
plies only to conditions existing as of  
own hereon. This plan is not for recording.

Date 4-17-84 Scale 1"=20'

R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine Draw

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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-~~ect~~ instruction Meeting will take place upon receipt of your building permit.

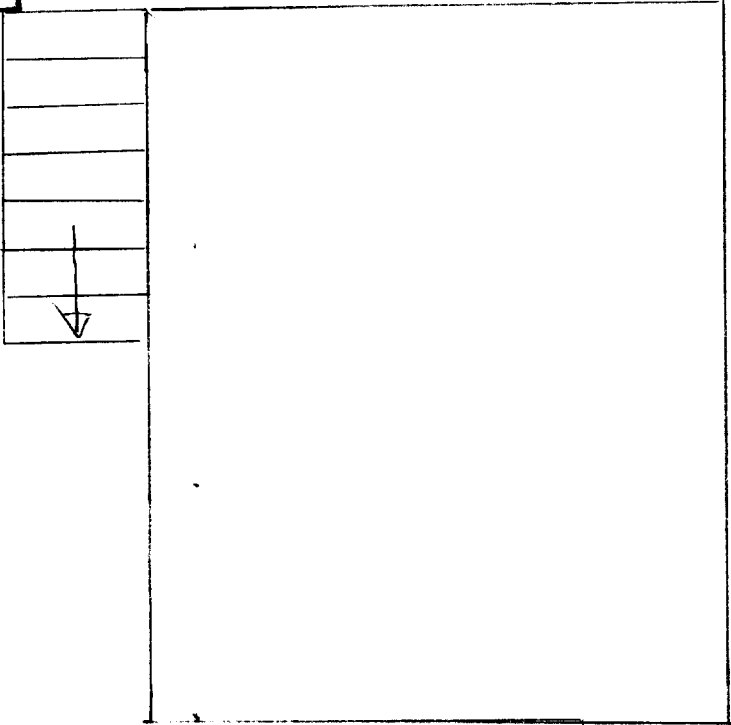
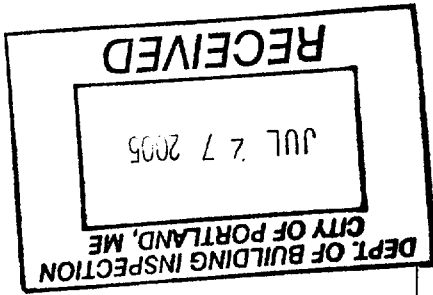
- Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection Prior to placing ANY backfill
- NA Framing/Rough Plumbing/Electrical Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. ~~NOTE: There is a \$75.00 fee per inspection at this point.~~

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.

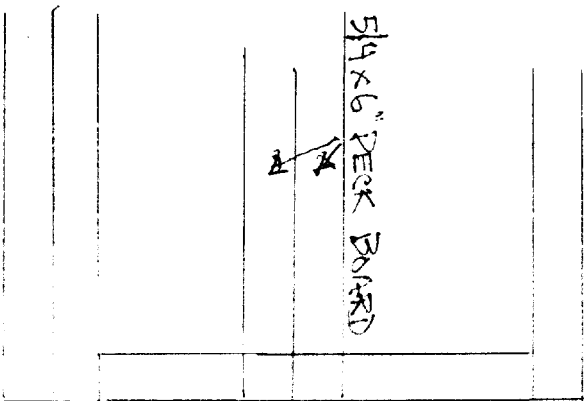
NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature] 8/25/05  
Signature of Applicant/Designee Date  
[Signature] 8/25/05  
Signature of Inspections Official Date  
CBL: 91-H-8 Building Permit #: 05-1030



12'

15'



2" x 8" joists bolted to sill of course

5/4 x 6" DECK BOARD

2" x 8" JOISTS 16" ON CENTER

DOUBLE 2" x 8" ON 6 x 6" POSTS SET ON SODA TUBES 24" APART

Pin posts 4' or wedge

Joist hangers & fasteners Ht Dipped

Jeanie ~~Bork~~ Bourke

Distance from lot line 32'6"

30'

- will do a string

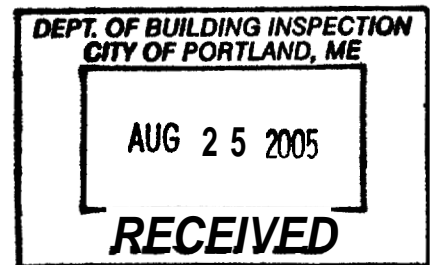
Risers on existing step 7"

Treads 10.5" must be 10" from nose to nose.

Do have backs.

be using joist hangers.

will want handrail on side of steps  
will be using balusters < 4" apart



with returned ends so no catch hazard

height on guard rail: ? minimum of  
36 on deck and 34 on stairs.