

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

PERMIT

Permit Number: 100271

APR - 2 2010

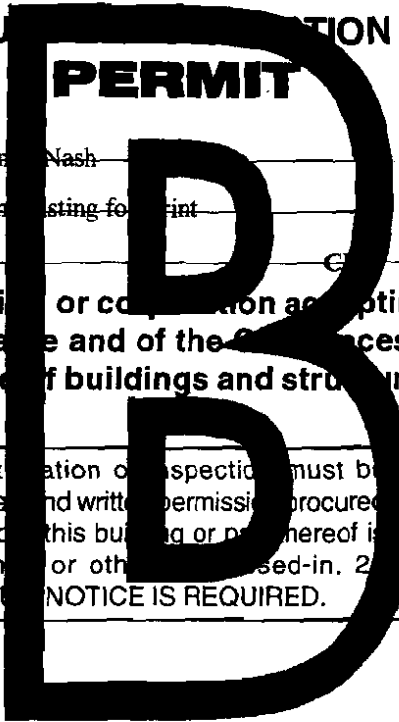
Please Read Application And Notes, If Any, Attached

This is to certify that SILVESTRI FRANCIS/Shanna Nash

has permission to repairing and replacing deck in existing foot print City of Portland

AT 12 EVERGREEN LANDING Peaks Island 092 F020001

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 lath or other work is used-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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 4/2/10
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: 10-0271	Issue Date:	CBL: 092 F020001
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Location of Construction: 12 EVERGREEN LANDING Peaks	Owner Name: SILVESTRI FRANCIS	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: Shannon Nash	Contractor Address: 191 Bisbee Town Road Waterford	Phone: 2075832253
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - repairing and replacing ^{deck} in existing footprint <i>(front)</i>	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 1
Proposed Project Description: repairing and replacing ^{deck} in existing footprint <i>(front)</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRL-2003</i> Signature: <i>JMB 4/2/10</i>	
		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: Idobson	Date Applied For: 03/19/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>building beyond 75 setback</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>panel 9 - zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>- all work within existing footprint</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: <i>APR 3/22/10</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ARM</i> Date: _____</p>
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PERMIT ISSUED

APR - 2 2010

City of Portland

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: 10-0271	Date Applied For: 03/19/2010	CBL: 092 F020001
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Location of Construction: 12 EVERGREEN LANDING Peaks	Owner Name: SILVESTRI FRANCIS	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: Shannon Nash	Contractor Address: 191 Bisbee Town Road Waterford	Phone (207) 583-2253
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - repairing and replacing front porch in existing footprint	Proposed Project Description: repairing and replacing front porch in existing footprint
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 03/22/2010
Note: The footprint of the porch existed on the pre-1957 assessor's card.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued with the condition that all the work is taking place within the existing footprint. 2) This property shall remain a single 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: Jeanine Bourke	Approval Date: 04/02/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments: 4/2/2010-jmb: Contractor Shannon came in and I reviewed with him, ok to issue

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 Inspection 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 with construction.**

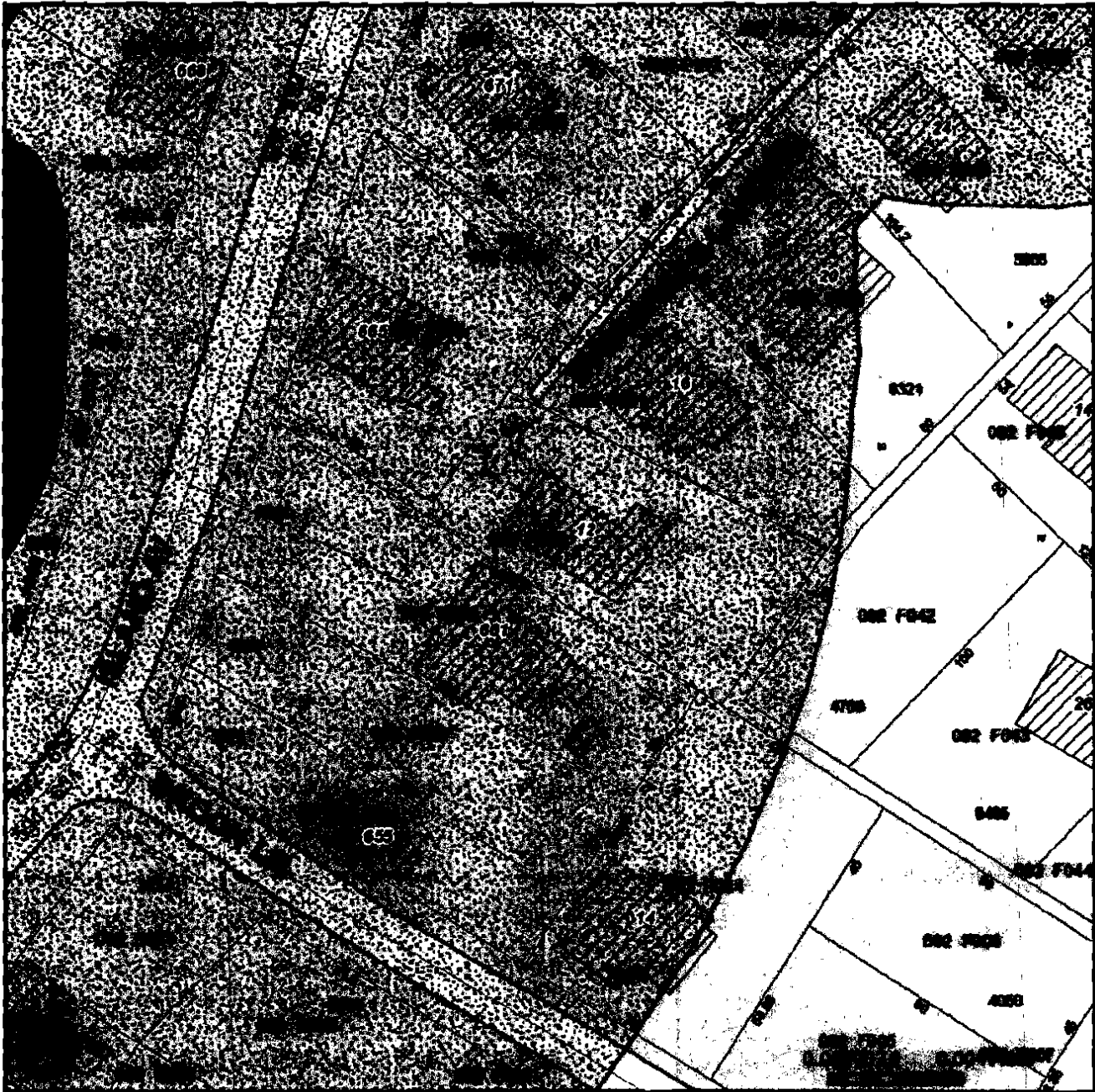
 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

Map



Parcels	Island Zoning	Zoning (continued)	Zoning (continued)
	C43	R5 Residential	C29
Parcels	I-B	R6 Residential	C30
	I-TS	ROS Recreation Open	C31
Interstate	I-R1	Space	none
	I-R2	RP Residential	B2c
Streets	I-R3	Professional	C32
	ROS	RPZ Resource Protection	C33
Buildings			



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>12 Evergreen Landings Peaks Island Portland Me</u>		
Total Square Footage of Proposed Structure/Area <u>280 sq ft</u>		Square Footage of Lot <u>8160</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>92 F20 12</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Fran Silvestri</u> Address <u>12 Evergreen Landings</u> City, State & Zip <u>Peaks Island Me</u>	Telephone: <u>583-2253</u> <u>595-3749</u>
Lessee/DBA (if Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>6000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>80</u>
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Repairing and Replacing deck in existing footprint</u>		
Contractor's name: <u>Shannon Nash</u> Address: <u>191 BISSBETOWN RD</u> City, State & Zip <u>Waterford Me 04098</u> Telephone: <u>207-595-3749</u> (cell) Who should we contact when the permit is ready: <u>Shannon Nash</u> Telephone: <u>207-583-2253</u> (home) Mailing address: _____		

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.

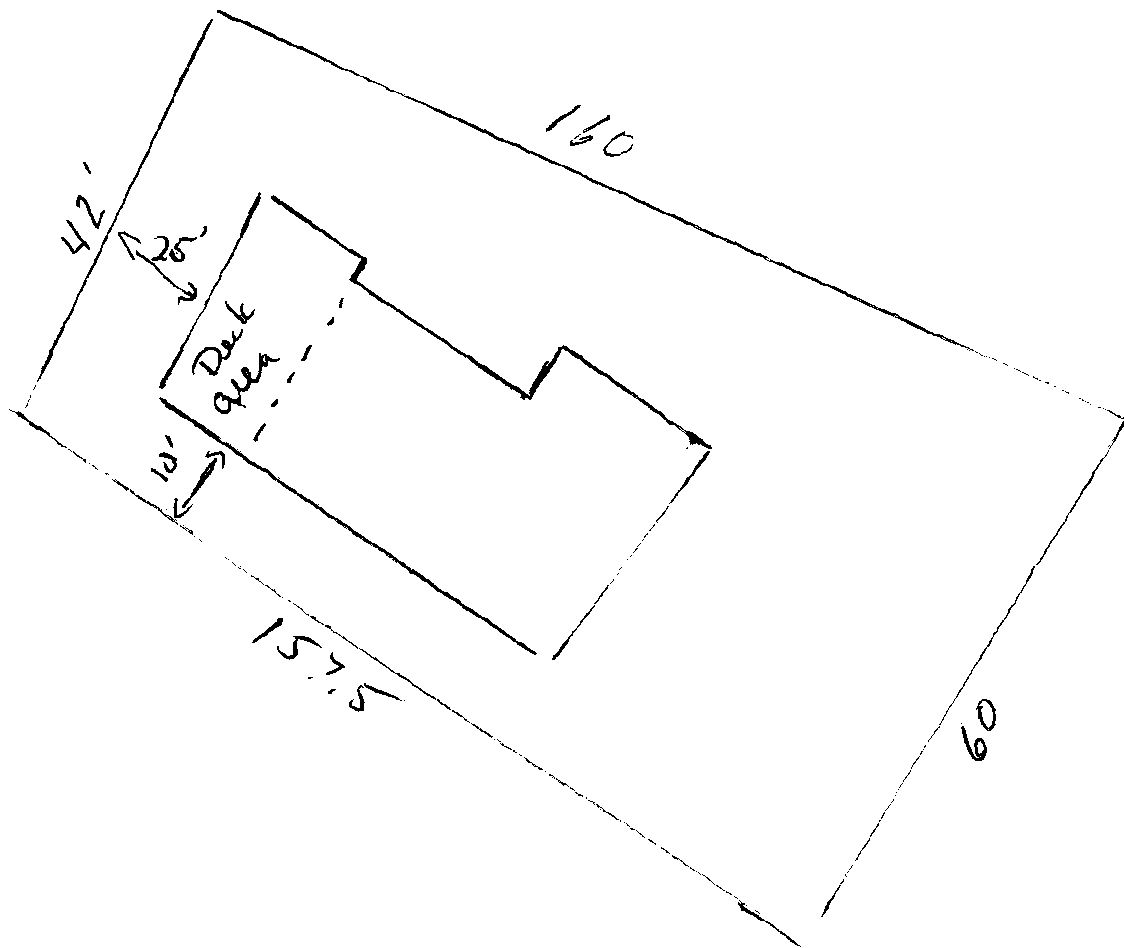
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the City 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: 3/19/10

RECEIVED
MAR 19 2010
Dept. of Building Inspections
City of Portland Maine

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

Existing Plot Plan. Deck is to be removed and replaced in existing footprint (no changes to footprint or set back)







CONSTRUCTION

FOUNDATION

CONCRETE	<input checked="" type="checkbox"/>	FOUR FOOT	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
CONCRETE BLOCK	<input checked="" type="checkbox"/>	FOUR FOOT	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
BRICK ON STONE	<input checked="" type="checkbox"/>	FOUR FOOT	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
STONE	<input checked="" type="checkbox"/>	FOUR FOOT	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FOUR FOOT	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
NO. OF LAYERS	<input checked="" type="checkbox"/>	FOUR FOOT	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
EXTERIOR WALL	<input checked="" type="checkbox"/>	FOUR FOOT	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
CLAY BRICK	<input checked="" type="checkbox"/>	FOUR FOOT	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
VINE BRICK	<input checked="" type="checkbox"/>	FOUR FOOT	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
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FLOOR CONSTRUCTION

PLUMBING

KITCHEN	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
BATH	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
HALL	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
NO. OF LAYERS	<input checked="" type="checkbox"/>	NO. OF LAYERS	<input checked="" type="checkbox"/>
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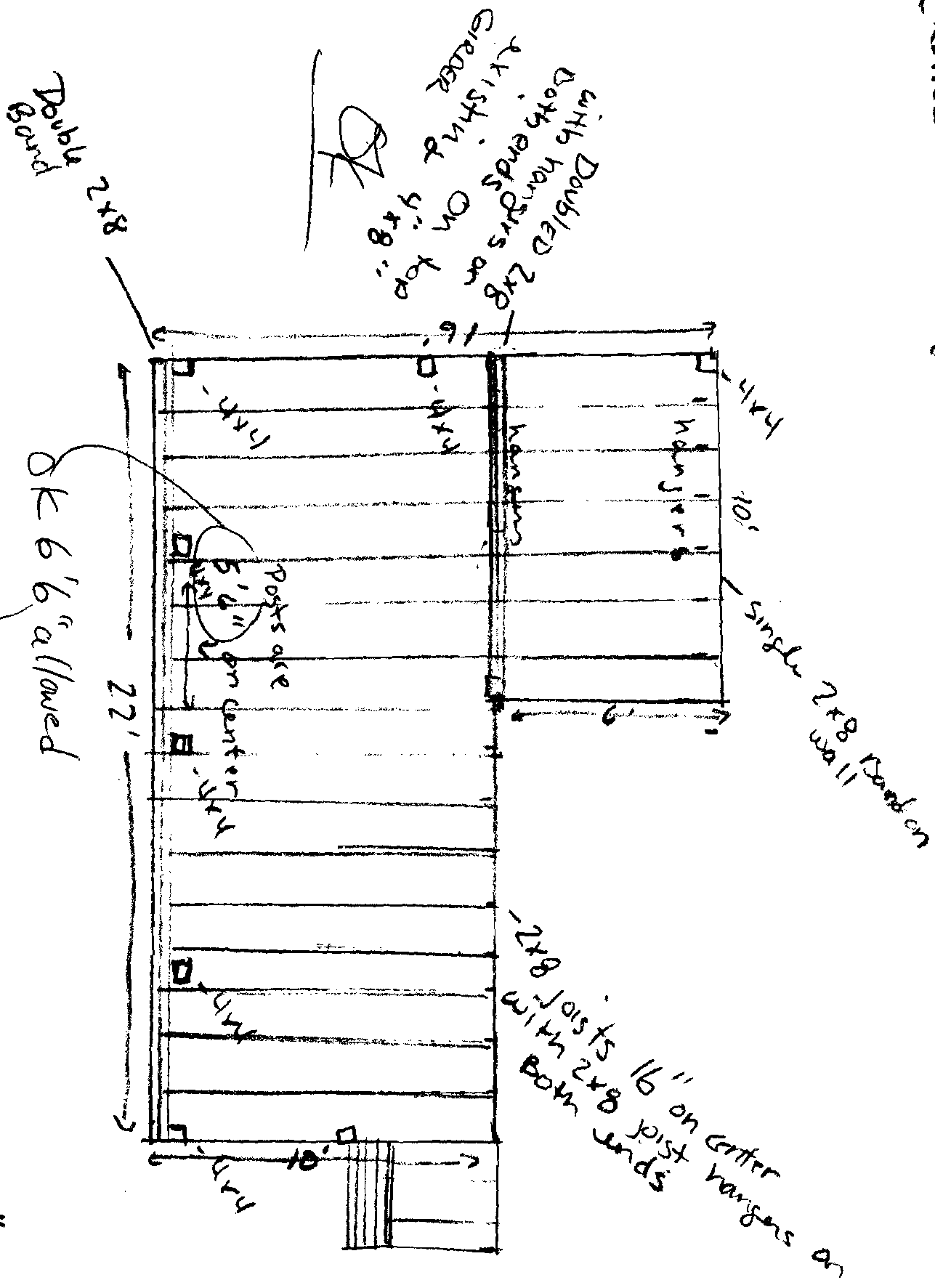
info from neighbors

COMPUTATIONS

NO.	DATE	DESCRIPTION	AMOUNT	TOTAL
1	1911
2	1912	...	...	...
3	1913	...	...	...

NO.	DATE	DESCRIPTION	AMOUNT	TOTAL
4	1914	...	...	...
5	1915	...	...	...
6	1916	...	...	...
7	1917	...	...	...
8	1918	...	...	...
9	1919	...	...	...
10	1920	...	...	...
11	1921	...	...	...
12	1922	...	...	...
13	1923	...	...	...
14	1924	...	...	...
15	1925	...	...	...
16	1926	...	...	...
17	1927	...	...	...
18	1928	...	...	...
19	1929	...	...	...
20	1930	...	...	...
21	1931	...	...	...
22	1932	...	...	...
23	1933	...	...	...
24	1934	...	...	...
25	1935	...	...	...
26	1936	...	...	...
27	1937	...	...	...
28	1938	...	...	...
29	1939	...	...	...
30	1940	...	...	...

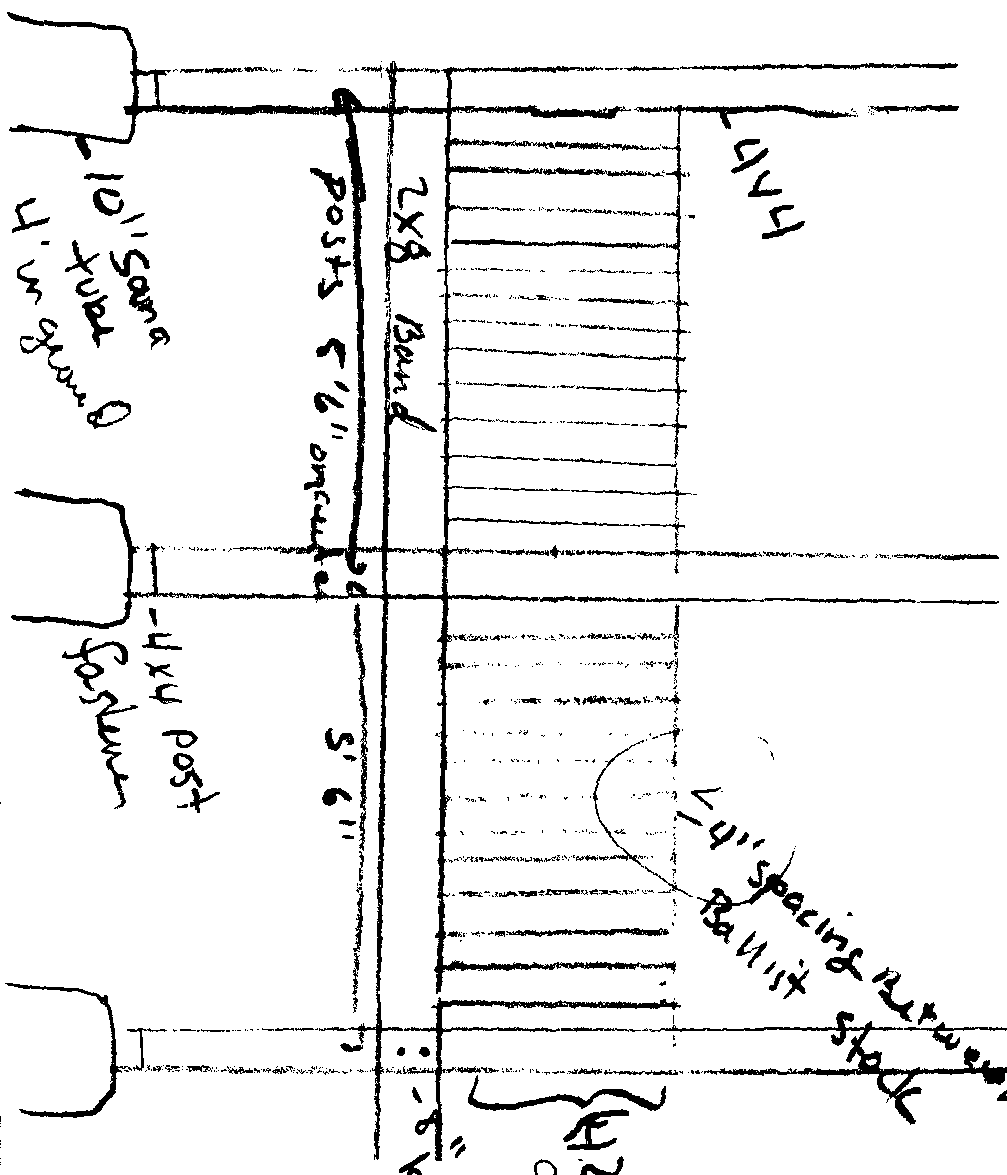
Replacement of deck and posts proposal (Top view)
 (Rotted deck is being replaced, footprint is unchanged)



OK 6' 6" allowed

approx Scale 1/4" per foot

Side views of replacement deck and stairs



Moulded
rail
graspable

Stringers are 40" wide
(4 stringers)

