

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-0564	Issue Date: MAY 10 2004	PBL: 092 G023001
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Location of Construction: 51 Woods Rd	Owner Name: Astarita Arthur M &	Owner Address: 51 Woods Rd	Phone: 66-5997
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: IR-1

Past Use: Single Family	Proposed Use: Single Family w/amendment to # 01-0501	Permit Fee: \$111.00	Cost of Work: \$10,000.00	CEO District: 1
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Proposed Project Description: Amend permit # 01-0501 to eliminate ramp, reconfigure front & rear entrance decks & steps	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied </td> <td style="width: 50%;"> INSPECTION: Use Group: R3 Type: 5B BOCA 1999 Signature: JMB 5/10/04 </td> </tr> <tr> <td colspan="2"> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____ </td> </tr> </table>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999 Signature: JMB 5/10/04	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
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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: imb	Date Applied For: 05/10/2004	Zoning Approval
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<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.. 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> Special Zone or Review <input checked="" 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 5/10/04 </td> <td style="width: 50%;"> 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: _____ </td> </tr> </table>	Special Zone or Review <input checked="" 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 5/10/04	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: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> 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 Date: JMB </td> </tr> </table>	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 Date: JMB
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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 Date: JMB					

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: 04-0564	Date Applied For: 05/10/2004	CBL: 092 GO23001
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Location of Construction: 51 Woods Rd	Owner Name: Astarita Arthur M &	Owner Address: 51 Woods Rd	Phone: () 766-5997
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: (207) 766-5219
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family w/amendment to # 01-0501	Proposed Project Description: Amend permit # 01-0501 to eliminate ramp, reconfigure front & rear entrance decks & steps
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 05/10/2004
Note: 1) All conditions from the previous permit are still in effect.			Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 05/10/2004
Note: 1) All conditions of the previous permit are still in effect. 2) A handrail & guardrail detail is required for any change from grade over 15-1/2".			Ok to Issue: <input checked="" type="checkbox"/>

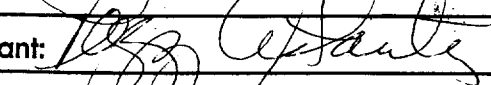
All Purpose Building Permit Application

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>51 Woods Road</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>59,431 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>92</u> Block# <u>9</u> Lot# <u>23 30</u>	Owner: <u>Arthur & Peggy</u> <u>Astarita</u>	Telephone: <u>766-5997</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>same as above</u>	cost Of Work: \$ <u>10,000</u> Fee: \$ <u>111.00</u>
Current use: <u>SFD</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Small ch...</u>		
Project description: <u>enter & ramp pre/liminated</u> <u>1 of decks off front & back of mudroom</u> ^{"entrance"}		
Contractor's name, address & telephone: <u>Thompson Johnson Woodworks</u>		
Who should we contact when the permit is ready: <u>Peg Astarita</u>		
Mailing address: <u>51 Woods Rd</u> <u>Peaks Island, MS 39108</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>766-5997</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: <u>05/07/04</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

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.

130 5/10

Current Owner information

Amendment

Card Number 1 of 1
 Parcel ID 092 G023001
 Location 51 WOODS RD
 Land Use SINGLE FAMILY
 Owner Address ASTARITA ARTHUR M 8 PEGGY S L ASTARITA
 51 WOODS RD
 PEAKS ISLAND ME 04108
 Book/Page 16863/264
 Legal 72-6-23-30-32
 WOODS RD 51
 PEAKS ISLAND
 144342 SF

04-0584

Valuation Information

Land	Building	Total
\$63,530	\$195,090	\$258,620

Property Information

Year Built 1996	Style Contemp	Story Height 1	Sq. Ft. 3320	Total Acres 3.314
Bedrooms 2	Full Baths 2	Half Baths 1	Total Rooms 9	Attic Unfin
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
10/22/2001	LAND + BLDING		16863-264
10/22/2001	LAND + BLDING		16863-261
03/07/1994	LAND + BLDING	\$27,500	11324-339

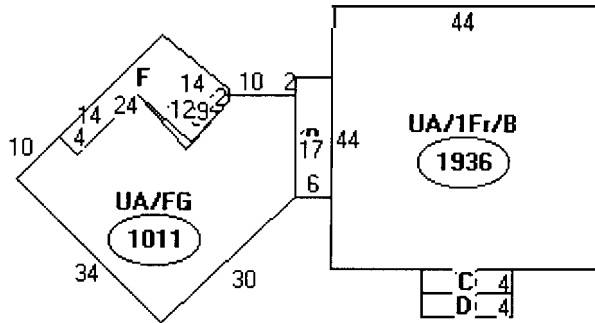
Picture and Sketch

Picture Sketch

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or e-mailed.

New Search!



Descriptor/Area

- A:UA/1Fr/B
1936 sqft
- B: 1Fr
120 sqft
- C: DFP
60 sqft
- D:WD
60 sqft
- E:UA/FG
1011 sqft
- F: FDH
224 sqft



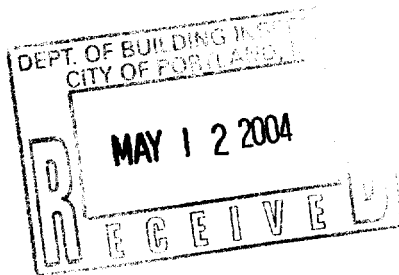
THOMPSON JOHNSON WOODWORKS
 115 ISLAND AVE
 PEAKS ISLAND, ME 04108
 TEL 207-766-5919 FAX 207-766-5297
 E-MAIL:

CITY OF PORTLAND INSPECTIONS
 TO: JEANNE BOULE : 874 8716
 FM: RACHEL CONLY
 DT: 5.12.04
 RE: ASTARITA RESIDENCE HANDRAIL REVISIONS.

3 PAGES INCLUDING COVER

NOTES:

(PLEASE SEE ATTACHED)



①

Thompson Johnson Woodworks
 115 Island Avenue
 Peaks Island, Maine 04108
 206.766.5919

3.10.04

City of Portland
 Inspections Department
 389 Congress Street
 Portland, Maine 04101

Attention: Jeannie Bourke
 Plan Reviewer/Code Enforcement Officer

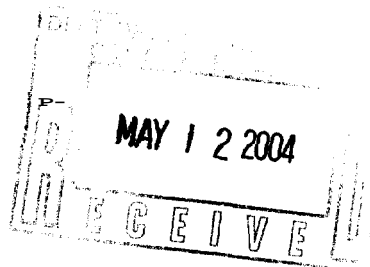
Dear Jeannie:

I am sending along the handrail revision for the Astarita Residence. The changes are "bubbled" and reflect our phone conversation on Tuesday, May 11, 2004. Please let me know if you need any more information.

In reviewing the code while making these changes, I found subtle differences between the BOCA National Building Code and the International Residential Code, I am curious if you have any idea when the transition to the IRC will occur. In the case of these changes, the outcome may have been different had the IRC already been implemented.

Thank you, enjoy your day.

Rachel Conly
 Thompson Johnson Woodworks
 tjwood@maine.rr.com



2

THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
FEARNS ISLAND ME 04108
207.766.5919

Page One

Porch Plan

Notes

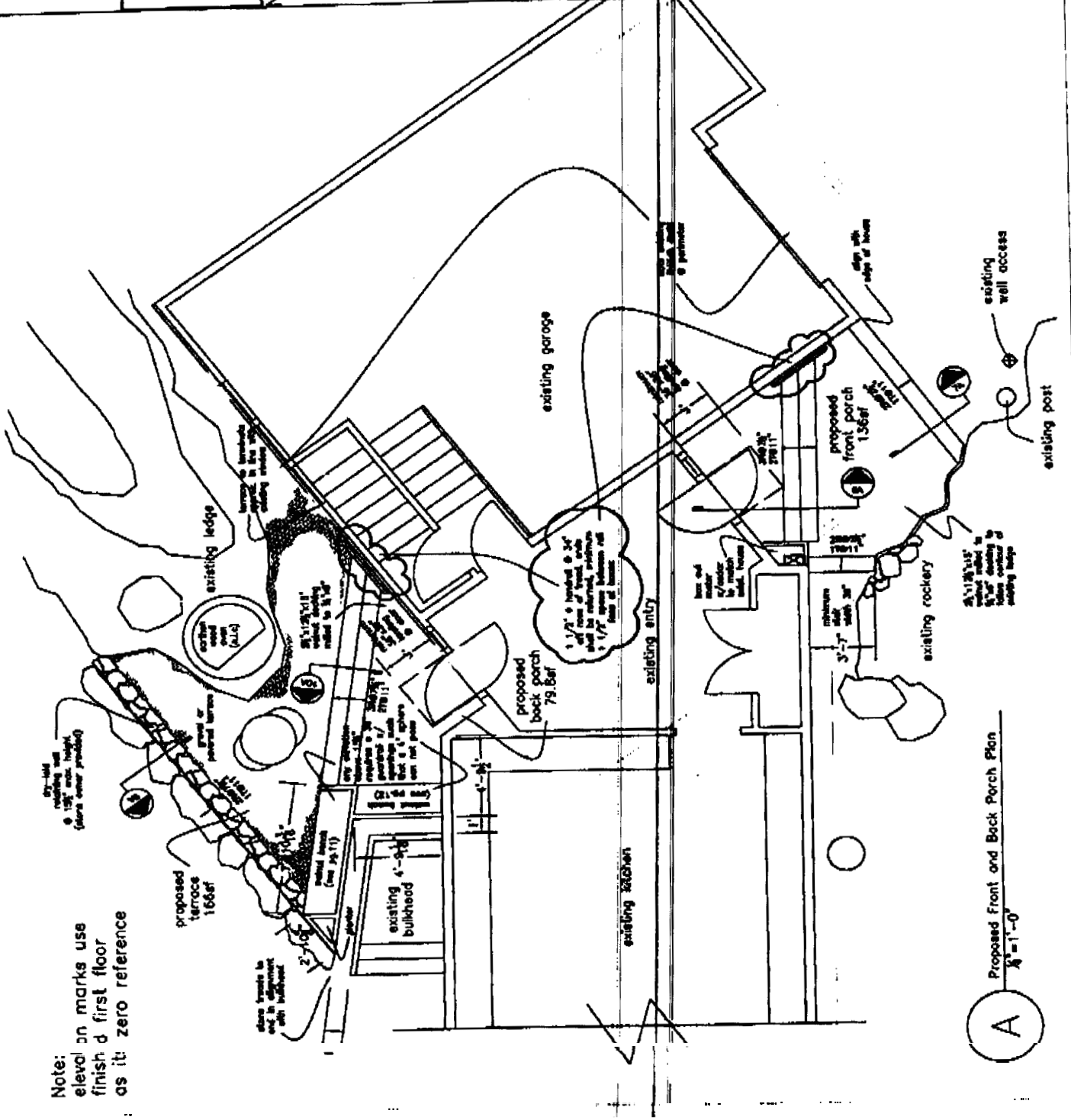
MAY 12 2004

PROJECT Astarito:
Front and Back Porch

DATE 3.08.04
REVISED 5.12.04

SCALE 1/8" = 1'-0"

DRAWN BY

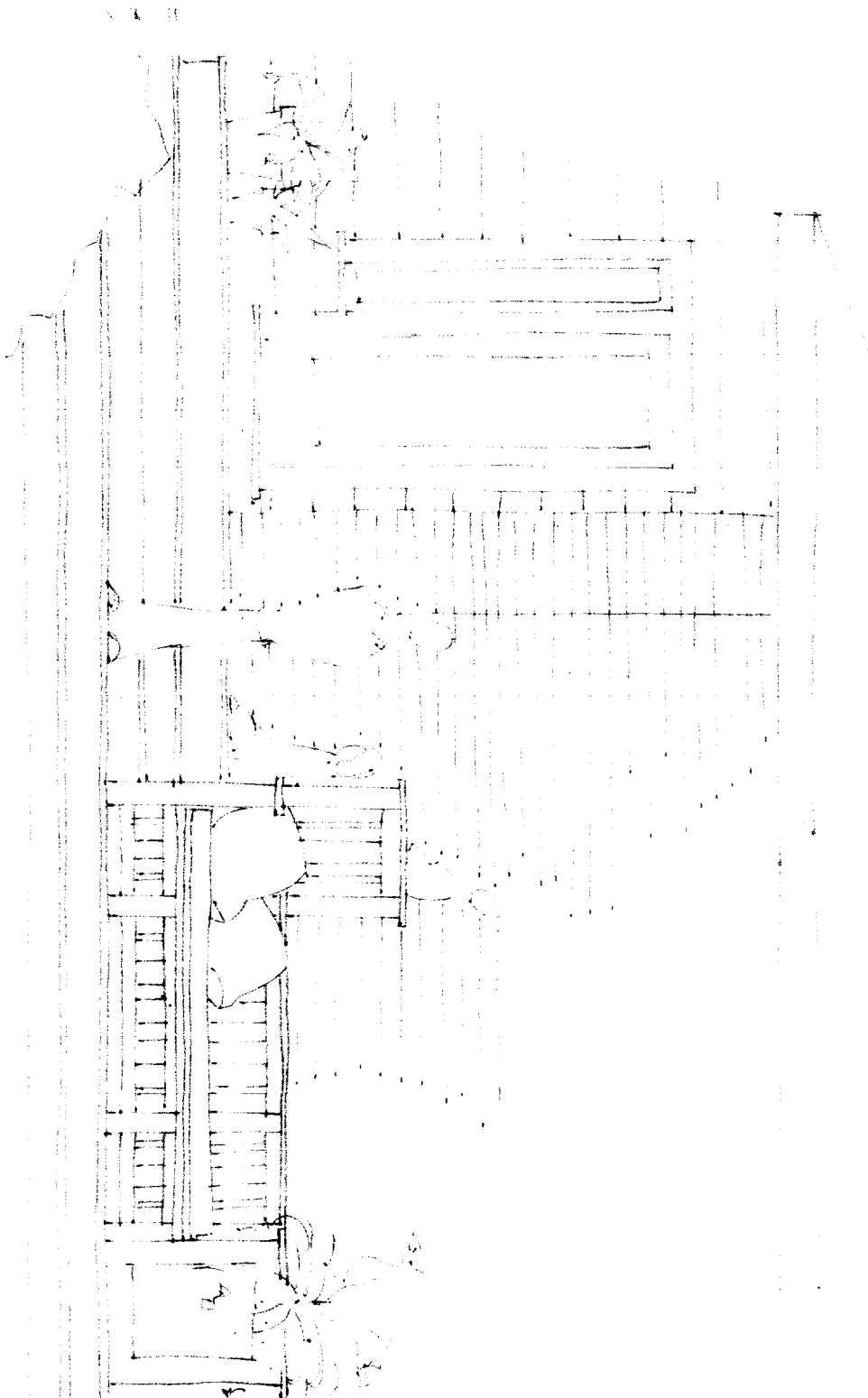


Note:
elevation marks use
finished first floor
as it: zero reference

A Proposed Front and Back Porch Plan
1/8" = 1'-0"

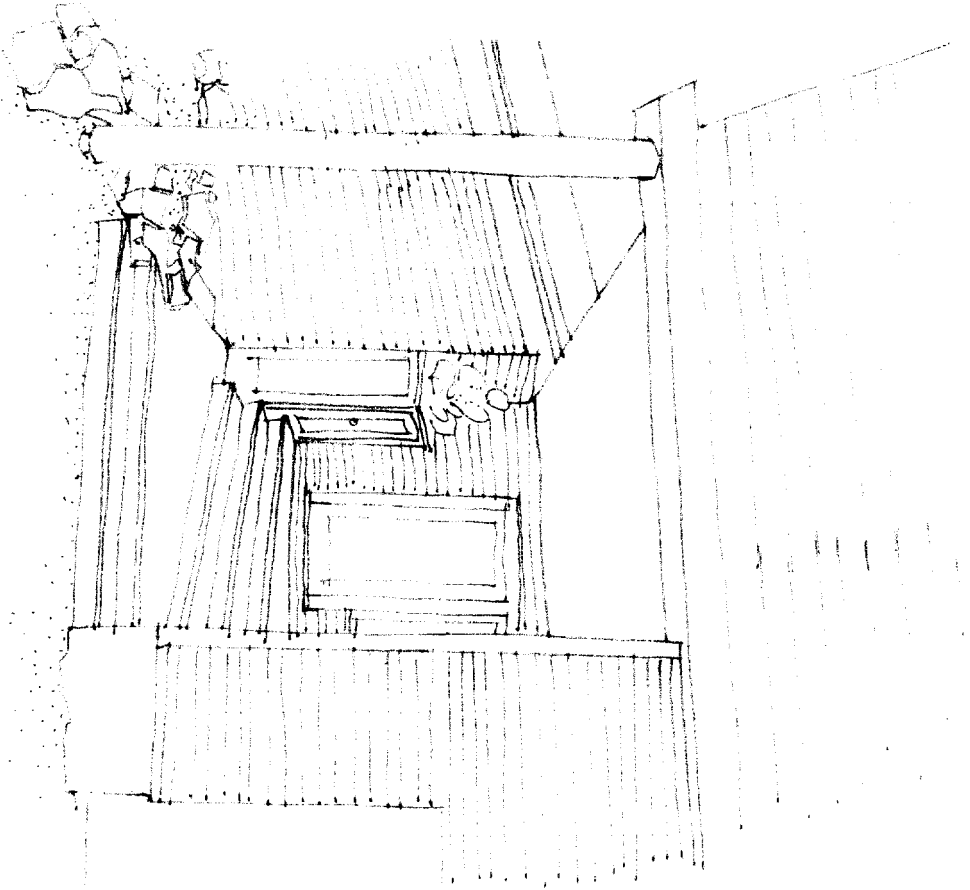
Thompson Johnson Woodworks
115 Island Avenue
Peaks Island, ME 04108

2.19.04



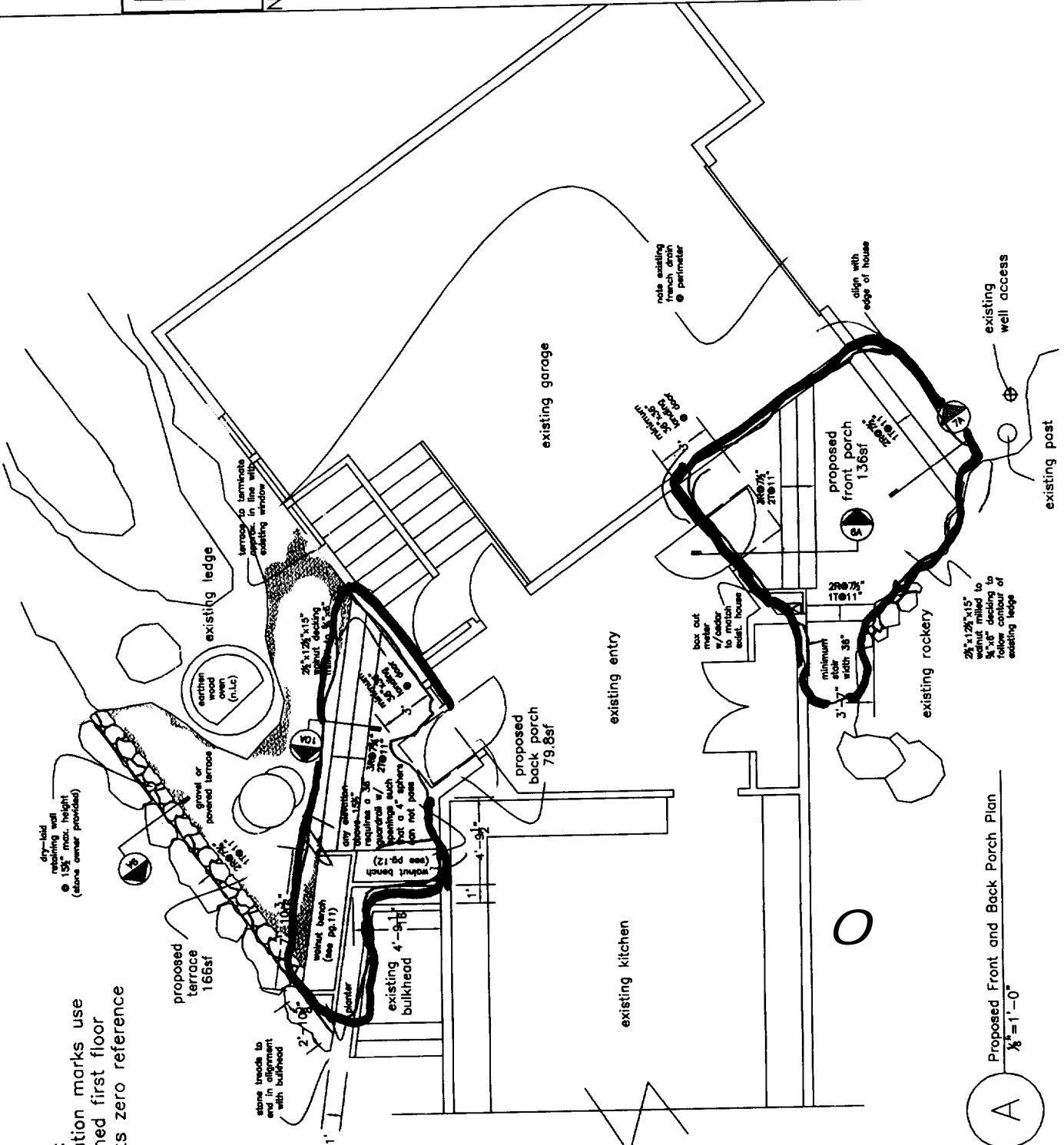
Thompson Johnson Woodworks
115 Island Avenue
Peaks Island, ME 04108

2.19.04



Notes

Note:
elevation marks use
finished first floor
as its zero reference

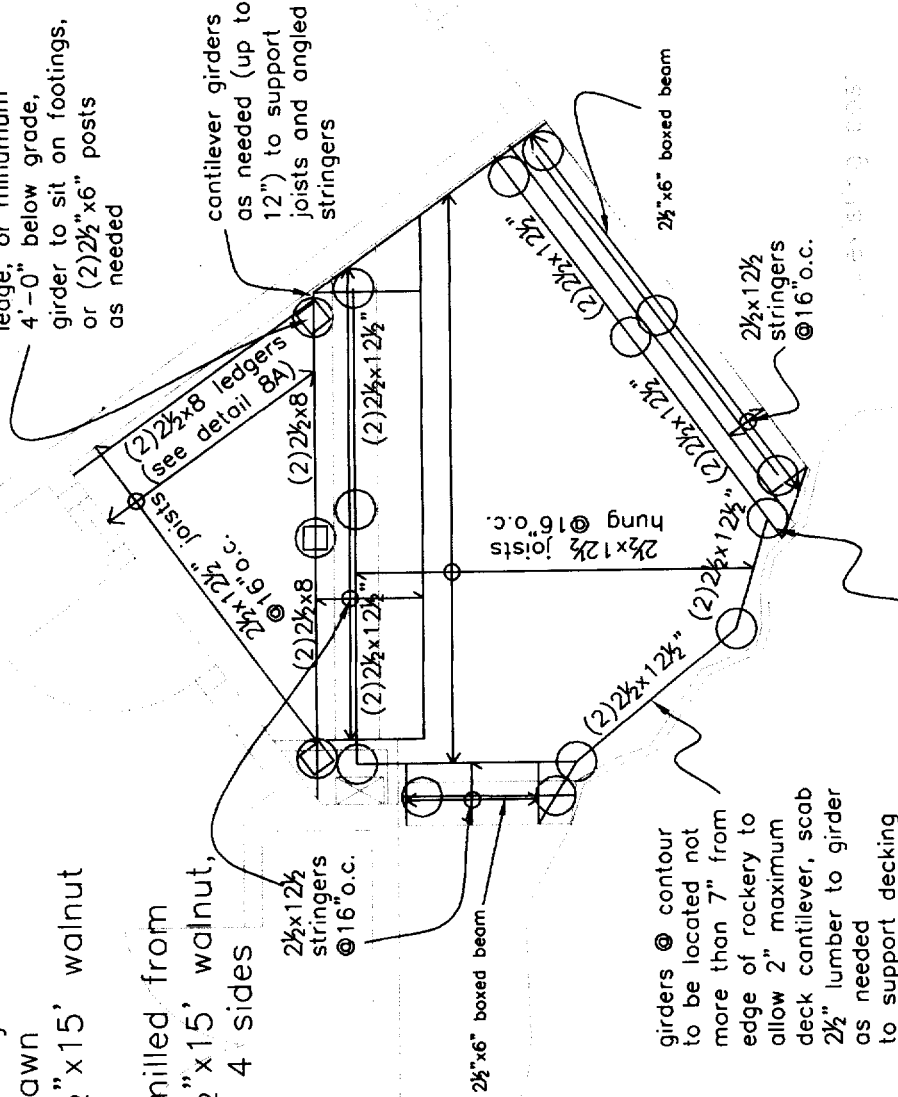


PROJECT	Astarita: Front and Back Porch
DATE	3.08.04
SCALE	1/8" = 1'-0"
REVISION	REVISED
DRAWN BY	
ITEM	

A Proposed Front and Back Porch Plan
1/8" = 1'-0"

Note:
girders and joists:
rough sawn
2½" x 12½" x 15' walnut
decking:
¾" x 6" milled from
2½" x 12½" x 15' walnut,
dressed 4 sides

10" Ø sonotube
footings pinned to
ledge, or minimum
4'-0" below grade,
girder to sit on footings,
or (2) 2½" x 6" posts
as needed



girders @ contour
to be located not
more than 7" from
edge of rockery to
allow 2" maximum
deck cantilever, scab
2½" lumber to girder
as needed
to support decking

cantilever girders
as needed (up to
12") to support
joists and angled
stringers

cantilever girders
as needed (up to
12") to support
joists and angled
stringers

Framing Plan: Front Porch

1/4" = 1'-0"

A

THOMPSON JOHNSON WOODWORKS
115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

Page Two

Notes

Framing Plan
Front Porch

PROJECT Astorita:
Front and Back Porches

DATE 3.08.04
REVISED

SCALE 1/4" = 1'-0"
DRAWN BY

ITEM

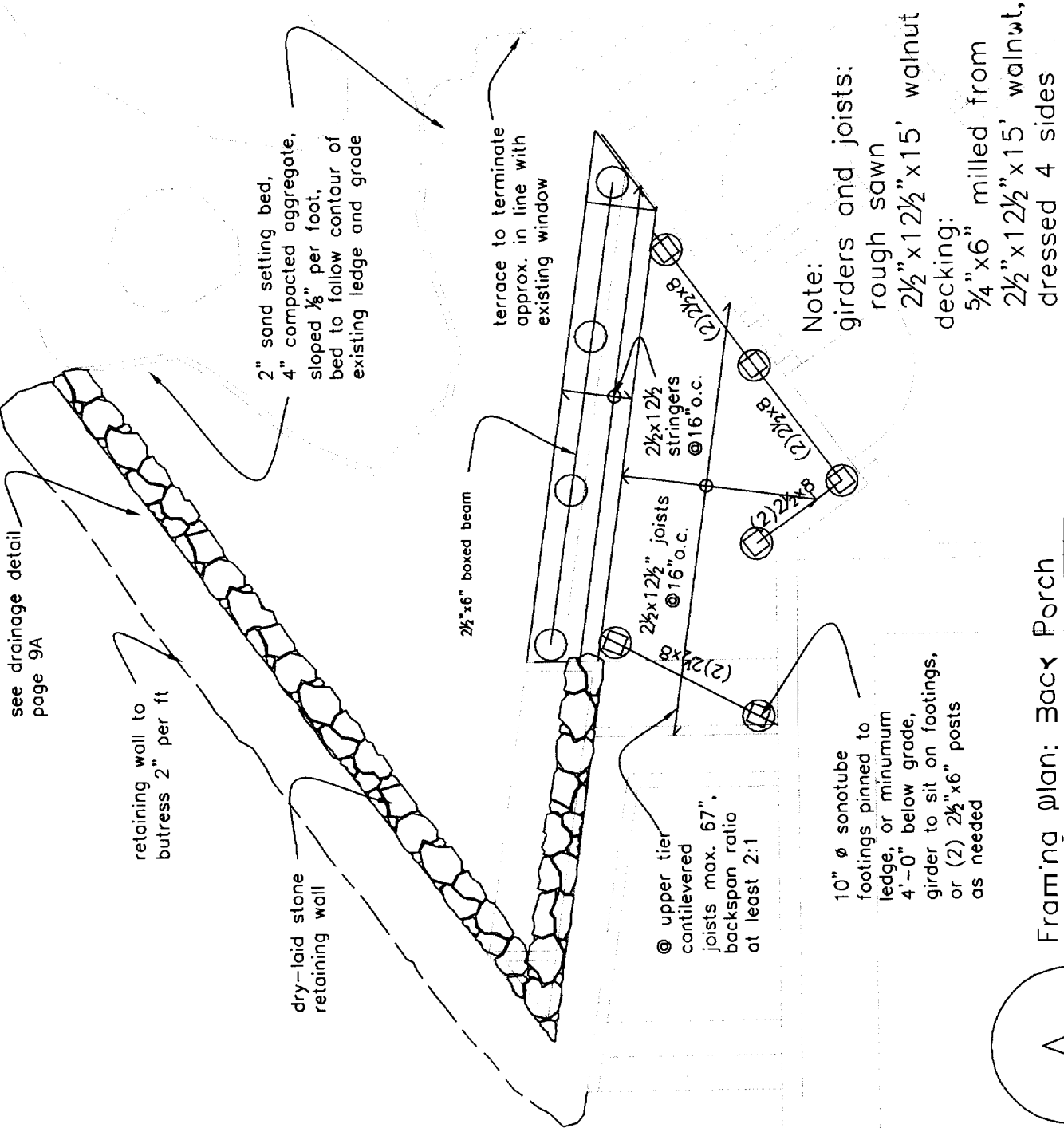
THOMPSON JOHNSON WOODWORKS
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 207.766.5919

Page Three

Framing Plan
 Back Porch

Notes

PROJECT	Astarita: Front and Back Porch	
DATE	3.08.04	REVISED
SCALE	1/4" = 1'-0"	DRAWN BY
ITEM		



Note:
 girders and joists:
 rough sawn
 2 1/2" x 12 1/2" x 15' walnut
 decking:
 5/4" x 6" milled from
 2 1/2" x 12 1/2" x 15' walnut,
 dressed 4 sides

Framing Plan: Back Porch

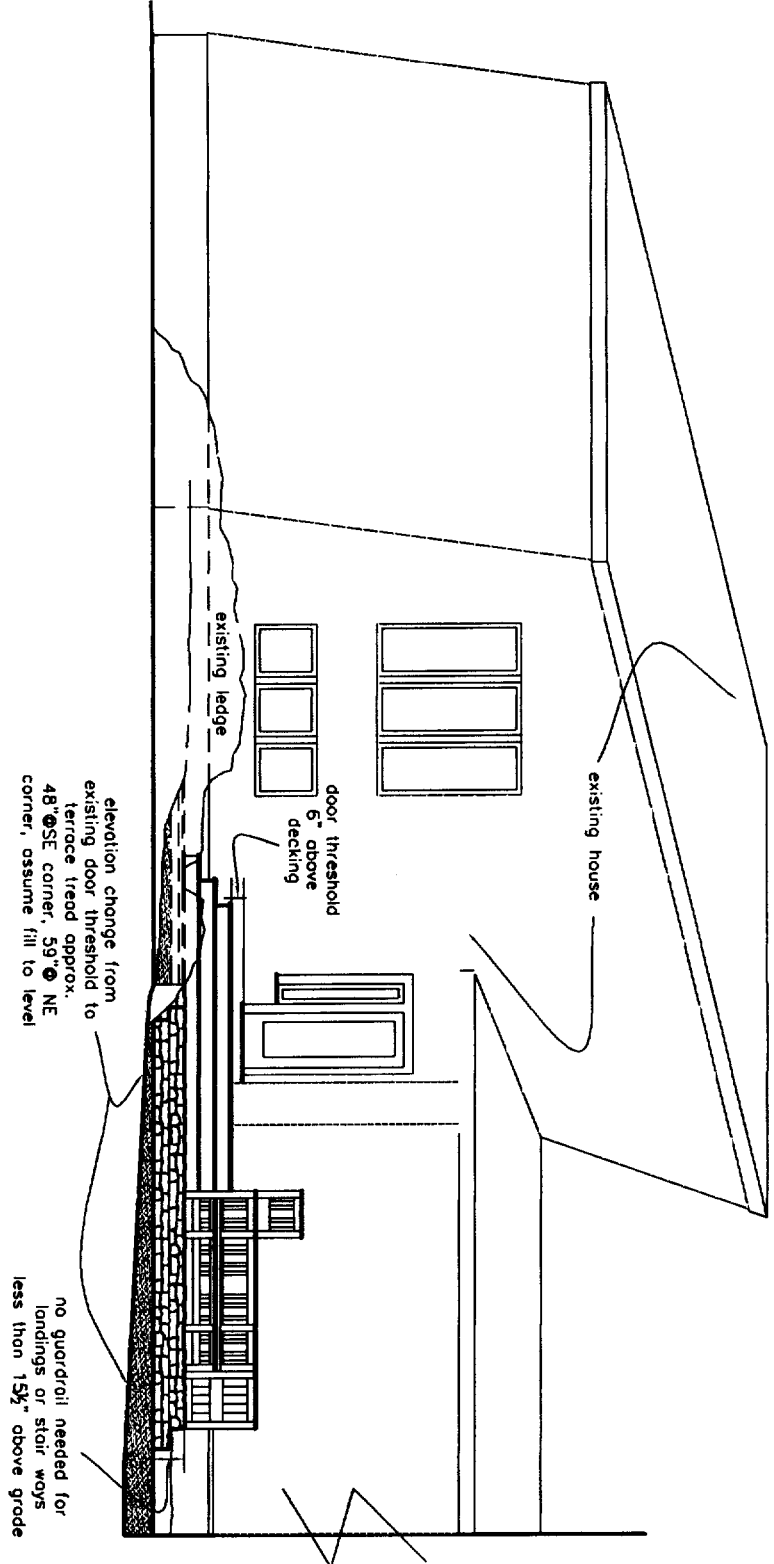
1/4" = 1'-0"

A

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Page Four

Notes



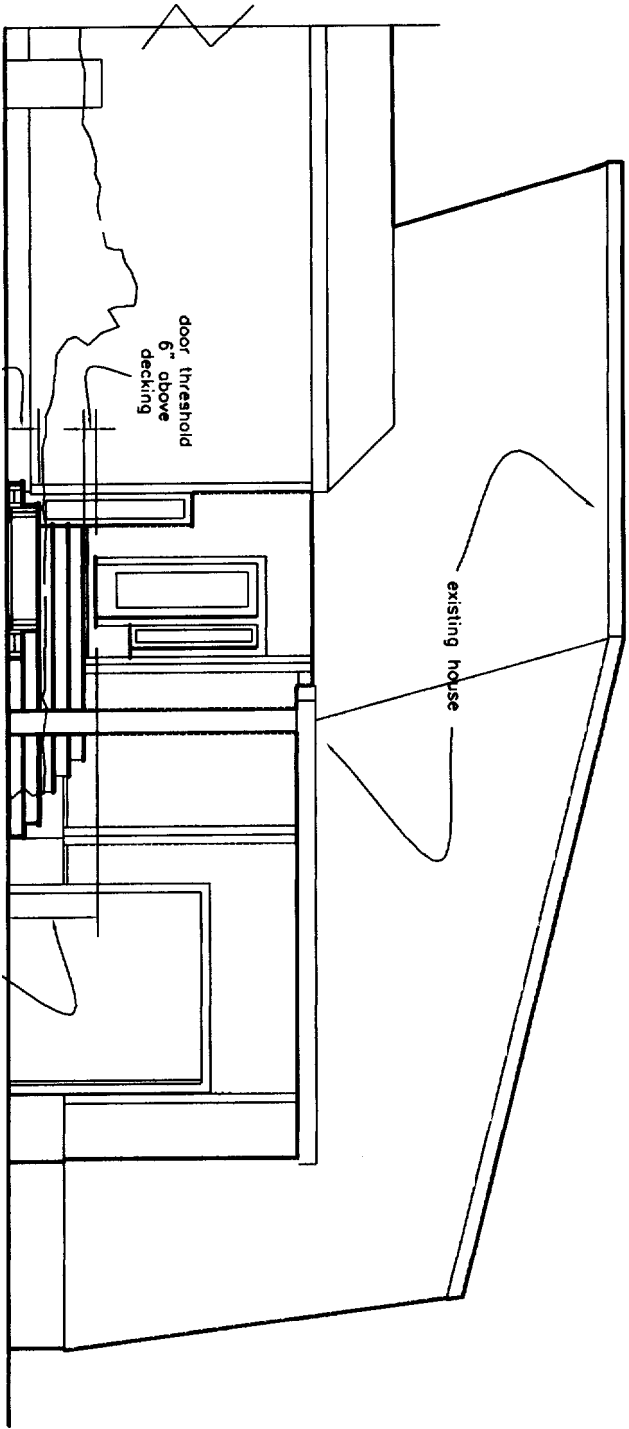
South Elevation

PROJECT Astorita: Front and Back Porch	
DATE 3.08.04	REVISED
SCALE 1/8"=1'-0"	DRAWN BY
ITEM	

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 115 ISLAND AVENUE
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Page Five

Notes



no guardrail needed for landings or stair ways less than 15 1/2" above grade

from grade to door threshold 4 1/2". add 1" gravel for finished height of 4 1/2" to allow for 5/8" plus a 6" snow curb

North Elevation

A

north elevation: walnut bench
 1/8" = 1'-0"

PROJECT Astoria: Front and Back Porch	
DATE 3.08.04	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY
ITEM	

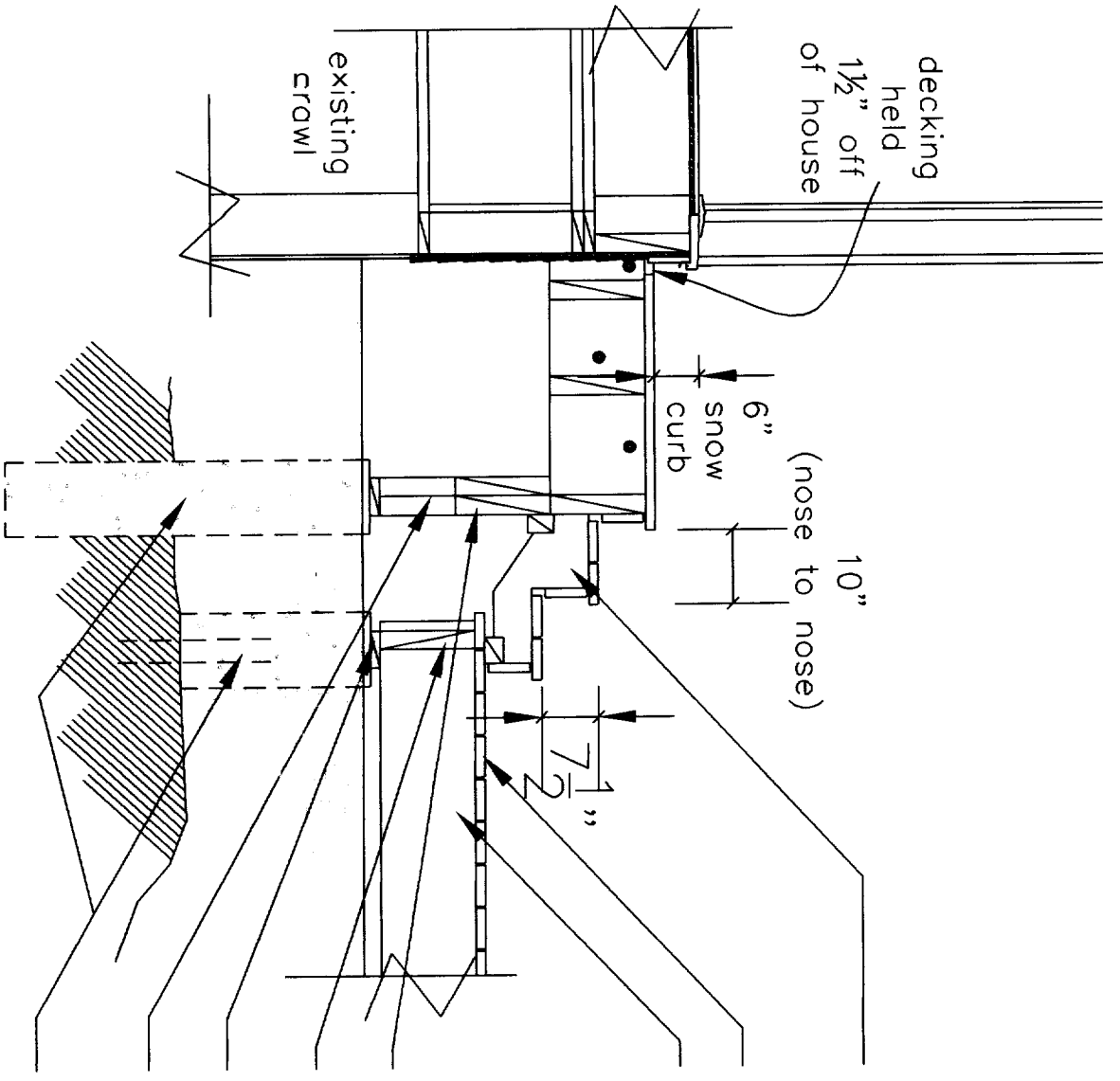
THOMPSON JOHNSON WOODWORKS
 115 ISLAND AVENUE
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Page Six

Notes

stair detail

- 2 1/2" x 1 1/2" stringer
- 5/4" x 6" decking
- 2 1/2" x 1 1/2" hung joists @ 16" o.c.
- (2) 2 1/2" x 8" girders
- 2 1/2" x 1 1/2" rim joist
- 5/4" girder seat
- (2) 2 1/2" x 6" post
- 10" ø sonotube footings pinned to ledge with (2) 1/2" rebar, or minimum 4'-0" below grade



A

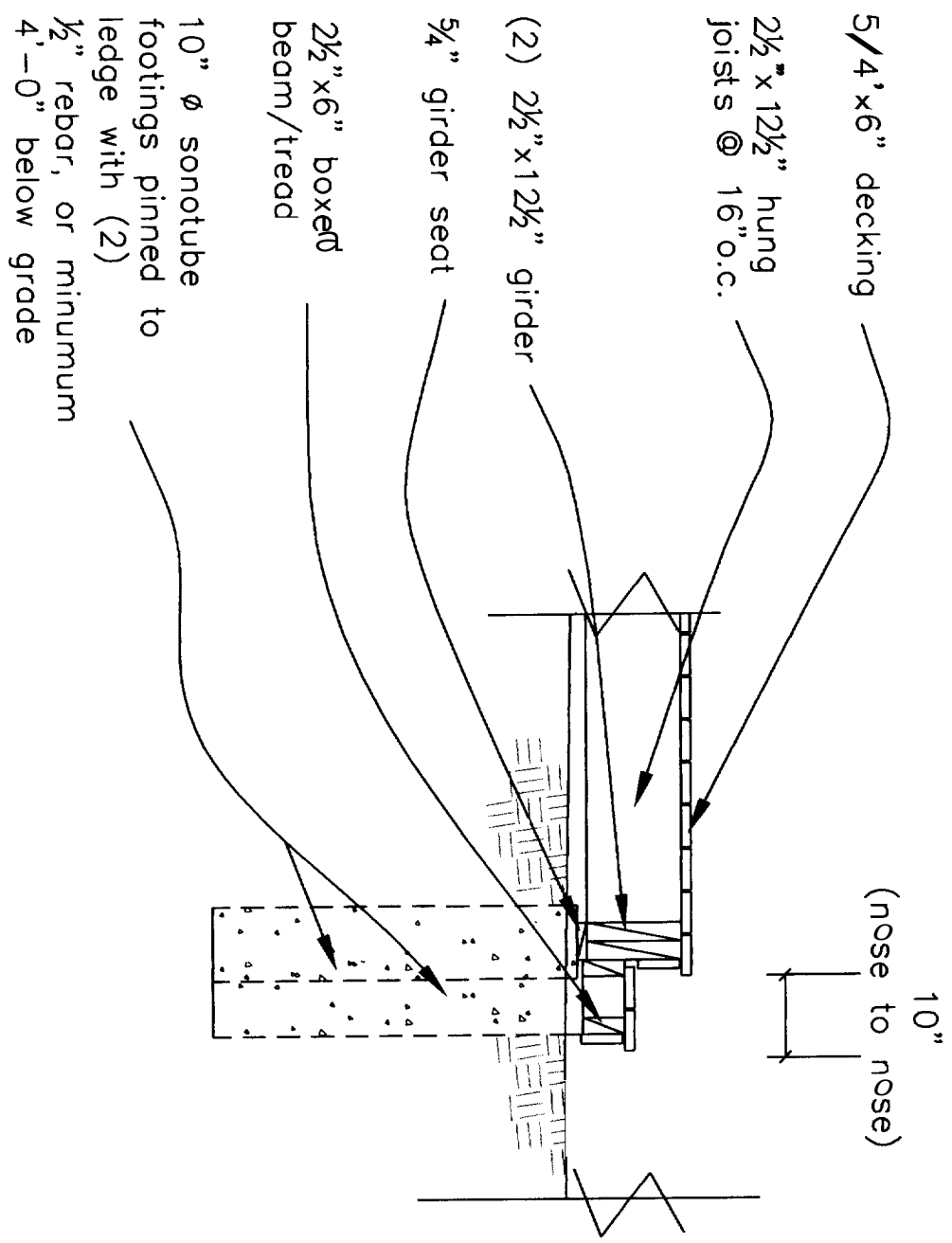
PROJECT		Astoria: Front and Back Porch	
DATE	3.08.04	REVISED	
SCALE	1/2" = 1'-0"	DRAWN BY	
ITEM			

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 115 ISLAND AVENUE
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Page Seven

Notes

Stair Detail



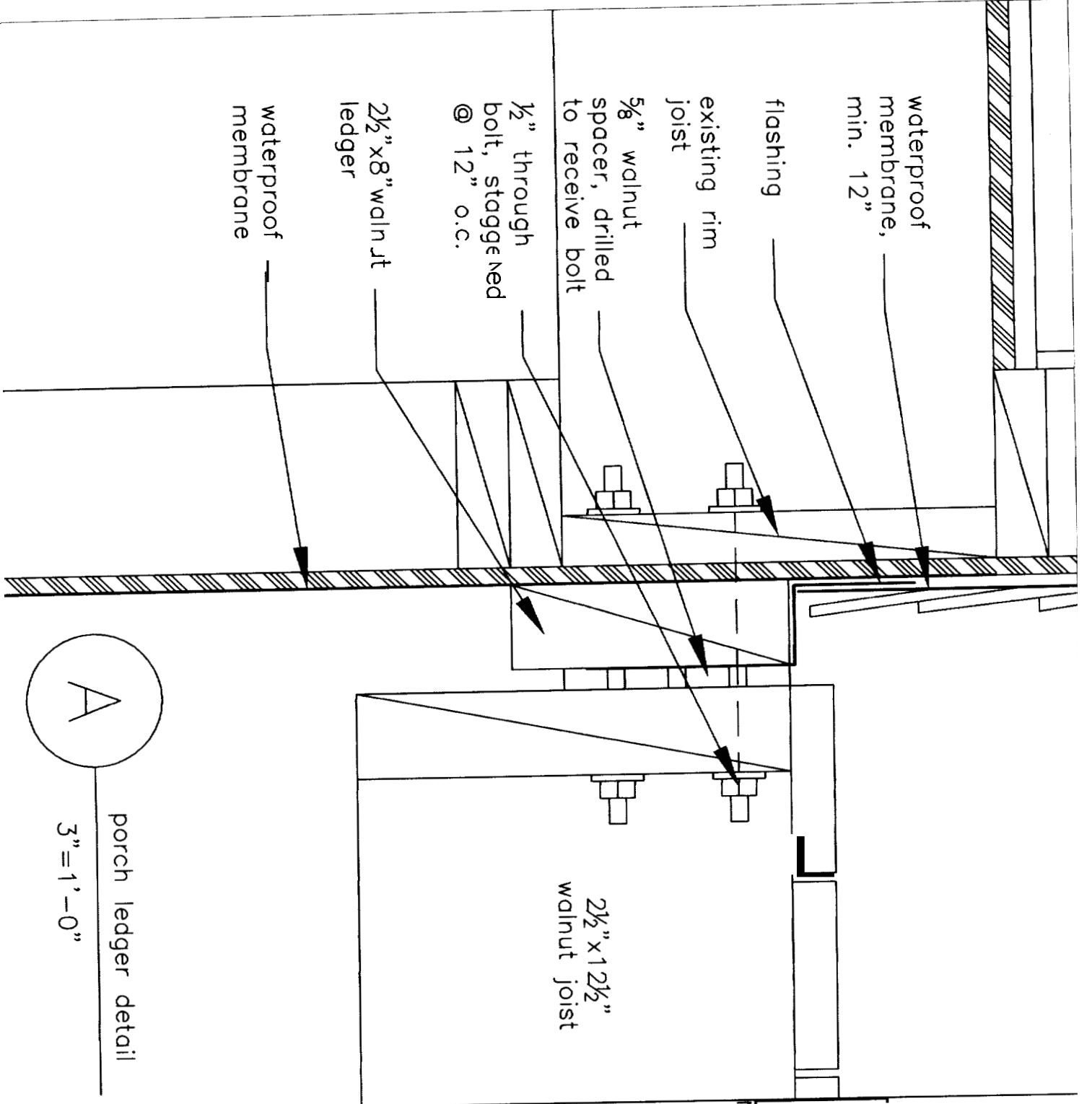
A front stair landing
 1/2" = 1'-0"

PROJECT Astarito: Front and Back Porch	
DATE 3.08.04	REVISED
SCALE 1/2" = 1'-0"	DRAWN BY
ITEM	

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 115 ISLAND AVENUE
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Page Eight

Notes



2 1/2" x 1 2 1/2"
 walnut joist

Ledger Detail

porch ledger detail
 3" = 1'-0"

A

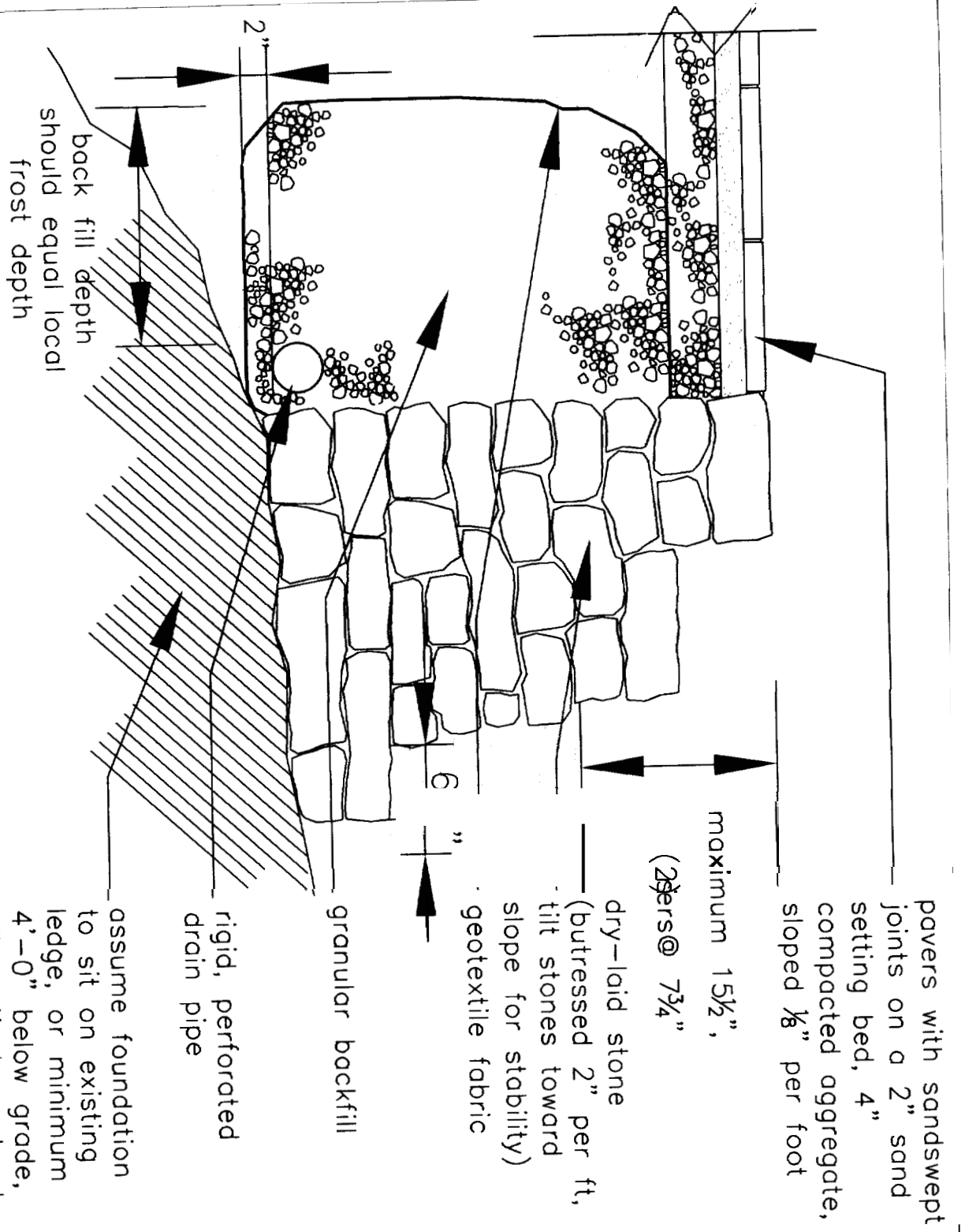
PROJECT		Astoria: Front and Back Porch	
DATE	3.08.04	REVISED	
SCALE	3" = 1'-0"	DRAWN BY	
ITEM			

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 115 ISLAND AVENUE
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Page Nine

Notes

retaining wall



pavers with sandswept joints on a 2" sand setting bed, 4" compacted aggregate, sloped 1/8" per foot

maximum 1 1/2",
 (2 3/4" @ 7 3/4")

dry-laid stone
 (buttressed 2" per ft,
 tilt stones toward
 slope for stability)
 geotextile fabric

granular backfill

rigid, perforated
 drain pipe

assume foundation
 to sit on existing
 ledge, or minimum
 4'-0" below grade,
 alternatively, a level
 footing pinned to
 ledge may be
 required if ledge is
 not fit to lay stone

back fill depth
 should equal local
 frost depth

A

retaining wall

1" = 1'-0"

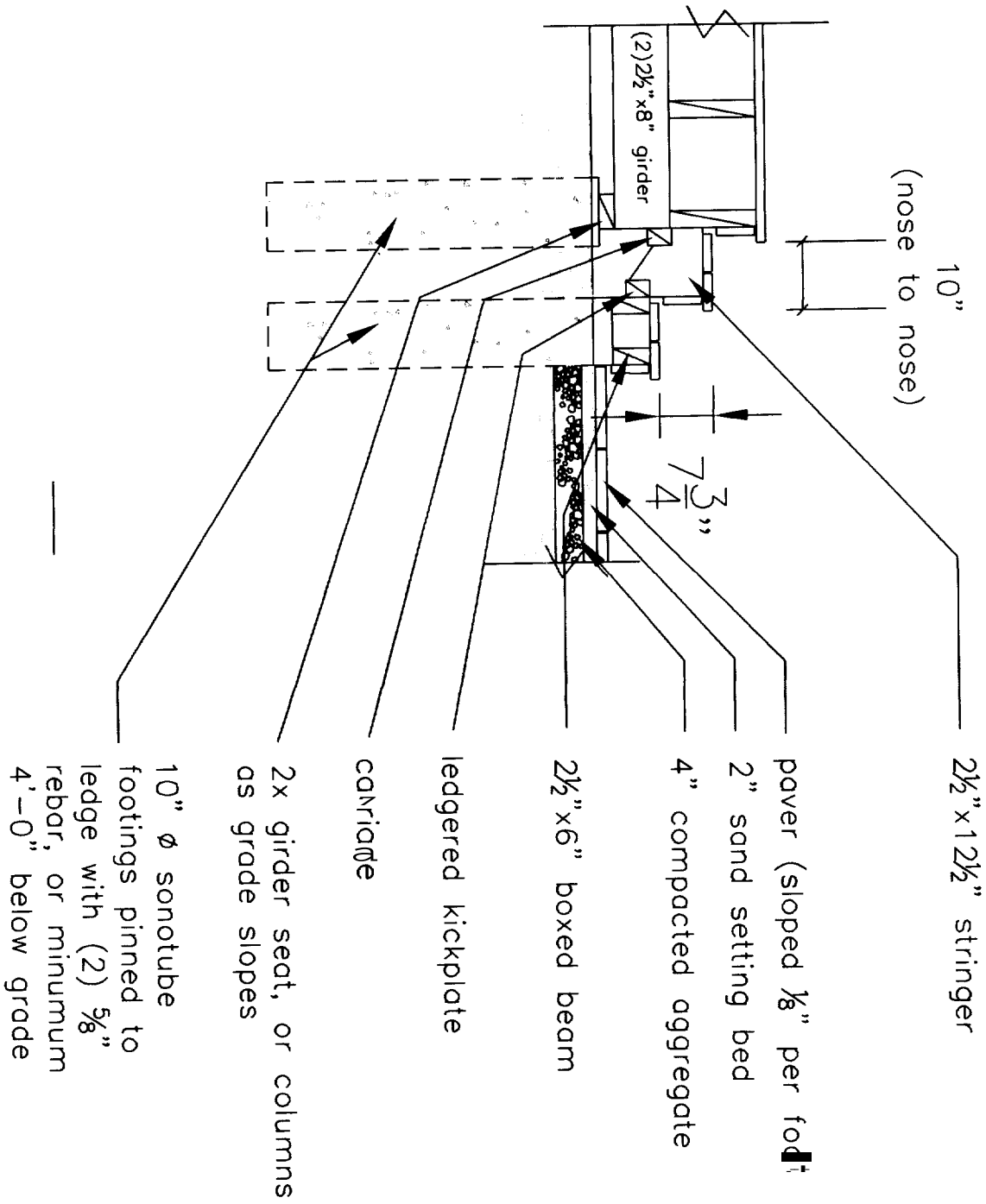
PROJECT	astoria: front and back porch	REVISED	
DATE	3.08.04	DRAWN BY	
SCALE	1" = 1'-0"	ITEM	

THOMPSON JOHNSON WOODWORKS
 115 ISLAND AVENUE
 PEAKS ISLAND ME 04108
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Page Ten

Notes

Stair Landing
 @ Terrace



A

PROJECT		Astoria: Front and Back Porch	
DATE	3.08.04	REVISED	
SCALE	1/2" = 1'-0"	DRAWN BY	

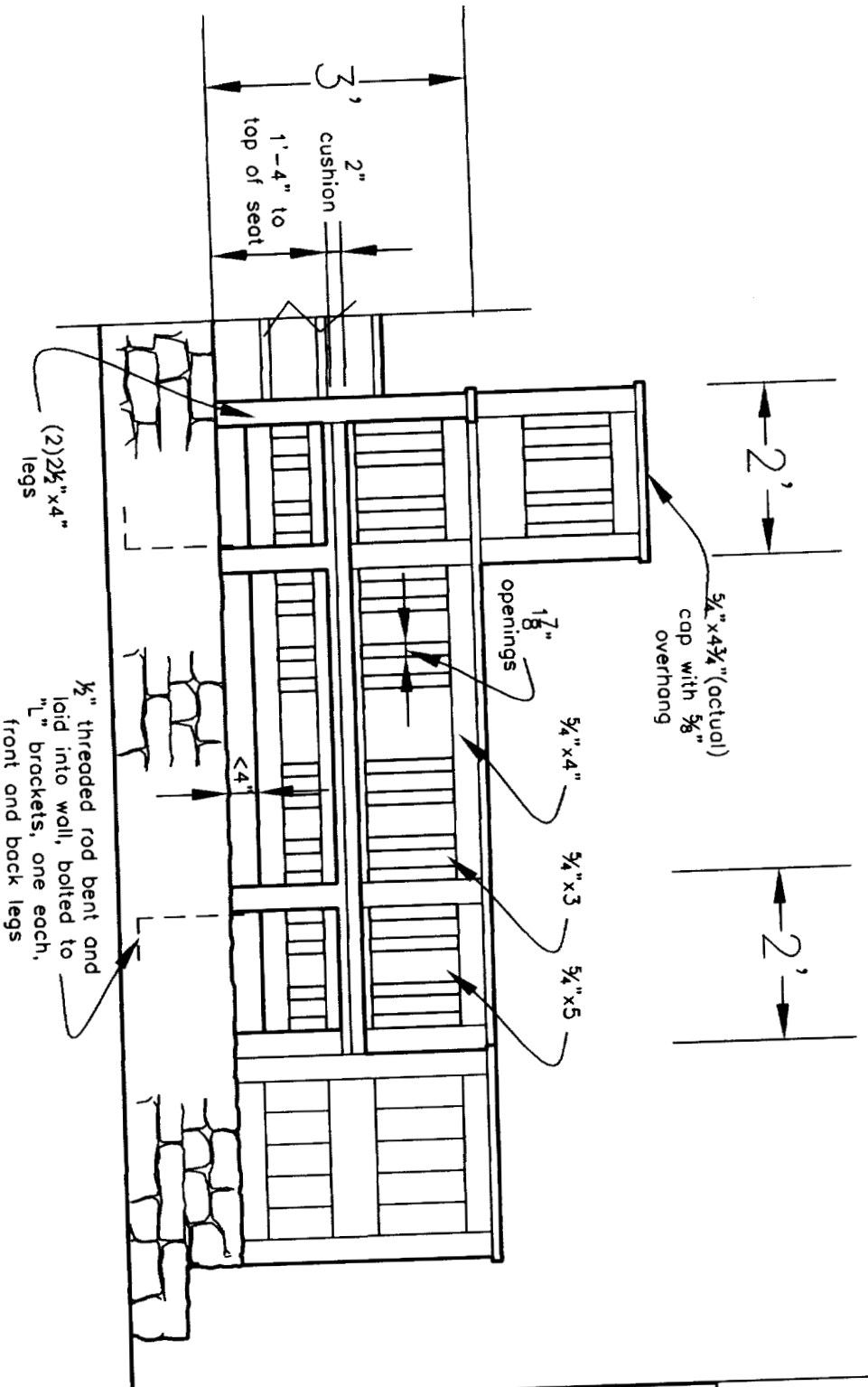
ITEM

THOMPSON JOHNSON WOODWORKS
 115 ISLAND AVENUE
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Page Eleven

Notes

walnut bench south



A

south elevation: walnut bench
 1/2" = 1'-0"

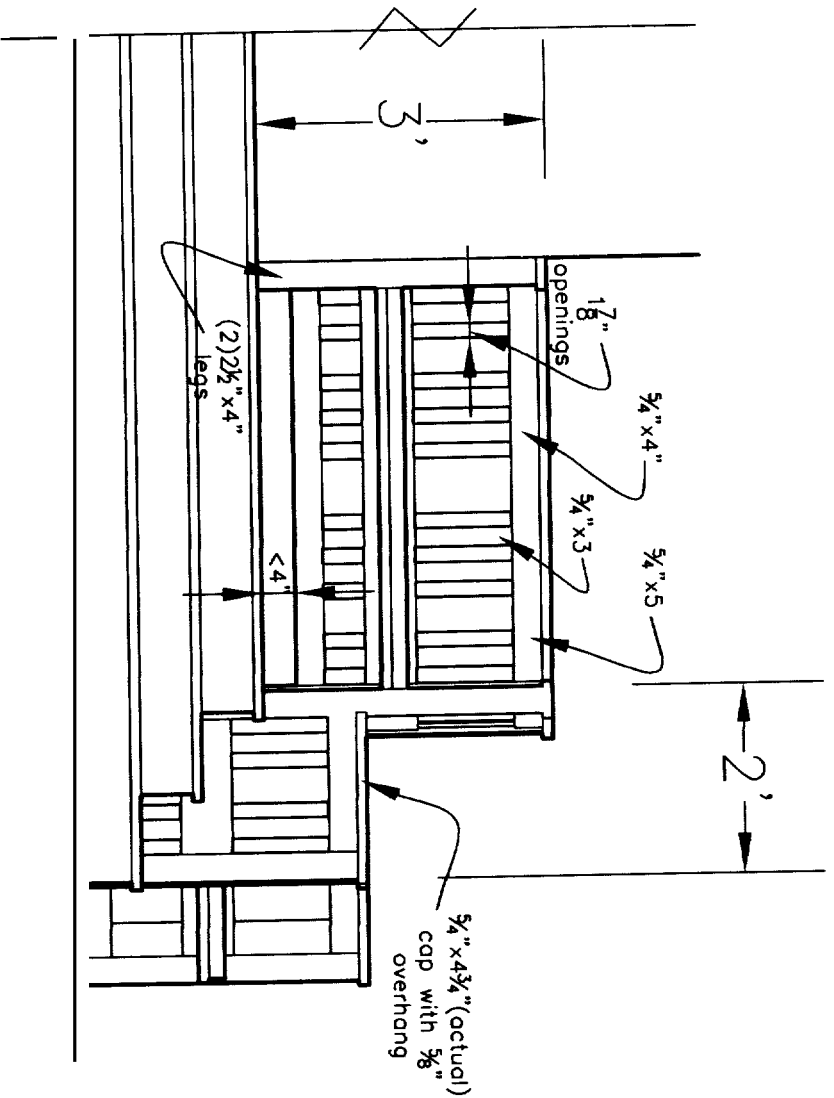
PROJECT Astoria: Front and Back Porch	
DATE 3.08.04	REVISED
SCALE 1/2" = 1'-0"	DRAWN BY
ITEM	

THOMPSON JOHNSON WOODWORKS
 115 ISLAND AVENUE
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Page Twelve

Notes

Walnut Bench West



A

west elevation: walnut bench
 1/2" = 1'-0"

PROJECT	Astoria:
DATE	3.08.04
SCALE	1/2" = 1'-0"
ITEM	
FRONT AND BACK PORCH	REVISED
	DRAWN BY

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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- 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
- 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]
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 92-G-23

Building Permit #:

04-0564*

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED
MAY 10 2004
CITY OF PORTLAND

Permit Number: 01-0501

This is to certify that Astarita Arthur M & Thompson & Johnson workers
has permission to Amend permit # 01-0501 to eliminate ramp, reconstruct front porch, rear entrance decks & steps
AT 51 Woods Rd 092 G023001

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 give and when permission procured before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS
PERMIT ISSUED
MAY 10 2004
CITY OF PORTLAND

Jeannie Bourke 5/10/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD