

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 081134

Please Read Application And Notes, If Any, Attached

This is to certify that MAJEWSKI ANDREW J & ERICA M JOHANSON ITS/A Job
has permission to Replacing old deck w/ new Timber Deck
AT 50 LAWN AVE L 132 F019001

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 permit is procured before this building or part thereof is laid 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.

PERMIT ISSUED
SEP 17 2008
OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
CITY OF PORTLAND
Department Name

9/17/08 *[Signature]*
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: 08-1134	Issue Date: 9/17/08	CBL: 132 F019001
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Location of Construction: 50 LAWN AVE	Owner Name: MAJEWSKI ANDREW J & ERICA	Owner Address: 50 LAWN AVE	Phone:
Business Name:	Contractor Name: Allan Johanson	Contractor Address: 70 Moorewood Oaks Port Washington	Phone: 5169448685
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Replacing old deck w/ new larger Deck	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 5	57004
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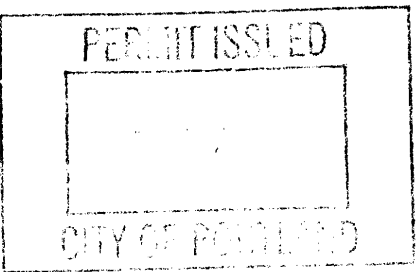
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC - 2003
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Proposed Project Description: Replacing old deck w/ new larger Deck	Signature: _____	Signature: <i>ca</i> 9/2/08
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PEDESTRIAN 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: Idobson	Date Applied For: 09/08/2008	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> <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"/> <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>9/9/08</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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: <i>[Signature]</i>
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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

10/21/08 - Subbacks + tube depth - OK -
OK to proceed. mm

4-13-09 OK - Final on deck. 

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1134	Date Applied For: 09/08/2008	CBL: 132 F019001
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Location of Construction: 50 LAWN AVE	Owner Name: MAJEWSKI ANDREW J & ERICA	Owner Address: 50 LAWN AVE	Phone:
Business Name:	Contractor Name: Allan Johanson	Contractor Address: 70 Moorewood Oaks Port Washington	Phone (516) 944-8685
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Replacing old deck w/ new larger Deck	Proposed Project Description: Replacing old deck w/ new larger Deck
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/09/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 4) 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: Chris Hanson	Approval Date: 09/17/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) IRC 2003 requires a min tread width of 10" and a max rise of 7 3/4" 2) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere. 3) Fastener schedule per the IRC 2003 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 5) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 			



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: 50 LAWN AVE . PORTLAND, ME 04103		
Total Square Footage of Proposed Structure/Area 293 sq.ft.		Square Footage of Lot 3,788 sq.ft.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 132 F 14 48250	Applicant * <u>must</u> be owner, Lessee or Buyer* Name ANDREW MAJEWSKI Address 50 LAWN AVE. City, State & Zip PORTLAND, ME 04103	Telephone: 207. 879. 6370
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ 20
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? <u>NO</u> If yes, please name _____ Project description: WE are replacing an old dock - the balusters of which are not spaced to modern codes.		
Contractor's name: <u>ALLAN JOHANSON</u> Address: <u>70 MOREWOOD OAKS . PONT WASHINGTON, NY 11050</u> City, State & Zip _____ Telephone: <u>516.944.8685</u> Who should we contact when the permit is ready: <u>ANDREW MAJEWSKI</u> Telephone: <u>879.6370</u> Mailing address: <u>50 LAWN AVE . PORTLAND, ME 04103</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:	Date: 9.5.08
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This is not a permit; you may not commence ANY work until the permit is issue

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.

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

~~X **Framing/Rough Plumbing/Electrical. Prior to Any Insulating or drywalling**~~

 X **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.



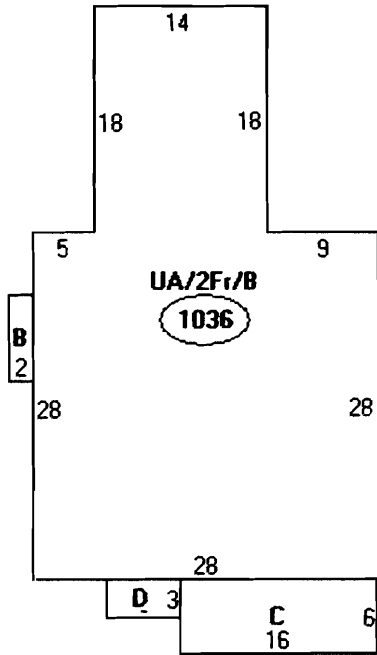
Signature of Applicant/Designee

 9.19.08

Date

Signature of Inspections Official

Date



Descriptor/Area

A: UA/2Fr/B
1036 sqft
B: FBAY/B
14 sqft
C: OFF
96 sqft
D: 2FBAY/B
18 sqft

1036
14
96
~~18~~

1164
360 = 18 x 20

1524

exist
GARAGE
NEW
DECK

90 = 5 x 18
270 = 12 x 19

5788^{sqft} x 40% = 2315.2^{sqft} MAX ~~1842^{sqft}~~

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

The Mortgage Office and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 230051 0007 B

50 Lawn Avenue
Portland, Maine

Job Number: 383-11
Inspection Date: 03-28-05

Scale: 1" = 20'

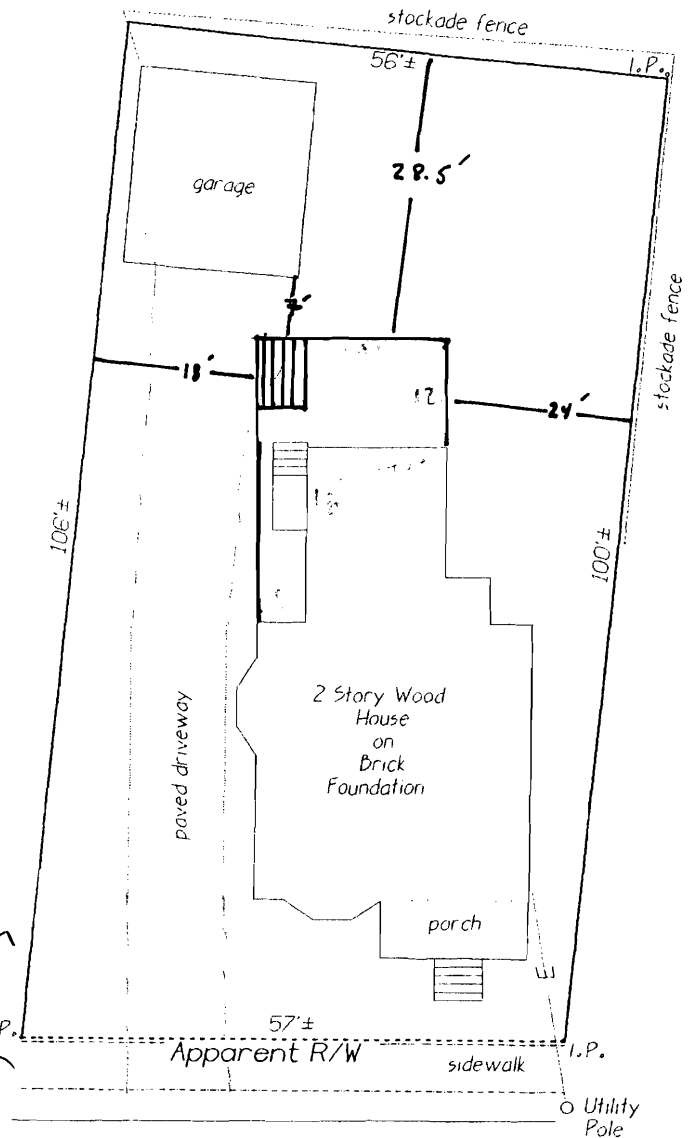
BUYER: Andrew J.
Majewski
SELLER: Robert Lowe &
Carol Aft

R-5

Front: 20ft min - N/A

REAR: 20ft min - 28.5' given

Side: 8' min - 18' & 24' given
1 story



← Orkney Street
Lawn Avenue
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

[Handwritten signature]

Bruce R. Bowman
INCORPORATED
199 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 9 PAGE 93 LOT 10
DEED BOOK 17504 PAGE 134 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

Deck Information for Portland , Maine Deck (09/04/08)

1. Plot Plan Showing all Structures & Proposed Structures With Distances to All Property Lines Labeled

Attached

2. Type of Foundation System

a. Diameter of concrete filled tube

8"

b. Depth below grade

4'

c. Anchorage of column to footing

Footings will be integral with 8" diameter concrete column.

-Deck will only be about 40" above grade.

d. Spacing of tubes

From 7' to 12' depending on side of deck. The intention is to run

the 4" x 4" posts from the concrete filled tube to 3'-3" above the deck to serve also as guardrail posts.

3. Columns (members supporting framing of floor system)

a. Wood Size and Type

4"x 4" pressure treated wood.

b. Anchorage of Column to Concrete Filled Tube

½" diameter right angle bolt set in concrete tube.

4. Framing Members

a. Ledger Size attached to Building

Pressure treated wood 2"x 10"

b. Lag Bolt Size and Spacing on Ledger

½"x 4", 16" on center fastened to brick with lead anchors.

c. Location of All Flashing

Since CCA ledger board will be attached to brick, GE Silicone caulk will be used to prevent water infiltration

between ledger board and brick.

d. Girder Size and Spans Carrying Floor System

Double 2" x 10"s spanning from 5' to 12' depending on side of deck, fastened on either side of the posts with two 1/2" x 8" carriage bolts.

e. Joist Size, Span and Spacing

2" x 10", 16" on center

f. Joist Hangers or Ledger

2" x 10" joist hangers supporting all joists attached to ledger board

g. Decking Size

5/4" x 6" composite decking (e.g. Trex)

5. Guardrails & Handrails Details

a. Guardrail Height

36"

b. Baluster Spacing

3 3/4" apart

c. Handrail Height

34"

6 Stair Details

a. Tread Depth

9 5/8"

b. Riser Height

6-5/8"

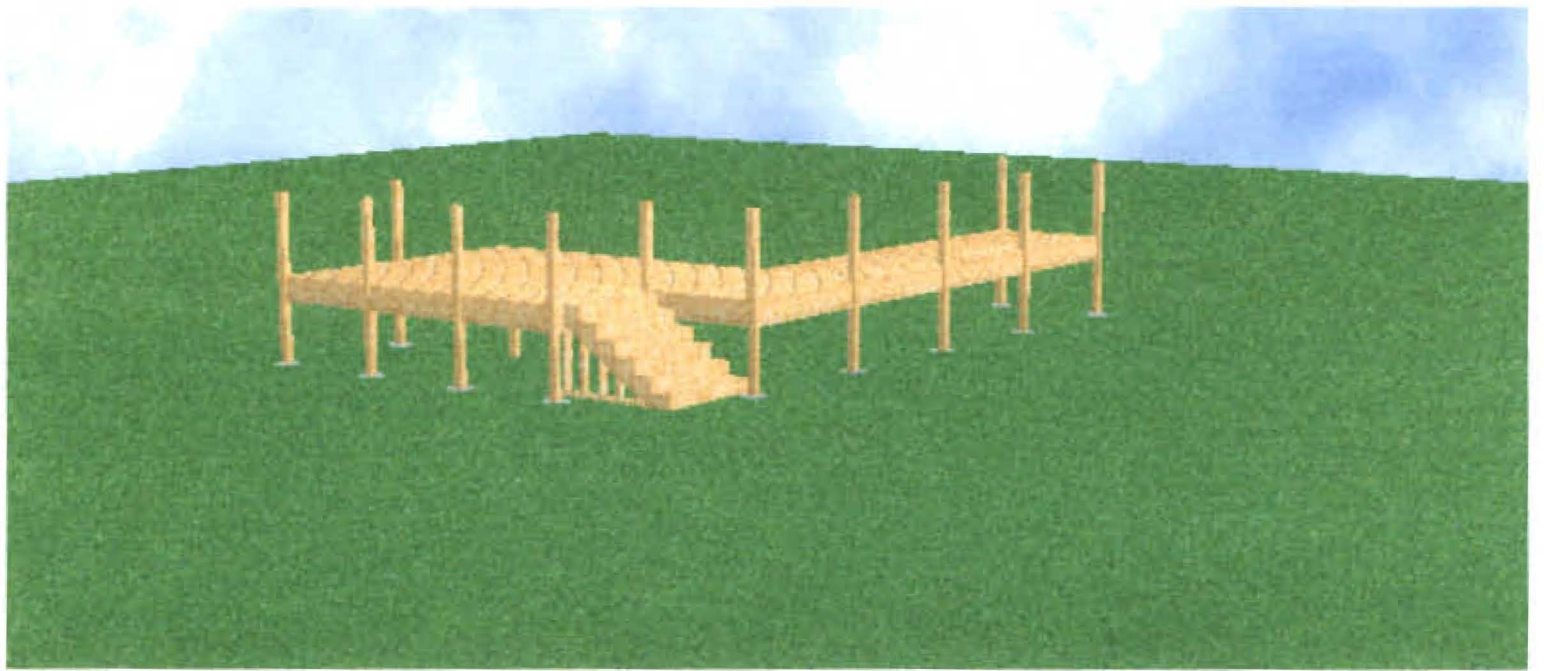
c. Nosing on Tread

Rounded corners (composite decking)

d. Width of Stairs

4'-10 1/2"

10" = Minimum

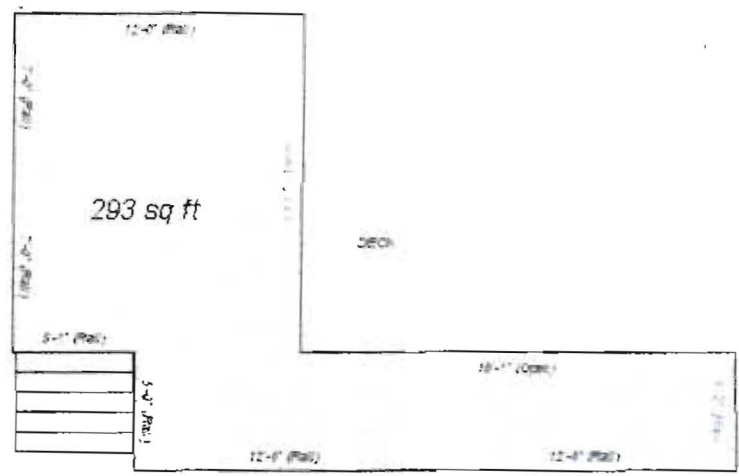


24'

To Property Line

29.5'

To Property Line



13' TO GARAGE

To Property Line

30'

Piers:
 6 - 8" x 48"
 1.4 cu ft per pier = 8.4 cu ft total

Decking:
 Composite (e.g. Trex)
 5/4" x 6", set at 45 degrees

Steps:
 Risers: 65/8"
 Tread: 95/8"

Framing Member:
 Double 2" x 10" capturing 4" x 4" post

Joists:
 2" x 10", 16" on center

Ledger Boards:
 2" x 10" fastened to brick
 with 1/2" lag bolts and lead anchors
 16" on center





CITY OF PORTLAND, MAINE

Department of Building Inspections

Received from

98 03
Andrew Majors

Location of Work

50 Leavon Hill

Cost of Construction

\$

45,000

Permit Fee

\$

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other

CBL:

132-19

Check #:

115

Total Collected \$

70

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy