

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

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

Permit No: 01-0446	Issue Date: JUN 6 2002	CBL: 135 E015001
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Location of Construction: 99 Leland St	Owner Name: Smith Christopher Michael	Owner Address: 99 Leland St	Phone:
Business Name: n/a	Contractor Name: WL Construction Inc.	Contractor Address: 38 Chamberlain Ave. Portland, ME	Phone: 2077747146
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Multi Family	Zone: R-5

Past Use: Multi Family / <del>3</del> <sup>2</sup> units	Proposed Use: Multi Family / Replace two decks, the bottom deck is 8' x 21' and the top deck is 8' x 17'. <i>2 legal units per microfiche</i>	Permit Fee: \$86.00	Cost of Work: \$8,600.00	CEO District: 3
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**Proposed Project Description:**  
Build two decks 8' x 21' and 8' x 17'

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>BOCA 1999</i>
Signature:	Signature: <i>[Signature]</i>

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 05/01/2002	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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: <i>5/30/02</i>	<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: _____
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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

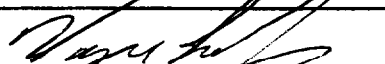
# All Purpose Building Permit Application

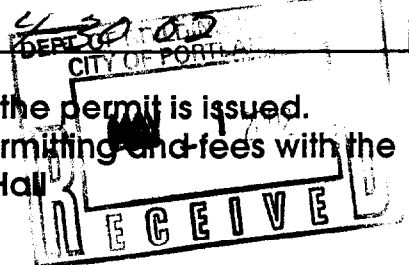
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>99 Leland Street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>135</u> Block# <u>E</u> Lot# <u>015</u>	Owner: <u>Mike Leland</u>	Telephone: <u>773-7264</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>8600.00</u> Fee: \$ <u>240.00</u>
Current use: <u>Mot. Unit</u> <input checked="" type="checkbox"/> <u>2 units per contractor</u> <u>5/30/02</u> <u>\$86.00</u>	If the location is currently vacant, what was prior use: <u>NA</u>	
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>New Deck Replace old ones</u>		
Project description: <u>bottom 8' x 21' Top 8' x 17'</u>		
Contractor's name, address & telephone: <u>W.L. Construction Inc 38 Chamberlain Ave Portland, ME 04101</u>		
Who should we contact when the permit is ready: <u>WAYNE LEWIS TR 774-7146</u>		
Mailing address: <u>Samy</u> <u>xx xx Cell</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>838-4923</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>4-30-02</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 4<sup>th</sup> floor of City Hall

Application ID Number: 2-0446

Department: Building

Status: Approved

Reviewer: Tammy Munson

Comments:

Approval Date: 06/05/2002

Given On Date: 05/30/2002

OK to Issue Permit Name: Tammy Munson Date: 06/05/2002 Date 2:

Conditions Section:

Guardrail system on deck must be 42" NOT 36" as noted on plans.

Create Date: 05/03/2002 By: gg Update Date: 06/05/2002 By: tm

Application ID Number: 2-0446

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 99 Leland St

Approval Date: 05/30/2002

Given On Date: 05/06/2002

OK to Issue Permit Name: Marge Schmuckal Date: 05/30/2002 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. This permit is only for two decks and the first floor stairs. No 2nd floor open, exterior, interconnecting stairway is allowed without separate approvals.

This property shall remain two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

Create Date: 05/03/2002 By: gg

Update Date: 05/30/2002 By: mes

# W. L. CONSTRUCTION INC.

BUILDER / RENOVATOR

38 Chamberlain Ave.  
Portland, Maine 04101

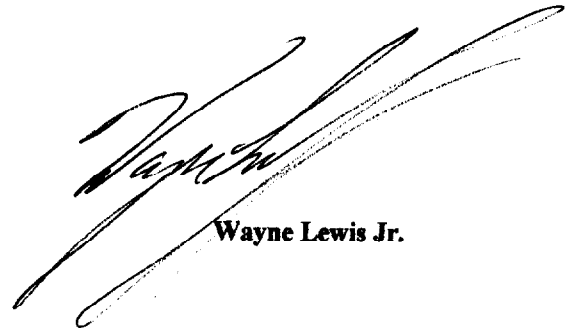
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Phone: 1-207-774-7146  
Fax: 1-207-774-7146  
WWW.WLCONSTRUCTIONINC.COM  
Email: WLCONSTRUCTION@AOL.COM

APRIL 30,2002

Letter submitted to  
**Portland Code Enforcement**  
Portland, Maine 04101

Hi my name is Wayne Lewis I am the owner of W.L. Construction Inc. I would like to get a building Permit At 99 Leland Street in Portland to replace decks on the property listed above to be same dimensions that are already existing on the back of property. The dimensions on lower deck are 8'x 21' and the upper are 8' x 17'. The framing is going to match the Deck that we did at 94/96 St. Lawrence Street inclosed you will find the plans on the framing and sauna tubes.



Wayne Lewis Jr.

# W. L. CONSTRUCTION INC.

BUILDER / RENOVATOR

38 Chamberlain Ave.  
Portland, Maine 04101

Phone: 1-207-774-7146  
Fax: 1-207-774-7146  
WWW.WLCONSTRUCTIONINC.COM  
Email: W LCONSTRUCTION@AOL.COM

March 19,2002

**PROPOSAL SUBMITTED TO:**

Mike Smith  
99 Leland Street  
Portland, ME 04103  
773-7264 ( Home)

**WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:**

Replacements of 2 story decks at above location.

- Dismantle of all decks on the back of above location and removal of all debris. Cost \$1000.00
- Will build new decks with 2 \*8 pressure treaded and 2 \*10.
- Lower deck will be 8' \* 21' and upper will be 8' \* 17' long.
- Decking will also be pressure treated 5 ¼ planks.
- Railing to be pressure treated as well.
- ✓ ➤ Sauna tubes will be 4' down into ground with 12" \* 12" Footing with rebar for support.
- Install of exterior light per deck.
- Roof will be flat with rolled roofing.

We hereby purpose to do the work listed above for the sum of: 8600.00 Eighty-six hundred dollars. 10% retange to be last payment of 860.00. 1<sup>st</sup> payment prior to start, other when bottom deck rough in framing done of \$3875.00.

All material is to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the proposal. All agreements Contingent that we incur no strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 45 days and is void thereafter at the option of the undersigned.

Authorized Signature

  
Wayne Lewis Jr.

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Accepted:

Signature 

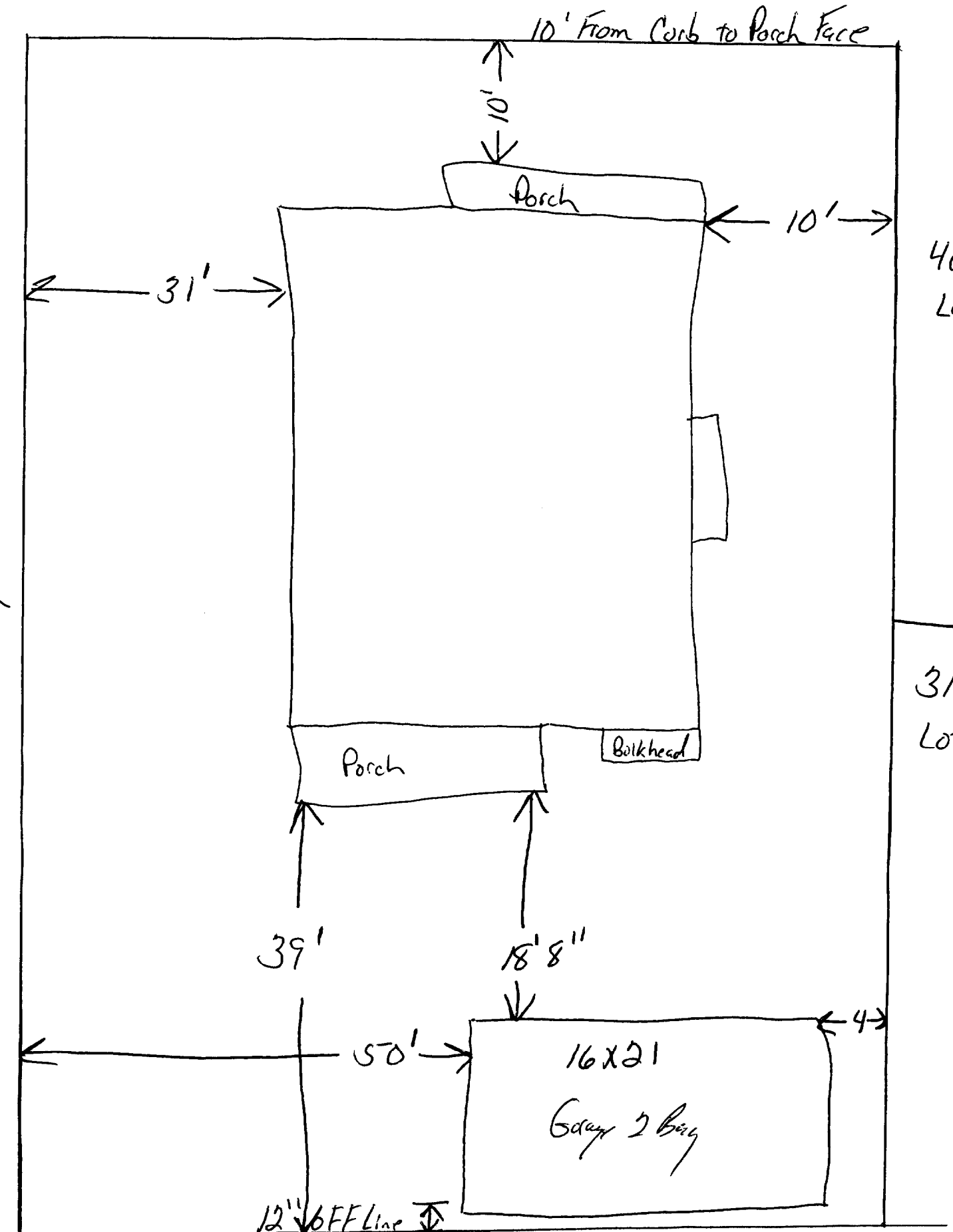
Date \_\_\_\_\_

Signature \_\_\_\_\_

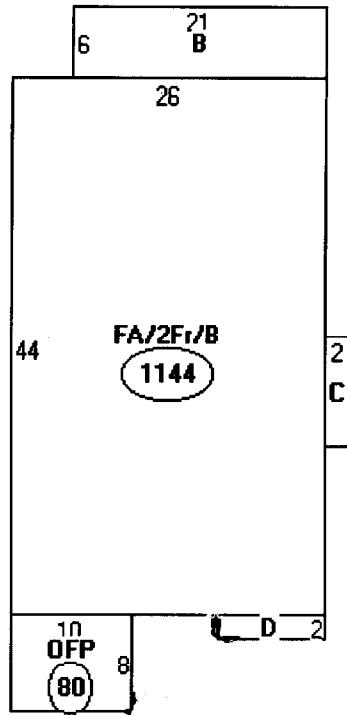
99 Leland Street

Street Side of House

Lincoln Junior High



Lincoln Junior High



Descriptor/Area

- A: FA/2Fr/B  
1144 sqft
- B: OP/OP  
126 sqft
- C: 2FBAY/B  
18 sqft
- D: 2FBAY/B  
18 sqft
- E: OFF  
80 sqft





DELETE 505-533

VACANT (D) DWELLING O OTHER

STORY HEIGHT 1.0 1.5 (2.0) 2.5 3.0

EXTERIOR WALLS 0 FRAME 2 BRICK 3 MAS. & FRAME 4 BLOCK 5 STUCCO 6 ALUM./VINYL 7 STONE 8 ASBESTOS 9 CONCRETE

STYLE 1 RAISED RANCH 2 SPLIT LEVEL 3 RANCH 4 CAPE 5 OLD STYLE 6 COLONIAL 7 CONDO 8 CONTEMP. 9 TOWNHSE/ROW 10 COTTAGE 11 BUNGALOW 12 DUPLEX 13 MANSION 14 GAMBREL 15 GARRISON 16 OTHER

AGE ERECTED 1 90s EST 1 REMODELED 19

LIVING ACCOMMODATIONS TOTAL ROOMS 10 FULL BATHS 2 HALF BATHS 0 ADON'L FIXT. 2 TOTAL 10 BED ROOMS 04 FAMILY ROOMS 0

NO. KITCHEN 1 YES 2 NO 511 NO. BATH 1 YES 2 NO REMODELED 2 NO

BASEMENT 1 NONE 2 CRAWL 3 PART 4 FULL

HEATING 1 NONE 2 (2) BASIC 3 CENTRAL AIR COND.

HEATING FUEL TYPE 1 NONE 2 GAS 3 ELEC 4 OIL 5 COAL 6 SOLAR

HEATING SYSTEM TYPE 1 NONE 2 WARM AIR 3 ELEC 4 HOT WATER 5 STEAM

ATTIC 1 NONE 2 UNFIN 3 PT FIN 4 FULL FIN 5 FULL FIN/WH

INTERIOR CONDITION 1 BETTER 2 (2) SAME 3 POORER

PHYSICAL CONDITION 1 EX 2 GO 3 AV 4 (4) FR 5 PR 6 VP 7 UN

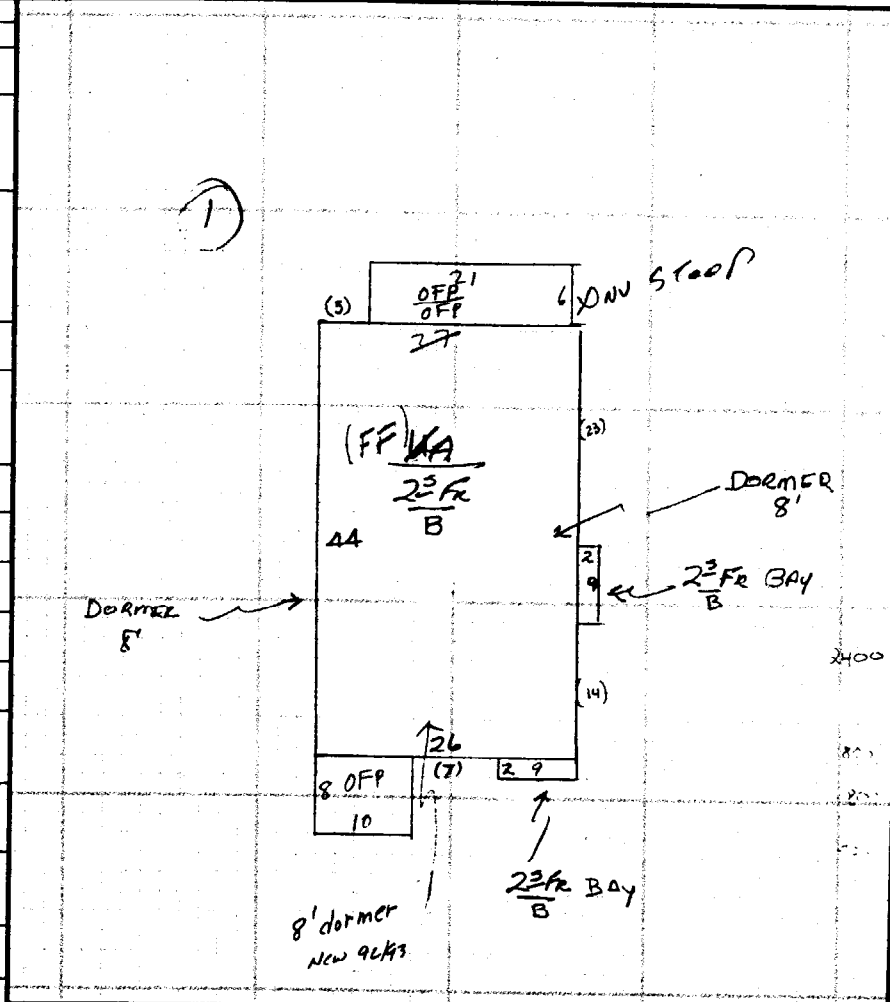
SFLA

CONDO LEVEL 518 CONDO TYPE 1 INTERIOR 2 CORNER

OTHER FEATURES 1 BRICK TRIM 2 STONE TRIM 3 REC ROOM 4 FIN. BSMT LIVING AREA 5 WB FP: STACKS OPENINGS 6 METAL FP: STACKS OPENINGS 7 WOOD COAL BURNING 8 BSMT GARAGE NO. OF CARS 9 UNFINISHED AREA (-) % 10 UNHEATED AREA (-) %

GROUND FLOOR AREA GRADE FACTOR AA A B (D) D E COST & DESIGN FACTOR FA 05% MC CDU EX VG GD AV (FR) PR VP UN

MARKET ADJUSTMENT



NOTES table with rows 471, 472, 473, 474.

BUILDING PERMIT RECORD table with columns: NUMBER, DATE, AMOUNT, DESCRIPTION. Rows 461-465.

ADDITIONS table with columns: ADD, CD, LWR, 1ST, 2ND, 3RD, AREA. Rows 601-608.

RESIDENTIAL POOLS ADDITION CODES table with columns: RC1-Carport, RP1-Plastic Liner, 10 1s Frame, 15 Frame Bay, 20 1s Mas, 25 Mas. Bay, 34 Stone Patio.

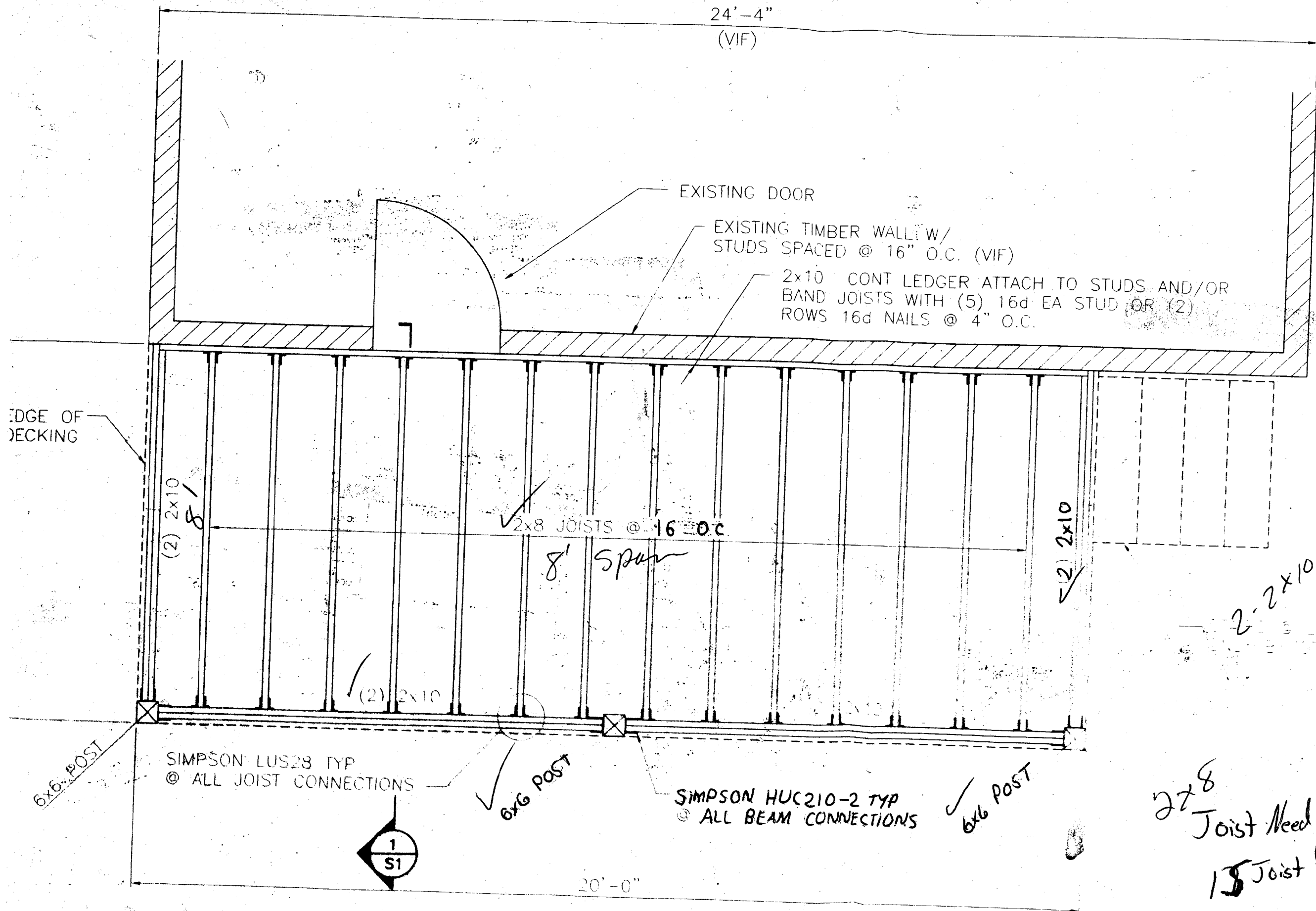
OTHER BUILDINGS & YARD IMPROVEMENTS table with columns: TYPE CODE, QTY, YR, SIZE, G, COND, RATE, BASE VALUE, MA, MOD CODES, TRUE VALUE. Rows 801-810.

DWELLING COMPUTATIONS table with columns: BASE PRICE, BASEMENT, HEATING, PLUMBING, ATTIC, ADDITIONS, OTHER FEATURES, SUB TOTAL, x GRADE FACTOR, x C & D FACTOR, = BASE VALUE, x MARKET ADJ., = TRUE VALUE.

799 DELETE 801-810 800 1 SEE DETAILED CARD 2 SEE DETAILED REPORT

TOTAL GROSS VALUE





2x2x10 - 9'-6" Max Span

2x8 Joist Need to 9' Long

15 Joist Per Deck

**TYPICAL DECK FRAMING PLAN-(3 LEVELS)**

NOTES: 1. ALL TIMBER FRAMING SHALL BE PRESSURE TREATED

GENERAL NOTES:

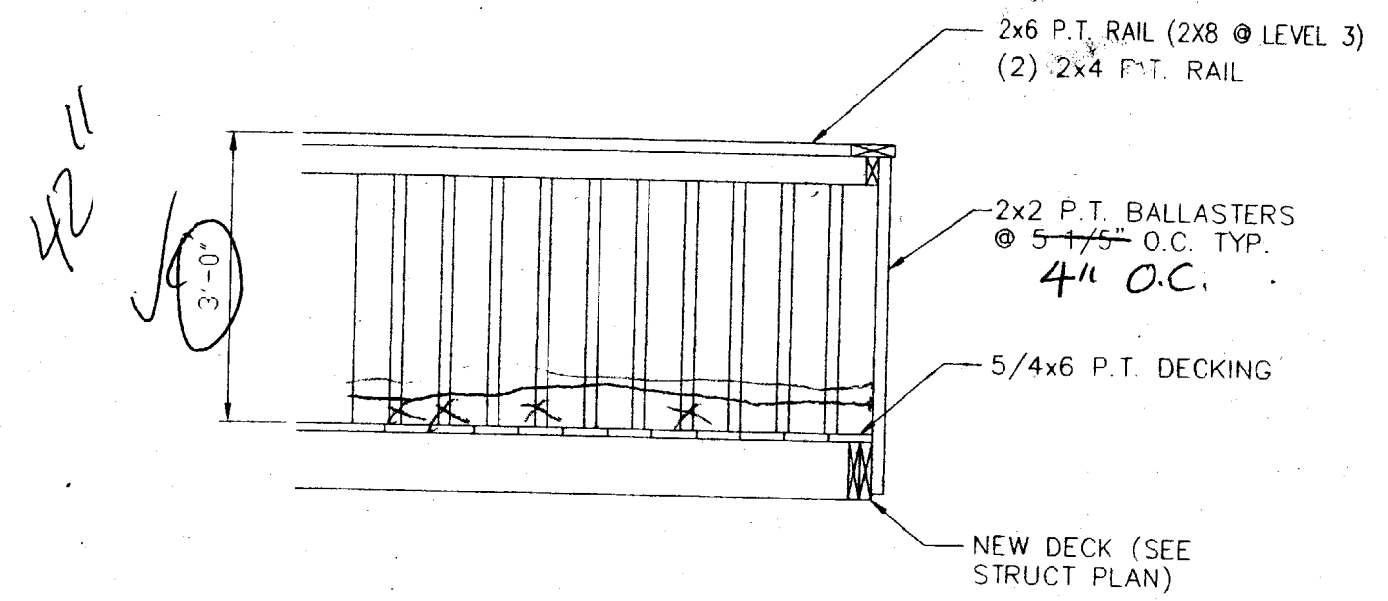
1. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work. Do not scale plans.
2. The structure is designed to be self supporting and stable after the Building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tiedowns. Such material shall remain the property of the contractor after completion of the project.
3. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
4. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: BOCA Basic Building Code (1996)
2. Design Live Loads:  
New Deck.....60PSF

TIMBER FRAMING:

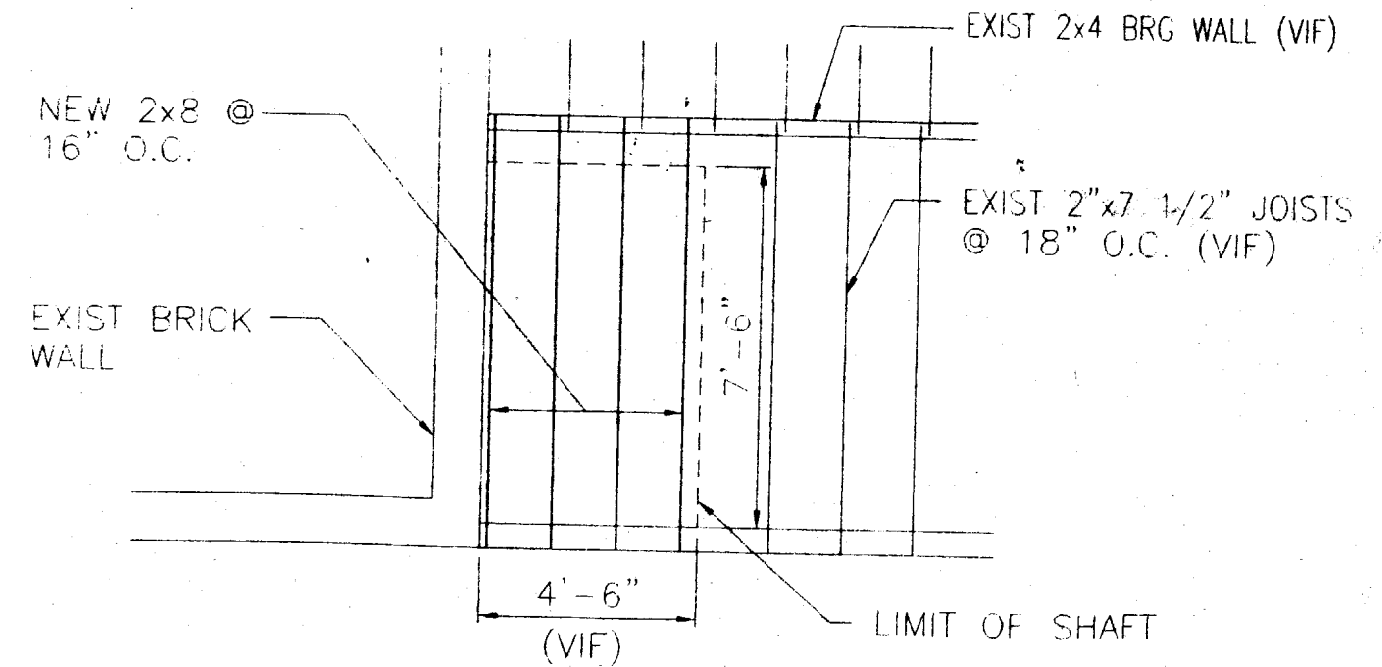
1. All timber framing shall be in accordance with the AITC Timber Construction Manual or the National Design Specification (NDS) -Latest editions.
2. Individual timber framing members shall be visually graded, minimum grade #2 Southern Yellow Pine
3. Pressure treated lumber shall be used where wood is in contact with ground or concrete. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C-18.
4. Standard metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
5. Nailing not specified shall conform with BOCA 1996



TYP. GUARD DETAIL

1/2" = 1'-0"

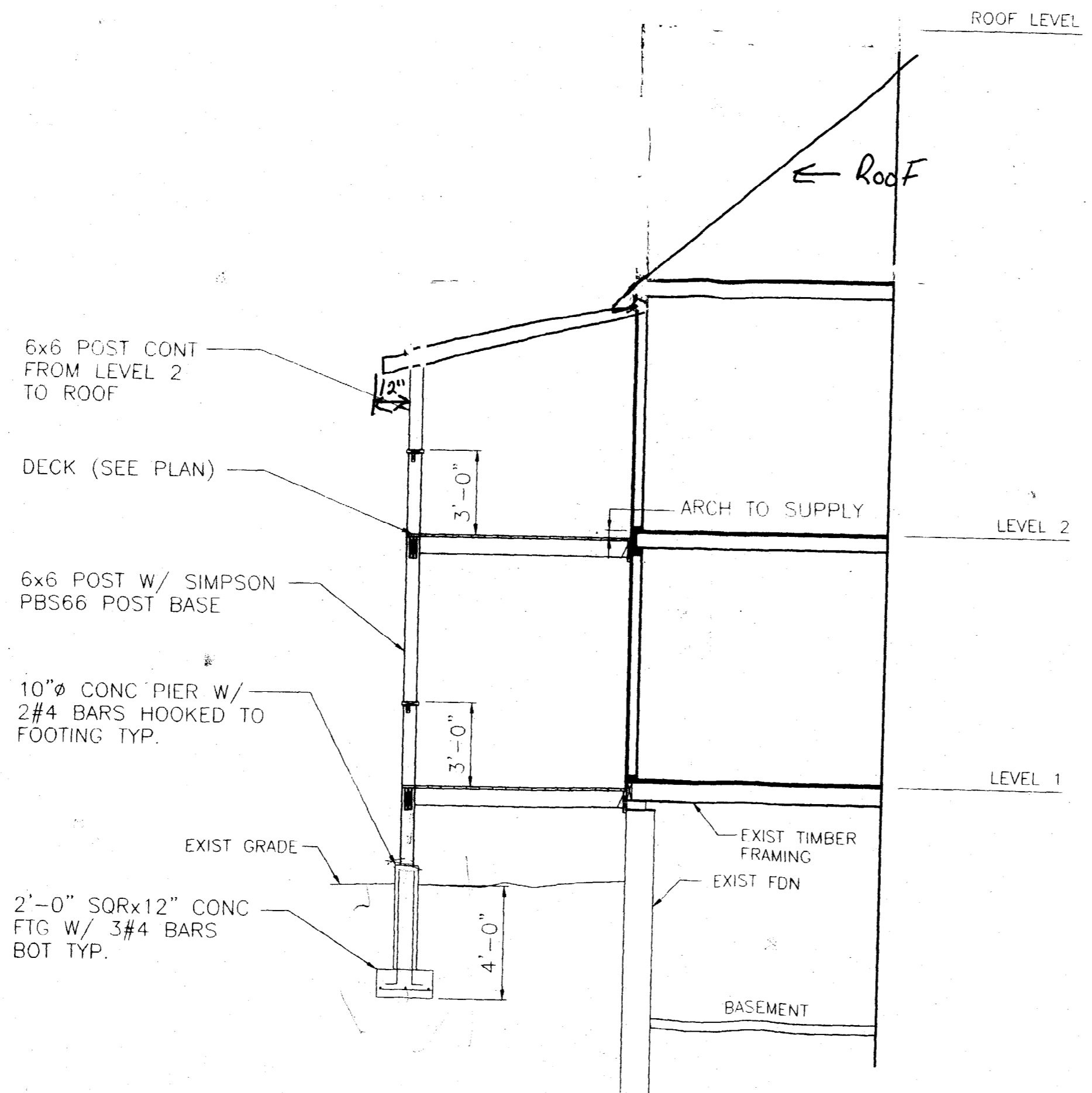
- NOTES. 1. IN ADDITION TO NAILING THE RAIL TO THE SUPPORTING 6x6 COL. ATTACH THE TOP RAIL TO THE 6x6 COL W/ SIMPSON LS50 REINFORCING ANGLE TYP.



SHAFT INFILL PLAN

1/4" = 1'-0"

- NOTES: 1. LEVEL (1) FRAMING DOES NOT REQUIRE REINFORCING. FRAMING OCCURS @ LEVELS 2 & 3.



6x6 POST CONT  
FROM LEVEL 2  
TO ROOF

DECK (SEE PLAN)

6x6 POST W/ SIMPSON  
PBS66 POST BASE

10"Ø CONC PIER W/  
2#4 BARS HOOKED TO  
FOOTING TYP.

EXIST GRADE

2'-0" SQRx12" CONC  
FTG W/ 3#4 BARS  
BOT TYP.

← Roof

ROOF LEVEL

ARCH TO SUPPLY

LEVEL 2

LEVEL 1

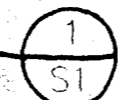
EXIST TIMBER  
FRAMING

EXIST FDN

BASEMENT

SECTION

1/4" = 1'-0"



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