

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 070637

Please Read
Application And
Notes, If Any,
Attached

This is to certify that BROCHU JANET A
has permission to new 12' x 24' Deck
AT 27 FLORENCE ST Call 136 C001001

provided that the person or persons who perform or supervise the work in 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 permission proceeds before this building or part thereof is started or service closed-in. 4
YOUR NOTIFICATION 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

Expired

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: 07-0637	Issue Date:	CBL: 136 C001001
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Location of Construction: 27 FLORENCE ST	Owner Name: BROCHU JANET A	Owner Address: 27 FLORENCE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone: R-5

Past Use: Duplex	Proposed Use: Duplex - new 12' x 24' Deck	Permit Fee: \$80.00	Cost of Work: \$5,500.00	CEO District: 4
<p style="font-size: 2em; opacity: 0.5; transform: rotate(-15deg); position: absolute; top: 50px; left: 50px;">Withdrawn</p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 56 IRC-2003	
		Signature:	Signature:	

Proposed Project Description: new 12' x 24' Deck	<p style="font-size: 2em; opacity: 0.5; transform: rotate(-15deg); position: absolute; top: 50px; left: 50px;">Withdrawn</p>	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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Permit Taken By: Idobson	Date Applied For: 06/01/2007	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <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: _____	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: _____	Historic Preservation <input 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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Expired

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

Applicant: Janet Brochu

Date: 6/22/07

Address: 27 Florence

C-B-L: 136-C-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5

Interior or corner lot - 12' x 24' Deck 288[#]

Proposed Use/Work - Duplex

Sevage Disposal -

Lot Street Frontage - 50' x 145' 7236[#]

Front Yard - 20'

Rear Yard - 20'

Side Yard - 1 - 8'

Projections - 2 - 12'

2 1/2 - 14'

Width of Lot -

Height -

Lot Area - 7236

Lot Coverage/ Impervious Surface - 40% = 2894 Allow.

1708 + 288 = 1996 O.K.

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

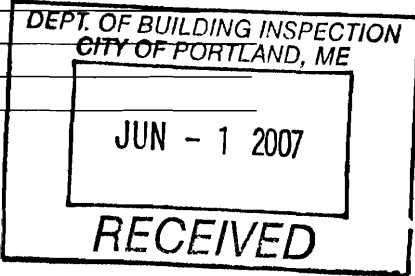
Shoreland Zoning/ Stream Protection -

Flood Plains -



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>27 Florence St, Portland</u>		
Total Square Footage of Proposed Structure <u>12x24 Feet</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>136 C 1</u>	Owner: <u>Janet A. Brochu</u>	Telephone: <u>653-7240</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Janet Brochu 27 Florence St Portland, ME 04103</u>	Cost Of Work: \$ <u>5500</u> Fee: \$ <u>80.⁰⁰</u> C of O Fee: \$ <u>N/A</u>
Current legal use (i.e. single family) <u>2 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: <u>12 x 24 deck</u>		
Contractor's name, address & telephone: <u>Steve Brochu, 106 Gagne St, Lewiston, ME 04240 576-0576</u>		
Who should we contact when the permit is ready: <u>Steve Brochu</u> Mailing address: _____ Phone: 576-0576 <u>576-0576</u> <u>106 Gagne St Lewiston, ME 04240</u>		

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

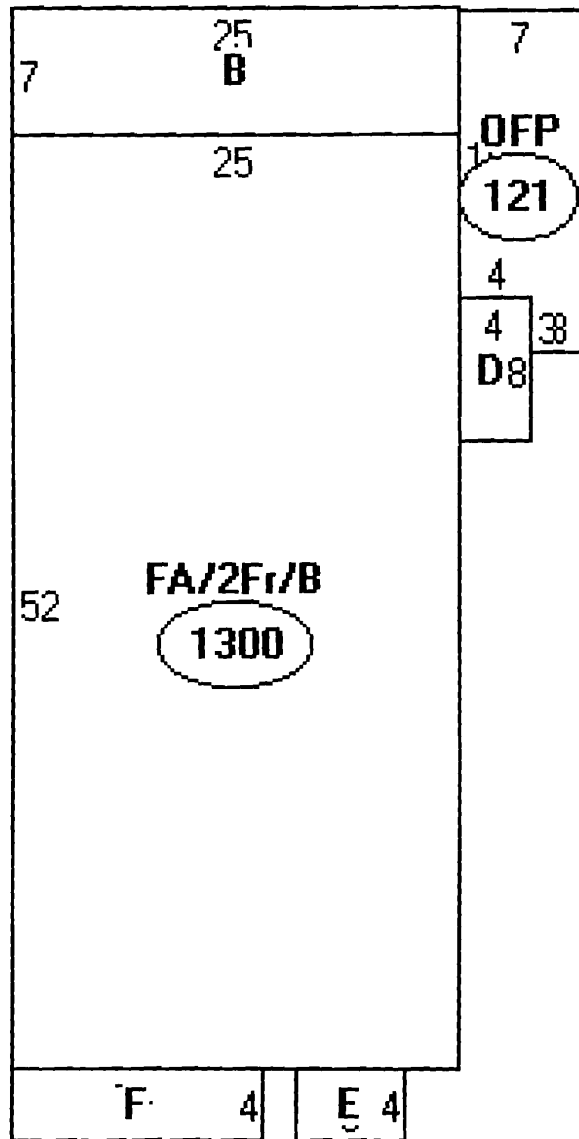
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 of applicant: <u>[Signature]</u>	Date: <u>6/1/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.





Descriptor/

- A: FA/2Fr/B
1300 sqft
- B: 2Fr/B
175 sqft
- C: OFF
121 sqft
- D: FA/2sFBAY
32 sqft
- E: 2FBAY/B
24 sqft
- F: OFF
56 sqft

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	136 C001001
Location	27 FLORENCE ST
Land Use	TWO FAMILY
Owner Address	BROCHU JANET A 27 FLORENCE ST PORTLAND ME 04103
Book/Page	17661/207
Legal	136-C-1 FLORENCE ST 27-29 CLINTON ST 59-67 7236 SF

*R-5 2002
corner Lot.*

Current Assessed Valuation

Land	Building	Total
\$88,800	\$253,400	\$342,200

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 3400	Total Acres 0.166	
Bedrooms 5	Full Baths 3	Half Baths 1	Total Rooms 15	Attic Part Finsh	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1930	Size 18X20	Grade C	Condition G
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Sales Information

Date 05/23/2002	Type LAND + BLDING	Price \$275,000	Book/Page 17662-207
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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!

Brochu Builders
 106 Gagne St.
 Lewiston, ME 04240

Estimate

Estimate valid for 15 days

 DATE 6/6/2007
 ESTIMATE NO. 1

NAME / ADDRESS
 Janet Brochu
 27 Florance St.
 Portland, ME 04110

PROJEC I
 Deck & Fense

DESCRIPTION	TOTAL
2 a. 4' Tapered Concrete Post	0.00T
2 b. 4' deep	
2 c. 6"x6" GALVANIZED Post to Beam Bracket	0.00T
2 d. See Drawing	
3 a. 6"x6" Pressure Treated	0.00T
3 b. 2x12x12 Pressure Treated	0.00T
3 c. 5 1/16"x5 1/8" Yellow Zinc Structural Screws 16 O.C.	0.00T
3 d. 2x8x16 Pressure Treated Threc ply to make up Beam 4 1/2"x8"x24'	0.00T
3 e. 2x10x12 Pressure Treated 16 O.C. Span 9' 6" with 2' 6" cantilever	0.00T
3 f. 2x4x16 Pressure Treated Ledger Nailed to 2x12 ledger on house	0.00T
4 a. 72" High privacy fence custom built with 6"x6" P/T post 6'x6' panels built with 1"x4" P/T and 2"x4" P/T cross members	0.00
4 b. No balusters (all fence with no spacing)	
4 c. No hand rails (fence 72" high)	
5 a. Tread depth 10 3/4"	
5 b. Riser high 7 1/2"	
5 c. Nosing on tread 3/4"	
5 d. Width of stairs 36"	
Maine Sales Tax	0.00

TOTAL 5500.00
\$0.00

TERMS 10% Deposite, 40% Start Date, 20% Half Complete, 20% when threc quarter complete and Ballance due upon Completion and Exceptance.

Brochu Builders will furnish all necessary labor, equipment, supervision, and insurance's required to complete the above scope of work in accordance with plans and specifications received, for the stated total above.

BROCHU BUILDERS IS NOT RESPONSIBLE FOR Any permits and or inspections required to complete project. Anything outside the scope of this estimate. Any changes will be with a change order, excepted and signed.
 Ballances more than 30 days past due will be at a rate of 10% APR Purchaser also agrees to rcimberse all collection/attorney fees.

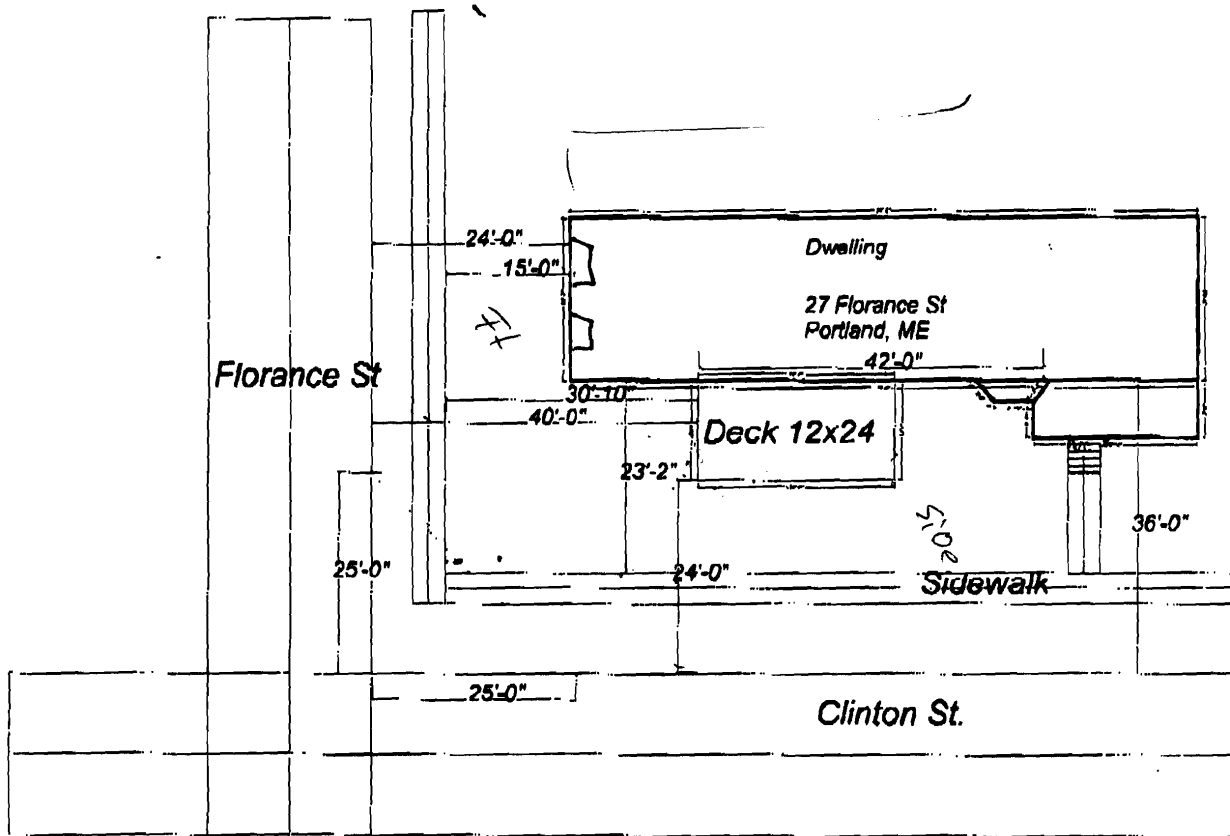
Phone #	Fax #	E-mail
1-207-576-0576	1-207-782-5237	BrochuBuilders@Adelphia.net

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. **A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.**
2. **Type of foundation system**
 - a. Diameter of concrete filled tube or pre cast concrete pier size
 - b. depth below grade (minimum 4'-0" below grade)
 - c. anchorage of column to footing
 - d. spacing and location of tubes/piers
3. **Framing Members**
 - a. Columns – wood size and location (members supporting framing of floor system)
 - b. Ledger size attached to building
 - c. Fastener size and spacing attaching ledger
 - d. Girder Size and spans carrying floor system
 - e. Joist size, span, and spacing
 - f. Joist hangers or ledger
4. **Guardrails & Handrail Details**
 - a. Guardrail height
 - b. Baluster spacing
 - c. Handrail height
5. **Stair Details**
 - a. Tread depth (measured nosing to nosing)
 - b. Riser height
 - c. Nosing on tread
 - d. Width of stairs



12 x 24 Deck

Deck 30" above grade with 72" high privacy fence. To top of fence 102" above grade.

Handwritten calculation:

$$\begin{array}{r} 23 - 2 \\ 12 - 2 \\ \hline 11 - 2 \end{array}$$

COVER PAGE

Date: 06/04/2007 10:10

NO. OF PAGE: 4 (include this page)

To: Name: Chris Hanson
 Department: Code Office
 Company: City of Portland

From: Name: Steve Brochu

 TEL & FAX: (TEL) 207-576-0576
 (FAX) 207-782-5237

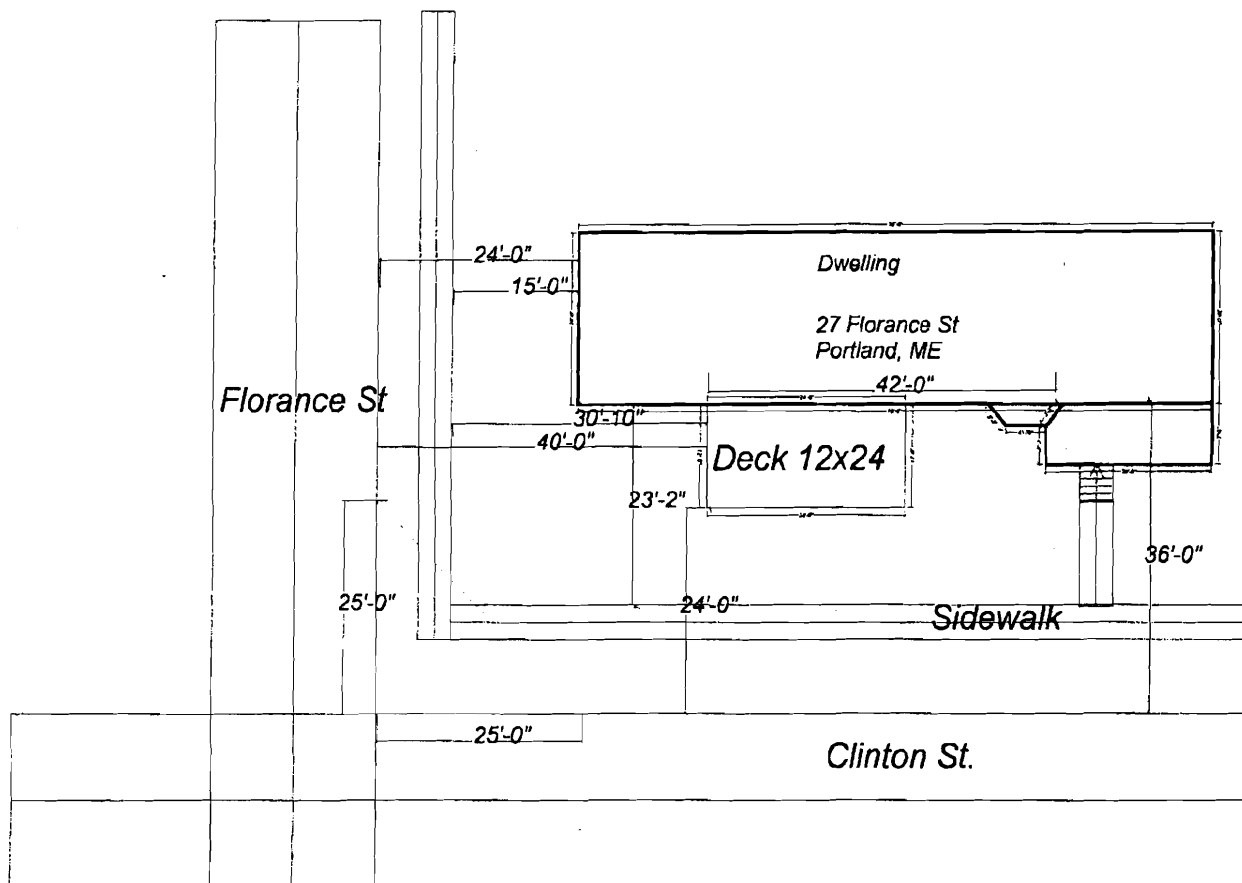
 E-Mail: BROCHUBUILDERS@ADELPHIA.NET

 Company: Brochu Builders

 Address: 106 Gagne St. Lewiston ME 04240

Comment:

Job Application
Janet Brochu
27 Florence Protland



12 x 24 Deck

Deck 30" above grade with 72" high privacy fence. To top of fence 102" above grade.

FAX 874 2716 ATT. CARLIS

Brochu Builders
106 Gagne St.
Lewiston, ME 04240

Estimate

8949 NAME / ADDRESS HANSON

Janet Brochu
27 Florance St.
Portland, ME 04110

Estimate valid for 15 days

DATE 6/6/2007

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PROJECT
Deck & Fense

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TOTAL	\$0.00

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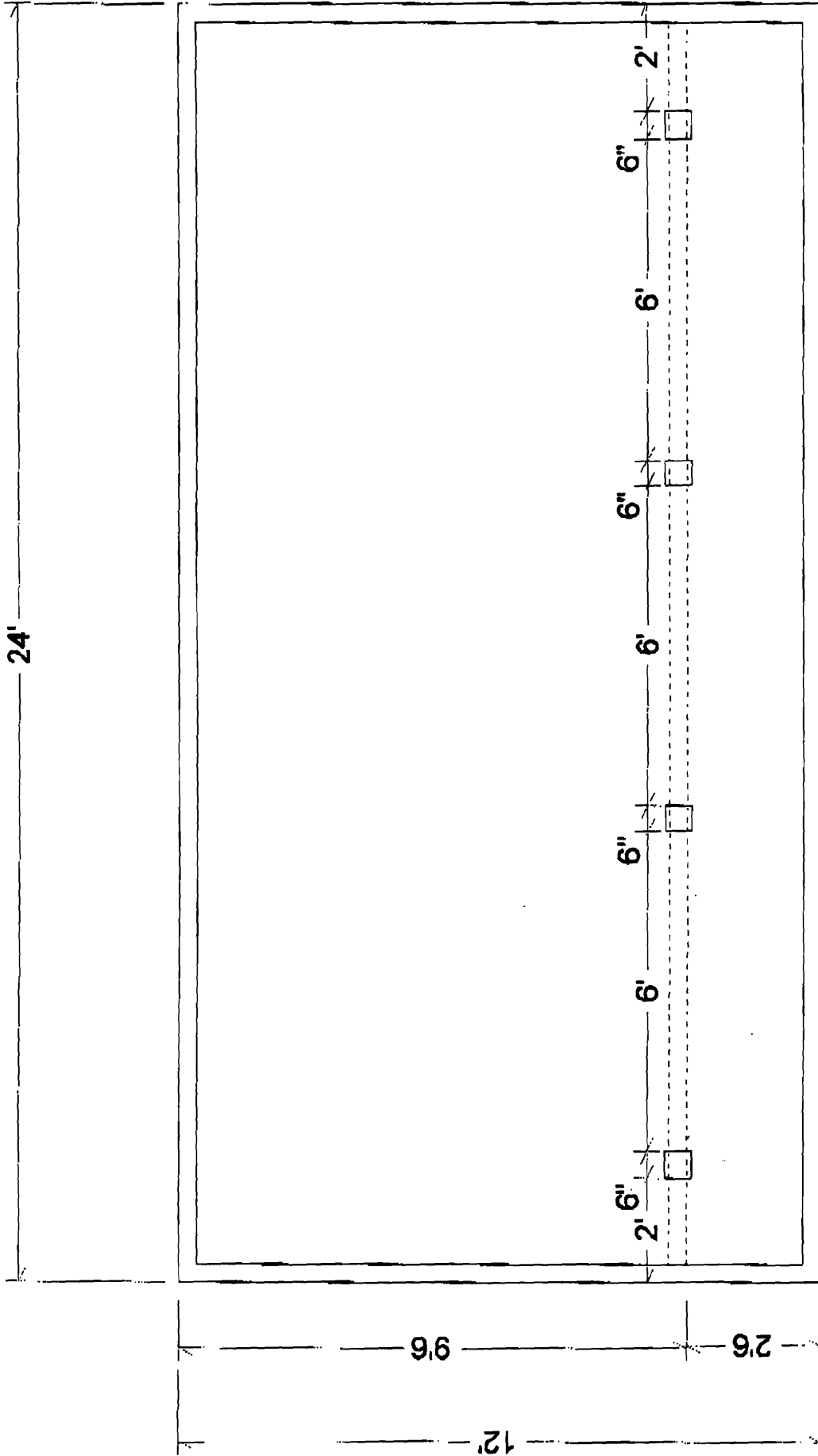
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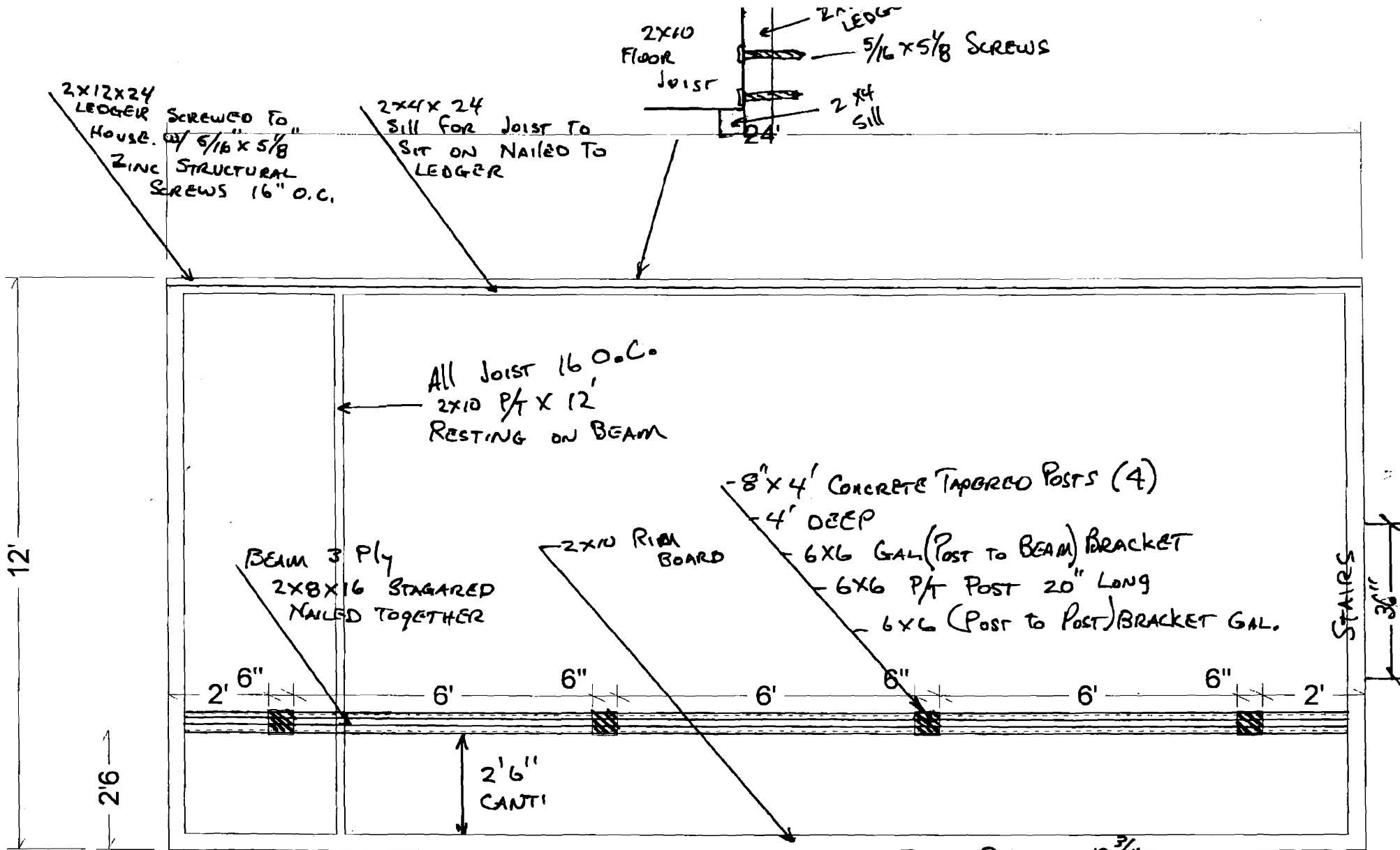
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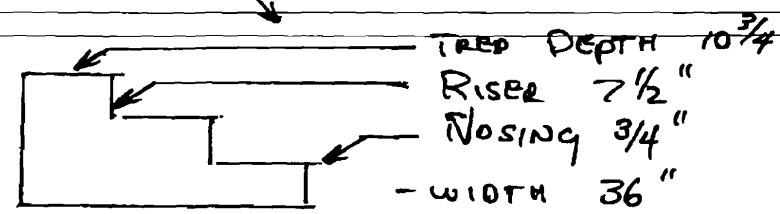
Phone #	Fax #	E-mail
1-207-576-0576	1-207-782-5237	BrochuBuilders@Adelphia.net

Post + Beam Layout



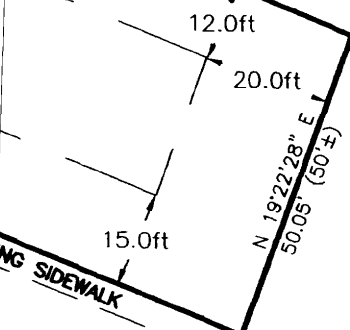


- DECK TO GRADE 30"
- PERIMETER OF DECK
 - 72" PRIVACY FENCE
 - GATE 72" TO STEPS



ALKER
171

1.00'



N/F
DIANE M. LINCOLN
14530/22

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) CITY OF PORTLAND, MAINE, ASSESSORS PLAN, NO. 136 BLOCK C LOT 1,
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. ZONING: R-5 RESIDENTIAL
 SETBACKS: FRONT - 20 FT
 REAR - 20 FT
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT
 ON SIDE STREET: 15 FT
 MINIMUM LOT SIZE: 6,000 SQ FT
 MINIMUM LOT FRONTAGE: 50 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE: 40%
7. NOTE: THIS IS NOT A STANDARD BOUNDARY SURVEY.

LEGEND

- IPF ○ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Utility Pole
- Abutter Line
- ===== Property Line
- Street Line
- 12345/99 Deed Book/Page of Local Registry
- Edge of Traveled Way
- Setback Line
- 3' Offset Line

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS SET

DATE: JUNE 21, 2007

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.



MINOR SITI
 PROPOSED NE
 27 FLORENCE STREET,
 FOR:
 JANET A. B

DRAWN BY: PJM	DATE OF SURVEY: 06/15/2007
CHECKED BY: RTG	JOB NUMBER: 2007064
SCALE: 1"=30'	SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346

DRAWER: 2007 NO: 084