



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that ST PETER LYNNE M

Located At 19 LAWRENCE AVE

Job ID: 2011-10-2469-ALTR

CBL: 172- H-006-001

has permission to Build 8' x 13' platform

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

OK to close + SCOW
NLB

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 Inspections 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.**

REQUIRED INSPECTIONS:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2469-ALTR

Located At: 19 LAWRENCE AVE

CBL: 172- H-006-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A guardrail is required is the standing surface is above 30" above grade. The guard must be a minimum of 36" with balusters spaced less than 4"oc.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2469-ALTR	Date Applied: 10/13/2011	CBL: 172- H-006-001	
Location of Construction: 19 LAWRENCE AVE	Owner Name: LYNNE M ST PETER	Owner Address: 19 LAWRENCE AVE PORTLAND, ME 04103	Phone: 207-871-1860
Business Name:	Contractor Name: Denise Brown	Contractor Address: 178 Stanford St., South Portland, ME 04106	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG – Building-addition	Zone: R-3
Past Use: Single family	Proposed Use: Same – single family – build 8' x 13' platform off back for hot tub.	Cost of Work: 2000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: R-3 Type: SB
		Signature: 	Signature: 
Proposed Project Description: 8' x 13' platform to support hot top		Pedestrian Activities District (P.A.D.)	

Permit Taken By:

Zoning Approval

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

☐ Maj ☐ Min ☐ MM

Date: OK w/ condition
 10/25/11 ARN

Zoning Appeal

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: ARN

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 appication 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

R-3

By Mail

2011 10 24 69

ext 10/14/11



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>19 Lawrence Avenue, Portland, ME</u>			
Total Square Footage of Proposed Structure/Area <u>104</u>		Square Footage of Lot <u>5850</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>172 H0006001</u>		Applicant: (must be owner, lessee or buyer) Name <u>Lynne St. Peter</u> Address <u>19 Lawrence Ave</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: Home <u>871-1860</u> Work M-F Day <u>207-575-5213</u>	
Lessee/DBA <u>—</u>		Owner: (if different from applicant) Name <u>S. P. Mc</u> Address: City, State & Zip: <u>"</u>	Cost of Work: <u>\$1200.00</u> C of O Fee: <u>\$</u> Historic Review: <u>\$</u> Planning Amin.: <u>\$</u> Total Fee: <u>\$1200.00</u>
<p>RECEIVED OCT 13 2011 Dept. of Building Inspections City of Portland, Maine</p>			
<p>Current legal use (i.e. single family) <u>Maine Family</u> Number of Residential Units <u>1</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>Attach 8x13 platform to back of house to support Hot Tub (6'4" x 7')</u></p>			
<p>Contractor's name: <u>Dennis Brown DBA Sunrise Landscape</u> Email: _____ Address: <u>178 Stanford St</u> City, State & Zip: <u>S.P. Me 04106</u> Telephone: <u>871-1860</u> Who should we contact when the permit is ready: <u>Lynne St. Peter</u> Telephone: <u>575-5213</u> Mailing address: <u>19 Lawrence Ave Portland, ME 04103</u></p>			

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.

and 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:

10/11/11

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

19 Lawrence Avenue

lot is approx. 50 X ~~100~~ ¹¹⁷

Street.

R-3

lot size 5850 sq ft

front setback - N/A

rear " - 25' min - 30' max

side - 15' max - 8' min - 13' on 1st side
- 28' on right

lot coverage - 35% = 2047.5 sq ft

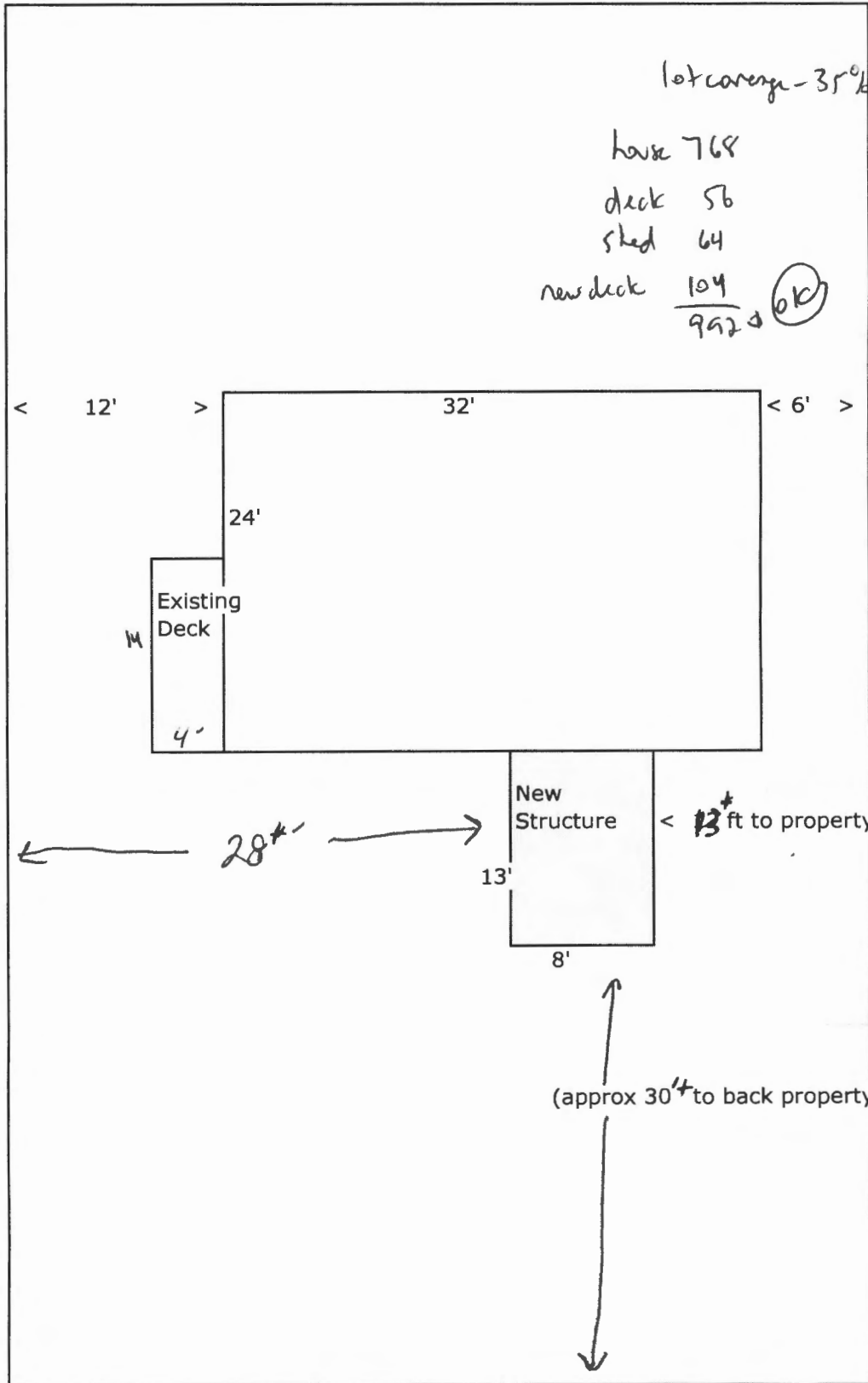
house 768

deck 56

shed 64

new deck $\frac{104}{992}$ (OK)

approx ~~100~~ ¹¹⁷'



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 8 inch
- b. depth below grade (minimum 4'-0" below grade) 4 ft
- c. anchorage of column to footing galvanized anchors
- d. spacing of tubes Or 8 ft apart
- e. pre cast concrete pier size
- f. depth below grade (minimum 4'-0")
- g. anchorage of column to footing
- h. spacing of tubes

3. Columns (members supporting framing of floor system)

- a. wood size and type 4x4 pressure treated
- b. anchorage of column to footing galvanized anchors

4. Framing Members

- a. Ledger size attached to building 2x8x8
- b. Lag Bolt size and spacing on ledger 4 inch lag bolts / 16 inches OC
- c. Location of all flashing Between house and Deck
- d. Girder Size and spans carrying floor system grnd sz is 8x13 / 16 inches OC
- e. Joist size, span, and spacing Joist sz 2x8x8 - span 8ft / 16 inches OC
- f. Joist hangers or ledger Joist hanger
- g. Decking size 5/4 x 8

5. Guardrails & Handrail Details

- a. Guardrail height
- b. Baluster spacing
- c. Handrail height

N/A

6. Stair Details

- a. Tread depth (measured nosing to nosing)
- b. Riser height
- c. Nosing on tread
- d. Width of stairs

N/A