

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>PERMIT ISSUED</b>	
Permit No: 02-0409	Issue Date: APR 30 2002
CBL: 183A A004001	

Location of Construction: 59 Phipps Rd	Owner Name: Mckew Marshall T &	Owner Address: 59 Phipps Rd	Phone: 207-774-6535
Business Name:	Contractor Name: Piacentini, James	Contractor Address: 9 Grafton Street Portland	Phone: 2077492400
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: single family	Proposed Use: single family, replace existing 12' x 16' deck w/ stairs	Permit Fee: \$37.00	Cost of Work: \$2,000.00	CEO District: 3
Proposed Project Description: replace 12' x 16' deck with stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>BOLA 1999</i>	
		Signature:	Signature:	
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: jodinea	Date Applied For: 04/25/2002	<b>Zoning Approval</b>		
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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..	<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>4/29/02</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: <i>4/29/02</i>
	<i>OK</i>		

**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

5/1/02 checked sketches - OK Jim M.

# 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.

*JRM* ✓          **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.

Existing tubes **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

*JRM* ✓ ~~Plumbing/Electrical~~ **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

*JRM* ✓          **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**

Stephen J. Marchese for Tom Piacentini  
Signature of applicant/designee

4/30/02  
Date

Kevin W. Cannon  
Signature of Inspections Official

4/30/02  
Date

CBL: 193A A004 Building Permit #: 02 0409

02-0409

# 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>59 Phipps Rd.</u>		
Total Square Footage of Proposed Structure <u>Deck 192</u>	Square Footage of Lot <u>13,082</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>183AA</u> Block# <u>004</u> Lot# <u>001</u>	Owner: <u>Marshall T + Jeanne M. McKew</u>	Telephone: <u>774-6535</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>James Placentini</u>	Cost Of Work: \$ <u>2000</u> Fee: \$ <u>37.00</u>
Current use: <u>single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>replacement of existing deck</u>		
Project description: <u>open deck 12' x 16' Replace</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>James Placentini 749-2400</u>		
Mailing address: <u>9 Swanton St. Port 04103</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>749-2400</u>		

To Tammy

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: <u>James Placentini</u>	Date: <u>4/25/02</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 4th floor of City Hall

THIS IS NOT A BOUNDARY SURVEY

No. 200222



Deck Location  
Lot-13  
Phipps Road  
Portland, Maine  
made for  
James Piacentini

*Rear - 25'  
Side - 8'*

Lot-14

Lot-13

Lot-12

ipf

L = 65.00'

ipf

Mon. □

Mon. □

Phipps Road

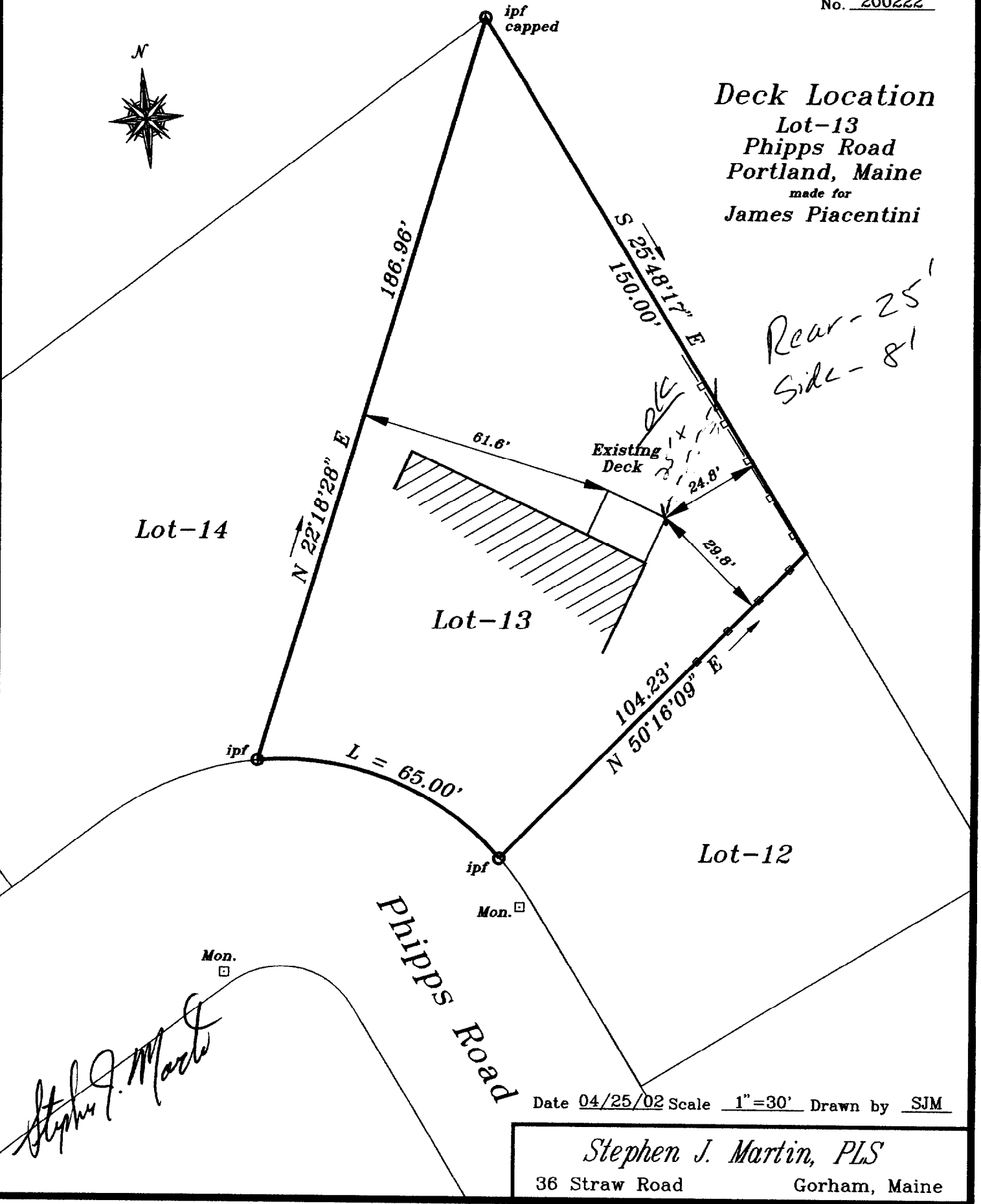
Date 04/25/02 Scale 1"=30' Drawn by SJM

*Stephen J. Martin, PLS*

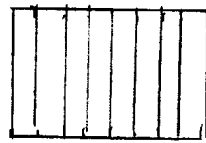
36 Straw Road

Gorham, Maine

*Stephen J. Martin*



59 Phipps Rd  
(deck rebuild)



rail detail 36" high with 2"x2" balusters  
4" o.c.

bolted to frame

4x4 post

sona tubes

stairs

7/8 max rise

10" min tread with 3/4 nosing

2x8x12

5/8x4 decking

11 9, 9 30

EXISTING  
2x2x10" beam

existing deck  
to be replaced  
in same  
footprint

18 FT  
2x8 (12)

existing house  
lags in  
each bay

2x8 joist  
hangers

2x8 ledger  
lagged to house  
sill

