

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PATRICIA J& MULLEN

Located At 62 STEVENS

Job ID: 2011-05-1159-ALTR

CBL: 194 - - C - 005 - 001 - - - -

has permission to replace side porch

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



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: 2011-05-1159-ALTR

Located At: 62 STEVENS

CBL: 194 - - C - 005 - 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.
3. The existing porch is nonconforming as to lot coverage & side setback. The proposed change does not increase the lot coverage and the side setback remains the same.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Guard rails must be 36" high.
3. Footing depth is required to be 48" below grade.
4. Open risers are not permitted on stairs.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1159-ALTR	Date Applied: 5/19/2011	CBL: 194 - - C - 005 - 001 - - - -	
Location of Construction: 62 STEVENS AVE	Owner Name: PATRICIA J MULLEN & MARCO DELUTY	Owner Address: 62 STEVENS AVE PORTLAND, ME 04102	Phone: 207-318-3381
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG- building	Zone: R-3
Past Use: Single Family	Proposed Use: Single family – replace side porch removing one set of stairs – same width & same square footage	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: 123 Use Group: Type: 5B
Proposed Project Description: 62 Stevens Ave. – replace existing side porch – same square footage & width.		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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 05/27/11 ASB	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 checked="" type="checkbox"/> Not in Dist 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: ASB	

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	PHON

Zoning Conditions

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.
3. The existing porch is nonconforming as to lot coverage & side setback. The proposed change does not increase the lot coverage and the side setback remains the same.



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: 62 STEVENS AVE, PORTLAND ME 04102		
Total Square Footage of Proposed Structure/Area 5750 SF	Square Footage of Lot 1500 SF	Number of Stories 1.5
Tax Assessor's Chart, Block & Lot Chart# 194 Block# C Lot# 318 005	Applicant *must be owner, Lessee or Buyer* Name MARCO DELUTY Address 62 STEVENS AVE City, State & Zip PORTLAND ME 04102	Telephone: 207-318-3381
Lessee/DBA (If Applicable) RECEIVED MAY 19 2011	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 1800.00 C of O Fee: \$ Total Fee: \$ 40.00
Dept. of Building Inspections City of Portland, Maine Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units 1 If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? NO If yes, please name Project description: REPLACE SIDE PORCH AND 36 57 SF (NEW) MOVE CEMENT STAIRS. ALSO, ABSORB EXISTING 2ND STAIR INTO SQ. FOOTAGE OF PORCH		
Contractor's name: N/A Address: City, State & Zip Telephone: Who should we contact when the permit is ready: Telephone: Mailing address:		

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: **Marco Deluty**

Date: **5/19/2011**

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

194 C003
74

14

18

194 C002

72

194 C036

58-74
57-73

188 A 009
44

4

}4 C045

194 C044

194 C004

194 C019

194 C020

194 C021

194 C005 62

194 C018

17

15

11

23

2-28
1-27

RUDMAN RD

194 C006 54

10

194 C017

16

194 C016

194 C015

194 C007

44

194 C008

194 C010

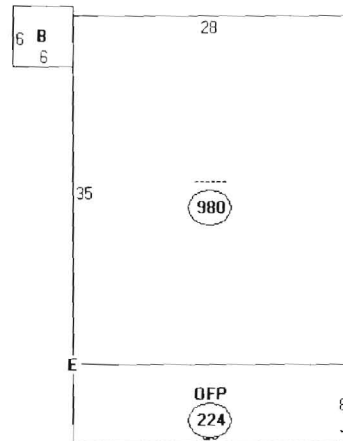
42 194 C009

194 C011

194 C012

TWIN
S LN

0-0
0-0



Descriptor/Area	
A	980 sqft
B	OFF
	36 sqft
C	OFF
	224 sqft
D	RG1
	572 sqft
E	RG1
	48 sqft



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

May 19 2011

Received from Marco Delute

Location of Work 62 Stevens Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 40.00

Building (IL) ☒ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 194 C005

Check #: Cash Total Collected \$ 40.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Selected: Nothing



Planks Off

Camera Up

Camera Down

Zoom In

Zoom Out

Left click and drag to rotate the deck.
Right click to select a wood component.

This tool uses the [JPCT](#) library.

Applet applet.JPCTApplet started

CURRENT
VIEW.

37'
TO PROPERTY LINE

22 X 26
GARAGE

Walkway

Assuming a total of 75 sq ft
(Porch + Stair 1 + Stair 2)

REMOVE + ABSORB INTO REPLACEMENT
PORCH

19'
TO STREET
(PROPERTY LINE UNKNOWN)

PORCH
74' long
69' wide
(~36 sq ft)

STAIR 1
56' long
46' wide
(~19 sq ft)

STAIR 2
80' long
36' wide
(~21 sq ft)

CEMENT STAIR
- MOVE TO OPPOSITE
SIDE OF PORCH.

43 x 28
HOUSE

49'
TO PROPERTY LINE

existing porch. $74 \times 69 = 35.46$

steps. $56 \times 46 = 18.67$

steps. $80 \times 36 = 21.11$
56.57

RUDMAN ROAD (100' FRONTAGE)

STEVENS AVE (50' FRONTAGE)

Proposed

36'
TO PROPERTY LINE

22 X 26
GARAGE

Walkway

STAIR 1
4' x 7'
48" high
(~19 sq ft)

19'
TO STREET
(PROPERTY LINE UNKNOWN)

PORCH
69" wide
117" long
(~56 sq ft)

Footprint Comparison

Existing Porch + Stair 1 + Stair 2 = 75 sq ft

New Porch + Stair 1 = 75 sq ft

43 X 28
HOUSE

50.25'
TO PROPERTY LINE

RUDMAN ROAD (100' FRONTAGE)

R-3

Lot size 5000 ±

front yard - 25' min - 50.25' given

rear yard - 25' - N/A - in between back 1 garage

side - 20' on side street - ~~19' min~~ < 19' - existing.

lot coverage - 35% = 1750.

1204 house
572 garage

* Footprint remains
same as existing
setback same

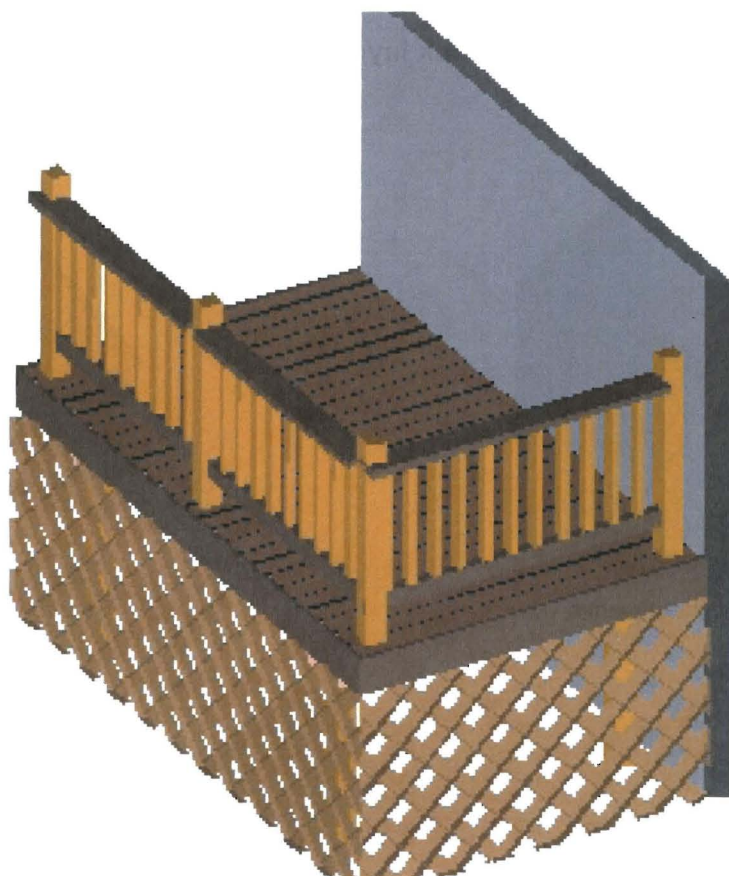
(over)
1850.62

porch
sub porch
18.67 steps

STEVENS AVE (50' FRONTAGE)



Design and Plan Your Deck



Lowe's Deck Design For

Bob

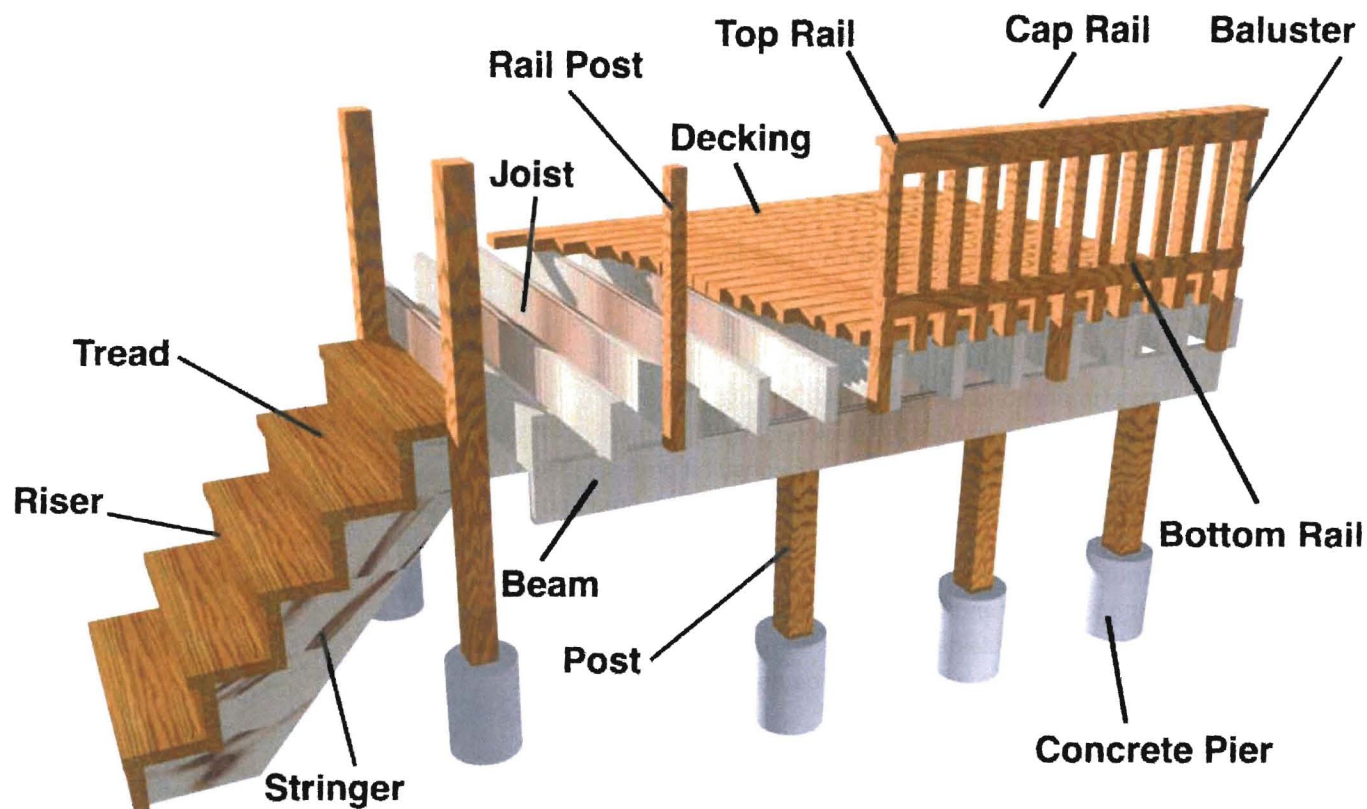
Print this document and take it to your local Lowe's.
One of our associates will help you find the materials you need.



Design and Plan Your Deck



Deck Part Identification



Baluster	The vertical pieces of a railing spaced at regular intervals between posts.
Beam	A horizontal framing piece, which rests on posts and supports joists.
Decking	The boards used to make the walking surface of the deck
Joist	A horizontal frame piece that supports the decking and spreads the weight over the beams
Ledger	A horizontal strip that connects the deck to the house.
Concrete Pier	A vertical piece of concrete, used as a footing to support a post.
Post	A vertical framing piece, used to support a beam or a joist.
Riser	The board attached to the vertical cut surface of a stair stringer.
Stringer	The diagonal board used to support treads and risers on a stairway.
Tread	The horizontal surface of a stair, perpendicular to the riser.
Bottom Rail	The lower horizontal piece that connects rail posts
Top Rail	The upper horizontal piece that connects rail posts
Cap Rail	The top horizontal trim on railing.
Rail Post	The vertical posts connected to the deck framing, to which railing is secured.



Installation Checklist

Post bracing

Brace posts as dictated by local codes.

Attach beams to posts

Determine the desired deck floor height on the posts.

Determine height for securing the top of the beam to the post.

Attach joists

Joists are attached to ledger board with joist hangers or by toenailing.

Determine where blocking will go and snap a chalk line, but make sure to stagger pieces for ease of nailing.

Lay decking

Attach boards "bark side up" to minimize cupping and warping.

The deck boards can be trimmed after they are installed.

Railings

Railings must be firmly attached to the framing members of the deck.

Check for local code restrictions on railings.

Stairs

Check local codes on stair restrictions.

Measure the rise and run of the stairs.

Multi-level decks

When planning a multi-level deck, for aesthetics make one deck larger than the other.



Design and Plan Your Deck



Below are the Specifications And Materials
that you have selected for your deck.

Overview	Number of Levels: 1	Footer Depth: 30"
	Total Square Feet: 57	Live Load: 69 psf Dead Load: 10 psf

48" 11

Component	Size	Wood Type
Joists	2 x 6	Top Choice Treated
Beams	2 x 8	Top Choice Treated
Posts	4 x 4	Top Choice Treated
Decking	5/4 x 5	Trex Profiles
Railing		Composite
Bench		None
Lattice	4 x 8	plastic

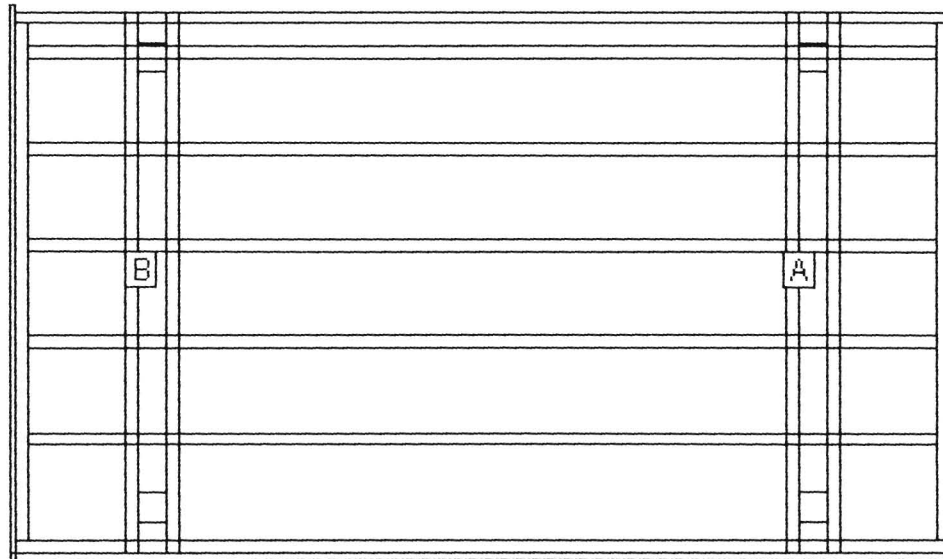
FooterDepth	30"	Live Load	69 psf
		Dead Load	10 psf



Design and Plan Your Deck

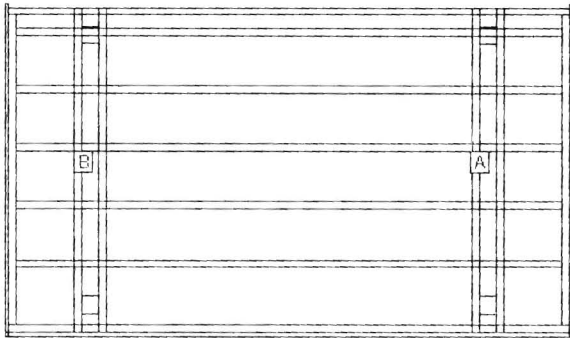


Beam Layout Level 1



BEAM LABEL	BEAM LENGTH	POST COUNT	POST SPACING
A	5' 7 1/4"	2	4' 7 3/4"
B	5' 7 1/4"	2	4' 7 3/4"

Permit Page: Level 1



LOAD AND SUPPORT:

Your deck will support a 69 PSF live load.
Posts have 30" below ground support.

DECK AND POST HEIGHT:

You selected a height of 48" from the top of the decking to the ground level. The top of the deck support posts will therefore be 41.25" above ground level.

Joists:

Set joists on top of beams, 12"; center to center.

Stress Analysis: Level 1

Component	PSF
Joist Deflection	251
Joist Bending	79
Joist Shear	111
Joist Compression	267
Beam Deflection	140
Beam Bending	140
Beam Shear	110
Bolt Shear	356
Post Stability	539