

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MATTHEW B THOMPSON

Located At 145 RIVERS EDGE DR

Job ID: 2012-03-3509-SOB

CBL: 217- A-043-001

has permission to Build an 11 by 26.5 foot deck (Single Family Residence).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

04/12/2012

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

Return fax 207 767 0106

Entered 3/14/12



General Building Permit Application

C-8

JOB 2012-03-3509-50B

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: 145 RIVERS EDGE DR		
Total Square Footage of Proposed Structure/Area 291.5	Square Footage of Lot 24256	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# 217 Block# A0 Lot# 43001	Applicant: (must be owner, lessee or buyer) Name MATTHEW THOMPSON Address 145 RIVERS EDGE DR City, State & Zip PORTLAND ME 04102	Telephone: 207 891 7573
<div style="text-align: center;"> <p>RECEIVED</p> <p>MAR 14 2012</p> <p>Dept. of Building Inspections City of Portland Maine</p> </div>	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: \$ 4862 19000 C of O Fee: \$ _____ Historic Review: \$ 50- Planning Amin.: \$ _____ Total Fee: \$ 170-
	Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: BUILDING DECK	
Contractor's name: ADAM LAKARI Email: _____ Address: 24 STRATHMORE RD Email: ADAM@ALLCAPENTRY.COM City, State & Zip: SO PORTLAND ME 04106 Telephone: 207 210 7380 Who should we contact when the permit is ready: ADAM LAKARI Telephone: _____ Mailing address: SAME		

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: *[Signature]* Date: **3-14-12**

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



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: 145 RIVERS EDGE DRIVE

PROJECT ADDRESS: 145 RIVERS EDGE DR, 04102 CHART/BLOCK/LOT: 217 AO 43001

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

NEW DECK CONSTRUCTION

RECEIVED

MAR 14 2012

Dept. of Building Inspections
City of Portland Maine

CONTACT INFORMATION:

OWNER/APPLICANT

Name: ADAM LAKAZI
Address: 24 STRATHMORE RD
SO. PORTLAND ME 04106
Work #: _____
Cell #: 207 210 7380
Fax #: _____
Home #: _____
E-mail: ADAM@ALCARPENTRY.COM

CONSULTANT/AGENT

Name: _____
Address: _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Applicant's Assessment Planning Division

Y(yes), N(no), N/A	Y(yes), N(no), N/A
<u>Y</u>	_____
<u>Y</u>	_____
<u>N</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N</u>	_____

Signature of Applicant:

Date:

3.19.2012



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 3447

Tender Amount: 170.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 3/14/2012

Receipt Number: 41752

Receipt Details:

Referance ID:	5618	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	120.00	Charge Amount:	120.00
Job ID: Job ID: 2012-03-3509-SOB - Building a deck			
Additional Comments: 145 Rivers Edge			

Referance ID:	5619	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-03-3509-SOB - Building a deck			

Additional Comments:

Thank You for your Payment!



CUSTOMER:

Matthew Thompson
 145 Rivers Edge Dr
 Portland, ME 04102-1956

ESTIMATE

Item	Description	Qty	Unit	Total
Labor	Build new deck to specs laid out in attached plan	140	hr	4,900.00
PT 2" x 6" x 16'	Rim joist, ledger and carrying beams	6		84.00T
PT 2" x 6" x 8'	Joists	13		91.00T
PT 2" x 6" x 12'	Joists	24		264.00T
2" x 6" Joist Hanger		58		52.20T
Nails - Joist Hanger 5lb		2		34.00T
Nails - Framing 3 1/4" ACQ		1		62.00T
Hardware - Misc.	Joist to beam connector	29		23.20T
Hardware - Misc.	Beam to post connector	8		36.00T
Screw - Exterior	Lag screws, ledger screws	26		13.00T
Quikrete Concrete 80lb.		17		68.00T
Quikrete Concrete Form 8" x 48"		7		42.00T
Hardware - Misc.	DecKorators 32-1/4in Black Baroque Balusters 5-Pack	7		189.00T
Millwork - Misc.	4" x 4" Cumaru @ \$8.88 per linear ft	24		213.12
Millwork - Misc.	5/4" x 6" Pre-grooved Cumaru @ \$3.65 per linear ft	730		2,664.50
Millwork - Misc.	5/4" x 6" Cumaru @ \$3.10 per linear ft	10		31.00
Millwork - Misc.	2" x 4" Cumaru @ \$3.66 per linear ft	32		166.40
Millwork - Misc.	5/4" x 8" Cumaru @ \$6.00 per linear ft	90		540.00
Hardware - Misc.	Ipe Clip concealed fasteners	3		360.00
Screw - Trim Head	Rail and step fasteners #8 x 2 1/2"	1		29.00

Adam Lakari DBA Adam Lakari Carpentry
 24 Strathmore Road
 South Portland, ME 04106
 ph: 207-210-7380

Subtotal \$9,862.42

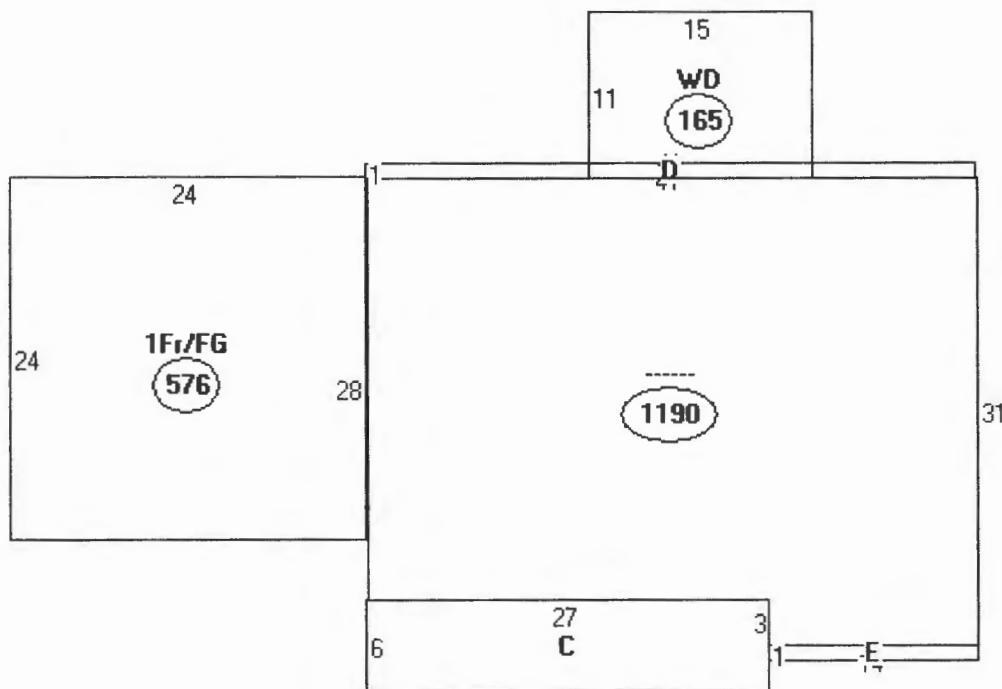
ME Tax (5.0%) \$47.92

Total \$9,910.34



Prepared 3/6/2012

EXISTING



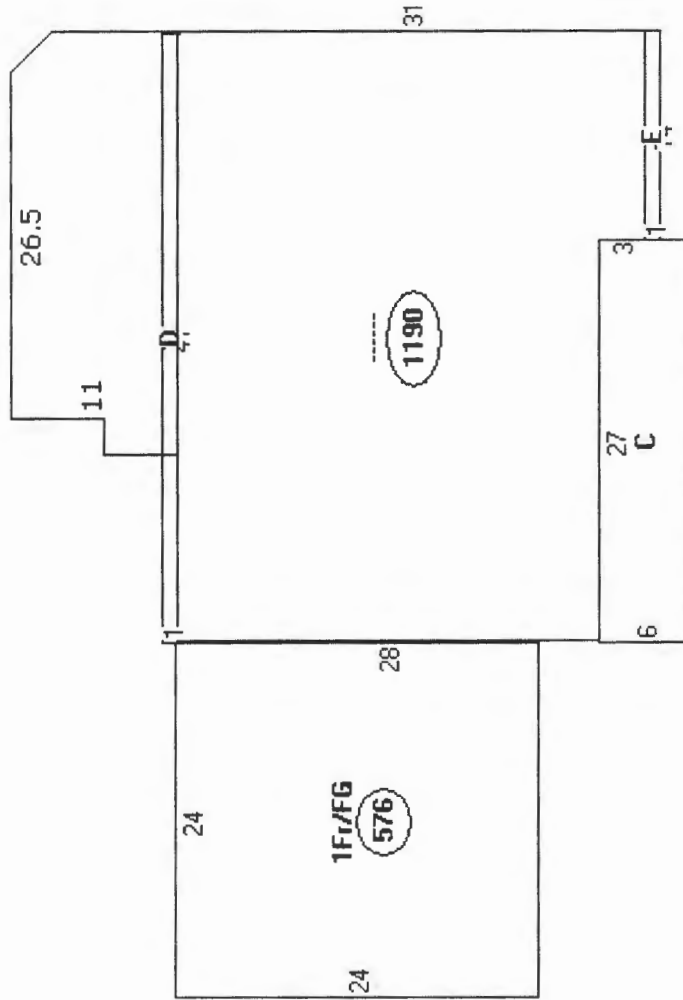
Descriptor/Area

- A: -----
1190 sqft
- B: 1Fr/FG
576 sqft
- C: OFF
162 sqft
- D: -----
41 sqft
- E: -----
14 sqft
- F: WD
165 sqft

PROPOSED

Descriptor/Area

- A: 1190 sqft
- B: 1F1/FG 576 sqft
- C: OFF 162 sqft
- D: 41 sqft
- E: 14 sqft
- F: ~~.....~~
- G: ~~.....~~

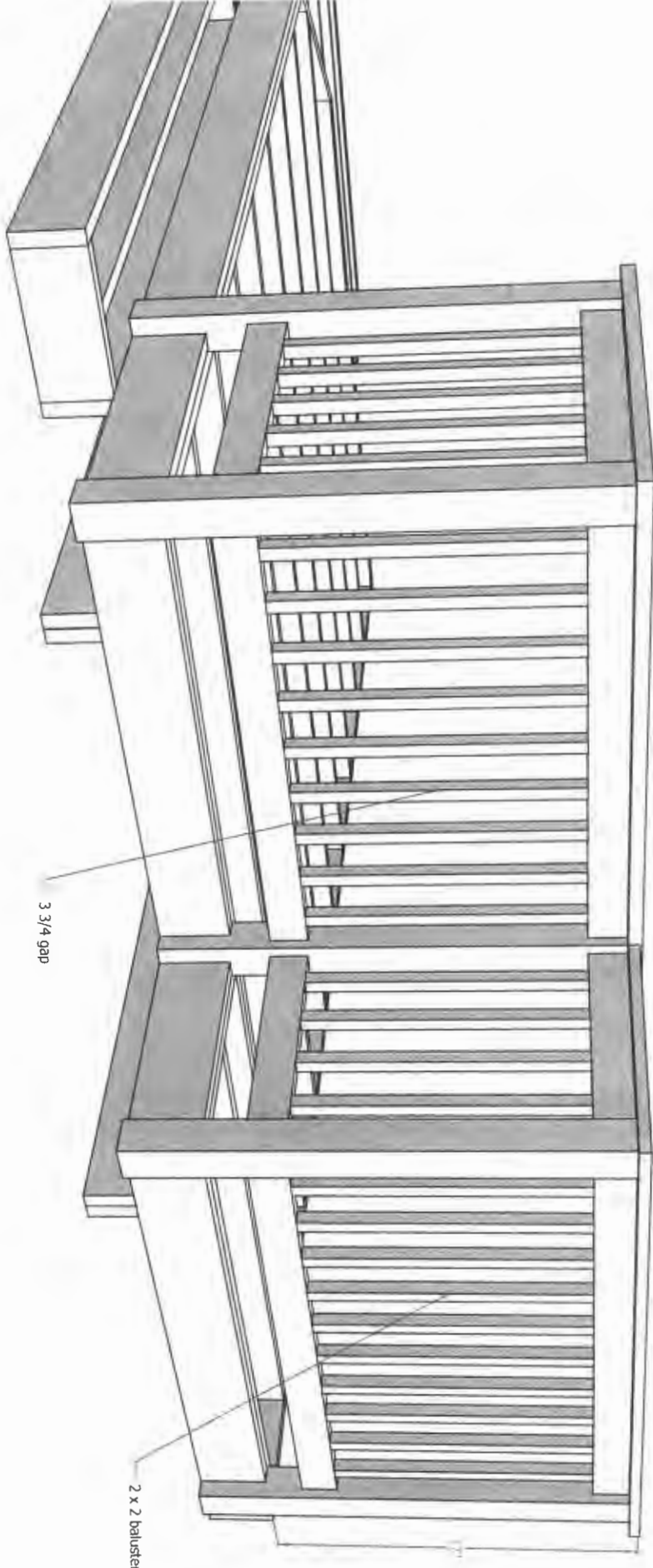


R-3 -
Rear 25' min - 58' high
Side - 8' min - 67' shown
Front N/A

NEW DECK FOOTPRINT



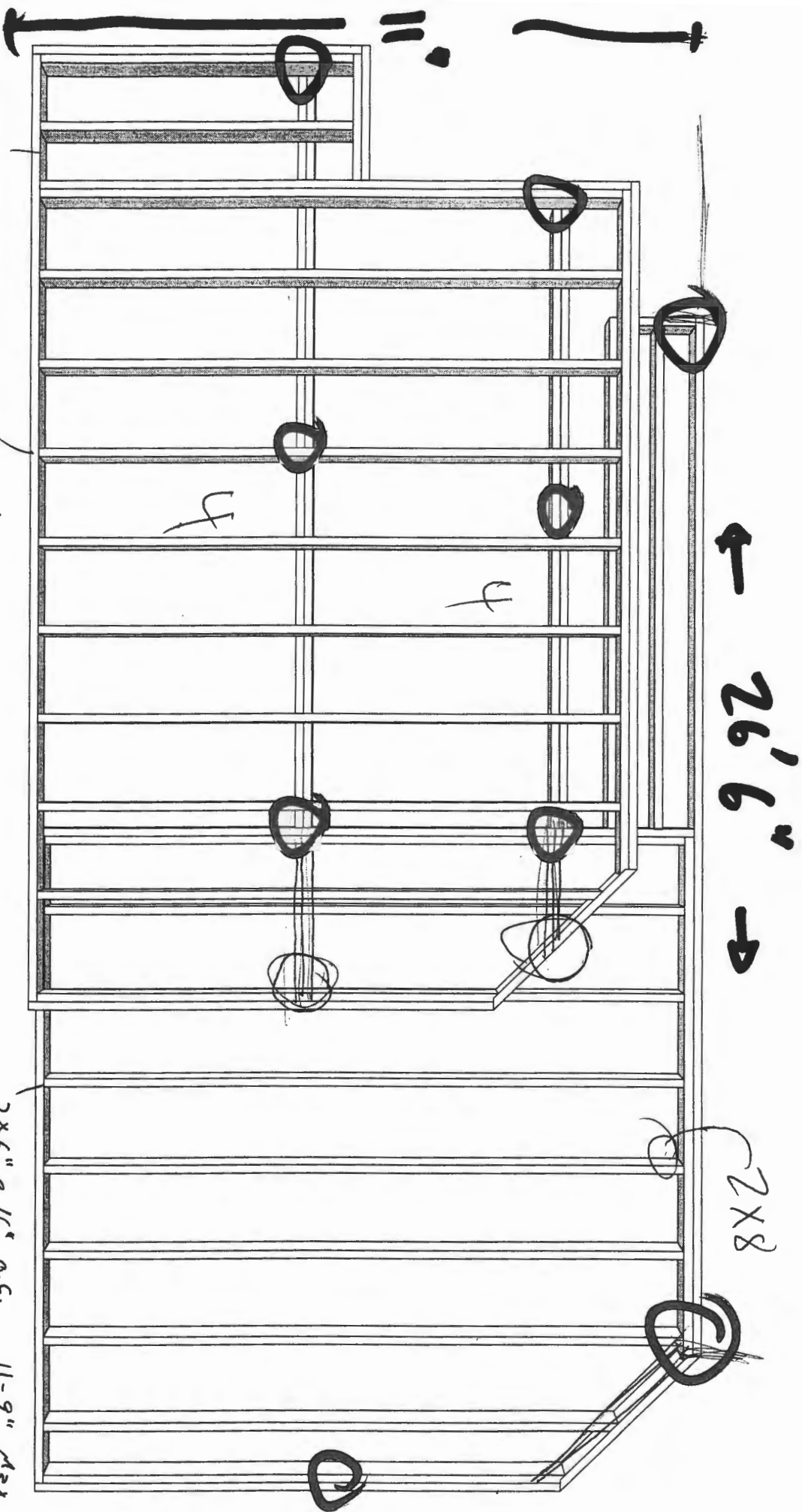
RAIL



3 3/4 gap

2 x 2 baluster

Approved
Hangers
Ø = 8" FORMS, MIN 48" BELOW GRADE
2x6" @ 16" O.C.
11-9" Max
9-4" Max



Footings: 8" concrete forms 48" below grade, w/ galvanized standoff and 3/8" bolt tied to 4x4 columns
 footings will be located under carrying beams 72" apart and at corners of lower deck

Joists: PT 2x6 with 2x6 joist hangers at outer rim joist and ledger, hurricane tie at carrying beam

Carrying beams: stacked PT 2x8

Beam to footing columns: PT 4x4

Decking: 5/4 x 6 Cumaru

Upper deck is 15" above grade

Lower deck is at grade

Railing: 36" high
 balusters spaced at 3.75 oc

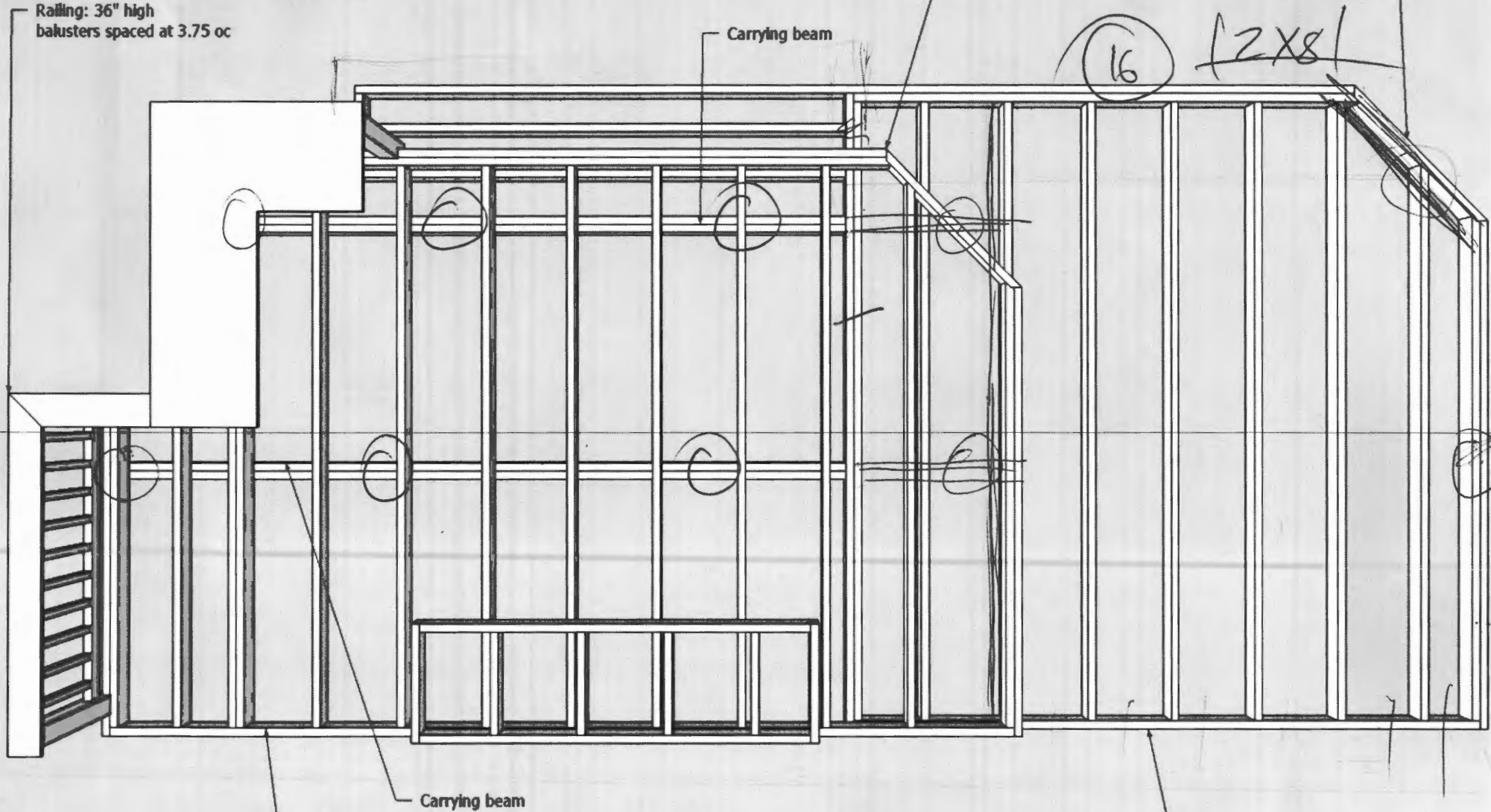
Carrying beam

(16) (2x8)

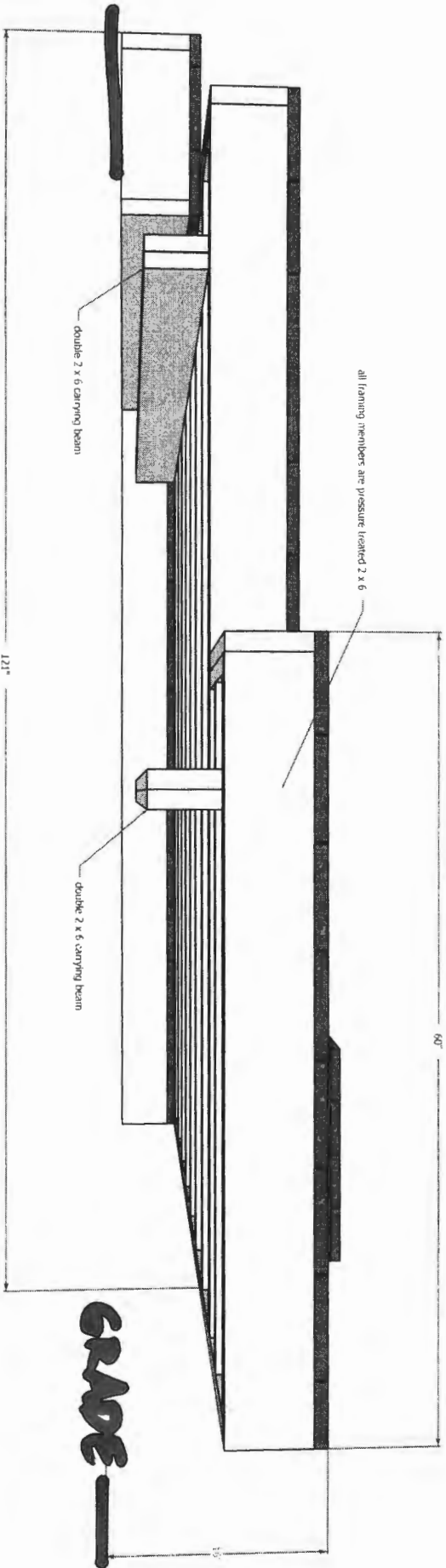
Carrying beam

Ledger: fastened to sill with 5" ESR #1078 compliant lag screws 16" oc

Grace vycor deck flashing behind ledger



FRAMING DETAIL



ALL FASTENERS WILL
BE STAINLESS OR ACR APPROVED