

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

PERMIT

Permit Number: 100837

AUG - 6

Please Read Application And Notes, If Any, Attached

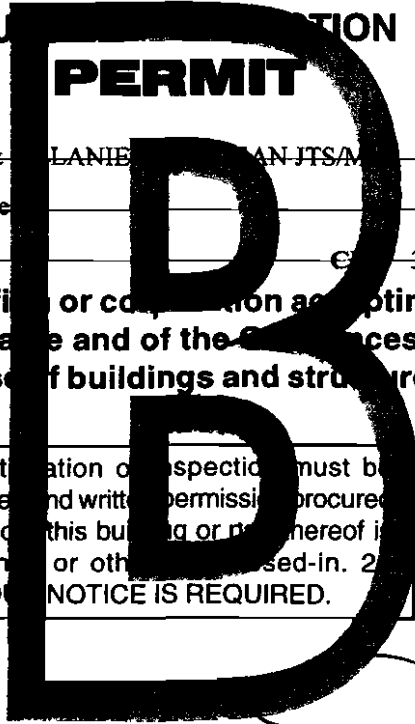
This is to certify that GILLIGAN MATTHEW C & LANIER AN JTS/M

has permission to replace an existing 16' x 24' de

AT 31 WEST LYNNE AVE 353 B006001

City of Portland

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 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 written permission procured before this building or part thereof is lath or other work is done-in. 2 HOURLY NOTICE IS 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

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: 10-0837	Issue Date:	CBL: 353 B006001
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Location of Construction: 31 WEST LYNNE AVE	Owner Name: GILLIGAN MATTHEW C & MEL	Owner Address: 31 WEST LYNNE AVE	Phone:
Business Name:	Contractor Name: Mick O Donnell	Contractor Address: 271 Pleasant Ave South Portland	Phone: 2079393506
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-7

Past Use: Single Family Home	Proposed Use: Single Family Home - replace an existing 16' x 24' deck	Permit Fee: \$60.00	Cost of Work: \$3,200.00	CEO District: 5	12,794 th
Proposed Project Description: replace an existing 16' x 24' deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>J/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRG 2003</i>		
		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: Idobson	Date Applied For: 07/15/2010	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<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"/> <i>OK w/conditions</i>	<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	<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>APR 07/15/10</i>	Date: _____	Date: _____

PERMIT ISSUED

AUG - 6 2010

City of Portland

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

City of Portland, Maine - Building or Use Permit

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


Permit No: 10-0837	Date Applied For: 07/15/2010	CBL: 353 B006001
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Location of Construction: 31 WEST LYNNE AVE	Owner Name: GILLIGAN MATTHEW C & MEL	Owner Address: 31 WEST LYNNE AVE	Phone:
Business Name:	Contractor Name: Mick O'Donnell	Contractor Address: 271 Pleasant Ave South Portland	Phone: (207) 939-3506
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - replace an existing 16' x 24' deck	Proposed Project Description: replace an existing 16' x 24' deck
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 07/15/2010
 Note: Ok to Issue:

1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Received from: Matthew Gilligan 7.13 2010

Location of Work: 31 West Lynne

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____ Total: 60

Building (IL) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (02) _____

Other: _____

CBL: 253-2-6

Check #: 773 Total Collected \$ 60

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

AUG - 6 2010

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 Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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



General Building Permit Application

Location/Address of Construction: <u>36 West Lynne Ave, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>384</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>353</u> Block# <u>B</u> Lot# <u>6</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Matthew Gilligan</u> Address <u>31 West Lynne Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207 767 1240</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,200</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use: _____ Proposed Specific use: <u>deck</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Replacing an existing deck. 16' x 24'</u>		
RECEIVED		
Contractor's name: <u>Mick O'Donnell</u>		
Address: <u>271 Pleasant Ave</u>		
City, State & Zip: <u>South Portland, ME 04106</u>		
Who should we contact when the permit is ready: <u>Matt Gilligan</u>		
Mailing address: <u>31 West Lynne Ave, Portland, ME 04103</u>		

JUL 15 2010
 Building Inspections
 Dept. of Building & Maintenance 3506
 City of Portland, Maine
 Telephone: 207 767 1241

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

Call then mail

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.

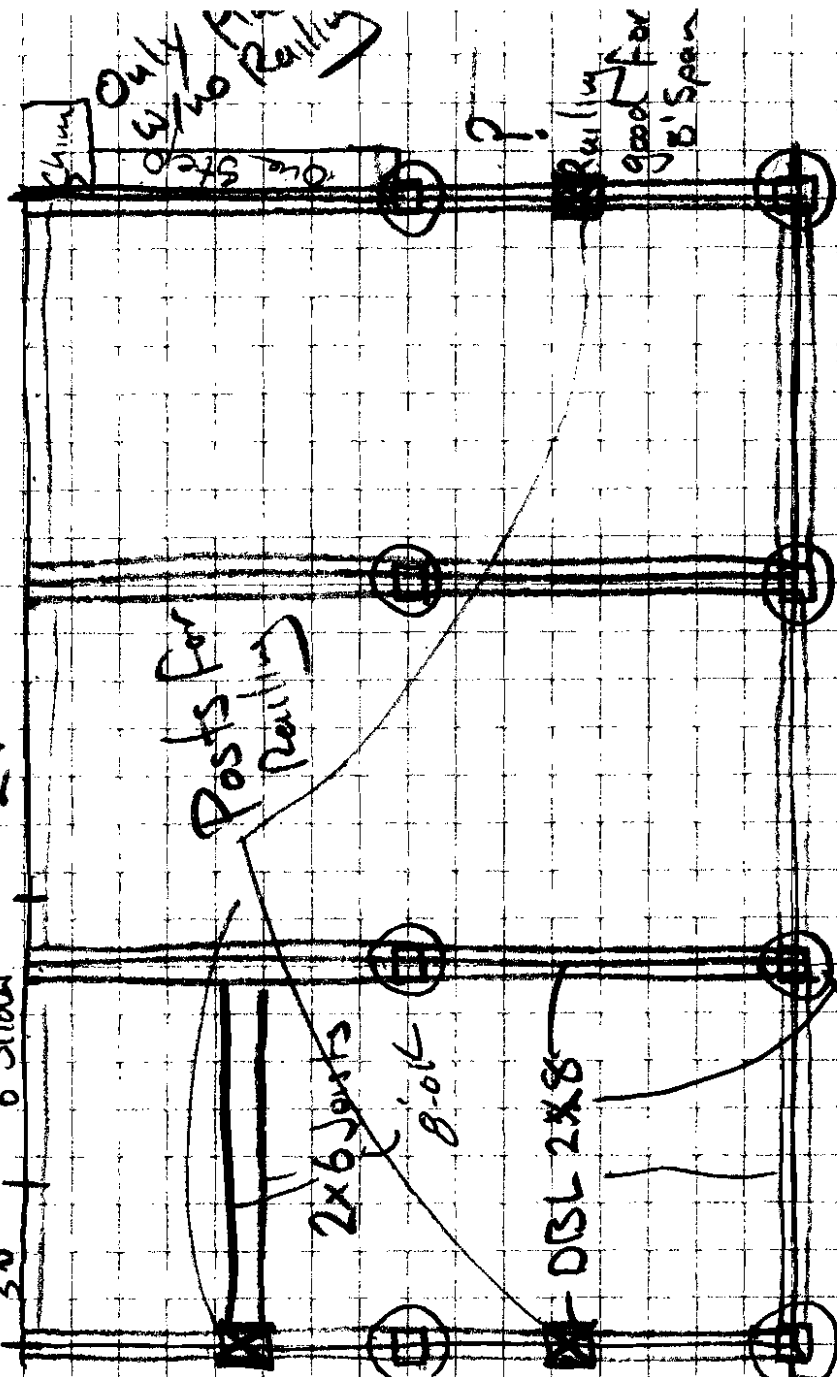
Signature: [Signature] Date: 7/12/10

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

P. Timber
 2x8x8 25
 2x6x8 37
 4x4x10 4

(Enough Decking +
 Railing for Project)

3'6" | 6' Slider | 24'



Posts for Railing

2x6 Joists
 8'-0"

16' OSB 2x8

Footings with Posts

Need 2" x 2" S

chime
 One side
 Only w/ no Railing
 ?
 Railing good for 12' Span

- ✓ 6 1/2" x 6" Corrugate bolt
- ✓ 2x6 Joist Hanger 66
- ✓ Paslode 3" Galv 1 case
- ✓ 8 4x4 Post Anchor
- ✓ 8 48" x 10" Ø Sonotube → Enough 80 lb bags also
- 8 Anchor Bolts
- 20 1/2" x 5" lag bolts w/ Flat washers
- 5lb Joist Hanger nails
- 30' Ledger Flashing

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

- Diameter of concrete filled tube 10"
 - depth below grade (minimum 4'-0" below grade) 4'
 - anchorage of column to footing $\frac{1}{2}$ " ~~1/2~~ x 12" Anchor bolts
 - spacing of tubes 8'
- Or
- pre cast concrete pier size
 - depth below grade (minimum 4'-0")
 - anchorage of column to footing
 - spacing of tubes

3. Columns (members supporting framing of floor system)

- wood size and type 2x6 Pressure Treated
- anchorage of column to footing 4x4 Post Base secured with $\frac{1}{2}$ " x 12" Anchor bolt

4. Framing Members

- Ledger size attached to building 2x10
- Lag Bolt size and spacing on ledger $\frac{1}{2}$ " x 5" x 24" O/C
- Location of all flashing $1\frac{1}{2}$ " Flashing on ledger
- Girder Size and spans carrying floor system Double 2x8 Joist spanning 8' - need 2-2x12s
- Joist size, span, and spacing 2x6 - 8' Span 16" on center
- Joist hangers or ledger 2x6 Joist Hangers
- Decking size $\frac{5}{4}$ x 6" x 16'

5. Guardrails & Handrail Details

- Guardrail height 42" ✓
- Baluster spacing $3\frac{1}{2}$ " ✓
- Handrail height 42" 34-38

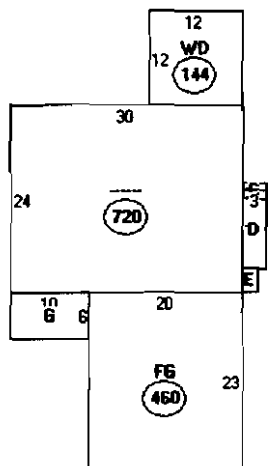
6. Stair Details

- Tread depth (measured nosing to nosing) 11" ✓
- Riser height $7\frac{1}{4}$ " ✓
- Nosing on tread $\frac{3}{4}$ " ✓
- Width of stairs 8' ✓

✓ Ten than 30" off the ground

✓ Attach with galv. anchor bolts

✓ Deck height = 14-15"



Descriptor/Area	
A:-----	720
B:WD	144
C:1Fr/B	6
D:2Fr/B	30
E:1Fr/B	6
F:FG	460
G:OFF	60

ok 1426 ^{sq ft}
~~240~~
 plus 16.6 sq ft
 amounting the diff

$12,794 \times 20\% = 2558.80$
 MAX lot cov.

$16' \times 24' = 380$
 $- 144$
240

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.
Bank of America, N.A. and its Title Insurer

31 West Lynne Avenue
Portland, Maine

Job Number: 398-87
Inspection Date: 01-03-08
Scale: 1" = 30'

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements.

The dwelling does not ~~appear~~ to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear~~ to fall within the special flood hazard zone as indicated on community-panel # 230051 0002 B.

BUYER: Matthew C. &
Melanie R. Gilligan
SELLER: Nancy King

12,794 #

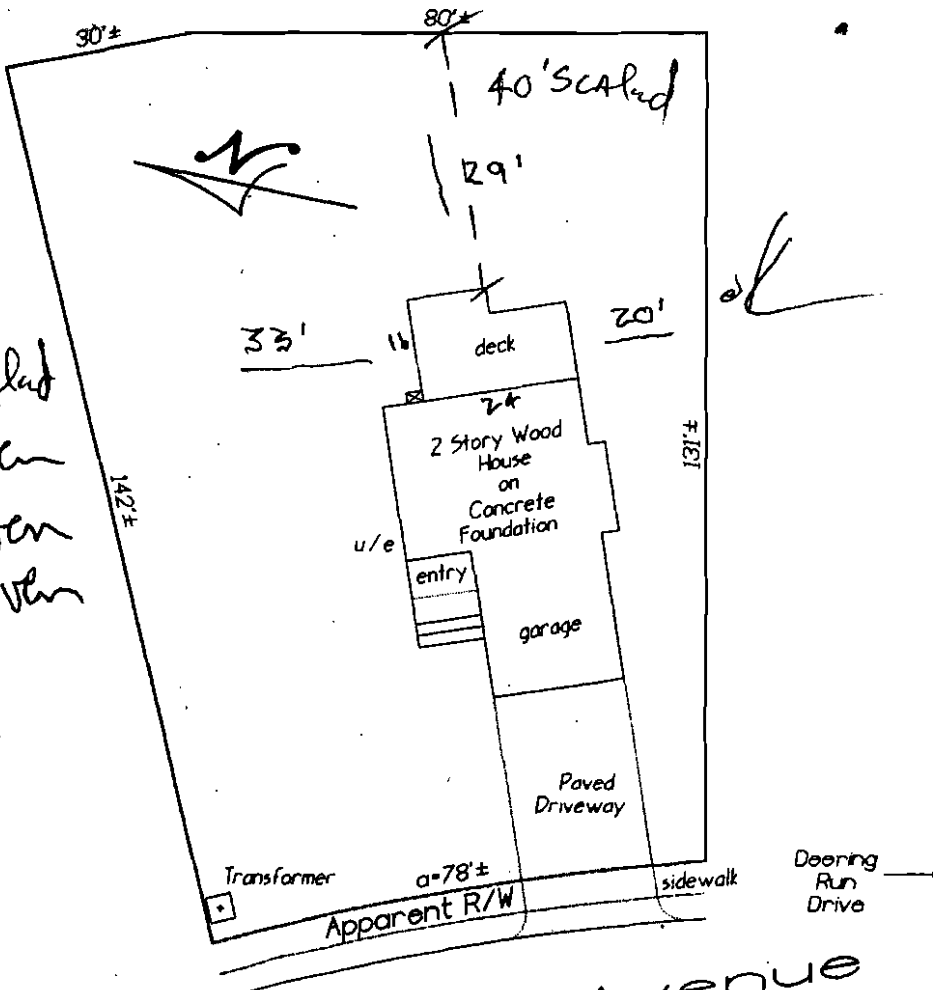
appears to be to scale

R-2 Zone

REAR: 25' min - 40' scaled
29' given

Side: 14' min - 20' given
25' stay house
33' given

Front - N/A



West Lynne Avenue
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
INCORPORATED
184 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 164 PAGE 51 LOT 74
DEED BOOK 13943 PAGE 131 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: