

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 090897

AUG 24 2009

CITY OF PORTLAND

This is to certify that MITCHELL DAVID A & JACQUELINE R David Gagnon
 has permission to 5' x 8' 2nd story deck with no stairs off the back side of the building
 AT 27 ALPINE RD CB# 380A C014001

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 altered or otherwise changed-in. 24 HOUR 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

Jamie Bouke 8/24/09
 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: 09-0897	Issue Date: 08/24/2009	CBL: 380A C014001
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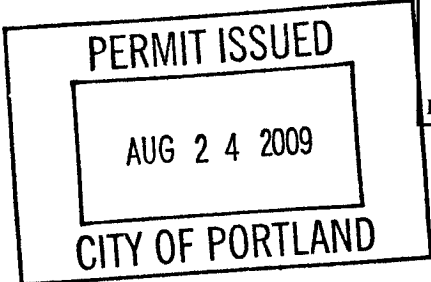
Location of Construction: 27 ALPINE RD	Owner Name: MITCHELL DAVID A & JACQUE	Owner Address: 27 ALPINE RD	Phone: 797-8855
Business Name:	Contractor Name: David Gagnon	Contractor Address: 512 Snow Hill Road New Gloucester	Phone: 2075766352
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family with 5' x 8' 2nd story deck with no stairs off the left side of the building.	Permit Fee: \$40.00	Cost of Work: \$1,457.00	CEO District: 5
Proposed Project Description: 5' x 8' 2nd story deck with no stairs off the left side of the building.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 8/24/09	

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: jmb	Date Applied For: 08/24/2009	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <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: JMB 8/24/09	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 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: JMB
	OK w/ conditions		



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



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>27 Alpine Road Port</u>		
Total Square Footage of Proposed Structure/Area <u>40 S.F</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>380A</u> Block# Lot# <u>CD14</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Jacqueline Mitchell</u> Address <u>27 Alpine Rd</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>207-797-8855</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip	Cost Of Work: \$ <u>1,487±</u> C of O Fee: \$ _____ Total Fee: \$ <u>40.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Installation of 5'x8' attached Deck. NO stairs</u>		
Contractor's name: <u>David Gagnon</u> Address: <u>512 Snow Hill Road</u> City, State & Zip <u>New Gloucester Me 04260</u> Telephone: <u>576-6352</u> Who should we contact when the permit is ready: <u>Jacqie Mitchell or David Gagnon</u> Telephone: <u>797-8855</u> Mailing address: <u>27 Alpine Road Portland, Me 04103</u>		

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: Jacqueline P. Mitchell Date: _____

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

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

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.

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.

Jacqueline P. Mitchell
Signature of Applicant/Designee

Aug. 24, 2009
Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0897	Date Applied For: 08/24/2009	CBL: 380A C014001
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Location of Construction: 27 ALPINE RD	Owner Name: MITCHELL DAVID A & JACQUE	Owner Address: 27 ALPINE RD	Phone: () 797-8855
Business Name:	Contractor Name: David Gagnon	Contractor Address: 512 Snow Hill Road New Gloucester	Phone: (207) 576-6352
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family with 5' x 8' 2nd story deck with no stairs off the left side of the building.	Proposed Project Description: 5' x 8' 2nd story deck with no stairs off the left side of the building.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/24/2009**Note:** **Ok to Issue:**

- 1) Property lines must be clearly identified for inspection. The side yard setback may be reduced 1' for every 1' in excess of 12' on the other side to no less than 8'.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/24/2009**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 380A C014001
Location 27 ALPINE RD
Land Use SINGLE FAMILY

Owner Address MITCHELL DAVID A & JACQUELINE P JTS
 27 ALPINE RD
 PORTLAND ME 04103

R-3

Book/Page
Legal 380A-C-14
 ALPINE ROAD 23-29
 12976 SF

35% = 4,541

Current Assessed Valuation

Land	Building	Total
\$88,500	\$105,900	\$194,400

Property Information

Year Built 1965	Style Raised Ranch	Story Height 1	Sq. Ft. 1575	Total Acres 0.298		
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 6	Attic None	Basement Full	

Outbuildings

Type POOL-PREFAB PLASTIC LINER	Quantity 1	Year Built 1980	Size 18X36	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

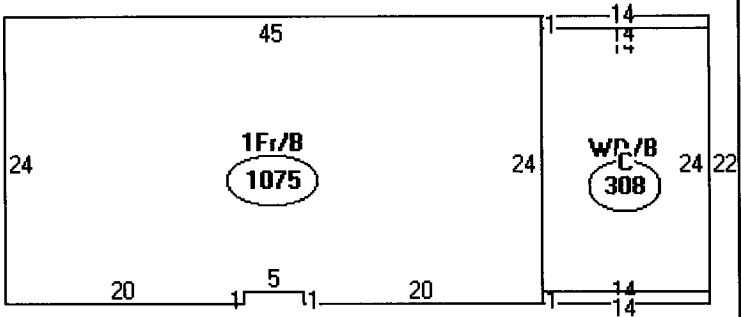
[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!





Descriptor/Area

- A: 1Fr/B
1075 sqft
- B: WD/B
308 sqft
- C: WD
28 sqft

1,411
40 S.F. Deck

1,451
OK

allowed 4,541

Alpine Dr

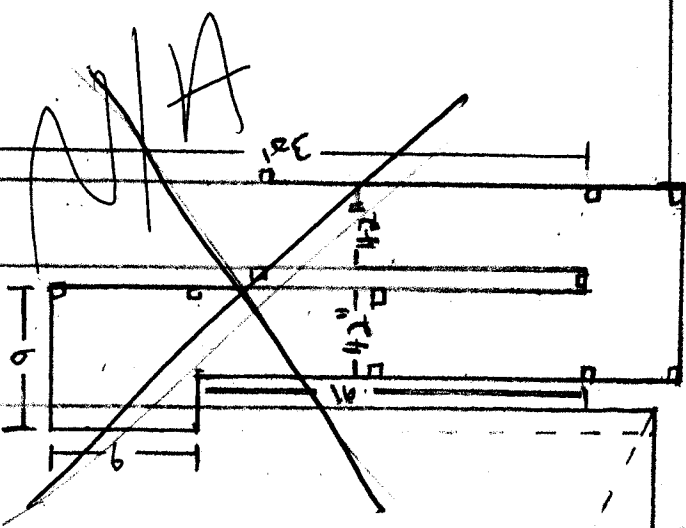
Driveway

Front

9.82

Property line

per owner



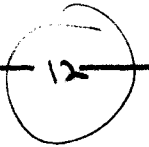
Deck @ 2nd story

F- N/A
 R- 50+
 S- 2 story 12' 12' shown
 can reduce to 8' for each
 Foot Xtra on other
 side

12" offset

32'

Existing Door



50+ to Rearline

D P Gagnon Lawn Care & Landscaping

512 Snowhill Rd
New Gloucester, ME 04260

Estimate

Date	Estimate #
7/13/2009	22

Name / Address
Mitchell, Jackie + Dave Alpine Dr Portland, ME

			Project
Description	Qty	Rate	Total
Install side deck off kitchen on 2nd floor. Deck to be 5x8 with no stairs. On 4x4 posts with 42" railings on all sides. All lumber to be pressure treated. Price includes all material and labor.	1	1,457.00	1,457.00
Total			\$1,457.00



Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes.
- Attached and detached garages.
- Additions, decks, sheds, pools dormers.
- Rebuild of any exterior structure listed above.

Inspections are still required per City Code of Ordinance.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

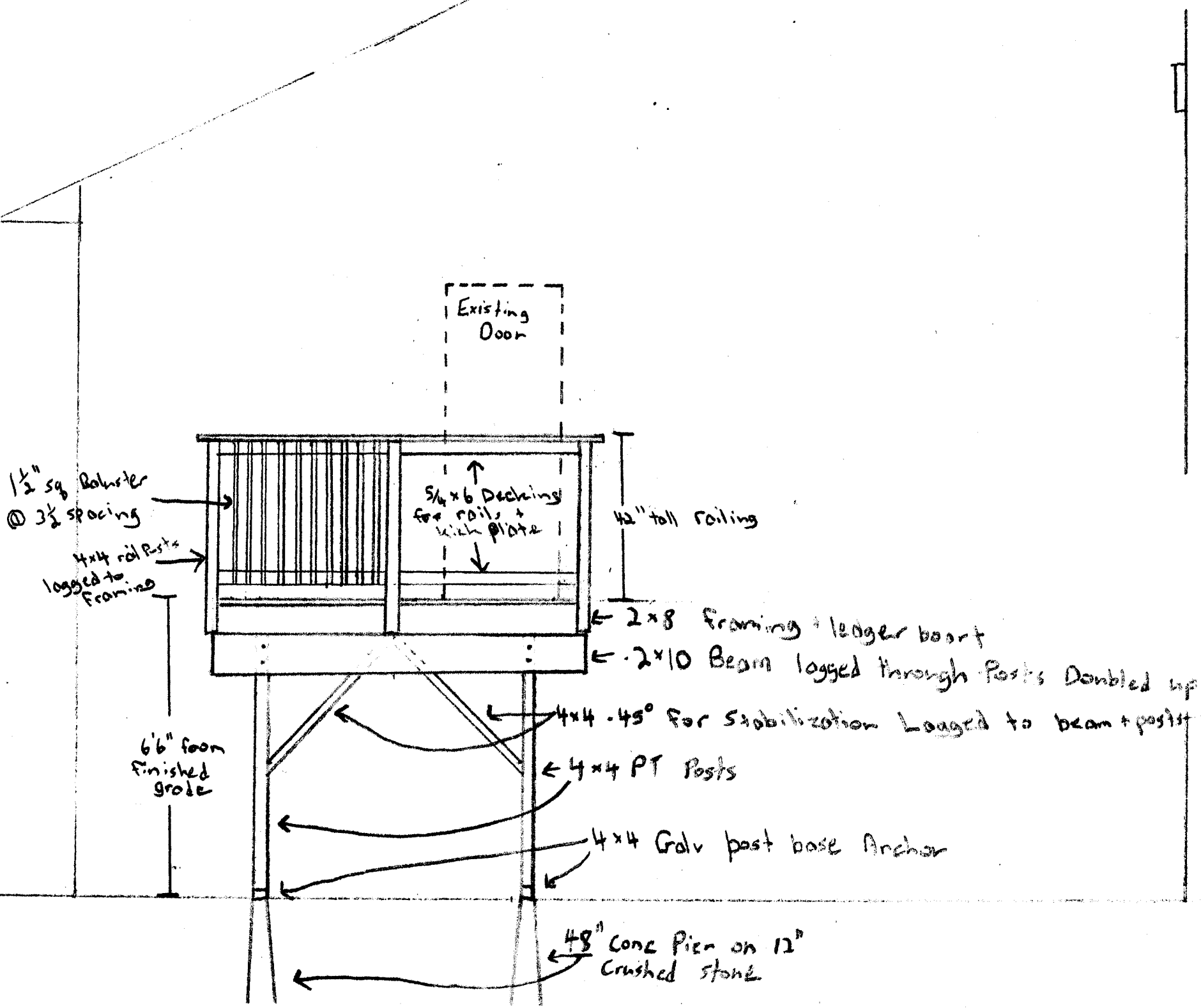
Signature of applicant:

Jaqueline Mitchell

Date:

Aug 21, 2009

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



Existing Door

1/2" sq Baluster
@ 3 1/2" spacing

4x4 rail Posts
logged to Framing

5/4 x 6 Decking
for rails +
kick plate

42" tall railing

2x8 Framing + ledger board

2x10 Beam logged through Posts Doubled up

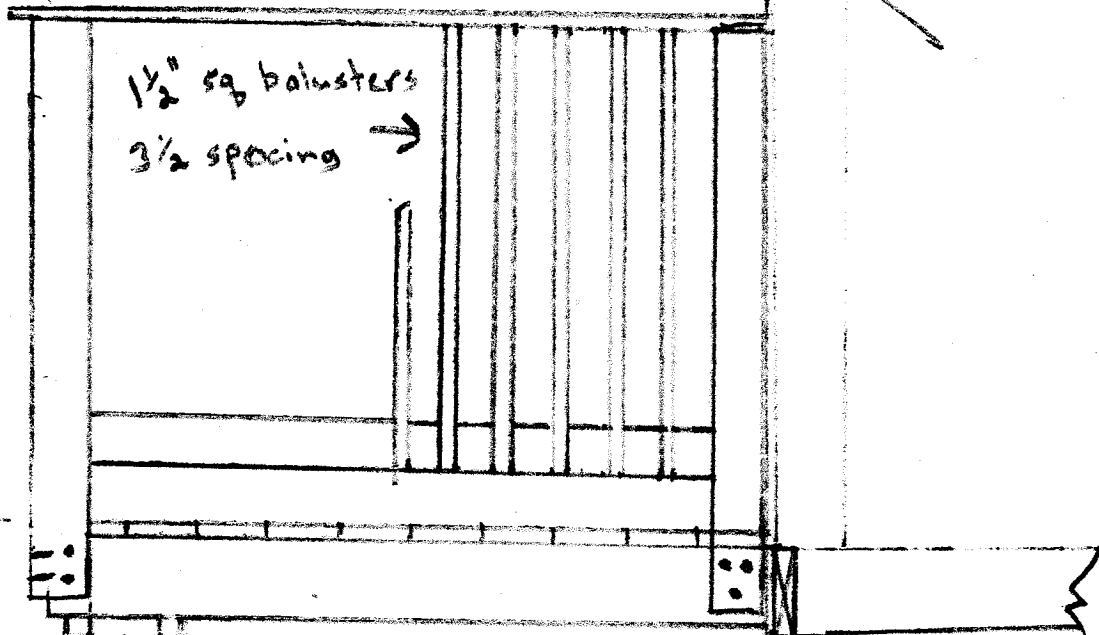
4x4 -45° for Stabilization Logged to beam + post

4x4 PT Posts

4x4 Galv post base Anchor

48" Cong Pier on 12"
Crushed Stone

6'6" foam
finished
grade



1 1/2" sq balusters
3 1/2 spacing →

6'6" from finished
grade to Deck floor

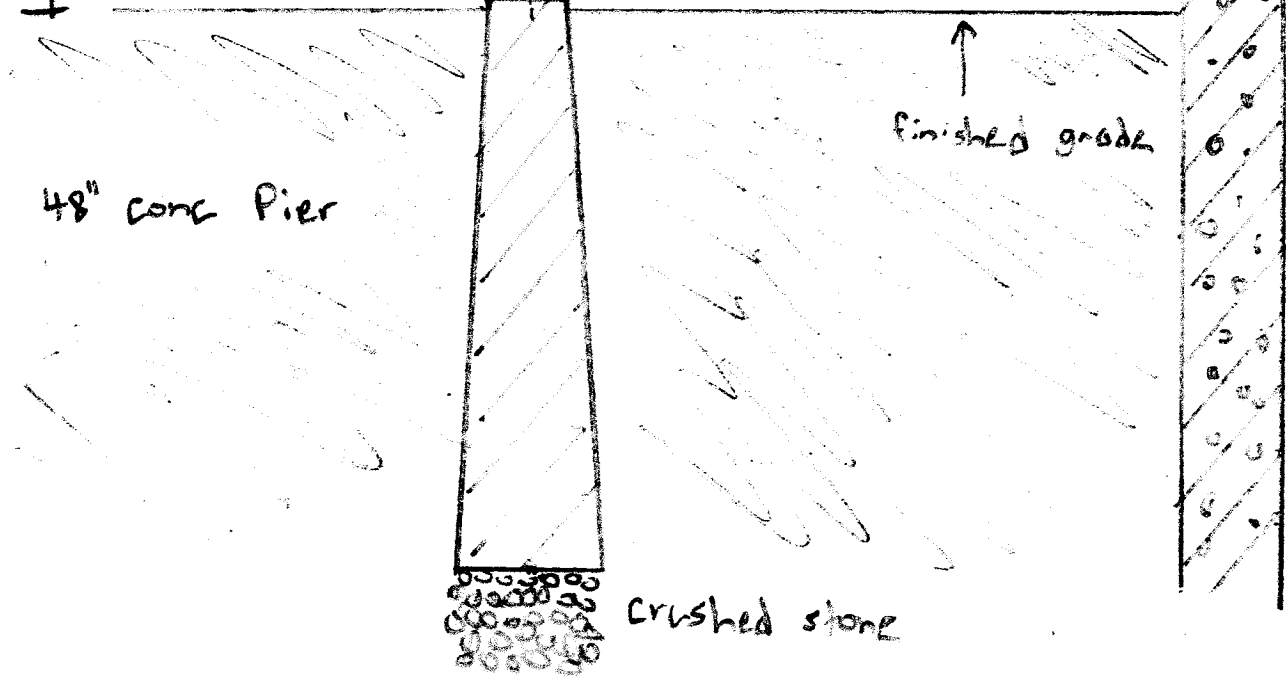
galv post base →

48" conc Pier

↑
finished grade

House
Foundation

crushed stone



Mitchell Deck Information

Side Deck

- 6'6" in height
- Built on footprint of old deck
- On 4x4 posts with 2x12 beam
- all framing and ledger board to be 2x8 pressure treated lumber
- 4x4 posts will sit on 48" tall pre-cast concrete piers
- Railings 42" high. With 4" spaced balusters
- No stairs

Front Deck

- All lumber to be pressure treated
- 2x8 framing and ledger board, deck built over existing concrete steps
- Deck to have handicap accessible ramp built to ADA spec (1:12 slope)
- Ramp framing to be 2x12 with 4x4 posts on 48" pre-cast concrete piers.
- Railings to be 42" high with 4" spaced balusters
- handrails to be 38" off deck surface

N/A

Both Decks Include

- 5/4 x 6 decking, 12" spacing of 3 1/2" lag bolt location on ledger board, 16" on center joist spacing, galvanized joist hangers for appropriate lumber (eg. 2x8, 2x12, 4x4 post anchors)

Deck Info Required

-Foundation System

- 4' concrete piers(precast)
- Simpson post base anchor
- 6' apart center to center

-Columns

- 4x4 pressure treated
- 4x4 45 deg stabilizers

Framing Members

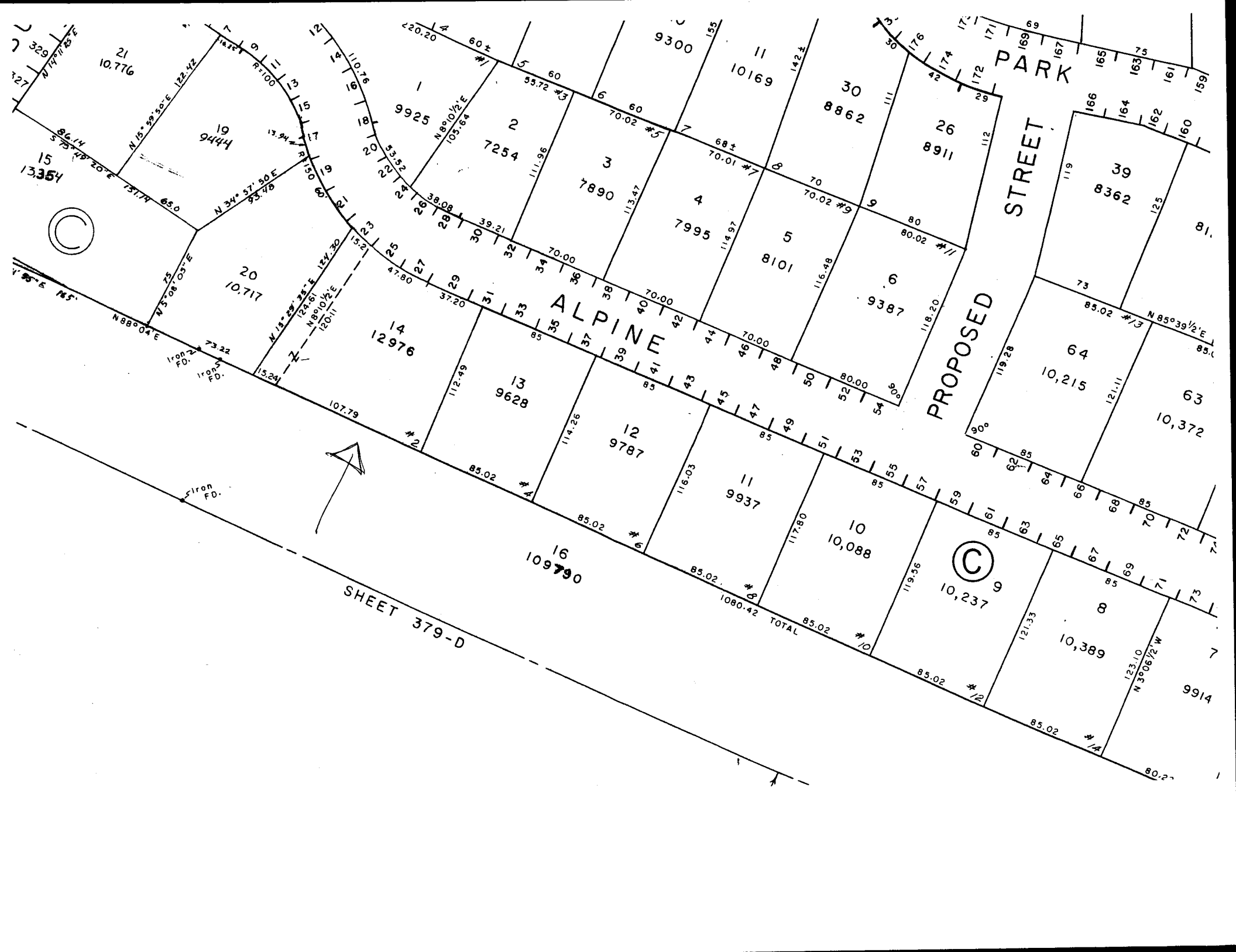
- All pressure treated
- 2x10 beam
- 2x8 ledger and framing
- Simpson 2x8 joist hangers
- Galvanized ½" x 3 ½" lag bolts(every 12")

Handrails

- 42" overall handrail height from deck surface
- 1 ½" balusters spaced 3 ½" apart

Stairs

NO STAIRS!



21
10,776

19
9,444

15
13,354

20
10,717

14
12,976

13
9,628

12
9,787

16
10,979

11
9,937

10
10,088

9
10,237

8
10,389

7
9,914

1
9,925

2
7,254

3
7,890

4
7,995

5
8,101

30
8,862

26
8,911

39
8,362

63
10,372

64
10,215

ALPINE STREET

PROPOSED STREET

PARK STREET

SHEET 379-D

TOTAL 1080.42



Iron FD.
73.22

Iron FD.
15.24





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from Aug 24 2009
Jacqueline Mitchell

Location of Work 27 Alpine Rd.

Cost of Construction \$ 1,457.00 Building Fee: 40.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 40.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 380A C 14001

Check #: 41908 Total Collected \$ 40.00

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

Taken by: JMB

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