

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: 070434  
APR 27 2007  
CITY OF PORTLAND

This is to certify that WILLIAMSON ANDREW & KAREN L WILLIAMSON S/Ro

has permission to 20' x 19' deck and replace window in master bedroom with sliding door

AT 114 ABBY LN 388A B003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is loaded or closed-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

*Thomas H. Manly*, 04/25/07  
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: 07-0434	Issue Date:	CBL: 388A B003001
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Location of Construction: 114 ABBY LN	Owner Name: WILLIAMSON ANDREW M & K	Owner Address: 114 ABBEY LN	Phone:
Business Name:	Contractor Name: Rob Raposa	Contractor Address: 37 Higgins St Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R2

Past Use: Single Family	Proposed Use: Single Family 20' x 19 deck and replace window in mudroom with a 6' sliding door	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	

Proposed Project Description: 20' x 19' deck and replace window in mudroom w/ 6' sliding door	Signature:	Signature: <i>Jm</i> 4/25/07
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: dmartin	Date Applied For: 04/25/2007	<b>Zoning Approval</b>
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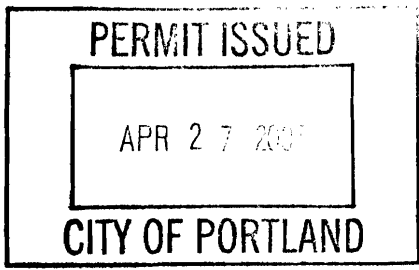
- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

<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: 4/25/07

*OK*

<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 checked="" 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: 4/25/07 <i>Jm</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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0434	<b>Date Applied For:</b> 04/25/2007	<b>CBL:</b> 388A B003001
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<b>Location of Construction:</b> 114 ABBY LN	<b>Owner Name:</b> WILLIAMSON ANDREW M & K	<b>Owner Address:</b> 114 ABBEY LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Rob Raposa	<b>Contractor Address:</b> 37 Higgins St Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family 20' x 19 deck and replace window in mudroom with a 6' sliding door	<b>Proposed Project Description:</b> 20' x 19' deck and replace window in mudroom w/ 6' sliding door
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Tom Markley      **Approval Date:** 04/25/2007  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 04/25/2007  
**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.



# 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.

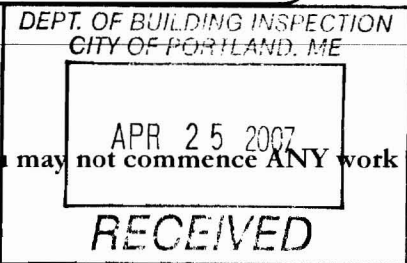
Location/Address of Construction: <u>114 ABBY LANE PORTLAND ME</u>		
Total Square Footage of Proposed Structure <u>380</u>	Square Footage of Lot <u>10,000</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>388A      B      3</u>	Owner: <u>ANDREW WILLIAMSON</u>	Telephone: <u>207 899 2772</u> <u>207 415 2588</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ANDREW WILLIAMSON</u> <u>114 ABBY LANE</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>8,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>Deck for single family use</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>20 x 19 Deck + Remove mud room window and install 6' sliding door unit.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Rob Raposa</u>		
Mailing address: <u>37 HIGGINS ST</u> Phone: <u>207 650 4447</u> <u>PORTLAND, ME 04103</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: \_\_\_\_\_ Date: 4/20/07



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



SIDE VIEW FROM CONCRETE SIDE  
OF DECK AT 114 ABBY RD, WESTLARD, ME

(Right side)

3x6x6 Balusters  
5" dia. each  
5" dia. each  
5" dia. each

Railing 36" to top of  
handrail P.T. Handrail  
3 1/2" spacing between  
Balusters

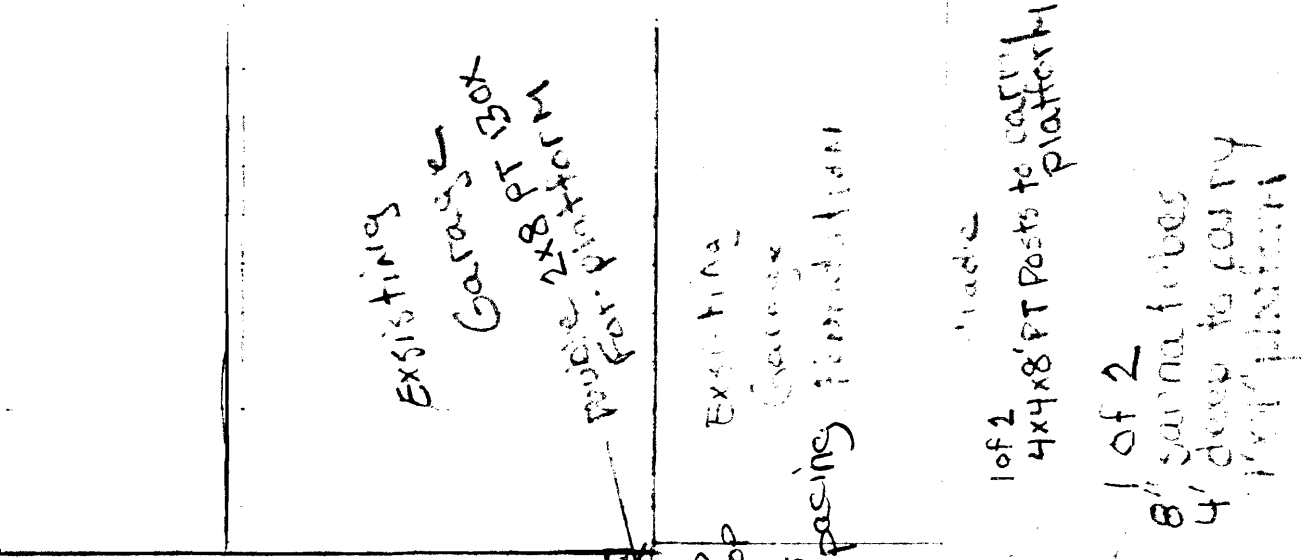
4x4x36 PT  
Posts for  
Railings

3-2x10x20' PT  
SISTERS FOR  
MAIN DECK  
BEAM

1 of 4  
6x6x8' PT  
Posts carrying  
MAIN BEAM

1 of 11 Risers  
3/4x4' PT. THRU  
7/4 High each

1 of 4  
10" square tubes  
4' deep to carry  
MAIN BEAM



Existing  
Garage  
PT Posts to carry  
platform

Existing  
Garage

Grade

1 of 2  
4x4x8' PT Posts to carry  
platform

1 of 2  
8" square tubes  
4' deep to carry  
platform

All rails  
36" to top  
Rail.  
Balusters  
3 1/2" spacing

1 of 4 2x12x12'  
PT Sister Straps

ANCHORING TO  
Footing  
IN ALL FOOTINGS

2x10 Telet Hardware  
on ends of rail  
joists

1 of 10 Steps 11 1/4" each  
Built w/ 2 5/4x4' P.T.  
Decking

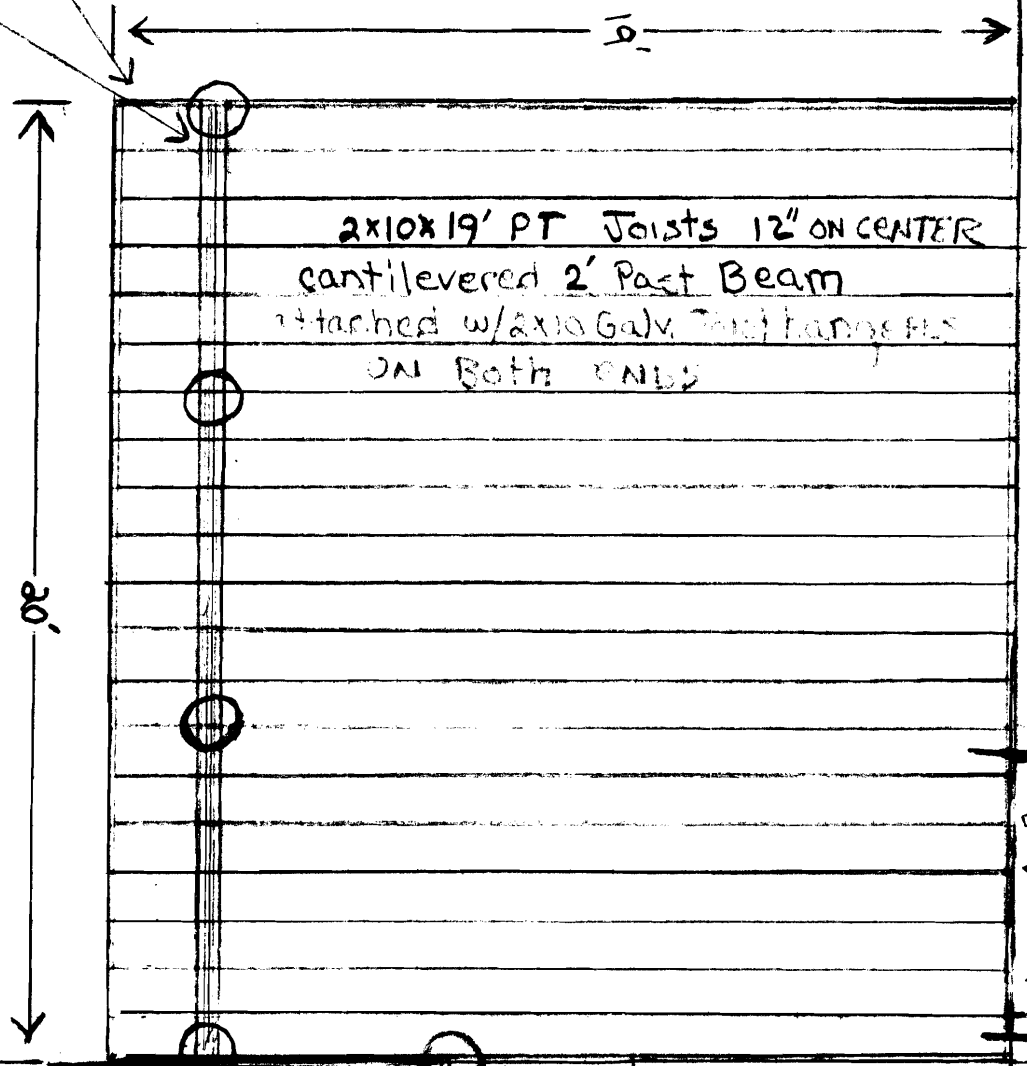
Grade

Existing house

Scale 1/4" = 12"

Top View Framing

TOP VIEW OF PROPOSED 20x20 DECK, OUT 114 ABBRY RD PHILAND, ME



2x10x19' PT Joists 12" ON CENTER cantilevered 2' Past Beam attached w/2x10 Galv. Joist hangers ON BOTH ENDS

3 = 2x10x20' PT Beam (3 Sistered together)

double 2x10 PT center Box

COMPOSITE DECKING/STEPS ARE TO BE LAYED ON 5/8" x 6" PT. DECKING

EXISTING SUB FORM PROPOSED NEW 6 SILLIX

EXISTING SUB FORM PROPOSED NEW 6 SILLIX

Existing garage

2x10x20 PT w/40 4" Lag Bolts secured to existing house

Box sillix = 2x10x40

4' to sill + 5x12s of existing 2x10s

Double 2x8x4' PT. Box with 2x8 PT Joists 12" on center

4' = 2x12x12' PT Risers 12" on center

Approx. 11 Risers 7 1/4 High w 10 steps 11 1/4 deep

4' = 10" sauna tubes

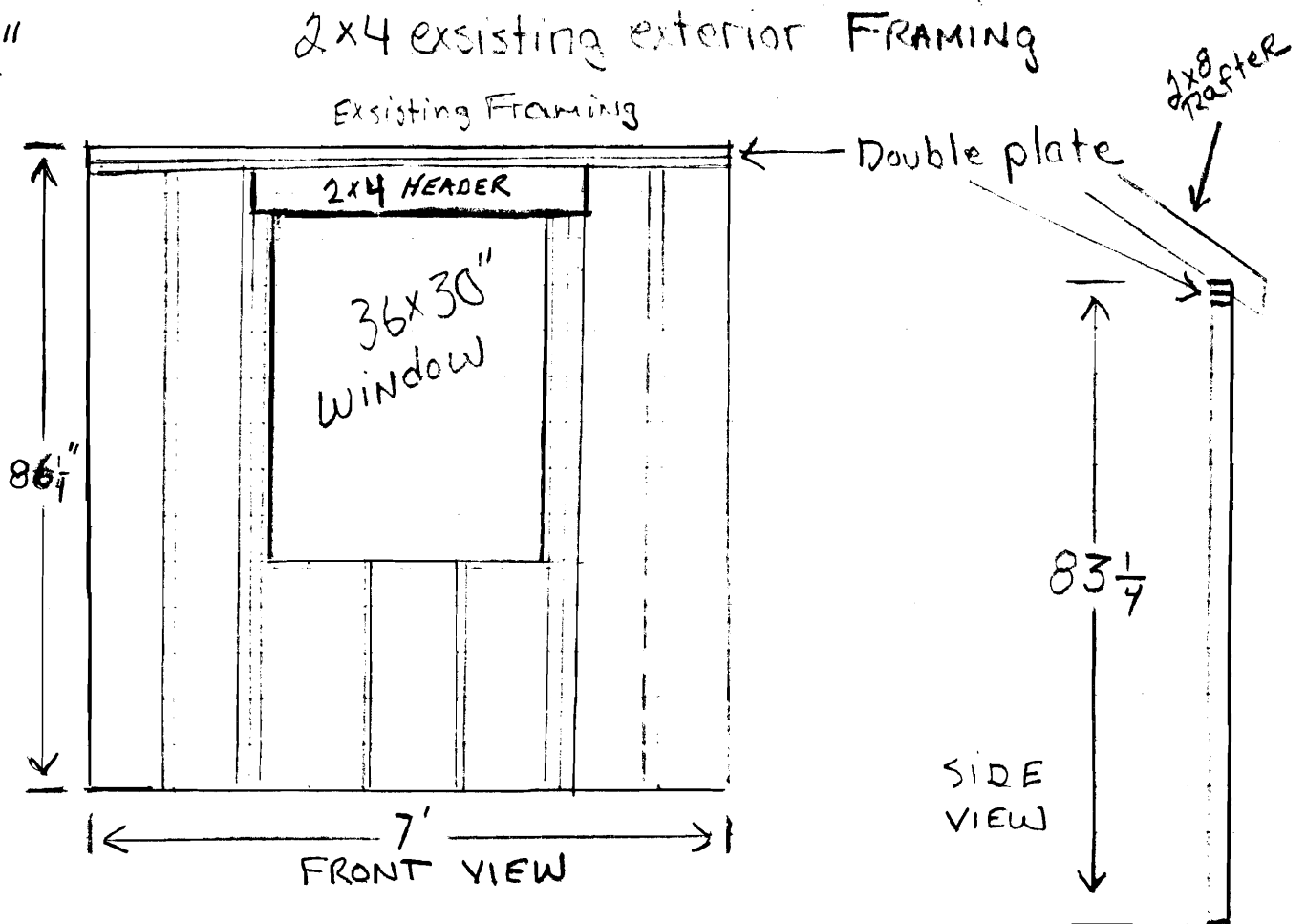
4' Deep

plus 2 = 8" sauna tubes

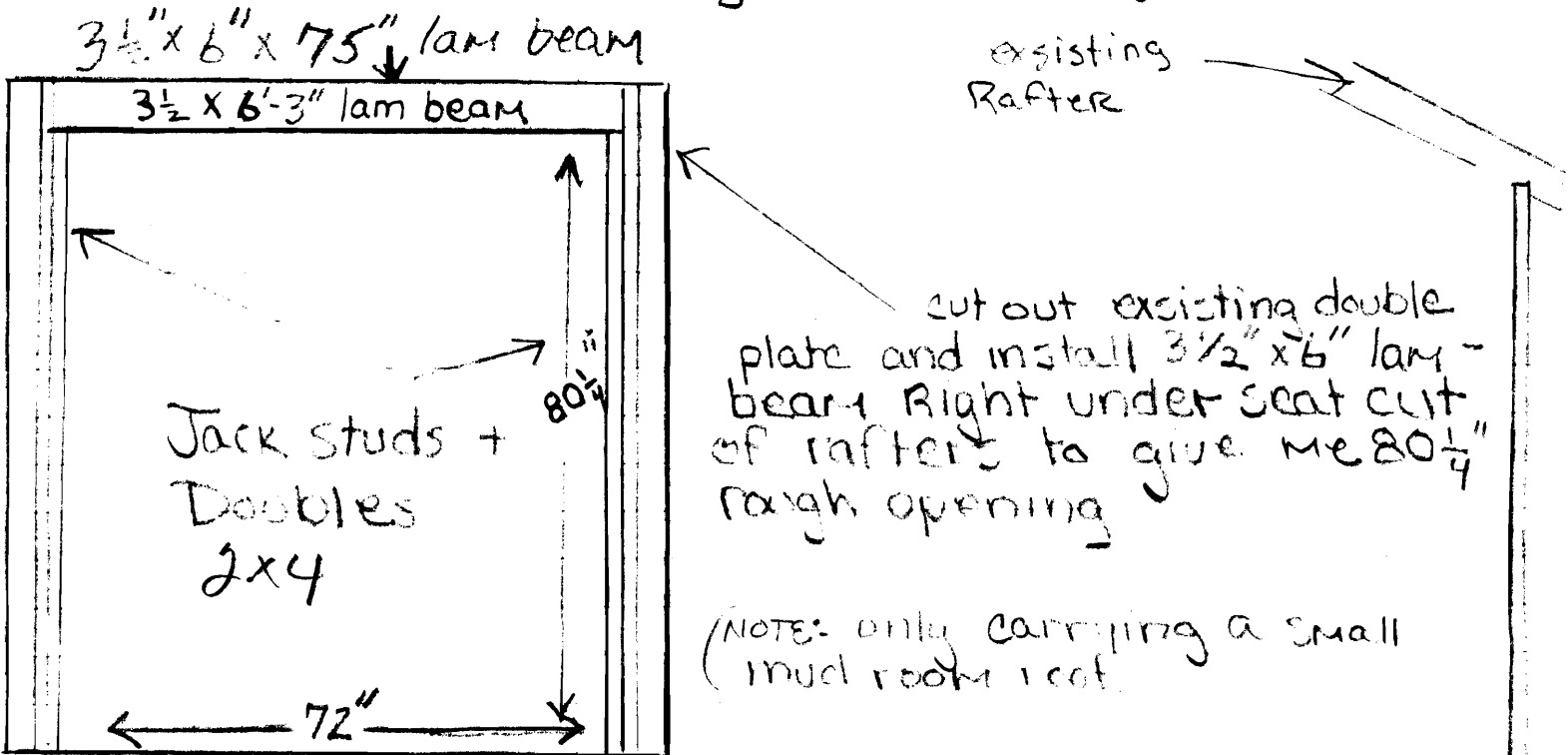
4' deep to cover platform

Remove existing window & replace with a 6' slider door unit. at 114 Abby Rd. Portland.

$\frac{1}{2}'' = 12''$



NEW FRAMING FOR 6'x80" SLIDING door





THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 1148B PAGE 66 COUNTY Cumberland  
 PLAN BOOK 59 PAGE 22 LOT 17 plus

ADDRESS: 114 Abby Lane, Portland, Maine

Job Number: 572-59

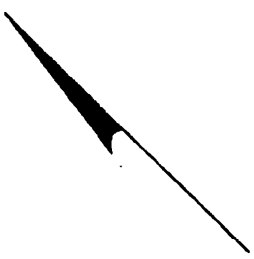
Buyers: Andrew & Karen Williamson

Inspection Date: 8-29-06

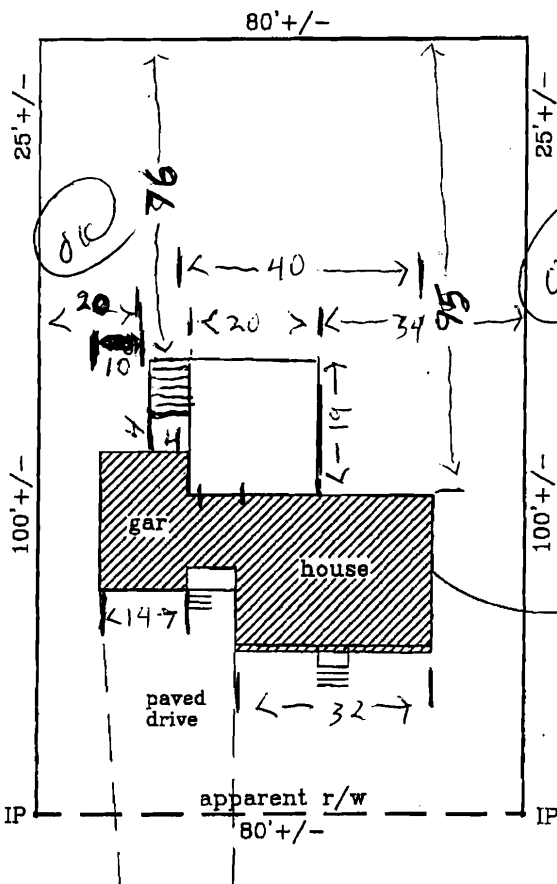
Scale: 1" = 30'

Sellers: Clifford & Vicki Strike

Client File #: 06-1289



New Deck  
 20 x 19  
 +  
 4 x 4 STAIR platform



2 story wood structure w/  
 concrete foundation

25 Front (TNA)  
 25 Rear (76 shown)  
 14 Sides (20+34 shown)



Abby Lane to Curtis St.

I HEREBY CERTIFY TO: C.H. McLaughlin Title Co, LLC; Barton Mortgage Corp. and its title insurer.  
 Monuments found did not conflict with the deed description.  
 The dwelling setbacks do not violate town zoning requirements.  
 As delineated on the Federal Emergency Management Agency Community Panel: 230051-0002 C  
 The structure does not fall within the special flood hazard zone.  
 The land does not fall within the special flood hazard zone.  
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY. copyright

**Livingston-Hughes**  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport, Maine 04048  
 207-967-9761 phone 207-967-4831 fax  
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

# 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.

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

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- 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

~~BTB~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~BTB~~ CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Dorisa Martin-Harris

Signature of Inspections Official

Date

04-27-04

Date

CBL: 388 A 13003 Building Permit #: 07-0434