

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100825

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that HYMOFF IRA H & JESSICA A TTS/Arthur Donnelly

has permission to demolition of existing deck rebuild w/ new deck

AT 19 IDAHO ST

CBL 407 E015001

AUG - 3 2006

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 lathed or otherwise 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

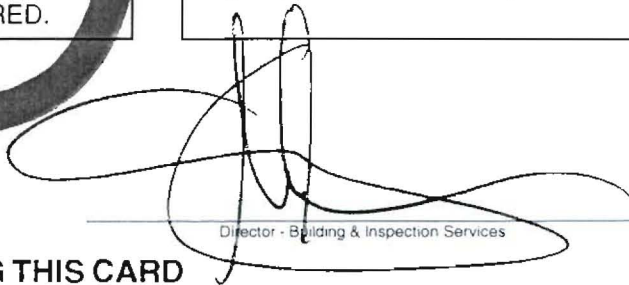
Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name



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: 10-0825	Issue Date:	CBL: 407 E015001
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Location of Construction: 19 IDAHO ST	Owner Name: HYMOFF IRA H & JESSICA A JT	Owner Address: 19 IDAHO ST	Phone:
Business Name:	Contractor Name: Arthur Donnelly	Contractor Address: 751 Route 219 Leeds	Phone: 2077549929
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-3

Past Use: 2 Unit Residential	Proposed Use: 2 Unit Residential - demolition of existing deck rebuild w/ new deck	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 4	25,740 [#]
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>TCC 2003</i>		

Proposed Project Description: demolition of existing deck rebuild w/ new deck	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: 07/12/2010	Zoning Approval	
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<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>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p>Date: <i>7/13/10</i></p>	<p>Date: <i>[Signature]</i></p>	<p>Date: <i>[Signature]</i></p>

PERMIT ISSUED

AUG - 3 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: 10-0825	Date Applied For: 07/12/2010	CBL: 407 E015001
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Location of Construction: 19 IDAHO ST	Owner Name: HYMOFF IRA H & JESSICA A JT	Owner Address: 19 IDAHO ST	Phone:
Business Name:	Contractor Name: Arthur Donnelly	Contractor Address: 751 Route 219 Leeds	Phone: (207) 754-9929
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: 2 Unit Residential - demolition of existing deck rebuild w/ new deck	Proposed Project Description: demolition of existing deck rebuild w/ new deck
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 07/13/2010
 Note: Ok to Issue: ✓

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc Without special approvals
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 08/03/2010
 Note: Ok to Issue: ✓

- 1) the stair stringers must be 2" x 12"-s.
- 2) The carrying beam of the floor system must be 2 - 2" x 10"-s
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

7/13/2010-mes: 1983 microfiche indicate a new deck with an other permit - pre-1957 assessor's records show it to be a two unit - I believe that it has been two units for a while

PERMIT ISSUED

AUG - 3 2010

City of Portland

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 inspection required. This can be done upon completion of the deck if it is left visible.

 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

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>19 IDAHO ST</u>		
Total Square Footage of Proposed Structure/Area <u>350 SQ FT</u>	Square Footage of Lot <u>Multi</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>407</u> Block# <u>E</u> Lot# <u>15403</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Jessica & Ira Hymoff</u> Address <u>19 Idaho Street</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-797-2285 (H)</u> <u>207-749-6205 (C)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>100</u>
Current legal use (i.e. single family) <u>MULTI</u> Number of Residential Units <u>2</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>DECK</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: • <u>DEMOLITION OF EXISTING DECK</u> • <u>REBUILD NEW DECK</u>		
Contractor's name: <u>ARTHUR DOWNNELLY</u>		
Address: <u>751 RTE 219</u>		
City, State & Zip: <u>LEEDS, MAINE 04263</u>		
Who should we contact when the permit is ready: <u>IRA & JESSICA HYMOFF</u> Telephone: <u>754-9929</u>		
Mailing address: <u>19 IDAHO ST PORTLAND MAINE 04103</u> Telephone: <u>797-2285</u>		

RECEIVED

JUL 12 2010

Dept. of Building Inspections
City of Portland, Maine

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: Jessica Hymoff Date: 7/8/2010

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

EXISTING DECK



House
with deck



Front of
Deck

EXISTING DECK



Behind -
Deck



Side -
Deck

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
		Idaho		OF			12		407 408	E B	17 to 20 30 to 33	

TAXPAYER ADDRESS AND DESCRIPTION

MANSFIELD HARVEY F & EDNA K
OR SURVIVOR
IDAHO ST CITY

LAND & BLDG IDAHO ST LOTS 287 TO
290 REC PL THE PINES
ASSESSORS PLANS 407-E-17 TO 20
408-B-30 TO 33
AREA 17303 SQ FT

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS			
TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	✓
LOW		GAS	✓
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		TREND OF DISTRICT	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK	✓		
TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
120	1434	300	112	340	410	
TOPO - 20%						- 80
TOTAL VALUE LAND					330	
TOTAL VALUE BUILDINGS					540	
TOTAL VALUE LAND AND BUILDINGS					570	
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		PLK.	LOT			

YEAR	DRIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	200		
	BLDGS.	3000		
	TOTAL	3200		
1951	LAND	200		
	BLDGS.	3250		
	TOTAL	3450		
1952	LAND			
	BLDGS.			
	TOTAL			
1953	LAND			
	BLDGS.			
	TOTAL			
1954	LAND			
	BLDGS.			
	TOTAL			
1955	LAND			
	BLDGS.			
	TOTAL			
1956	LAND			
	BLDGS.			
	TOTAL			
1957	LAND			
	BLDGS.			
	TOTAL			
1958	LAND			
	BLDGS.			
	TOTAL			
1959	LAND			
	BLDGS.			
	TOTAL			

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

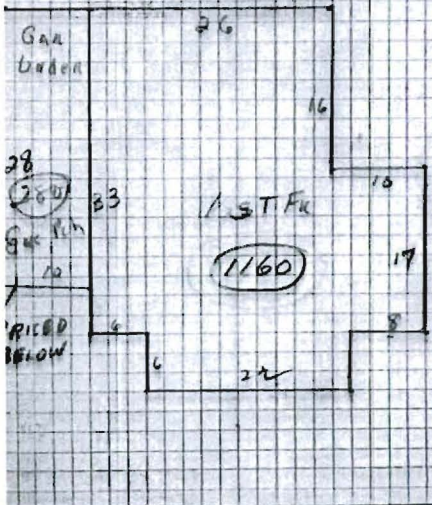
Bmt. Apt. 35/Mo
11/14/2323 - Rep. 0.5 / 11 clean hood etc

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE	<input checked="" type="checkbox"/>	WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	<input checked="" type="checkbox"/>
CONCRETE BLOCK	<input type="checkbox"/>	STEEL JOIST	<input type="checkbox"/>	TOILET ROOM	<input type="checkbox"/>
BRICK OR STONE	<input type="checkbox"/>	MILL TYPE	<input type="checkbox"/>	WATER CLOSET	<input type="checkbox"/>
PIERS	<input type="checkbox"/>	REIN. CONCRETE	<input type="checkbox"/>	LAVATORY	<input type="checkbox"/>
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	<input checked="" type="checkbox"/>
1/4 1/2 3/4		B 1 2 3		STD. WAT. HEAT	<input type="checkbox"/>
NO. CELLAR		CEMENT	<input type="checkbox"/>	AUTO. WAT. HEAT	<input checked="" type="checkbox"/>
EXTERIOR WALLS		EARTH	<input type="checkbox"/>	ELECT. WAT. SYST.	<input type="checkbox"/>
CLAPBOARDS	<input type="checkbox"/>	PINE	<input type="checkbox"/>	LAUNDRY TUBS	<input checked="" type="checkbox"/>
WIDE SIDING	<input type="checkbox"/>	HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
DROP SIDING	<input type="checkbox"/>	TERRAZZO	<input type="checkbox"/>	TILING	<input type="checkbox"/>
NO SHEATHING	<input type="checkbox"/>	TILE	<input type="checkbox"/>	BATH FL. & WCOT.	<input type="checkbox"/>
WOOD SHINGLES	<input checked="" type="checkbox"/>	ATTIC FLR. & STAIRS	<input checked="" type="checkbox"/>	TOILET FL. & WCOT.	<input type="checkbox"/>
ASBES. SHINGLES	<input type="checkbox"/>	INTERIOR FINISH		LIGHTING	<input type="checkbox"/>
STUCCO ON FRAME	<input type="checkbox"/>	B 1 2 3		ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE	<input type="checkbox"/>	PINE	<input checked="" type="checkbox"/>	NO LIGHTING	<input type="checkbox"/>
BRICK VENEER	<input type="checkbox"/>	HARDWOOD	<input checked="" type="checkbox"/>	NO. OF ROOMS	
BRICK ON TILE	<input type="checkbox"/>	PLASTER	<input checked="" type="checkbox"/>	BSMT. 4	
SOLID BRICK	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	2ND 1	
STONE VENEER	<input type="checkbox"/>	METAL CLG.	<input type="checkbox"/>	3RD	
CONC. OR CIND. BL.	<input type="checkbox"/>	TERRA COTTA	<input checked="" type="checkbox"/>	OCCUPANCY	
		VITROLITE	<input type="checkbox"/>	SINGLE FAMILY	<input checked="" type="checkbox"/>
		PLATE GLASS	<input type="checkbox"/>	TWO FAMILY	<input type="checkbox"/>
		INSULATION	<input type="checkbox"/>	APARTMENT	<input type="checkbox"/>
		WEATHERSTRIP	<input type="checkbox"/>	STORE	<input type="checkbox"/>
		ROOFING		THEATRE	<input type="checkbox"/>
		ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOTEL	<input type="checkbox"/>
		WOOD SHINGLES	<input type="checkbox"/>	OFFICES	<input type="checkbox"/>
		ASBES. SHINGLES	<input type="checkbox"/>	WAREHOUSE	<input type="checkbox"/>
		SLATE TILE	<input type="checkbox"/>	COMM. GARAGE	<input type="checkbox"/>
		METAL	<input type="checkbox"/>	GAS STATION	<input type="checkbox"/>
		COMPOSITION		ECONOMIC CLASS	
		ROLL ROOFING		OVER BUILT	<input type="checkbox"/>
		INSULATION		UNDER BUILT	<input type="checkbox"/>
				DT 9/14/50	AR. CS
				LD. 2	PD. 30
				MS. 9	CK. 100
					REP. VAL. 6910

COMPUTATIONS

UNIT	1951				
1160 S. F.	4100				
S. F.					
ADDITIONS					
BASEMENT					
WALLS HTS + 100					
ROOF					
FLOORS					
ATTIC 1/2	+290				
FINISH Bmt	+550				
FIREPLACE	+300				
HEATING	+400				
PLUMBING	+550				
TILING					
M.T.F.	+410				
TOTAL	6700				
FACT + 5	210				
	6910				

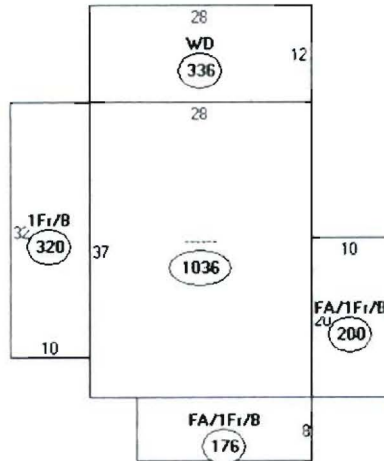


SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
DWC	A 1 st Fl	C	22		F	6910	30%	4840	A		2900.
GAR	B Sketch	C	22		F	860	30%	600	B		350
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		

YEAR	1951	1951 TOTAL BLDGS.		5440	3250
TAX VAL.		19		19	
OLD VAL.		19		19	
CHANGE		19		19	

Built 1930

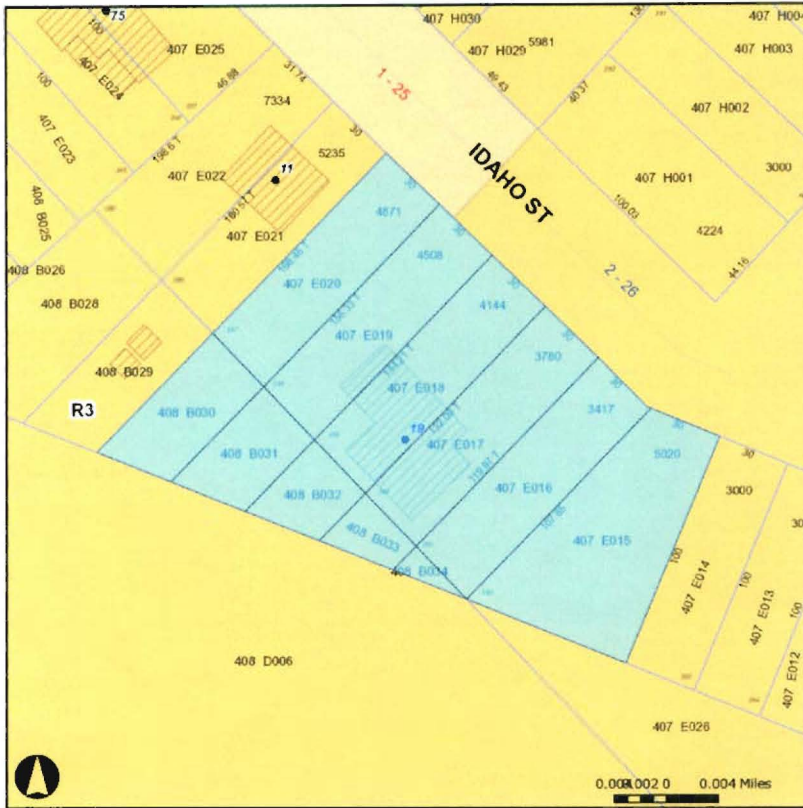


Descriptor/Area

- A: 1036 sqft
- B: 1Fi/B
320 sqft
- C: WD
336 sqft
- D: FA/1Fi/B
200 sqft
- E: FA/1Fi/B
176 sqft

1983 - ^{permits.} mentioned A New deck
Also OK under 14-433

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Interstate	Stream_protection	R2 Residential	C25
Streets	Island Zoning	R3 Residential	C26
Buildings	C43	R4 Residential	C27
Out Building	I-B	R5 Residential	C28
Parcels	I-TS	R6 Residential	C29
Traveled Ways	I-R1	ROS Recreation Open Space	C30
Stream	I-R2	RP Residential Professional	C31
Wetland	I-R3	RPZ Resource Protection	none
Lake/Pond	ROS	WCZ* Waterfront	B2c
Jetport	RPZ	WPDZ Waterfront	C32
Coastal Bluff	Zoning	WSUZ Waterfront	C33
H - Highly Unstable	A8 Airport Business	C1	C34
U - Unstable	EWPZ	C2	C35
Overlay Zones	C44	C3	C36
DEOZ	C45	C4	C37
FH	B7	C5	C38
Helistop Overla	B1 Neighborhood Business	C6	C39
R-7	B1b Neighborhood Business	C7	C40
USM	B2 Business Community	C8	C41
Shoreland Overlay Zone	B2b Business Community	C9	C42
	B3* Downtown Business	C10	County Streets
	B3c Downtown Business	C11	A15
	B4 Commercial Business	C12	A21
	B5 Urban Commercial	C13	A31
	B5b Urban Commercial	C14	ME Towns
	IH Industrial - High Impact	C15	Land
	IL Industrial - Low Impact	C16	Water Body
	I1b Industrial - Low	C17	Ocean
		C18	
		C19	
		C20	
		C21	
		C22	



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

7-12 2010

Received from

Jessica Hyatt

Location of Work

17 Ithaca St

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total:

100

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

Other

CBL:

407 E-15

Check #:

112

Total Collected \$

100

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

Taken by:

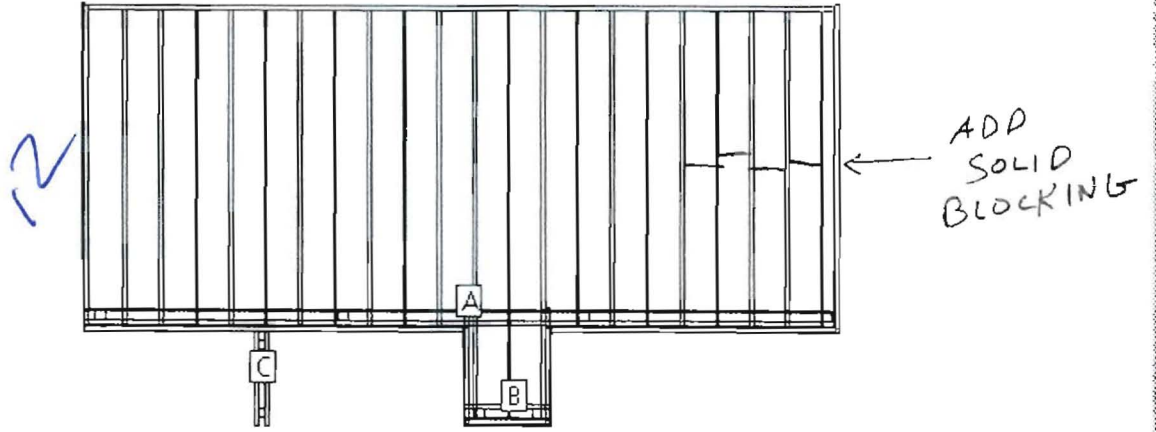
J. J. [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

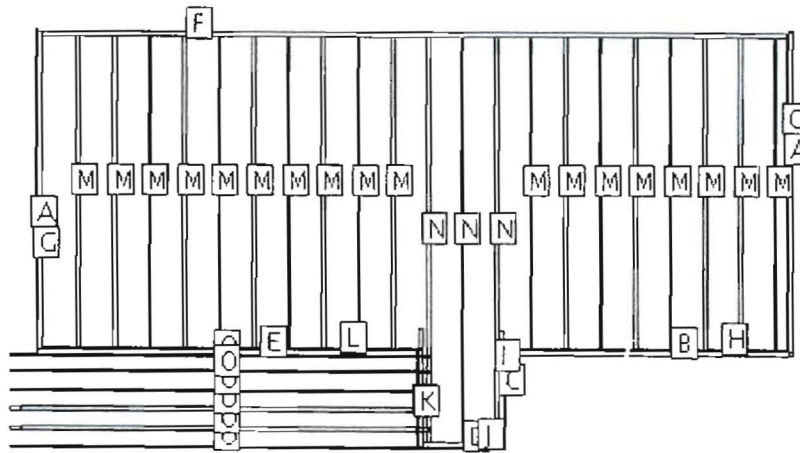
PINK - Permit Copy

29



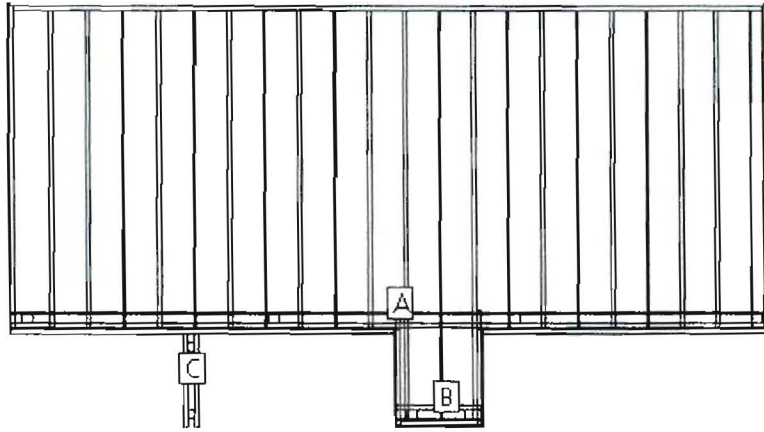
<u>Beam Label</u>	<u>Beam Length</u>	<u>Post Count</u>	<u>Post Spacing</u>
A	28' 9"	4	9' 3 1/4"
B	3' 3"	2	2' 3 1/2"
C	3' 6"	2	2' 6 1/2"

Cut List: Level 1



<u>Label</u>	<u>Name</u>	<u>QTY</u>	<u>Length</u>	<u>Bevels</u>	<u>Label</u>	<u>Name</u>	<u>QTY</u>	<u>Length</u>	<u>Bevels</u>
A	Fascia	2	12'	F45 S45	I	Outer Joist	1	4' 2 3/4"	
B	Fascia	1	11' 1 1/2"	F45 S45	J	Header	1	3'	
C	Fascia	2	3' 7 1/2"	F45 S45	K	Outer Joist	1	4' 3 3/4"	
D	Fascia	1	3' 6"	F45 S45	L	Header	1	14' 6"	
E	Fascia	1	14' 7 1/2"	F45 S45	M	Joist	18	11' 6"	
F	Header	1	28' 6"		N	Joist	3	15'	
G	Outer Joist	2	11' 9"		O	Stair Stringer	6	19' 4 1/2"	
H	Header	1	11'						

Permit Information



Load and Support

Your deck will support a 42 PSF live load. Posts have 12" below ground support.

Deck and Post Height

You selected a height of 138" from the top of the decking to the ground level. The top of the deck support posts will therefore be 10' 7 1/4" above ground level.

Joists

Set joists on top of beams, 16" center to center.

Disclaimer: This quote is an estimate and is valid until Friday Jul 9, 2010. Lowe's Price Guarantee is applicable to individual material items only. Lowe's Price Guarantee does not apply to the total design package as a whole as quantities within different designs may vary.

Warning: This may not be a final design plan. Variations in building codes, specific architectural considerations, or site conditions may require changes to this design. You are responsible for the final structure, code verification, material usage, and structural safety of this design. Be sure to check and verify the design with your architect, engineer and building inspector.

Lowe's is a supplier of materials only. Lowe's does not engage in the practice of engineering, architecture, or general contracting. Lowe's does not assume any responsibility for design, engineering, or construction; for quantities or sizing of materials for a general or specific use; for quantities or sizing of materials; for the use or installation of materials; or for compliance with any building code or standard of workmanship.

Note: It is recommended that joist that meet on top of beams should be spliced with gussets. The gussets should be 2- by wood the same width at the joist and overlap by 6 inches on each side. These gussets should be held in place with 12 16d galvanized nails.

Handling Precautions for Pressure-Treated Wood

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For Additional Information:

www.epa.gov - www.healthybuilding.net - www.ccasafetyinfo.com - www.treatedwood.com Call: (800)282-0600 or (800)356-AWPI

Stress Analysis

Component

Level 1

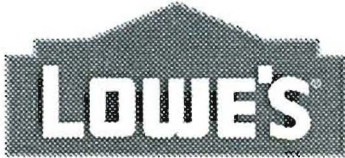
PSF

Joist Deflection	182
Joist Bending	51
Joist Shear	133
Joist Compression	213
Beam Deflection	55
Beam Bending	55
Beam Shear	60
Bolt Shear	70
Post Stability	128

Close

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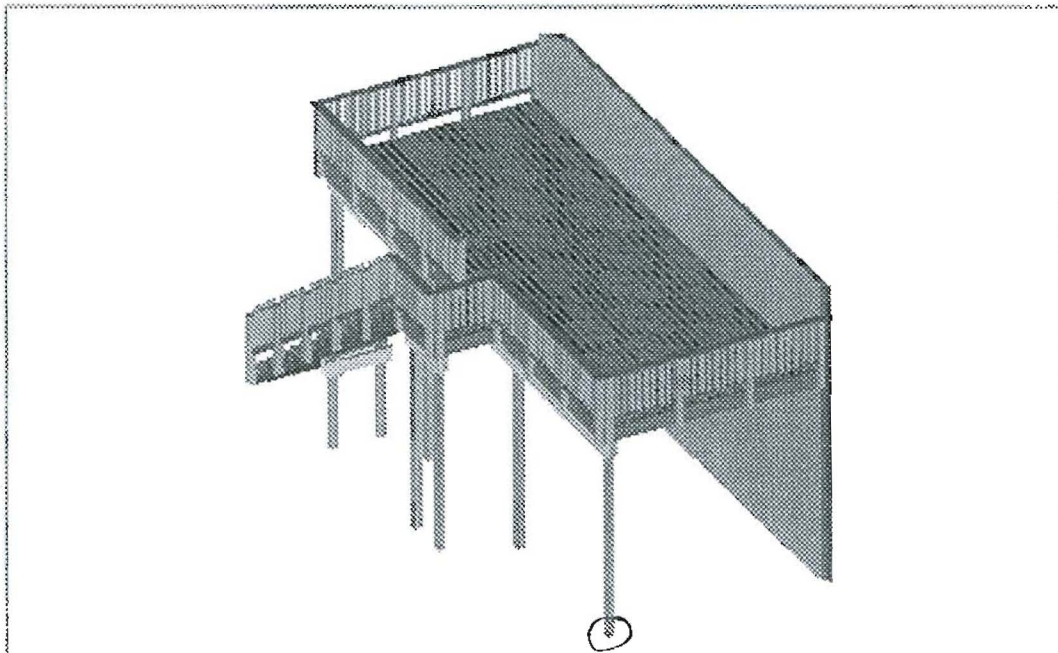
How-To Guide



Print

Store #2514
 650 TURNER STREET
 AUBURN, ME 04210
 (207) 514-2300
 Salesperson:

Project Quote
 Date of Quote: Wednesday Jul 7, 2010
 ARTHUR DONNELLY
 Project Number:



Below are the Specifications and Materials that you have selected for your deck:

Overview	Number of Levels: 1 Total Square Feet: 361	Footer Depth: 12 4' Live Load: 42 psf Dead Load: 10 psf
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<u>Component</u>	<u>Size</u>	<u>Wood Type</u>
Joists	2 x 10	Top Choice Treated
Beams	2 x 10	Top Choice Treated
Posts	4 x 6	Top Choice Treated
Decking	5/4 x 6	Pressure Treated Severe Weather Decking
Railing		Pressure Treated
Bench		None
Lattice		None

Footer Depth	12 4'	Live Load	42 psf
		Dead Load	10 psf

Today's estimated cost for materials in this design with options: \$3,803.84
 Pricing is valid until Friday Jul 9, 2010

There are missing Components in your Deck Design Project Quote.
The price quoted does not reflect these components.

Missing Items: **BLOCKING & 5TH POST**

Component	QTY
2X10_STRINGERXDECK not found	6

Material List

Lumber Materials

Item #	Model #	Qty.	Description	Usage
201525		9	2X10X16 ACQ TOP CHOICE TREATED	Internal Joist
201523		18	2X10X10 ACQ TOP CHOICE TREATED	Beam
21210		1	5/4X6X8 STD ACQ TREATED	Top Rail
86573		6	5/4X6X16 STD ACQ TREATED	Top Rail
1763		1	4X4X12 #2 .40 ACQ TREATED	Railing Post
2690		7	4X4X16 #2 .40 ACQ TREATED	Railing Post
79670		6	2X4X16 ACQ TOP CHOICE TREATED	Bottom Rail
7951		167	2x2x42" Baluster Angle Both End	Spindle
201521		4	2X10X8 ACQ TOP CHOICE TREATED	Cladding
201524		22	2X10X12 ACQ TOP CHOICE TREATED	Cladding
201704		28	5/4X6X16 SW TOP CHOICE ACQ	Deck Planking
201704		33	5/4X6X16 SW TOP CHOICE ACQ	Deck Planking
9438		7	4X6X12 #2 .40 ACQ TREATED	Post

Other Materials

Item #	Model #	Qty.	Description	Usage
6472		8	6X6 TZ 2 SIDE POST ANCHOR PA66E-TZ	Footing to Post
10385		10	CONCRETE MIX 80# QUIKRETE	Footing to Post
287192		4	1/2"X6" HDG ANCHR BOLT(2)	Footing to Post
69264		1	NAIL COMMON GALV 5 LB 16 D	Footing to Post
67342		32	GALV 1/2 HEX NUT	Post to Beam
63449		64	GALV ROUND WASHER 1/2"	Post to Beam
21993		60	HURR ANCHOR, 6.5X1.5TZ DBL PLATE TIE	Joist Framing
69138		24	NAIL COMMON GALV 1LB 8D	Joist Framing
68408		2	JOIST HGR.NAIL 1 LB 1-1/2"NA111CD	Joist Framing
44626		42	(2) 2X8-10 18GA JOIST HGR TZ	Joist Framing
184956		1	10DX1 1/2" NAIL (5 LB.) MC	Joist Framing
69262		2	NAIL COMMON GALV 5 LB 10 D	Joist Framing
37164		8	ANGLECLIP TZ 1-5/16"X2-3/8" X6-	Joist Framing
-1		6	2X10_STRINGERXDECK not found	CladRimOrStair
212045		2	Olympic Maximum Waterproofing Clear Sealant VOC	Deck Planking
11347		62	4X4 DECK POST TIE TZ (14360)	Railing Post
67341		124	GALV 3/8 HEX NUT	Railing Post
41706		10	3/8" FLAT WASHER GALV (25) PP	Railing Post
67353		124	GALV CARRIAGE BOLT 3/8 X 8	Railing Post

Disclaimer: This quote is an estimate and is valid until Friday Jul 9, 2010. Lowe's Price Guarantee is applicable to individual material items only. Lowe's Price Guarantee does not apply to the total design package as a whole as quantities within different designs may vary.

Warning: This may not be a final design plan. Variations in building codes, specific architectural considerations, or site conditions may require changes to this design. You are responsible for the final structure, code verification, material usage, and structural safety of this design. Be sure to check and verify the design with your architect, engineer and building inspector.

Lowe's is a supplier of materials only. Lowe's does not engage in the practice of engineering, architecture, or general contracting. Lowe's does not assume any responsibility for design, engineering, or construction; for quantities or sizing of materials for a general or specific use; for quantities or sizing of materials; for the use or installation of materials; or for compliance with any building code or standard of workmanship. Always refer to information on fastener packaging for use with pressure treated lumber.

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Close

Print

~~FRONT~~ Side
PROPERTY LINE

SCALE 5" = 50'
Front



R-3

REAR - 25' req - 11' shown on angle

Side: 8' min - 11' shown

Front: 25' min - 25' implied

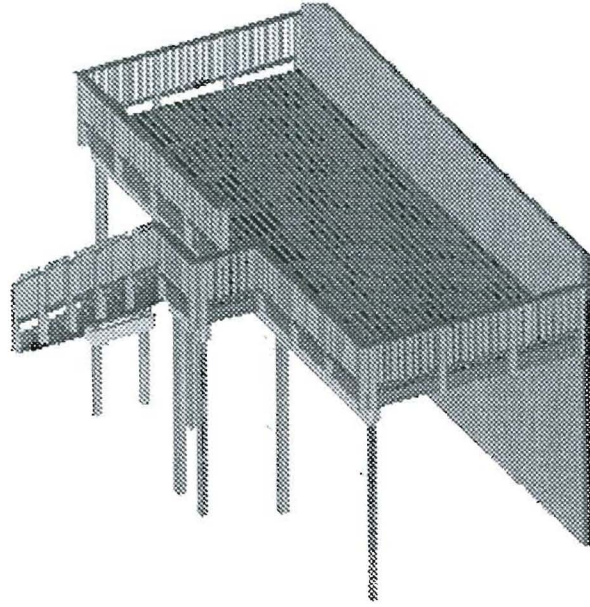
Actually has several other lots with it.

DR 1/25/11

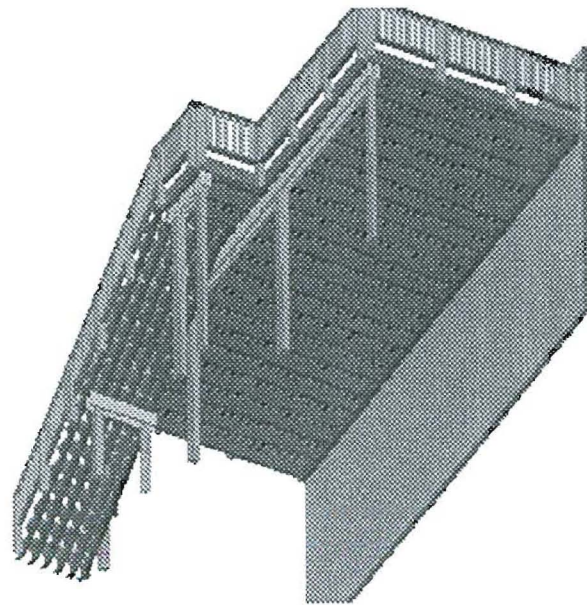
~~FRONT~~ Side

Specification Packet

3D Views



TOP
VIEW



BOTTOM
VIEW

Beam Layout

BUILDING A 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.

CUMBERLAND COUNTY - RESISTRY OF DEEDS
PLAN BOOK 16, PAGE 29

2. Type of foundation system

- a. Diameter of concrete filled tube or pre cast concrete pier size 4" ✓
b. depth below grade (minimum 4'-0" below grade) 4' ✓
c. anchorage of column to footing - BOLT & POST ANCHOR
d. spacing and location of tubes/piers 1' - 7.5' - 15' - 22.5'

3. Framing Members

- a. Columns - wood size and location (members supporting framing of floor system) 4x6 ✓
b. Ledger size attached to building - 2x10 PT ✓
c. Fastener size and spacing attaching ledger LAGS - 6" ✓
d. Girder Size and spans carrying floor system - 2x10 BOLTED
e. Joist size, span, and spacing - 2x10 - 16 O.C. - 12' ON ✓
f. Joist hangers or ledger 2x10 JOIST HANGERS ✓ 6" LAGS INTO LEDGER

4. Guardrails & Handrail Details

- a. Guardrail height 3 1/2" ✓
b. Baluster spacing 4" ✓
c. Handrail height 36" ✓
Guard - OK

5. Stair Details

- a. Tread depth (measured nosing to nosing) 11" ✓
b. Riser height 7-3/8" ✓
c. Nosing on tread 3/4" ✓
d. Width of stairs 3'-6" ✓

