

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that EVELYN M HEIRS GILLESPIE

Located At 25 HUNTINGTON AVE

Job ID: 2012-05-3956-ALTR

CBL: 409- C-026-001

has permission to Replacing Existing Deck same footprint

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 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

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**

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 Inspections 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



PORTLAND MAINE

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-3956-ALTR

Located At: 25 HUNTINGTON
AVE

CBL: 409- C-026-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of revised plans submitted 5/17/12. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required rear setback must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. There shall be a 34" high guardrail on each side of the stairs with a graspable handrail.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-3956-ALTR	Date Applied: 5/9/2012	CBL: 409- C-026-001	
Location of Construction: 25 HUNTINGTON AVE	Owner Name: EVELYN M HEIRS GILLESPIE	Owner Address: 25 HUNTINGTON AVE PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: Riean Gillespie	Contractor Address: 25 Huntington Ave., Portland, ME 04103	Phone: 207-653-9994
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - single family - build rear deck - 11' x 19' with 5' x 6' wrap around area	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRC 09
Proposed Project Description: Build rear deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK w/condition</i> <i>5/17/12 ABU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	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 appication 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

R3



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>25 Huntington Ave</u>		
Total Square Footage of Proposed Structure/Area <u>296</u>	Square Footage of Lot <u>9570</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>409</u> Block# <u>C</u> Lot# <u>26</u>	Applicant: (must be owner, lessee or buyer) Name <u>Michael Riéan Gillespie</u> Address <u>25 Huntington Ave</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207 653 9994</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>Mike Gillespie</u> Address <u>25 Huntington Ave</u> City, State & Zip <u>Portland ME 04103</u>	Cost of Work: \$ <u>1000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</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 existing Deck</u>		
Contractor's name: <u>Riéan Gillespie</u> Email: <u>riegan.gillespie@yachas.com</u> Address: <u>25 Huntington Ave</u> City, State & Zip: <u>Portland ME, 04103</u> Telephone: <u>653-9994</u> Who should we contact when the permit is ready: <u>Riéan Gillespie</u> Telephone: <u>653-9994</u> Mailing address: <u>25 Huntington Ave Portland ME, 04103</u>		

RECEIVED
MAY 09 2012

Dept. of Building Inspection
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.

and 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: 5-9-12

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

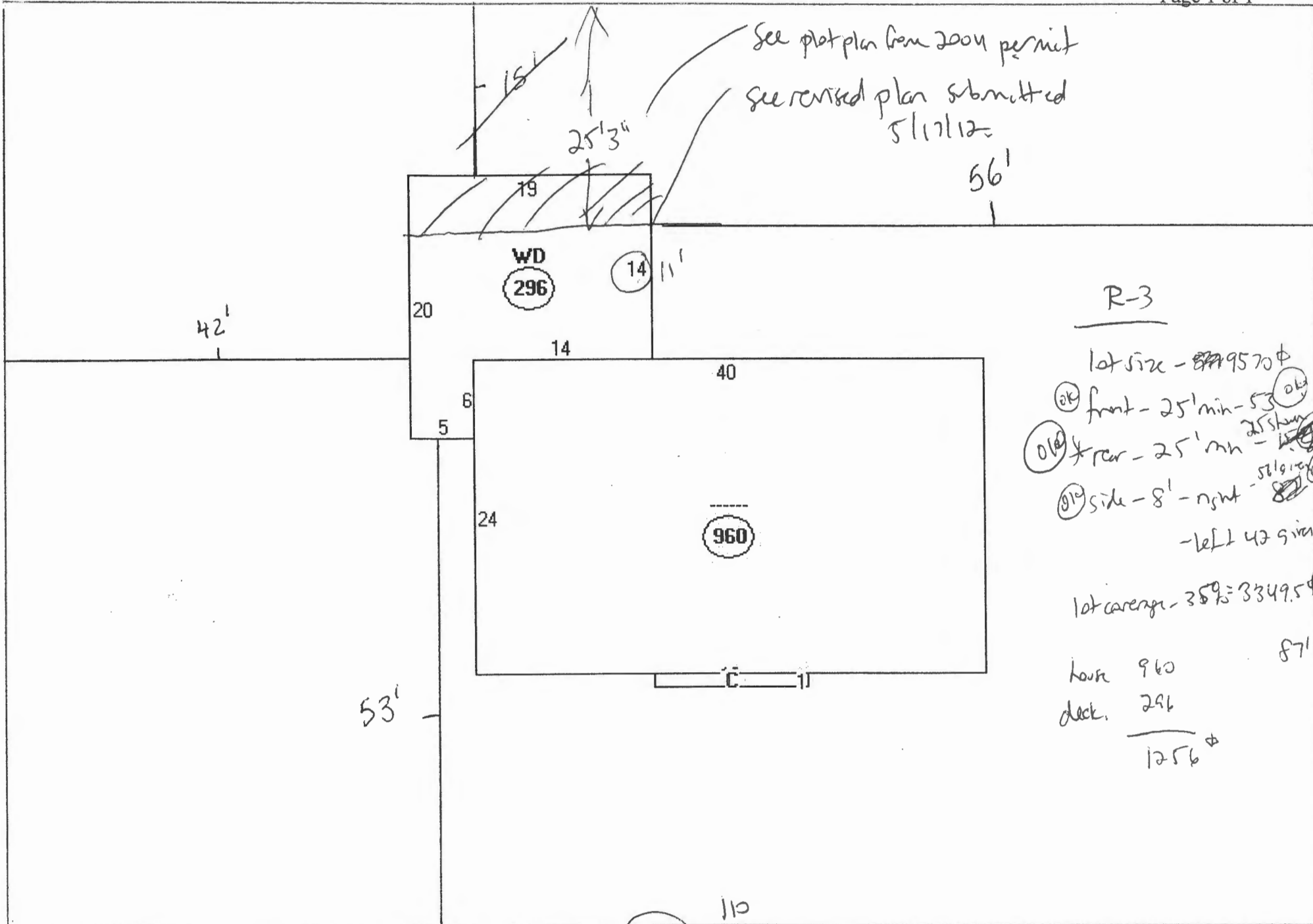
- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



See plot plan from 2004 permit
 see revised plan submitted
 5/17/12

56'

R-3

lot size - ~~877~~ 9570 ϕ
 (OK) front - 25' min - 53' (OK)
 (OK) rear - 25' min - 11' (OK)
 (OK) side - 8' - right - 56' (OK)
 - left 42' 9" min

lot coverage - $35\% = 3349.5 \phi$

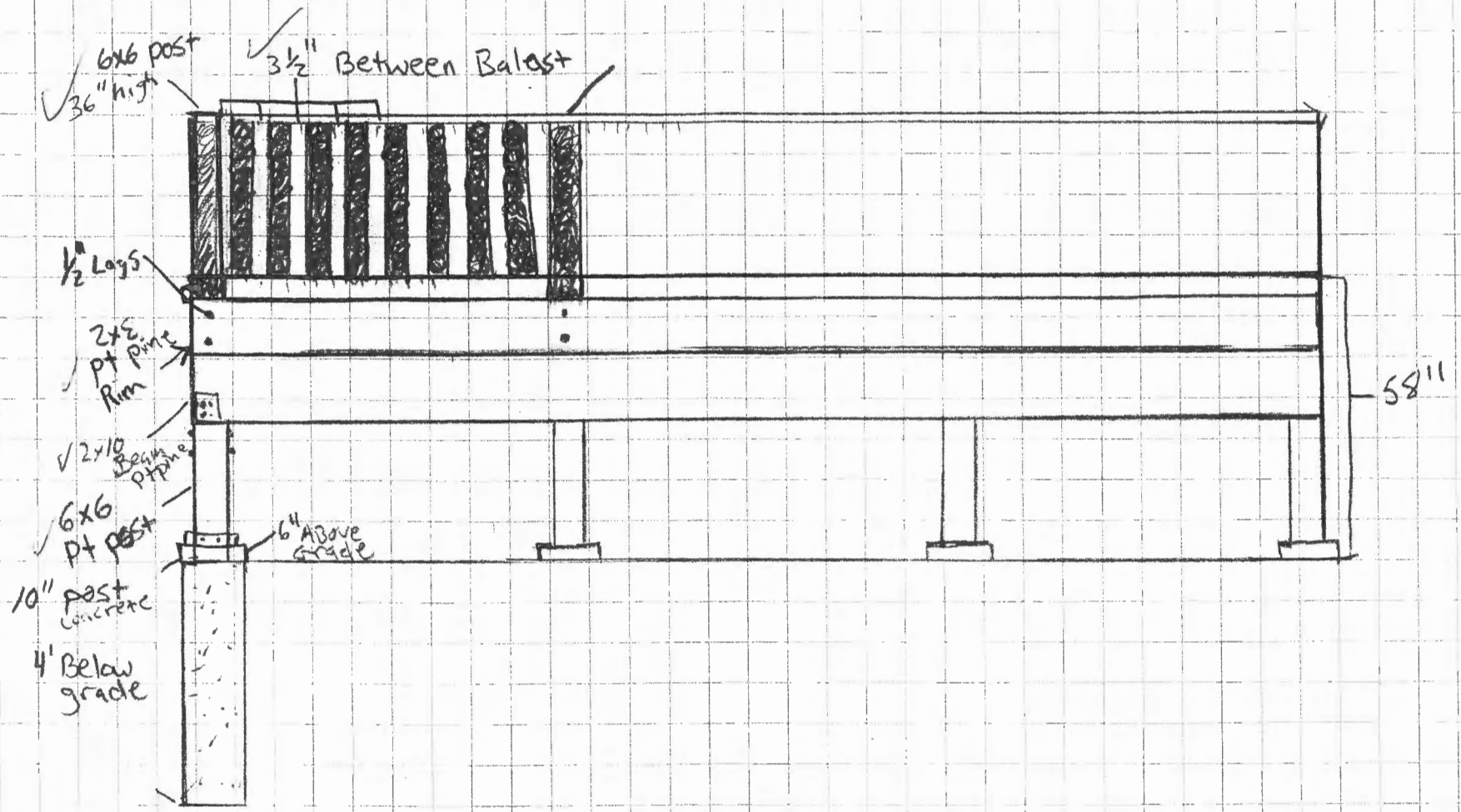
house	960	87'
deck	296	
	<hr/>	
	1256 ϕ	

Huntington Ave.

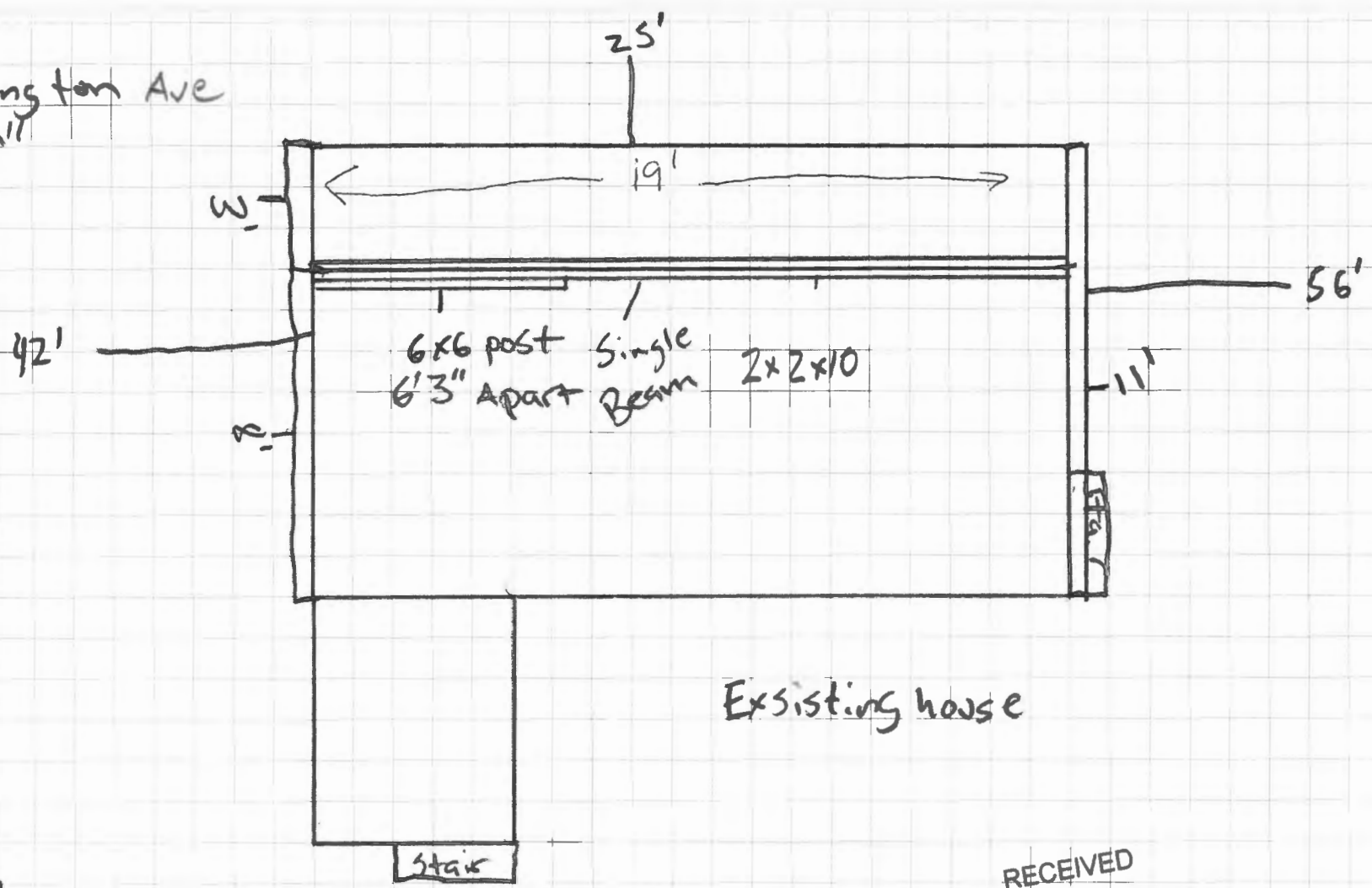








25 Huntington Ave
"Revision"



Existing house

Revision

3' shorter to the
Back

Single Beam

everything else is same

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MAY 17 2012
Dept. of Building Inspections
City of Portland Maine

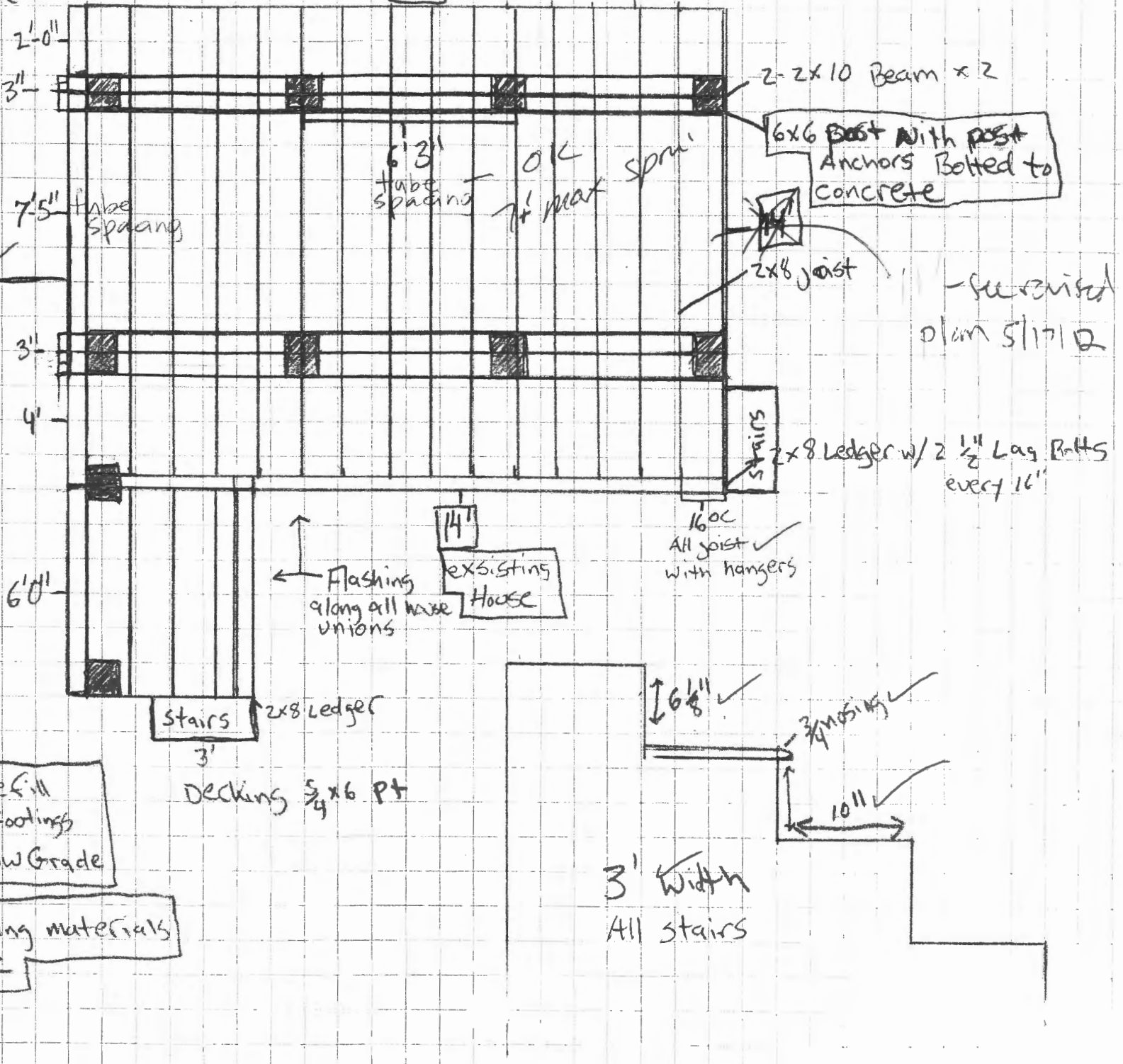
25 Huntington Ave

Deck plans

May 8th

2012

19'



Submitted 7/17/12

1/4" scale

10" concrete fill tube Footings 4' Below Grade

All Framing materials PT Pine

2-2x10 Beam x 2

6x6 Post with post Anchors Bolted to concrete

2x8 Joist

survived clam shell

2x8 Ledger w/ 2 1/2" Lag Bolts every 16"

160C All joist with hangers

14" existing House

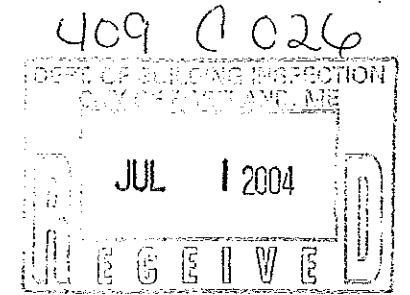
3' stairs 2x8 Ledger

Decking 5/4 x 6 PT

3' Width All stairs

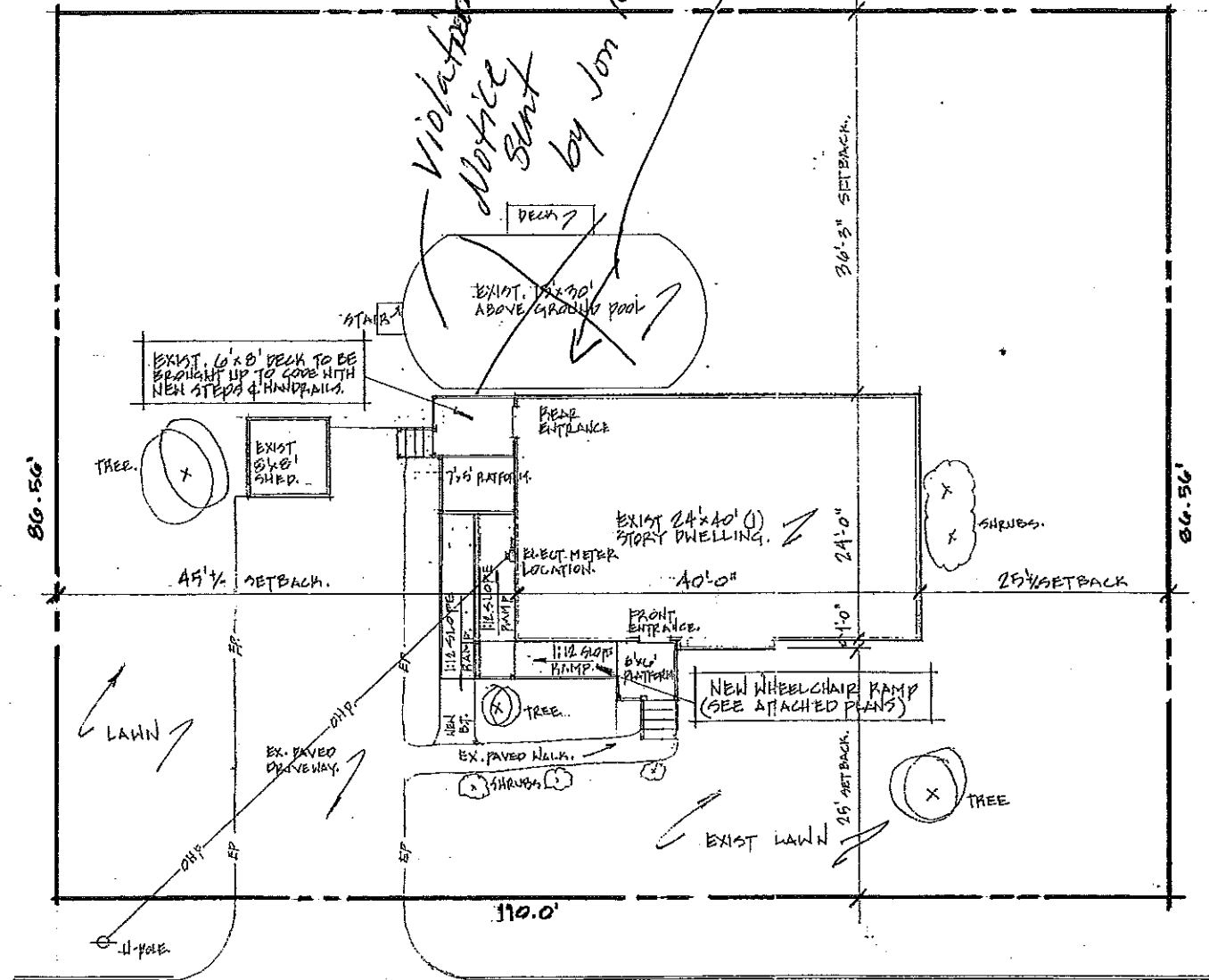
16 1/8" 10 1/2"

Disability Appeal for ramp for Evelyn Gillespie - 04-0871



new deck - permit 202-05-3976
 11' off rear - 25' setback

Violation
 Notice
 Sent
 by Jon Reed.



GENERAL NOTES:

- 1) REFERENCES.
 - A) PLAN OF LAND TAKEN FROM CITY OF PORTLAND ASSESSORS MAP # 409-C-26
 - B) WARRANTY DEED TAKEN FROM CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK # ~~6119~~ PAGE # 215, 16, 17
 - C) OWNER OF RECORD - EVELYN GILLESPIE, 25 HUNNINGTON AVE., PORTLAND, ME. 04103.
- 2) LOT SIZE.
 - A) 9,521.6 SF / .218 ACRES.

- 3) ZONE
 - A) R-3 RESIDENTIAL.
- 4) SPACE & BULK REQ'S
 - A) MIN. LOT SIZE - 6500 SF.
 - B) FRONT YARD SETBACK - 25'-0"
 - C) SIDE YARD SETBACK - 8'-0"
 - D) REAR YARD SETBACK - 25'-0"

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 JUL 02 2004
 SUPERSEDES ALL
 PRIOR DATED PLANS

HUNNINGTON AVE.

plot plan - 1" = 10.0' -

REV'D 7.1.04 RELOC. RAMP.		
PROPOSED WHEELCHAIR RAMP FOR: EVELYN GILLESPIE 25 HUNNINGTON AVE. PORT. ME.		
PLANS BY: BENNETT HOMES - 609-2445- 312 WOODVILLE ST. PORTLAND, ME 04102.		
DRAWN BY: D.D.Jr.	DATE 6/23/04	SHEET # 1/2