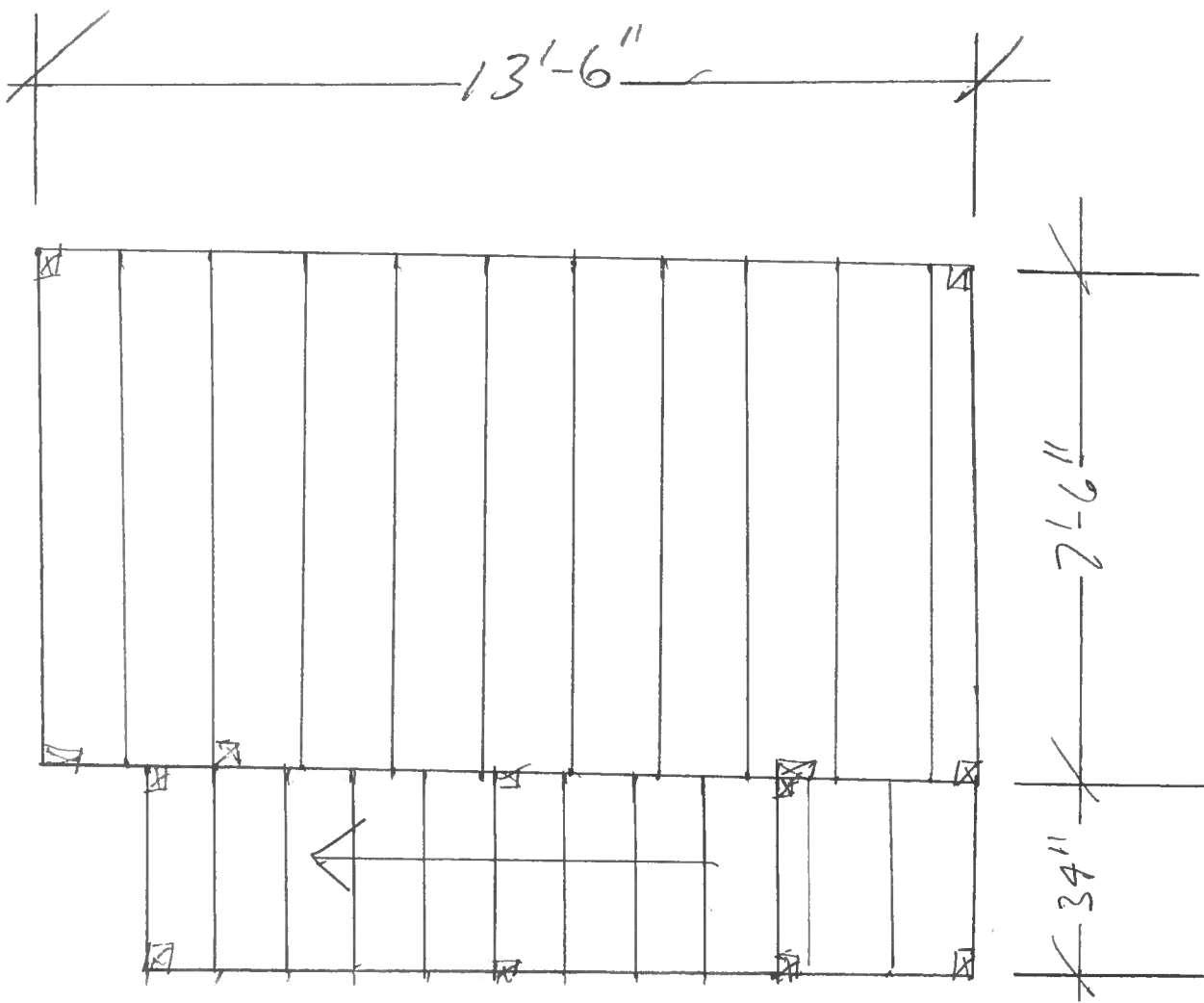


DIECK #2



55 Allen Av





Permitting and Inspections Department
Michael A. Russell, MS, Director

Submission Guidelines for Decks

The following is a guideline of information required for the review of a building permit application for a residential deck. It is intended to help you supply proper and complete drawings and documents. Please label all of the following items on your plans. Refer to the [One- and Two-Family Addition/Alteration Checklist](#) for complete submission requirements and instructions.

✓ A plot plan showing all existing and proposed structures with distances to property lines and dimensions of the proposed deck platform(s) and stairs

✓ Additional drawings showing all of the following information:

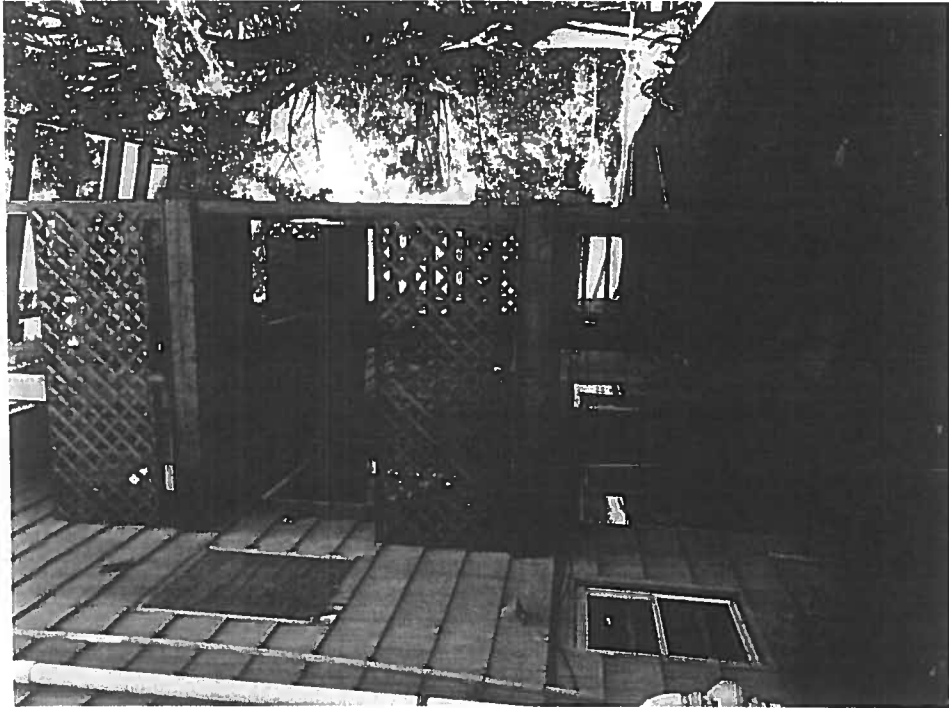
1. **Type of foundation system**
 - a. Diameter of concrete filled tube or pre-cast concrete pier size
 - b. Depth below grade (minimum 4' below grade)
 - c. Spacing of tubes
2. **Posts (members supporting framing of floor system)**
 - a. Wood size, type and location
 - b. Anchorage of post to footing
3. **Framing members**
 - a. Ledger size attached to building
 - b. Lag bolt size and spacing on ledger
 - c. Lateral attachment to building
 - d. Location and type of flashing
 - e. Girder size and spans carrying floor system
 - f. Joist size, span, spacing and hanger type
 - g. Decking size
 - h. Post connection
4. **Guardrails and handrail details**
 - a. Guardrail height
 - b. Baluster spacing
 - c. Handrail height
5. **Stair details**
 - a. Tread depth (measured nosing to nosing)
 - b. Riser height
 - c. Nosing projection of tread
 - d. Width of stairs
 - e. Landing size(s)

55 Allen Av

Shamayel Kargar

939-8410

10:00 AM
FRIDAY.



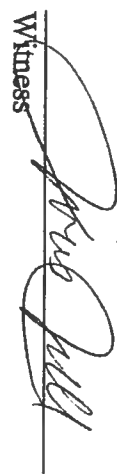
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **MOHAMMED I. KARGAR and SHAMAYEL KARGAR**, of Falmouth, Maine, for consideration paid, grant to **RAHEM, LLC**, a Maine limited liability company with a mailing address of P.O. Box 6149, Falmouth, Maine 04105, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, and described as follows:

SEE EXHIBIT A ATTACHED HERETO

Being the same premises conveyed to the Grantors herein by deed of 53-57 Allen Ave., Limited Liability Company, dated December 19, 2003 and recorded in the Cumberland County Registry of Deeds in Book 20714, Page 247.

IN WITNESS WHEREOF, the said Mohammed I. Kargar and Shamayel Kargar have set their hands this 10 day of April, 2008.


Witness

Mohammed I. Kargar
Mohammed I. Kargar


Witness

Shamayel Kargar
Shamayel Kargar

STATE OF MAINE
COUNTY OF CUMBERLAND

April 10, 2008

Then personally appeared Mohammed I. Kargar and Shamayel Kargar, and acknowledged the foregoing instrument to be their free act and deed.

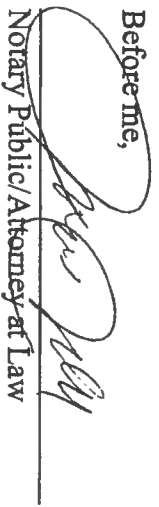
Before me,

Notary Public/Attorney at Law

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine on the Southeast-
ery side of Allen Avenue bound and described as follows:

Beginning at a Capped Iron Pin #1813 at the most Westerly corner of Lot 1 as shown on "Plan of Lots in Portland, Maine made for Charles E. Hanson" dated December, 1949 as recorded in the Cumberland County Registry of Deeds in Planbook 34 Page 25 and the Southeastery side of said Allen Avenue;

Thence, S62°55'21"E along said Lot 1 a distance of 88.89' to a 1" iron pipe at the Easterly corner of Lot 2 on said plan;

Thence, S50°35'02"E along Lots 2,3 and 4 on said plan a distance of 250.16' to a 1" iron pipe on the Northeastery side of Lot 43 as shown on "Plan of building lots at Hawthorne Heights" Portland, Maine dated November, 1910 as recorded in the Cumberland County Registry of Deeds Planbook 12 Page 35;

Thence, S27°13'32"W along Lots 43,44 and 45 of said plan a distance of 134.06' to a 1" iron pipe at the Easterly corner of said Lot 45 and land now or formerly of the Liberty Group as recorded in Cumberland County Registry of Deeds in Deedbook 6435 Page 130;

Thence, N50°09'31"W along said Liberty Group land a distance of 176.35' to a 1" iron pipe;

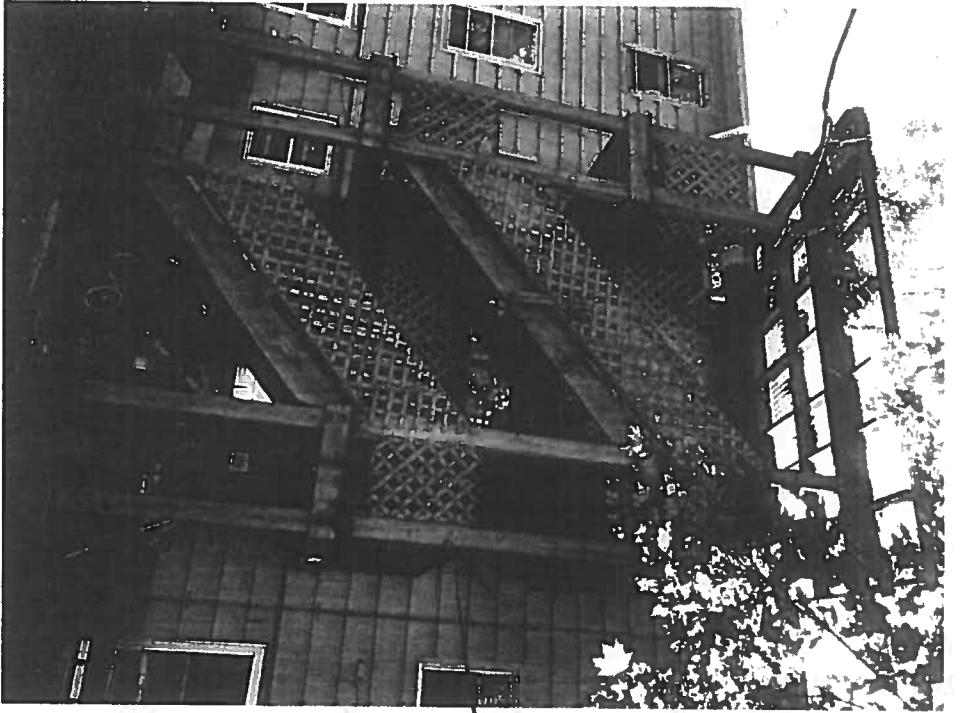
Thence, N90°19'47"E along said Liberty Group land a distance of 16.80' to a Capped Iron Pin #1813;

Thence, N62°59'56"W along said Liberty Group land a distance of 36.40' to a 1" iron pipe and land now or formerly Joseph Cooper as recorded in Cumberland County Registry of Deeds in Deedbook 13147 Page 79;

Thence, continuing N62°59'56"W along said Cooper land a distance of 135.24' to a Capped iron pin #1813 on the Southeastery side of Allen Avenue;

Thence, N26°53'19"E along the Southeastery side of Allen Avenue a distance of 132.00' to the point of beginning.

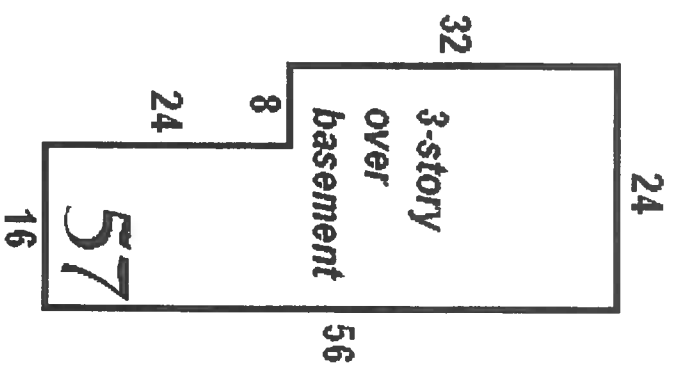
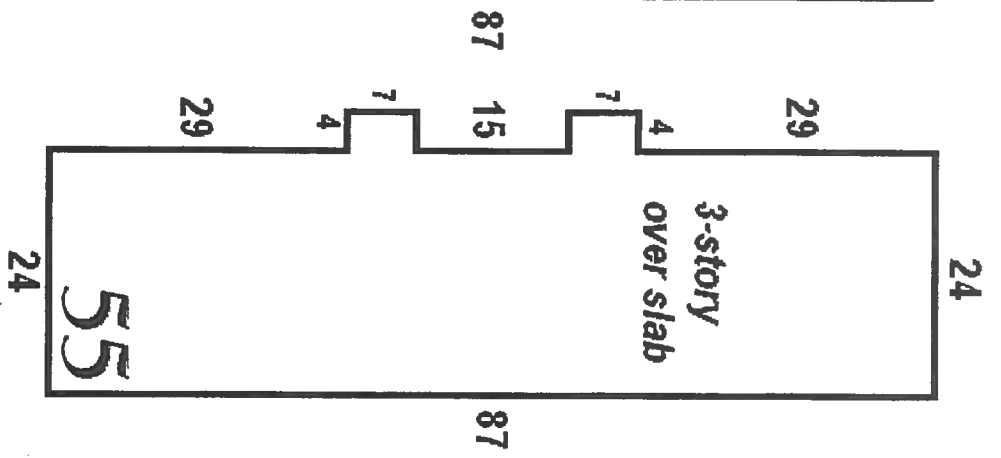
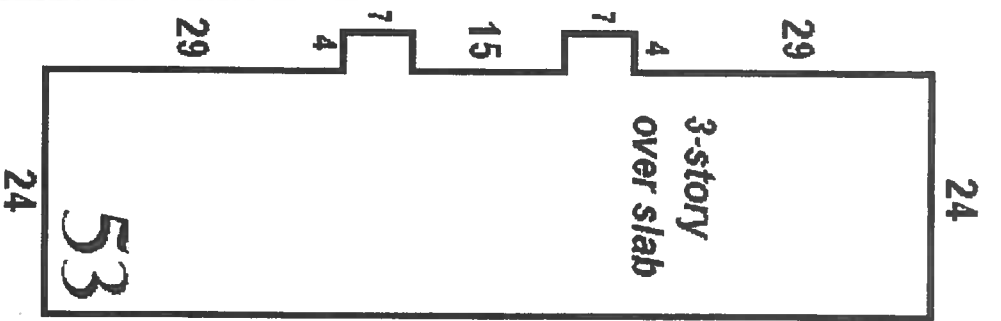
Meaning and intending to describe a 43,612.1 sq. lot as described in Cumberland County Registry of Deeds in Deedbook 13147 Page 11 to 53-57 Allen Avenue, L.L.C. dated June 19, 1997.



- No Noise

— PVC LATTICE
PULL

ALL WORK TO
BE P. T.



53 Allen Avenue
 24 x 87 x 3 = 6,264
 4 x 7 x 3 = 84
 4 x 7 x 3 = 84
 6,432

55 Allen Avenue
 24 x 87 x 3 = 6,264
 4 x 7 x 3 = 84
 4 x 7 x 3 = 84
 6,432

57 Allen Avenue
 8 x 32 x 3 = 768
 16 x 56 x 3 = 2,688
 3,456

16,320

How to find Land Use Zoning on the City of Portland Website

(Is this use approved/permitted in my zone?)

1. Go to website: portlandmaine.gov
2. At the top of the page, "Pay & Apply > "View" > "City Maps"
3. Click "Zoning Map" > enter your address to find your Zone
4. To find your Zone> at the top of the page, "Pay & Apply" > "View" > "Land Use Ordinance and Zoning – Chapter 14"
5. Control F will give you a search box...Enter your Zone...ex. R-3, R-2 etc.



Permitting and Inspections Department
Michael A. Russell, MS, Director

New Commercial Structure and Addition Checklist

(Including accessory structure, ramp, stair)

All applications shall include the following:

- New Commercial Structures and Additions Checklist (this form)
- General Building Permit Application
- Plot plan/site plan showing lot lines, shape and location of existing and proposed structures
- Stamped boundary survey and copy of final approved site plan (for new commercial structures that were subject to Site Plan approval only)
- Proof of Ownership (e.g. deed, purchase and sale agreement) if purchased within the last six months
- Administrative Authorization Application from the Planning Department (required for new structures 500 square feet or less): <http://me-portland.civicplus.com/DocumentCenter/View/2809>

Please note: All plans shall be drawn to a measurable scale (e.g., 1/4 inch = 1 foot) and include dimensions. Construction documents for projects with a construction cost in excess of \$50,000 must be prepared by a design professional and bear their seal.

Applications for detached accessory structures 120 square feet or less (for storage only) shall also include: One of the following which includes the length, width and height of the structure:

- A copy of the brochure from the manufacturer; or
- A picture or sketch/plan of the proposed shed/structure

Applications for new structures and additions shall also include the following (As each project has varying degrees of complexity and scope of work, some information may not be applicable. Please check and submit only those items that are applicable to the proposed project.)

- Complete Code Reviews per 2009 IBC and 2009 NFPA 101 with project applicable details
- Geotechnical report
- Structural load design criteria per 2009 IBC
- Statement of Special Inspections
- Certificate of Accessible Building Compliance
- ComCheck <https://www.energycodes.gov/comcheck/> or ResCheck <https://www.energycodes.gov/rescheck/> with certificates of compliance for thermal envelope and MEP systems
- One complete set of construction drawings with the following:**
 - Life safety plan showing egress capacity, any egress windows, occupancy load, travel distances, common path distance, dead end corridor length, separation of exits, illumination and marking of exits, portables fire extinguishers, fire separations and any fire alarm or fire sprinklers systems.
 - Foundation, floor and wall structural framing plans for each story and roof
 - Stair details with dimensions, direction of travel, handrails and guardrails
 - Wall/floor/ceiling partition types including listed fire rated assemblies and continuity
 - Sections and details showing all construction materials, floor to ceiling heights and stair headroom
 - Building Elevations, existing and proposed for each side of the building
 - Door and window schedules
 - Insulation R-factors of foundation/slab, walls, ceilings, floors, roof and window U-factors
 - Accessibility features and design details
 - Complete electrical, plumbing and mechanical plans
 - Project specifications manual
 - A copy of the State Fire Marshal construction and barrier free permits. For these requirements visit: http://www.maine.gov/dps/fmo/plans/about_permits.html

Separate permits are required for internal and external plumbing, electrical installations, heating, ventilating and air conditioning (HVAC) systems, appliances and commercial kitchen hoods.



Permitting and Inspections Department
Michael A. Russell, MS, Director

Certificate of Accessible Building Compliance

All facilities for the use of a public entity shall be readily accessible by individuals with disabilities.

Project Name: Rahem LLC. Project Address: 57 ALLEN AVENUE

Classification: Title II (State/Local Government) Title III (Public Accommodation/Commercial Facility)

New Building

- Americans with Disabilities Act (ADA)
- Maine Human Rights Act (MHRA)
- Barrier Free Certification (\$75,000+ scope of work)
- State Fire Marshal Plan Review Approval

Alteration/Addition

- Existing Building Completion date: _____
- Original Building: _____
- Addition(s)/Alteration(s): _____

USING EXISTING
CONCRETE POSTS

- Americans with Disabilities Act (ADA) Path of Travel Yes No
- Maine Human Rights Act (MHRA)

- Exceeds 75% of existing building replacement cost
- Barrier Free Certification (\$75,000+ scope of work)
- State Fire Marshal Plan Review Approval

Occupancy Change/Existing Facility

- New Ownership – Readily Achievable Barrier Removal: _____

Residential

- Americans with Disabilities Act (ADA)
- Fair Housing Act (4+ units, first occupancy)
- Maine Human Rights Act (MHRA)
- Covered Multifamily Dwelling (4+ units)
- Public Housing (20+ units)
- Uniform Federal Accessibility Standards (UFAS)
- None, explain: BUILD OVER EXISTING DECK

Contact Information:

Design Professional:

Signature: Shameyell Karger
(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Owner:

Signature: Rahem LLC, Shameyell Karger
(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: Rahem LLC owner

Address: Shameyell Karger

Phone: _____

Name: _____

Address: _____

Phone: _____

Maine Registration #: _____

OR 329 9654



Permitting and Inspections Department
Michael A. Russell, MS, Director

General Building Permit Application

Project Address: 57 ALLEN AVENUE PORTLAND MAINE

Tax Assessor's CBL: _____ Chart # _____ Block # _____ Lot # _____ Cost of Work: \$ 9,000 ~~0~~ 13,000

Proposed use (e.g., single-family, retail, restaurant, etc.): _____

Current use: DECK Past use, if currently vacant: _____

Commercial Multi-Family Residential One/Two Family Residential

Type of work (check all that apply):

- New Structure Fence Change of Ownership - Condo Conversion
- Addition Pool - Above Ground Change of Use
- Alteration Pool - In Ground Change of Use - Home Occupation
- Amendment Retaining Wall Radio/Telecommunications Equipment
- Shed Replacement Windows Radio/Telecommunications Tower
- Demolition - Structure Commercial Hood System Tent/Stage
- Demolition - Interior Tank Installation/ Wind Tower
- Garage - Attached Replacement Tank Removal Solar Energy Installation
- Garage - Detached Site Alteration

Project description/scope of work (attach additional pages if needed):

Applicant Name: Rahewm LLC, Phone: (207) 939-8416

Address: PO BOX 6149 CALMOUTH MAINE Email: _____

Lessee/Owner Name (if different): _____ Phone: (207) 339-9654

Address: _____ Email: _____

Contractor Name (if different): _____ Phone: () - _____

Address: _____ Email: _____

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: Shameyl Reese Date: 8/19/17

This is a legal document and your electronic signature is considered a legal signature per Maine state law.

Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.



Permitting and Inspections Department
Michael A. Russell, MS, Director

Requirements for Electronic Submissions

In order to ensure the most expedient review of your application, please meet the requirements below for all electronic submissions:

- **Drawings sheets shall be submitted individually-- each PDF file shall contain no more than one drawing sheet.** Only PDF files are acceptable for plan review, and each file shall not exceed 5MB in size. *
- **Drawing files shall be named based on the drawing sheet number and name.** It is recommended to include a Category/Discipline letter (such as A for Architectural), a sheet number and a descriptive title (e.g., A1 Existing Exterior Elevation).
- **Revised file submissions must use the exact same file name as originally submitted.** The Electronic Plan Review software will recognize this submission as Version 2.
- **Supporting documents shall be submitted as an individual PDF file for each document (these documents may be multi-page PDF files) and named based on the document type** (e.g., "Deed", "Stormwater Report", "Permit Application", etc.). Searchable PDF files are requested for calculations, reports and other supporting documents.
- **A graphic scale or a scale to reference shall be included on each drawing sheet.**
- **Plans prepared by a design professional shall include a Code Analysis sheet,** referencing the Maine Uniform Building and Energy Code and Portland City Code, Chapter 10 – Fire Prevention and Protection, which includes National Fire Protection Association (NFPA) 1, Fire Code and NFPA 101, Life Safety Code. Chapter 10 of the City Code can be viewed at: <http://www.portlandmaine.gov/citycode/chapter010.pdf>.
- **Files shall be submitted via email to permitting@portlandmaine.gov. The email subject line shall include the project address and type of permit.** Multiple emails may be sent for one project if the files exceed the maximum file size.
- **Submissions should include all required documents and drawings as listed on the appropriate Submission Checklist sheet specific to the type of work being performed.**

For further information and to access PDF versions of this and other forms, visit the Permitting and Inspections Department online at <http://portlandmaine.gov/1728/Permitting-Inspections>.

*To download a free version of Adobe Acrobat Reader, please visit: <https://get.adobe.com/reader/>

Portland, Maine



Yes. Life's good here.

Permitting and Inspections Department
Michael A. Russell, MS, Director

Electronic Signature and Fee Payment Confirmation

This is a legal document and your electronic signature is considered a legal signature per Maine state law. You will receive an e-mailed invoice from our office which signifies that your electronic permit application has been received and is ready for payment. Please pay by one of the following:

- Electronic check or credit card: portlandmaine.gov/payyourpermit
- Over the phone at (207) 874-8703
- Drop off to Room 315, City Hall
- Mail to:

City of Portland
Permitting and Inspections Department
389 Congress Street, Room 315
Portland, Maine 04101

By signing below, I understand the review process starts once my payment has been received. After all approvals have been completed, my permit will be issued via e-mail. Work may not commence until permit is issued.

Applicant Signature: Shawna K. Sax Date: 8/27/2017

I have provided electronic copies and sent them on: _____ Date: _____

NOTE: All electronic paperwork must be delivered to permitting@portlandmaine.gov or with a thumb drive to the office.

If you or the property owner owes taxes or user charges on property within the City, payment arrangements must be made before a permit application is accepted.