

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DIVISION

PERMIT

Permit Number: 030571

This is to certify that Maddougall Duncan S /Morrison Mist B  
has permission to Replace 3-story covered porch  
AT 100 Federal St 028 1004001

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 when permission is procured before this building or part thereof is altered or closed-in. **HEAR 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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 7/17/03  
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: 03-0571	Issue Date:	CBL: 028 I004001
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Location of Construction: 100 Federal St	Owner Name: Macdougall Duncan S	Owner Address: 100 Federal St	Phone: 207-773-2233
Business Name:	Contractor Name: Morning Mist Builders	Contractor Address: 286 Bear Hill Road Dover-Foxcroft	Phone: 2075647683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: 3 unit dwelling	Proposed Use: 3 unit dwelling with replacement 3-story covered porch	Permit Fee: \$86.00	Cost of Work: \$8,750.00	CEO District: 1
<p>Legal # 16 D.U. = Three (3) D.U. - no change of use permitted</p> <p>Proposed Project Description: Replace 3-story covered porch</p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 7/17/03	
		<p>Signature: [Signature] Signature: [Signature]</p> <p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>		

Permit Taken By: gg	Date Applied For: 05/28/2003	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 information may invalidate a building permit and stop all work..</p>		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<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"/> <input type="checkbox"/> Denied <p>OK with conditions Date: 6/3/03</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>Date: _____</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: _____</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 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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080571

# All Purpose 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: 100 Federal St.		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 028 Block# I Lot# 004	Owner: Duncan S. MacDougall	Telephone: 207 773 2233
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Duncan MacDougall 100 Federal St Portland, ME 04101	Cost Of Work: \$ 8750.00 Fee: \$ 86.00
Current use: 3 Family		
If the location is currently vacant, what was prior use: —		
Approximately how long has it been vacant: —		
Proposed use: 3 Family		
Project description: Replace existing Porches/Decks - (3) 6' x 14'		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready:		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 232 4991		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <i>D S MacDougall</i>	Date: 5.28.03
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This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

JUN-29-1999 13:50

RE/MAX BY THE BAY

207 781 8715 P.02/07

BORROWER(S): PATRICIA A. EVANS

P.O. Box 2314

JOB NO.: M-13-36

South Portland, ME 04116-2314

DATE: 9-30-93

LOCATION: 100 FEDERAL STREET  
PORTLAND, MAINE

1-207-799-3211

SCALE: 1"=20'

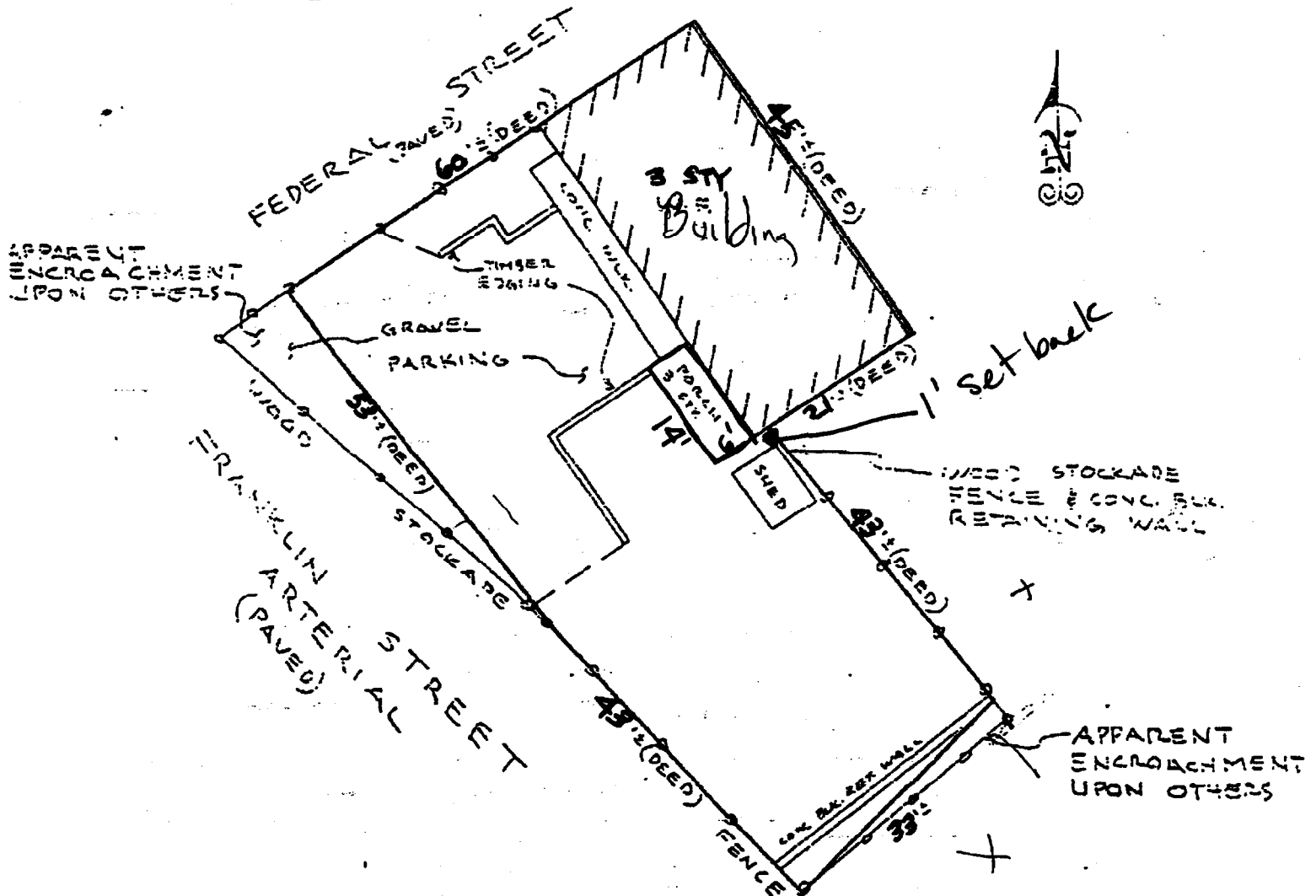
SOURCE DEED: bk 9230 pg 119

RECORDED PLAN: bk

pg

LOT(S):

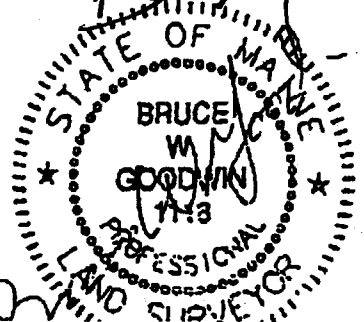
NOTE: BUILDING CONSTRUCTED 1900-  
PER MUNICIPAL TAX RECORDS.  
A FULL BOUNDARY SURVEY  
IS RECOMMENDED.

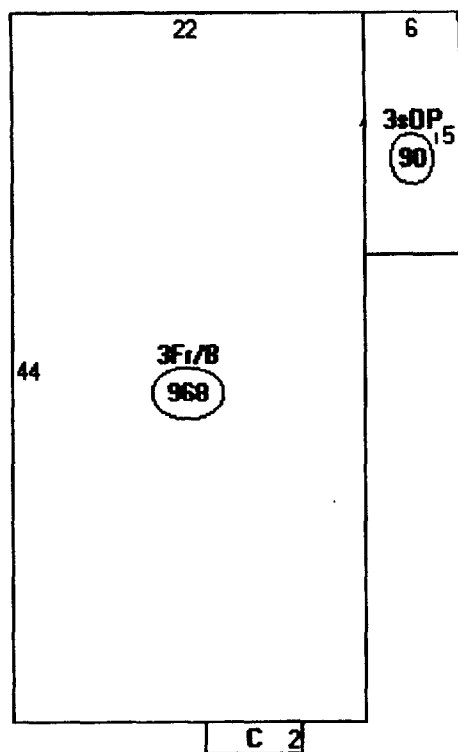


NOTE: **THIS IS NOT A BOUNDARY SURVEY.** This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATION: I hereby certify to KEYCORP MORTGAGE INC. and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- this plan was made from an inspection of the site.
- there ARE NO apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- the principal structure(s) located on the premises ARE NOT in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency





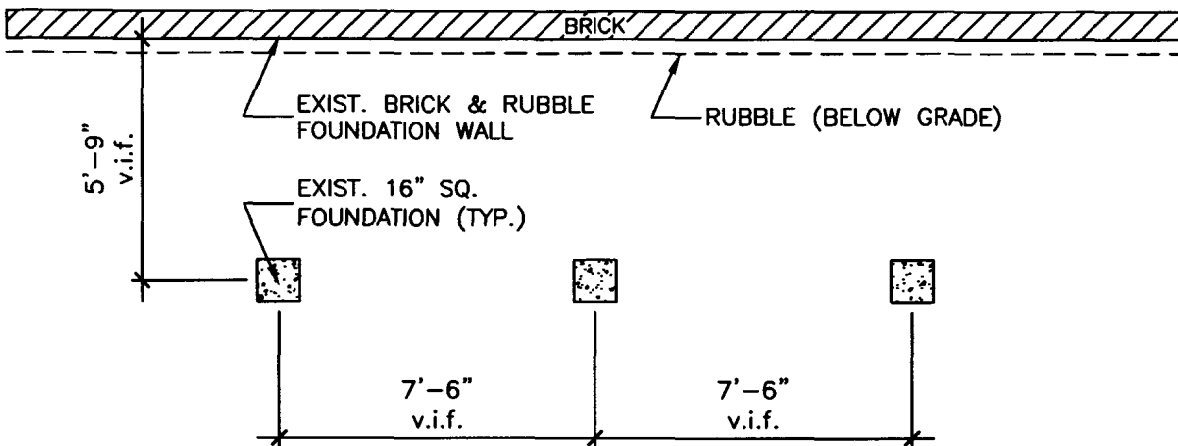
Descriptor/Area

A: 3F1/B  
968 sqft

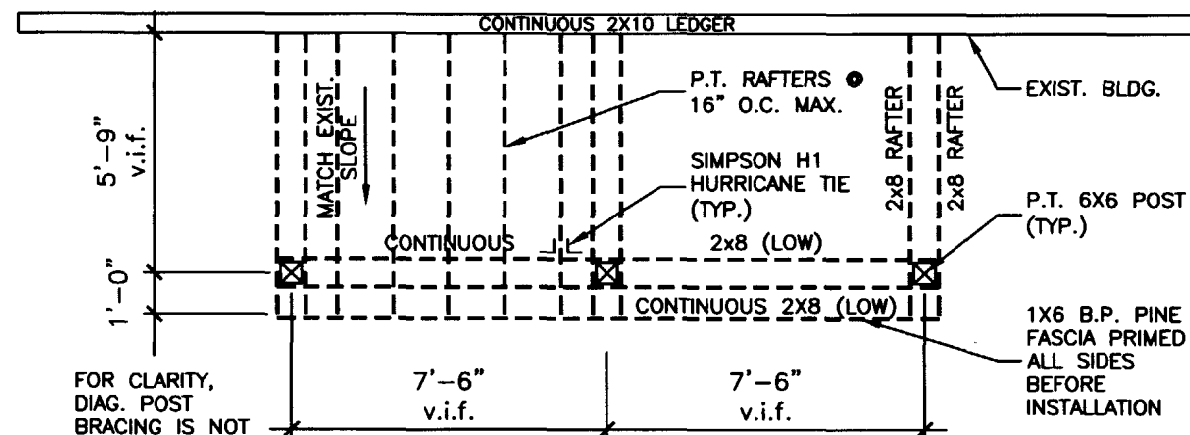
B: 3sOP  
90 sqft

C: 2FBAY  
12 sqft





4 BASEMENT PLAN  
1/2" = 1'-0"



3 ROOF FRAMING PLAN  
1/2" = 1'-0"

#### STRUCTURAL GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS. FURTHERMORE, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PROPERTY AND THE PUBLIC.
2. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION PRIOR TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACINGS DURING THE PROJECT.
3. WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
5. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DOCUMENTS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY ON THE PART OF THE ENGINEER. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUBMITTED TO THE ENGINEER FOR REVIEW AND ACCEPTANCE GRANTED.
6. DO NOT SCALE FROM THE DRAWINGS.

#### DESIGN CRITERIA

1. BOCA NATIONAL BUILDING CODE, 1998 EDITION

FLOOR LIVE LOAD: ASSEMBLY, SECTION 1606.6  
150 PSF -- DECK AREA AND STAIRS

SNOW LOAD: PER BOCA SECTION 1606.6

GROUND SNOW LOAD, 40 PSF

WIND LOAD: PER BOCA SECTION 1606.6

SEISMIC LOAD: PER BOCA SECTION 1606.6

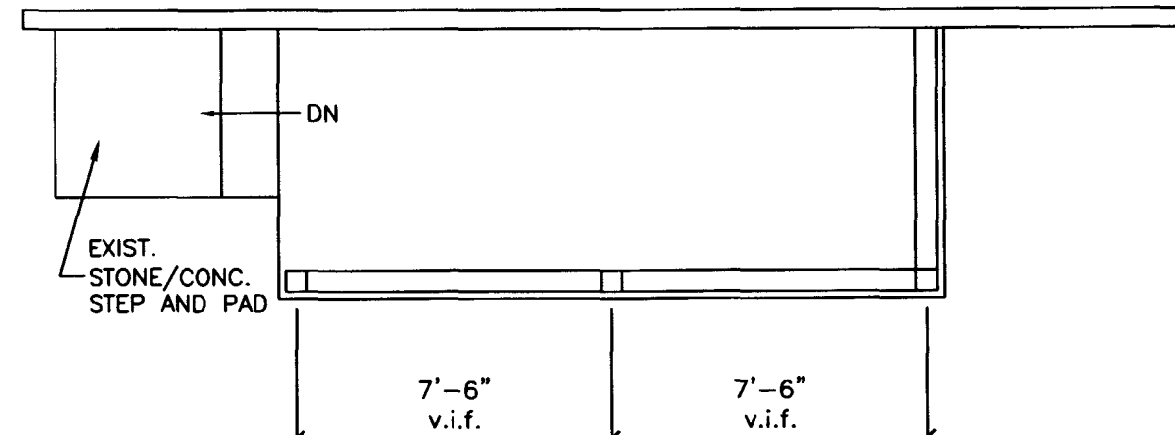
SEISMIC HAZARD EXPOSURE GROUP I

EFFECTIVE PEAK VELOCITY-RELATED ACCELERATION COEFFICIENT  $A_v = 0.12$

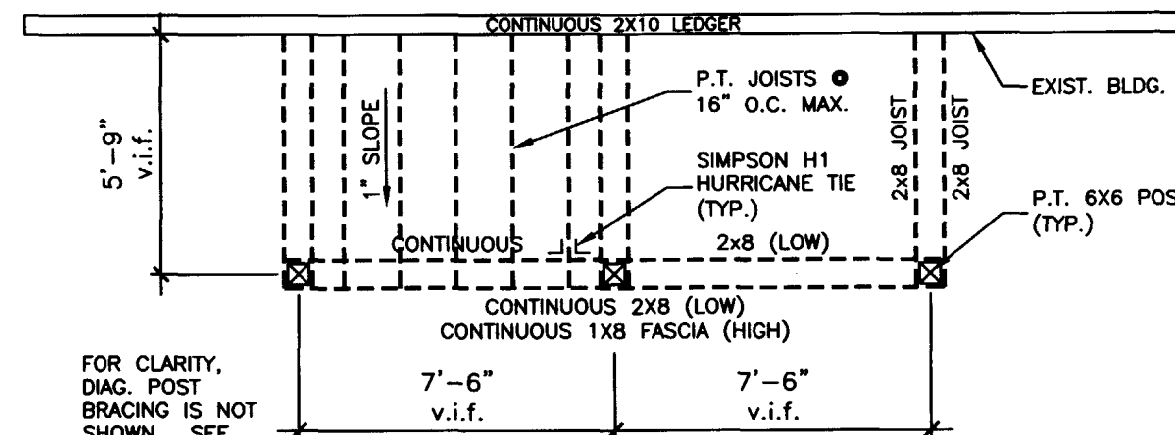
EFFECTIVE PEAK ACCELERATION COEFFICIENT  $A_s = 0.12$

2. DECK CLASSIFICATION: PER BOCA SECTION 1606.6

CURRENT CLASSIFICATION IS RESIDENTIAL, USE GROUP R-3



2 FIRST FLOOR PLAN  
1/2" = 1'-0"



1 TYP. FRAMING PLAN - 1ST FLR. TO 3RD FLR.  
1/2" = 1'-0"

#### FOUNDATION

1. FOUNDATION DESIGN IS BASED UPON THE FOLLOWING MINIMUM ALLOWABLE BEARING PRESSURES: FOOTINGS: 2000 PSF
2. USE GROUNDWATER CONTROL TO PROVIDE A DRY, STABLE WORK AREA DURING ALL TEMPORARY CONSTRUCTION CONDITIONS INCLUDING, BUT NOT LIMITED TO, STRENGTHING AND RECONSTRUCTION, EXCAVATION, PLACEMENT, AND COMPACTION OF BACKFILL, FORMWORK INSTALLATION, AND CONCRETE PLACEMENT.
3. PLACE NO FOUNDATIONS IN WATER, ON SNOW, OR ON FROZEN GROUND.

#### CONCRETE

1. ALL CONCRETE WORK AND REINFORCING BAR DETAILS, INCLUDING LAP SPLICES, SHALL CONFORM TO THE LATEST ACI STANDARDS, ACI 308 AND 309.
2. ALL CONCRETE SHALL BE AIR ENTRAINED (1% TO 1.5%) AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
3. PLACE NO CONCRETE WITHOUT CITY'S REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS.
4. PROPERLY SECURE ALL EMBEDMENTS IN CONCRETE, INCLUDING ANCHOR BOLTS, BY THE TIME TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. VERIFY AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ANCHOR BOLTS AND OTHER EMBEDDED ITEMS AS REQUIRED.
5. ALL CONCRETE MATERIALS, REINFORCEMENT AND FORMS SHALL BE FREE FROM FROST OR DEBRIS.
6. ALL CONCRETE REINFORCING SHALL BE ASTM A601 DEFORMED BARS  $F_y = 60$  ksi. PROVIDE 3" CLEAR COVER TO REINFORCING EXPOSED TO EARTH, AND 2" CLEAR COVER TO ALL OTHER CONCRETE.

#### STRUCTURAL LUMBER

1. ENGINE SPECIFICALLY NOTED AS (STYP), ALL NEW DECK AND POST FRAMING SHALL BE PRESSURE-TREATED SOUTHERN YELLOW PINE, NUMBER 2 OR BETTER.
2. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPAN. NOTCHES IN 2x8 JOISTS MAY NOT EXCEED 1" DEEP x 3" WIDE.
3. ALL NEW HANGARS SHALL BE PROVIDED BY SIMPSON STRONG-TIE. ALL HANGARS AND FASTENERS SHALL BE GALVANIZED.

**NOTE:**  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWING PLAN, SECTION ETC. ARE PROVIDED TO THE CLIENT AND SHALL BE ACCORDANCE WITH ANY LOCAL BUILDING CODES AND LOCAL ORDINANCES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL DIMENSIONS AND LOCATIONS SHALL BE VERIFIED BY THE CLIENT. ANY CHANGES OR MODIFICATIONS TO THIS DRAWING SHALL BE MADE BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL DIMENSIONS AND LOCATIONS SHALL BE VERIFIED BY THE CLIENT. ANY CHANGES OR MODIFICATIONS TO THIS DRAWING SHALL BE MADE BY THE CLIENT.

PROPERTY OF

**FMCCAD**  
Engineering Resource Center  
73 Babcock St.  
Portland, Maine 04103  
207-878-8511 Fax 207-878-8515  
E-Mail: [info@fmccad.com](mailto:info@fmccad.com)

**MacDOUGALL RESIDENCE**  
**PORTLAND, MAINE**

REVISIONS
CODE
TOWN
DATE: 10 JUL 03
SCALE: AS NOTED
DRAWN: T.J.F.
TITLE: DETAILS
FILE: 03-0182
SHEET: A1