

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

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

**PERMIT ISSUED**

Permit No: 08-0880	Issue Date: <b>AUG 18 2008</b>	City: 043 C001001
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Location of Construction: 170 YORK ST	Owner Name: PERKINS BRIAN	Owner Address: PO BOX 513	Phone: 207-939-1189
Business Name:	Contractor Name: MN Construction/ Matt Newhall	Contractor Address: 201 Prospect Street Portland	City: <b>CITY OF PORTLAND</b>
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - Enclose Deck to create room	Permit Fee: \$170.00	Cost of Work: \$17,850.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>
Signature:	Signature:

Proposed Project Description:  
Enclose Deck to create room

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 07/18/2008	<b>Zoning Approval</b>
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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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/conditions</i> Date: 8/1/08 <i>ABU</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District 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><i>ABU</i> Date: _____</p>
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**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

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**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.**

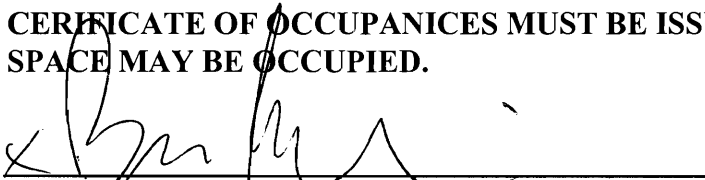
  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

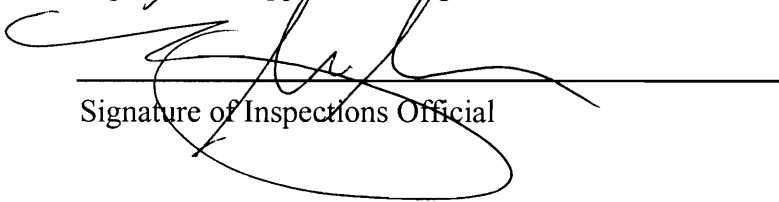
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

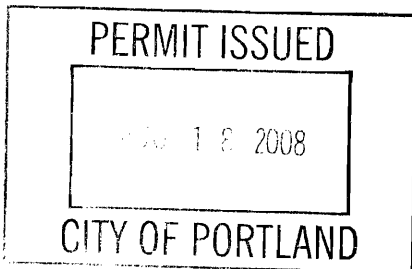
**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  8/18/08    
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  8/18/08    
Date



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 080880

Please Read Application And Notes, If Any, Attached

This is to certify that PERKINS BRIAN /MN Construction/ Matt Newhall

has permission to Enclose Deck to create room

AT 170 YORK ST 043 C001001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the 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 is procured before this building or part thereof is occupied or service is resumed in it. FOUR NOTICES ARE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**PERMIT ISSUED**  
OTHER REQUIRED APPROVALS  
AUG 18 2008  
CITY OF PORTLAND  
Department Name

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

*[Signature]* 8/18/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

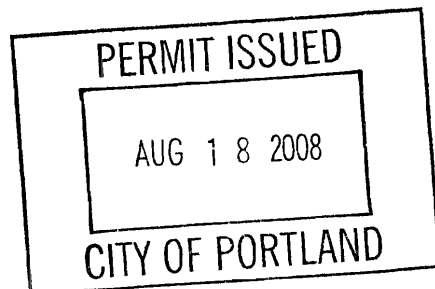
<b>Permit No:</b> 08-0880	<b>Date Applied For:</b> 07/18/2008	<b>CBL:</b> 043 C001001
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<b>Location of Construction:</b> 170 YORK ST	<b>Owner Name:</b> PERKINS BRIAN	<b>Owner Address:</b> PO BOX 5113	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> MN Construction/ Matt Newhall	<b>Contractor Address:</b> 201 Prospect Street Portland	<b>Phone</b> (207) 939-1189
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Enclose Deck to create room	<b>Proposed Project Description:</b> Enclose Deck to create room
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/01/2008
<b>Note:</b> The plans submitted with this permit came from the original application (#05-0804) that were done for the previous owner.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This permit is being issued with the condition that all the work is taking place within the existing footprint.</li> <li>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 08/18/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</li> <li>2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</li> <li>3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.</li> </ol>			

<b>Comments:</b>
8/11/2008-tmm: Called owner - need existing 2nd floor plan, headroom in new bath, need specific framing detail of dormer, header schedule for all new windows and doors.
7/21/2008-ldobson: paid
7/21/2008-ldobson: Paid 30 dollars on previous permit



Schedule Inspection | Add | Find | Print Permit | Print C of O | Print Insp | Invoicing | Taxes Due | Close

Prmt | Text93 | 46502 | Constr Type | New | Num1 | 80880

Permit Nbr | 08-0880 | Location of Construction | 170 | YORK ST | Appl. Date | 07/18/2008  
 Status | Hold | Permit Type | Additions - Dwellings | Issue Date |  
 CBL | 043 C001001 | District Nbr | 2 | Estimated Cost | \$17,850.00 | Date Closed |

Comment Date	Comment	Add	Delete	Save	Print
08/11/2008	Called owner - need existing 2nd floor plan, headroom in new bath, need specific framing detail of dormer, header schedule for all new windows and doors.				
	Name   tmm	Follow Up Date	Completed	<input type="checkbox"/>	
07/21/2008	Paid 30 dollars on previous permit				
	Name   Idobson	Follow Up Date	Completed	<input type="checkbox"/>	
07/21/2008	paid				
	Name   Idobson	Follow Up Date	Completed	<input type="checkbox"/>	

CreatedBy | Idobson | CreateDate | 07/21/2008 | ModBy | tmm | ModDate | 08/11/2008  
 Time | 11:53 AM | Time | 10:30 AM



# 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>170 YORK ST.</u>		
Total Square Footage of Proposed Structure/Area <u>238 ft<sup>2</sup></u>	Square Footage of Lot <u>4730 ft<sup>2</sup></u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>MAP 43      C      1</u>	Applicant ' <u>must be owner, Lessee or Buyer</u> ' Name <u>BRIAN PERKINS</u> Address <u>170 YORK; PO BOX 5113</u> City, State & Zip <u>PORTLAND 04101</u>	Telephone: <u>207 751 6960</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>17,850</u> C of O Fee: \$ _____ Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ENCLOSE DECK TO CREATE ROOM</u>		
Contractor's name: <u>MATT NEWHALL MN CONSTRUCTION</u> Address: <u>201 PROSPECT ST.</u> City, State & Zip <u>PORTLAND 04103</u> Telephone: <u>207 939 1189</u> Who should we contact when the permit is ready: <u>BRIAN PERKINS</u> Telephone: <u>207 751 6960</u> Mailing address: <u>PO BOX 5113, PORTLAND, ME 04101</u>		

**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](http://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: [Signature] Date: 7/15/2008

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

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	043 C001001
<b>Location</b>	170 YORK ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	PERKINS BRIAN PO BOX 5113 PORTLAND ME 04101
<b>Book/Page</b>	23470/296
<b>Legal</b>	43-C-1 YORK ST 170  4781 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$135,800	\$151,300	\$287,100

**Property Information**

<b>Year Built</b> 1991	<b>Style</b> Contemp	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1431	<b>Total Acres</b> 0.11		
<b>Bedrooms</b> 2	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 5	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
12/07/2005	LAND + BLDING	\$430,000	23470-296
01/25/2005	LAND + BLDING	\$350,000	22259-216
04/01/2002	LAND + BLDING	\$250,000	17485-185
07/01/1999	LAND + BLDING		14879-102

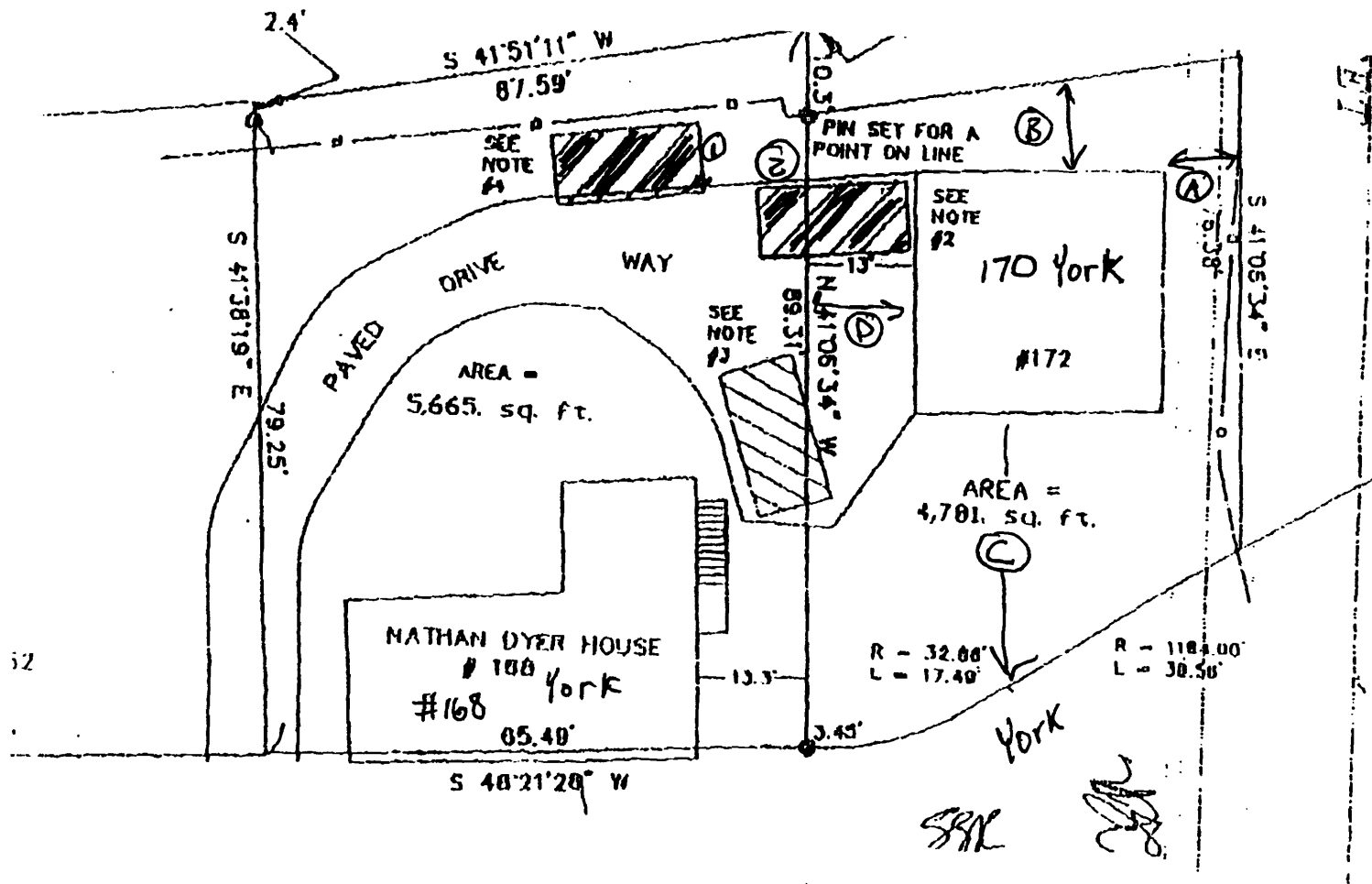
**Picture and Sketch**

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





Plot Plan.

Setbacks

Parking Easements  
are shown as black Hatched  
Cars # 1 + #2

- (A) 9'
- (B) 13'
- (C) 30'
- (D) 14'





South Elevation  
Existing Conditions

WILLIAM AUGUSTUS CRANE

ARCHITECT / CARPENTER / FIXER OF BOATS  
PO BOX 1032 NEWPORT, RI 02840  
(401) 855-5501 wacraneacfab@aol.com

design: WAC

drawn: WAC

South Elevation, Existing Conditions

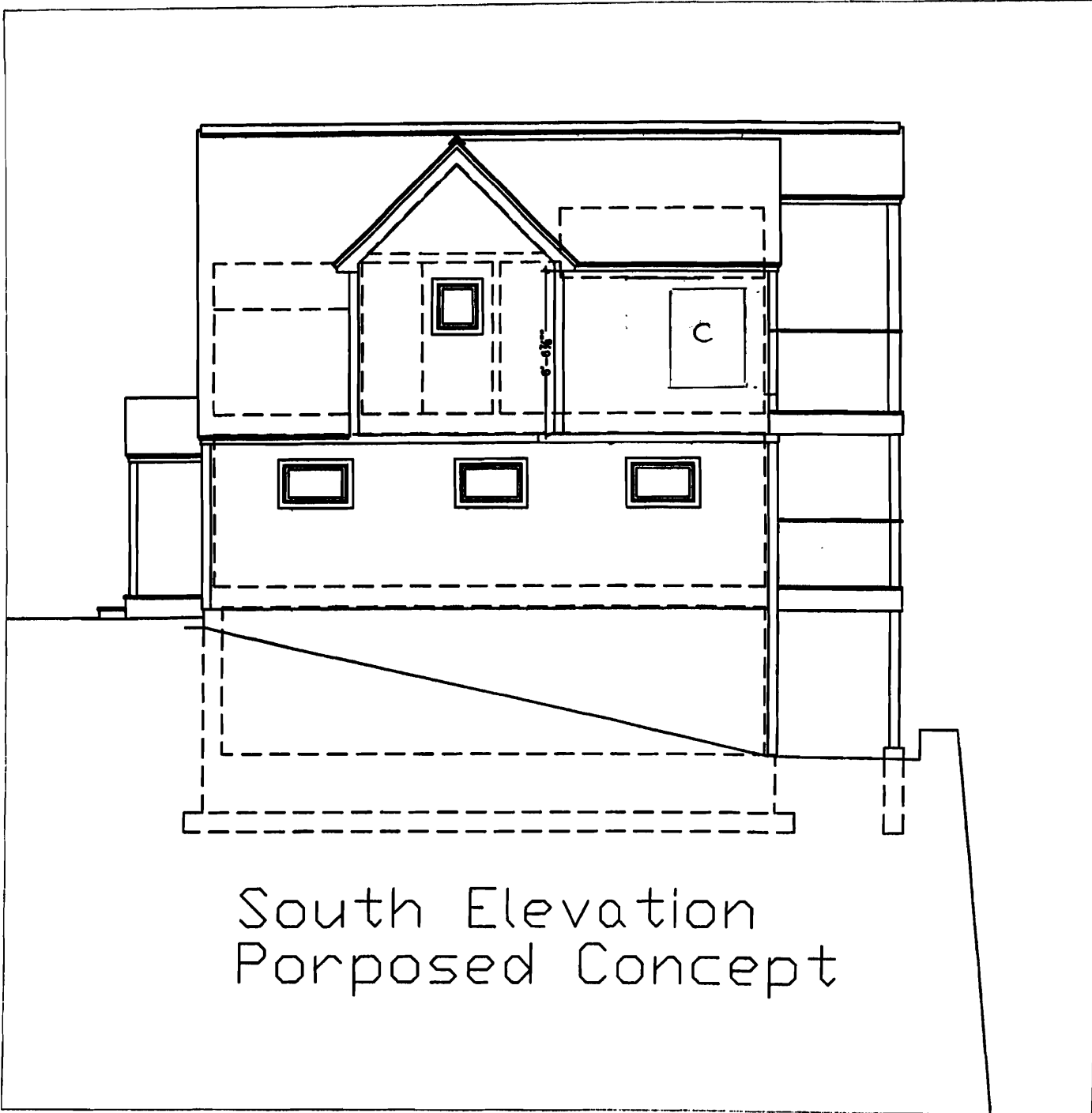
A. SPALDING RESIDENCE  
170 York Street Portland, ME

check: WAC

scale: 1/8" = 1'-0"

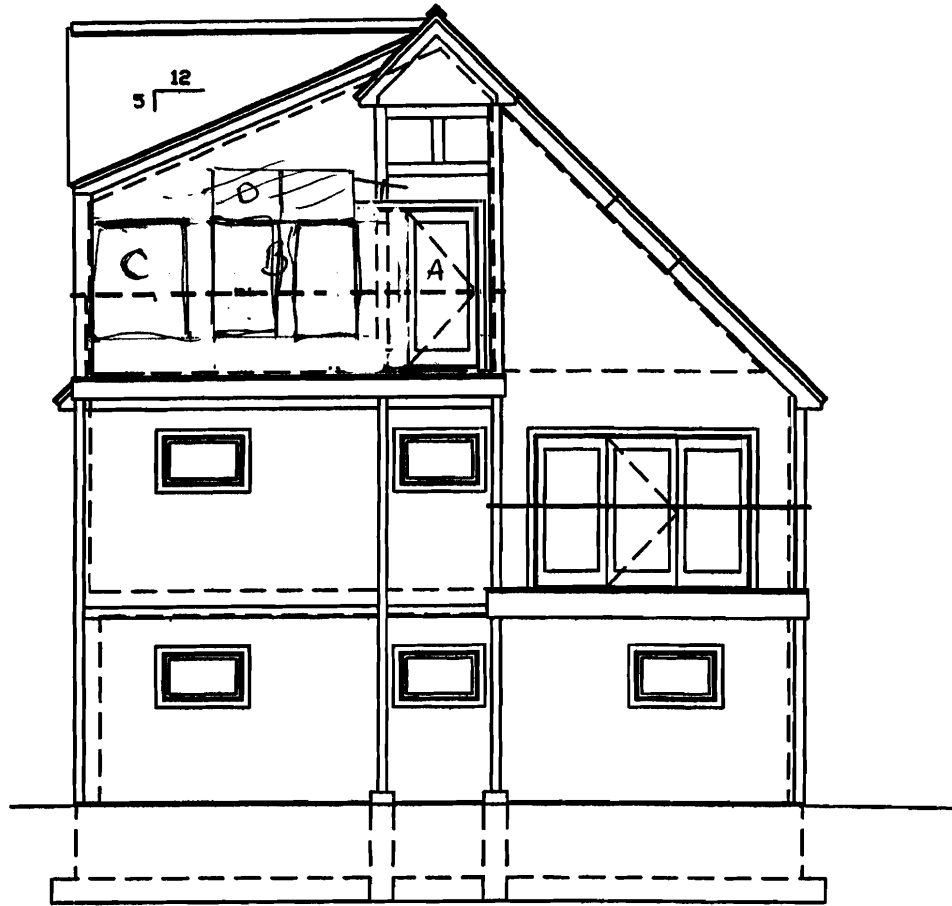
10.FEB.05

E.2



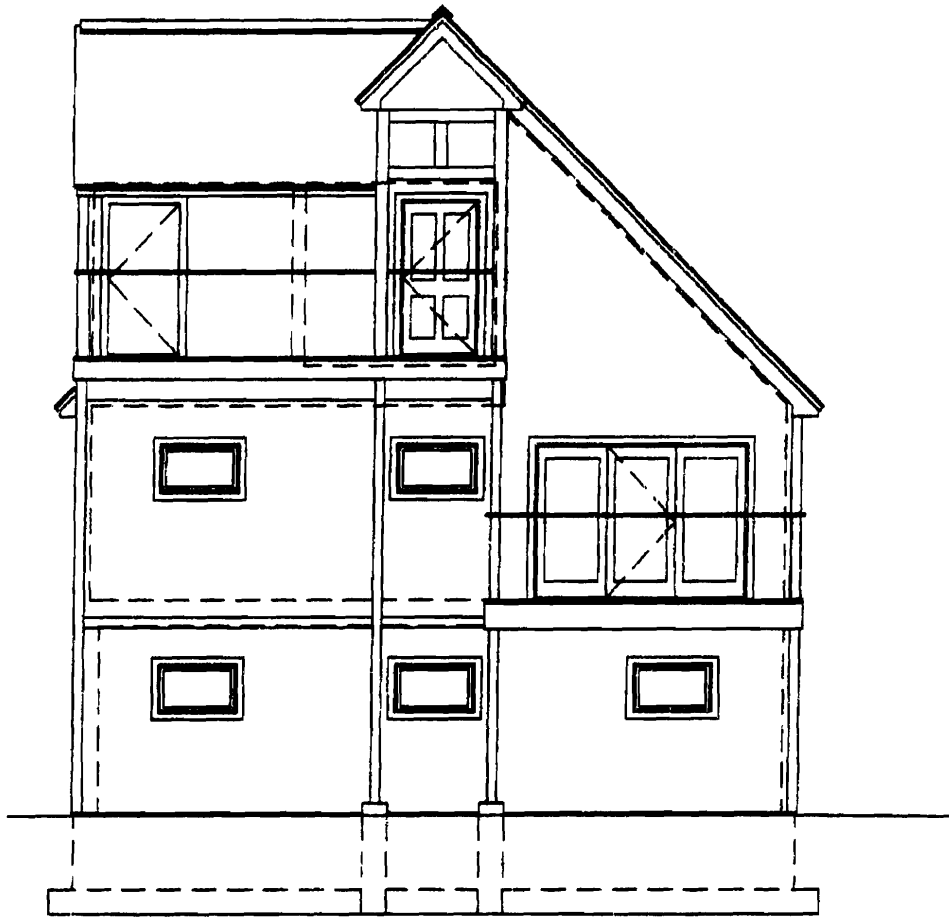
South Elevation  
Proposed Concept

WILLIAM AUGUSTUS CRANE		South Elevation, Proposed Concept		10.FEB.05
ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1092 NEWPORT, RI 02840 (401) 855-5501 wacra@cfb@aol.com		A. SPALDING RESIDENCE 170 York Street Portland, ME		A.2
design: WAC	drawn: WAC	check: WAC	scale: 1/8" = 1'-0"	



East Elevation  
Proposed Concept

WILLIAM AUGUSTUS CRANE		East Elevation, Proposed Concept		10.FEB.05
ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1052 NEWPORT, RI 02840 (401) 855-5501 wacranwacfb@aol.com		A. SPALDING RESIDENCE 170 York Street Portland, ME		A.3
design: WAC	drawn: WAC	check: WAC	scale: 1/8" = 1'-0"	



East Elevation  
Existing Conditions

WILLIAM AUGUSTUS CRANE

ARCHITECT / CARPENTER / FIXER OF BOATS  
PO BOX 1032 NEWPORT, RI 02840  
(401) 855-5501 wacransactob@aol.com

design: WAC

drawn: WAC

East Elevation, Existing Conditions

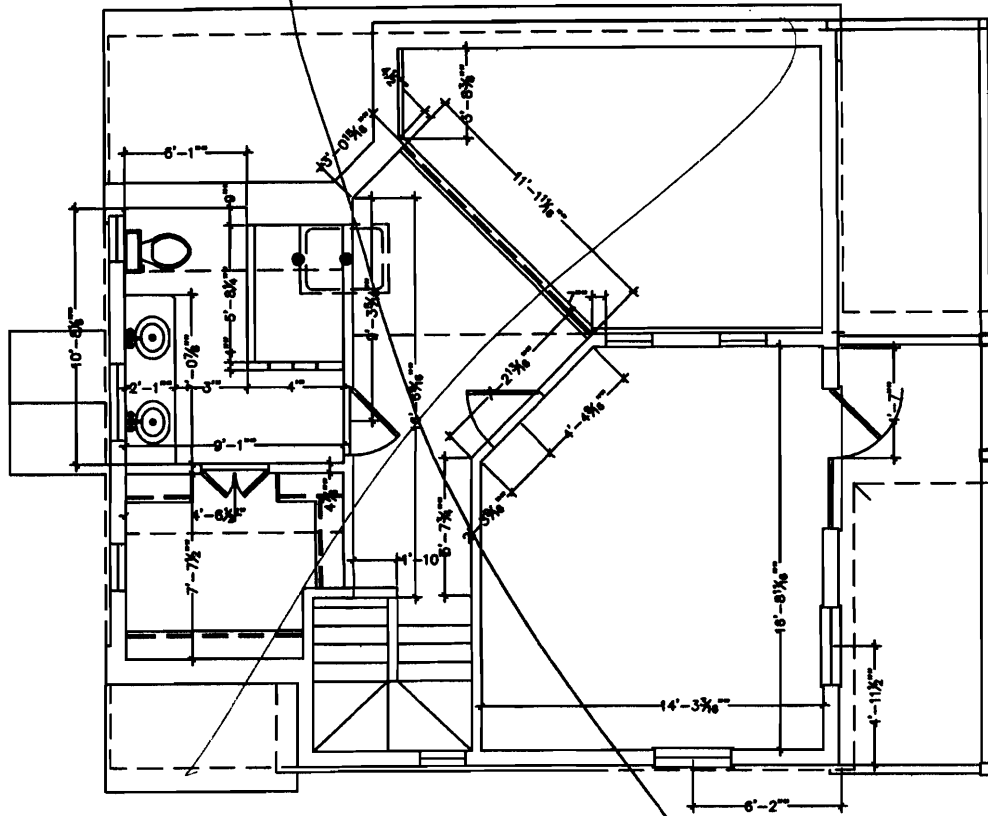
A. SPALDING RESIDENCE  
170 York Street Portland, ME

check: WAC

scale: 1/8" = 1'-0"

10.FEB.05

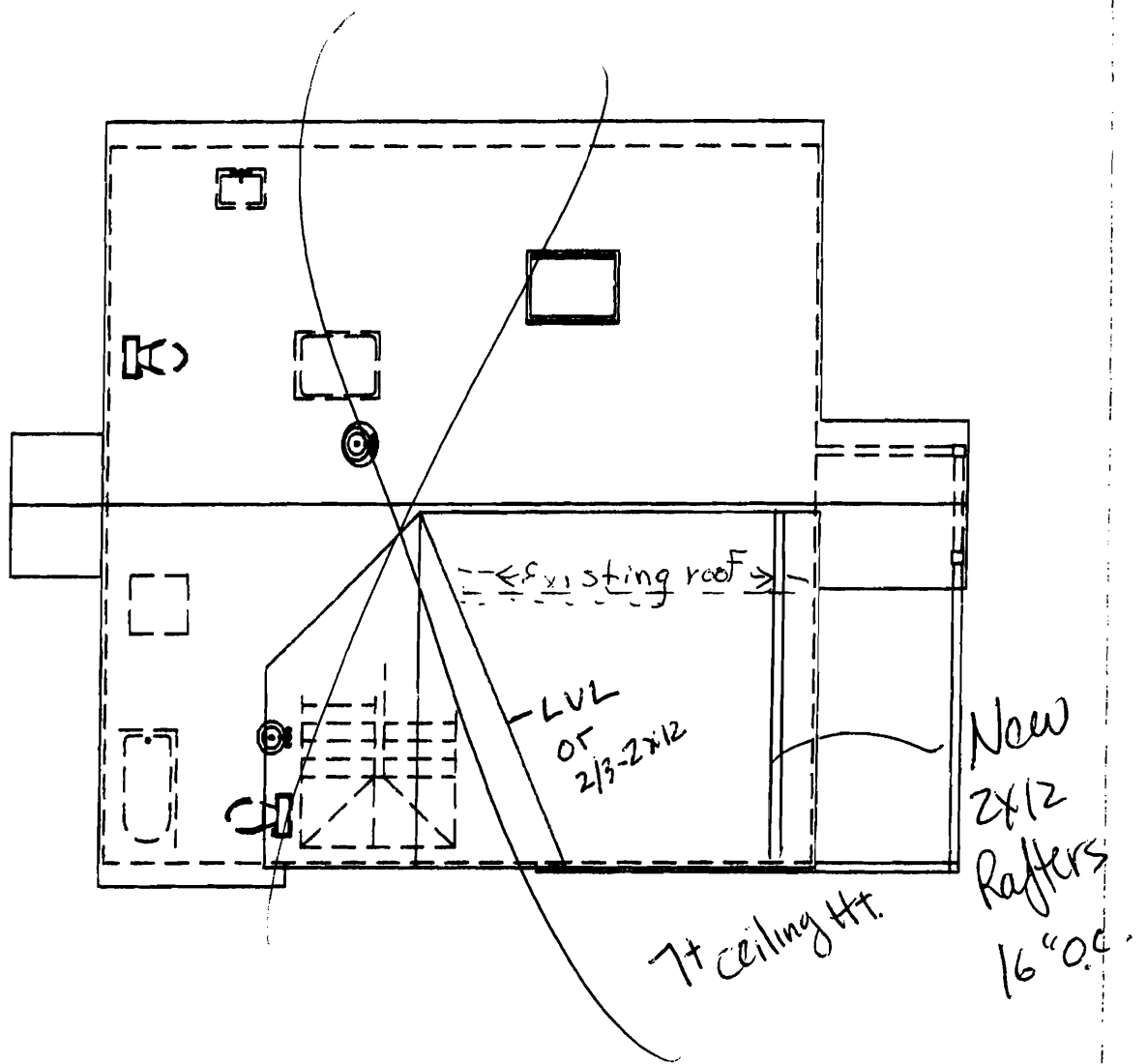
E.3



*See new layout*

## Second Floor Plan Proposed Concept

WILLIAM AUGUSTUS CRANE		Second Floor Plan, Proposed Concept		10.FEB.05
ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1032 NEWPORT, RI 02840 (401) 855-5501 wacraneacfo@ad.com		A. SPALDING RESIDENCE 170 York Street Portland, ME		A.7
design: WAC	drawn: WAC	check: WAC	scale: 1/8" = 1'-0"	



Roof Plan  
Proposed Concept

WILLIAM AUGUSTUS CRANE

ARCHITECT / CARPENTER / FIXER OF BOATS  
PO BOX 1052 NEWPORT, RI 02840  
(401) 855-5501 wacran@aol.com

Roof Plan, Proposed Concept

A. SPALDING RESIDENCE  
170 York Street Portland, ME

10.FEB.05

design: WAC

drawn: WAC

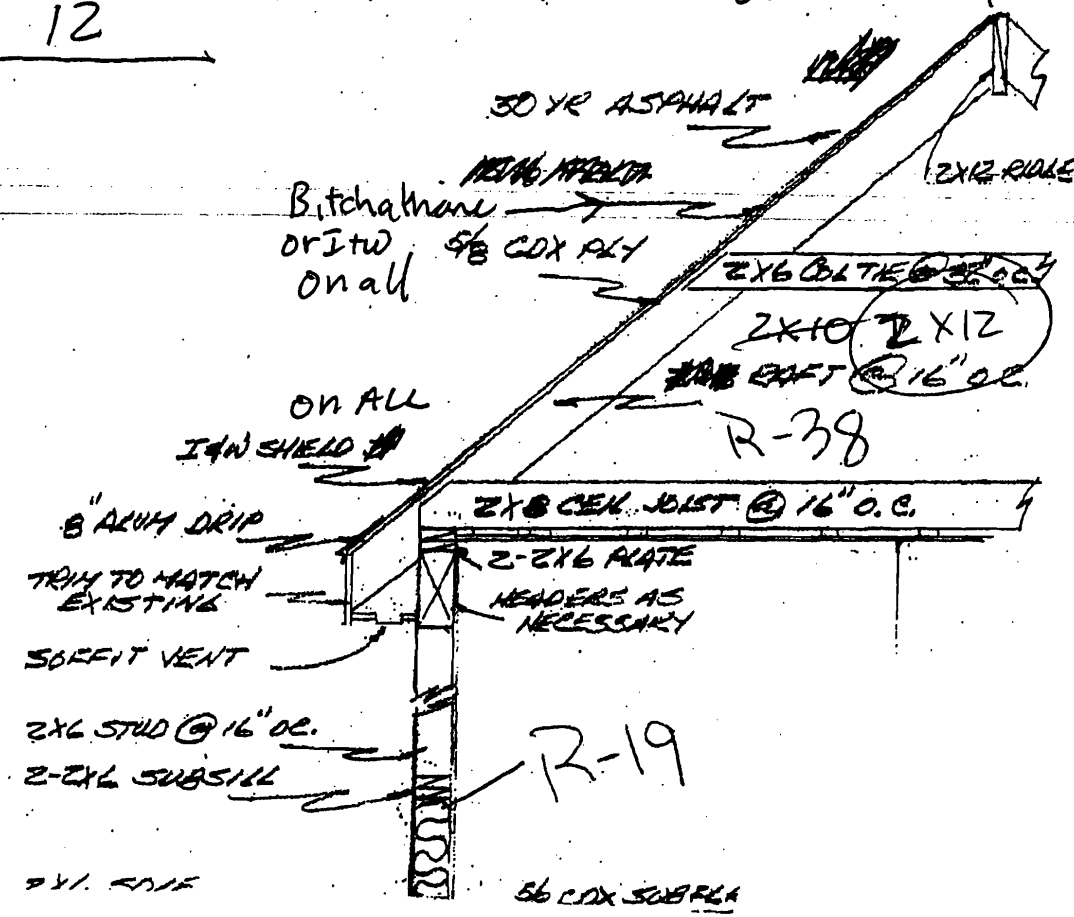
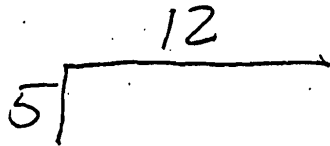
check: WAC

scale: 1/8" = 1'-0"

A.8

# Framing Plan

## main Beam LDL Valley



Existing

Existing below

Please note: The proposed alteration is to enclose the portion of the deck that is over the first floor of the main structure. The Roof height will not change and the footprint of the building will remain the same as well.

Door , Window schedule for 170 York St. alteration

- A. Door, Marvin Integrity in swing French door IIFD 3065 XL RO 3'1 5/16"W x 6'8" H
- B. Window, Marvin Integrity Fixed pane ICAP7359 RO 6'1"W x 4'11 5/8"H
- C. Window, Marvin Integrity Fixed pane ICAP 45959 RO 4'1"W x 4'11 5/8"H
- D. Window, Marvin Integrity Awning 2 Wide operator RO 6' 1/2"W x 1'7 5/8"H





WPC FRAMING  
 2x6 2' O.C.  
 6" fiberglass insulation  
 1/2" CDX exterior sheath  
 5/8" sheet rock interior

Concrete Post  
 Fiberglass Insulation

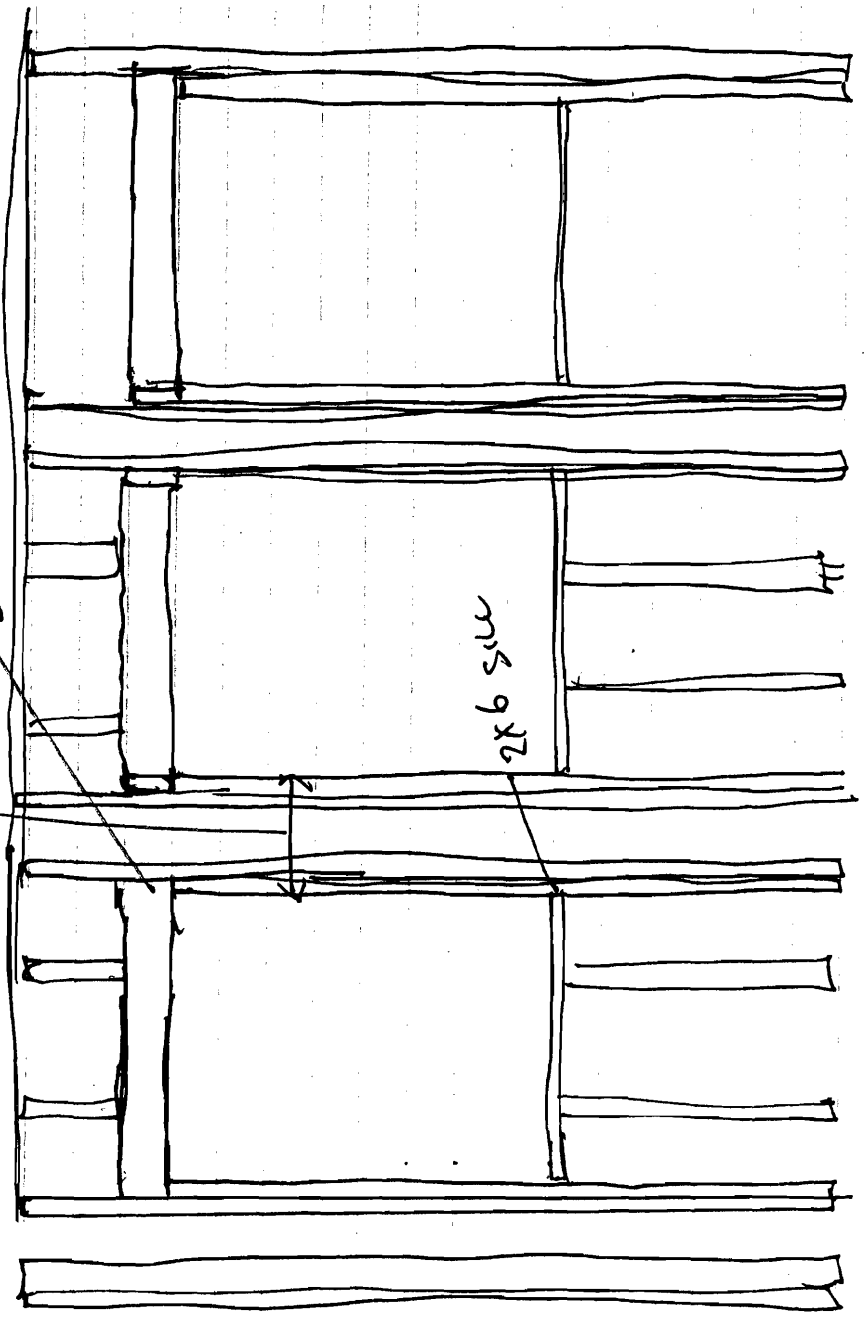
12" joist plate

9 ft rods

Double 2x6 headers

1/2" = 1 ft

EXTERIOR FINISH  
 CEDAR SHINGLES



2x6 studs

# PROPOSED CONCEPT



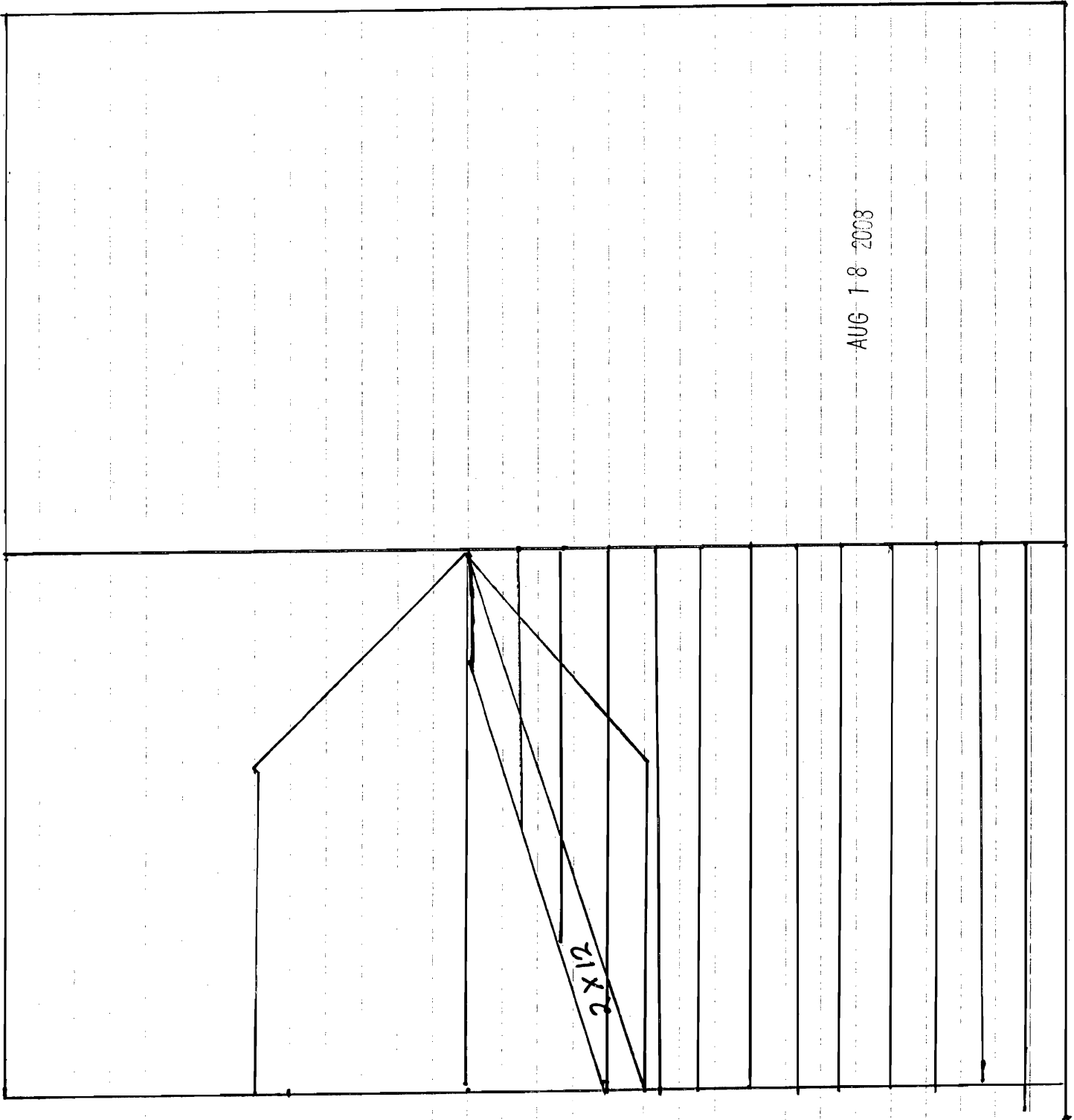
4 WINDOWS - MARVIN INTEGRITY AWNINGS IAWN 3747  
 RO #XW 3'11 5/8" X 3'1"

1 DOOR - MARVIN INTEGRITY FRENCH DOOR  
 RO #XW 6'10 1/2" X 3'15/16"

AUG 18 2008

# ROOF DETAIL

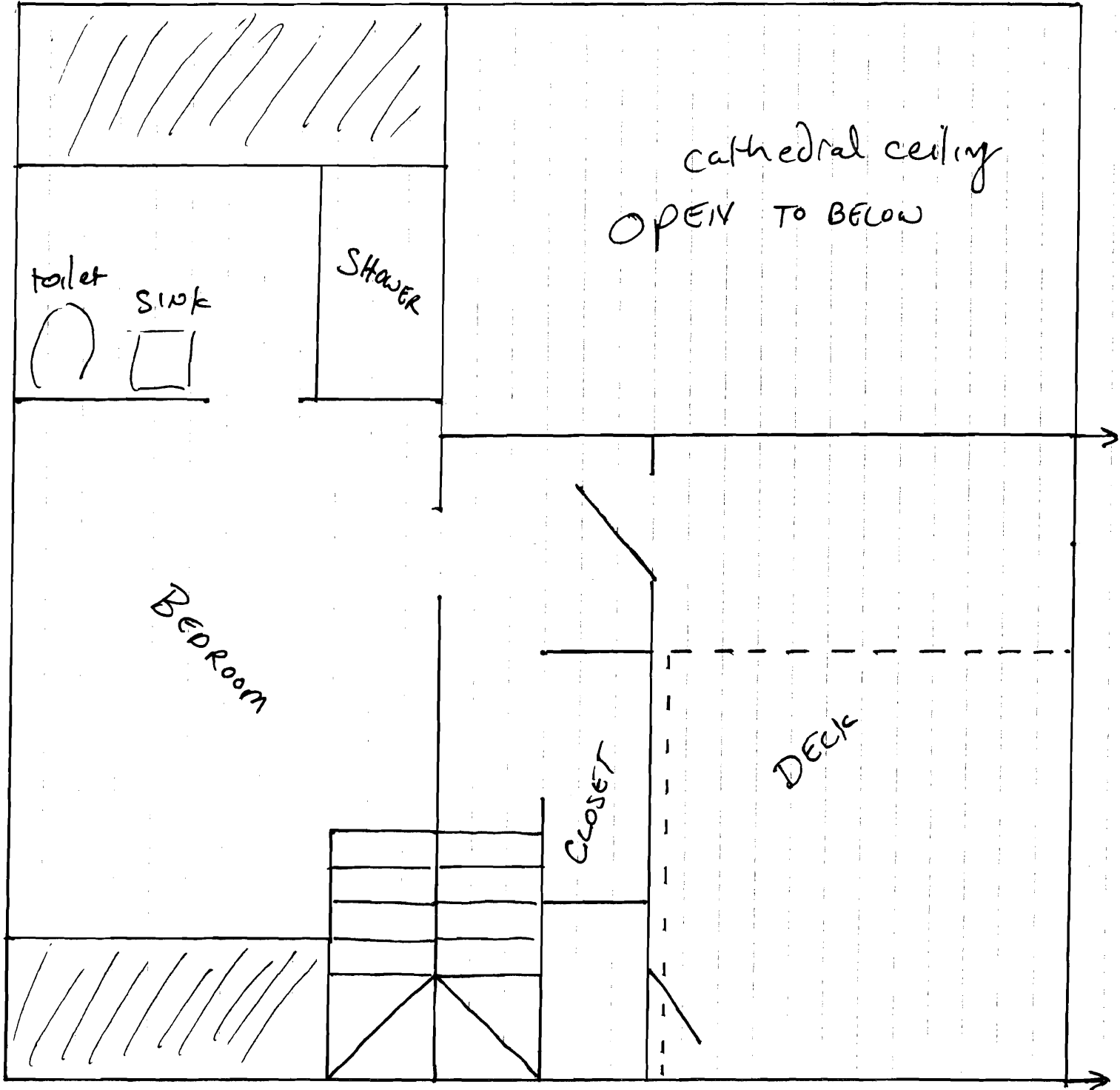
AUG 18 2008



2x12" RAFTER 16" O.C. 5" in 12" pitch

2x12 VALLEY NAILER ATTACHED TO EXISTING  
ROOF SHEATHING ON STARWELL DORMER

2x12 RIDGE NAILER ATTACHED EXISTING  
ROOF SHEATHING @ RIDGE



EXISTING SECOND FLOOR

AUG 18 2008