

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

Permit Number **2080879**

**PERMIT ISSUED**

SEP 2 2008

This is to certify that DUKE & DUKE LLC/McN... Construction

has permission to Interior renovations and add... door & steps

AT 14 MELLE ST 1R

047 A02401R

CITY OF PORTLAND

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 provided. 4 HOUR NOTICE REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. Craig Cass

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*J. Anne Louke* 8/25/08  
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

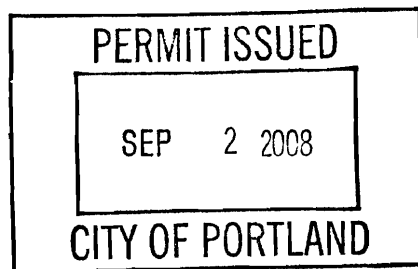
Permit No: 08-0879	Issue Date:	CBL: 047 A02401R
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<b>Location of Construction:</b> 14 MELLEEN ST 1R	<b>Owner Name:</b> DUKE & DUKE LLC	<b>Owner Address:</b> 410 INTERVALE RD	<b>Phone:</b> 207-926-3121
<b>Business Name:</b>	<b>Contractor Name:</b> McNelly Construction	<b>Contractor Address:</b> 118 Moody Road Lisbon	<b>Phone:</b> 2075770263
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	<b>Zone:</b> R2h/R-6

<b>Past Use:</b> Unit 1R of 5 Condo units <i>Residential condos is legal use</i>	<b>Proposed Use:</b> Unit 1R of 5 Condo units - Interior renovations and add rear door & steps	<b>Permit Fee:</b> \$100.00	<b>Cost of Work:</b> \$8,000.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> Interior renovations and add rear door & steps		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	<b>INSPECTION:</b> Use Group: <i>R2/R3</i> Type: <i>SB</i> <i>FBC-2003</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature] 8/25/08</i>	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 07/18/2008	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>- using section 14-425 for rear entry</i> <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"/> Date: <i>8/11/08 Ann</i>	<b>Zoning Appeal</b> <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 Date: _____	<b>Historic Preservation</b> Yes <input type="checkbox"/> Not in District or Landmark <input checked="" 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 Date: <i>8/12/08 STA</i>
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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.**

**Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

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

**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.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAYBE OCCUPIED.**

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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

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

<b>Permit No:</b> 08-0879	<b>Date Applied For:</b> 07/18/2008	<b>CBL:</b> 047 A02401R
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<b>Location of Construction:</b> 14 MELLEEN ST 1R	<b>Owner Name:</b> DUKE & DUKE LLC	<b>Owner Address:</b> 410 INTERVALE RD	<b>Phone:</b> 207-926-3121
<b>Business Name:</b>	<b>Contractor Name:</b> McNelly Construction	<b>Contractor Address:</b> 118 Moody Road Lisbon	<b>Phone:</b> (207) 577-0263
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	

<b>Proposed Use:</b> Unit 1R of 5 Condo units - Interior renovations and add rear door & steps coming off sunporch	<b>Proposed Project Description:</b> Interior renovations and add rear door & steps coming off sunporch
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**Dept:** Historic      **Status:** Not Applicable      **Reviewer:** Scott Hanson      **Approval Date:** 08/12/2000  
**Note:** Not readily visible from the public way, does not require HP approval.      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/11/2008  
**Note:** Using section 14-425 for rear entry porch. 16 sf is within the 10' side setback & it comes 4' off the building. **Ok to Issue:**

- 1) This property shall remain as five residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/25/2008  
**Note:**      **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 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.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 08/14/2008  
**Note:**      **Ok to Issue:**

- 1) All means of egress to remain accessible at all times
- 2) Two means of egress are required from every story. "State Law"
- 3) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

**Comments:**

8/11/2008-amachado: Steve McNelly dropped off a revised plan.

8/12/2008-gg: received permit from historic 8/12/08./gg

<b>Location of Construction:</b> 14 MELLEEN ST 1R	<b>Owner Name:</b> DUKE & DUKE LLC	<b>Owner Address:</b> 410 INTERVALE RD	<b>Phone:</b> 207-926-3121
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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	

8/25/2008-jmb: Spoke with contractor about details, railings, fire penetrations, see notes on plans

8/6/2008-amachado: Left message for Stephen McNelly. Need to know what the side setback is to the proposed deck & stairs. Also what is the square footage of the footprint of the deck & steps?

8/7/2008-amachado: Spoke to Steve McNelly. He said that the side setback to the proposed porch is 5'. I told him that the side setback is 10'. Told him about section 14-425. He will redesign the porch to try to meet this section.



# 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>14 Mellen St</u>			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>47</u> <u>A</u> <u>0240R</u>	Applicant * <u>must be Owner, Lessee or Buyer</u> * Name <u>Rhone Stone</u> Address <u>410 Interlake Rd</u> City, State & Zip <u>New Gloucester, ME 04250</u>		Telephone: <u>926-3121</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>100</u>	
Current legal use (i.e. single family) <u>Single cond. Family unit</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Inter Reno. &amp; Doort Steps</u>			
Contractor's name: <u>McKello Const.</u>		JUL 18 2008	
Address: <u>118. n. road. rd</u>		Telephone: _____	
City, State & Zip: <u>Lisbon, ME</u>		Telephone: <u>555-0223</u>	
Who should we contact when the permit is ready: <u>Stephen McNeil</u>		Telephone: _____	
Mailing address: _____			

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

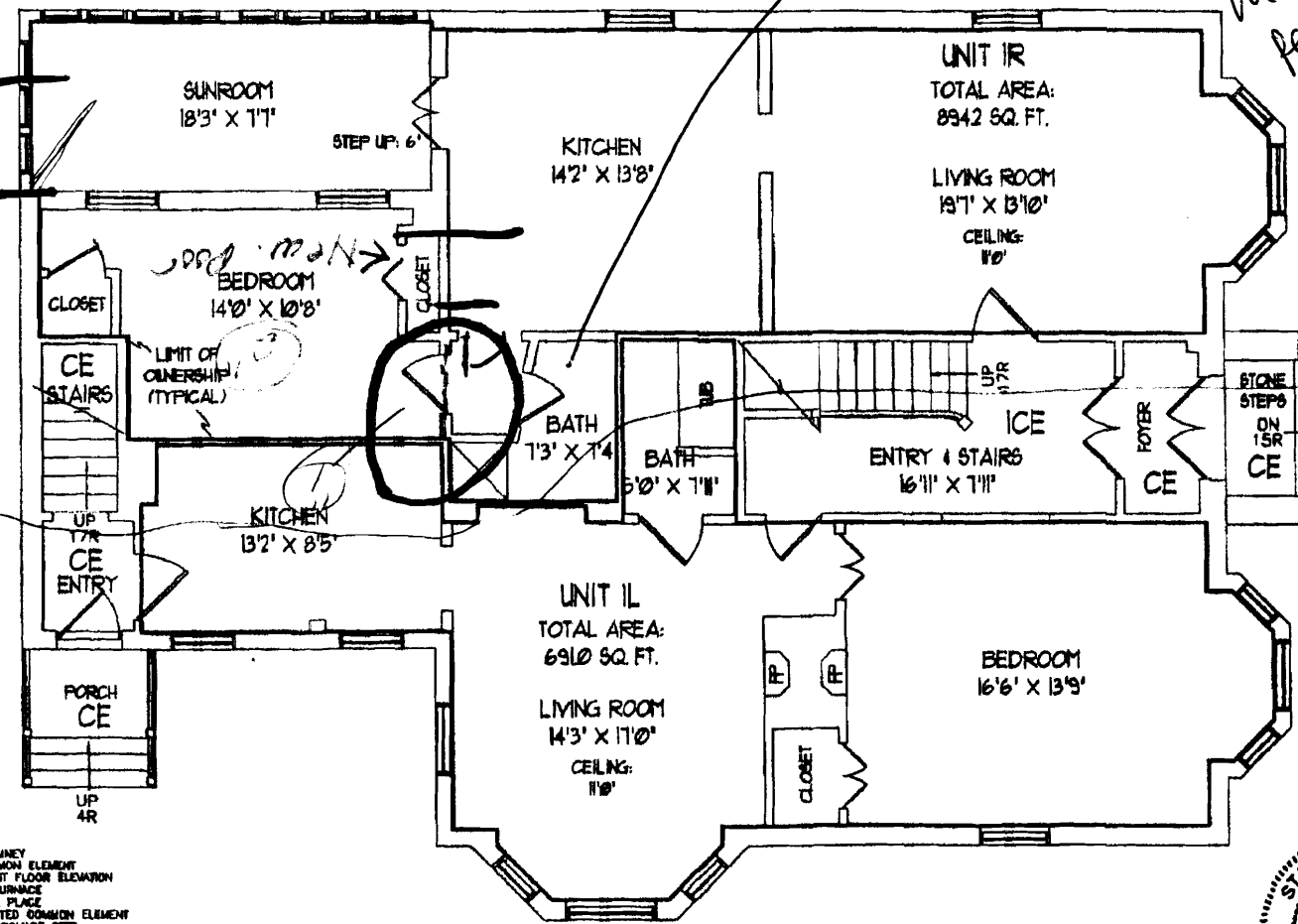
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: July 12 08

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

per Stephen M.  
 Any replacement wall coverings  
 5/8 typ & x  
 maintain Fire codes  
 penetrations



LEGEND:  
 CH = CHIMNEY  
 CE = COMMON ELEMENT  
 FFE = FIRST FLOOR ELEVATION  
 FURN. = FURNACE  
 FP = FIRE PLACE  
 LCE = LIMITED COMMON ELEMENT  
 SQ. FT. = SQUARE FEET  
 IN = NUMBER OF INCHES

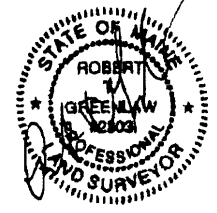
2  
 2 6 0 5'4"  
 UNITS 1L&1R FLOOR PLAN

SCALE: 3/16" = 1'0"  
 SHEET 2 OF 6 - FIRST FLOOR

1. RECORD OWNER OF PARCEL: A AND L PROPERTIES, LLC, BOOK 21894 PAGE 83,  
 AS RECORDED IN THE CUMBERLAND COUNTY RECORDS OF DEEDS.

BACK BAY BOUNDARY, DC  
 LAND SURVEYING  
 643 FOREST AVENUE  
 PORTLAND, ME 04103  
 207 741-8100  
 FAX 207 636-6346  
 www.backbayland.com

14 MELLEEN STREET CONDOMINIUMS  
 14 MELLEEN STREET  
 PORTLAND, MAINE



JOB NO. 2004148  
 DATE 05/12/04

DELETE 501-610			DELETE 601-610			DELETE 601-610			DELETE 601-610			DELETE 601-610			DELETE 601-610			DELETE 601-610			DELETE 601-610			DELETE 601-610			DELETE 601-610		
GEN. BLDG. DATA			NO.	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	NO.	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	609	APARTMENT DATA							
01	00	01	601	2	RP2		4	6	01			605											EFF.	01	1 BR				
			602	2	RP2		4	8	01			606											2 BR	01	3 BR				
			603									607										610	PARKING DATA						
			604									608											COV.		UNCOV.				

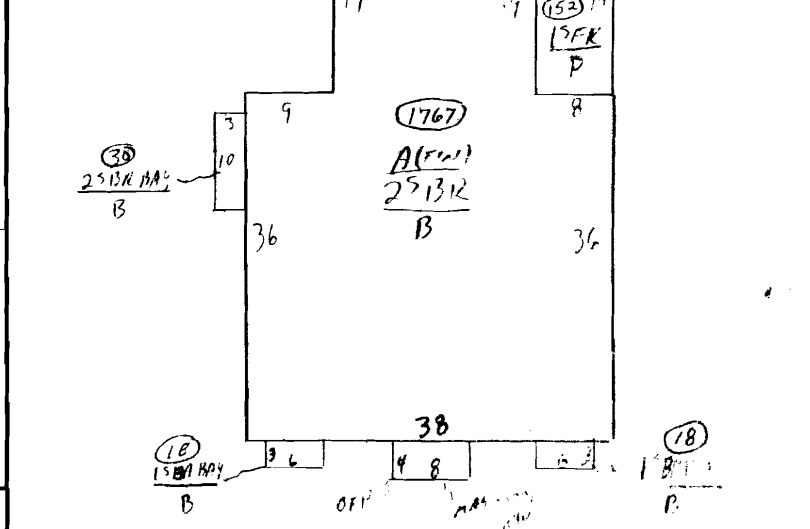
INTERIOR - EXTERIOR DATA															TOTAL OTHER FEATURES & ATTACHED IMPROVEMENTS									
SEC. NO.	LEVELS		DIMENSIONS		USE TYPE	WL HT	EXT. WLS	CONS. TYPE	NO.	INTER. FINISH	PTNS	HTG	AC	PLBG	SPRINK.	SF RATE	PHYS COND	FUNC UTIL FACT	AGE FACT	UNADJUSTED RCN	% GOOD	UNADJUSTED RCN		
	FROM	TO	SIZE	PERIM.																				
1	11	11	1883	204	09110800			1	521	100	2	0	0	2	0	0	3	3						
1	01	01	1985	204	08111201			1	522	100	2	2	0	2	0	0	3	3						
1	02	02	1797	192	08110101			1	523	100	2	2	0	2	0	0	3	3						
1	A1	A1	1767	186	08104101			1	524	100	2	2	0	2	0	0	3	3						
									525															
									526															
									527															
									528															

STRUCTURE TYPE CODES		USE TYPE CODES		INTERIOR / EXTERIOR CODES		FROM - TO		TOTAL COST MODIFIER	
011 - Apartment	053 - Office Bldg.	00 - None	07 - Mtl., Light	0 - None	A - Attic	C - Crawl Space	M - Mezzanine	R	C
012 - Hotel	062 - Cinema	01 - Brick or Stone	08 - Mtl. Sandwich	1 - Hot Air	B - Basement	E - Enclosure	P - Penthouse		
021 - Motel	070 - Ser. Sta. w/bays	02 - Frame	09 - Conc. Load Bearing	2 - Hot Water/Steam					
025 - Dwelling Conv.	071 - Ser. Sta. & Office	03 - Conc. Block	10 - Conc. Non-Load Bearing	3 - Unit Heaters					
026 - Dwelling Conv.	072 - Ser. Sta. & Sales	04 - Brick & C.B.	11 - Glass	4 - Electric					
031 - Restaurant	073 - Ser. Sta. no bays	05 - Tile	12 - Glass & Masonry	5 - Heat Pump					
032 - Dept. Store	081 - Multi-Use Apart.	06 - Masonry & Frame	13 - Enclosure	6 - Solar					
033 - Disc. Store/Mkt.	082 - Multi-Use Office	CONSTRUCTION TYPES		SPRINKLER		TOTAL COST MODIFIER			
034 - Retail Store	084 - Multi-Use Storage	1 - Wood Joist (wd. & steel)	0 - None	0 - None	R C N L D				
043 - Manufacturing	090 - Parking Garage	2 - Fire resistant (steel frame)	1 - Below Normal	1 - Wet					
044 - Light Mfg.	100 - Food Franchise	3 - Fireproof (reinf. conc. frame)	2 - Normal	2 - Dry					
045 - Warehouse	052 - Medical Cen.	4 - Light Steel	3 - Above Normal	3 - Other					
		PARTITIONS		% OF SPRINKLER					
		0 - None	0 - None	1 - 1/4					
		1 - Wood Joist (wd. & steel)	1 - Minimum	2 - 1/2					
		2 - Fire resistant (steel frame)	2 - Adequate	3 - 3/4					
		3 - Fireproof (reinf. conc. frame)	3 - Good	4 - Full					
		4 - Light Steel	4 - Rehabilitated	5 - Good					

DELETE 701-706										YARD IMPROVEMENTS AND/OR SECONDARY BUILDINGS									
STR. CODE	FLAT +/-	DIMENSIONS SIZE	IDEN UNIT	PHYS COND	FUNC. UTIL.	YR BLT	% GD	RCN	RCNLD										
TOTAL																			

BUILDING OTHER FEATURES / ATTACHED IMPROVEMENTS - STRUCTURE CODES											
L1 - Elev. Elect. Freight	LD1 - Ldg. Dock, Stl. or Conc.	DL1 - Dock Level Floors	SF1 - Store Front, Wd. Frame								
L2 - Elev. Elect. Pass.	LD2 - Ldg. Dock, Wood	OD1 - O H Doors, Wd or Mtl	SF2 - Store Front, Av. Mtl.								
L3 - Elev. Hyd. Freight	LD3 - Ldg. Dock, Inter.	OD2 - O H Doors, Rolling Stl.	SF3 - Store Front, Elaborate								
L4 - Elev. Hyd. Pass.	LD4 - Truck or Train Well, Interior	EE1 - Enclosed Entry	MS1 - Miscellaneous Structure								

PHYSICAL CONDITION		FUNCTIONAL UTILITY	
1 - Poor	0 - None	1 - Poor	0 - None
2 - Fair	1 - Poor	2 - Fair	1 - Poor
3 - Normal	2 - Fair	3 - Normal	2 - Fair
4 - Good	3 - Normal	4 - Good	3 - Normal
5 - Rehabilitated	4 - Good		



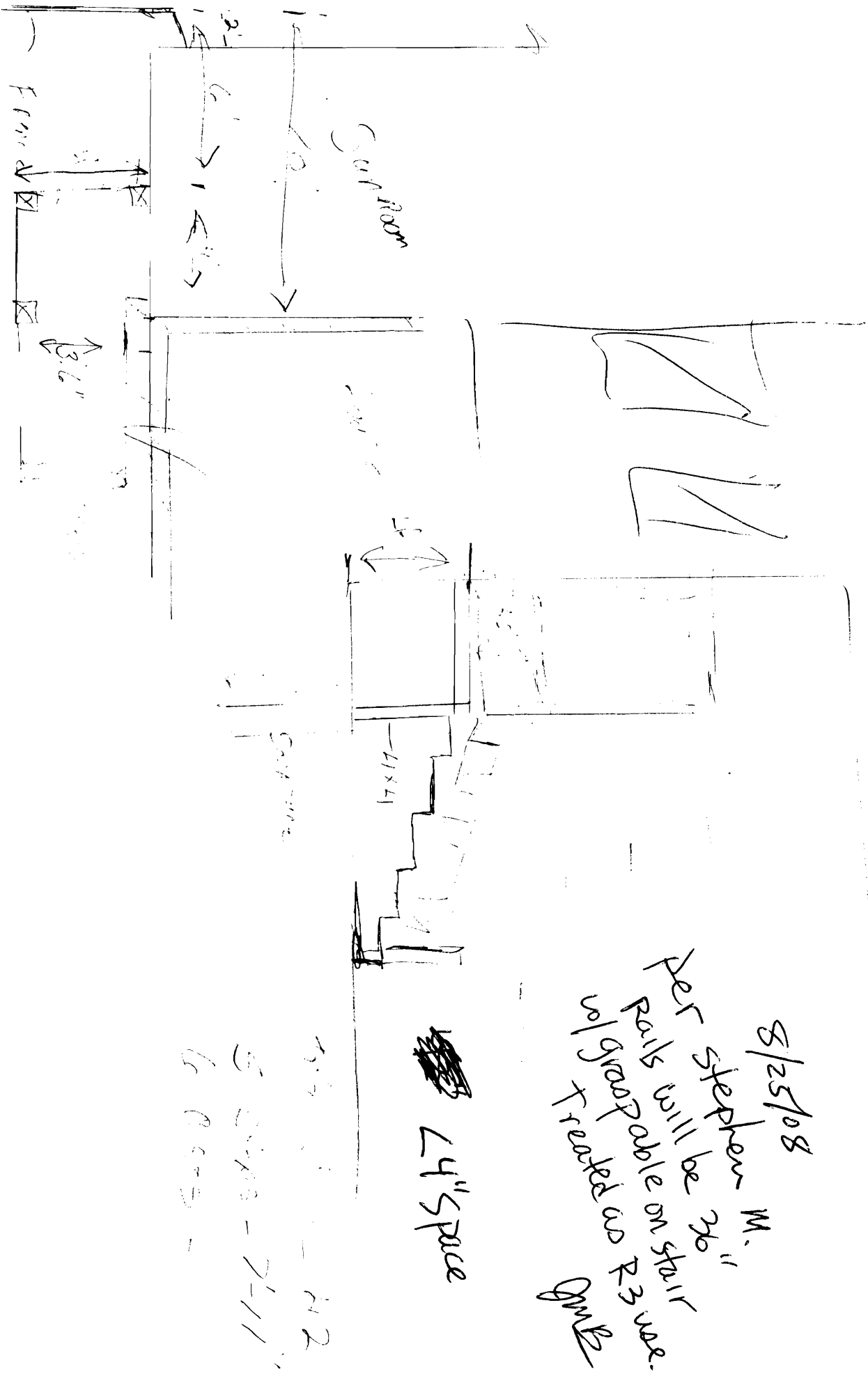
TOTAL OTHER IMPROVEMENTS



Ray Stone

141. McLean St.

AUG 11 2008



Romrod + Diana Stone  
410. Interstate Rd.  
New Gloucester, Me  
00560

Work to Be Done at 14. Mellon St  
Unit. 1R

① Close off hallway to Bed Room  
Mike New door to wall with JVG. Strip -  
JVG. Headers - 2x4 - 10ft Area

② Remove door + walls to Bath - Add  
Door to Bathroom - to Entrance Bath Room -  
New type floor + new walls

③  
Remove J. Window in Bedroom Add -  
New Door. + frame - 6x24 Frame - 2x4 Headers +  
Pocch. - 9x15<sup>pt.</sup> Floor - 2x12<sup>pt.</sup> - Stringer  
Hand Rails - 2x4 - 10ft. - 2x4 Pocch.

R6

lots size - 5617

front N/A

rear 20' req - 35' given

side 10' req - 6' given

lot coverage req = 2808.5%

using section 14-925  
16' setback 4' off  
bldg

2078 proposed ok

proposed  $\frac{4 \times 4 = 16}{3 \times 5 = 15}$

stairs  $6 \times 3.5 = 21$   
37

existing building 1767

152

18

32

18

30

24

2041

37

2078

ADDRESS: 14 Helen Street, Portland, Maine

Scale: 1" = 20'

apparent  
electrical  
encroachment

CIR

fence-  
lines of  
occupation

apparent  
outsale

see revised plans  
8/1/08

city to proposed & porch  
per conversation w/ Steve  
McNelly 8/7/08

30' +/- (measured)

18' +/- (measured)

porch

2 story brick  
structure w/  
granite  
foundation

granite  
retaining  
wall

