

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 100831

Please Read Application And Notes, if Any, Attached

This is to certify that DODGE DAVID A & MIA B DODGE JTS/Oshea Builders /Warren

**PERMIT ISSUED**

has permission to Replace existing Porch & Stairway

AT 527 CUMBERLAND AVE

CBL 048 E024001

JUL 26 2010

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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR 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. CAPT. R. [Signature]

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

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

Other \_\_\_\_\_

Department Name

[Signature] 7/27/10  
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: 10-0831	Issue Date:	CBL: 048 E024001
-----------------------	-------------	---------------------

Location of Construction: 527 CUMBERLAND AVE	Owner Name: DODGE DAVID A & MIA B DOD	Owner Address: P.O.BOX 610	Phone:
Business Name:	Contractor Name: Oshea Builders /Warren Oshea	Contractor Address: 23 Hemon Cobb Road Windham	Phone 2078381370
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: 3 Unit Residential	Proposed Use: 3 Unit Residential - Replace existing Porch & Stairway	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 2
Proposed Project Description: Replace existing Porch & Stairway		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB	
		* See Conditions		Signature: <i>[Signature]</i> 7/27/10
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature	Date:	

Permit Taken By: ldobson	Date Applied For: 07/12/2010	<b>Zoning Approval</b>	
-----------------------------	---------------------------------	------------------------	--

<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 <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: 7/14/10	<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> <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 Date:
	<p align="center"><b>PERMIT ISSUED</b></p> <p align="center">JUL 26 2010</p> <p align="center">City of Portland</p>	All work to take place w/in existing footprint.	

**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

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

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

Permit No: 10-0831	Date Applied For: 07/12/2010	CBL: 048 E024001
-----------------------	---------------------------------	---------------------

Location of Construction: 527 CUMBERLAND AVE	Owner Name: DODGE DAVID A & MIA B DOD	Owner Address: P.O.BOX 610	Phone:
Business Name:	Contractor Name: Oshea Builders /Warren Oshea	Contractor Address: 23 Hemon Cobb Road Windham	Phone (207) 838-1370
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 Unit Residential - Replace existing Porch & Stairway	Proposed Project Description: Replace existing Porch & Stairway
---	--

Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 07/14/2010

Note: Ok to Issue:

- 1) This permit is being issued with the condition that all the work is taking place within the existing footprint.
- 2) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 07/27/2010

Note: Ok to Issue:

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire      Status: Approved with Conditions      Reviewer: Capt Keith Gautreau      Approval Date: 07/15/2010

Note: Spoke to Warren on the phone and he will be coming in with new stair details for commercial occupancy. He was unaware that it was a commercial because of the three units. Keith Ok to Issue:

- 1) Stairs, Handrails, and Guards shall meet the Commercial Code.
- 2) The entire structure shall comply with NFPA 101 "Existing Apartments"
- 3) All construction shall comply with NFPA 1 and 101.

**Comments:**

7/27/2010-jmb: Spoke with Warren O'Shea about the code details for commercial stairs and rails as noted on plans, also he confirmed egress will be maintained throughout construction, ok to issue

PERMIT ISSUED

JUL 26 2010

City of Portland





# 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>527 CUMBERLAND AVENUE</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot / <u>0.084 ACRES</u> <u>3680</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>048-E-024-001</u> <u>24</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>MA B. DODGE / DAVID A. DODGE</u> Address <u>P.O. BOX 610</u> City, State & Zip <u>STANDISH, ME 04084-0610</u>	Telephone: <u>207-807-8816</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000<sup>00</sup></u> C of O Fee: \$ _____ Total Fee: \$ <u>220<sup>00</sup></u>
Current legal use (i.e. single family) <u>THREE-FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>PORCH + STAIRWAY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REPLACE EXISTING PORCH + STAIRWAY</u>		
Contractor's name: <u>O'NEHA BUILDERS</u> <i>mail call first</i> Address: <u>23 HEMON COBB ROAD WINDHAM ME 04062</u> City, State & Zip <u>WINDHAM, ME 04062</u> Telephone: <u>838-1370</u> Who should we contact when the permit is ready: <u>WARREN O'NEHA</u> Telephone: <u>838-1370</u> Mailing address: <u>23 HEMON COBB ROAD, WINDHAM, ME 04062</u>		

RECEIVED  
JUL 12 2010  
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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

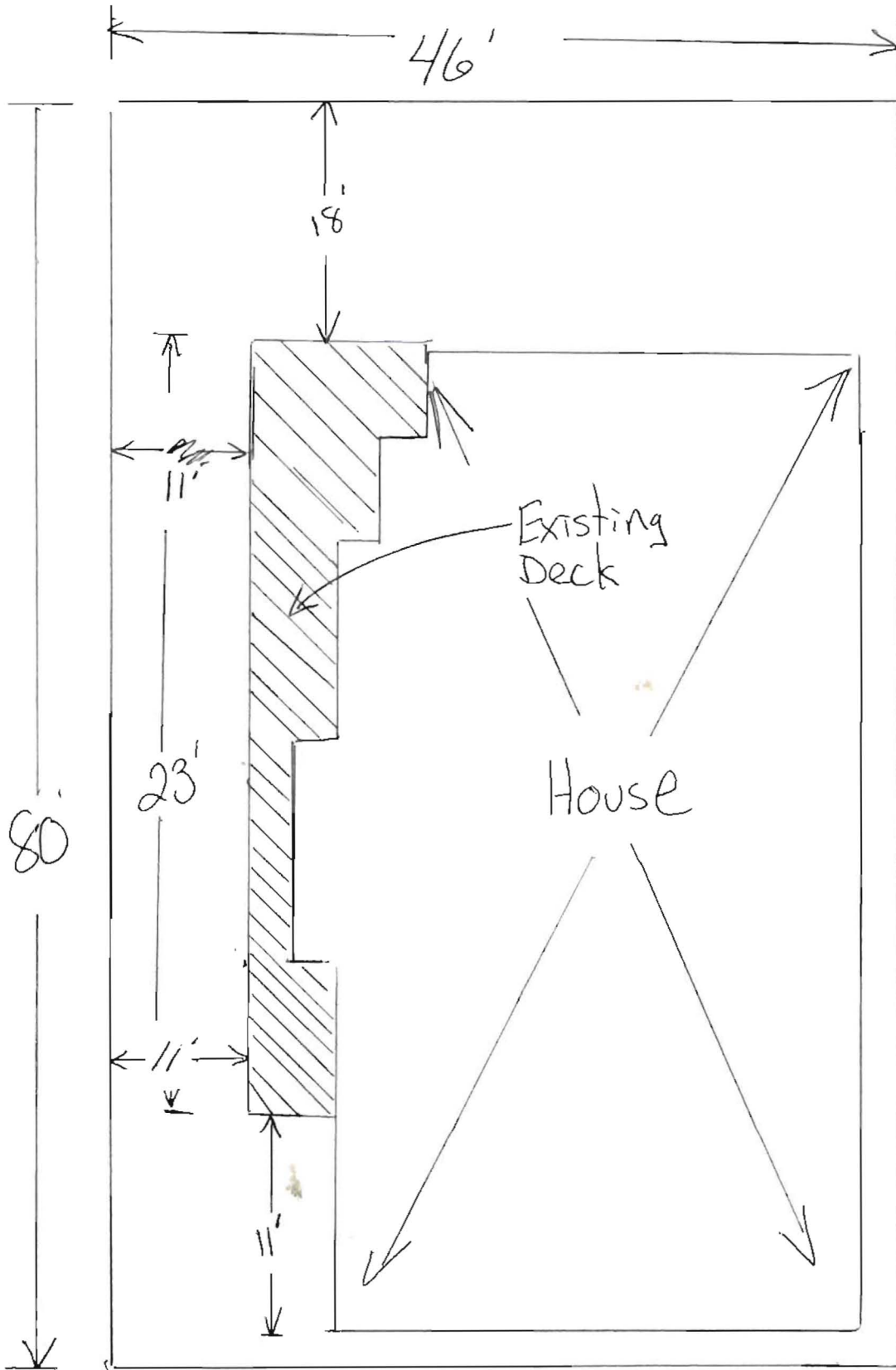
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: C. B. Dodge Date: 7/6/10

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



Plot Plan  
527 Cumberland Ave.



To: City of Portland  
Dept. of Building Inspections

7/15/10

Re: 527 Cumberland Ave.  
CBL 48-E24

ALL Stairs to be built to conform  
to Commercial code

- Hand rail height - 34"-38" graspable yellow pine
- Rise + run + tread - 7" + 11" - no nosing
- Balister spacing -  $< 4"$
- Guardrail 42"

RECEIVED

JUL 15 2010

Dept. of Building Inspections  
City of Portland Maine

Notes per

7/27/10

Builder: Warren O'Shea  
23 Hemon Cobb Rd  
Windham ME  
04062  
838-1370

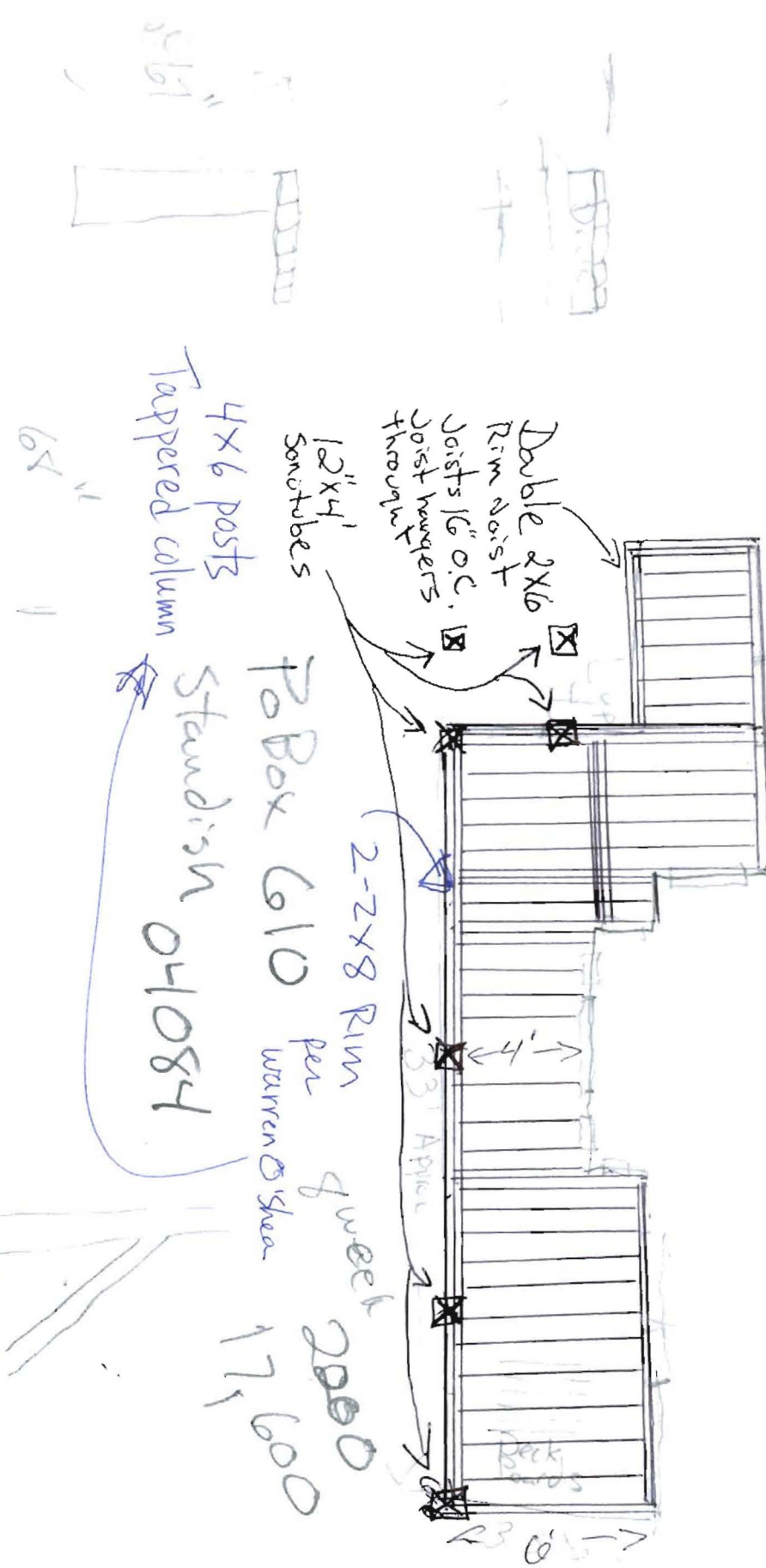
Egress will be  
maintained  
while under  
construction

JMB



527 Cumberland

Mira Dodge



12x4' Sawn tubes  
4x6 posts  
Tapered column

Standish 0-1084  
PO Box 610 Warren Ohio

2-2x8 Rim  
2000  
17,600

Double 2x6  
Rim Joist  
Joists 16" o.c.  
Joist hangers  
through

Deck Scaff		4 Columns
<del>6x12</del>	72	
<del>4x13</del>	52	
<del>11x8</del>	88	
+ 10	40	
<hr/>		
	252 Scaff	



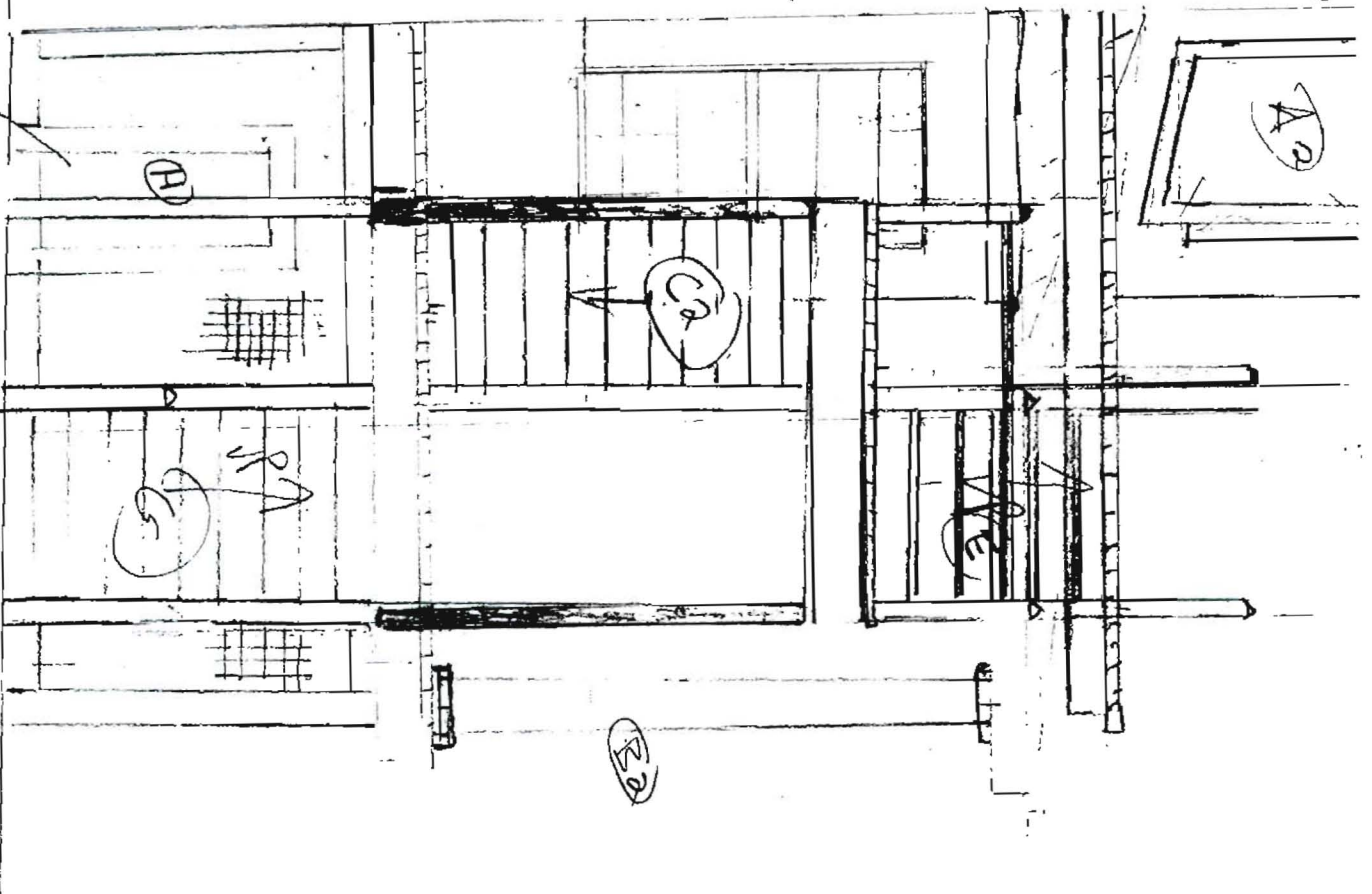
Ⓐ Out Swing Express Casement (CW 155 Anderson)  
Ⓑ tapered column

Ⓗ Door under deck

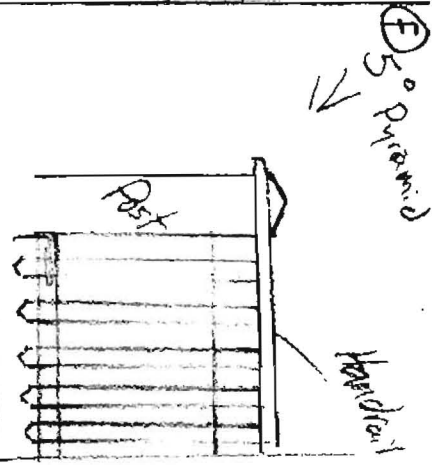
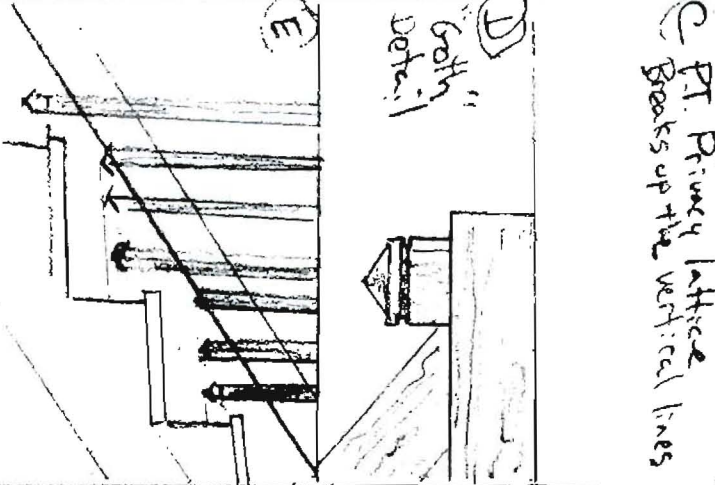
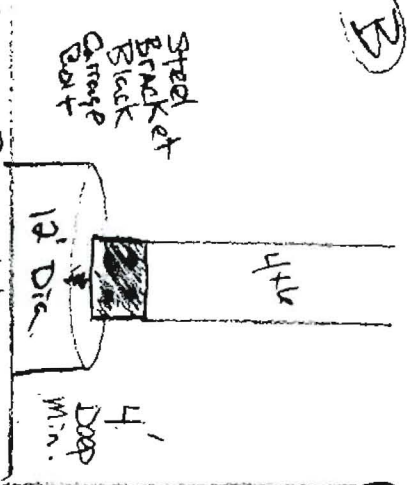
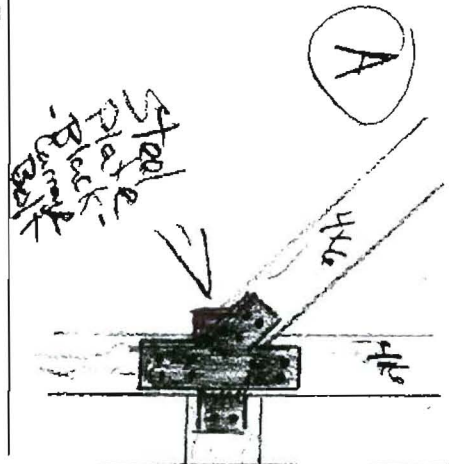
All stairs min. 36" wide  
All stairs w/ handrail returned on ends  
Treads 10" min depth  
risers  $7\frac{3}{4}$  max height

See letter received  
7/15/10

Ⓐ Window may be larger per site conditions

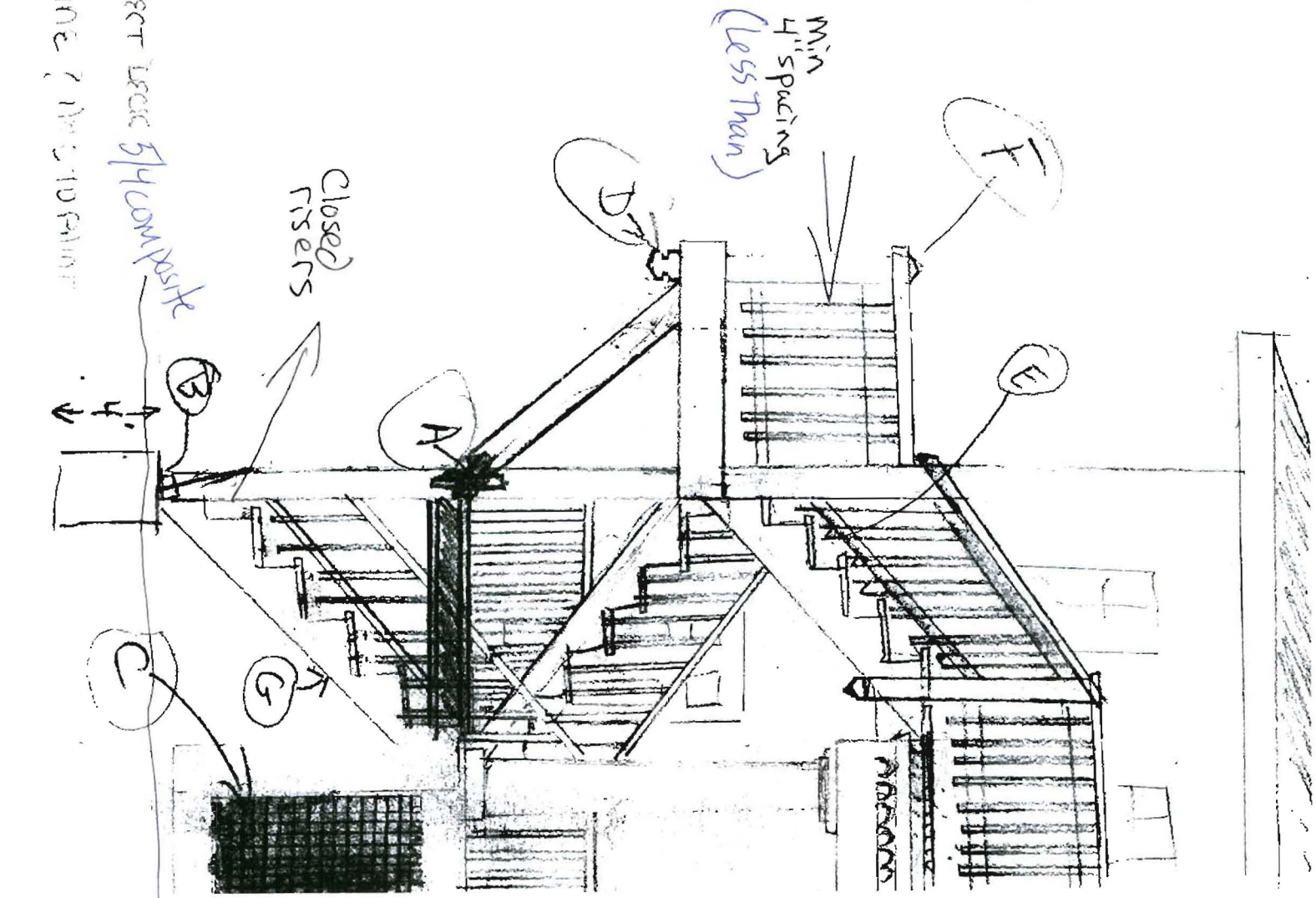


27'



E 5° Pyramid  
 Handrail  
 G Open risers no longer to code, Recommend PVC, AZAK Board where ever Rft will be a problem

MESH  
 PASTES  
 TDP & OMS  
 EDWARDS  
 PT  
 RIBBONS - 20000 RZAK  
 CAPRAIL  
 DECK TRAILS  
 CORRECT SPEC 5/4 COMPOSITE  
 POST COVERS  
 TRIM  
 PINE? NOT STAINING













048 C022

111

105

048 C023

68 - 86  
69 - 87

:021

115

671 - 28  
091 - 86

048 E012

82

048 F001

92

048 E011  
106

108

60

048 E013

116  
048 E008

112

MELLEN ST

048 F014

048 F016

048 F

120  
048 E007

048 E010

048 E025 56

048 E009

048 F026

511

048 E029

048 E022

048 E023

048 E025

048 E026  
523

521

048 F015

515



527

048 E024

48 - 66  
49 - 67

CUMBERLAND AV

048 E020

048 E021

531

536

545

541

047 A027

42

047 A012

047 B001

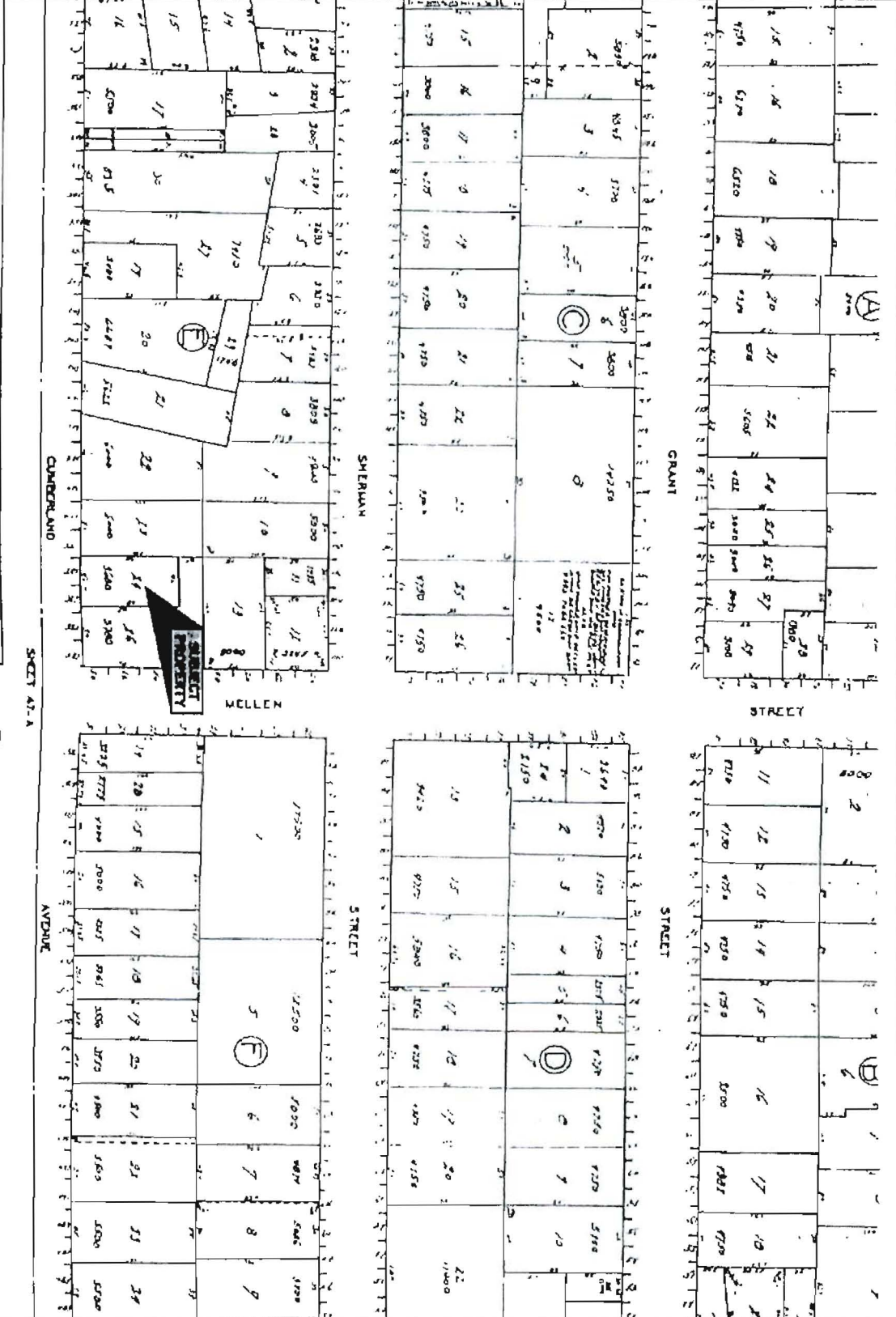
528

528

526

**SITE PLAN**

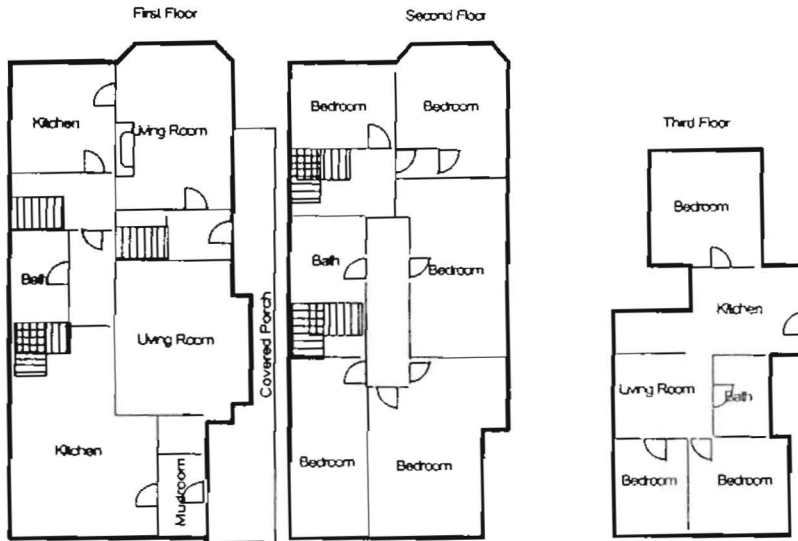
Borrower or Owner **Dodge, David & Mia**  
 Property Address **527 Cumberland Ave.**  
 City **Portland** County **Cumberland** State **ME** Zip Code **04101**  
 Lender or Client **First Financial Mortgage Corp.**



SHEET 42-A

**SKETCH ADDENDUM**

Borrower or Owner **Dodge, David & Mia**  
 Property Address **527 Cumberland Ave.**  
 City **Portland** County **Cumberland** State **ME** Zip Code **04101**  
 Lender or Client **First Financial Mortgage Corp.**



Not Drawn to Scale  
Visual Aid Only

Summary	SQ. FT. AREA	PERIMETER	AREA CALCULATION DETAILS	
Living Area			First Floor	
First Floor	1332	162	11.0 X 2.0 =	22.0
Second Floor	1311	158	25.0 X 26.0 =	650.0
Third Floor	726	144	27.0 X 12.0 =	324.0
Total	3369	463	25.0 X 2.0 =	50.0
			22.0 X 13.0 =	286.0
			Total	1332.0
			Second Floor	
			11.0 X 2.0 =	22.0
			25.0 X 41.0 =	1025.0
			22.0 X 12.0 =	264.0
			Total	1311.0
			Third Floor	
			13.0 X 13.0 =	169.0
			5.0 X 10.0 =	50.0
			8.0 X 30.0 =	240.0
			9.0 X 25.0 =	225.0
			1.0 X 20.0 =	20.0
			2.0 X 11.0 =	22.0
			Total	726.0



Loan #1991611  
File No. DM2849

### LOCATION MAP

Borrower or Owner	Dodge, David & Mia						
Property Address	527 Cumberland Ave.						
City	Portland	County	Cumberland	State	ME	Zip Code	04101
Lender or Client	First Financial Mortgage Corp.						









