

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING PERMIT

Permit Number: 101248
PERMIT ISSUED

This is to certify that Erskine Nicholas R & /Deane M Beth
has permission to Build new 6' wide by 7'6" long dormer
AT 142 Douglass St CB# 079 A019001

OCT 18 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 inhabited or otherwise occupied-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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Banks 10/18/10
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: 10-1248	Issue Date:	CBL: 079 A019001
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Location of Construction: 142 Douglass St	Owner Name: Erskine Nicholas R &	Owner Address: 142 Douglass St	Phone:
Business Name:	Contractor Name: Deane MacBeth	Contractor Address: 72 Things Mill Road Shapleigh	Phone: 2075760467
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Single Family	Proposed Use: Single Family / Build new 6' wide by 7'6" long shed dormer.	Permit Fee: \$60.00	Cost of Work: \$3,850.00	CEO District: 3
Proposed Project Description: Build new 6' wide by 7'6" long shed dormer.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRG-2003 Signature: <i>[Signature]</i> 10/18/10	
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: gg	Date Applied For: 10/04/2010	Zoning Approval		
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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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>Willy action 14-4314</i></p> <p><input type="checkbox"/> Flood Zone <i>40% of front yard</i></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: 10/13/10 <i>ABM</i></p>	<p>Zoning Appeal</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>Historic Preservation</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>JRM</i> Date: _____</p>
	<p>PERMIT ISSUED</p> <p>OCT 18 2010</p> <p>City of Portland</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
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: 10-1248	Date Applied For: 10/04/2010	CBL: 079 A019001
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Location of Construction: 142 Douglass St	Owner Name: Erskine Nicholas R &	Owner Address: 142 Douglass St	Phone:
Business Name:	Contractor Name: Deane MacBeth	Contractor Address: 72 Things Mill Road Shapleigh	Phone (207) 576-0467
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Build new 6' wide by 7'6" deep shed dormer.	Proposed Project Description: Build new 6' wide by 7'6" deep shed dormer.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/13/2010
Note: Not enough information to show if meets front or side setbacks. Plot plan that was provided does not match Ok to Issue: <input checked="" type="checkbox"/> previous plot plans for the original house built in 1953 and the deck built in 1991. Using section 14-436(b), 80% is 688 sf. Dormer is adding 28.5 sf which is 4.14% of allowable 80% increase.			
1) This property shall remain a single family dwelling. 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.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 10/18/2010
Note: Ok to Issue: <input checked="" type="checkbox"/>			
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) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 4) Those renovating single family dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.			

Comments: 10/12/2010-amachado: Left vcm for Deane. Need more information. Has the front always been two stories. Setbacks don't add up. Need more info. 10/13/2010-amachado: Spoke to Deane M. For details on dormer header, ceiling ties/height, floor plan, window spec and pitch, see notes on plans.

PERMIT ISSUED

OCT 18 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

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

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

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

OCT 18 2010

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2010

Received from

Grand Valley Bank

Location of Work

142-120 Park St.

Amount of Construction

\$ _____

Building Fee: _____

Permit Fee

\$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (11)

Plumbing (15) _____

Electrical (12) _____

Site Plan (12) _____

Other _____

CEL: 0702A019

Check #: CUA

Total Collected \$0.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



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>142 Douglas Street Portland ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>46 Sq Feet</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>079 A 019</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Nick & Regina ERSKINE</u> Address <u>142 Douglas St</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>207-576-0467</u>
Lessee/DBA (if Applicable) RECEIVED OCT - 4 2010	Owner (if different from Applicant) Name <u>Nick & Regina ERSKINE</u> Address <u>142 Douglas St</u> City, State & Zip <u>Portland ME 04102</u>	Cost Of Work: \$ <u>3850.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>60.00</u>
Dept. of Building Inspections City of Portland Maine		
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____		
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>Building 6' wide by 7'6" long Shed Dormer on Rear of house.</u>		
Contractor's name: <u>Deane Macbeth</u>		
Address: <u>72 Thynns Mills Rd</u>		
City, State & Zip <u>Shapleigh ME 04076</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Deane Macbeth</u>		Telephone: <u>576-0467</u>
Mailing address: <u>72 Thynns Mills Rd Shapleigh</u>		

Needs a call first

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, 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: Deane Macbeth Date: 10-5-10

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

RECEIVED

Dept. of Building Inspections
City of Portland, Maine

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

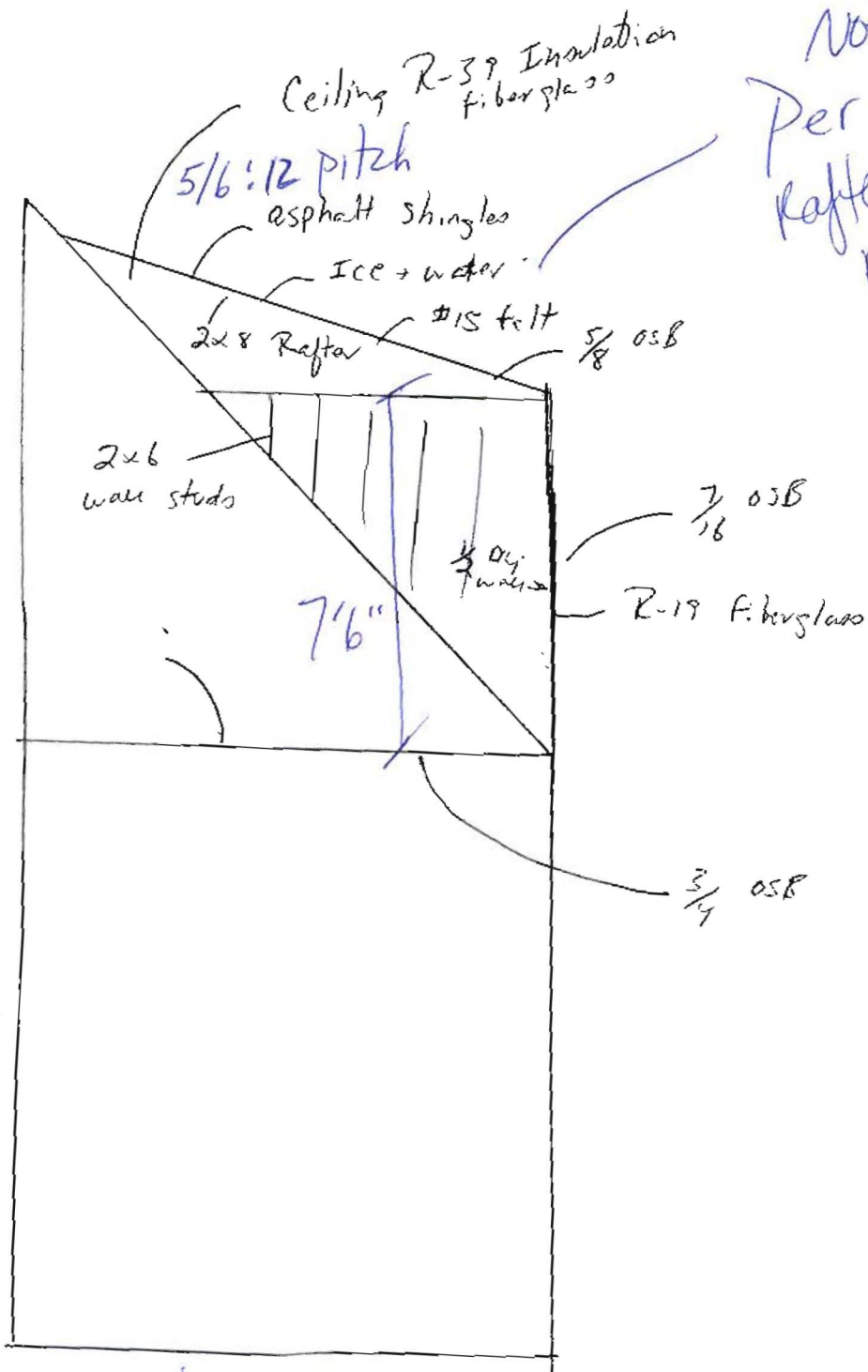
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

- Mick + Regina ERSKINE
142 Douglas St Portland ME 04102

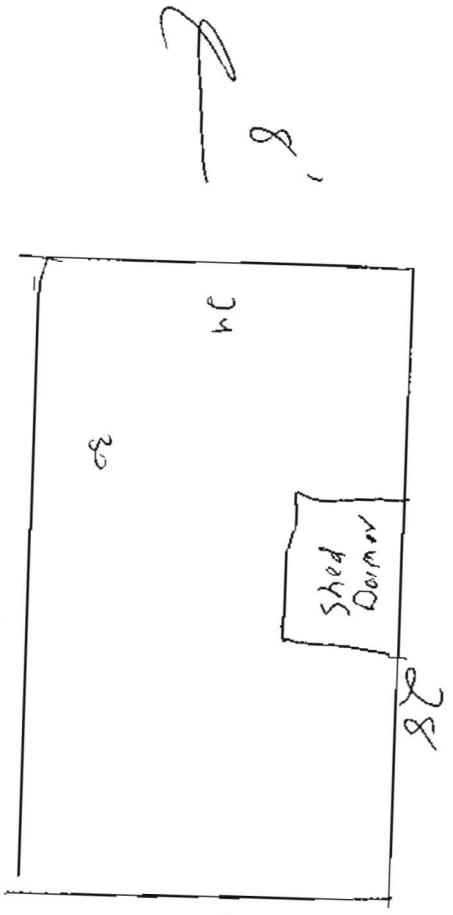
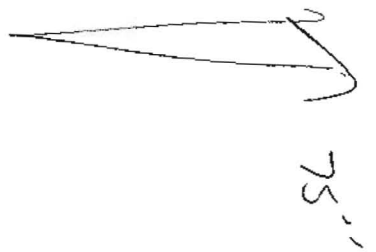
10/18/10
Notes
Per Deane M.
Rafters framed to
Ridge



- Rafters - 2x8
- wall studs - 2x6
- Roof Sheathing - 5/8 OSB
- wall Sheathing - 7/16 OSB
- asphalt Shingles
- Ice + water Shield
- Siding - Cedar Shingles
- (1) Vinyl window
- Floor - 3/4 OSB

11 Factor .35 MAX

- Nick & Regina ERSKIN
 - 142 Douglas Street
 - Portland ME 04102



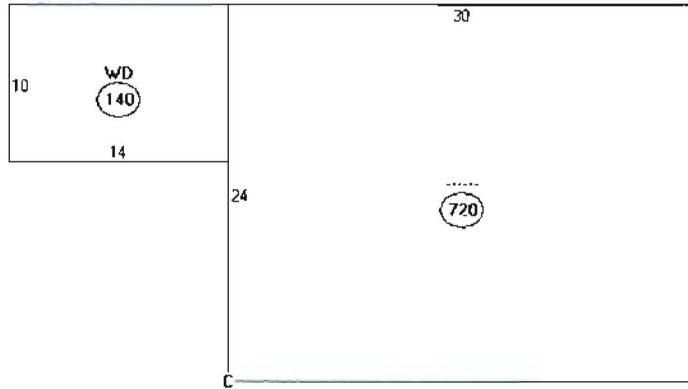
RI
 lot size 705 sq ft
 front 20' average - 15' side
 side - two sides - 12' - could
 but setbacks 5' on either
 other p/bt plus info.
 rear - 20' - 75' side OK

* if use section 14-43(6) -
 80% of 860 = 688 ft
 adding 28.5 ft = 4.11

6PX116

Douglas Street





Descriptor/Area
A:.....
720 sqft
B: WD
140 sqft
C: RS1
80 sqft

6' x 4.75'

26' 5"

New Bath

(E)

7' 6"

BR

Shed Dormer

BR Existing



(142)

Douglas Street