

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that STEPHANIE DAMBRIE

Located At 101 TREFETHEN AVE

Job ID: 2011-06-1532-ALTR

CBL: 091 - - F - 011 - 001 - - - -

has permission to Rebuild 2 existing porches & stairs, add new decks to connect all and 1 new set of stairs, roof existing provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

4 New door Sizes (2)

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 7/5/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1532-ALTR	Date Applied: 6/22/2011	CBL: 091 - - F - 011 - 001 - - - - -	
Location of Construction: 101 TREFETHEN AVE, P.I.	Owner Name: STEPHANIE A DAMBRIE	Owner Address: 8 KELLOGG ST PORTLAND, ME 04101	Phone: 207-871-0322
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: IR-2
Past Use: Single family	Proposed Use: Single family – rebuild two existing porches & one set of stairs, add new porch to connect existing porches &, build one new set of stairs <i>2 New Door Sizes 50x110</i>	Cost of Work: 6000.00	CEO District:
Proposed Project Description: Rebuild 2 Porches & stairs, new porch to connect existing porches, new stairs		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>R-3</i> Type: <i>SB</i> <i>PRC-2009</i> Signature: <i>[Signature]</i> <i>7/15/11</i>
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>06/28/11 ARN</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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: <i>ARN</i>

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	PHON

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 Inspections 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.**

1. Final inspection to verify setbacks and building codes

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1532-ALTR

Located At: 101 TREFETHEN

CBL: 091 - - F - 011 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit is approved after the fact; inspections are required to verify compliance with zoning and building codes.

IR-1 no standard

2011-06-1532



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>101 Trefethen Ave, Peaks Island, ME</u>		
Total Square Footage of Proposed Structure/Area <u>573 SF</u>	Square Footage of Lot <u>42739 SF</u>	Number of Stories <u>1.5 with wide walk</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>091 - F011001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Stephanie A. Dambrie</u> Address <u>8 Kellogg Street</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>871-0322</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost of Work: \$ <u>6,000.00</u> C of O Fee: \$ Total Fee: \$ <u>80.00</u>
Current legal use (i.e. single family) <u>SEASONAL Single Family</u> Number of Residential Units <u>1</u>	If vacant, what was the previous use?	<u>STOP 100.00</u> <u>Release 1100.00</u>
Proposed Specific use: <u>SEASONAL Single Family</u>	Is property part of a subdivision? <u>No</u> If yes, please name	<u>\$780.00</u>
Project description: <u>Rebuilt (2) existing porches & (1) set of stairs</u> <u>Built (1) set of new stairs</u> <u>Built (1) new section of porch to connect (2) existing porches</u>		
Contractor's name: <u>James E. Darling (husband) & Christopher Peterson (nephew)*</u>		
Address: <u>8 Kellogg Street</u>		
City, State & Zip <u>Portland, ME 04101</u>		Telephone: <u>*cell 632-1131</u>
Who should we contact when the permit is ready: <u>Stephanie A. Dambrie</u>		Telephone: <u>871-0322</u>
Mailing address: <u>8 Kellogg Street, Portland, ME 04101</u>		

11.6.11

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: Stephanie A. Dambrie Date: 6/22/2011

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

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.

Set Backs

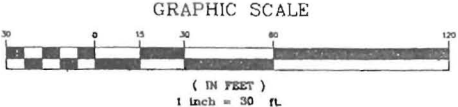
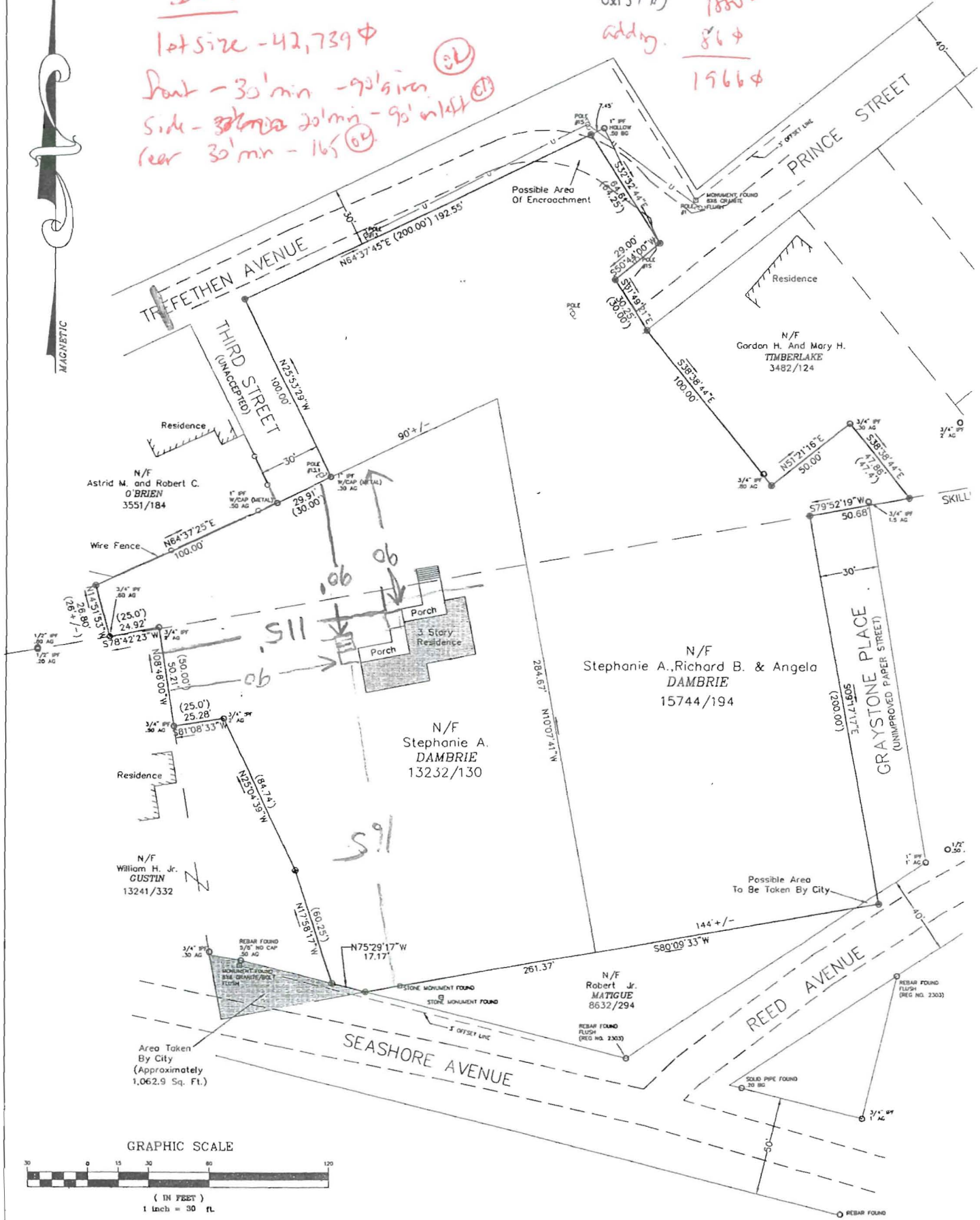
lot coverage = 20% = 8547.8.

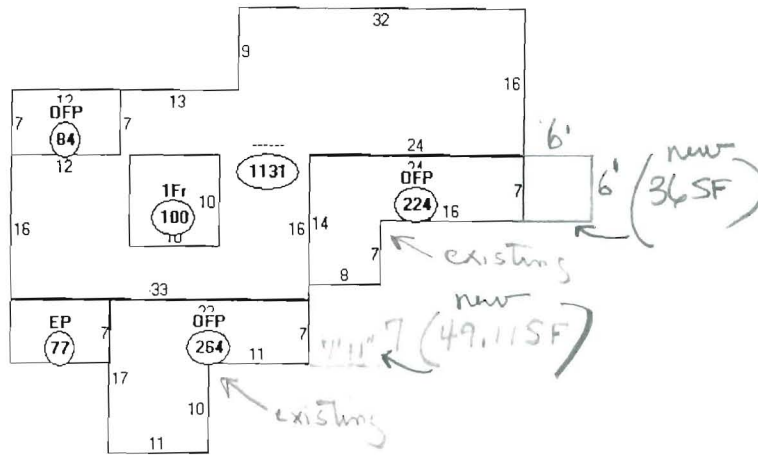
IR-1

lot size - 42,739 ϕ

Front - 30' min - 90' min $\text{\textcircled{32}}$
Side - ~~30' min~~ 20' min - 90' min $\text{\textcircled{31}}$
Rear 30' min - 165' $\text{\textcircled{30}}$

existing - 1880 ϕ
adding 86 ϕ
1966 ϕ





Descriptor/Area	
A:	1131 sqft
B: DFP	84 sqft
C: DFP	224 sqft
D: DFP	264 sqft
E: EP	77 sqft
F: 1Fr	100 sqft

REAR VERANDA - 35PUCW

- As per the frame was removed and the
 was 2x6 PT of 1 attached with base requires 16 OC
 and finish with 12D galvanised joists.

- Beams were made of three 2x6 PT

- New Deck sections were supported with
 4x6 PT posts & line in 2x4, 2x4 concrete pads

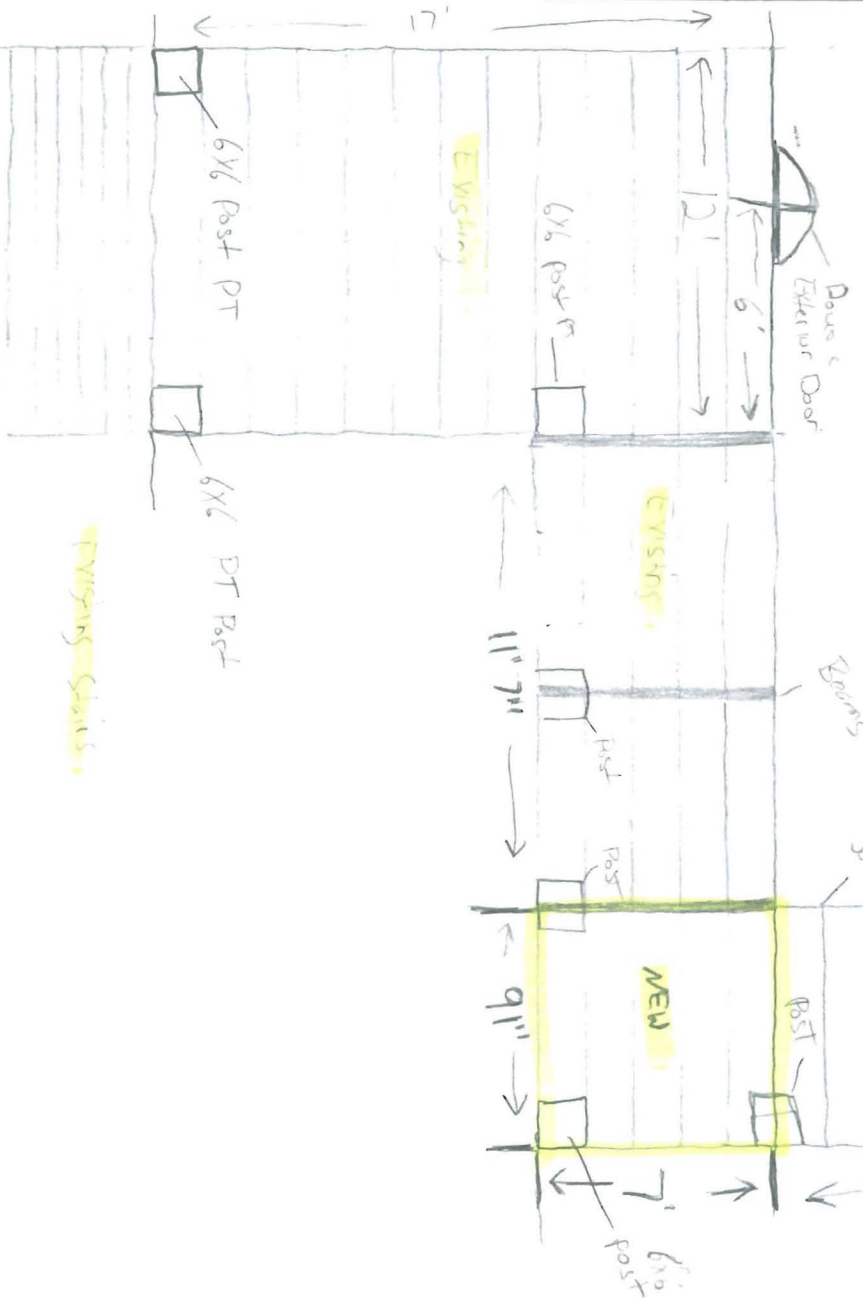
- Boarded onto long approx 15 to 20 Deck

- Elevation of new stairs set on an 18" x 18" x
 7' long concrete pad with a 12" H 6 rebar grid
 poured on edge 16 to 12 deck

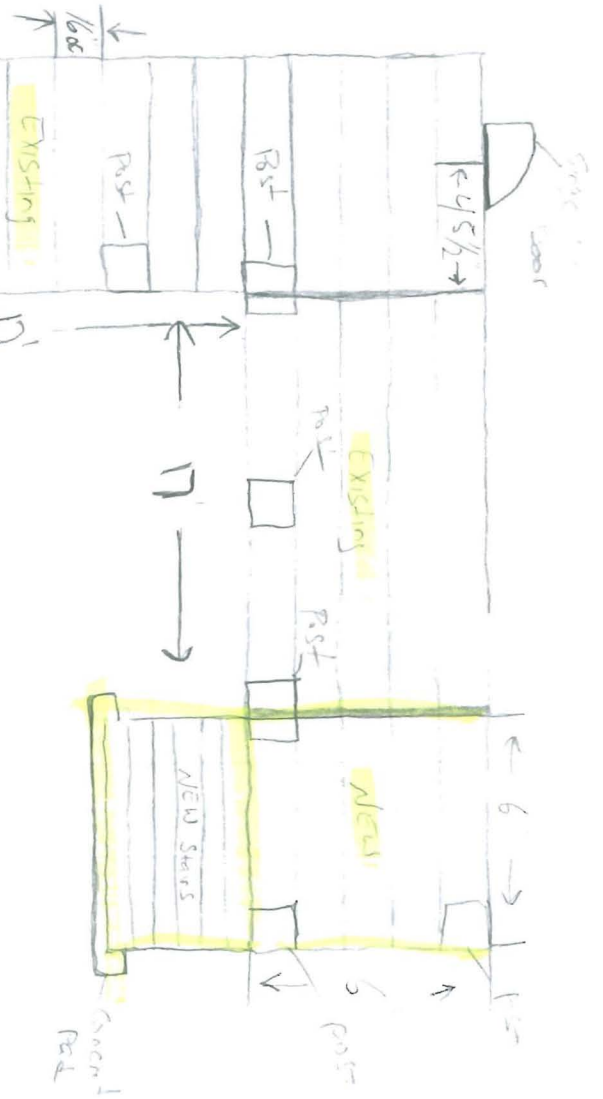
- New stairs are 18" x 8" stringers...

- 1 3/4" tread and 7/4" rise

- Deck was checked to house with 3 1/2" x 7/8" galv joists



Existing Stairs



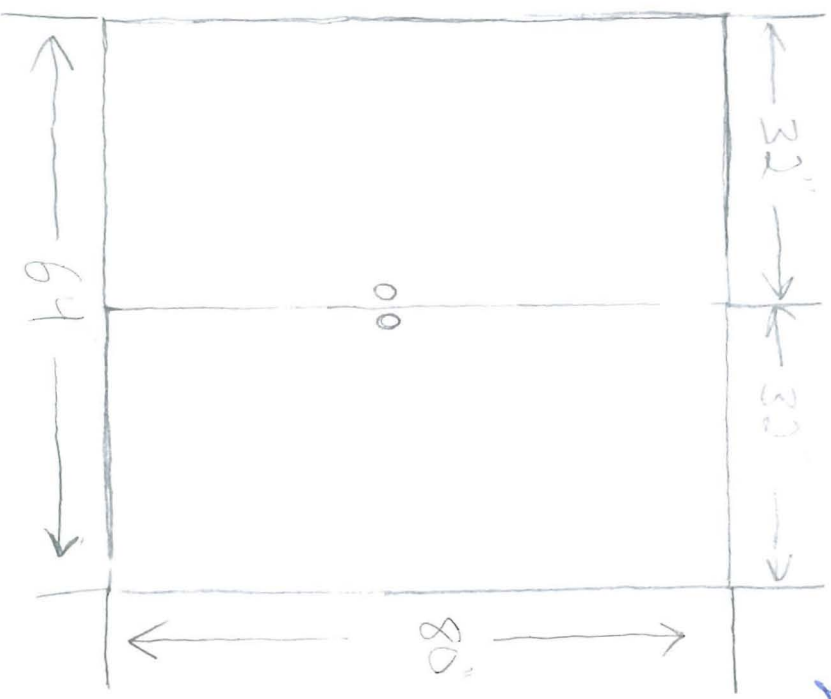
- Existing baseboards removed
 one replaced with 3/4" x 3/4"
 Deck boards Scaured with 2 1/2" epoxy coated
 deck screws every 18" - no screws
 backing Direction



Front Door De

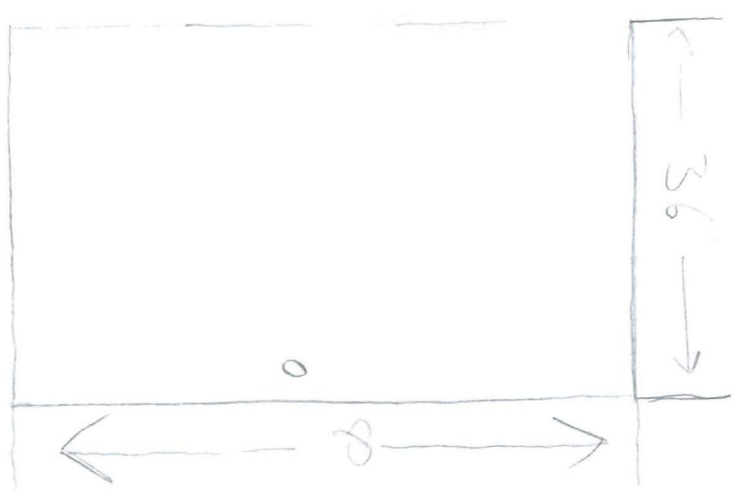
See Deck frame in plan
for door placement

1. Double Exterior
Door



New Jacks
2-2x10 Headers 1 1/4" x 11"
2-2x4 Studs 5' 2"

2 Exterior Door



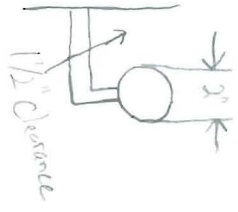
Door opening
Doors 66" x 71"

2-2x4 studs to the rough opening of the new
Doors are 84" x 71" for the door

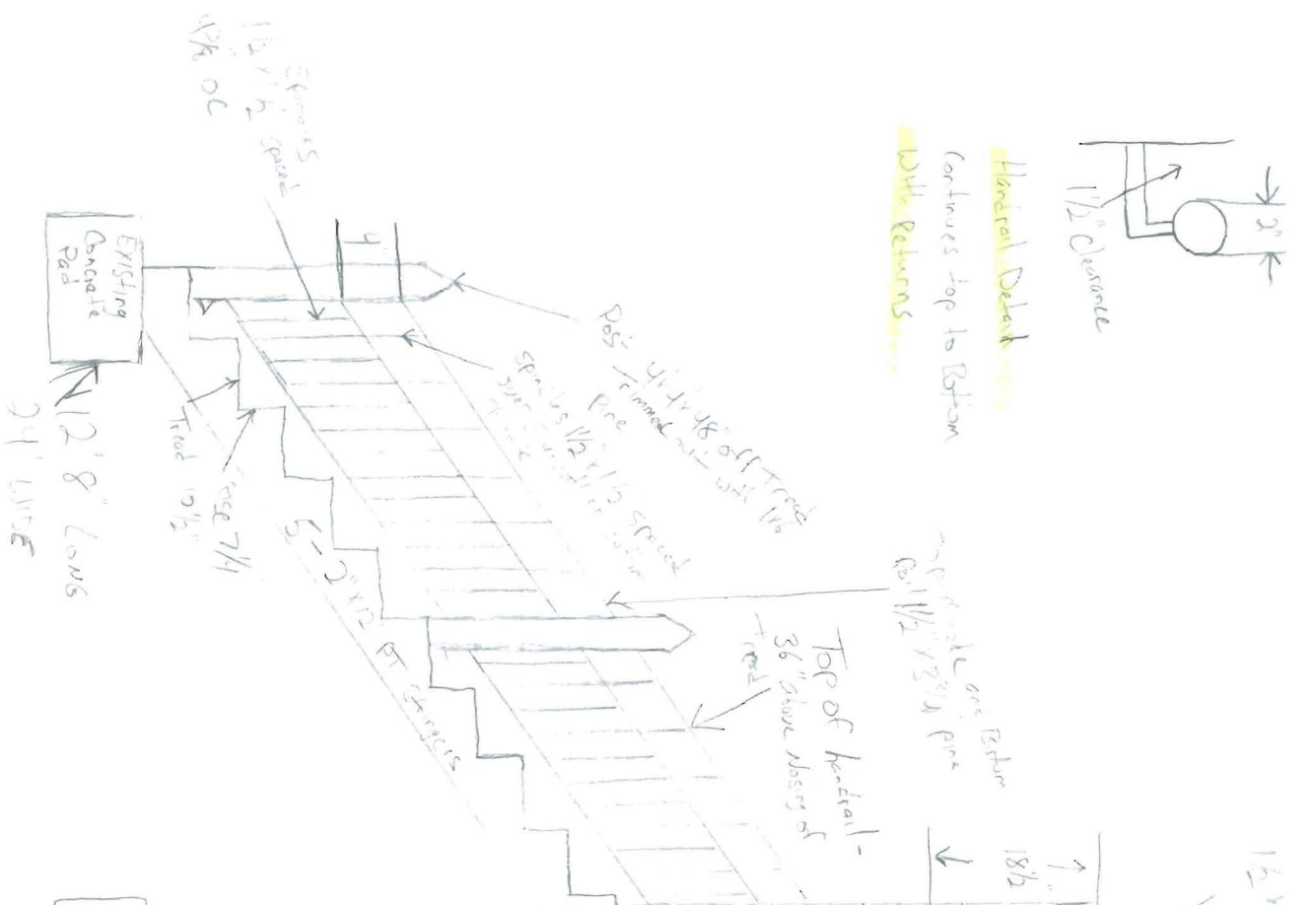
Existing Post Start

Detail 2

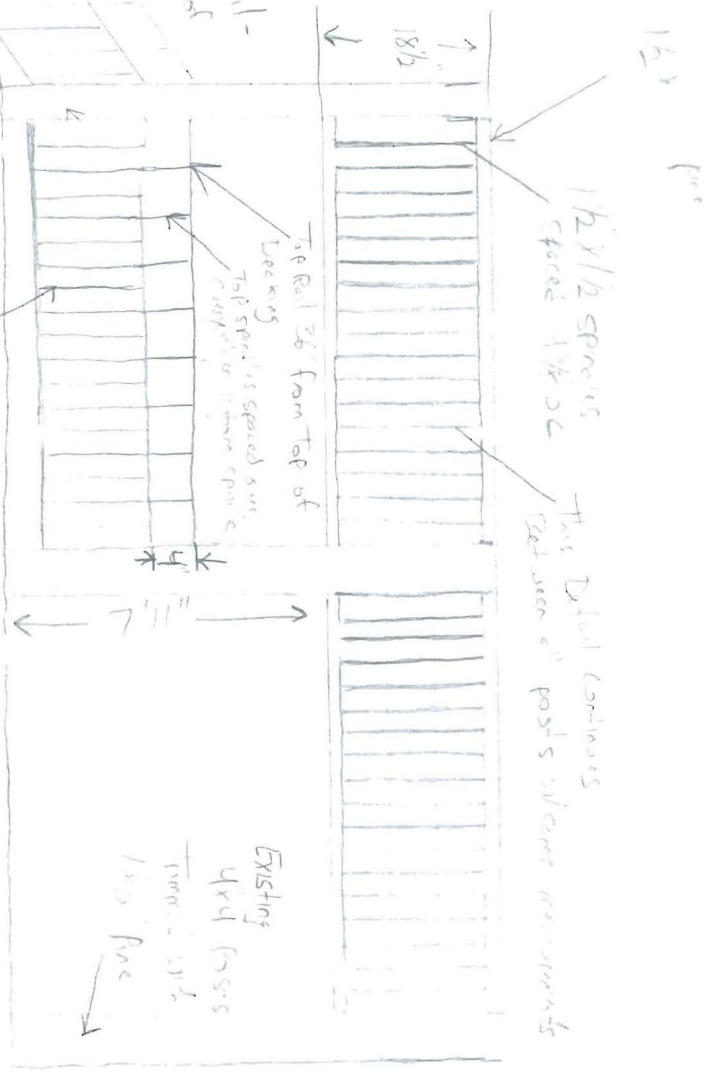
All post on back are 4x4" trimmed w/ 1x6 Pine



Handrail Detail
 Continues top to Bottom
 With Returns

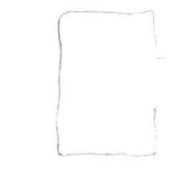


Handrail Detail
 Continues top to Bottom
 With Returns



6x6 PT Post
 78"
 4x4 Spine
 36" Spine above of
 Top of handrail -
 Tread

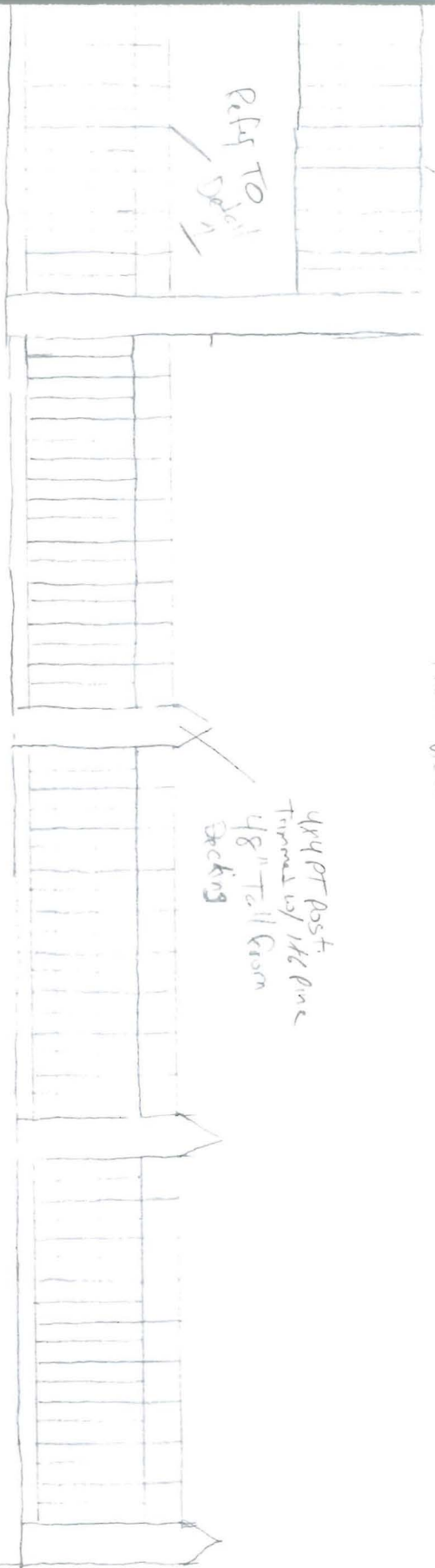
Existing
 4x4 Posts
 Trimmed w/
 1x6 Pine



Rails to Detail 1

New Deck Addition
Connecting Existing Tracks

Front View



91"

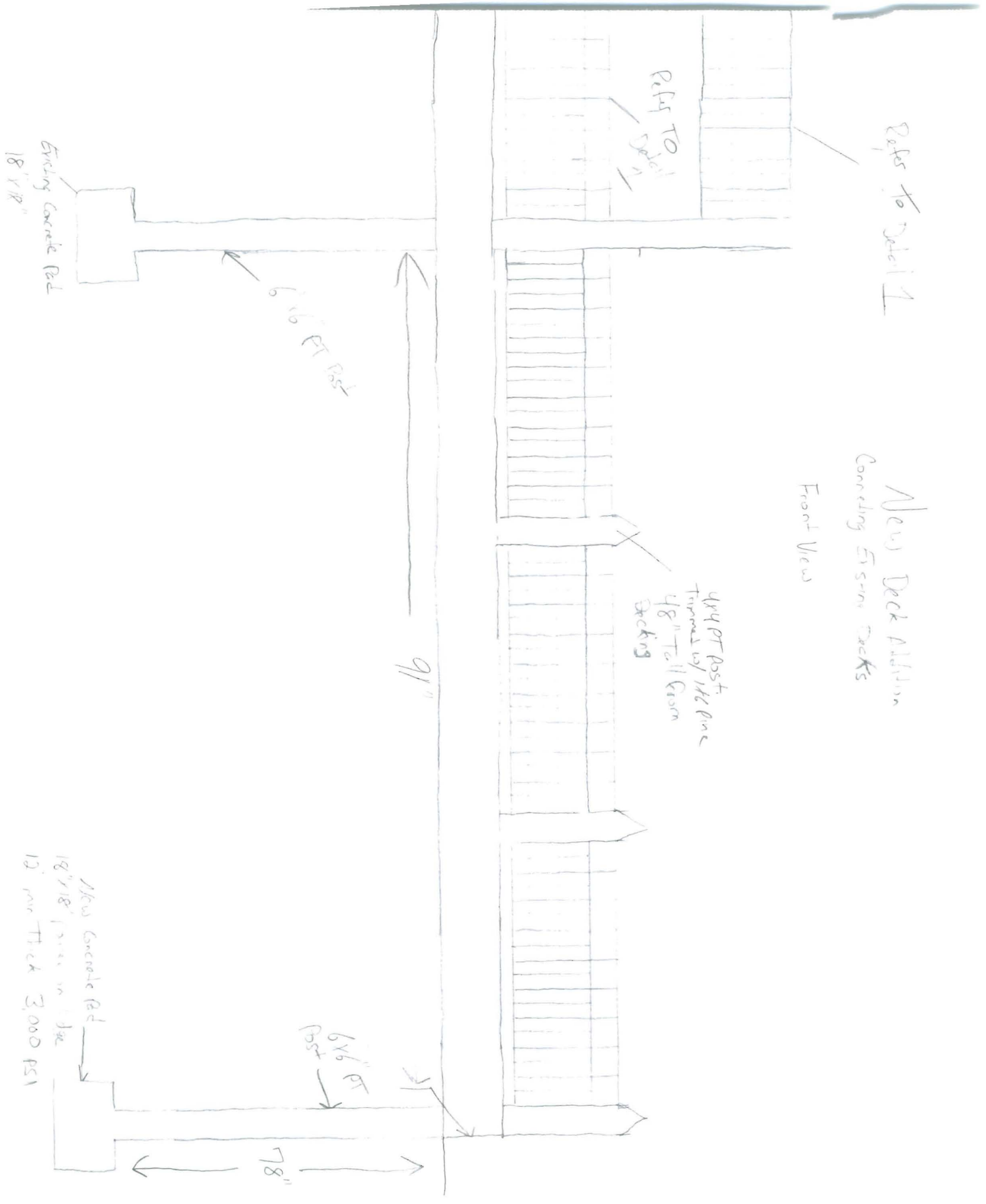
6x6 PT Post

Existing Concrete Pad
18" x 18"

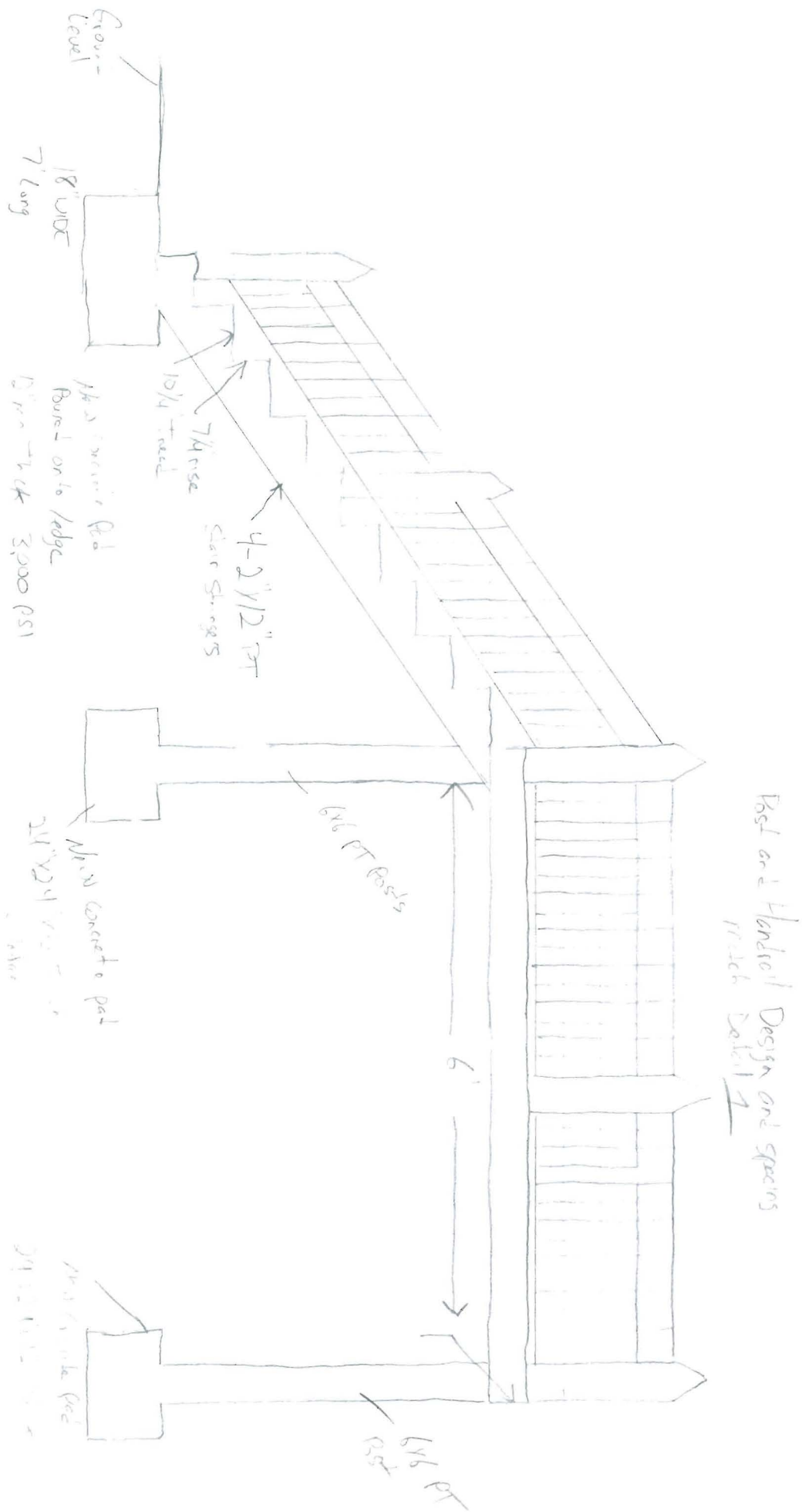
New Concrete Pad
18" x 18" post on edge
12" min Thick 3,000 PSI

6x6 PT Post

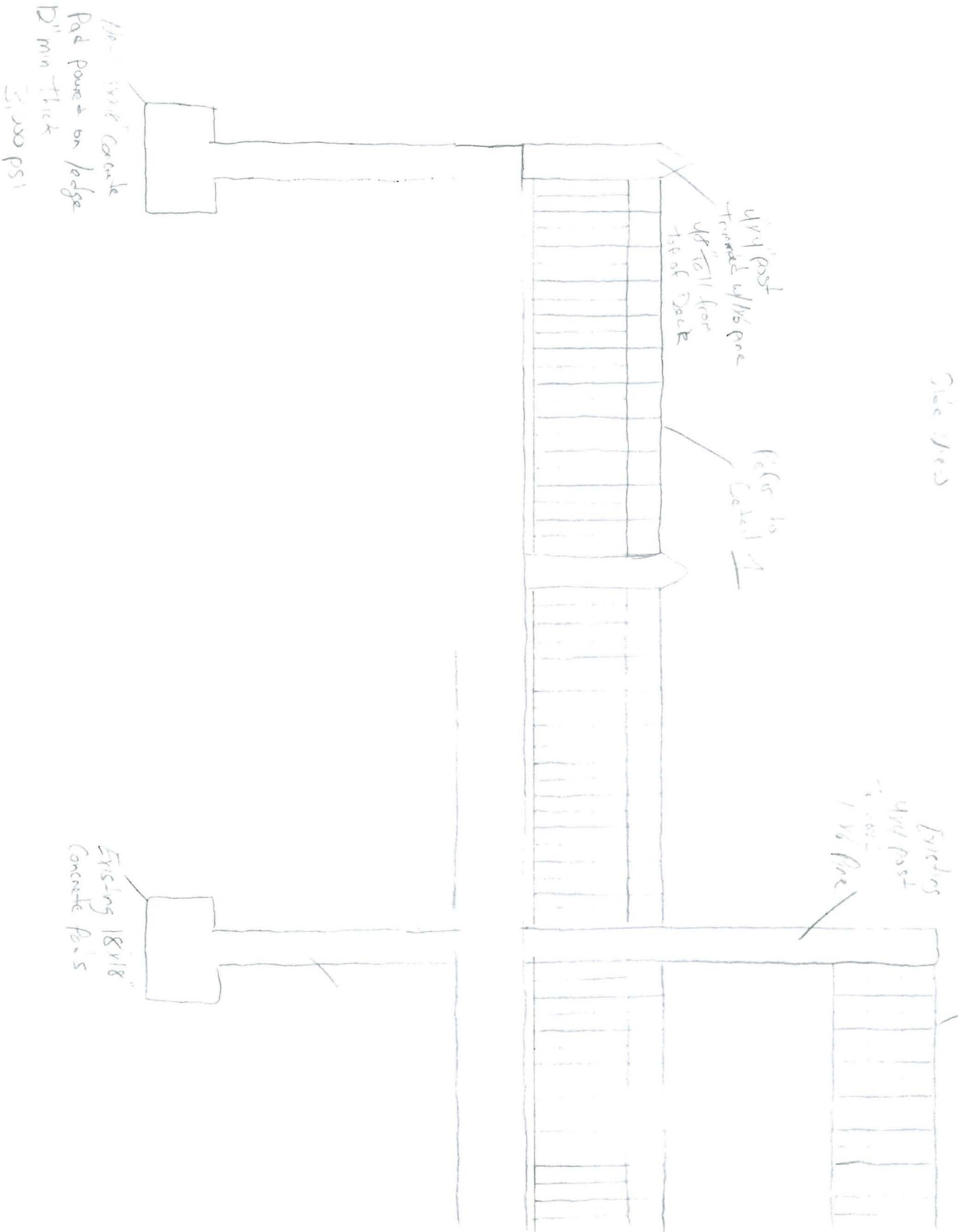
78"



New Deck Addition
with New Stairs



News Tack All-in
 Concrete Laying Tool
 Side View



1 1/2" wide Concrete
 Pad poured on ledge
 2" min thick
 3,000 PSI

Eyeing 18x18"
 Concrete Poles

4x4 post
 framed w/ 1/2 pine
 4" tall from
 top of Deck

1 1/2" to
 Center

Eyeing
 4x4 post
 1 1/2" Pine

Front
 2
 Control



LEGAL NOTICE

WHEREAS, violations of Article 6, Section 105.1 of the IRC 2009 Code of the City of Portland Code of Ordinances has been found on these premises. IT IS HEREBY ORDERED in accordance with the above Code that all persons cease, desist from, and

STOP WORK

AT ONCE PERTAINING TO CONSTRUCTION, ALTERATIONS OR REPAIRS ON THESE PREMISES

KNOWN AS 101 Tresethen Ave

All persons acting contrary to this order or removing or mutilation of this notice are liable to arrest unless such action is authorized by the City of Portland Division of Inspection Services.

Code Enforcement Officer Don McPherson Date 6-9-11

City of Portland 389 Congress Street Room 315 Portland, Maine 04101 (207) 874-8703





CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

June 22 2011

Received from Stephane Dandrie

Location of Work 101 Taylor

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 091 Fall

*Building 70.00
 Stop 100.00
 Release 100.00*

Check #: 2215 **Total Collected \$** _____

670.00

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

Taken by: *Leyle*

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy