

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 091399

### PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that DAMBRIE NICHOLAS FRANKLYN/Smith LLC  
has permission to replacing existing porch in existing footprint a little taller  
AT 14 COTTAGE ST CB# 125-G006001

DEC 14 2009

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 worked-in. 24 HOURS 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

*Thomas M. Mackley* 12/14/09  
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: 09-1399	Issue Date:	CBL: 125 G006001
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Location of Construction: 14 COTTAGE ST	Owner Name: DAMBRIE NICHOLAS FRANKL	Owner Address: 14 COTTAGE ST	Phone:
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Business Name:	Contractor Name: Smith Works LLC	Contractor Address: 1 Roosevelt Ave Auburn	Phone: 2075769623
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-5
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Past Use: 2 Family Home	Proposed Use: 2 Family Home - replacing existing porch in existing footprint - a little smaller	Permit Fee: \$90.00	Cost of Work: \$7,000.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 12/14/09
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Proposed Project Description:  
replacing existing porch in existing footprint - a little smaller (7'x22')

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

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

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

Permit Taken By: Ldobson	Date Applied For: 12/09/2009	<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland - all work to take place within existing footprint.</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>OK w/conditions Date: 12/14/09 ASB</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>ARB</p> <p>Date: _____</p>
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**PERMIT ISSUED**

DEC 14 2009

City of Portland

**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



# General Building

If you or the property owner owes real estate or property within the City, payment arrangements must be accepted.

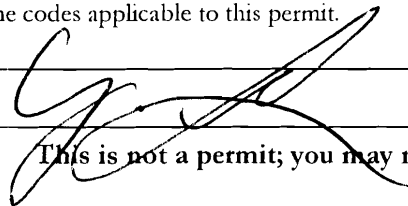
**Tom Markley, Code Enforcement Officer, Plan Reviewer**  
PLANNING & DEVELOPMENT DEPARTMENT  
Inspection Services Division  
389 Congress Street • Portland, Maine 04101-3509  
www.portlandmaine.gov • Ph (207)874-8705 • Fx 874-8716  
tm@portlandmaine.gov

Location/Address of Construction: <u>14 Cottage St Port</u>			Number of Stories: <u>2</u>	
Total Square Footage of Proposed Structure/Area: <u>112 ± square feet</u>		Square Footage of L.V.:		
Tax Assessor's Chart, Block & Lot Chart# <u>125</u> Block# <u>G</u> Lot# <u>6</u>		Applicant * <u>must be owner, Lessee or Buyer</u> Name: Address: City, State & Zip:		Telephone:
Lessee/DBA (If Applicable) <b>RECEIVED</b> DEC 9 2009		Owner (if different from Applicant) Name: Address: City, State & Zip:		Cost Of Work: \$ <u>7,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>90</u>
<p><b>Dept. of Building Inspections</b> City of Portland, Maine</p> <p>Current legal use: <u>City of Portland, Maine</u> Number of Residential Units: <u>2</u></p> <p>If vacant, what was the previous use? <u>2 single</u></p> <p>Proposed Specific use: <u>Store</u></p> <p>Is property part of a subdivision? <u>No</u> If yes, please name _____</p> <p>Project description: <u>in existing footprint - a little smaller</u> <u>Replacing an existing porch</u></p>				
Contractor's name: <u>Smith Works LLC</u>				
Address: <u>1 Roosevelt Ave.</u>				
City, State & Zip: <u>Auburn Maine 04210</u>			Telephone: <u>576-9623</u>	
Who should we contact when the permit is ready: <u>Craig Smith</u>			Telephone: <u>576-9623</u>	
Mailing address: <u>1 Roosevelt Ave Auburn Me 04210</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:  Date: 04 Dec 09

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

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

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

<b>Permit No:</b> 09-1399	<b>Date Applied For:</b> 12/09/2009	<b>CBL:</b> 125 G006001
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<b>Location of Construction:</b> 14 COTTAGE ST	<b>Owner Name:</b> DAMBRIE NICHOLAS FRANKLY	<b>Owner Address:</b> 14 COTTAGE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Smith Works LLC	<b>Contractor Address:</b> 1 Roosevelt Ave Auburn	<b>Phone</b> (207) 576-9623
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> 2 Family Home - replacing existing front porch in existing footprint - a little smaller (7' x 22')	<b>Proposed Project Description:</b> replacing existing front porch in existing footprint - a little smaller (7' x 22')
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/09/2009

**Note:**      **Ok to Issue:**

- 1) This permit is being issued with the condition that all the work will take place within the existing footprint.
- 2) This property shall remain a two 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:** Tom Markley      **Approval Date:** 12/14/2009

**Note:**      **Ok to Issue:**

- 1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

3/13/09 HV

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 13654 PAGE 227 COUNTY Cumberland  
PLAN BOOK --- PAGE --- LOT ---

RAK

ADDRESS: 1/2 14 Cottage Street, Portland, Maine

Job Number: 583-29

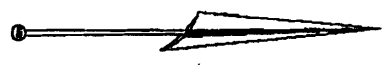
Inspection Date: 03-12-09

Scale: 1" = 20'

Client File #: 90221

Buyer: Nicholas F. Dambrie

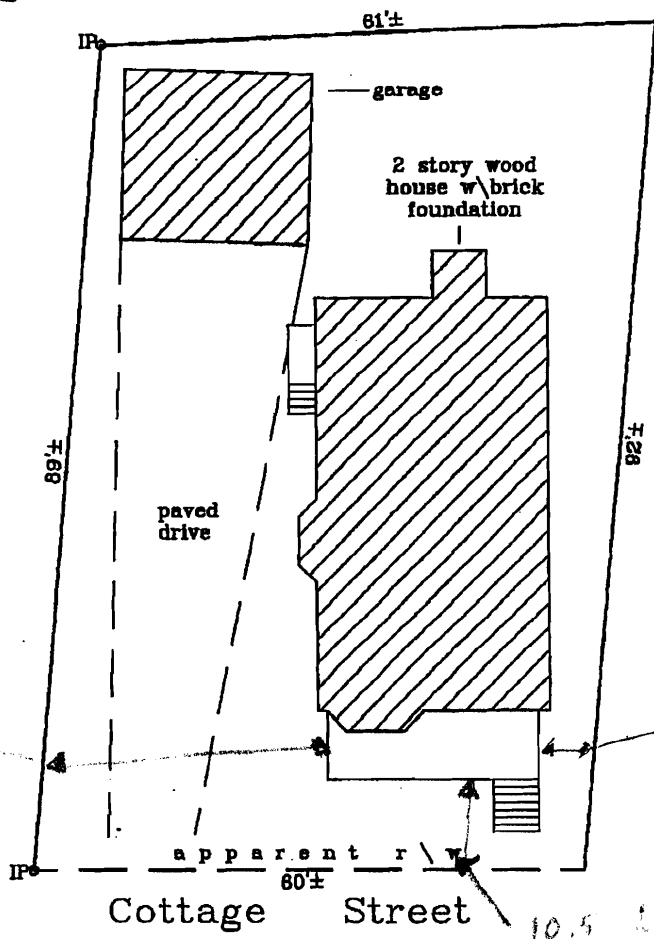
Seller: Ruth A. Roberts



initials please

RAK

ND 3-26-09



I HEREBY CERTIFY TO: Bay Area Title Services, MetLife Home Loans and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0013B:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

**Livingston-Hughes**  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport, Maine 04046  
207-967-9761 phone 207-967-4831 fax  
www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

browse city services a-z

browse facts and links a-z

**CBL** 125 G006001  
**Land Use Type** TWO FAMILY  
**Property Location** 14 COTTAGE ST  
**Owner Information** DAMBRIE NICHOLAS FRANKLYN  
 14 COTTAGE ST  
 PORTLAND ME 04103  
**Book and Page** 26746/265  
**Legal Description** 125-G-6  
 COTTAGE ST 10-12

**Current Assessed Valuation:**

**TAX ACCT NO.** 17886 **OWNER OF RECORD AS OF APRIL 2009**  
 DAMBRIE NICHOLAS FRANKLYN  
**LAND VALUE** \$86,400.00 14 COTTAGE ST  
**BUILDING VALUE** \$174,000.00 PORTLAND ME 04103  
**NET TAXABLE - REAL ESTATE** \$260,400.00  
**TAX AMOUNT** \$4,619.50

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



**Building Information:**

Card 1 of 1

**Year Built** 1910  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 4  
**Full Baths** 2  
**Total Rooms** 11  
**Attic** UNFIN  
**Basement** FULL  
**Square Feet** 2256

[View Sketch](#)

[View Map](#)



**Outbuildings/Yard Improvements:**

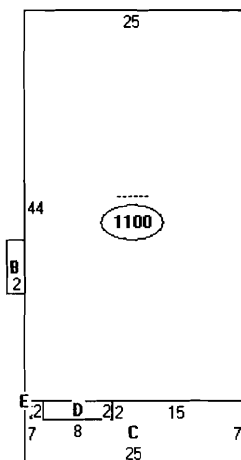
Card 1

**Year Built** 1910  
**Structure** GARAGE - FRAME  
**Size** 18X20  
**Units** 1  
**Grade** C  
**Condition** A

**Sales Information:**

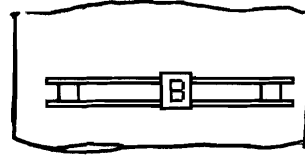
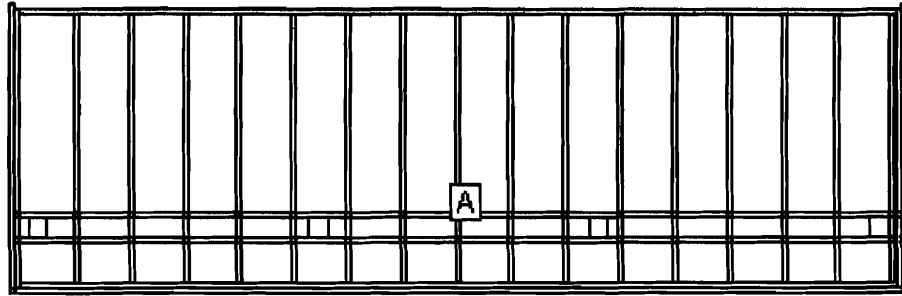
Sale Date	Type	Price	Book/Page
3/26/2009	LAND + BUILDING	\$230,000.00	26746/265
3/1/1998	LAND + BUILDING	\$0.00	13654/227
3/27/1996	LAND + BUILDING	\$0.00	12419/102

[New Search!](#)



Descriptor/Area	
A:.....	1100 sqft
B:2FBAY/B	12 sqft
C:WD/OP	153 sqft
D:2FBAY/B	16 sqft
E:RG1	360 sqft

# Beam Layout Level 1



Concrete pad  
already in place

BEAM LABEL	BEAM LENGTH	POST COUNT	POST SPACING
A	21' 9"	4	6' 10 1/2"
B	6' 1"	2	4' 11 1/4"



**Warning:** This may not be a final design plan. Variations in building codes, specific architectural considerations, or site conditions may require changes to this design. You are responsible for the final structural, code verification, material usage, and structural safety of this design. Be sure to check and verify the design with your architect, engineer and building inspector.

Lowe's is a supplier of material only. Lowe's does not engage in the practice of engineering, architecture, or general contracting. Lowe's does not assume any responsibility for design, engineering, or construction; for the use of installation of materials; or for compliance with any building code or standard of workmanship. Always refer to information on fastener packaging for use with pressure treated lumber.

**Preferences:** Certain assumptions have been made in order to provide an accurate material quote for your Deck Project. Because local codes vary throughout the country, it is imperative that you check with your local municipality for compliance with local building codes. The following building practice assumptions have been made in providing the materials for your project:

Footer Depth:	30
Footer Type:	Post On Concrete
Joist Cantilever:	12 inches
Joist Spacing:	16" center to center
Spacing Between Deck Planking:	1/8 inch
Stair Stringers:	10 inches
Deck Live Load:	40 psf
Deck Dead Load:	10 psf
Stairs Live Load:	40 psf
Stairs Dead Load:	10 psf

Be sure to check and verify the design with your architect, engineer and building inspector.

**Note:** It is recommended that joist that meet on top of beams should be spliced with gussets. The gussets should be 2- by wood the same width at the joist and overlap by 6 inches on each side. These gussets should be held in place with 12 16d galvanized nails.

## Handling Precautions for Pressure-Treated Wood

**Disposal:** Dispose of treated wood by ordinary trash collection. Treated wood should not be burned in open fires, stoves, fireplaces, or residential bilers because toxic chemicals may be produced as part of the smoke and ashes. Treated wood from commercial or industrial use (e.g construction sites) must be disposed of in accordance with state and Federal regulations, which may include burning only in commercial or industrial incinerators or boilers. Always refer to information on fastener packaging for use with pressure treated lumber.

**Operating Conditions:** Avoid frequent or prolonged inhalation of sawdust from treated wood. When sawing, sanding and machining treated wood, wear a dust mask. Whenever possible, these operations should be performed outdoors to avoid indoor accumulations of airborne sawdust from treated wood. (Lowe's in-store saws are equipped with a vacuum to minimize airborne sawdust).

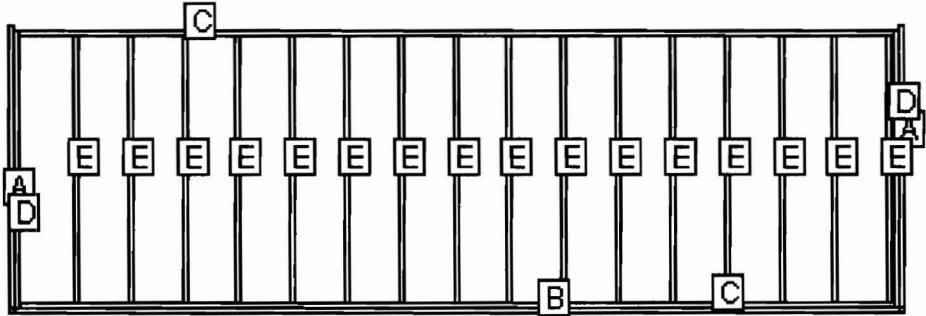
**Protection:** When power-sawing and machining, wear goggles to protect eyes from flying particles.

**Clean Thoroughly:** Wear gloves when working with the wood. After working with the wood, and before eating, drinking, toileting, and use of tobacco products, wash exposed areas thoroughly.

**Wash Separately:** Because preservatives or sawdust may accumulate on clothes, they should be laundered before reuse. Wash work clothes separately from other household clothing.

**For Additional Information:** [www.epa.gov](http://www.epa.gov) - [www.healthybuilding.net](http://www.healthybuilding.net) - [www.ccasafetyinfo.com](http://www.ccasafetyinfo.com)  
[www.treatedwood.com](http://www.treatedwood.com) - Call: (800)282-0600 or (800)356-AWPI

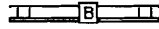
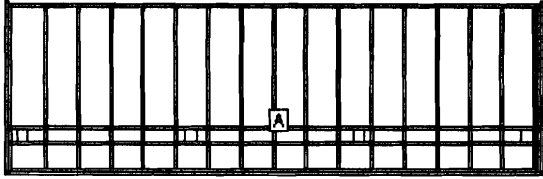
**Materials Cut List: Level 1**



LABEL	NAME	QTY	LENGTH	BEVELS	LABEL	NAME	QTY	LENGTH	BEVELS
A	Fascia	2	7'	F45 S45	D	Outer Joist	2	6' 9"	
B	Fascia	1	22'	F45 S45	E	Joist	16	6' 6"	
C	Header	2	21' 6"						

**Cut Angles: L=Left, R=Right, F=Front, S=Side**

## Permit Page: Level 1



### LOAD AND SUPPORT:

Your deck will support a 97 PSF live load.  
Posts have 30" below ground support.

### DECK AND POST HEIGHT:

You selected a height of 48" from the top of the decking to the ground level. The top of the deck support posts will therefore be 37.25" above ground level.

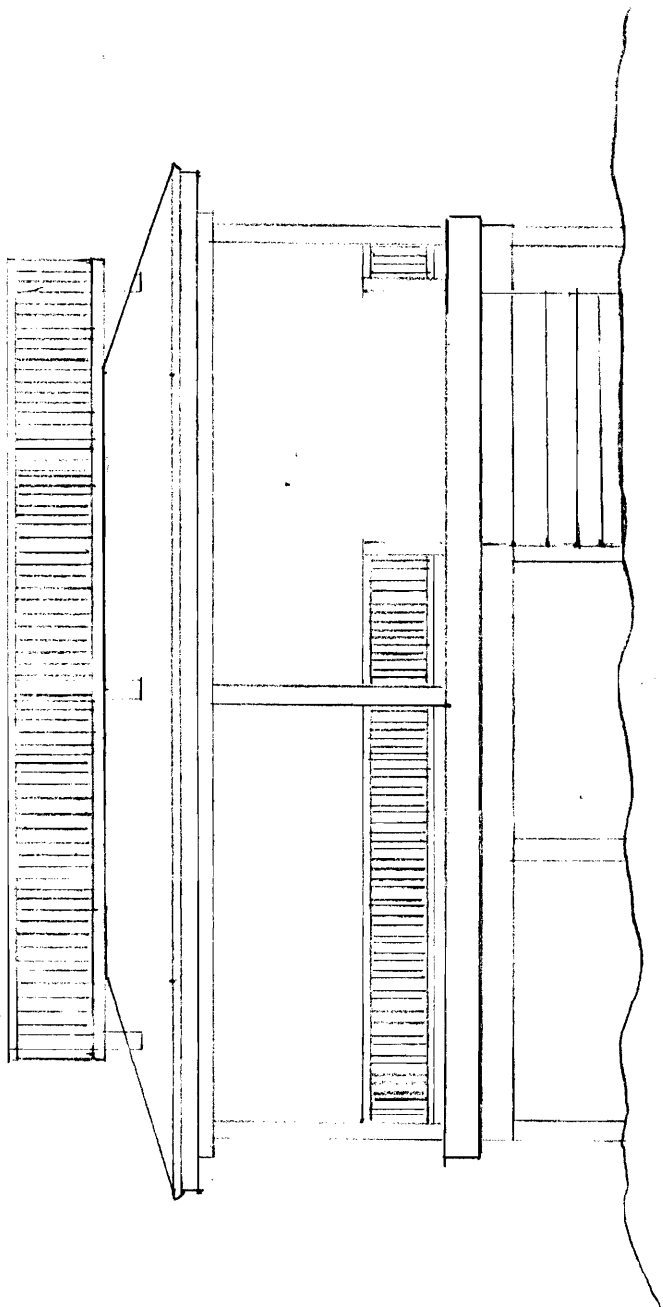
### Joists:

Set joists on top of beams, 16"; center to center.

## Stress Analysis: Level 1

Component	PSF
Joist Deflection	3079
Joist Bending	300
Joist Shear	242
Joist Compression	267
Beam Deflection	121
Beam Bending	121
Beam Shear	106
Bolt Shear	173
Post Stability	261

concept only



- ① Proposed Deck to be 7 feet deep by 22 feet long
- ② from ground level the deck surface will be approximately 48"
- ③ all framing and decking to be pressure treated
- ④ all trim to be 3/4" pine
- ⑤ Roof Deck to be composed of 1/2 inch CDX and 1/2 Builder Board with an EPDM Rubber roof.
- ⑥ a privacy skirt will be applied to underside of Deck
- ⑦ a continuous rail will be constructed 38" high with 3 1/2" baluster spacing
- ⑧ second story deck will be constructed of pressure treated framing material with supports to be carried down to foundation piers
- ⑨ all load bearing girders will be approximately 6" wide by 10" deep to full length
- ⑩ see plan from level 2 to 3
- ⑪ see elevations from level 2 to 3
- ⑫ all joist fastened with Simpson brackets and joist hangers with all necessary fasteners

# Stair Detail

