

Form # P 04

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

Please Read  
Application And  
Notes, if Any,  
Attached

**BUILDING DEPARTMENT**

**PERMIT**

**PERMIT ISSUED**  
Permit Number: 100307

This is to certify that DAMBRIE NICHOLAS FRANKLIN / Main Construction Corp  
has permission to add deck on top of front porch  
AT 14 COTTAGE ST CB# 125 G006001 City of Portland

AUG 23 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.

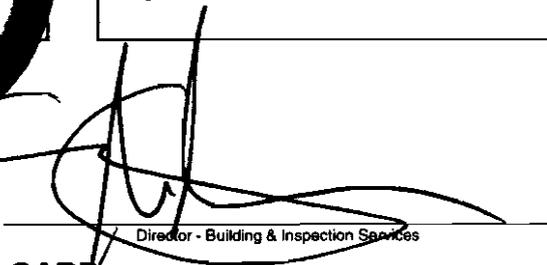
Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

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

  
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: 10-0907	Issue Date:	CBL: 125 G006001
-----------------------	-------------	---------------------

Location of Construction: 14 COTTAGE ST	Owner Name: DAMBRIE NICHOLAS FRANKLY	Owner Address: 14 COTTAGE ST	Phone:
Business Name:	Contractor Name: Maine Construction Consultants / To	Contractor Address: 14 Hanover St Portland	Phone: 2072328134
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-5

Past Use: 2 unit  <i>legal 2 unit</i>	Proposed Use: 2 unit - add deck on top of front porch	Permit Fee: \$60.00	Cost of Work: \$3,200.00	CEO District: 3	S454#
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>IRC 2003</i>		

Proposed Project Description:  
add deck on top of front porch

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

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

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

Permit Taken By: Idobson	Date Applied For: 07/28/2010	<b>Zoning Approval</b>	
-----------------------------	---------------------------------	------------------------	--

<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</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>Date: <i>8/12/10</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>Date: _____</p>
---	--	---	--

**PERMIT ISSUED**

AUG 23 2010

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
------------------------	---------	------	-------

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

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

<b>Permit No:</b> 10-0907	<b>Date Applied For:</b> 07/28/2010	<b>CBL:</b> 125 G006001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 14 COTTAGE ST	<b>Owner Name:</b> DAMBRIE NICHOLAS FRANKL	<b>Owner Address:</b> 14 COTTAGE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Maine Construction Consultants / T	<b>Contractor Address:</b> 14 Hanover St Portland	<b>Phone</b> (207) 232-8134
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Duplex	

<b>Proposed Use:</b> 2 unit - add deck on top of front porch	<b>Proposed Project Description:</b> add deck on top of front porch
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuekal      **Approval Date:** 08/12/2010

**Note:** **Ok to Issue:** ✓

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tammy Munson      **Approval Date:** 08/23/2010

**Note:** **Ok to Issue:** ✓

- 1) The carrying post from the 2nd floor must be posted solidly to the carying post down tot he footings.
- 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) The guardrail must be 36" high with ballusters spaced less then 4" o.c.

**PERMIT ISSUED**

AUG 23 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto: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 inspection: Prior to installing any coverings.**

  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**

**AUG 23 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>14 COTTAGE STREET</u>		
Total Square Footage of Proposed Structure/Area <u>200 SF</u>	Square Footage of Lot <u>5454</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>125</u> Block# <u>67</u> Lot# <u>006</u>	Applicant *must be owner, Lessee or Buyer* Name <u>NICHOLAS DAMBRIE</u> Address <u>14 COTTAGE ST</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>318-5451</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3200</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>2 FAMILY</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCTION OF A DECK ON A FRONT PORCH ROOF</u>		
Contractor's name: <u>MAINE CONSTRUCTION SERVICES</u> Address: <u>14 HANOVER ST</u> City, State & Zip <u>PORTLAND, ME 04101</u> Telephone: <u>232-8134</u> Who should we contact when the permit is ready: <u>TOM BLACKBURN</u> Telephone: _____ Mailing address: <u>Same</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 agree 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.

RECEIVED

JUL 28 2010

Dept. of Building Inspections  
City of Portland, Maine

Signature: <u>[Signature]</u>	Date: <u>7/28/10</u>
-------------------------------	----------------------

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

3/23/09

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 08-12-09. Reproduction and/or dissemination after this date is unauthorized.  
MORTGAGE INSPECTION OF: DEED BOOK 19854 PAGE 227 COUNTY Cumberland  
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 12-14 Cottage Street, Portland, Maine

Job Number: 583-29

Inspection Date: 03-12-09

Scale: 1" = 20'

Client File #: 80881

Buyer: Nicholas F. Dambrie

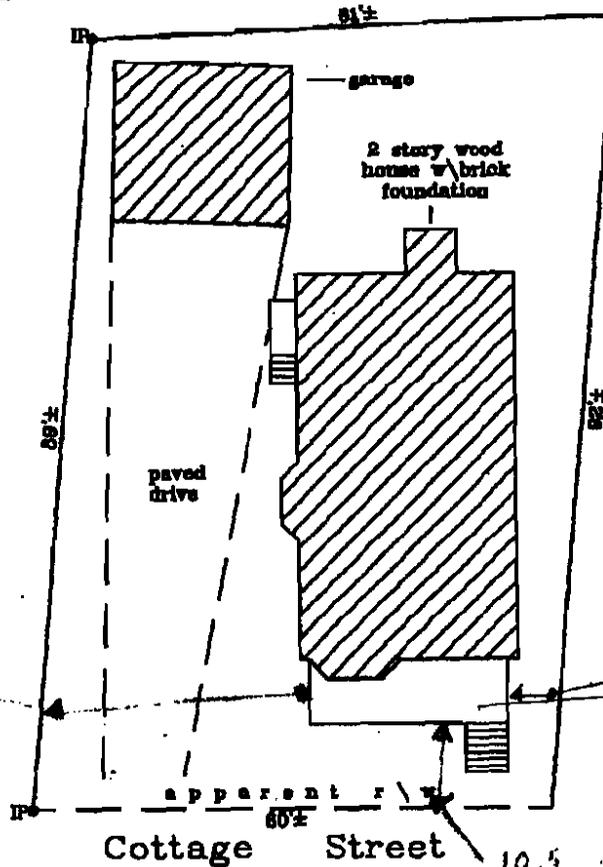
Seller: Ruth A. Roberts



initials please

RAR

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 E30061-0013B:

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

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

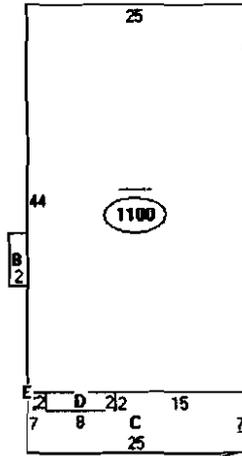
A wetlands study has not been performed.

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



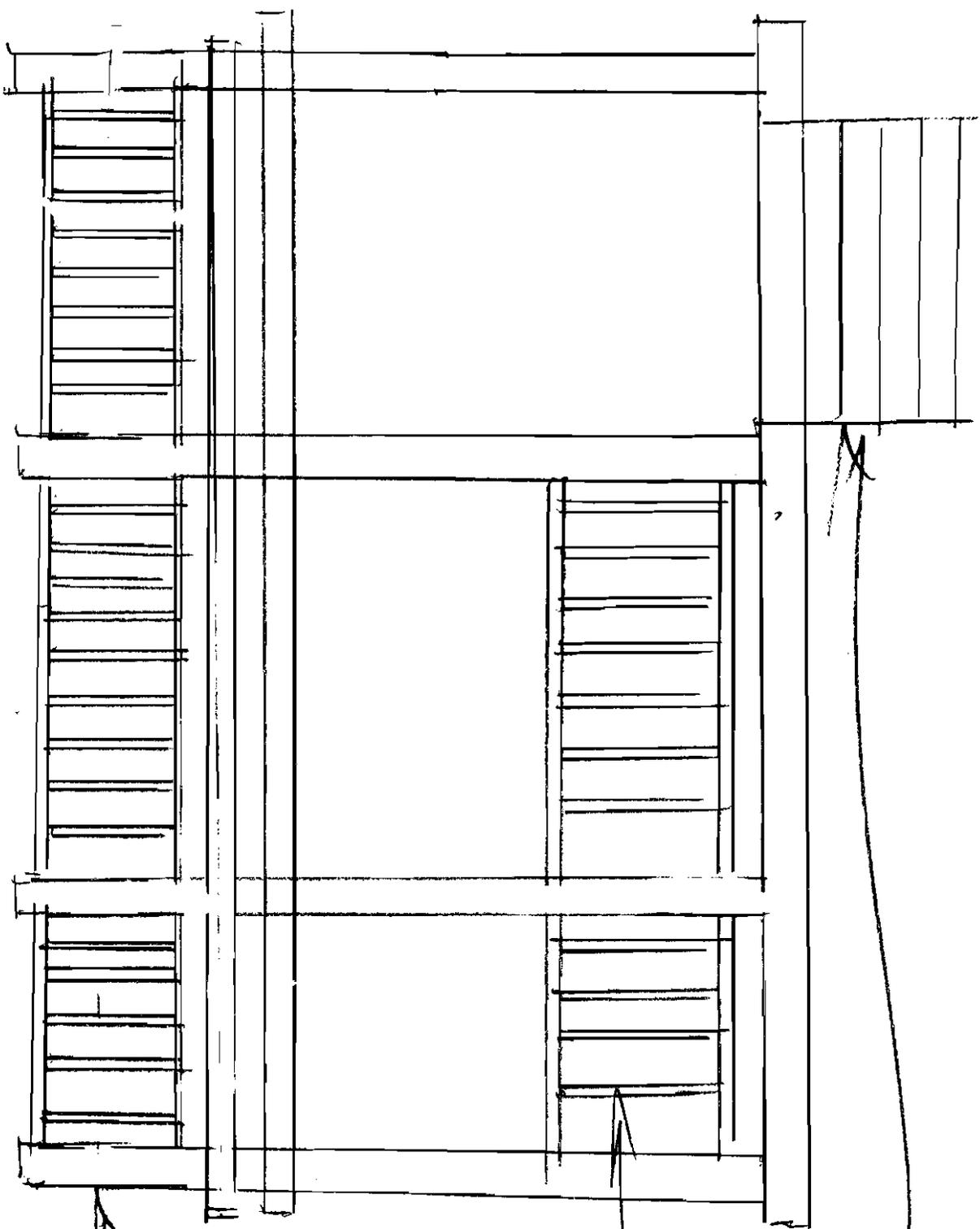
Descriptor/Area	Area
A: ---	1100 sqft
B: 2FBAY/B	12 sqft
C: WD/DP	159 sqft
D: 2FBAY/B	16 sqft
E: RG1	16 sqft
	360

1647 #

OK

$5454 \# \times 40\% = 2181.6 \# \text{ max lot cov.}$

14 COTTAGE STREET  
SECOND FLOOR DECK



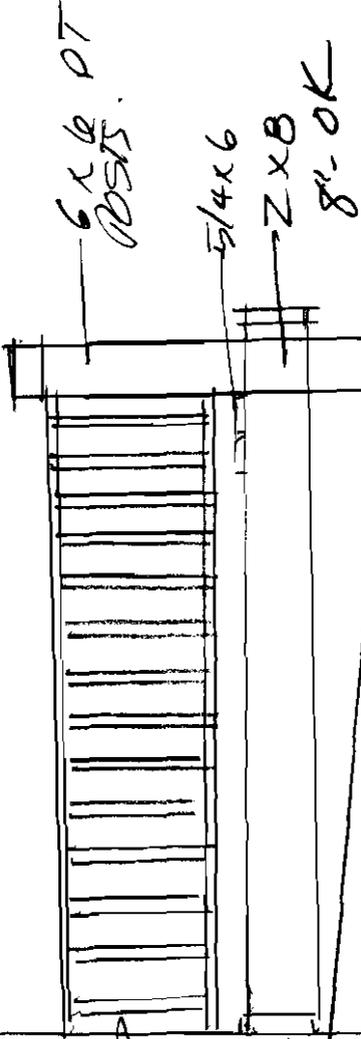
PROPOSED

EXISTING

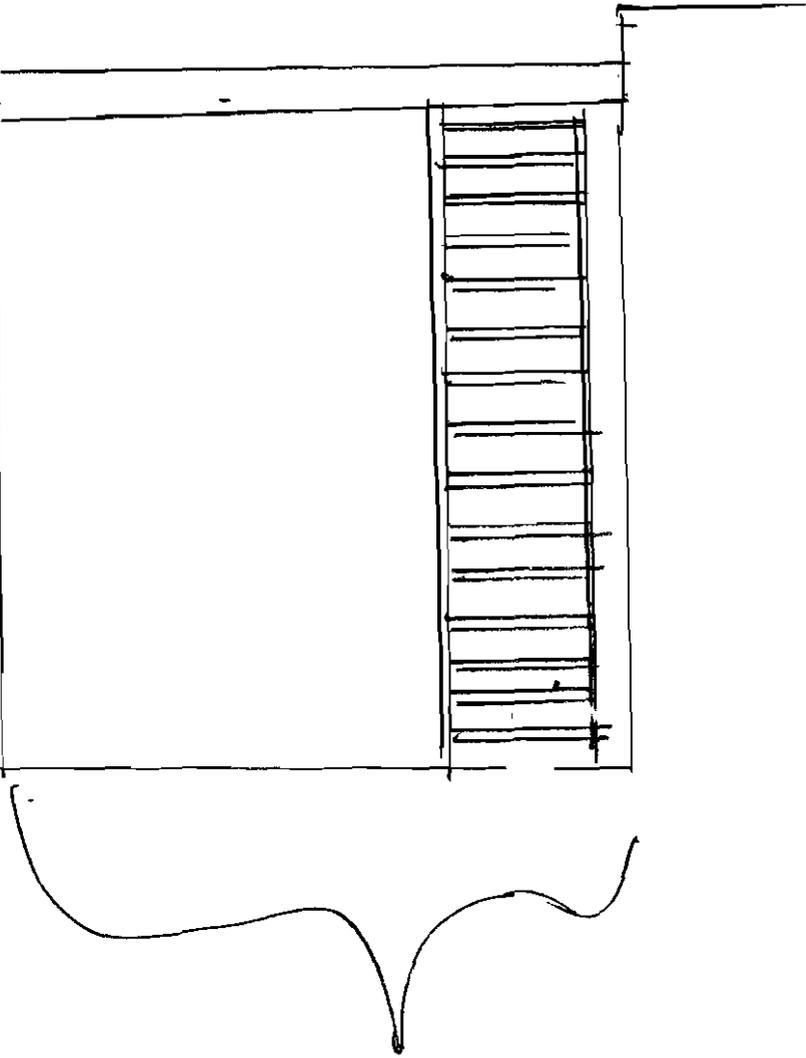
14 COTTAGE STREET

PROPOSED  
CODE COMPLIANT  
RAIL SYSTEM

ZXB  
LEADER

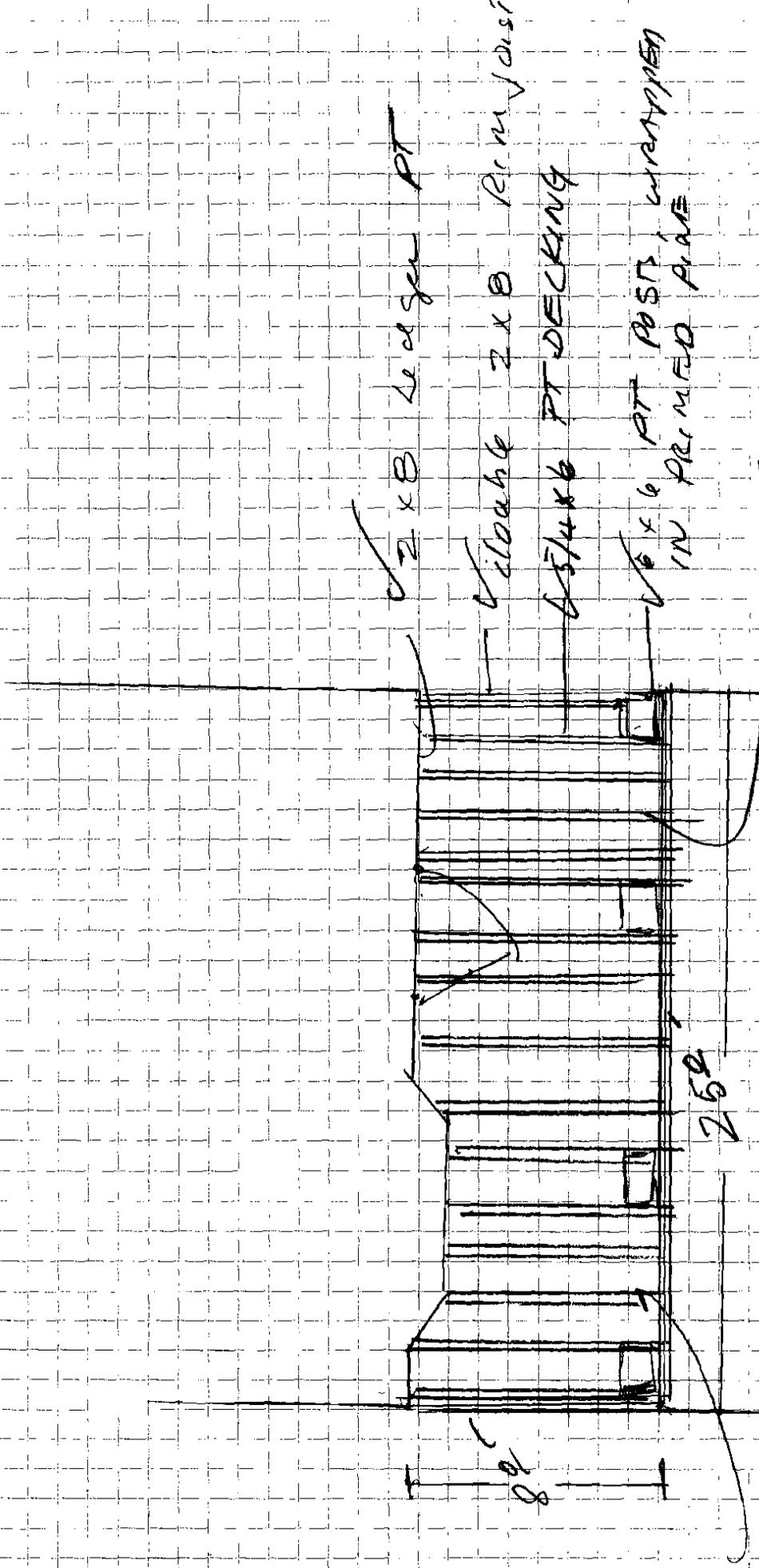


EXISTING



NOT TO SCALE

14 COTTAGE ST  
PORTLAND, ME



PT RAIL SYSTEM WITH  
2x4 TOP BOTTOM RAILS &  
2x2 BALUSTERS.  
CODE COMPLIANT

3/14/11 Feb