

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 061398

This is to certify that DOERING DOUGLAS P & ASSOCIATES/Custom Building & Design /

has permission to 12' x 15' addition for Family Living room

AT 64 WOLCOTT ST

185 K003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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.

**PERMIT ISSUED**

OCT 24 2006

**CITY OF PORTLAND**

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is placed or 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. \_\_\_\_\_

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: 06-1398	Issue Date: OCT 24 2006	CBL: 185 R003001
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Location of Construction: 64 WOLCOTT ST	Owner Name: DOERING DOUGLAS P & RITA J	Owner Address: 64 WOLCOTT ST	Phone:
Business Name:	Contractor Name: Custom Building & Design /Mark F	Contractor Address: 50 Market St PMB 352 South Portland	Phone: 2076508527
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home- 12' x 15' addition for Family/ dining room <i>1 story</i>	Permit Fee: \$240.00	Cost of Work: \$22,000.00	CEO District: 3	5000 <sup>+</sup>
Proposed Project Description: 12' x 15' addition for Family/ dining room		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: 12-3 Type: SB <i>IRC 2003</i>		
		Signature:	Signature:		
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: Idobson	Date Applied For: 09/22/2006	<b>Zoning Approval</b>		
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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 information may invalidate a building permit and stop all work..	<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"/> Denied Date: <i>9/29/06</i>	<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:
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**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: 06-1398	Date Applied For: 09/22/2006	CBL: 185 K003001
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Location of Construction: 64 WOLCOTT ST	Owner Name: DOERING DOUGLAS P & RITA J	Owner Address: 64 WOLCOTT ST	Phone:
Business Name:	Contractor Name: Custom Building & Design /Mark F	Contractor Address: 50 Market St PMB 352 South Portland	Phone (207) 650-8527
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home- 12' x 15' addition for Family/ dining room	Proposed Project Description: 12' x 15' addition for Family/ dining room
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/29/2006**Note:**      **Ok to Issue:** 

- 1) It is understood that this 12'x15' addition is a one story addition.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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.
- 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:** 10/24/2006**Note:**      **Ok to Issue:** 

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) As discussed, the maximum cantilever for the floor joists is 10".





# 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>64 Wolcott</u>		
Total Square Footage of Proposed Structure <u>180 square feet</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>185      k      3</u>	Owner: <u>Doug + Rita Doering</u>	Telephone: <u>761-8090</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Mark Foley</u> <u>50 Market St. PMB 352</u> <u>South Portland, Maine</u> <u>04106</u>	Cost Of Work: \$ <u>22,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Single Family Home</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family Home</u>		
Project description: <u>Add 12'x15' addition to existing home, to be used as a family/dining room.</u>		
Contractor's name, address & telephone: <u>Mark Foley, 50 Market St. PMB 352, So. Portland 04106</u> <u>207-650-8527</u>		
Who should we contact when the permit is ready: <u>Mark Foley</u> Mailing address: _____ Phone: <u>650-8527</u> <u>Mark Foley</u> <u>50 Market St. PMB 352</u> <u>South Portland, Maine 04106</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

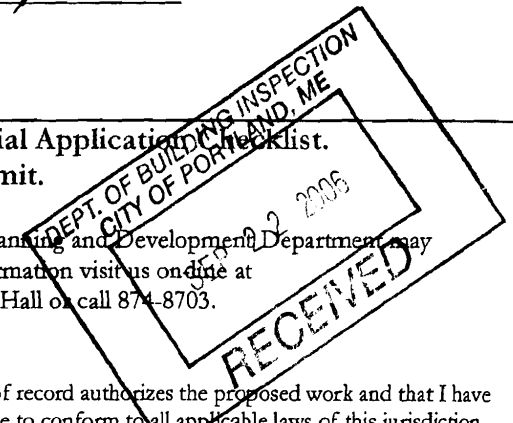
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us online at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: Mark Foley

Date: 9/18/06

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



Property

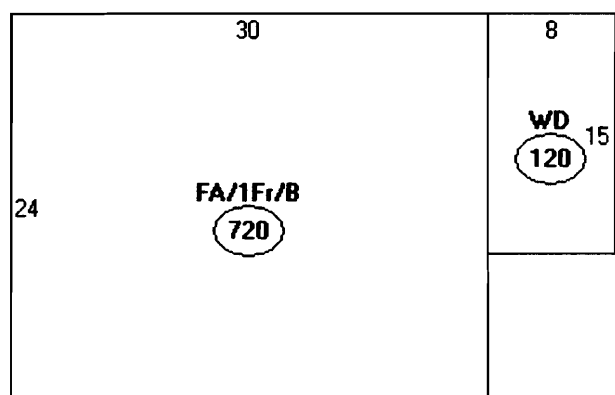
64 Wolcott St. 185-K-3

5,000 square feet

50' frontage

100' back

Douglas + Rita Doering



Descriptor/Area

A: FA/1Fr/B  
720 sqft

B: WD  
120 sqft

1720  
120  
180 = 12 x 15

1020

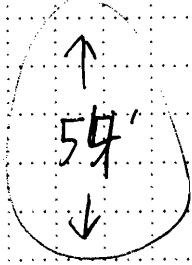
5000# x 35% = 1750# max



From the workbench of:  
Date:

Doug + Rita  
Doering  
Property →  
64 Wolcott St  
Family/Dining  
Room

Wood Stockade Fence ↑

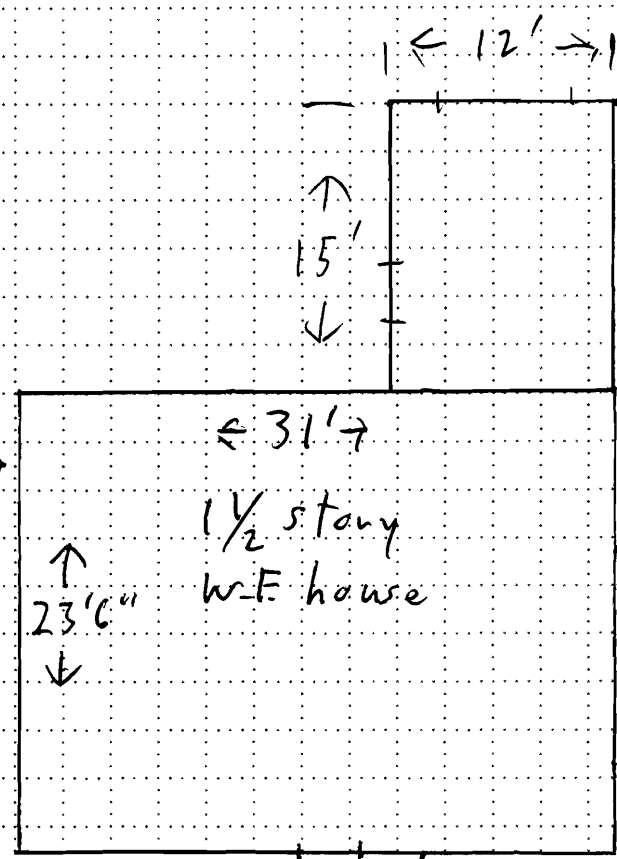


1" = 10'

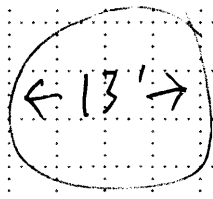
Wood  
stockade  
Fence ←

↑  
100'  
↓  
R-3 Zone  
Front: N/A  
REAR: 25' min  
54' shown  
Side: 8' min  
13' shown  
1 story  
lot cov. ok

← 6' →



Addition



Wolcott St.  
↓

Paved  
Driveway  
31'  
to  
street



10  
9  
8  
7  
6  
5  
4  
3  
2  
1  
0

From the workbench of:

Date:

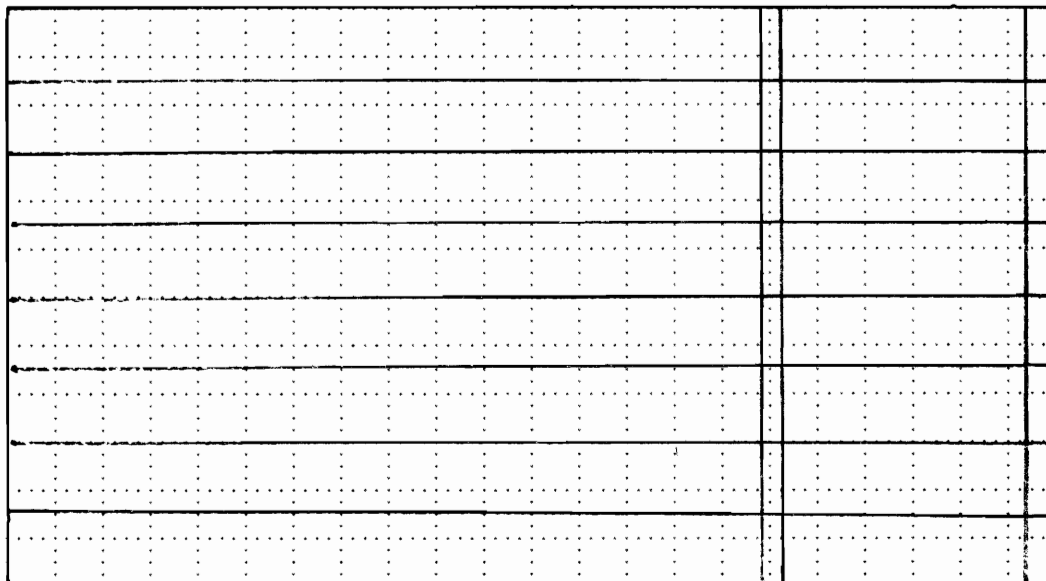
Doug + Rita Boering Property  
64 Wolcott St.  
Family/Dining Room

Support Wall  
from Edge of Roof

New Roof ↓

↓

2x12 Nailers  
↓ Ledger



Existing Roof  
← Edge

4  
3  
2  
1  
0

Existing House

2" x 10" Spruce  
Floor Joists 16" O.C.  
Joist Hangers  
Both Ends

Deck Detail

3'0" x 6'8" door  
← Building

← Addition



Joist Hangers

0 32nds 1 2 3 4 5 6 7 8

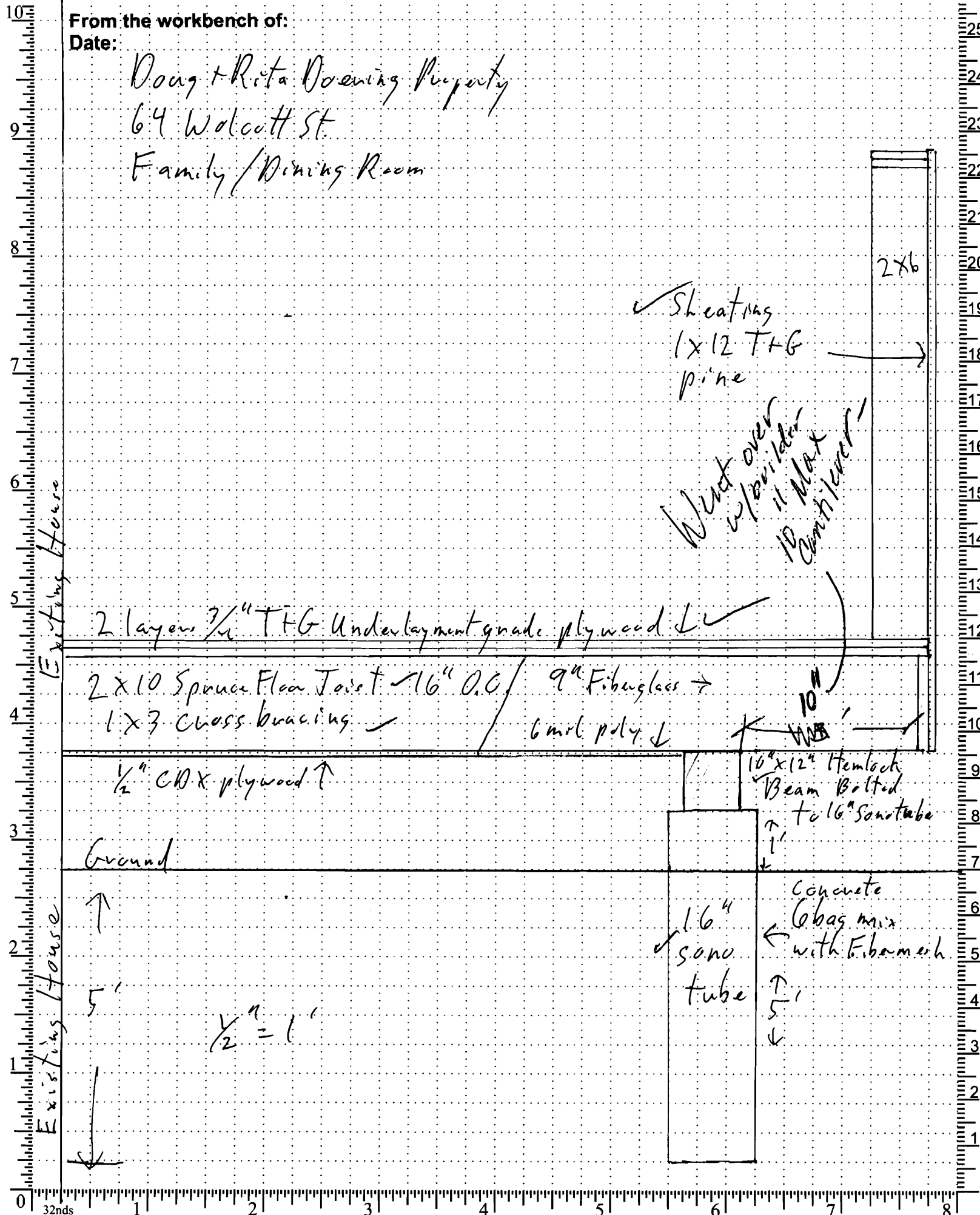
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1

Existing House  
Existing House

From the workbench of:

Date:

Doug + Rita Downing Property  
64 Wolcott St.  
Family / Dining Room



# Door + Window

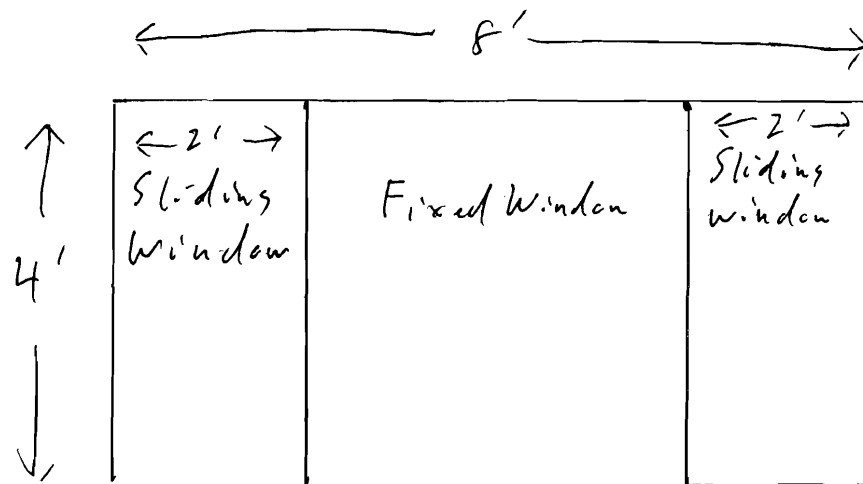
Door

3'0" x 6'8" Insulated Steel Door, Inswing  
with window

Window

4'0" x 8'0" Thermopane glass, picture window  
with double sliders from Coastal Industries  
Model S-610

U Factor ~~0.18~~  
0.32



U Factor ~~0.18~~ 0.32

Rita + Doug Doering Property  
64 Wolcott St  
Family/Dining Room

# Materials

Floor Joists 2x10 Spruce with joist hangers, 16" O.C.

Rafters 2x10 Spruce with rafter ties, 16" O.C.

Walls 2x6 Spruce, 16" O.C.

Floor Decking  $\frac{3}{4}$ " x 4 x 8 Underlayment grade - 2 layers

Sheathing Wall  $\frac{3}{4}$ " x 12" T + G Pine

Roof  $\frac{3}{4}$ " x 12" T + G Pine

Weather Proofing Walls Tyvek, vinyl siding

Roof Bitathane, 30lb felt, 30 year shingles

## Insulation

Roof 9 $\frac{1}{2}$ " x 15" Fiberglass with Prep-R-Vent

Floor 9 $\frac{1}{2}$ " x 15" Fiberglass

Walls 6" x 15" Fiberglass



# PORTLAND MAINE

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

Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

April 12, 2006

Douglas Doering  
64 Wolcott Street  
Portland, ME 04102

RE: 64 Wolcott Street – 185-K-003 – R3 – illegal deck

Dear Mr. Doering,

In your inquiry to find out whether you could enclose your existing deck on the right side of the house, it came to our attention that the current deck is illegal. Our files indicate that a permit was never issued for the deck. As I told you last Friday, since the deck was built without a permit you have no rights to it. We will work with you through the permitting process to modify and legalize this deck, using the R-3 requirements. If the deck cannot be legalized through this process, it will be necessary to remove the deck within thirty days.

You have the right to appeal our decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, our decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Please feel free to call me if you have any questions.

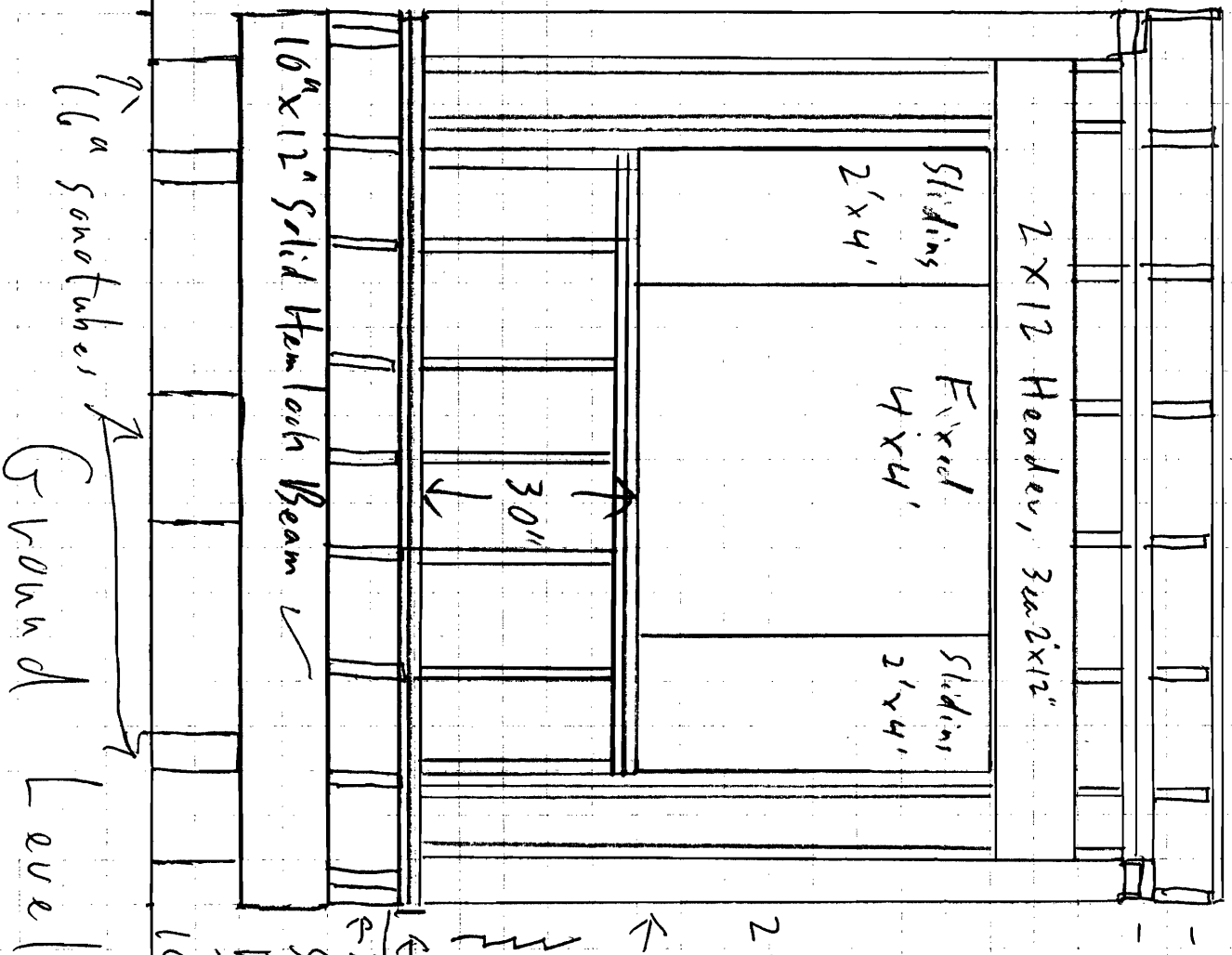
Sincerely,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

permit issued Braddish  
10/24/06  
# 06-1398

5/19/06 - Doug came in.  
Got permit application to put addition  
on back. Will remove deck when addition  
put on.

Doug + Rita Downing Property  
 64 Wolcott  
 Family/Dining Room



✓ 30lb Felt, 3 ply shingles Roof Finish  
 ← Roof Sheeting 1x12 Mahogany Pine  
 ← Rafters 2x10" - 16' o.c.  
 - double 2x6 plates ✓

2x6 wall studs 16' o.c. ✓

← Exterior Sheeting  
 1x12 Mahogany Pine  
 ✓ Vinyl Siding Finish

← 2 layers 3/4x8 underlayment  
 ← 2x10 gable T&G ply wood

← Spruce  
 Floor  
 Joists  
 16' o.c.

Window  
 Door  
 Truslet

← Horse Wall

2x10

2x10 Floor

← 10'9"

9'6" Sanotubes  
 Ground Level

Doan & Rita Doerin  
64 Wolcott St.  
Family/Dining Room

15'  
↖ ↘

Door  
3'0"

Door  
3'0" x 6"

Existing House ← 31' → 64 Wc

Doug + Rita Downing Property  
64 Wolcott St.  
Family/Dining Room

