

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number 100603

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that MCDONOUGH STEVEN M & CAROL A COOK ITS/Donalco Inc
has permission to build 28' dormer on rear of house - permit existing 22' x 20' deck JUN 18 2010
AT 147 DOROTHY ST CBL 297 B019001

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 latched or otherwise 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

James Burke 6/18/10
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: 10-0603	Issue Date:	CBL: 297 B019001
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Location of Construction: 147 DOROTHY ST	Owner Name: MCDONOUGH STEVEN M & CA	Owner Address: 147 DOROTHY ST	Phone:
Business Name:	Contractor Name: Donalco Inc / Pete Peters	Contractor Address: 141 Main Street South Portland	Phone: 2076538500
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - build 28' dormer on rear of house - permit existing 22' x 20' deck	Permit Fee: \$210.00	Cost of Work: \$18,430.00	CEO District: 5
Proposed Project Description: build 28' dormer on rear of house - permit existing 22' x 20' deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type SB TRC-2003 Signature: JMB 6/18/10	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action. <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions [] Denied Signature: Date:		

Permit Taken By: Idobson	Date Applied For: 06/01/2010	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

PERMIT ISSUED

JUN 18 2010

City of Portland

Special Zone or Reviews <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"/> Date: 6/14/10 ABH	Zoning Appeal <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:	Historic Preservation <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: ABH
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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

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.**

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

Final inspection required at completion of work.

Setbacks and life safety for the after the fact deck

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0603	Date Applied For: 06/01/2010	CBL: 297 B019001
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Location of Construction: 147 DOROTHY ST	Owner Name: MCDONOUGH STEVEN M & CA	Owner Address: 147 DOROTHY ST	Phone:
Business Name:	Contractor Name: Donalco Inc / Pete Peters	Contractor Address: 141 Main Street South Portland	Phone (207) 653-8500
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - build 28' dormer on rear of house - permit existing 22' x 20' deck	Proposed Project Description: build 28' dormer on rear of house - permit existing 22' x 20' deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/04/2010

Note: Applied for permit in 2006 (#06-1022) to build deck. Dealt with contractor who never provided a complete, accurate plot plan. Permit was never issued, but contractor built deck anyway. Owner said unaware that there was not a permit and permitting it now. **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to construction and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 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 single 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:** Jeanine Bourke **Approval Date:**

Note: **Ok to Issue:**

- 1) Chimney height may need to be adjusted to meet requirements of IRC 2003 Figure 1003.1
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, 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 a single family dwelling 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.

PERMIT ISSUED

JUN 18 2010

Comments:

6/3/2010-amachado: Left vem for Pete Peters the contractor. Numbers on plot plan don't add up. Need to know exactly what the setbacks are.

6/4/2010-amachado: Steve McDonough, owner, came in and revised the plot plan.

6/18/2010-jmb: Left vemsg for Steve M. About plans for deck, this permit was denied in '07, I printed scanned copy but the quality is poor and the deck size is not accurate. Rafter size not given for the dormer, will put condition for the chimney height.

6/18/2010-jmb: Steve M. Came in and confirmed the deck is 18'x24', the hot tub is on grade and was existing. The deck is free floating and will need to be check for setbacks and life safety.



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>147 DOROTHY STREET</u>		
Total Square Footage of Proposed Structure/Area <u>360 SF</u>	Square Footage of Lot <u>10,245</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>297-B-19</u> Book & Page <u>18675 207</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>STEVE McDONOUGH</u> <u>CAROL COOK</u> Address <u>147 DOROTHY ST.</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207.828.6311</u>
Lessee/DBA (If Applicable) RECEIVED JUN - 1 2010	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>18,430</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>210</u>
<p>Dept. of Building Inspections City of Portland, Maine</p> <p>Current legal use: <u>City of Portland, Maine</u> <u>SINGLE Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>-</u> Proposed Specific use: <u>SINGLE family home</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE REAR ROOF AND BUILD A DORMER. / MAKE A NON DORMERED CAPE A DORMERED CAPE. PERMIT ~ 20X22 Deck</u></p>		
Contractor's name: <u>DONALCO INC.</u> <u>PETE PETERS</u>		
Address: <u>141 MAIN ST.</u>		
City, State & Zip <u>SO. PORTLAND, ME 04106</u>		Telephone: <u>207.653.8500</u>
Who should we contact when the permit is ready: <u>PETE PETERS</u>		Telephone: <u>207 653-8500</u>
Mailing address: <u>141 MAIN ST. SO. PORTLAND ME 04106</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, 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: <u>Pete Peters</u>	Date: <u>MAY, 29, 2010</u>
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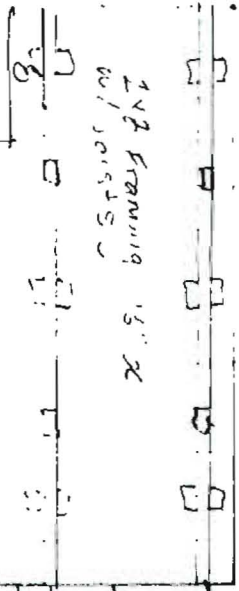
This is not a permit; you may not commence ANY work until the permit is issued

2' 10' / 10' / 2'

Header 24'

2x 2x10 header #1

2x Framing 15' x w/ joists



2x 2x10 header #2

Existing 6' x 6' / 2'

base run

Free Floating Deck
No Attachment to house



Base on 5x10 (Pre-cast)

2x4 Rail on wall...
w/ 2x2 base on 5x10

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube or pre cast concrete pier size *N/A*
 - b. depth below grade (minimum 4'-0" below grade) *x" Deck-so-Ports*
 - c. anchorage of column to footing *Gravity - notch*
 - d. spacing and location of tubes/piers *6' Max*
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system) *4x6'*
 - b. Ledger size attached to building *N/A*
 - c. Fastener size and spacing attaching ledger *1/2" x 4" bolts header to posts*
 - d. Girder Size and spans carrying floor system *N/A*
 - e. Joist size, span, and spacing *2x8 16" OC*
 - f. Joist hangers or ledger *YES*
4. Guardrails & Handrail Details
 - a. Guardrail height *—*
 - b. Baluster spacing *3"*
 - c. Handrail height *42"*
5. Stair Details
 - a. Tread depth (measured nosing to nosing) *11.5"*
 - b. Riser height *7"*
 - c. Nosing on tread *NO*
 - d. Width of stairs *6'*

*From denied permit
#07-*

*3/18/2002
3/19/02*

R-3

lot size 107245 sq ft

front setback 25' - 31' 5" min

rear - 25' - 101' 5" min

Side - 2 story - 14' - 8' on left ok, need 28' but have 31' (16/2)
- 23' on right ok

- check 8' - 18' 9' 6" 5" min ok

298 F003

10790

lot coverage -

$35\% = 3585.75$

$14 \times 18 = 252$

$14 \times 18 = 252$

150 sq ft

297 B019

153,43

FENCE

151'

161.81

151

8' 2"
G-7-10

AREA TO BE DORMERED

HOUSE

14

25

DRIVEWAY

18' 2"

24' 2"

12

14

18

8'

8'

6-7-10

207 B020

141

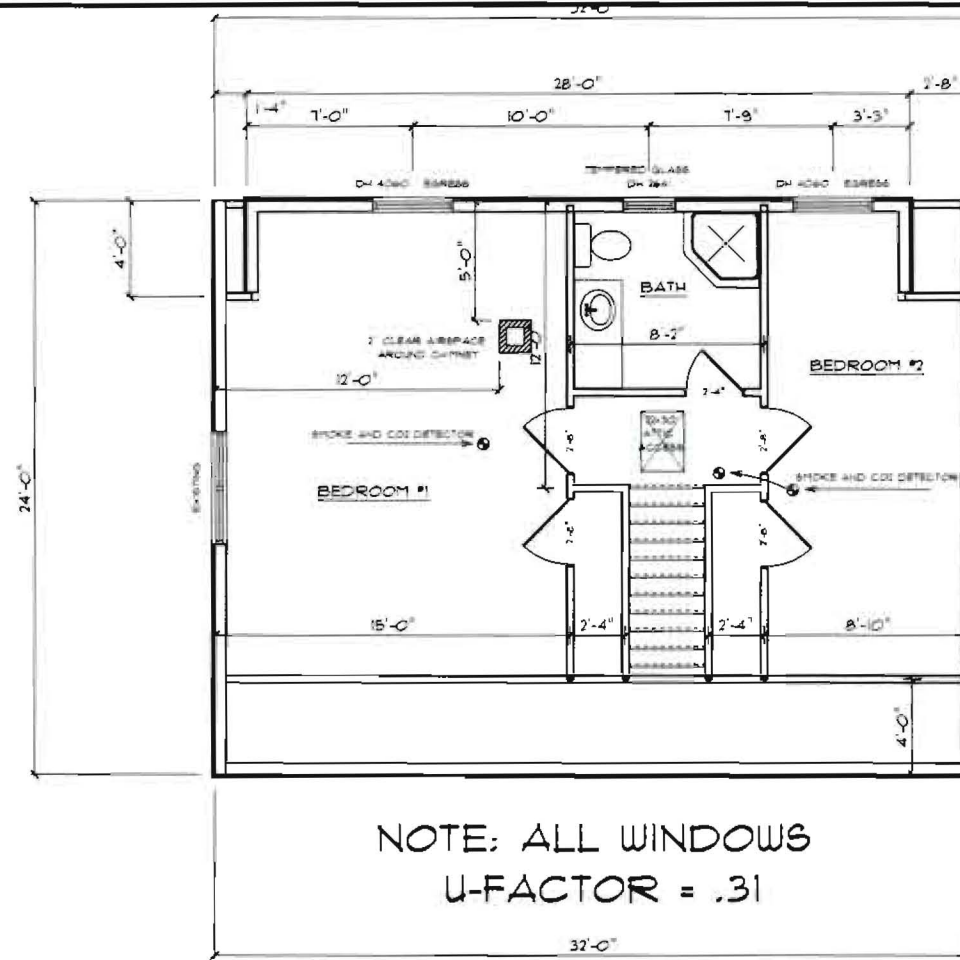
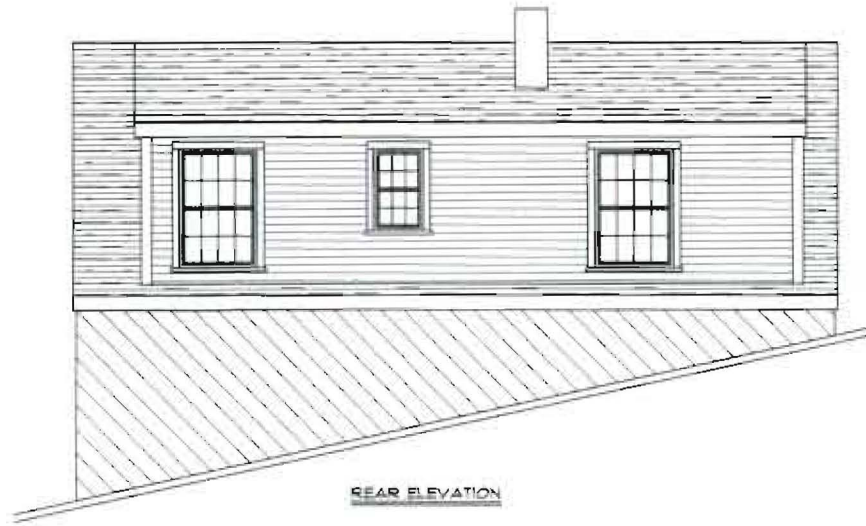
65 (assessing)

DOROTHY STREET

$$\begin{array}{r} 11 \\ + 34 \\ \hline 25 \end{array}$$

70 but 65' wide

2 stories 14' or 28'

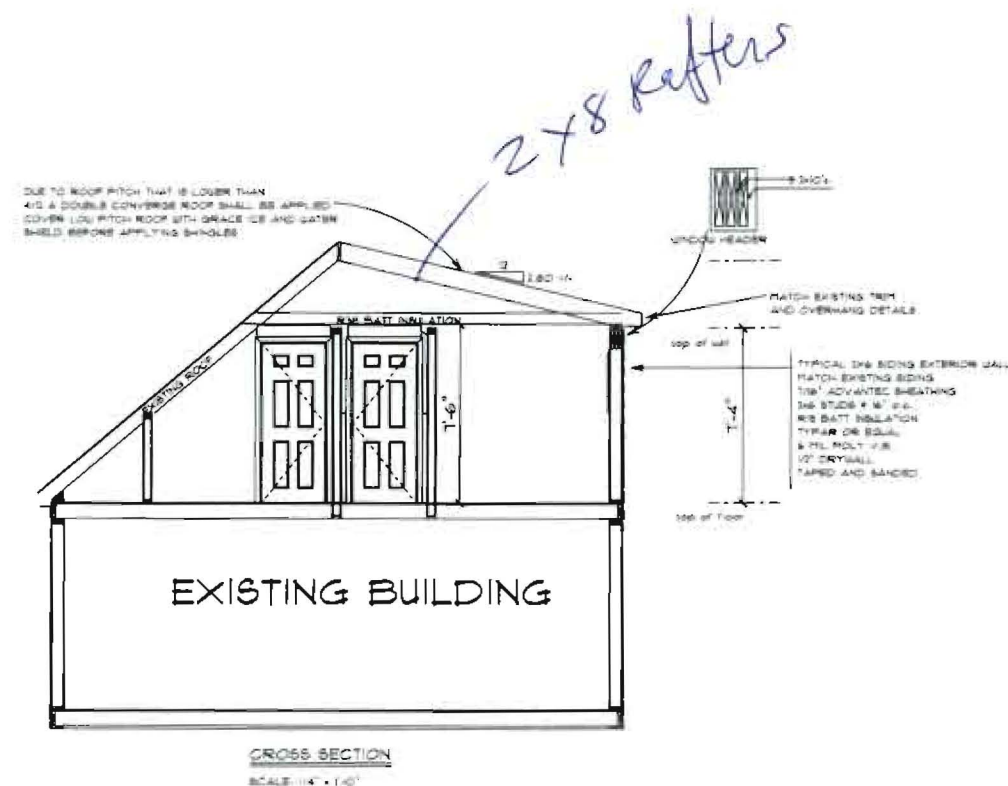


SCALE: 1/4" = 1'-0"
 2ND FLOOR PLAN

THESE ARE THE ONLY CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE BUILDING CODES. IT IS THE USER'S RESPONSIBILITY TO VERIFY THAT THE CONSTRUCTION OF THIS PROJECT COMPLIES WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE BUILDING CODES. IT IS THE USER'S RESPONSIBILITY TO VERIFY THAT THE CONSTRUCTION OF THIS PROJECT COMPLIES WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE BUILDING CODES.

SEE NOTE F	SI	PANEL SIDING (TO FRAMING)	COMMON NAIL - REF TO TABLE 2304.9.1	FACE NAIL	4" 3/4" GAGE STAPLE 4 - 2x6 131" NAIL 1 - 1/2" COMMON MINIMUM	SEE SECT. 2304.9.1, TABLE 2304.9.1 CEILING JOISTS TO PARALLEL RAFTERS
SEE NOTE F	SI	PANEL SIDING (TO FRAMING) 1/2" OR LESS	COMMON NAIL - REF TO TABLE 2304.9.1	FACE NAIL	1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON	SEE SECT. 2304.9.1, TABLE 2304.9.1 CEILING JOISTS, LAP OVER PARTITIONS
SEE NOTE D	SI	SUBFLOOR UNDERLAYMENT SINGLE FLOOR COMBINATION 3/4" OR LESS	COMMON NAIL - REF TO TABLE 2304.9.1	TORNAIL	4 - 8" COMMON	CONTINUOUS HEASER TO STUD
SEE NOTE P		2" 1/4" GAGE 2-3/8"x11 1/2" NAIL 8" OR 9"		TOE NAIL	1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON	CEILING JOISTS TO PLATE
SEE NOTE N		1-3/4" 18 GAGE 2-3/8"x11 1/2" NAIL 6"		1/2" (2) ALONG EDGE	1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON	CONTINUOUS HEAD, 2 PCS
SEE NOTE D		1-3/4" 18 GAGE 2-3/8"x11 1/2" NAIL 6"		FACE NAIL	1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON	AND INTERSECTIONS TOP PLATES LAP
SEE NOTE N		1-3/4" 18 GAGE 2-3/8"x11 1/2" NAIL 6"		TOE NAIL	1 - 3/4" GAGE STAPLE @ 12" OC 1 - 2x6 131" NAIL @ 12" OC 1 - 1/2" COMMON	RIM JOIST TO TOP PLATE
SEE NOTE C		4 - 3/4" GAGE STAPLE 4 - 3x6 131" NAIL 3 - 1/2" COMMON		FACE NAIL	1 - 3/4" GAGE STAPLE @ 12" OC 1 - 2x6 131" NAIL @ 12" OC 1 - 1/2" COMMON	OR RAFTERS TO TOP PLATE BLOCKING BETWEEN JOISTS
		1 - 3/4" GAGE STAPLE 2 - 3x6 131" NAIL 2 - 1/2" COMMON		LAP SPICE	12 - 3/4" GAGE STAPLE TYP. FACE NAIL 1 - 2x6 131" NAIL @ 12" OC 1 - 1/2" COMMON	DOUBLE TOP PLATES
		1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON		TYPICAL FACE NAIL	2 - 3/4" GAGE STAPLE @ 12" OC 1 - 2x6 131" NAIL @ 12" OC 1 - 1/2" COMMON	DOUBLE TOP PLATES
		1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON		FACE NAIL	1 - 3/4" GAGE STAPLE @ 12" OC 1 - 2x6 131" NAIL @ 12" OC 1 - 1/2" COMMON	DOUBLE STUDS
		1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON		END NAIL	1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON	STUD TO SOLE PLATE
		1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON		TOE NAIL	1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON	TOP PLATE TO STUD
		1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON		END NAIL	1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON	AT BRACED WALL PANELS SOLE PLATE TO JOIST OR BLOCKING
		1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON		BRACED WALL PANEL	2 - 3/4" GAGE STAPLE @ 12" OC 1 - 2x6 131" NAIL @ 12" OC 1 - 1/2" COMMON	OR BLOCKING SOLE PLATE TO JOIST
		1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON		TYPICAL FACE NAIL	1 - 3/4" GAGE STAPLE @ 12" OC 1 - 2x6 131" NAIL @ 12" OC 1 - 1/2" COMMON	OR BLOCKING SOLE PLATE TO JOIST
		1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON		TORNAIL EACH END	1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON	BRACING TO JOIST
		1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON		TORNAIL	1 - 3/4" GAGE STAPLE 1 - 2x6 131" NAIL 1 - 1/2" COMMON	JOIST TO RIM JOIST OR BRISER

FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)



CONTRACTOR: DONALCO

PROJECT NAME: MCDONOUGH COOK ADDITION

DATE: 04/17/2018

SCALE: 1/4" = 1'-0"