

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

Please Read  
 Application And  
 Notes, if Any,  
 Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 121298

**PERMIT ISSUED**

This is to certify that DAWSON EILFEN C & PHILIP J. JTS / DAWSON EILFEN C & PHILIP J. JTS  
 has permission to 20' x 13' Bump-out addition w/ sloped roof for garden room, shower, washer, dryer  
 AT 49 AUTUMN LN CB# 378-B008001 NOV - 2 1998

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 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

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: 10-1290	Issue Date:	CR#: 378 B008001
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Location of Construction: 49 AUTUMN LN	Owner Name: DAWSON BILEEN C & PHILIP JJ	Owner Address: 49 AUTUMN LN	Phone:
Business Name:	Contractor Name: Brian Preney	Contractor Address: 142 Middle Road Falmouth	Phone: 2077812454
Lease/Buyer's Name	Phone:	Permit Type: Additional - Dwellings	Zone: R-2

Past Use: Single Family Home Proposed Use: Single Family Home - 20' x13' Bump-out addition w/ shed roof for garden room, shower, washer, dryer	Permit Fee: \$240.00 Cost of Work: \$22,000.00 CEO District: 3
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Proposed Project Description: 20' x13 Bump out addition w/ shed roof for garden room, shower, washer, dryer - single story	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A INSPECTION: Use Group: R3 Type 3B IRC 2008 Signature: [Signature] Signature: [Signature]
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Permit Taken By: Idobson	Date Applied For: 10/13/2010	<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.	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 May <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/ conditions Date 10/20/10 ABM	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	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: [Signature]
	PERMIT ISSUED NOV - 2 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
RESPONSIBLE PERM			

## **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** **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

**X** **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

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

**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**

**NOV - 2 2010**

**City of Portland**

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

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

Permit No: 10-1290	Date Applied For: 10/15/2010	CBL: 378 B008001
-----------------------	---------------------------------	---------------------

Location of Construction: 49 AUTUMN LN	Owner Name: DAWSON ELLEN C & PHILIP J J	Owner Address: 49 AUTUMN LN	Phone: ( ) 522-5289
Business Name:	Contractor Name: Brian Preney	Contractor Address: 142 Middle Road Falmouth	Phone: (207) 781-2454
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - 20' x13' Bump-out single story addition w/ shed roof for garden room, shower, washer, dryer	Proposed Project Description: 20' x13' Bump-out single family addition w/ shed roof for garden room, shower, washer, dryer
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/18/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) 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.</p> <p>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 11/02/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</p> <p>2) Fastener schedule per the IRC 2003</p> <p>3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</p> <p>4) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.</p> <p>5) 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.</p>			

**Comments:**  
10/27/2010-jrioux: Needs space for beam, and detail on frost protection/connections.

**PERMIT ISSUED**  
 NOV - 2 2010  
 City of Portland



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

10.13.2010

Received from

Erica - Poney

49 Portland

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total:

240

Building (L) 0

Plumbing (15)

Electrical (22)

Site Plan (22)

Other

CEL 329.88

Check #:

96

Total Collected \$

240

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

Taken by:

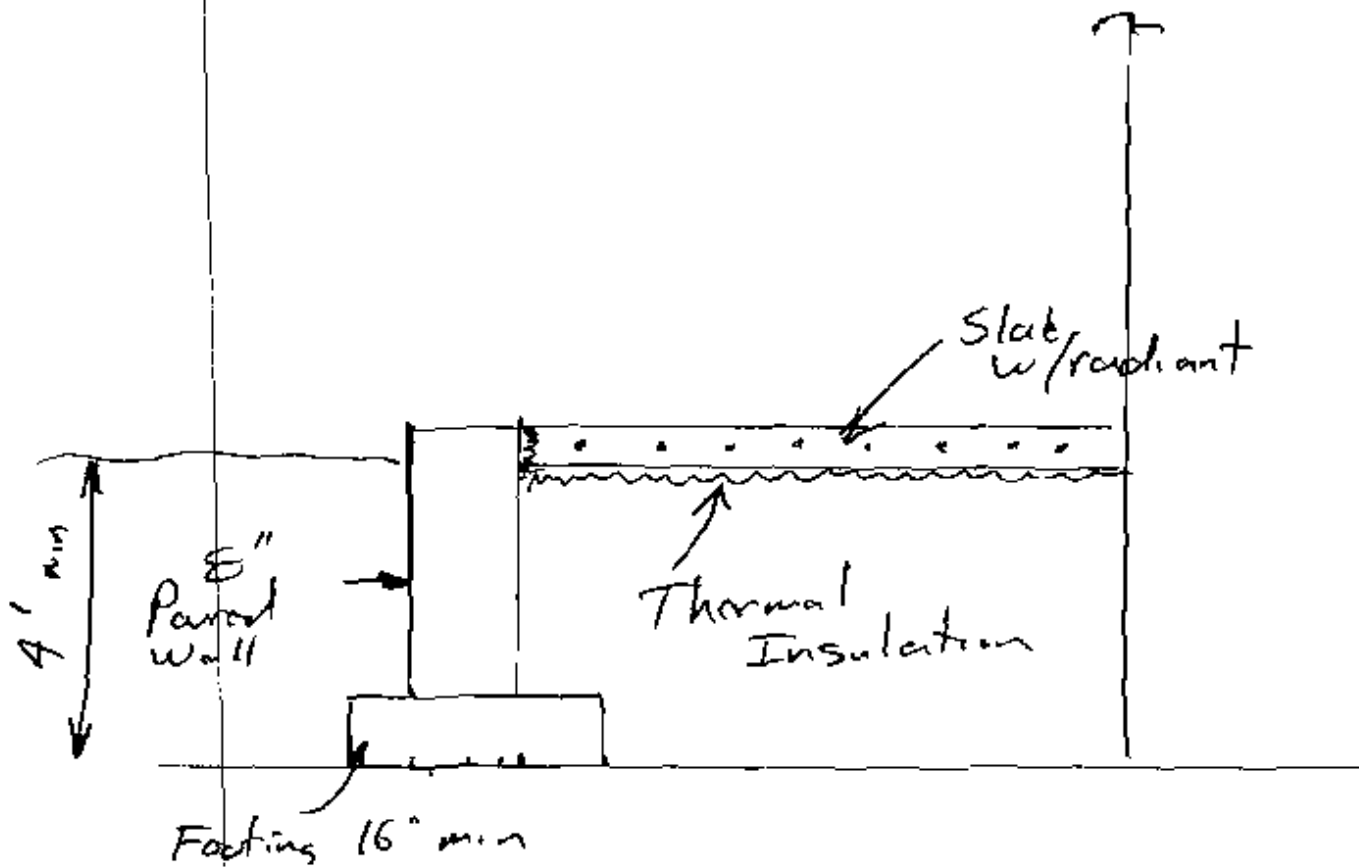
SLP

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

RECEIVED

NOV - 2 2010

Dept. of Building Inspections  
City of Portland Maine



Dawson Job  
Foundation Detail



# 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>49 Autumn Lane</u>		
Total Square Footage of Proposed Structure/Area <u>254 260</u>	Square Footage of Lot <u>13,275 ±</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>378</u> Block# <u>B</u> Lot# <u>8</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Philip &amp; Eileen Dawson</u> Address <u>49 Autumn Lane</u> City, State & Zip <u>Portland, Me.</u>	Telephone: <u>797-4741</u>
Lessee/DBA (if Applicable) <b>RECEIVED</b> <u>OCT 13 2010</u> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>22,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (City of Portland Maine) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>20x13 Bump-out addition with shed roof, space to be used as a garden room and also to provide space for a shower and washer &amp; dryer.</u>		
Contractor's name: <u>Brian A. Preney</u> Address: <u>142 Middle Rd</u> City, State & Zip <u>Falmouth, Me. 04105</u> Telephone: <u>522-5289</u> Who should we contact when the permit is ready: <u>Contractor</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 515 City Hall or call 874-8705.

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: Eileen C. Dawson Date: 9.23.2010

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](http://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
- NA  Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- NA  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.
- NA  Location and dimensions of parking areas and driveways
- NA  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.

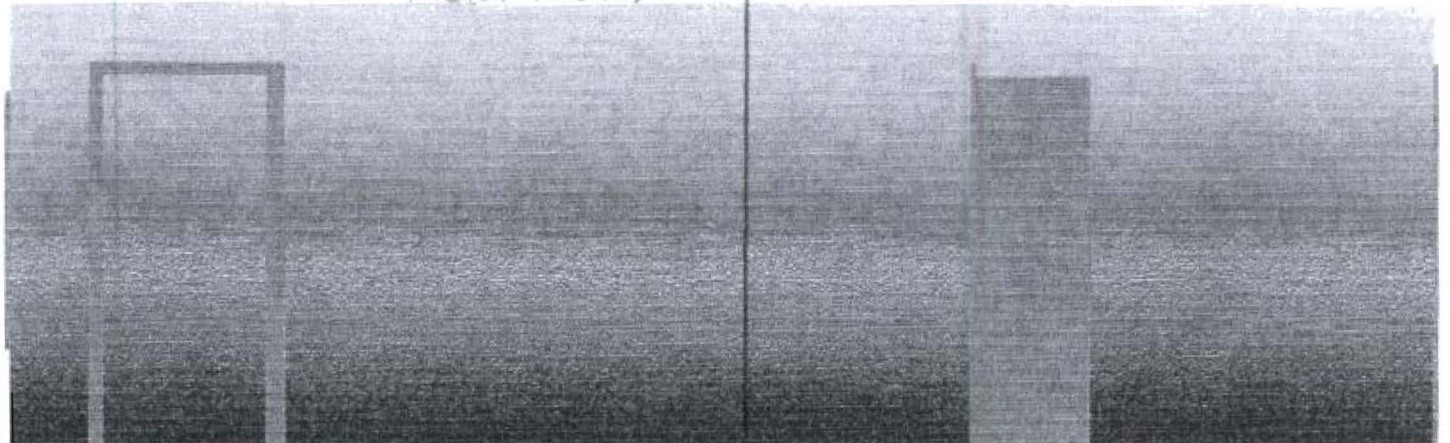
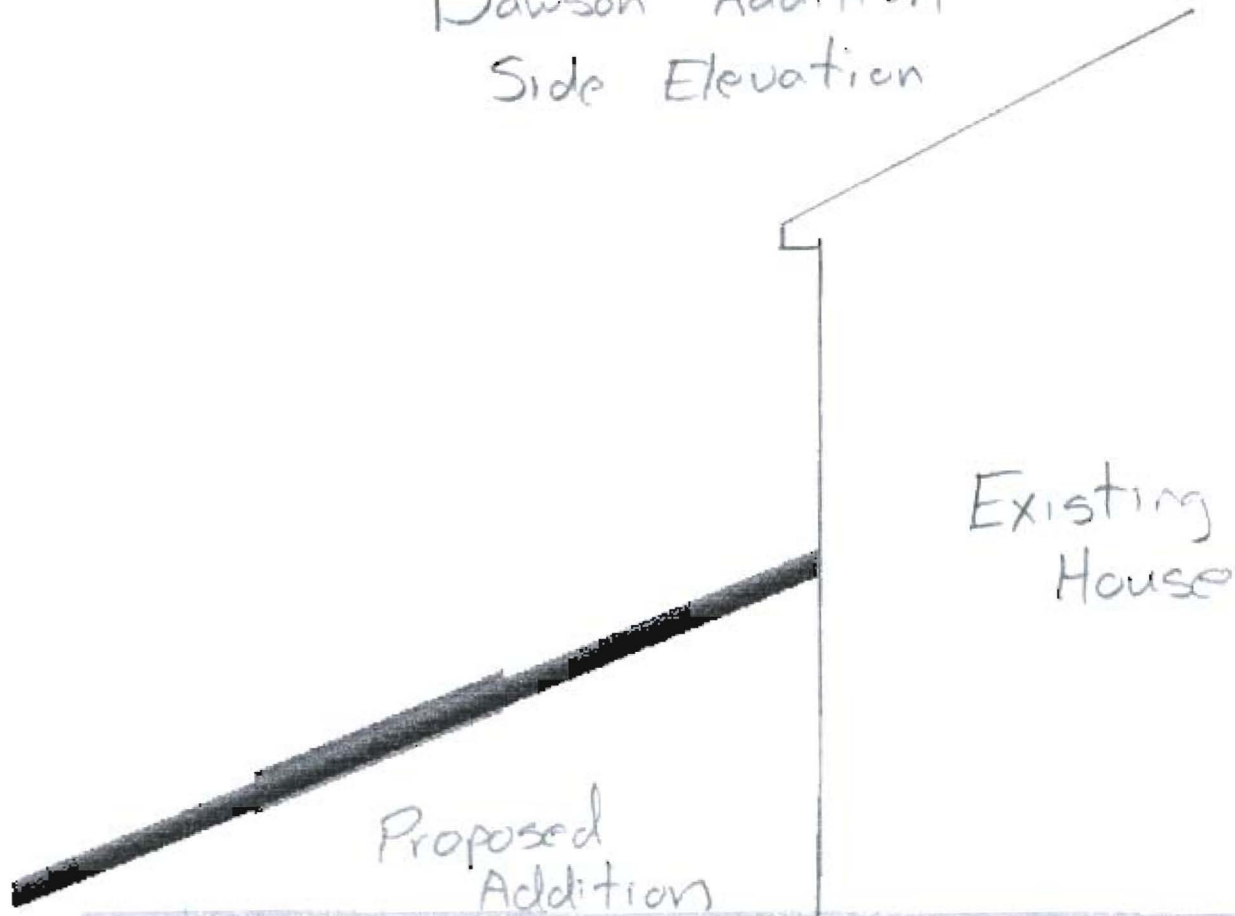
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building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

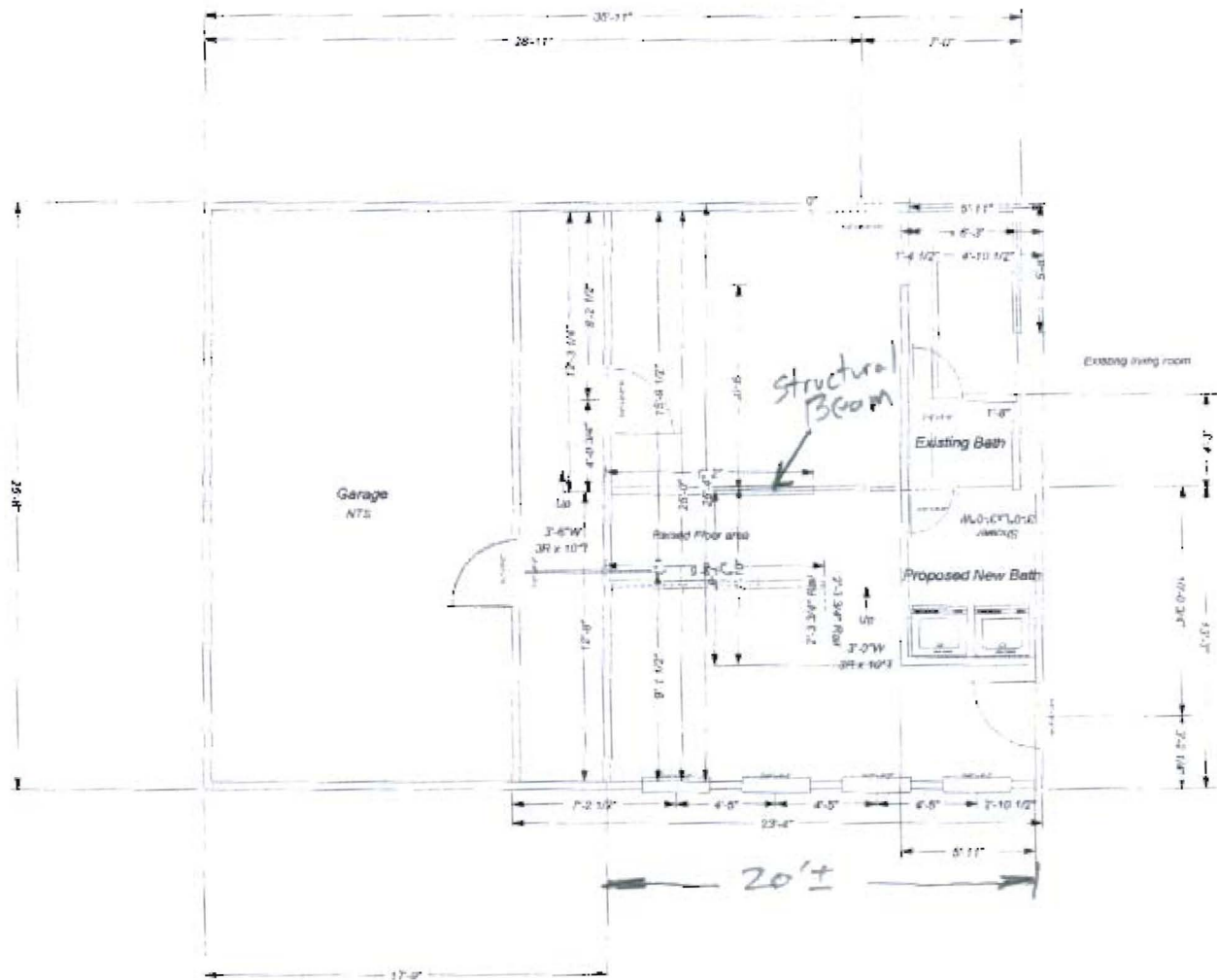
**This is not a Permit; you may not commence any work until the Permit is issued.**



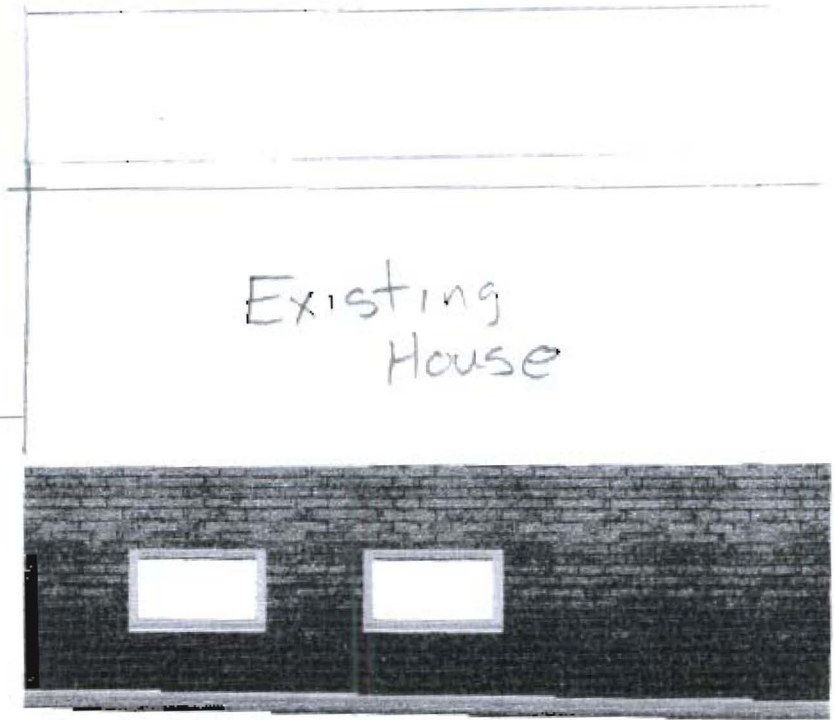
Dawson Addition  
Side Elevation



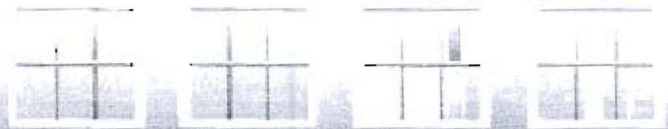
# Dawson Addition Revised Layout



Dawson Addition  
Rear Elevation



Garage



AUTUMN LN

1834  
- also add him  
1834

R-2  
Lot size: 13,014  
Front - 25' min - N/A  
Rear - 25' min - 30.5' min  
Side - 10' min - 40' on NW  
Lot coverage - 20% = 2603.84

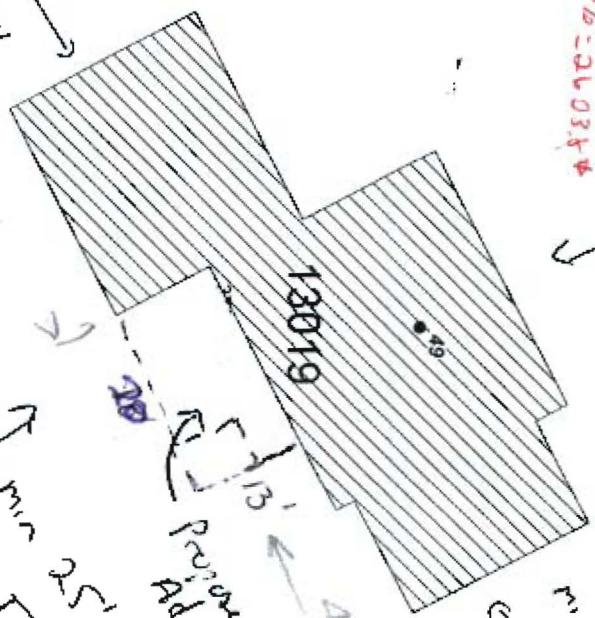


2940  
379 8002

718.32

min 14'

50'-F



13019

min 25'

710.73

min 13'

40'-F

Proposed  
Add him

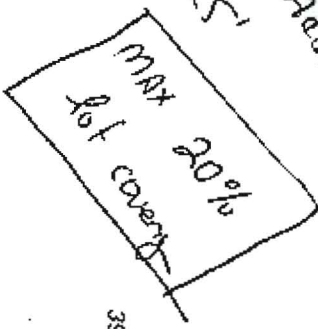
13'

min 25'

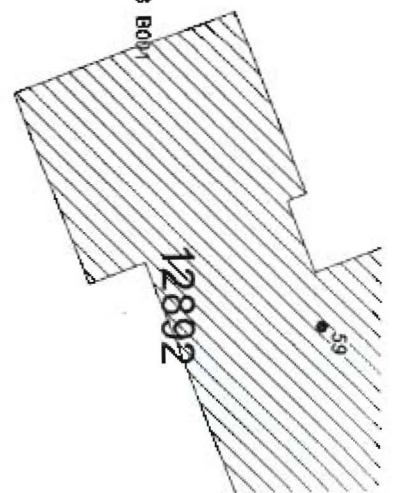
30'-F

Zone R-2

112.43  
90.93



MAX 20%  
Lot coverage



12892

106.74

379 8002

137

38

25

378 R004

378 B003

31

40

32

41





12212

[Space Above This Line For Recording Data]

# MORTGAGE

No 12212 & 10580 Pg 9

## WORDS USED OFTEN IN THIS DOCUMENT

(A) "Security Instrument". This document, which is dated February 26, 1993, will be called the "Security Instrument".

(B) "Borrower". Philip J. Dawson and Eileen C. Dawson

sometimes will be called "Borrower" and sometimes simply "I" or "me".

(C) "Lender". Gorham Savings Bank

will be called "Lender". Lender is a corporation or association which exists under the laws of the State of Maine

Lender's address is 64 Main Street, Gorham, ME 04038

(D) "Note". The note signed by Borrower and dated February 26, 1993, will be called the "Note". The Note shows that I owe Lender Fifty-Five Thousand and 00/100

Dollars (U.S. \$ 55,000.00) plus interest. I have promised to pay this debt in ~~monthly~~ Bi-Weekly payments and to pay the debt in full by May 09, 2007

(E) "Property". The property that is described below in the section titled "Description of the Property", will be called the "Property".

(F) "Sums Secured". The amounts described below in the section titled "Borrower's Transfer to Lender of Rights in the Property" sometimes will be called the "Sums Secured".

## BORROWER'S TRANSFER TO LENDER OF RIGHTS IN THE PROPERTY

I mortgage, grant and convey the Property to Lender, subject to the terms of this Security Instrument, to have and to hold all of the Property to Lender, and to its successors and assigns, forever. This means that, by signing this Security Instrument, I am giving Lender those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who hold mortgages on real property. Those rights that the law gives to lenders who hold mortgages on real property include those rights known as "Mortgage Covenants". I am giving Lender these rights to protect Lender from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe Lender as stated in the Note;
- (B) Pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 of this Security Instrument to protect the value of the Property and Lender's rights in the Property; and
- (C) Keep all of my other promises and agreements under this Security Instrument.

24. RIDERS TO THIS SECURITY INSTRUMENT

If one or more riders are signed by Borrower and recorded together with this Security Instrument, the promises and agreements of each rider are incorporated as a part of this Security Instrument. [Check applicable box(es)]

- Adjustable Rate Rider
- Condominium Rider
- 1-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Balloon Rider
- Rate Improvement Rider
- Second Home Rider
- Other(s) (specify)

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in pages 1 through 10 of this Security Instrument and in any rider(s) signed by me and recorded with it.

Witnesses:

Renee L. C. Pottle  
to both

Philip J. Dawson (Seal)  
 Philip J. Dawson - Borrower

Eileen C. Dawson (Seal)  
 Eileen C. Dawson - Borrower

\_\_\_\_ (Seal)  
 - Borrower

\_\_\_\_ (Seal)  
 - Borrower

STATE OF MAINE, CUMBERLAND County ss:

On this 26th day of February 1993, personally appeared the above named

Philip J. Dawson and Eileen C. Dawson

and acknowledged

the foregoing instrument to be their free act and deed.

Before me Renee L. C. Pottle  
 Judge of the Peace/Mary Public  
 Renee L. C. Pottle

SEAL

Return To: GORHAM SAVINGS BANK  
 P. O. Box 39  
 Gorham, Maine 04038

①

RENEE L. C. POTTLE  
 JUDGE OF THE PEACE  
 MAINE  
 FEBRUARY 15, 1993

Recorded  
 Cumberland County  
 Registry of Deeds  
 03-04-93 04:06:33PM  
 John B. O'Brien  
 Registrar  
 Form 1024 1091

I. BUCKLE  
I will pay to Lender on time pink

Note.

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Autumn Lane in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly sideline of Autumn Lane at the north-easterly corner of land conveyed by Martin S. Bartley to Donald R. Slipp, et al, by deed dated October 17, 1961 and recorded in Cumberland County Registry of Deeds in Book 2643, Page 428, thence easterly by the southerly sideline of Autumn Lane by a curve to the right with a radius of Three thousand seven hundred thirty-six and sixty-eight hundredths (3736.68) feet, one hundred fifteen (115) feet to the northwesterly corner of land conveyed by Martin S. Bartley to Roland G. Findlay, Jr., et al, by deed dated July 16, 1959 and recorded in said Registry of Deeds in Book 2485, Page 70; thence South 6° 21' East by said Findlay land, one hundred ten and seventy-three hundredths (110.73) feet to the northerly sidelines of Lot 31 as shown on Plan of Bartley Gardens, Section C., made by B. I. and E. C. Jordan - Civil Engineers, November 22, 1955 and recorded in said Registry of Deeds in Plan Book 47, Page 50; thence South 78° 52' West by said Lot 31 and by Lot No. 30 as shown on said plan, one hundred twelve and forty-three hundredths (112.43) feet to the southeasterly corner of said Slipp land; thence North 8° 07' West by said Slipp land, one hundred eighteen and thirty-two hundredths (118.32) feet to the point of beginning. Said above-described courses are magnetic as of the year 1950. Said premises are a portion of Lots 39 and 40 as shown on Plan of Bartley Gardens, Section B, made by B. I. and E. C. Jordan - Surveyors, October 14, 1957 and recorded in said Registry of Deeds in Plan Book 47, Page 58.

For Grantors source of title, see deed dated April 9, 1979, recorded in the Cumberland County Registry of Deeds in Book 4404, Page 239.



**Brian A. Preney**  
**Building & General Contracting**

142 Middle Rd.  
Falmouth, Me. 04105  
207-781-2454  
[bapeo@ix.netcom.com](mailto:bapeo@ix.netcom.com)

**Dawson Addition Project**

**Window and Door Schedule.**

**Exterior Doors-** (1) 3/0x6/8 right hand inswing full-light 6 9/16 jamb.  
(1) 3/0x6/8 left hand inswing 9 light 4 9/16 jamb.

**Interior Doors-** (1) 2/4x6/6 right hand inswing 6-panel pine.

**Windows-** (4) Anderson 3042 with grilles and screens.

**Skylights-** (2) Velux 30"x48"

Brian A. Preney  
Building & General Contracting

142 Middle Rd.  
Falmouth, Me. 04105  
207-781-2454  
[bapcc@ix.netcom.com](mailto:bapcc@ix.netcom.com)

Dawson Addition Project

Stair details-

A set of stairs is required to travel from the new raised floor eating area to the garden room floor. The total rise is approximately 28" and must be verified during construction. The resulting stair riser height with 4 risers will be approximately 7". The tread length will be 11 1/4" for a horizontal distance of 33 1/2".

A railing will be required across the top of the raised eating area and down the set of stairs. Exact style has not been determined, but the height of the upper rail shall not be less than 42" high, and the height of the rail down the stair shall be no less than 36" off the front edge of each tread. On both railings, baluster spacing will be such as not to allow passage of an object greater than 4", or, shall be of a totally closed design.

**Brian A. Preney**  
**Building & General Contracting**

142 Middle Rd.  
Falmouth, Mo. 64105  
207-781-2454  
[bapco@ix.netcom.com](mailto:bapco@ix.netcom.com)

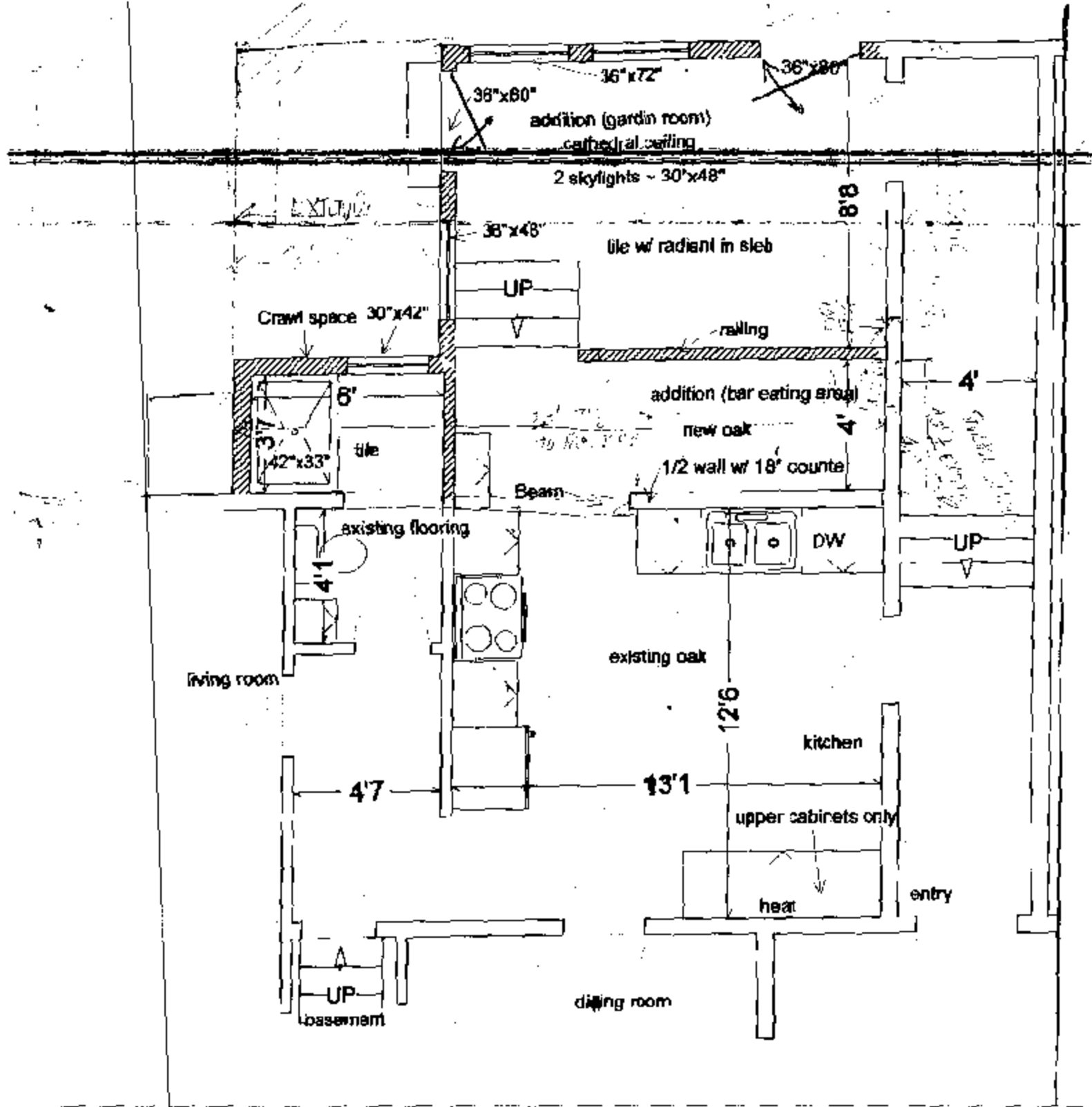
**Dawson Addition Project**

**Partitions and Beams**

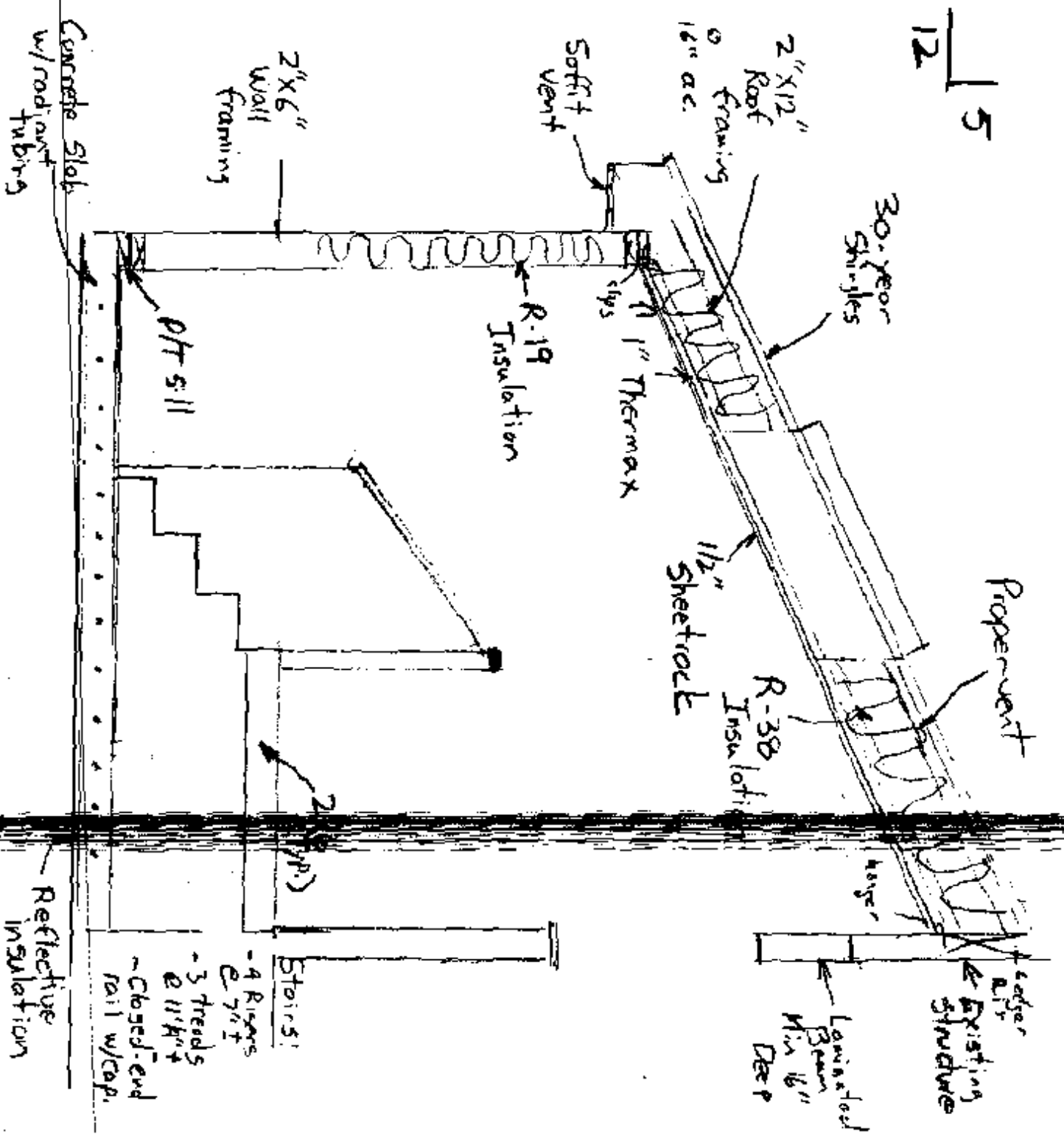
A structural beam will be required to replace the existing kitchen exterior wall section to be removed. The span for this beam shall be as much as 13' 1", but may be shortened to 11' if upper cabinets and a resulting backing wall are added at a later date. To accommodate the load of the second floor and roof above, a laminated beam consisting of three 1 7/8"x16" parlams will be glued and screwed into position.

A structural header of approximately 2'6" will be installed to accommodate the passage through the existing exterior wall into the new bath.

Aside from the kitchen exterior wall mentioned above, no existing partitions will be removed. The only new partition walls will be in the new addition and will separate the new bath from the garden room. They will be typical 2x4 construction and will not be load bearing.

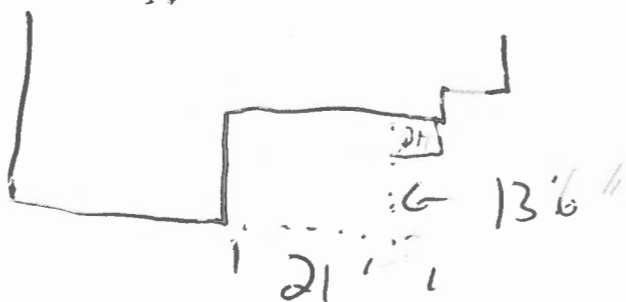


12 | 5



Cross-Section and Stair detail  
Dimension Addition

11-10-10



13 1/2" x 21 2011 factors 2x/d Form boards  
 all subbeams look to be 30"!

(10'3" x 8'3" steel  
 20' x 30' 15 H Myra (per)  
 checks)

Keyway (containing)  
 F.R. Corral

okay to pour concrete on permits.

MLB