

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 021371

Please Read Application And Notes, If Any, Attached

This is to certify that Nally Cathy L/North Shore Construction

has permission to Build 20' x 32' one story addition with deck and porch.

AT 171 Virginia St City of Portland, OR 97201 404 F005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Oregon 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 altered or otherwise closed-in. HOUR NOT 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 FEB 25 2003
Other

PERMIT ISSUED

Signature of Director Building & Inspection Services

Department Name

CITY OF PORTLAND PENALTY FOR REMOVING THIS CARD

**PERMIT ISSUED**

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

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

Permit No: 02-1371	Issue Date: <b>FEB 25 2003</b>	CBL: 404 F005001
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Location of Construction: 171 Virginia St	Owner Name: Nally Cathy L	Owner Address: 171 Virginia St	Phone: 207-797-7362
Business Name: n/a	Contractor Name: North Shore Construction	Contractor Address: P.O. Box 2564 South Portland	Phone: 2077742800
Lessee/Buyer's Name n/a	Phone: n.a	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family	Proposed Use: Single Family / Build 20' x 32' one story addition with daylight basement.	Permit Fee: \$548.00	Cost of Work: \$75,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>B3</i> Type: <i>SB</i> <i>BOLA 99</i>	

Proposed Project Description: Build 20' x 32' one story addition with daylight basement.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: gg	Date Applied For: 12/13/2002	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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"/> Date: <i>1/25/03</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: <i>2/26/03</i>
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**PERMIT ISSUED**

**FEB 25 2003**

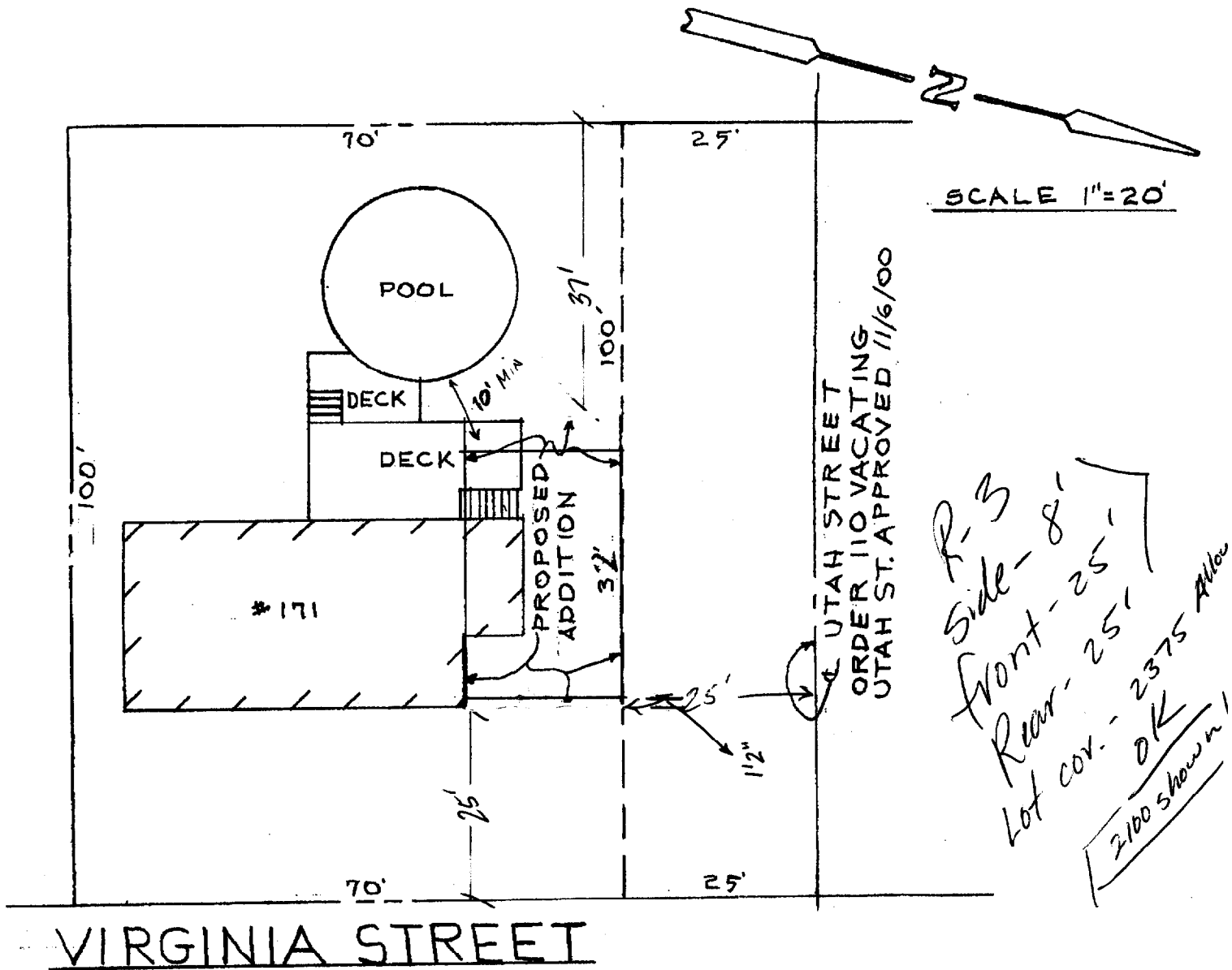
**CITY OF PORTLAND**

**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



**VIRGINIA STREET**

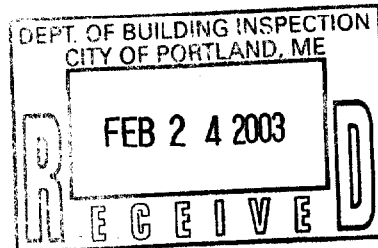
Portland, Maine  
Scale 1"=20'

To the lending institution and its insurer: I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

Owner: Cathy L. Nally

To all parties in title of the premises surveyed: I, Herbert P. Gray hereby certify that this survey was made by me on January 20, 2003, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this survey.



*Herbert P. Gray*



1-800-773-4911  
 Tel.: 207-453-4911  
 Fax: 207-453-7652  
 P. O. Box 377  
 Fairfield, ME 04937

**OTELWOOD**  
 RUFUS DEERING LUMBER CO  
 383 COMMERCIAL ST  
 PORTLAND, ME  
 (207) 772-6505

**OTPHIS**  
 52 HIGH ST  
 S PORTLAND, ME

**DELIVERY INSTRUCTIONS:**

*new ply. Review*

**SPECIAL INSTRUCTIONS:**

DATE	02/13/03
PAGE	1
MT QUOTE #	B37864
MT CONTACT	DAVE VIENS
QUOTED TO	JIM PURCELL **
JOB NAME:	NORTH SHORE
REQ. LAYOUTS	NONE
REQ. ENGINEERING	
JOB SITE	1

**ROOF TRUSSES**

LOADING INFORMATION  
 TCDL-TCDL-BCL-BCLD  
 42.0,7.0,0.0,10.0  
 STRESS INCR 1.15

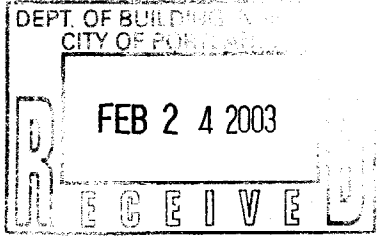
ROOF TRUSS SPACING: 24.0 IN. O.C.  
 CANTILEVER LEFT RIGHT  
 OVERHANG LEFT RIGHT  
 PITCH TOP BOT  
 LENGTH LEFT RIGHT

PROFILE	ID	QTY	PLY	LENGTH	PITCH	OVERHANG	CANTILEVER	NOTES
	S246	6		24-00-00	6.00	0.00	01-00-00	01-00-00
	T01	18		20-05-08	6.00	0.00	01-00-00	01-00-00
	T01GE	1		20-05-08	6.00	0.00	01-00-00	01-00-00
	T02	3		16-00-00	6.00	0.00	01-00-00	01-00-00
	T02GE	1		16-00-00	6.00	0.00	01-00-00	01-00-00

ITEM TYPE	QTY	DESCRIPTION	LENGTH	NOTES	UNIT PRICE	TOTAL PRICE
Hanger	54	One RTJ				

QUANTITY AND SPEC CHANGES MAY AFFECT PRICING. MAINLY TRUSSES NOT RESPONSIBLE FOR TYPOGRAPHICAL ERRORS. PRICES VALID 7 DAYS.

MISC. JOB NOTES:



ROOF SUB-TOTAL	
FLOOR SUB-TOTAL	
ITEMS SUB-TOTAL	1387.51
GRAND TOTAL	\$1415.51

Net 22.000000  
 # 1273.95  
 NET  
 - 1.0%

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

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

<b>Permit No:</b> 02-1371	<b>Date Applied For:</b> 12/13/2002	<b>CBL:</b> 404 F005001
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<b>Location of Construction:</b> 171 Virginia St	<b>Owner Name:</b> Nally Cathy L	<b>Owner Address:</b> 171 Virginia St	<b>Phone:</b> 207-797-7362
<b>Business Name:</b> n/a	<b>Contractor Name:</b> North Shore Construction	<b>Contractor Address:</b> P.O. Box 2564 South Portland	<b>Phone:</b> (207) 774-2800
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n.a	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family / Build 20' x 38' one story addition with daylight basement.	<b>Proposed Project Description:</b> Build 20' x 38' one story addition with daylight basement.
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 01/30/2003

**Note:** rec'd new plot plan.

**Ok to Issue:**

- 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.
- 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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:** Tammy Munson      **Approval Date:**

**Note:** 2 different plans submitted. Need to know which one, need header info, need porch framing details, deck framing (new or existing?), which floor plan and size, need smoke detector in bedroom, any new stairs?, need permit for pool, need to discuss front setback.

**Ok to Issue:**

- 1) If there is a window located within the 36" required guardrail are of the entrance stairs - the sash MUST be tempered.

**Comments:**

12/20/02-gg: Changed contractor to North Shore Construction. /gg

12/27/02-tmm: No plot plan submitted - need more details on building plans - called owner

1/7/03-tmm: Spoke w/builder regarding plot plan - owner sent fax listing on side setback - explained to builder that it was inadequate and we needed a complete plot plan of the property.

1/24/03-gg: Received additional plans. /gg

1/30/03-tm: 2 different plans submitted - building cannot be closer to street than the house due to setback, need header info, porch framing details, deck framing(existing or redone?), need to know exact size of addition - variation in plans, need smoke detector in bedroom, any new stairs?, need permit for pool, need to discuss front setback.

1/30/03-tm: called builder.

1/30/03-tm: spoke w/builder - went over all info needed. He'll make apmnt for next week.

2/11/03-gg: Rec'd new plans and met w/builder - still need to verify distance from pool - told him must be atleast 10 feet.

# All Purpose 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.

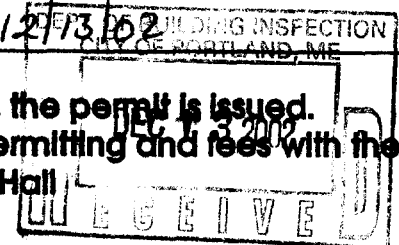
Location/Address of Construction: <u>171 Virginia</u>		
Total Square Footage of Proposed Structure <u>720'</u>	Square Footage of Lot <u>7000'</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>404</u> Block# <u>F</u> Lot# <u>5-6</u>	Owner: <u>Cathy L-Nally</u>	Telephone: <u>207-797-7362</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Cathy Nally</u> <u>171 VIRGINIA ST</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>75,000-</u> Fee: \$ <u>548.00</u>
Current use: <u>HOME</u> <u>S/F</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>LIVING AREA</u>		
Project description: <u>Bedroom, Bath, Study, sitting area</u>		
Contractor's name, address & telephone: <u>DEEGEE BUXBAUM</u>		
Who should we contact when the permit is ready: <u>Cathy Nally</u> <u>tr</u>		
Mailing address: <u>171 VIRGINIA ST</u> <u>Portland, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.      PHONE: <u>797-7362</u> <u>cell</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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: <u>Cathy Nally</u>	Date: <u>12/13/02</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
**If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**



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

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

<b>Permit No:</b> 02-1371	<b>Date Applied For:</b> 12/13/2002	<b>CBL:</b> 404 F005001
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 01/30/2003

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**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 02/11/2003

**Note:** 2 different plans submitted. Need to know which one, need header info, need porch framing details, deck framing (new or existing?), which floor plan and size, need smoke detector in bedroom, any new stairs?, need permit for pool, need to discuss front setback.

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Prmt

Text193

41660

Constr Type

New

Num1

21371

01/30/2003

called builder

Name

tm

Follow Up Date

Completed

01/30/2003

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Name

tm

Follow Up Date

Completed

CreatedBy

gg

CreateDate

12/16/2002

ModBy

tmm

ModDate

12/27/2002



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

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

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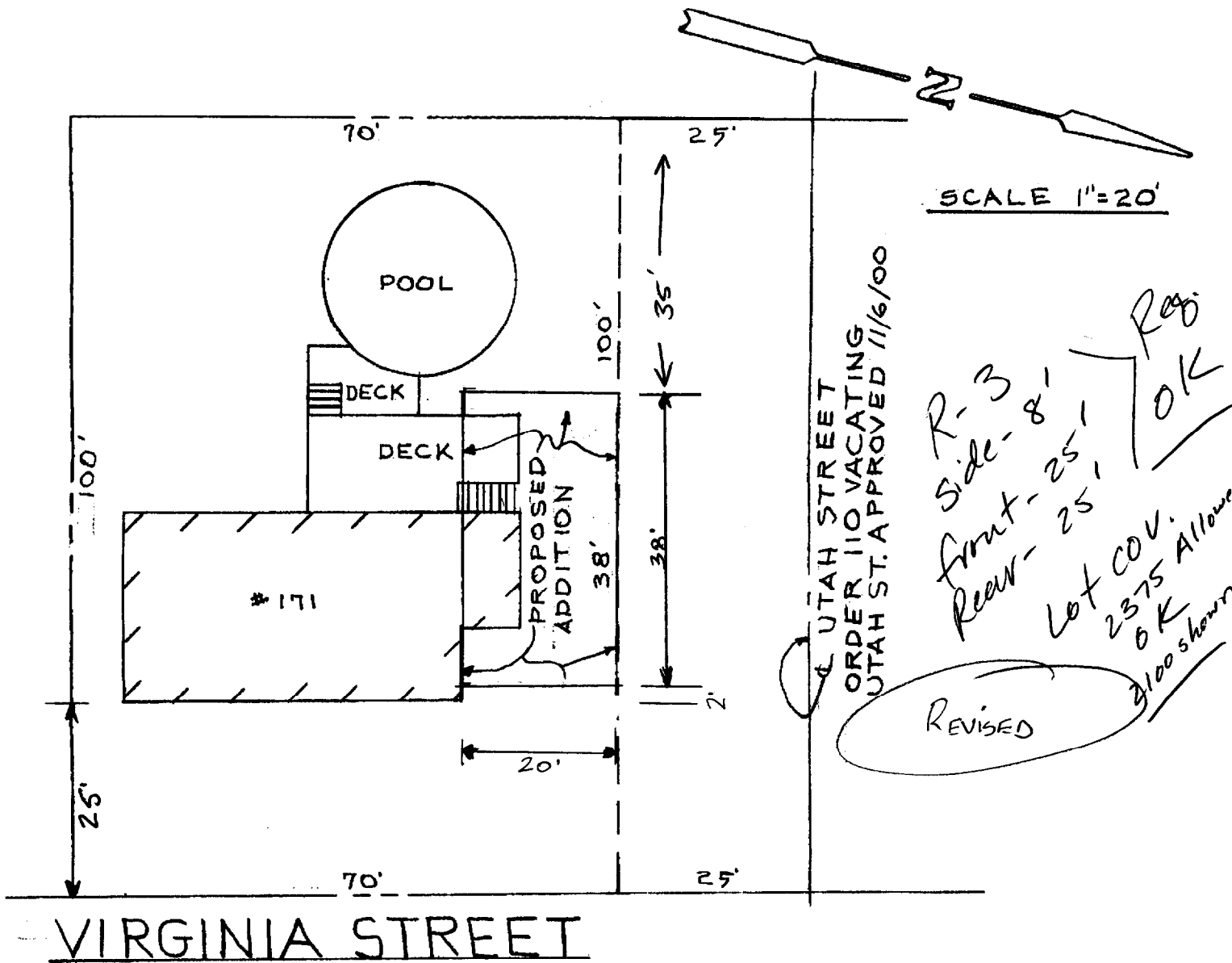
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1/30/03-tm: called builder.

*Herb Robinson  
@ 650-2547*



171 Virginia Street  
 Portland, Maine  
 Scale 1"=20'

To the lending institution and its insurer: I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

Owner: Cathy L. Nally

To all parties in title of the premises surveyed: I, Herbert P. Gray hereby certify that this survey was made by me on January 20, 2003, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this survey.

*Herbert P. Gray*

Permit Nbr	02-1371	Location of Construction	171	Virginia St	Permit Type	Additions - Dwellings	Status	Hold	CBL	404 F005001			
Pmt		Tex193	41660	Constr Type	New	Num1	21371	Appl. Date	12/13/2002	Issue Date		Date Closed	
Estimated Cost	\$75,000.00	Tempory Nbr	2										

Comment/Date

12/20/2002 Changed contractor to North Shore Construction. /gg

Name 99  
Follow Up Date  
Completed

12/27/2002 No plot plan submitted - need more details on building plans - called owner

Name 1111  
Follow Up Date  
Completed

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Follow Up Date  
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Name 99  
Follow Up Date  
Completed

01/30/2003 Spoke w/builder - went over all info needed. He'll make effort for next week

Name 103  
Follow Up Date  
Completed

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

**Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

       If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

       **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*[Handwritten Signature]*

Signature of applicant/designee

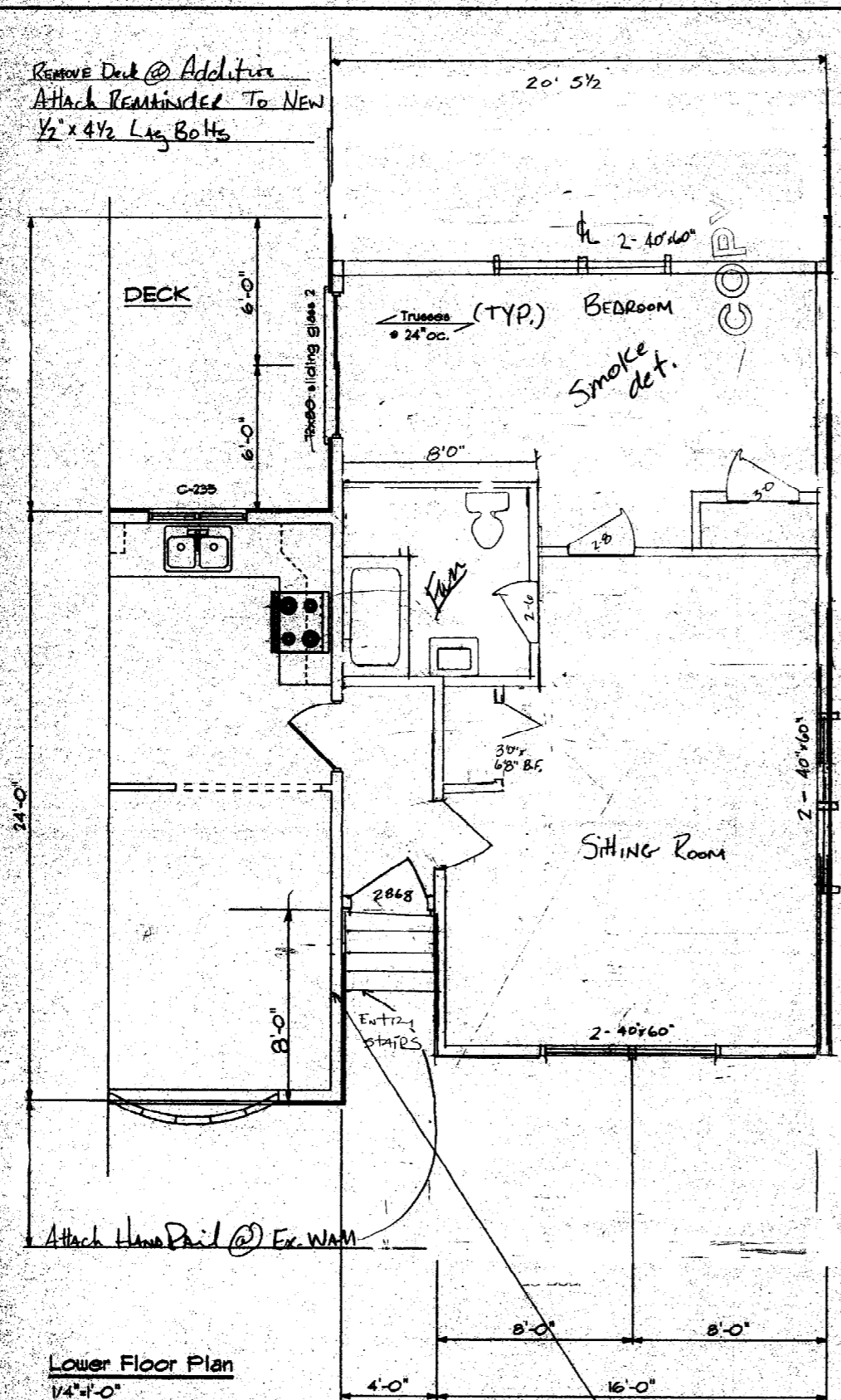
Date

*[Handwritten Signature]*  
Signature of Inspections Official

2/11/03  
Date

CBL: 404-F-5 Building Permit #: 02-1371

Remove Deck @ Addition  
 Attach Remainder To NEW  
 1/2" x 4 1/2" Lag Bolts



Lower Floor Plan  
 1/4" = 1'-0"

Attach Hand Rail @ Ex. WAM

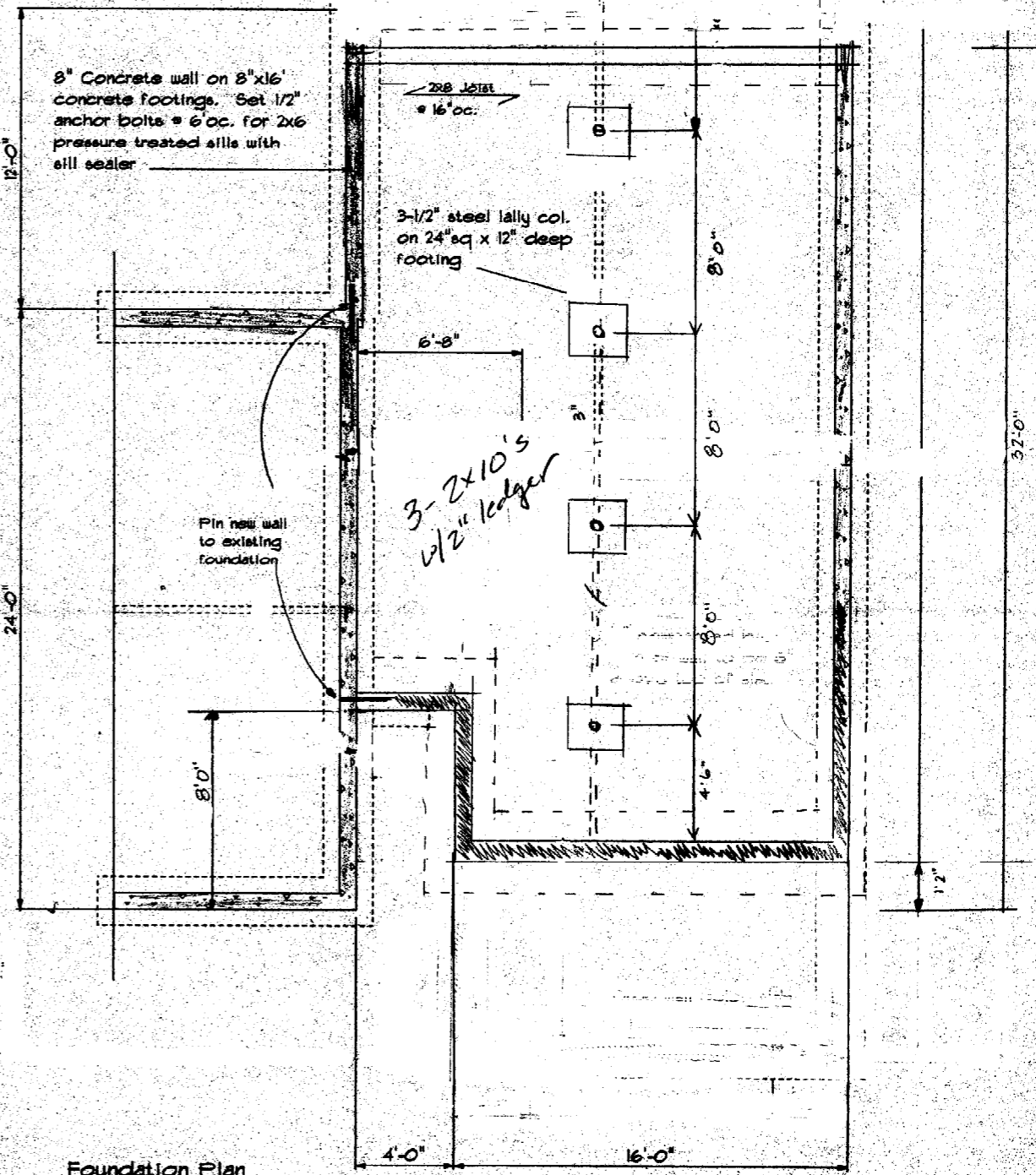
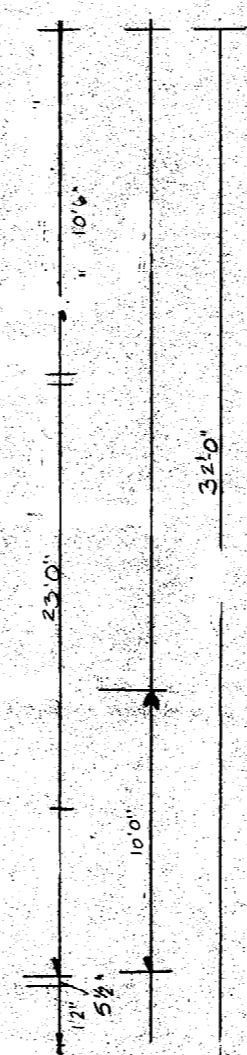
Window w/ Safety lock  
 No Grills

Note Existing Window shall be  
 42" Above Stairs

COPY

Addition shall BE  
 10' Min From Pool

VERIFY Daylight AND Location of 30-68  
 DOOR TO BASEMENT IN FIELD  
 20' 5 1/2" VIF



Foundation Plan  
 1/4" = 1'-0"

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 FEB 24 2003  
 RECEIVE

Note: Owner to check plans for  
 compliance with local building codes.

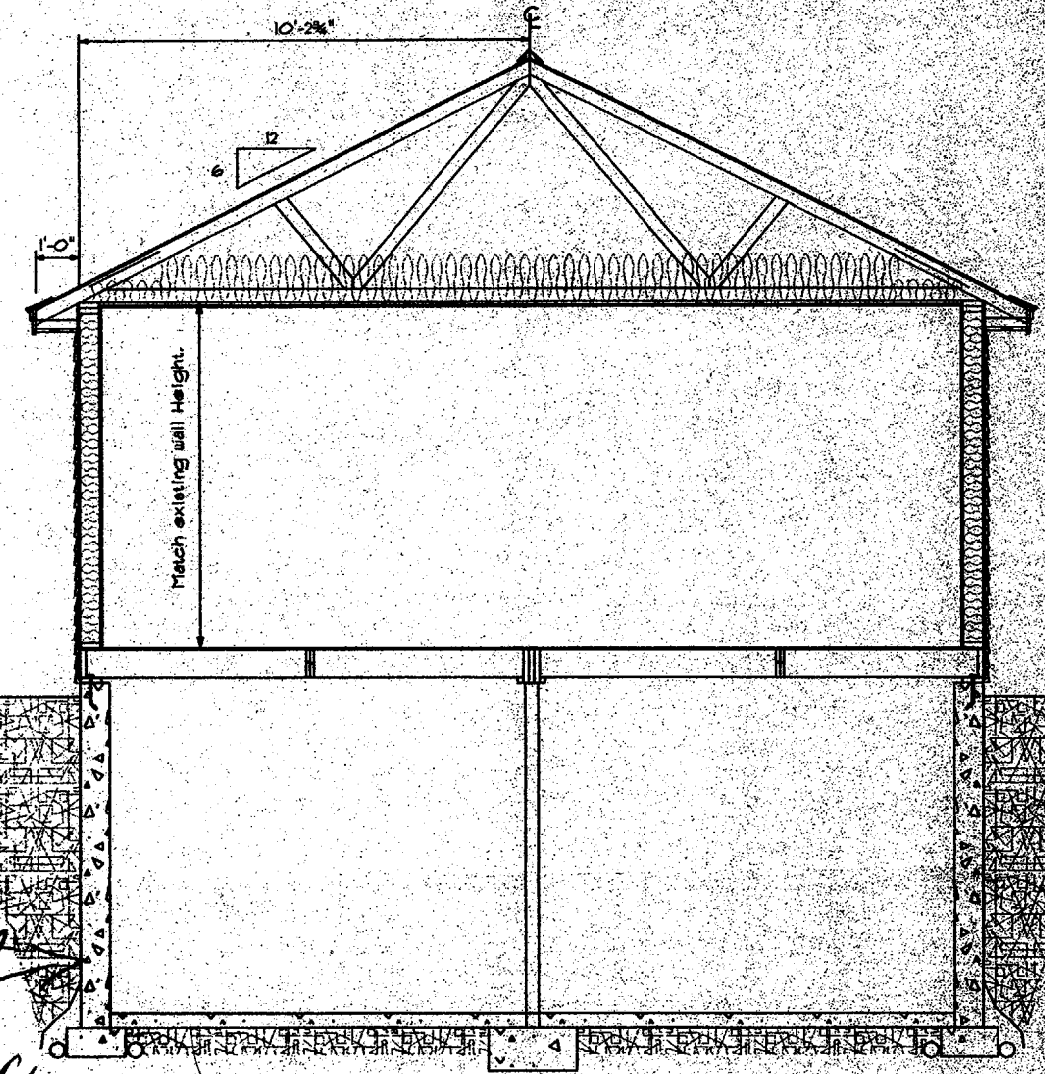
Floor Plan & Foundation Garage / Office Addition

Plan For:  
 Cathy Nally 1/2

Drawn by: [Redacted] Apr. 15, 2002

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
FEB 11 2003  
RECEIVED

*Improving  
drain  
tile  
w/ filter fabric*



Match existing wall Height.

Material Specs:

Roof System:

- Asphalt shingles
- Dripedge @ eaves & rake
- Ice & water eave protection @ eaves
- 36" strip of eave protection in valley
- 15# felt paper
- 5/8" CDX Fir plywood sheathing with clips
- Trusses @ 24" oc. or 2x8 rafters w/ 2x6 Collar Ties @ 24" oc.

Exterior Walls:

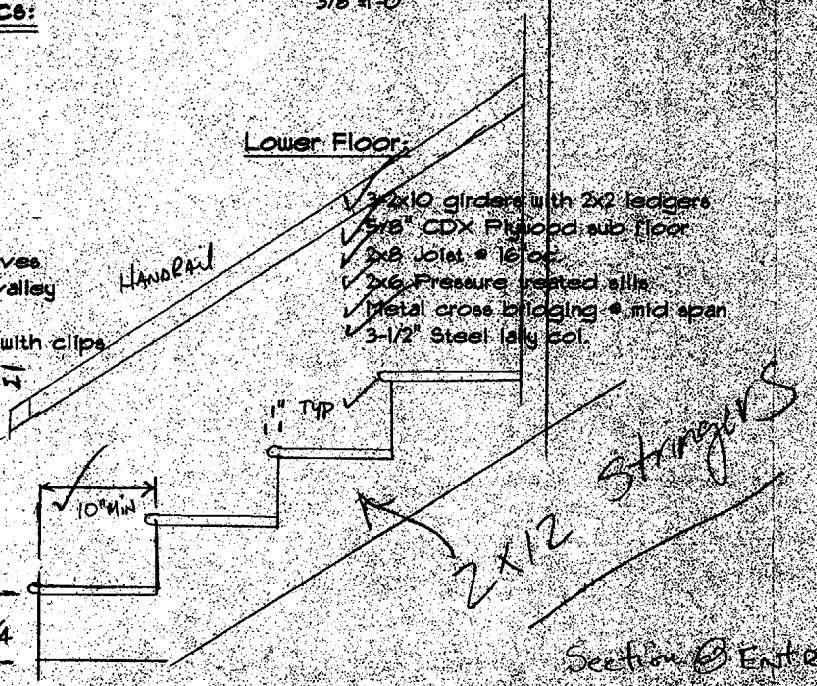
- Clapboard Siding
- Tyvek house wrap or equivalent
- 1/2" CDX plywood sheathing
- 2x6 Studs @ 16" oc.
- 6" R-19 Insulation
- 1/2" Sheetrock Interior finish

Section @ Bedroom

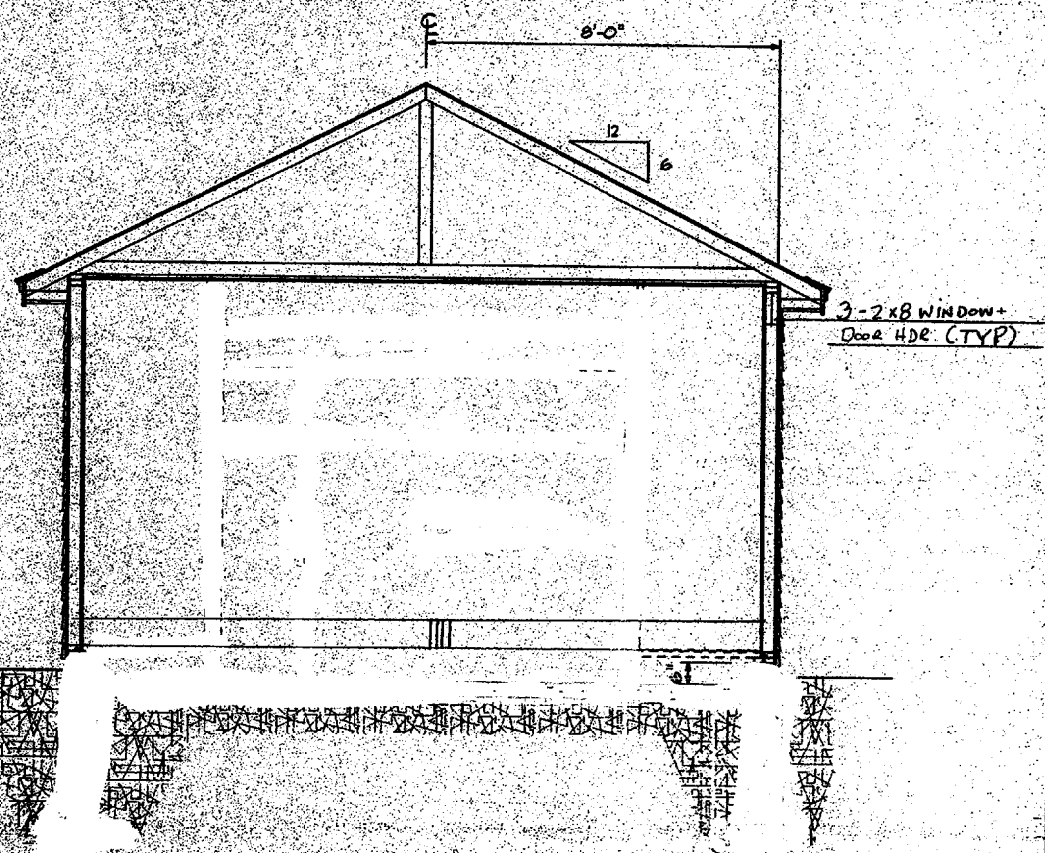
3/8" @ 1'-0"

Lower Floor:

- 2x10 girders with 2x2 ledgers
- 5/8" CDX Plywood sub floor
- 2x8 Joist @ 16" oc.
- 2x6 Pressure treated sills
- metal cross bracing @ mid span
- 3-1/2" Steel lally col.

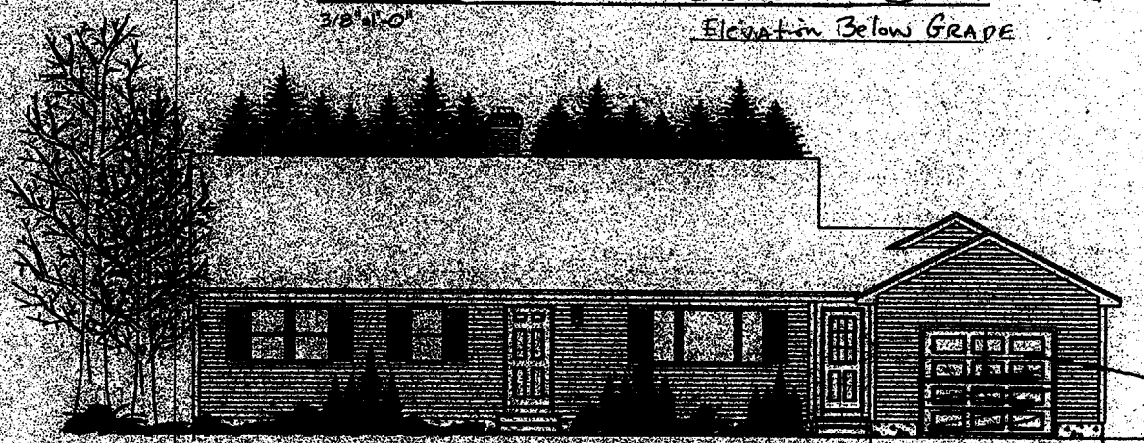


Section @ Entry Stair 1" = 1'-0"



3-2x8 Window + Door HDR (TYP)

Section @ Sitting Room See Section @ Bedroom for Elevation Below GRADE



Existing Structure Proposed Addition

Note: Owner to check plans for compliance with local building codes	
Section & Elevation	Garage / Office Addition
Plan For:	2
Cathy Nally	2
	15, 2002