

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1016	Date Applied For: 08/18/2010	CBL: 409 G009001
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Location of Construction: 24 NOTTINGHAM AVE	Owner Name: DOBSON DANIEL & HEIDI DOB	Owner Address: 24 NOTTINGHAM AVE	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: Single Family Home - Addition of porch on 2 sides of main house	Proposed Project Description: Addition of porch on 2 sides of main house
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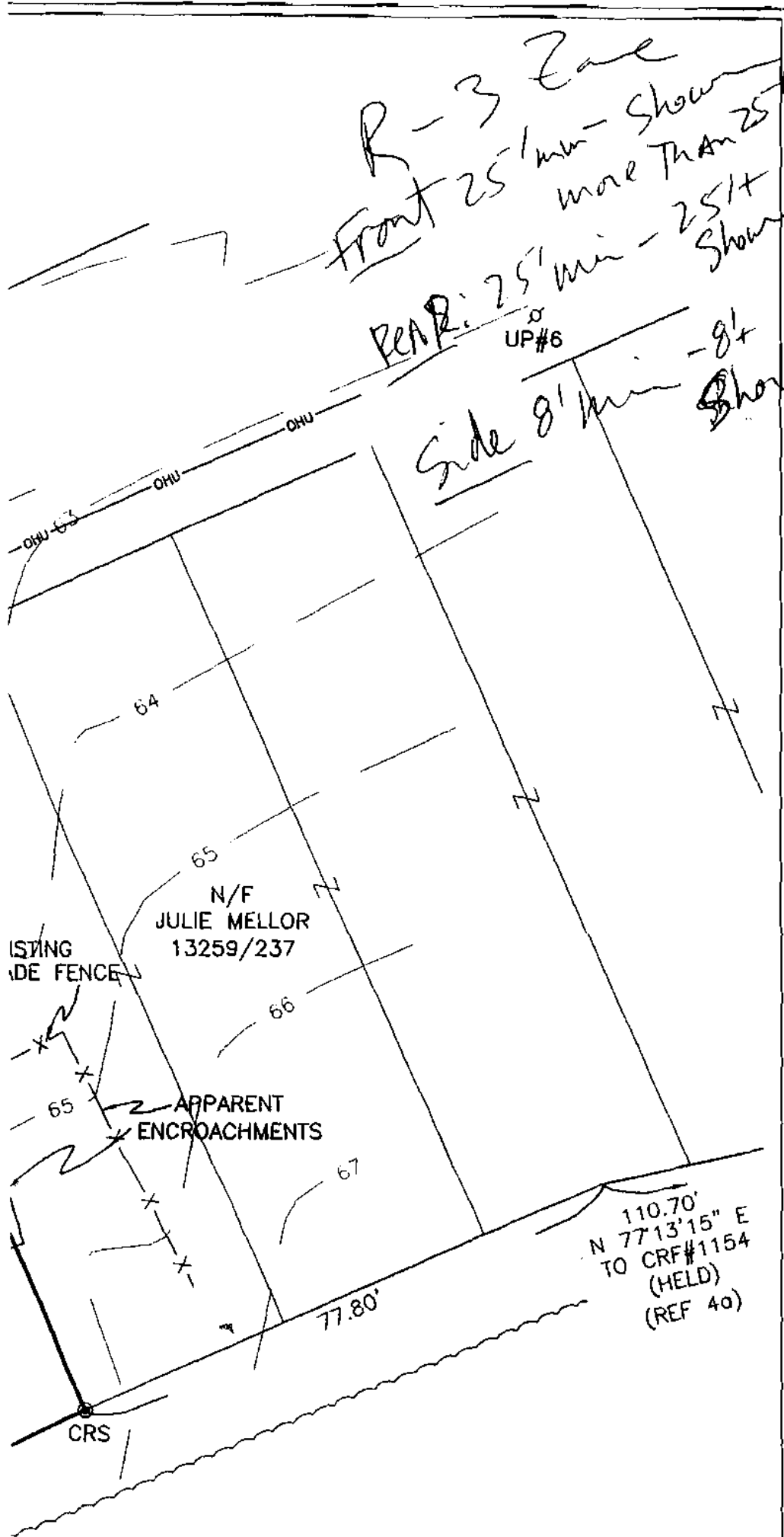
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/27/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This is NOT an approval 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 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 revised plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 09/14/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Fastener schedule per the IRC 2003 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 			

Comments:

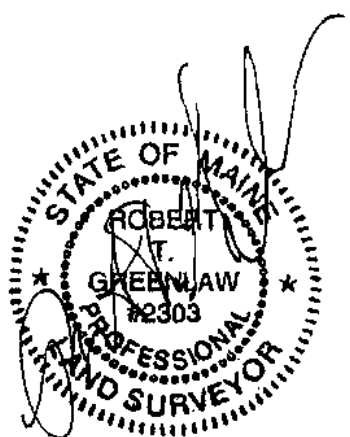
8/27/2010-mes: owner came in today and drew on his plans where the the new deck was going - front and side

8/24/2010-mes: I can not tell wher the deck is going based on the two sides of the house based on what was submitted - I will call owner - the plans are pretty sketchy as to where the house was moved.

9/15/2010-jrioux: Revised plan with Owner, he chose to use 2X10 @ 16 O/C floor joist, with triple 2X10" beam resting- to 8" Sona tubes every 6"; dimensions for fall protection and graspable handrail details were given to Owner; the floor joist will not be cantilevered.



N/F
WILLIAM B &
NANCY S TROUBH
21977/280



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DANIEL & HEIQI DOBSON, DESCRIBED IN BOOK 18080, PAGE 133 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, 04/05/2005, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDP333 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 18,900.00 SQ. FT., 0.43 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PHEASANT HILL, PORTLAND, MAINE, RECORDING PLAT MADE BY ROYAL RIVER SURVEY CO. FOR ANASTOS & LOHNES, INC. DEVELOPER, DATED REVISED 04/7/1995, RECORDED IN C.C.R.D. PLAN BOOK 195, PAGE 120.
b.) CITY OF PORTLAND ASSESSORS PLANS MAP NO. 171A BLOCK A LOTS 7&8, MAP NO. 409 BLOCK 0 LOTS 9-14; AND MAP NO. 410 BLOCK A LOTS 1-5.
c.) RAY GARDENS, PORTLAND, MAINE, OWNED BY J.W. WILBUR, BY A. ELIOT, CE, DATED SEPT 1, 1914, RECORDED IN C.C.R.D. PLAN BOOK 12, PAGE 103.
5. ELEVATIONS ARE BASED UPON A BENCHMARK 60.31' ON UTILITY POLE #12 AT CORNER OF WALDO AND MARLBOROUGH STREETS.
6. PER SAID DEED AND REFERENCE 4c, ABOVE, PROPERTY IS "SUBJECT TO THE RIGHT RIGHT OF ALL OF SAID LOT OWNERS TO MAKE ANY CUSTOMARY USE OF SAID STREETS AND WAYS." THERE WERE APPARENT ENCROACHMENTS OF ACCESSORY BUILDING AND FENCE ONTO ABUTTER'S PARCEL AT THE TIME OF THIS SURVEY.

RECEIVED

AUG 18 2010

Dept. of Building Inspections
City of Portland Maine

ZONING:

ZONING: R-3 RESIDENTIAL
SETBACKS: FRONT - 25 FT; REAR - 25 FT;
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT
ON SIDE STREET: 20 FT
MINIMUM LOT SIZE: 6,500 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 25%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230031 7c WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- CRF ⊙ Capped 5/8" Rebar Set with #2303
- CRF ⊙ Capped 5/8" Rebar Found (50.00') Distance from reference plan or dead.
- N/F Now Or Formerly
- 12345/99 Deed Book/Page of Local Registry
- Z Indicates Ownership in Common
- ⊙ Utility Pole
- OHU Overhead Electric &/or Comm
- Abutter Line
- Property Line
- Street Line
- Edges of Troveled Way
- Old Lot Line

**BOUNDARY/EXISTING CONDITIONS PLAN
AT 24 NOTTINGHAM AVENUE, PORTLAND, MAINE**

FOR: **DANIEL DOBSON**

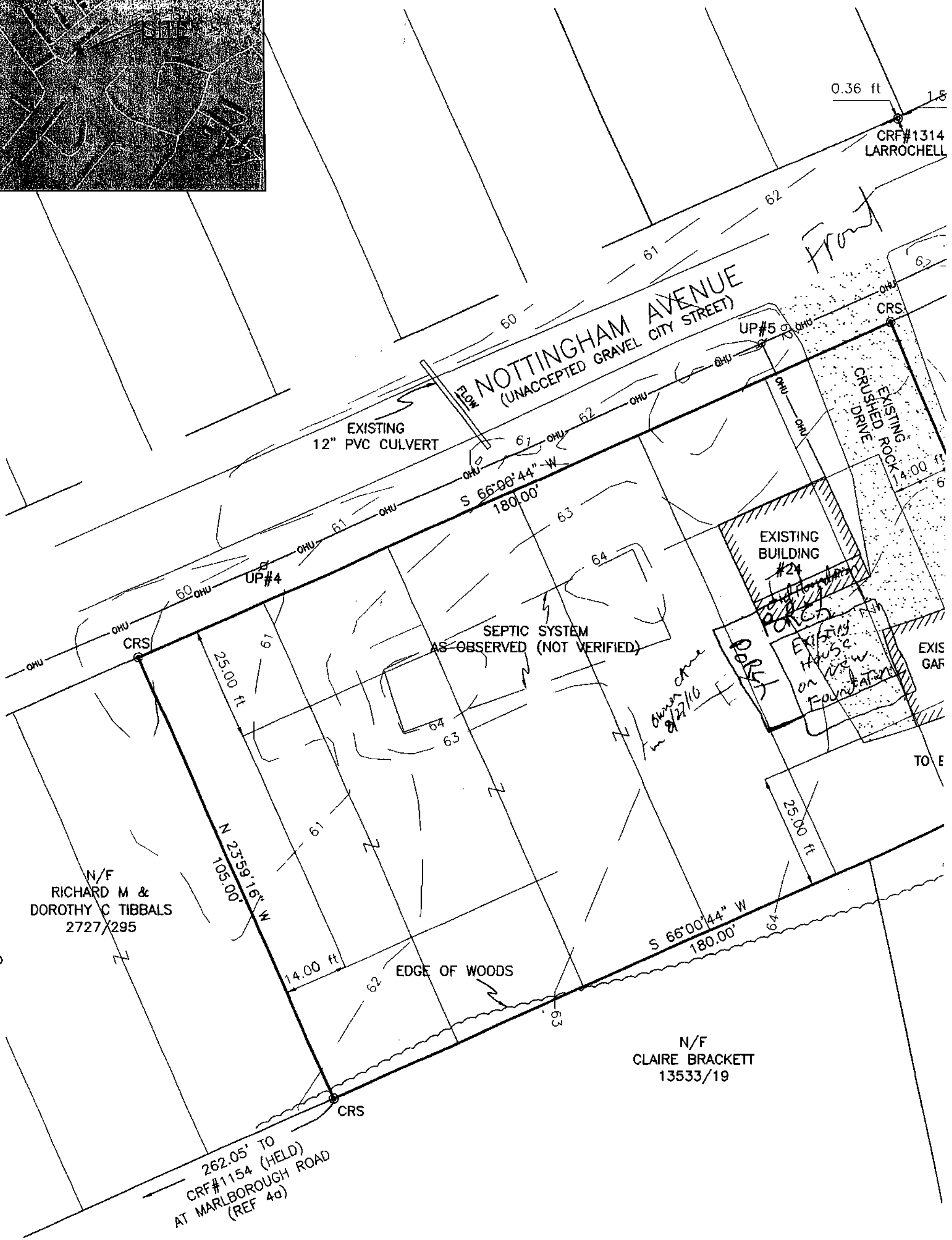
PREPARED BY:
BACK BAY BOUNDARY INC.
LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101

DRAWN BY: PJM
CHECKED BY: KCC
SCALE: 1" = 20'
SURVEY DATE: 04/05/2005
JOB NUMBER: 2005034
SHEET 1 of 3

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION



MAGNETIC NORTH 2005

<p>NOTES:</p> <p>NOTION: 24 NOTTINGHAM AVENUE, PORTLAND, MAINE</p>	<p>STATE OF MAINE, CUMBERLAND SS REGISTRY OF DEEDS</p> <p>RECEIVED 2005 AT : H .M. AND RECORDED IN PLAN BOOK PAGE</p>	<p>0' 20' 40' 60'</p> <p>GRAPHIC SCALE</p>
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