

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

BUILDING PERMITS

Please Read  
Application And  
Notes, if Any,  
Attached

Permit Number: 100514

## PERMIT ISSUED

This is to certify that NORTON DARYL/Daryl Norton

has permission to Interior remodel

AT 53 BRACKETT ST

044 E027001 JUN 8 2010

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 used-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

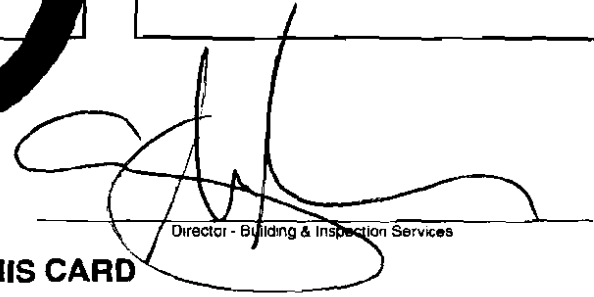
### OTHER REQUIRED APPROVALS

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: 10-0514	Issue Date:	CBL: 044 E027001
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Location of Construction: 53 BRACKETT ST	Owner Name: NORTON DARYL	Owner Address: P.O. 931	Phone: 207-653-1515
Business Name:	Contractor Name: Daryl Norton	Contractor Address: P.O. Box 931 Gray	Phone: 2076531515
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: Single family	Proposed Use: Single family - interior remodel	Permit Fee: \$370.00	Cost of Work: \$35,000.00	CEO District: 2
Proposed Project Description: Interior remodel		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003	
		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: 05/13/2010	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>OK w/ conditions Date: 5/14/10 <i>ABM</i></p>	<p><b>Zoning Appeal</b></p> <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 <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <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 <p>Date: <i>ABM</i></p>
	<p><b>PERMIT ISSUED</b></p> <p>JUN 8 2010</p> <p>City of Portland</p>		

**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: 10-0514	Date Applied For: 05/13/2010	CBL: 044 E027001
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Location of Construction: 53 BRACKETT ST	Owner Name: NORTON DARYL	Owner Address: P.O. 931	Phone: 207-653-1515
Business Name:	Contractor Name: Daryl Norton	Contractor Address: P.O. Box 931 Gray	Phone: (207) 653-1515
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single family - interior remodel	Proposed Project Description: Interior remodel
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/14/2010  
**Note:** **Ok to Issue:** ✓

- 1) This permit is being issued for interior work only. If there is any change to the footprint or shell a separate pemrit must be applied for.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 51 Brackett is a separate single family dwelling.
- 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:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 06/08/2010  
**Note:** **Ok to Issue:** ✓

- 1) The attic scuttle opening must be 22" x 30".
- 2) There must be a 2" clearance maintained between the chimney and any combustibile material, with draft stopping per code at each level
- 3) The basement is NOT approved as habitable space.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating applianees, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 7) ANY exterior work requires separate review and approval thru Historic Preservation
- 8) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.
- 9) Those building a new 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 serviee in the building and battery.

## **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   **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.**



# 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>53 Brackett St.</u>		
Total Square Footage of Proposed Structure/Area <u>1780</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>E</u> Lot# <u>27</u>	Applicant *must be owner, Lessee or Buyer* Name <del>Matt Dibiase</del> <u>Daryl Norton</u> Address <u>PO Box 931</u> City, State & Zip <u>Gray, Me 04039</u>	Telephone: <u>653-1515</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Matt Dibiase</u> Address City, State & Zip	Cost Of Work: \$ <u>35,000</u> C of O Fee: \$ Total Fee: \$ <u>370</u>
Current legal use (i.e. single family) <u>Duplex</u> <sup>Single family</sup> Number of Residential Units <u>2</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>Left side Remodel entire interior -</u>		
Contractor's name: <u>Daryl Norton</u>		
Address: <u>PO Box 931</u>		
City, State & Zip <u>Gray, Me 04039</u> Telephone: _____		
Who should we contact when the permit is ready: <u>Daryl Norton</u> Telephone: <u>653-1515</u>		
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 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.

RECEIVED

MAY 19 2010

Signature: <u>[Signature]</u>	Date: <u>5/13/10</u>	Dept. of Building Inspections City of Portland Maine
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This is not a permit; you may not commence ANY work until the permit is issued

## QUITCLAIM DEED

**Know All Men By These Presents** That **PULPIT ROCK PROPERTIES, LLC**, a Maine Limited Liability Company, with a principal place of business in Cape Elizabeth, Maine, for consideration grants to **OVER THE EDGE LLC**, of Portland, Maine, with **QUITCLAIM COVENANTS**:

A certain lot or parcel of land, with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the easterly side of Brackett Street, bounded and described as follows:

Beginning at a point on the easterly side of Brackett Street distant southerly by said Brackett Street from the monument at the intersection of the easterly line of Brackett Street with the southerly line of Danforth Street, two hundred ten and thirty hundredths (210.30) feet, which point is the southerly corner of a lot of land conveyed by William Wood, et al., to Edward K. Chapman by deed dated June 1, 1911 and recorded in the Cumberland County Registry of Deeds in Book 876, Page 216; thence

Easterly by said Chapman's land, sixty-three and eighty-five hundredths (63.85) feet to a stake one (1) foot beyond the easterly line of a small outhouse now or formerly on land hereby described; thence

Southerly by said Chapman's land, six and thirty-three hundredths (6.33) feet to fence at land of heirs of Cornelius Sheehan; thence

Southerly by said Sheehan's land eighteen (18) feet, more or less to a point opposite the partition wall between the tenement on the land hereby described and the one adjoining it on the southeast; thence

Westerly through the center of said partition wall about fifty-nine (59) feet to said Brackett Street; thence

Northerly by said Brackett Street, twenty-three (23) feet, more or less, to the point begun at.

Reference is hereby made to a Special Warranty Deed from Federal Home Loan Mortgage Corporation to **PULPIT ROCK PROPERTIES, LLC** dated 2/19/10 and recorded in the Cumberland County Registry of Deeds in Book 27653, Page 89.


**In Witness Whereof**, have hereunto set hands this 26th day of April, 2010.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Tyler Karu, authorized agent for  
PULPIT ROCK PROPERTIES, LLC**

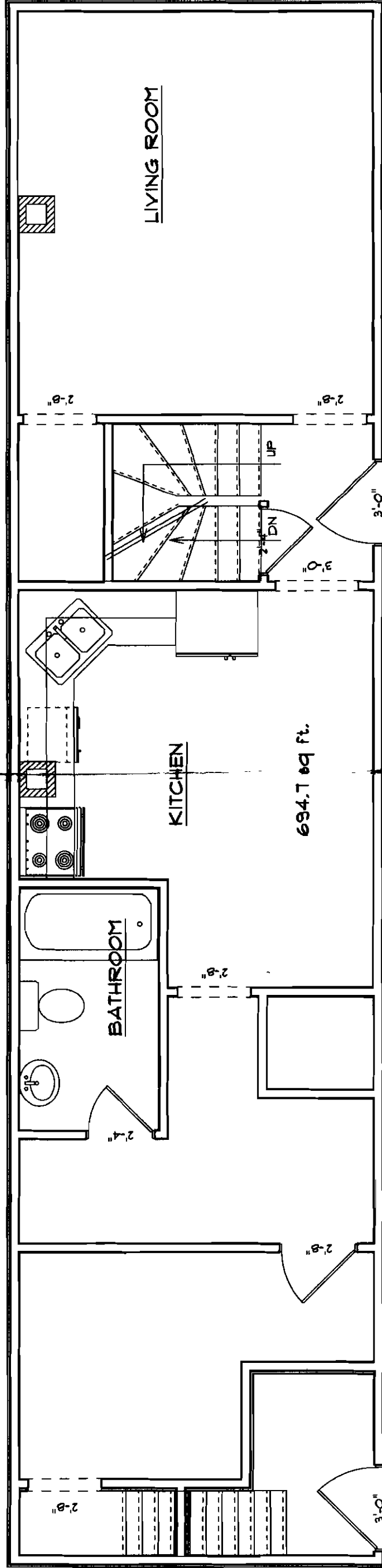
State of Maine  
County of Cumberland, ss

On this 26th day of April, 2010 personally appeared before me the above-named **Tyler Karu, authorized agent for PULPIT ROCK PROPERTIES, LLC**, and acknowledged the foregoing instrument as her free act and deed and in said capacity of said **PULPIT ROCK PROPERTIES, LLC**.

  
\_\_\_\_\_  
Kristine Paolino, Attorney at Law

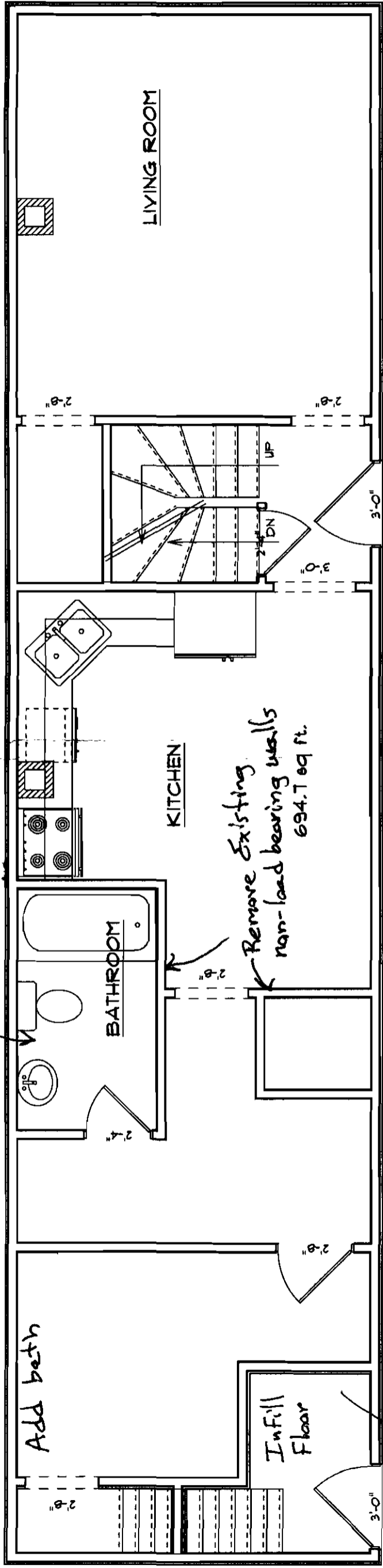


53 Backlot



SCALE: 1/4" = 1'-0"  
ORIGINAL 1ST FLOOR PLAN





SCALE: 1/4" = 1'-0"  
ORIGINAL 1ST FLOOR PLAN

*Remove Existing bath*

*Remove Existing non-load bearing walls 694.7 sq ft.*

*Add bath*

*Infill Floor*

*2x6-16" GI span - 2x6-16" GI span - 2x6-16" GI span*

*Remove existing stair opening.*

**RECEIVED**

JUN - 1 2010

Dept. of Building Inspections  
City of Portland Maine

*Bestmt was offer access.*