

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: 03-0906	Issue Date: AUG 9 2003	CBL: 054 F037001
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Location of Construction: 295 Brackett St	Owner Name: Bandhu Vivek &	Owner Address: 295 Brackett St CITY OF PORTLAND	Phone: 12-348-1738
Business Name:	Contractor Name: John Muldoon Carpentry	Contractor Address: 13 Columbus Avenue South Portland	Phone: 2077672235
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>R-6</i>

Past Use: Single Family	Proposed Use: Single Family/ kitchen updating	Permit Fee: \$111.00/	Cost of Work: \$10,000.00	CEO District: 3
Proposed Project Description: Interior Renovations to Kitchen		FIRE DEPT: <i>N/A</i>	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOLA 99</i>
		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: gad	Date Applied For: 07/28/2003	Zoning Approval		
<ol style="list-style-type: none"> 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.. 		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"/> MBI <input type="checkbox"/> Date: <i>8/19/03</i>	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 type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <i>Not visible</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>D.A. signed off on 8/5/03</i> Date: _____

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 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 initialzing 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
- _____ **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**

[Signature]
Signature of applicant/designee

Date
8/19/08

[Signature]
Signature of Inspections Official

Date

CBL: 054-F-37 Building Permit #: 03-0906

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

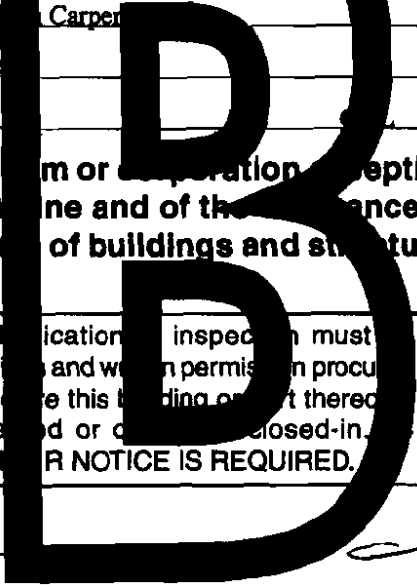
Permit Number: 030906

This is to certify that Bandhu Vivek & /John Muldoon Carpenter

has permission to Interior Renovations to Kitchen

AT 295 Brackett St 054 F037001

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 work on permit must be completed before this building or part thereof is leased or occupied. CLOSED-IN PERMIT 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. **PERMIT ISSUED**

Health Dept.

Appeal Board **AUG 19 2003**

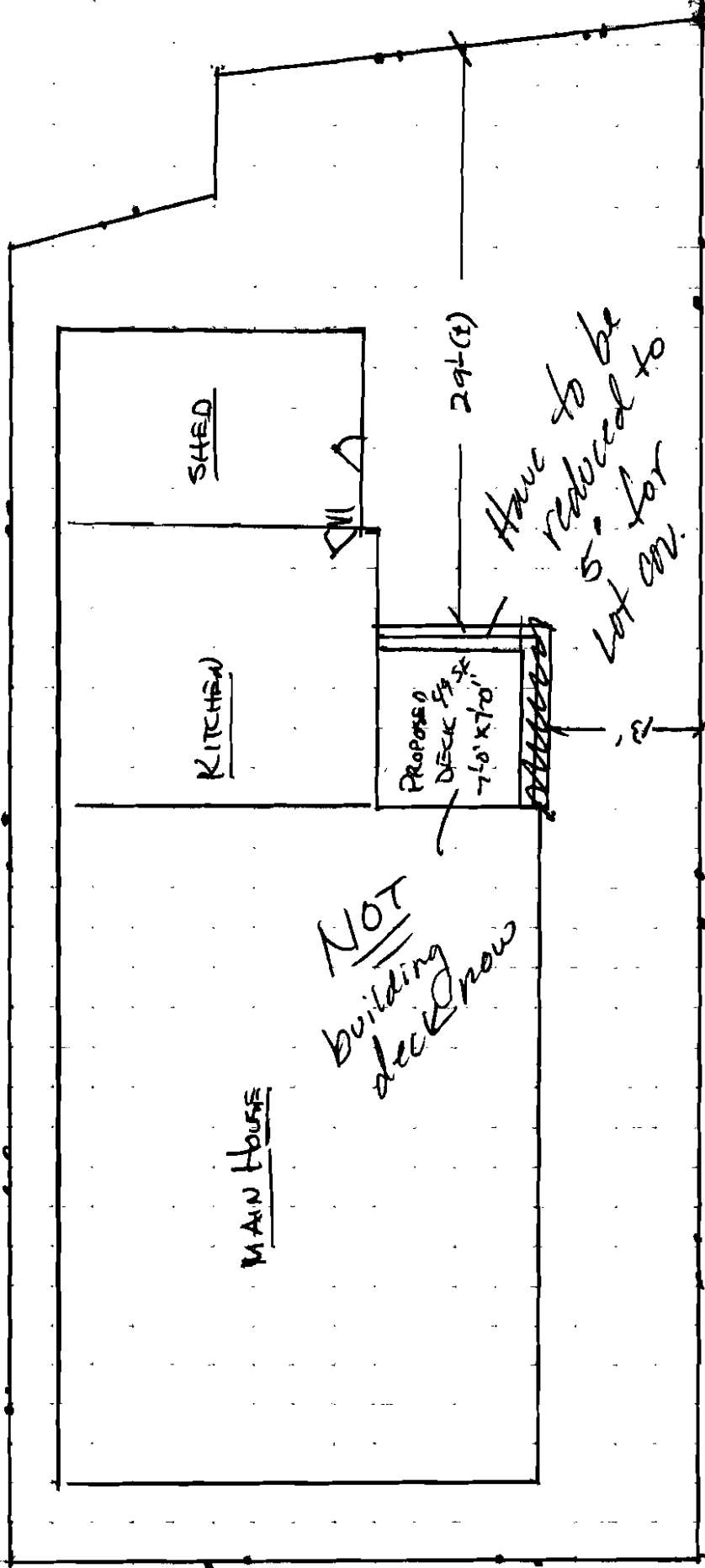
Other

Department Name

CITY OF PORTLAND

[Handwritten Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



$$\begin{array}{r} 2.6 \\ 50\% \text{ lot cov} - \\ 2150 \text{ SF} \\ \times .50 \\ \hline 1075 \text{ SF Allowed} \\ 58 \text{ SF Left} \end{array}$$

Plot Plan
(CUTS)

295 BRACKET ST

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0906	Date Applied For: 07/28/2003	CBL: 054 F037001
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Location of Construction: 295 Brackett St	Owner Name: Bandhu Vivek &	Owner Address: 295 Brackett St	Phone: 212-348-1738
Business Name:	Contractor Name: John Muldoon Carpentry	Contractor Address: 13 Columbus Avenue South Portland	Phone: (207) 767-2235
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family/Deck, kitchen updating	Proposed Project Description: Interior Renovations to Kitchen and Addition of 7'x7' Deck
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Dept: Historical Status: Not Applicable Reviewer: Deborah Andrews Approval Date: 08/05/2003
Note: not visible Ok to Issue:

Dept: Zoning Status: Pending Reviewer: Tammy Munson Approval Date:
Note: 7/31/03 Given back to Tammy - mes Ok to Issue:
07/31/03 - sent to D.Andrews

Dept: Building Status: ~~Pending~~ **HOLD** Reviewer: Tammy Munson Approval Date:
Note: Ok to Issue:

Comments:

8/19/03-trmm: spoke w/builder about lot coverage - he stated the property owner may chose to install a landscape patio rather than a deck due to the bulkhead opening. He asked to have permit held.

03-0906

All Purpose Building Permit Application

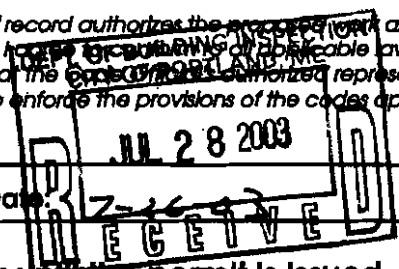
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>295 BRACKET ST PORTLAND</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>54 F 37</u>	Owner: <u>LAURI LUIVER BAUDHU</u>	Telephone: <u>212-398-1738</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JOHN MULDOON</u> <u>13 COLUMBUS AVE S.P.</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ <u>111.00</u>
Current use: <u>SINGLE FAMILY HOME</u> <u>767-2235</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>KITCHEN RENOVATION, NEW DECK</u>		
Project description: _____		
Contractor's name, address & telephone: <u>John Muldoon</u> <u>Carpentry</u> <u>13 Columbus Ave.</u> <u>South Portland, Maine 04106</u> <u>1(207)767-2235</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
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: _____		

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 am not circumventing applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Contractor 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.

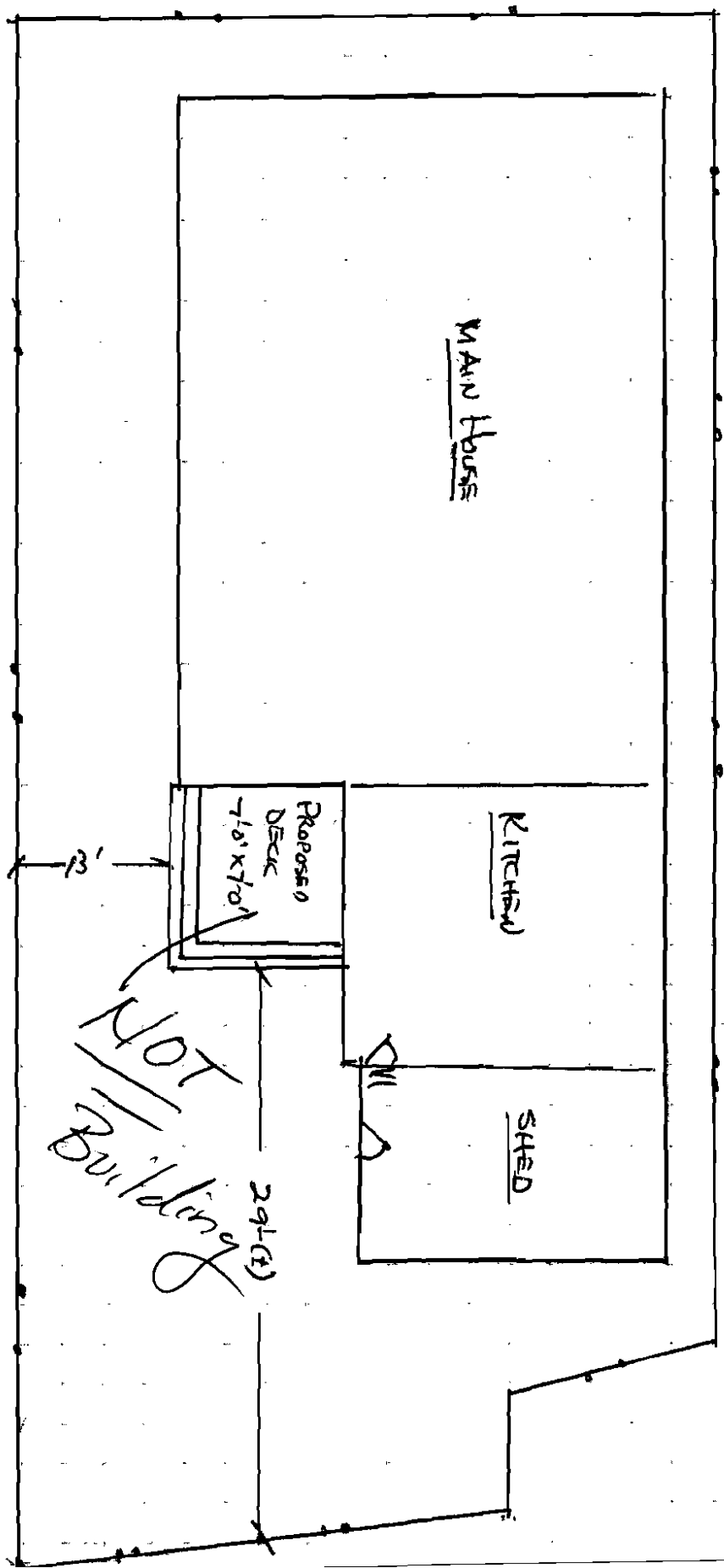
Signature of applicant: <u>[Signature]</u>	Date: <u>JUL 28 2003</u>
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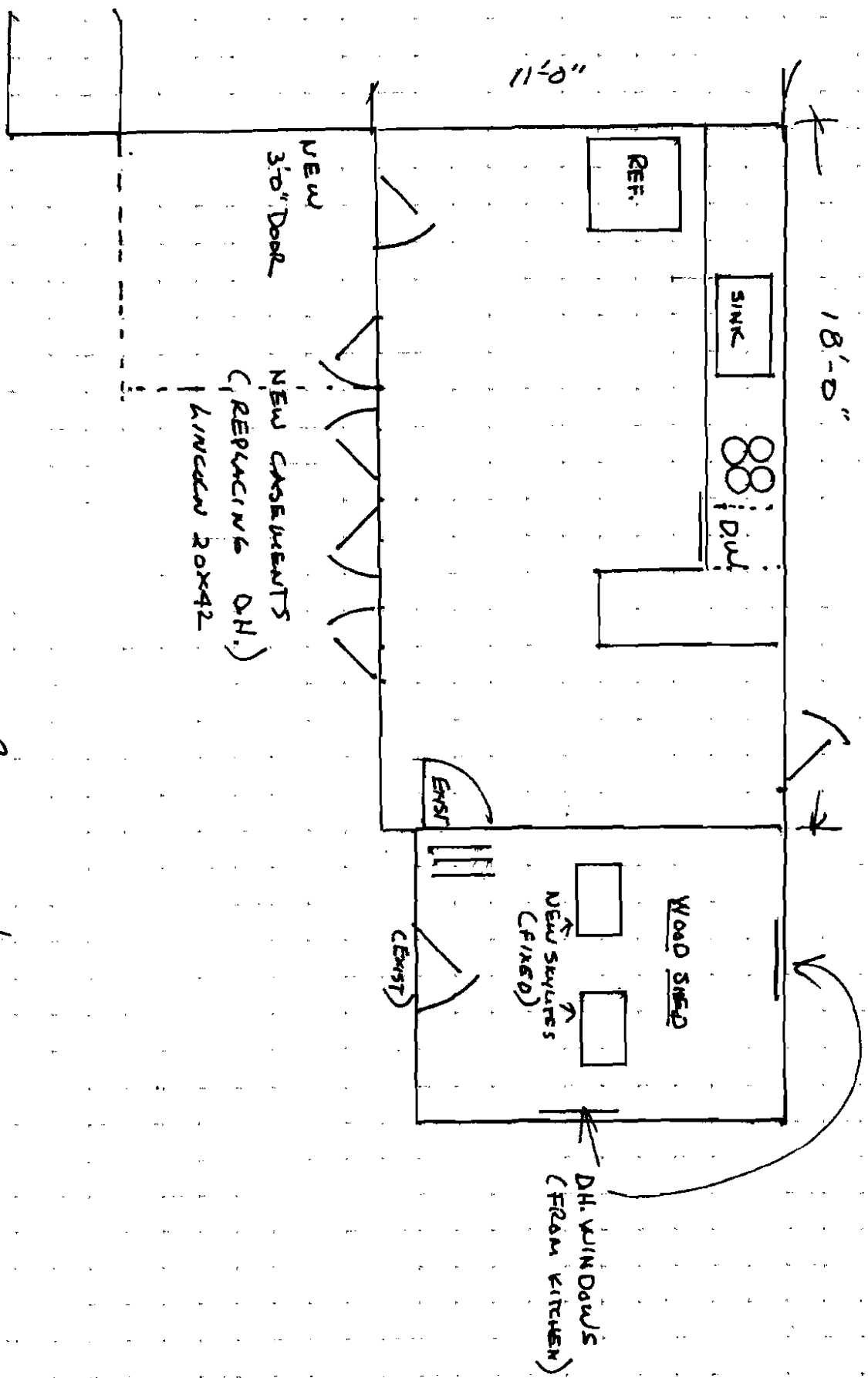


This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

R-6
2150 SF
Rear - 20'
Side - 10'
Lot cov. 50%

Plot Plan
(UTS)
295 BRACKET ST



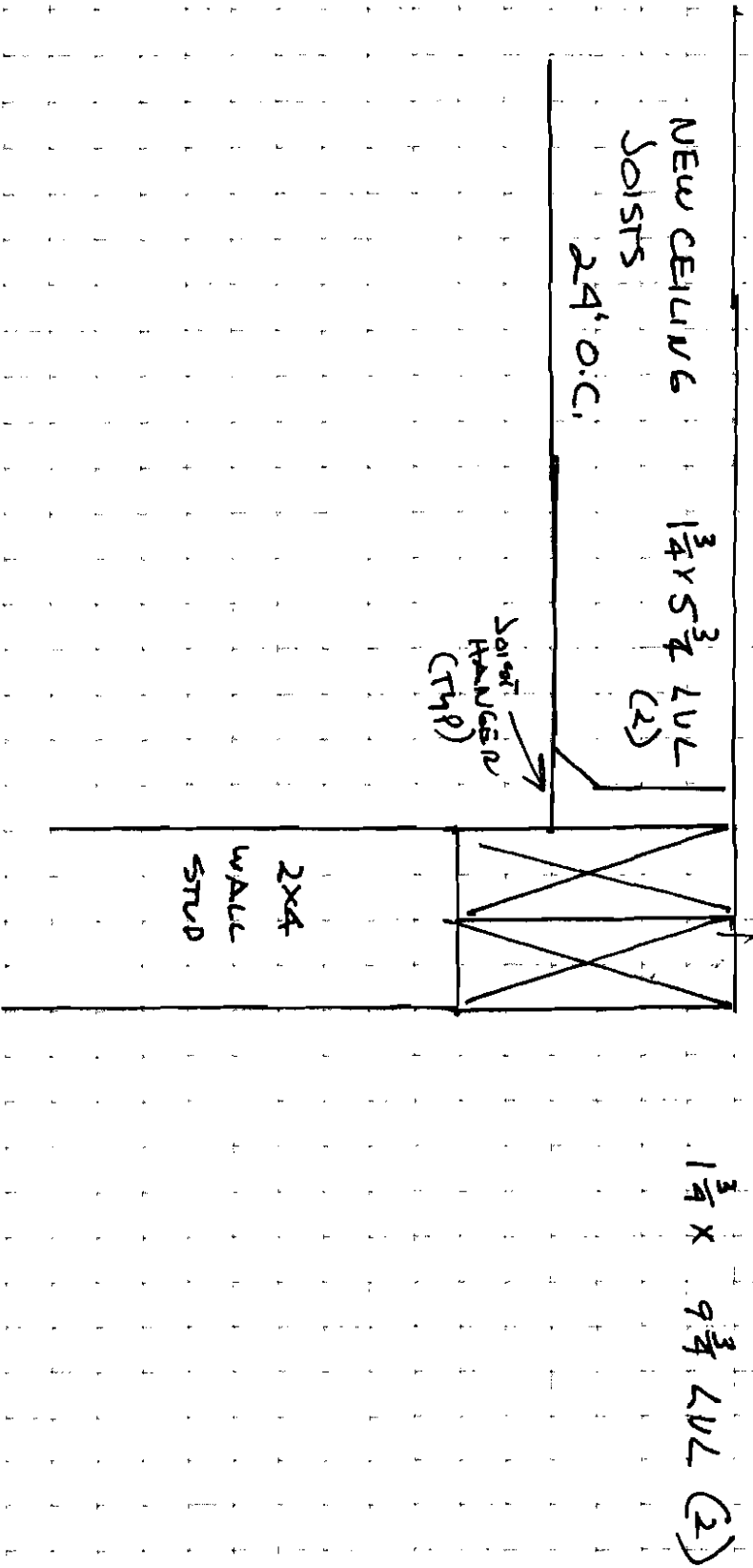


KITCHEN RENOVATION

295 BRACEPT ST

(4" = 1.0")

WINDOW HEADER @ KITCHEN



FRAMING DETAIL @ KITCHEN RENOVATION

2 95 BRACKET ST

(N.T.S)

WARRANTY DEED

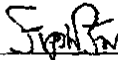
KNOW ALL BY THESE PRESENTS, that I, **HUGH T. FRENCH**, of Eastport, Washington County, Maine in consideration of one dollar (\$1.00) and other good and valuable consideration paid by **VIVEK BANDHU** and **LAURI GIBSON BANDHU**, whose mailing address is 26 East 91st Street, #3B, New York, NY 10128, receipt whereof I do hereby acknowledge, do hereby grant unto the said **VIVEK BANDHU** and **LAURI GIBSON BANDHU**, as **Joint Tenants and not as tenants in common**, their heirs and assigns forever, **WITH WARRANTY COVENANTS**, the following land in Portland, Maine, more particularly described as follows:

See Exhibit A


CITY OF PORTLAND TAX MAP #54 BLOCK F, LOT 37

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said **VIVEK BANDHU** and **LAURI GIBSON BANDHU** and their heirs and assigns forever.

IN WITNESS WHEREOF, the said **Hugh T. French** has executed this deed, this 10 day of March, 2003.




Witness



Hugh T. French

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On March 10 2003, personally appeared the above-named **Hugh T. French** and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Stephen D. Bither
Attorney at Law

EXHIBIT A

A certain lot or parcel of land located in the City of Portland, Cumberland County, Maine, bounded and described as follows:

Beginning at a point on the northwesterly side line of Brackett Street at the westerly corner of land formerly of William T. Small;

Thence westerly on said Brackett Street thirty and five tenths (30.5) feet, more or less, to a point midway between the house now standing on this lot and the "Steel House" so called;

Thence northerly sixty-nine and fifty-five hundredths (69.55) feet, more or less to a point;

Thence easterly twelve and seven tenths (12.7) feet, more or less, to a point;

Thence northerly six and seven tenths (6.7) feet, more or less to a point;

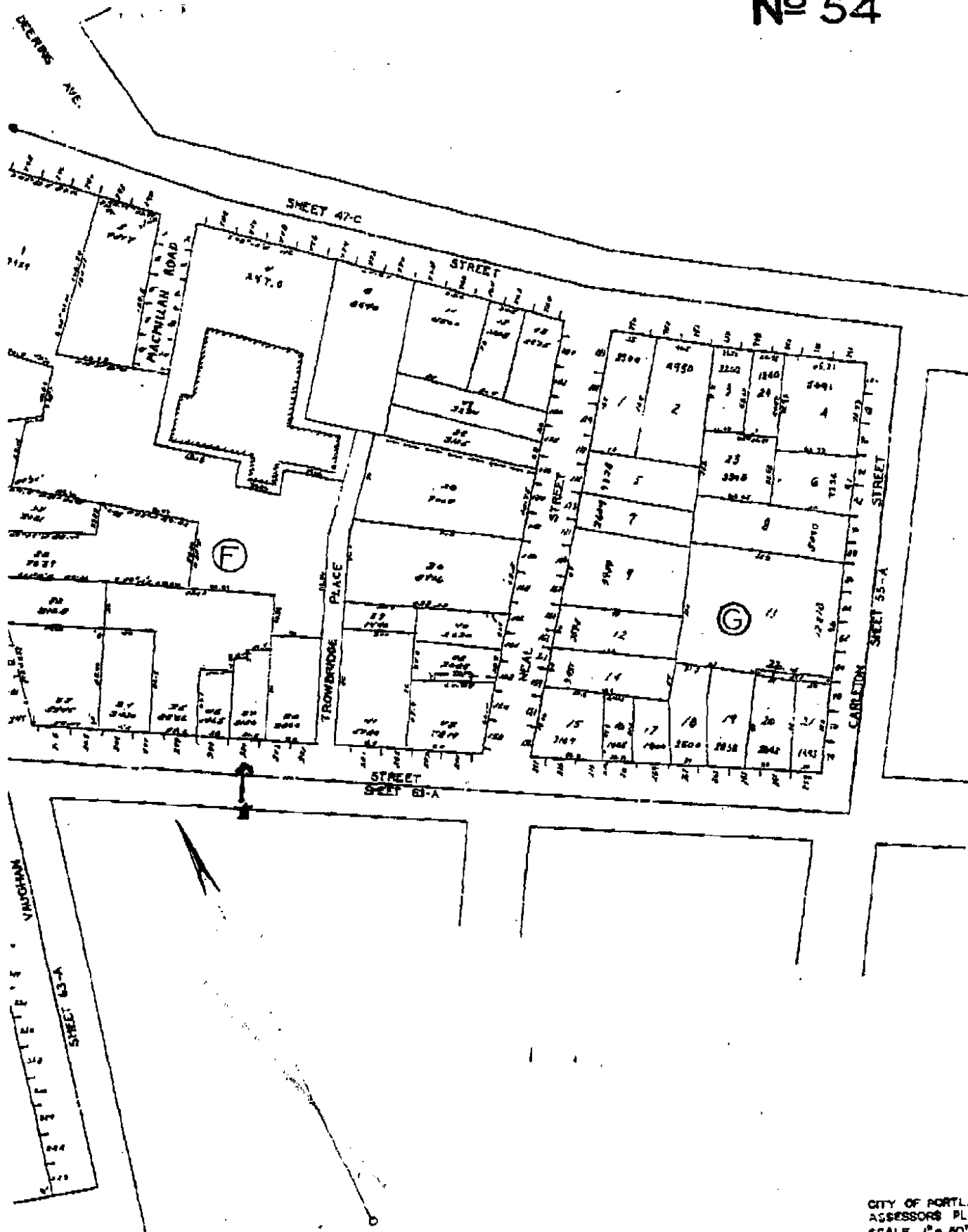
Thence easterly twenty and five hundredths (20.05) feet, more or less, to the westerly line of said land formerly of said Small;

Thence by said line southerly seventy-eight and fifty-five hundredths (78.55) feet, more or less, to the point begun at.

Being the same premises as conveyed by Frances W. Spencer to Hugh T. French, dated August 6, 1992, and recorded in the Cumberland County Registry of Deeds in Book 10269, Page 181.

Received
Recorded Register of Deeds
Mar 11, 2003 12:00:12P
Cumberland County
John B. O'Brien

No 54



CITY OF PORTLAND
 ASSESSOR'S PLAN
 SCALE 1" = 50'

11 July 2003

To Whom It May Concern:

John Muldoon is authorized to
act on ^{our} behalf with all aspects
to our house located at
295 Brackett Street, Portland, Me.

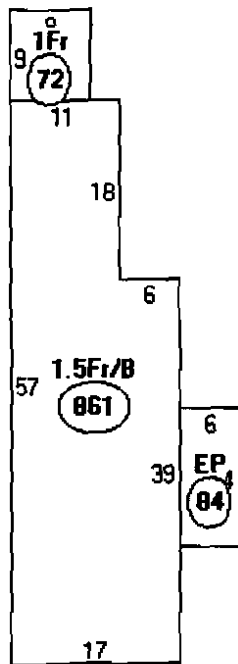
Please call with questions. 212 348 1738

Lauri Gibson Bandhu

Lauri Gibson Bandhu

Vivek Bandhu

Vivek Bandhu



Descriptor/Area

A: 1.5Fr/B
861 sqft

B: 1Fr
72 sqft

C: EP
84 sqft

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 10/2/01
 Permit # 2001-4980
 CBL# 054 F03

LOCATION: 295 BRACKET ST METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER HUGH FRENCH
 TENANT _____ PHONE # 772 1082

					TOTAL EACH FEE	
OUTLETS	Receptacles	Switches	Smoke Detector		.20	
FIXTURES	Incandescent	Fluorescent	Strips		.20	
SERVICES 100A	Overhead ✓	Underground	TTL AMPS <800		15.00	
	Overhead	Underground	TTL AMPS >800		25.00	
Temporary Service	Overhead	Underground	TTL AMPS		25.00	
					25.00	
METERS	(number of)	1			1.00	
MOTORS	(number of)				2.00	
RESID/COM	Electric units				1.00	
HEATING	oil/gas units	Interior	Exterior		5.00	
APPLIANCES	Ranges	Cook Tops	Wall Ovens		2.00	
	Insta-Hot	Water heaters	Fans		2.00	
	Dryers	Disposals	Dishwasher		2.00	
	Compactors	Spa	Washing Machine		2.00	
	Others (denote)				2.00	
	MISC. (number of)	Air Cond/win				3.00
		Air Cond/cent		Pools		10.00
		HVAC	EMS	Thermostat		5.00
	Signs				10.00	
	Alarms/res				5.00	
	Alarms/com				15.00	
	Heavy Duty(CRKT)				2.00	
	Circus/Carnv				25.00	
	Alterations				5.00	
	Fire Repairs				15.00	
	E Lights				1.00	
	E Generators				20.00	
PANELS	Service	Remote	Main		4.00	
TRANSFORMER	0-25 Kva				5.00	
	25-200 Kva				8.00	
	Over 200 Kva				10.00	
TOTAL AMOUNT DUE						
MINIMUM FEE/COMMERCIAL 45.00					MINIMUM FEE 35.00	

35.00

INSPECTION: Will be ready 10/5/01 or will call _____

CONTRACTORS NAME DAN BARKER MASTER LIC. # 3676
 ADDRESS 170 SPURWAY AVE CAPE ELIZ LIMITED LIC. # _____
 TELEPHONE 767-3680

SIGNATURE OF CONTRACTOR Daniel Barker



CITY OF PORTLAND, MAINE
Department of Building Inspections

7/28 2003

Received from

JOHN MULLDOON

Location of Work

295 Brackett St.

Cost of Construction

\$ 10,000

Permit Fee

\$ 111.00

Building (B)

Plumbing (IS)

Electrical (E2)

Site Plan (U2)

Other

City

054 F037

Check #

1910

Total Collected \$

111.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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