

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION PERMIT

This is to certify that REED TRACIE J & JOSHUA REED JTS/Josh Reed
has permission to addition of new exterior doorway, w/ deck platform, stairs to ground level apt 1
AT 214 BRACKETT ST apt 1 CBL 055 B041001

PERMIT ISSUED

Permit Number: 100451

MAY 24 2010

CITY OF PORTLAND

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 closed-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. CAPT. R. Santora
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

James Burke 5/24/10
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: 10-0451 | Issue Date: | CBL: 055 B041001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|---|---|---------------------|
| Location of Construction: 214 BRACKETT ST apt1 | Owner Name: REED TRACIE J & JOSHUA REE | Owner Address: 121 BRITTANY MNR # D | Phone: |
| Business Name: | Contractor Name: Josh Reed | Contractor Address: 214 Brackett St Apt 1 Portland | Phone 2073298857 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Multi Family | Zone: R-1B-1 |

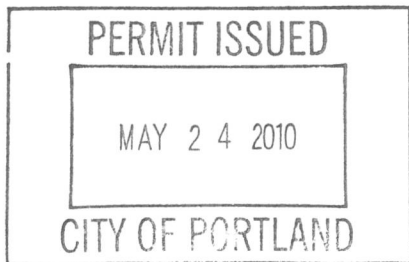
| | | | | |
|---------------------------------|---|---|---|--------------------|
| Past Use: 3 unit residential | Proposed Use: 3 unit residential - addition of new exterior doorway, w/ deck platform, stairs to ground level apt 1 <i>legal in 3 d.v.</i> | Permit Fee: \$30.00 | Cost of Work: \$1,000.00 | CEO District: 2 |
| | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i> | INSPECTION: Use Group: R-2 Type: SB IRC-2003 Serving a single unit Signature: JMB 5/24/10 | |

| | | |
|--|------------------------|--|
| Proposed Project Description: addition of new exterior doorway, w/ deck platform, stairs to ground level apt 1 | Signature: <i>(CB)</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: Idobson | Date Applied For: 04/30/2010 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

- 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 | Zoning Appeal | Historic Preservation |
|---|---|---|
| <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: 5/11/10 <i>AK</i> | <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: _____ | <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 5/17/2010 <i>D. Andrews</i> |



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: 10-0451 | Date Applied For: 04/30/2010 | CBL: 055 B041001 |
|------------------------------|--|----------------------------|

| | | | |
|--|--|--|--------------------------------|
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| Business Name: | Contractor Name: Josh Reed | Contractor Address: 214 Brackett St Apt 1 Portland | Phone (207) 329-8857 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Multi Family | |

| | |
|--|--|
| Proposed Use: 3 unit residential - additon of new exterior doorway, w/ deck platform, stairs to ground level apt 1 | Proposed Project Description: addition of new exterior doorway, w/ deck platform, stairs to ground level apt 1 |
|--|--|

Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/17/2010
Note: **Ok to Issue:**

- 1) * Exterior door and deck not visible from street; no review required.
- * Fence installation to be as shown on marked up site plan.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/11/2010
Note: Using section 14-425. The platform comes out 5' and the total square footage is 35.5 sf. **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain a three 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:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/24/2010
Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 05/19/2010
Note: **Ok to Issue:**

- 1) The door and stairs shall comply with building code and NFPA.
- 2) All construction shall comply with NFPA 1 and 101.

Comments:

- 5/11/2010-amachado: Received revised application and siteplan exemption in the mail.
5/11/2010-amachado: Gave site plan exemption to planning.
5/18/2010-gg: received permit from historic as of 05/17/10. /gg
5/19/2010-gg: received granted site plan exemption as of 05/17/10. /gg exemption with permit.

| | | | |
|--|--|--|--------------------------------|
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| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Multi Family | |

5/24/2010-jmb: Spoke to Josh R. for details on graspable handrail, frost depth, solid risers. This entry serves only one unit and it is historic, allowed to meet IRC 2003 code requirements

5/6/2010-amachado: Left vcm for Josh Reed. Plot plan is incomplete. Need lot lines drawn, full lot shown & dimensions to side & rear property lines. Need total dimensions including the stairs. Question on the size of the deck - permit says 180 sf but dimensions are 4'6" x 3'4". Need siteplan exemption.

5/7/2010-amachado: Met with Josh at counter. Gave him a plot plan from an old permit. The entry deck & stairs might not meet the 10' side setback. Told him about section 14-425. He might have to put the steps to the side so the footprint does not come more than 6' off the building. Gave him a siteplan exemption applicaton.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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 **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.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ 5.4 20 10 _____

Received from Joshua Reed

Location of Work 214 Brackett St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (11) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: SS-8-41

Check #: 3439 Total Collected \$ 30

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

Taken by: J.P.

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



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: 214 Brackett Street

| | |
|--|--------------------------------------|
| Total Square Footage of Proposed Structure/Area <u>deck = 180 sq/ft</u> | Square Footage of Lot <u>5940</u> |
|--|--------------------------------------|

| | | |
|-----------------------------------|---|------------|
| Tax Assessor's Chart, Block & Lot | Applicant *must be owner, Lessee or Buyer* | Telephone: |
|-----------------------------------|---|------------|



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: 214 Brackett St

PROJECT ADDRESS: 214 Brackett St.

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development) 3 dwelling units Addition of a new exterior door and exit platform / stairs to ground level. Proposed door is not a fire egress and only services owners unit.

CHART/BLOCK/LOT: 55-B-41

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Josh Reed
Address: 214 Brackett St Apt # 1
Zip Code: 04102
Work #: 207-329-8857 (cell)
Home #: Same
Fax #:
E-mail: Joshthereed@gmail.com

CONSULTANT/AGENT

Name:
Address:
Zip Code:
Work #:
Home #:
Fax #:
E-mail:

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MAY 17 2010

Dept. of Building Inspections
City of Portland Maine

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
b) Are there any new buildings, additions, or demolitions?
c) Is the footprint increase less than 500 sq. ft.?
d) Are there any new curb cuts, driveways or parking areas?
e) Are the curbs and sidewalks in sound condition?
f) Do the curbs and sidewalks comply with ADA?
g) Is there any additional parking?
h) Is there an increase in traffic?
i) Are there any known stormwater problems?
j) Does sufficient property screening exist?
k) Are there adequate utilities?

Applicant's Assessment
Y(yes), N(no), N/A

Y
N
Y
N
N/A
N/A
N
N
N
N/A
N/A

Planning Division
Use Only

N
Y
Y
N
Y
Y
N
N
N
Y
Y

Planning Division Use Only

Exemption Granted [X] Partial Exemption Exemption Denied

Condition: The applicant shall obtain the required building permits from Portland's Inspector Division

Planner's Signature Barbara Barhydt

Date May 14, 2010

MORTGAGE LOAN INSPECTION

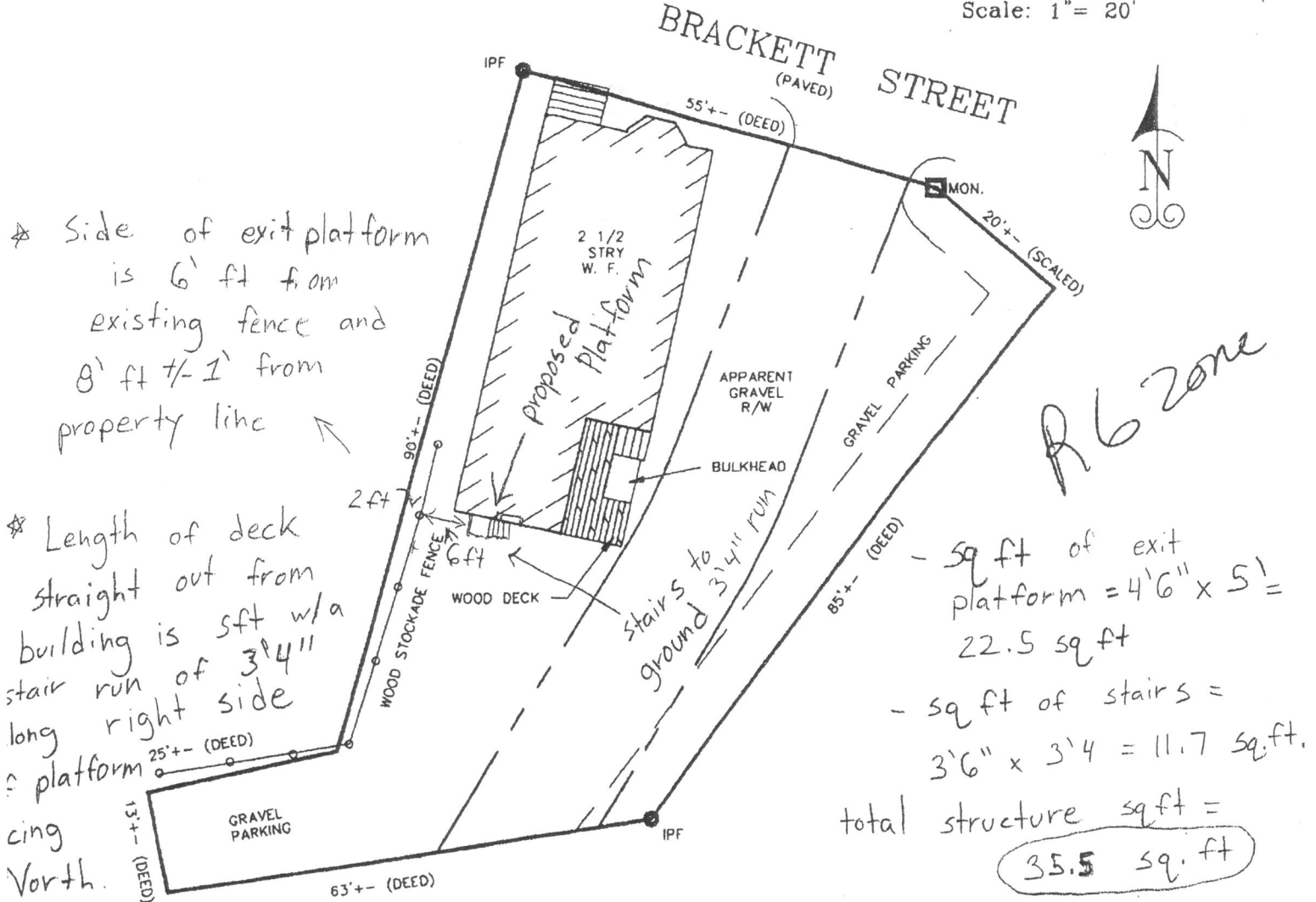
Cumberland Title Company

P.O. Box 4843
 Portland, ME 04112
 1-207-774-1773
 1-207-774-2278 (fax)

CL No.: 003988
 Job No.: CTC22-19.
 Date: 4/16/99
 County: Cumberland
 Plan Bk. Pg.
 Lot(S):
 Scale: 1" = 20'

(S): Mary Jo Spurr

No.: 00210
 Street: Brackett St.
 Town: Portland, ME
 Source Deed Bk. 08645 Pg. 00191



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATION: I hereby certify to **Peoples Heritage Savings Bank**, and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- a) this plan was made from an inspection of the site.
- b) there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- c) the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

214 Brackett St. (site Plan)

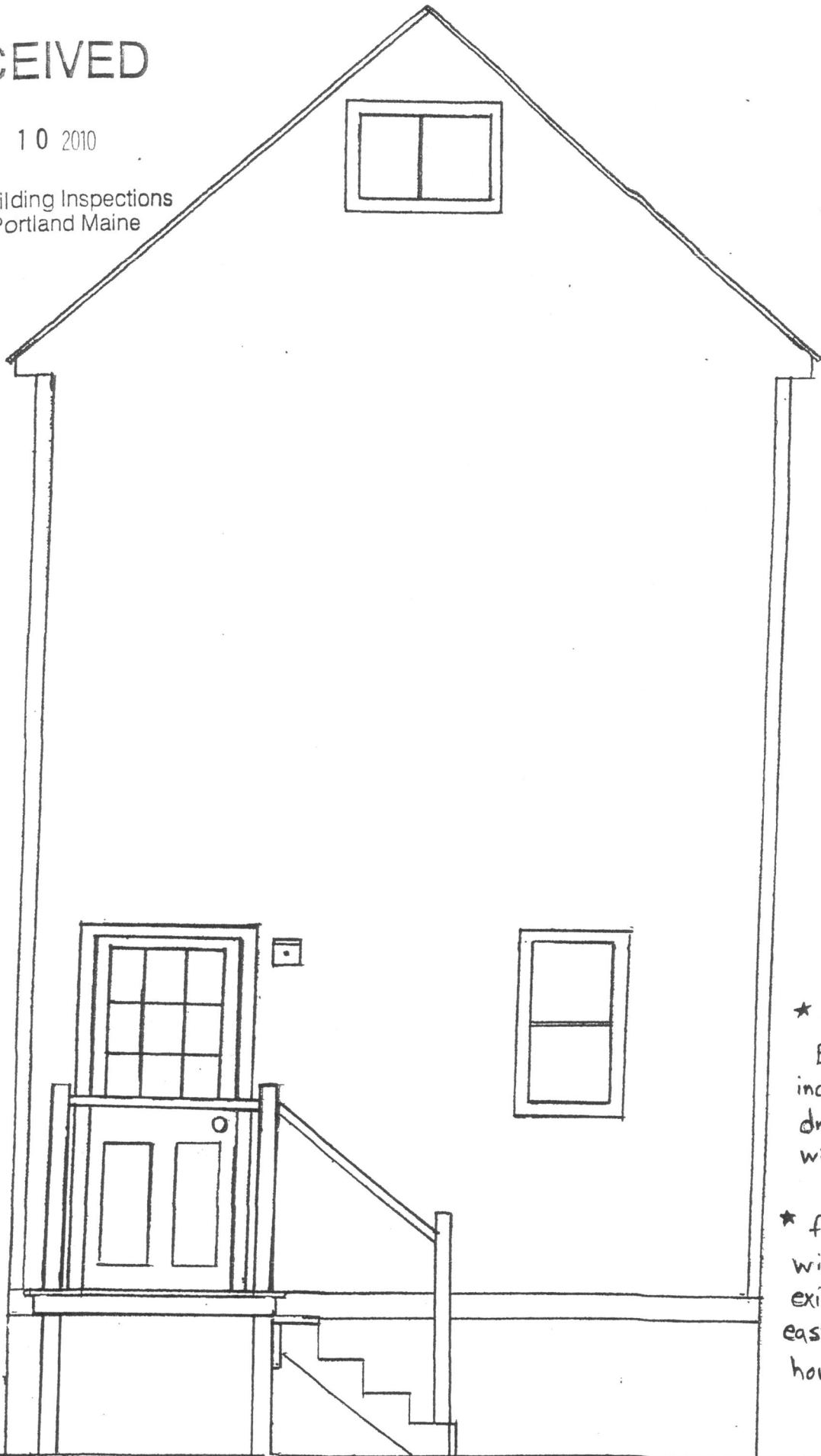
Revised

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 MAY 10 2010
 Dept. of Building Inspections
 City of Portland Maine

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MAY 10 2010

Dept. of Building Inspections
City of Portland Maine



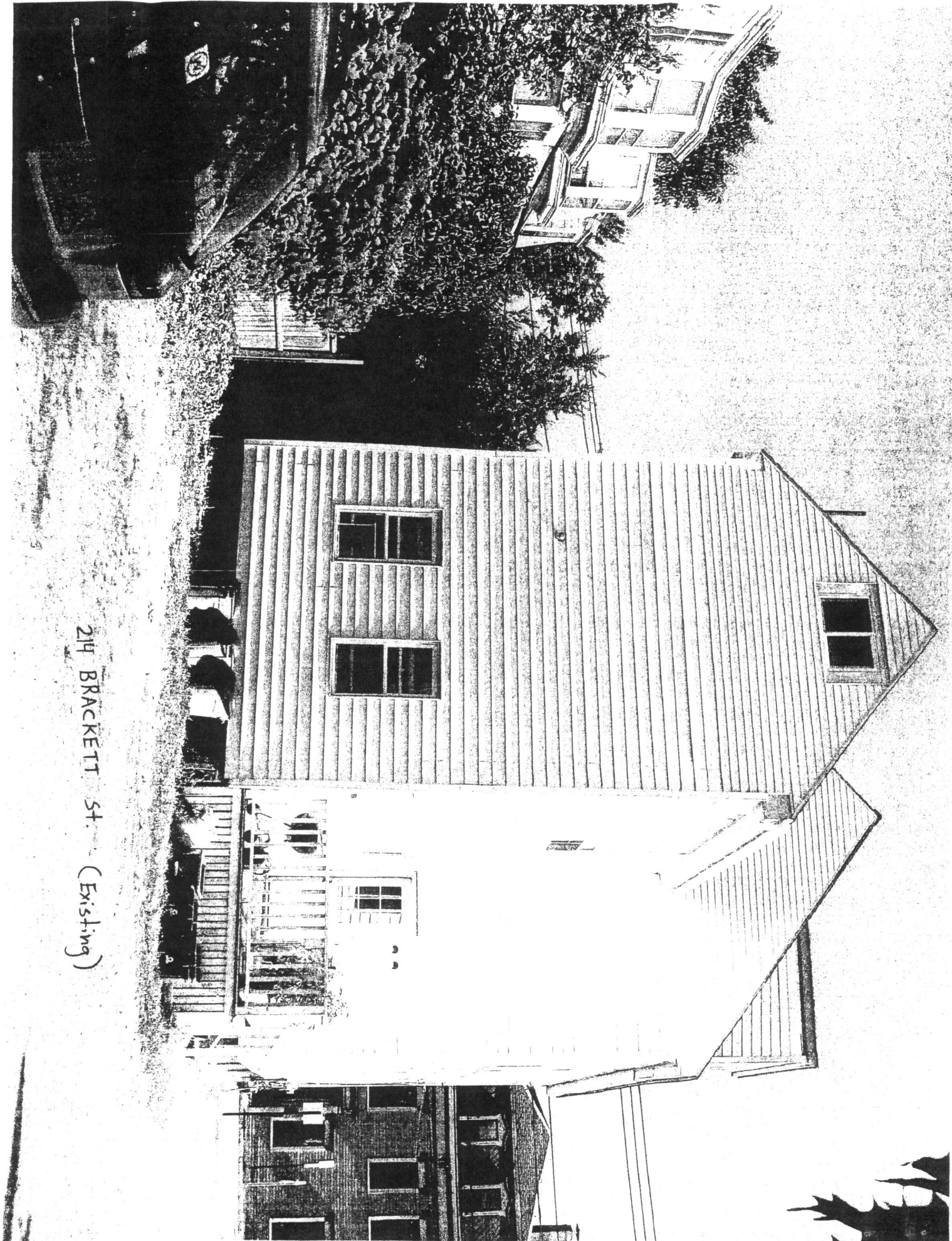
* 4" o.c.

Balusters not
included on
drawing, but
will be installed

* finish trim
will match
existing deck on
east side of
house

214 BRACKETT ST. (Proposed)
Revised

3/8" = 1' +/-



214 BRACKETT St. (Existing)

MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843
Portland, ME 04112

1-207-774-1773
1-207-774-2278 (fax)

(S): Mary Jo Spurr

Ac.: 00210
Street: Brackett St.
Town: Portland, ME
Source Deed Bk. 08645 Pg. 00191

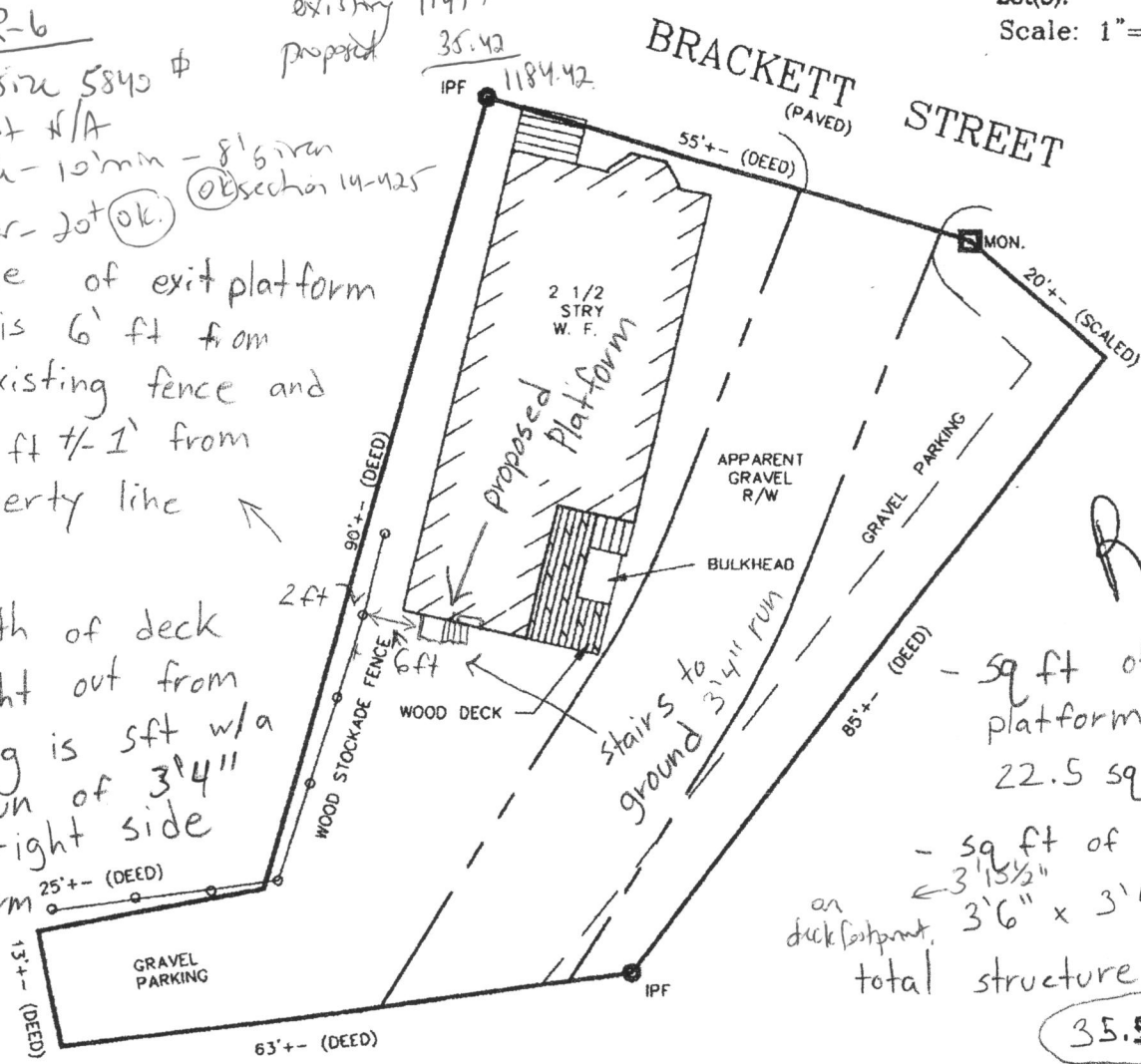
deck $4.5 \times 5 = 22.5 \phi$
stairs $4.65 \times 4.0 = 12.92 \phi$
 $= 35.42 \phi$
CL No.: 003988
Job No.: CTC22-19.
Date: 4/16/99
County: Cumberland
Plan Bk. Pg.
Lot(S):
Scale: 1" = 20'

lot coverage 50% =
2920 ϕ
existing 1149 ϕ
proposed 35.42
IPF 1184.42

R-6
lotsize 5840 ϕ
front 1/4
side - 10' min - 8' 6" min
rear - 20' (ok.)
@ section 14-425

* Side of exit platform is 6' ft from existing fence and 8' ft +/- 1' from property line

* Length of deck straight out from building is 5ft w/a stair run of 3'4" along right side of platform facing North.



R6 zone

- sq ft of exit platform = $4'6" \times 5' = 22.5 \text{ sq ft}$
- sq ft of stairs = $3'15/2" \times 3'4" = 11.7 \text{ sq ft.}$
on deck footprint, total structure sq ft = **35.5 sq. ft**

NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

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214 Brackett St. (site Plan)
Revised

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City of Portland Maine

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City of Portland Maine

Proposed fence

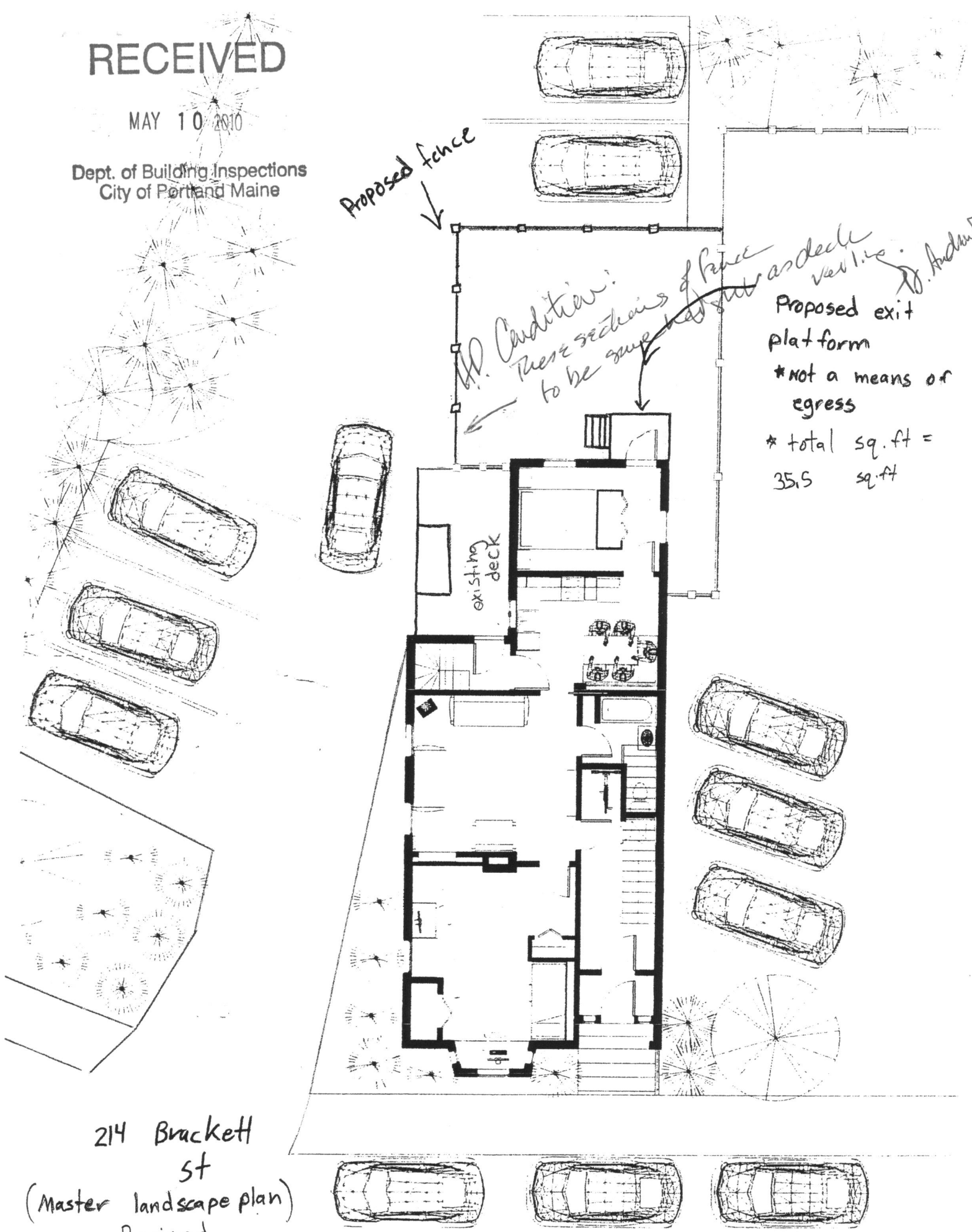
Condition:
These sections of fence
to be same height as deck
ver. line.

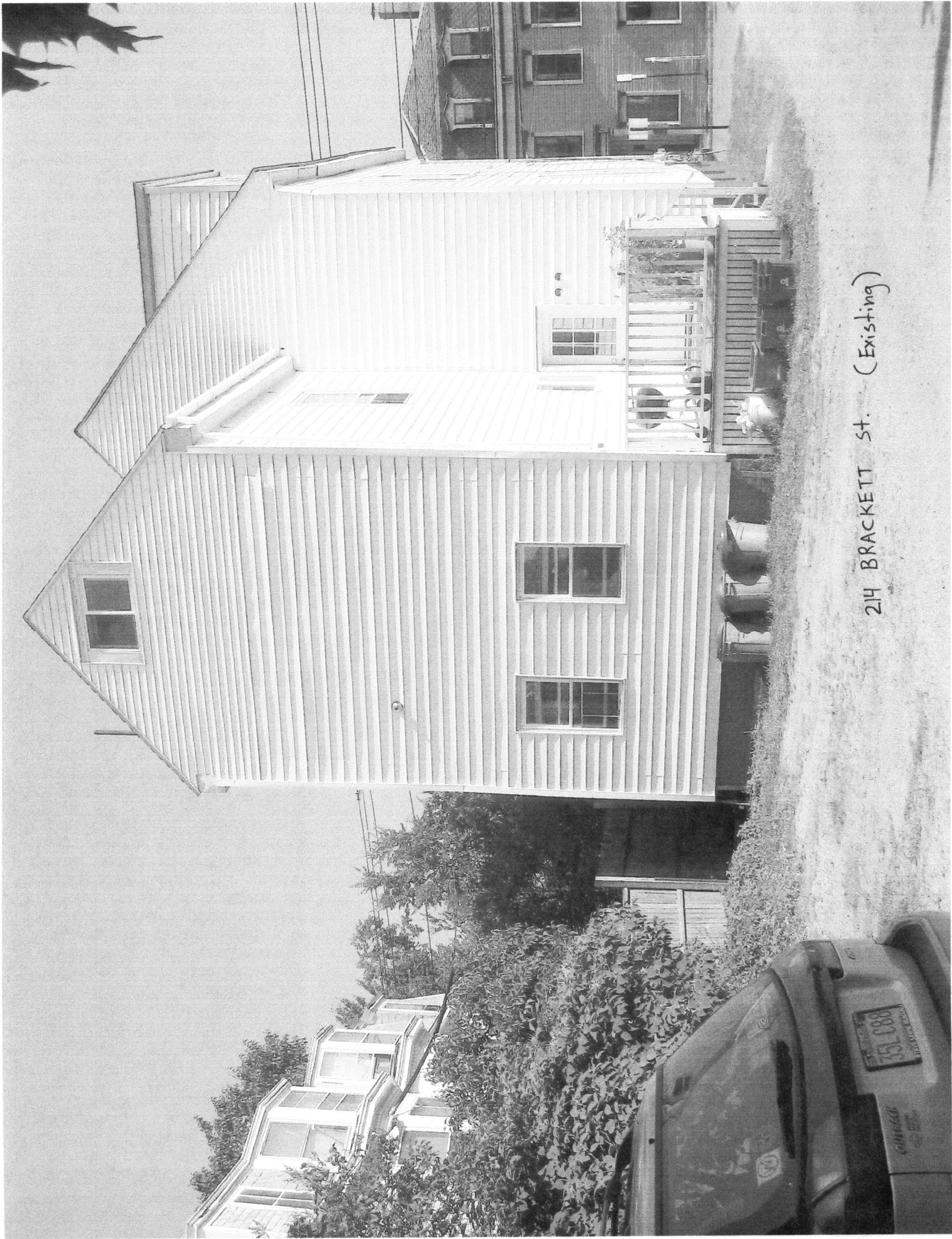
Proposed exit
platform
*not a means of
egress
*total sq. ft =
35.5 sq. ft

existing
deck

214 Brackett
St

(Master landscape plan)
Revised





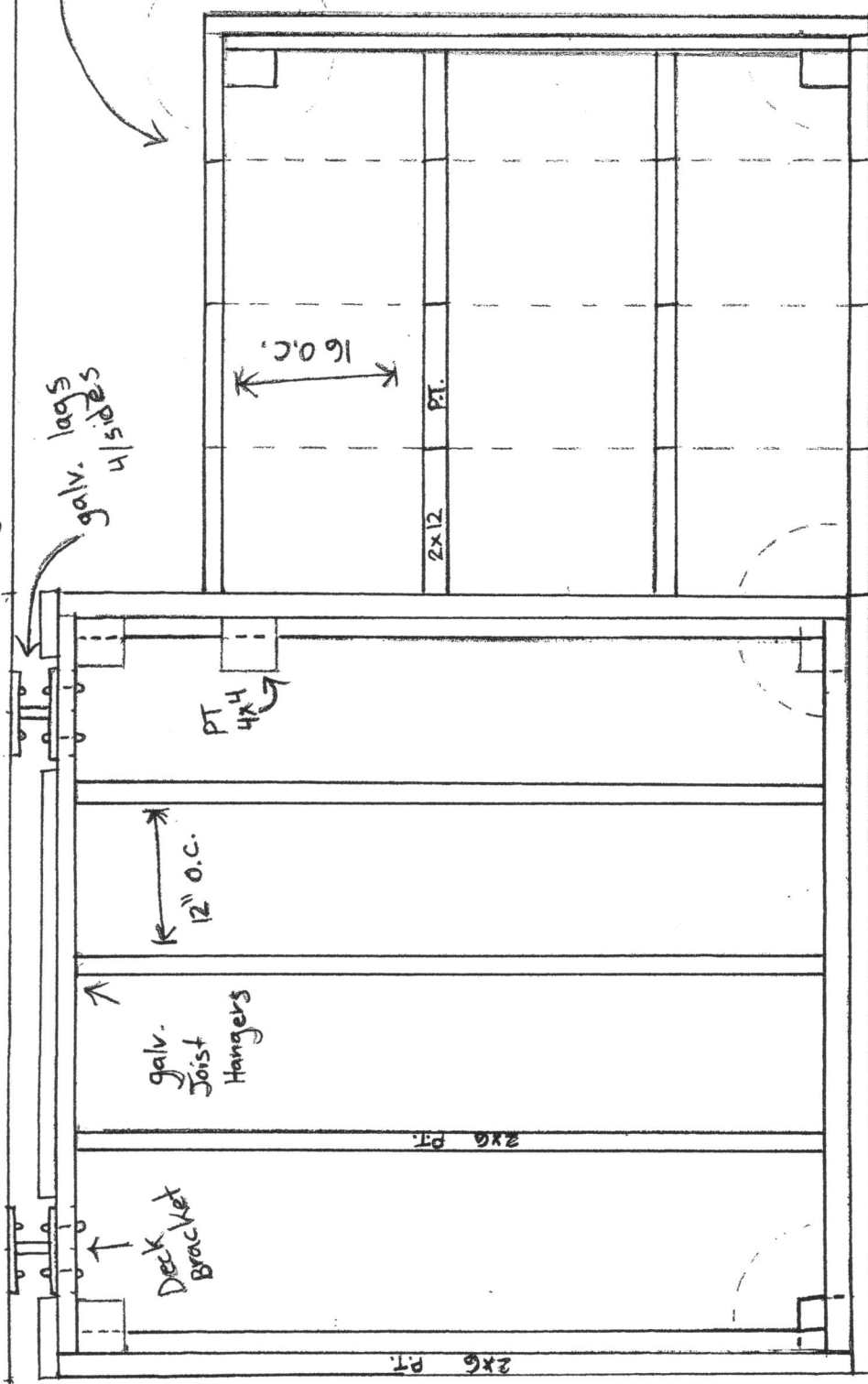
214 BRACKETT ST. (Existing)

35L 088
ILLINOIS

CHEVROLET

Existing Wall (Cable End)

3' o.c. (8 max)



stair stringers
4 @ 16" o.c.

Dimensions:
 Platform = 4'6" x 5'
 sq ft = 22.5
 Stairs = 3'10 1/2" x 3'4"
 sq ft = 13
Total sq ft = 35.5

footing
8" w x 3' deep
concrete

galv. lags
4/sides

galv. Joist
Hangers

12" o.c.

16" o.c.

2x12
PT.

Fasteners:

All nails, screws, & lags will be
P.T. compatible

concrete
footing

lumber:

All lumber will be 2x6, 2x12, or 4x4
pressure treated FSC certified

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MAY 10 2010

214 Brackett St

(plan view of deck framing) Revised

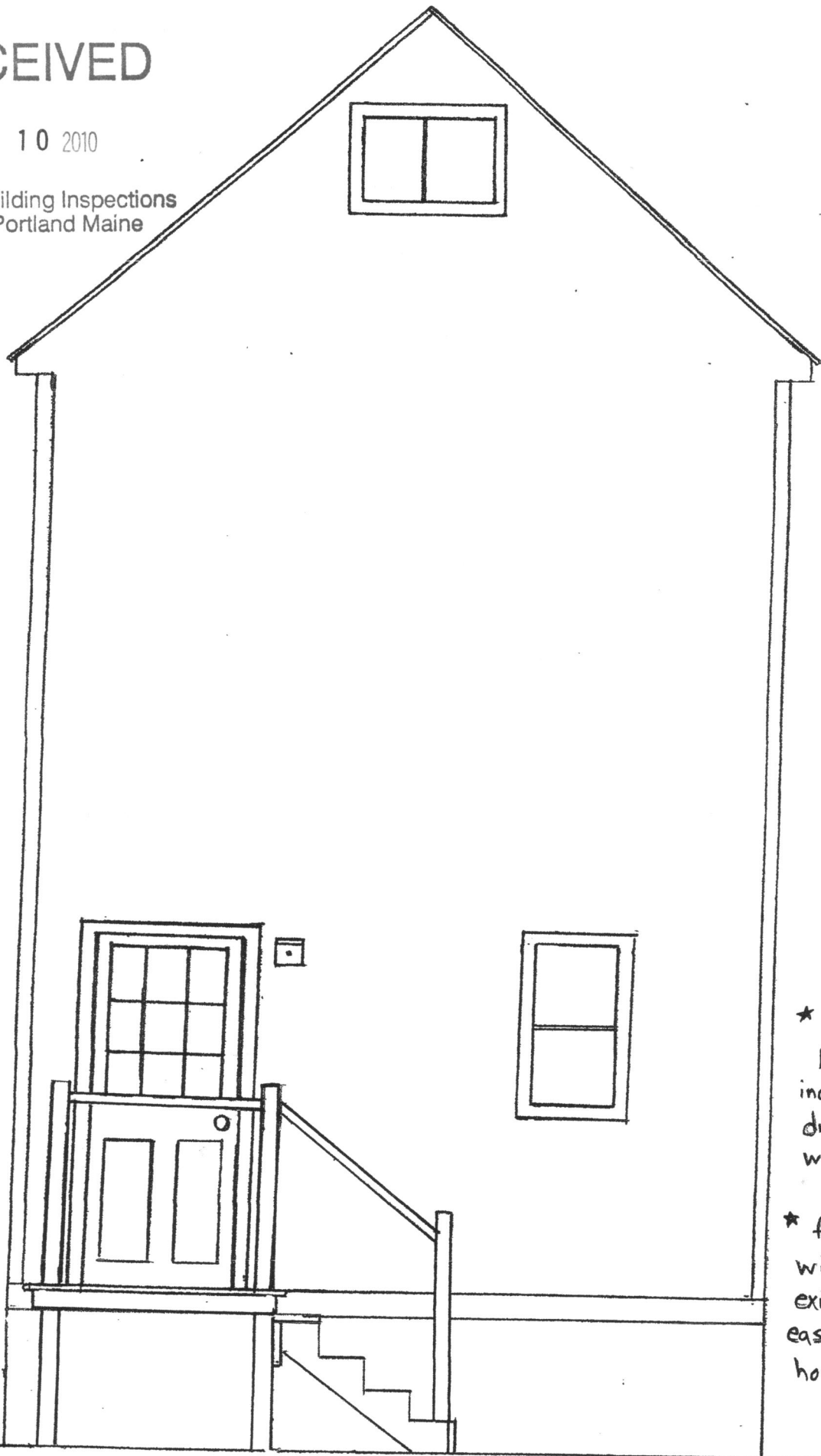
Dept. of Building Inspections
City of Portland Maine

Scale:
1" = 1'

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City of Portland Maine



* 4" O.C.
Balusters not
included on
drawing, but
will be installed

* finish trim
will match
existing deck on
east side of
house

214 BRACKETT ST. (Proposed)
Revised

3/8" = 1' +/-

Notes per Josh R. 5/24/10

Rails 42" High
36" - only serving one unit

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Balusters 4" o.c.

MAY 10 2010

Dept. of Building Inspections
City of Portland Maine

siding

Graspable

Stair Rise = 3'
Stair Run = 3'4"
Tread depth = 10"
Riser height = 7 3/16" +/- 1/16"

Masonry foundation

Scale 1" = 2'

214 Brackett St.
Revised

Proposed door

+1-3/4" step down
1 1/2 step down
to platform

2x6 Double P.T.

4x4 P.T.

Concrete
down

4'

3' deep
concrete

8" footing

Solid

2x12 P.T.

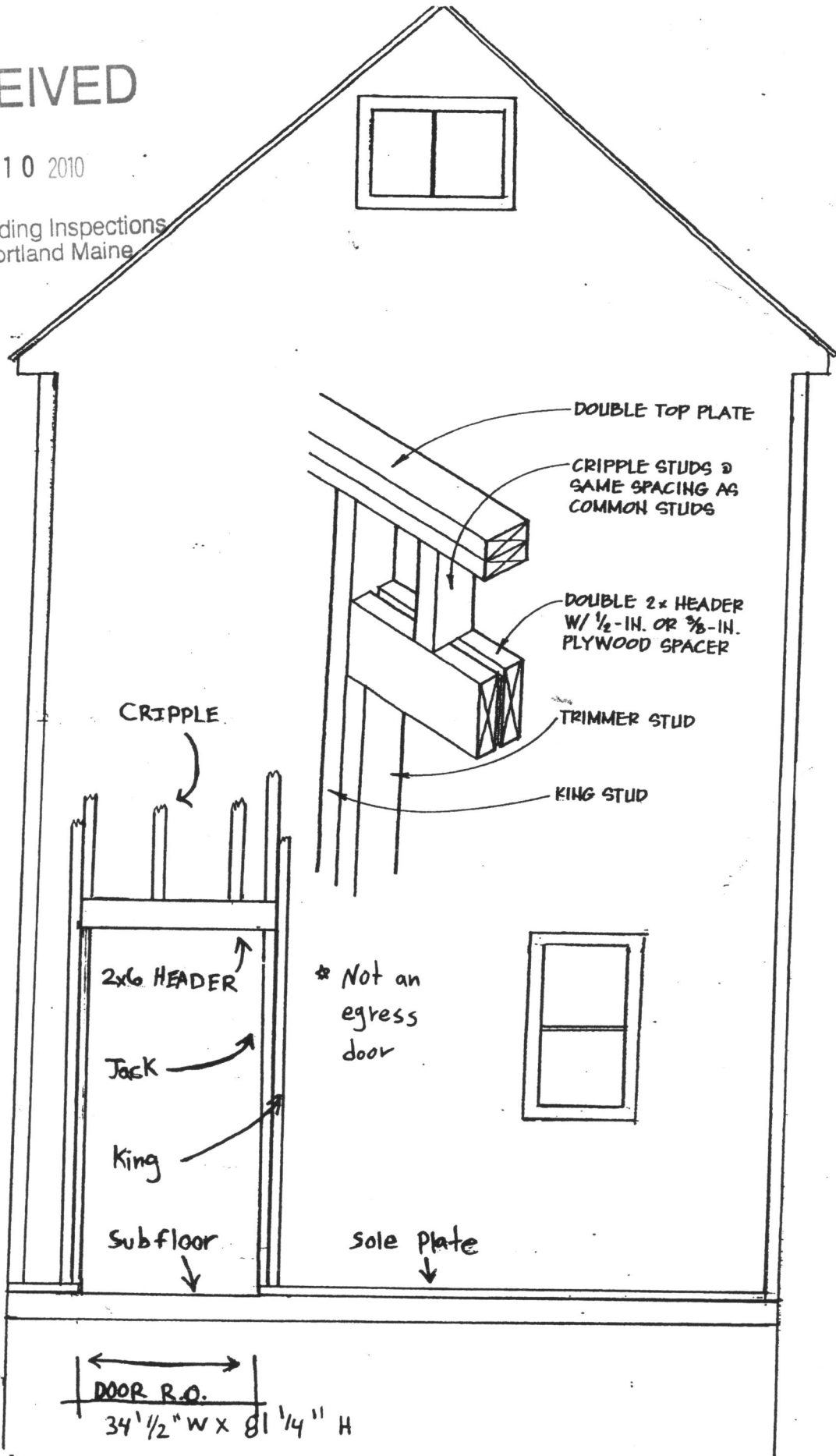
2x10

galv. footing
connector

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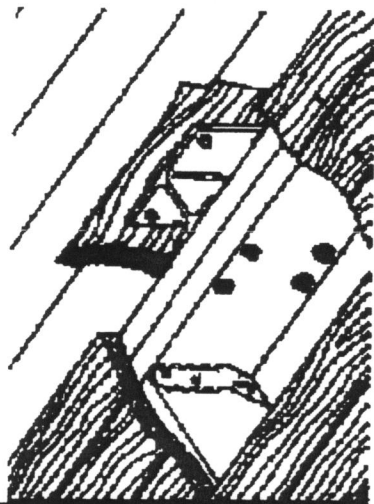
MAY 10 2010

Dept. of Building Inspections
City of Portland Maine

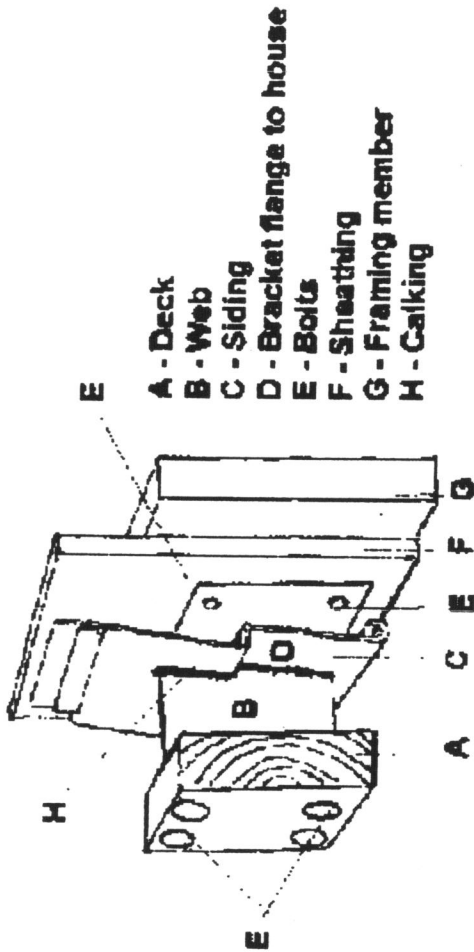


214 BRACKETT ST. (framing for 3/8" = 1' +/- proposed DOOR)

MAINE DECK BRACKET



*Designed to attach decks, steps,
signs, or any item to buildings.
Protects against rotting and
insect damage to sills and siding.*



- A - Deck
- B - Web
- C - Siding
- D - Bracket flange to house
- E - Bolts
- F - Sheathing
- G - Framing member
- H - Caulking

Instructions: Bolt bracket directly to framing member of building, using 1/2 inch bolts. Sheathing is cut to fit around the bracket flange (D), the siding (C) is then fit around the web of the bracket (B), covering the flange and mounting bolts. Caulk bracket web (H) to create a water tight seal between the bracket and house. On an existing house, the siding has to be removed and the sheathing cut out for the flange to bolt directly to the framing member. The siding is reinstalled over the flange and bolts, then caulked for a water tight seal. The brackets should be spaced at a maximum of 8 feet. Maximum load capacity is 1000 lbs. per bracket.

CAUTION: Brackets should always be mounted to a solid framing member, not to just sheathing or rotted framing. Failure of the mount could result. Deck and building construction should be in compliance with building codes.

U.S. PATENT #4,811,542 and 4,953,339

Maine Deck Bracket Co., 176 Grange Ave., Minot, ME 04258

214 Brackett Street
(deck Brackett spec)

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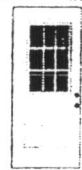
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Dept. of Building Inspections
City of Portland Maine

| | | | | | | |
|------|--|--|--|--|---|--|
| 0001 | | | MANUFACTURER: JELD-WEN Windows & Doors - Door Systems | | 1 | |
|------|--|--|--|--|---|--|

RO Size = 34 1/2" W x 81 1/4" H
Handing = Right Out-Swing (C)

Scale: 1/8" equals 1'



Product Design: Entry Doors
 Product: Steel
 Product Configuration: Single Door Unit
 Handing and Swing: Right Out-Swing (C)
 Door Width: 32"
 Net Unit Width: 33 1/2"
 Rough Opening Width: 34 1/2"
 Door Height: 80"
 Net Unit Height: 80 1/2"
 Rough Opening Height: 81 1/4"
 Door Finish (exterior): Primed
 Door Finish (interior): Primed
 Door Bore: Double Bore
 Bore Back Set: 2 3/8"
 Weather-Strip Type: Compression Bronze
 Lockset: None
 Layout: 2-Panel - 22 x 36 Door Insert
 Insert Size: 22x36
 Insert Design: 9-Lite
 Insert Glass Color: Clear
 Insert Options: White Vinyl Frame
 Insert Grille: White External Grille
 Insert Glass Type: Standard Glass
 Insert Glass Option: Tempered I.G.
 Hinge Finish: Zinc Dichromate
 Jamb Cladding: No
 Jamb Width: 4 9/16"
 Jamb Species: Finger-Jointed Primed
 Brickmould Cladding: No
 Brickmold Type: None
 Brickmold Species: None
 Sill Type: Non-Adjustable
 SKU: 639016 / S/O STEEL EXTERIOR DOORS-7DAY
 Entry Doors drawn as seen from the exterior.
 Plant Contact Number : 1.800.250.6609
 M20 Version:2.14.0

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Dept. of Building Inspections
City of Portland Maine

Steel 2-Panel - 22 x 36 Door Insert Door System Base \$
Price:

214 BRACKETT St.
(DOOR SPEC sheet)