

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

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

**PERMIT ISSUED**

Permit No: 02-0048  
 FEB 5 2002

CBL: 055 C013001

<b>Location of Construction:</b> 243 Brackett St	<b>Owner Name:</b> Martinez M Luisa	<b>Owner Address:</b> 243 Brackett St	<b>Phone:</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Duplex	<b>Zone:</b> R-3

<b>Past Use:</b> 2 Family Home	<b>Proposed Use:</b> 2 Family Home / rebuild 1st floor porch, & replace front door.	<b>Permit Fee:</b>	<b>Cost of Work:</b> \$14,000.00	<b>CEO District:</b> 3
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<b>Proposed Project Description:</b> Rebuild Porch & Replace Front Door	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	<b>INSPECTION:</b> Use Group: R-3 Type: 5B <i>BOCA 1999</i>
	<b>Signature:</b> <i>N/A</i>	<b>Signature:</b> <i>T. Morrison</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
<b>Action:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
<b>Signature:</b>	<b>Date:</b>	

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 01/16/2002	<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 checked="" type="checkbox"/> MIM Date: <i>1/30/02</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <i>as per H. P. Committee Decision to D.A.</i> <input type="checkbox"/> Denied Date: <i>1/30/02</i>
	<i>DA 1/31/02</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

Application ID Number: 2-0048

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 243 Bracket St - Approval Date: 01/29/2002

Given On Date: 01/22/2002

OK to issue Permit Name: Marge Schmuckal Date: 01/30/2002 Date 2:

Conditions Section:

This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

Replacement and maintenance work shall not increase the existing footprint size.

Create Date: 01/17/2002 By: gg Update Date: 01/30/2002 By: mes

# 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>243 Brackett</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart# <u>055</u> Block# <u>C-</u> Lot# <u>013</u>	Owner: <u>M. Luisa Martinez</u>	Telephone: <u>773-1958</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>243 Brackett St. Portland, ME 04102</u>	Cost Of Work: \$ <u>14,000.</u> Fee: \$ <u>121.00</u>
Current use: <u>2 fam home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: Project description: <u>rebuild 1st floor porch; fence across front of property; replace front door.</u>		
Contractor's name, address & telephone: <u>David Rutenberz</u>		
Who should we contact when the permit is ready: <u>Luisa Martinez</u>		
Mailing address: <u>243 Brackett St., Portland 04102</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. <b>PHONE: 773-1958</b> <i>TH Call</i>		

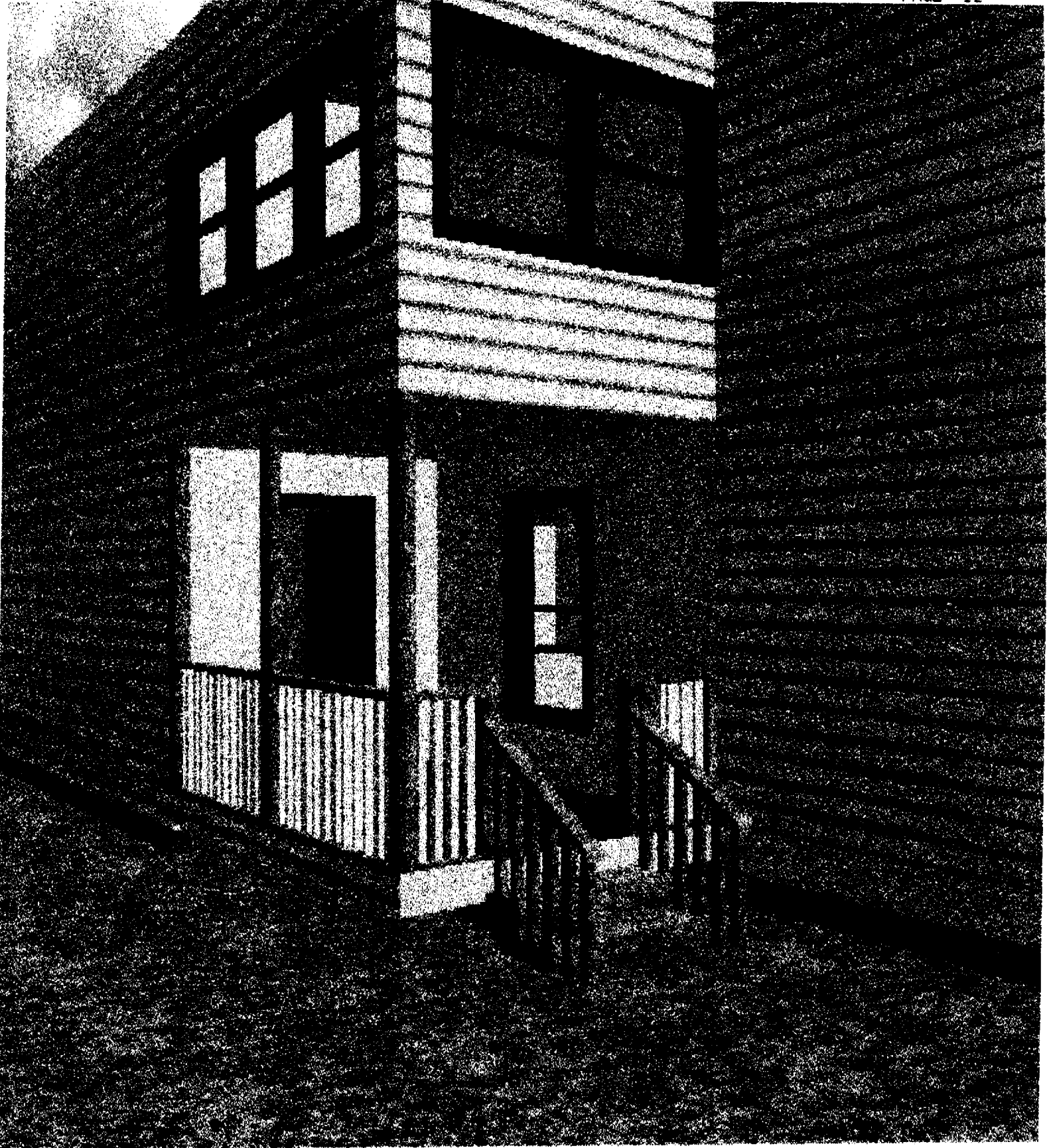
**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

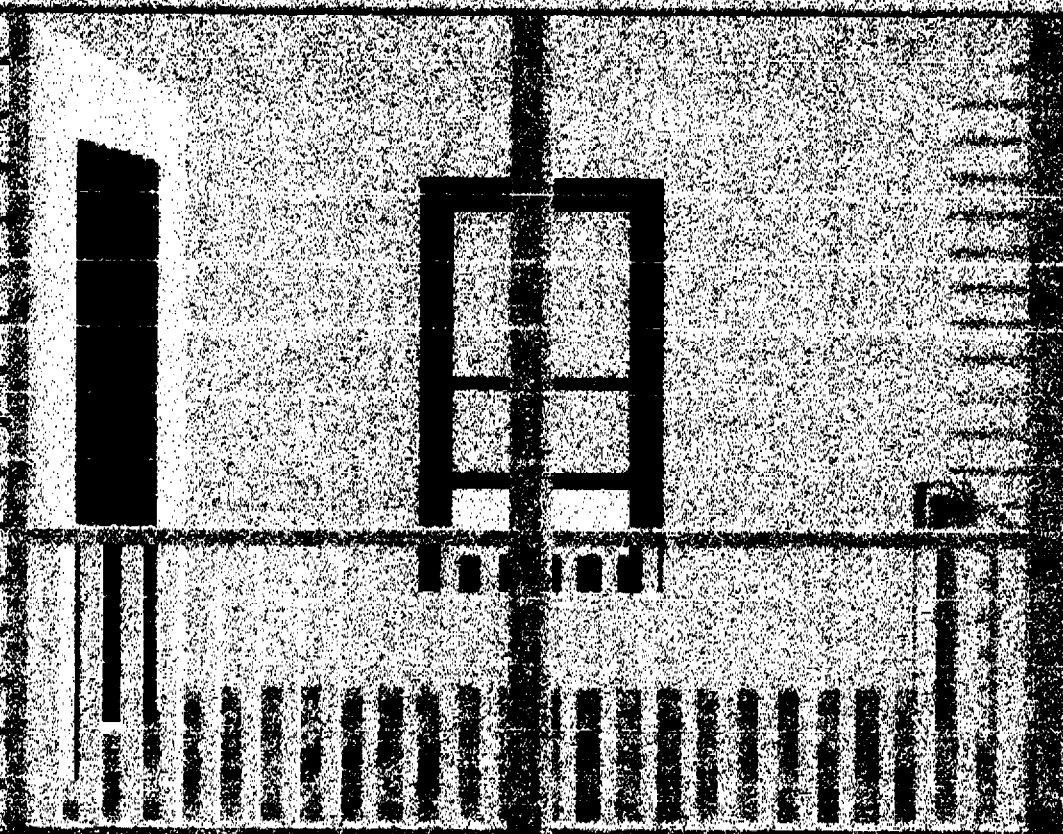
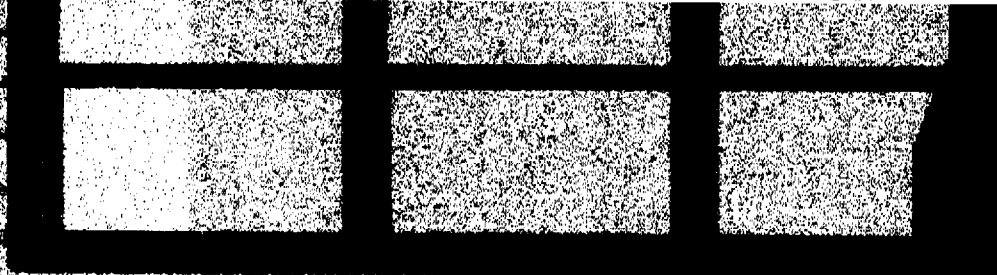
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Signature of applicant: <u>M. Luisa Martinez</u>	Date: <u>1/16/02</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall** **JAN 16 2002**

*Gayf*





**Proposal for Exterior Porch for 243 Brackett Street;  
Owner; Louisa Martinez**

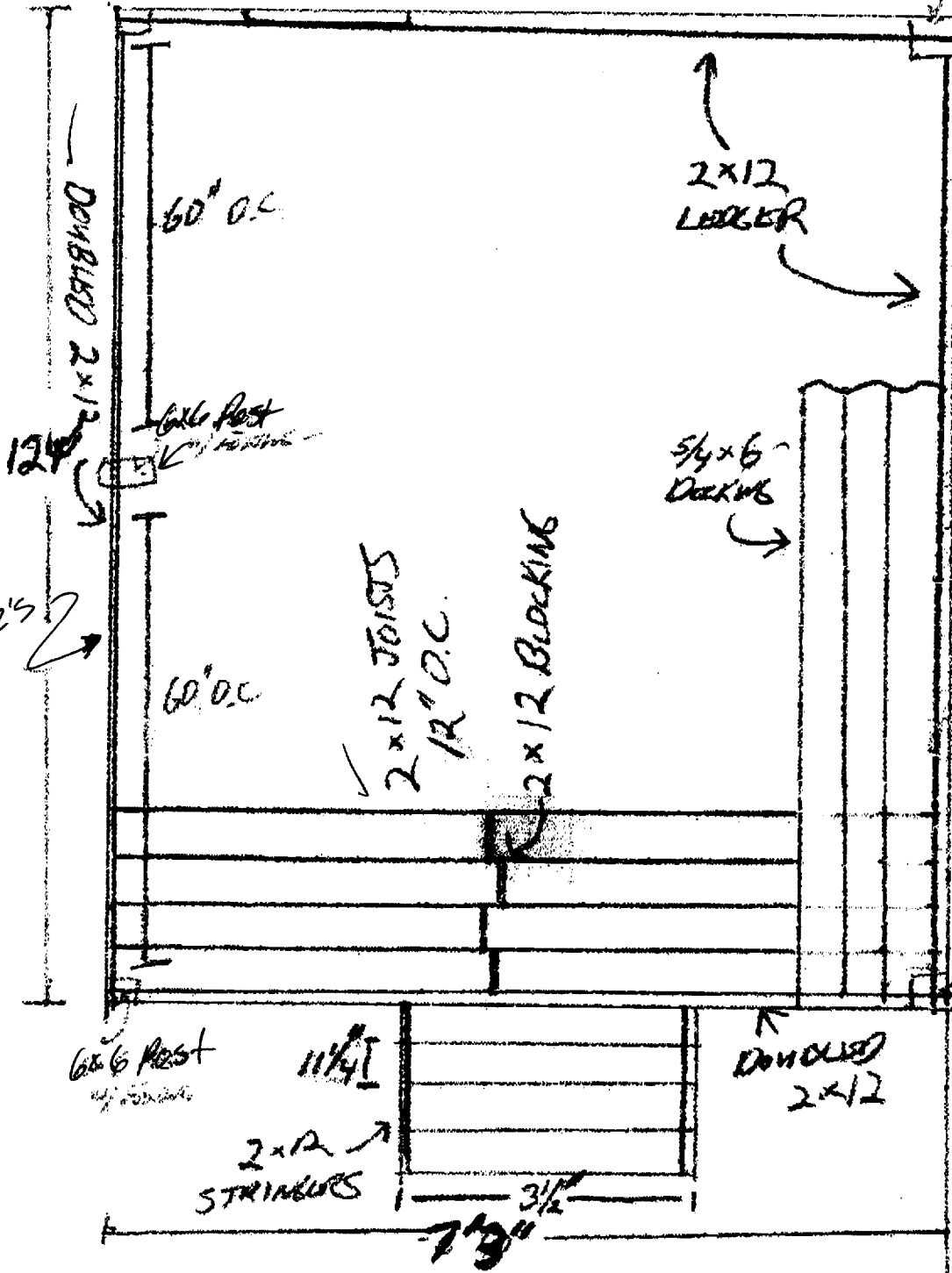
- ✓ -Supporting posts, railing posts & newel posts will be constructed of 6x6 pressure treated wood wrapped with 3/4in pine
- ✓ -Balusters & Rails will be constructed of either fir or spruce
  - Balusters-2x2 with 3in spacing
  - Rails 2x4 with beveled edges
- Decking & stair material will be spruce or cedar
- Bottom of nosing of stairs will have 3/4" scotia moulding
- Frame of skirting under deck will be made of 1" x 7" pine, vertical planks from 1 x 3 pine with 1/2" spacing.
- Newel posts will be topped with a square wood cap with sloped sides & trimmed with 3/4" scotia moulding, bottoms will be trimmed with 1 x 7
- Current ceiling is tongue & groove and will have 1 1/2" moulding around perimeter as well as top of supporting posts
- Exterior horizontal perimeter between floors will be trimmed with 1" x 7" board
- Entire structure will be painted color appropriate to trim
- All specifications for railings, stairs, posts & newel posts have been taken from the city of Portland's "guidelines for porch repairs & replacement Greek Revival porch details"

HOUSE

6x6 Post  
w/ footing

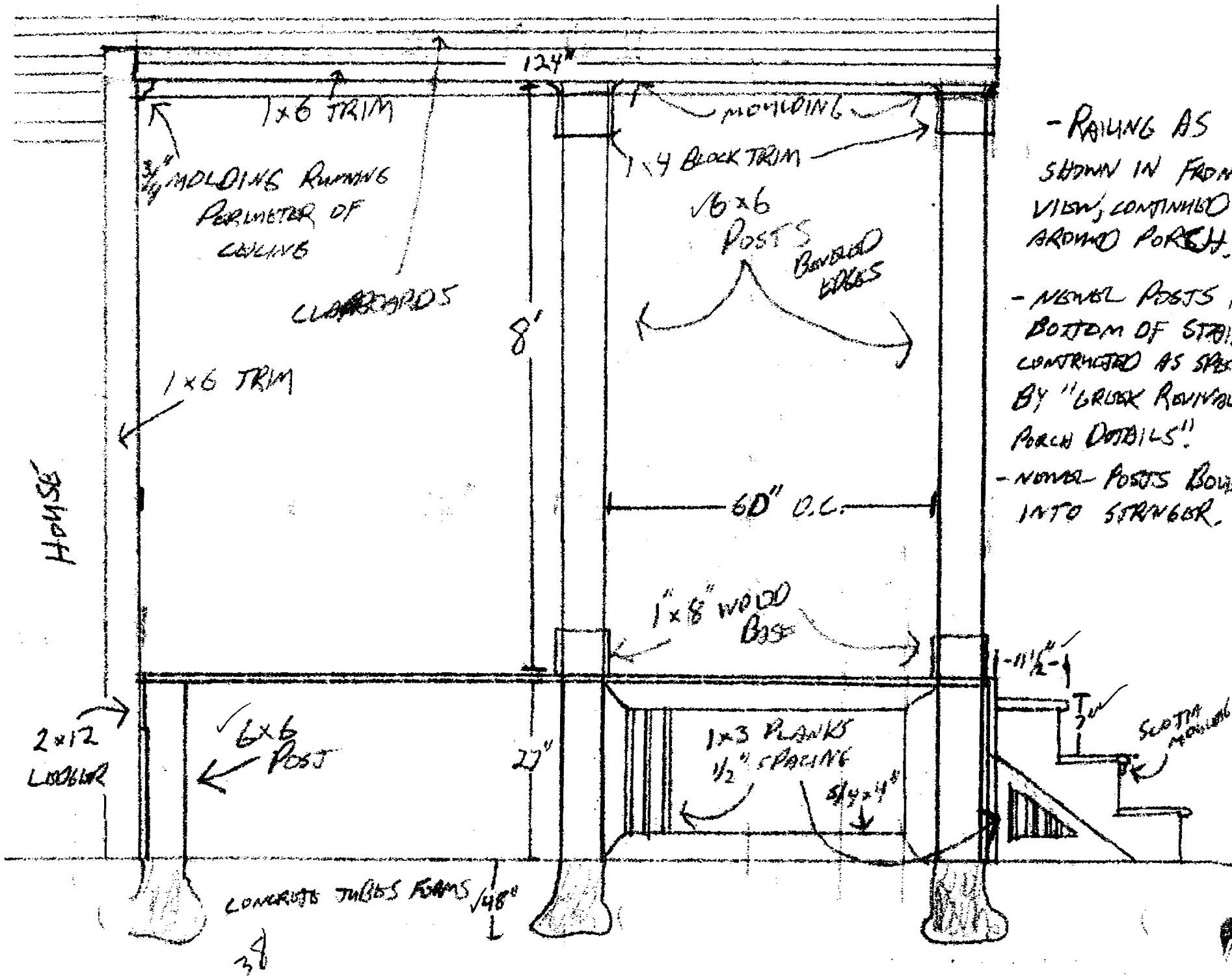
ENTRANCE  
DOOR

6x6 Post  
w/ footing



BRISQONAL HOUSE

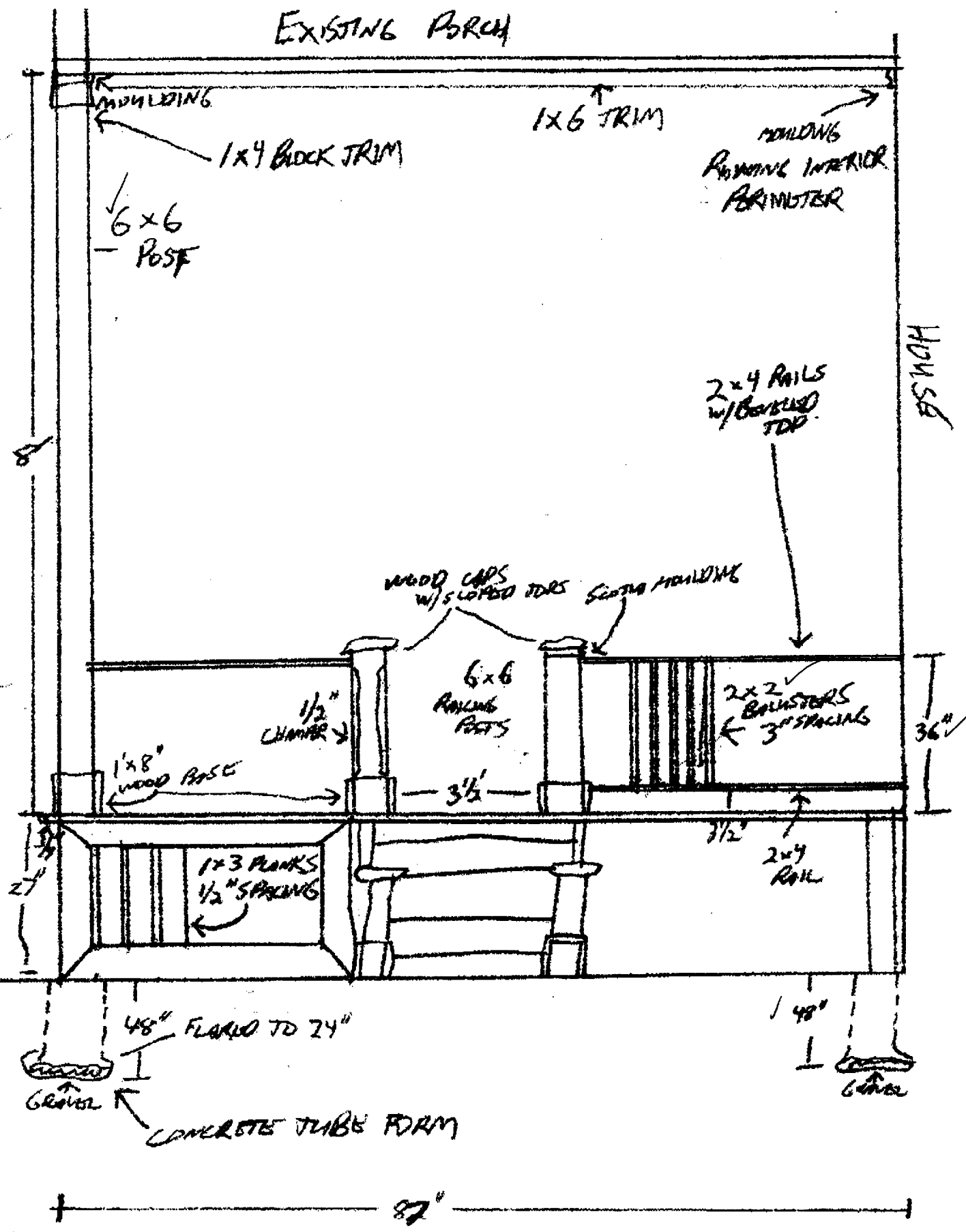
FLOOR PLAN



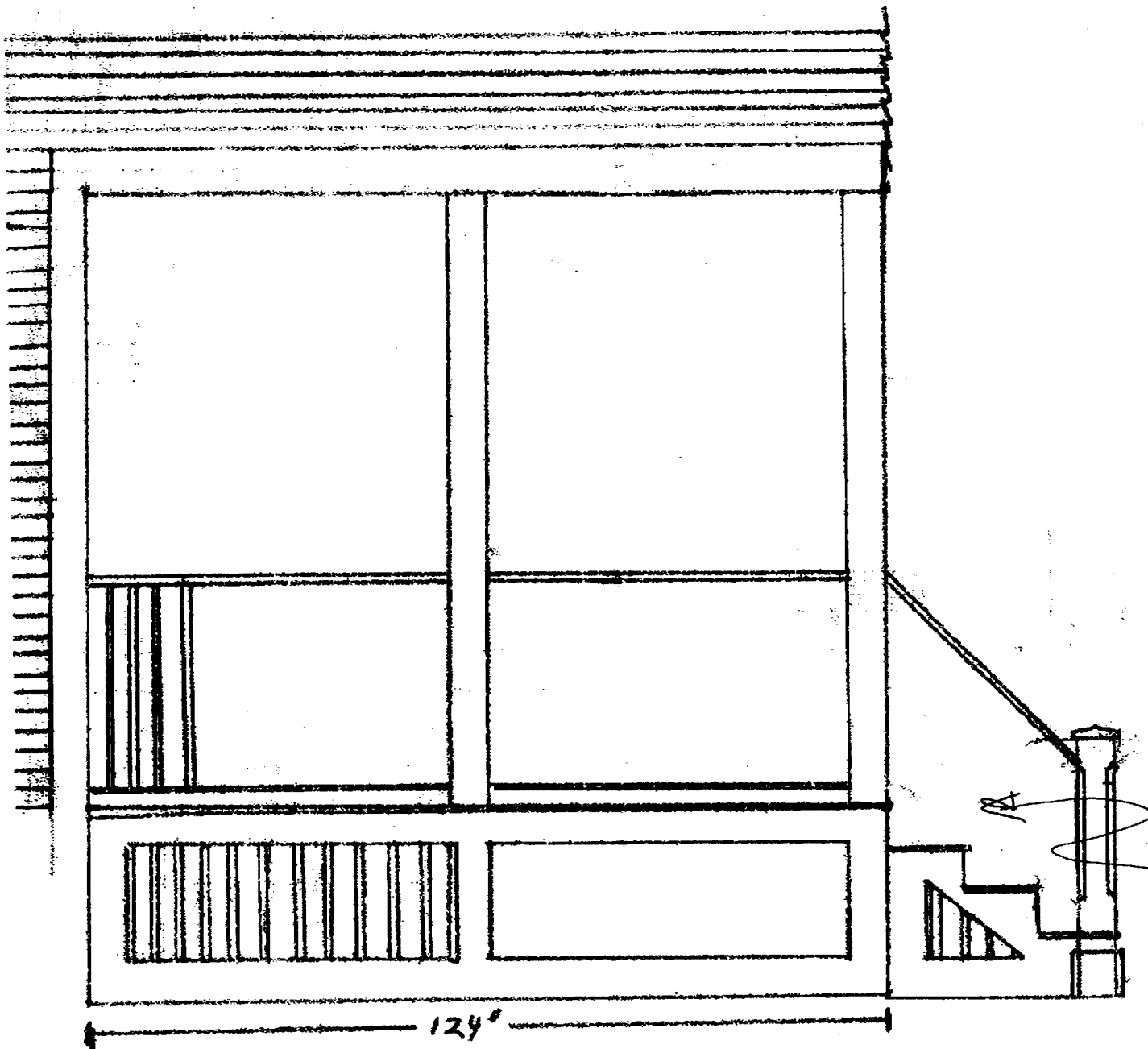
- RAILING AS SHOWN IN FRONT VIEW, CONTINUED AROUND PORCH.
- NEWEL POSTS AT BOTTOM OF STAIRS CONSTRUCTED AS SPEC'D BY "GRAND RAVENHOL PORCH DETAILS"
- NEWEL POSTS BORED INTO STRINGER.



# EXISTING PORCH

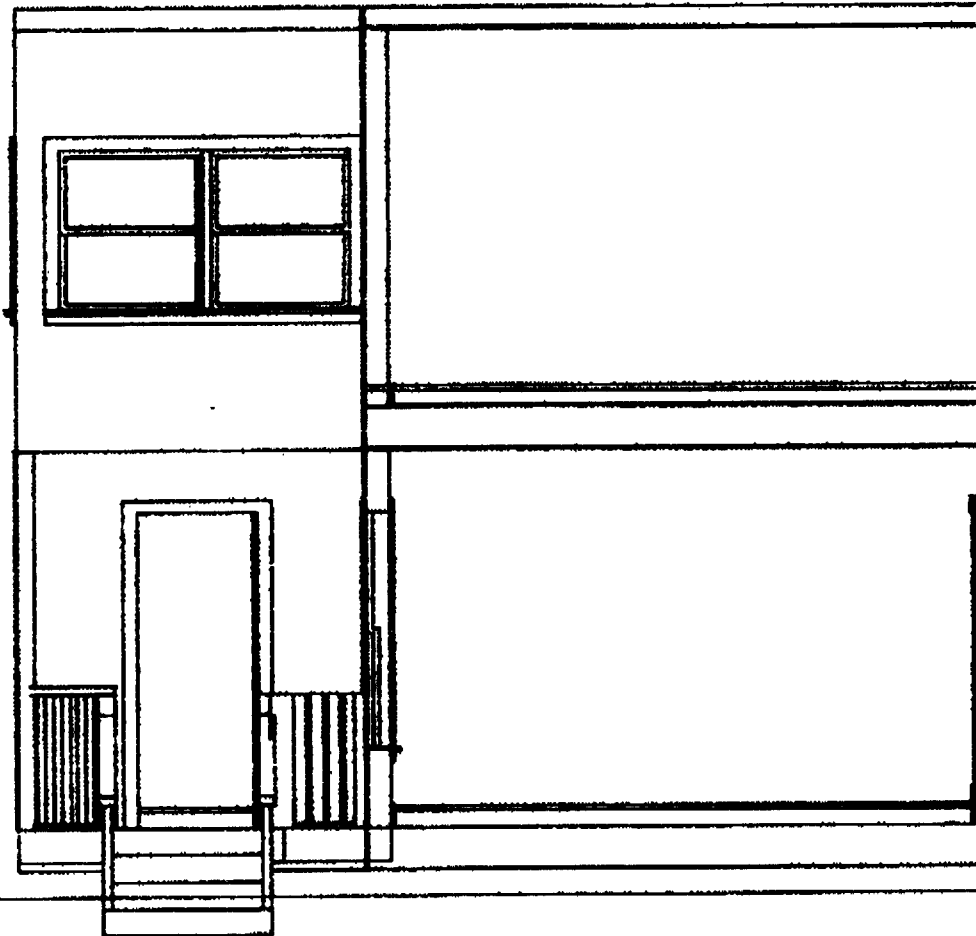
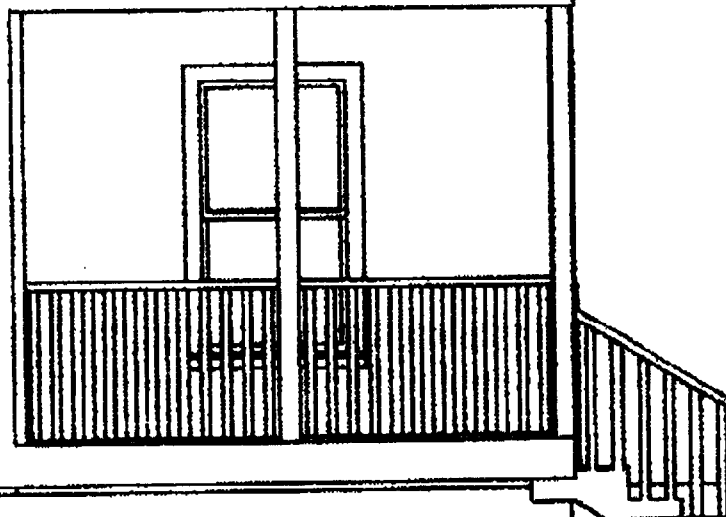
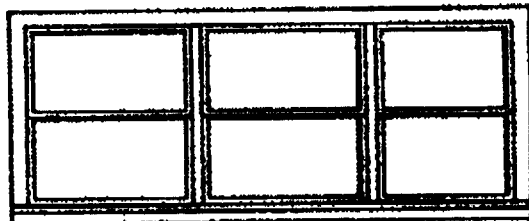


$\frac{1}{4}'' = 6''$

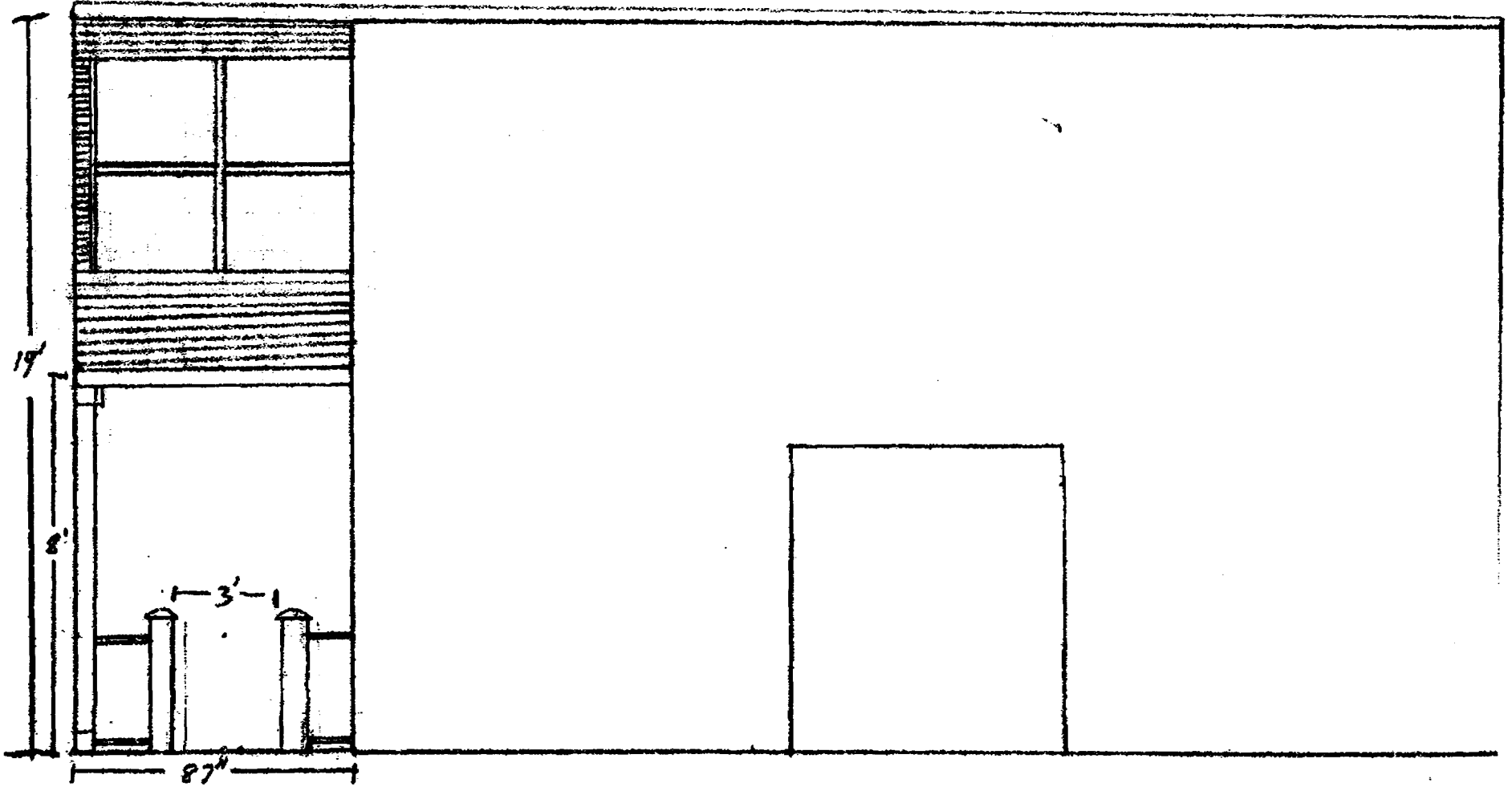


8 FT

Ballusters shown  
on other -  
need them if  
over 15 1/2"

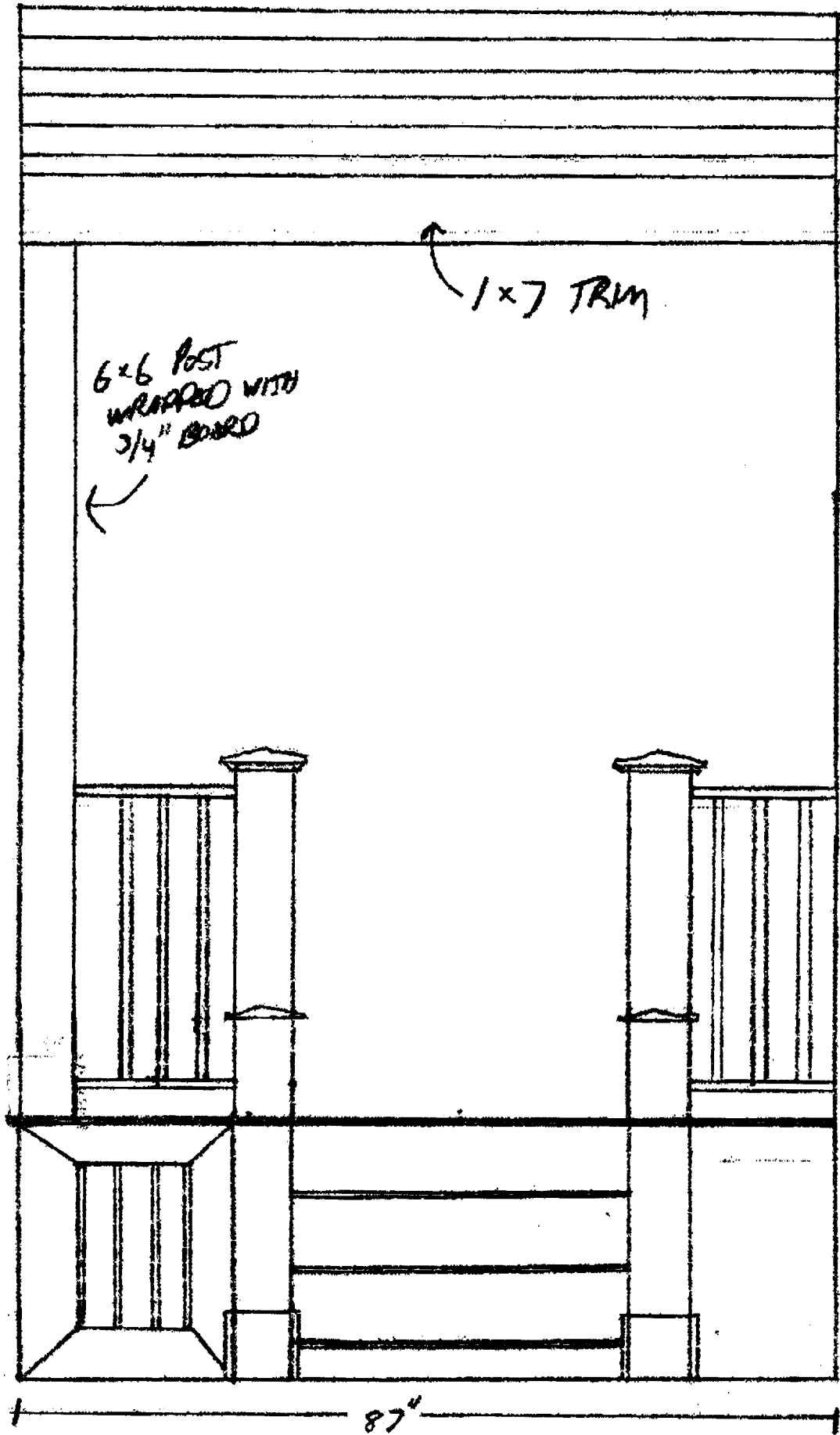


1/4" = 1 FT

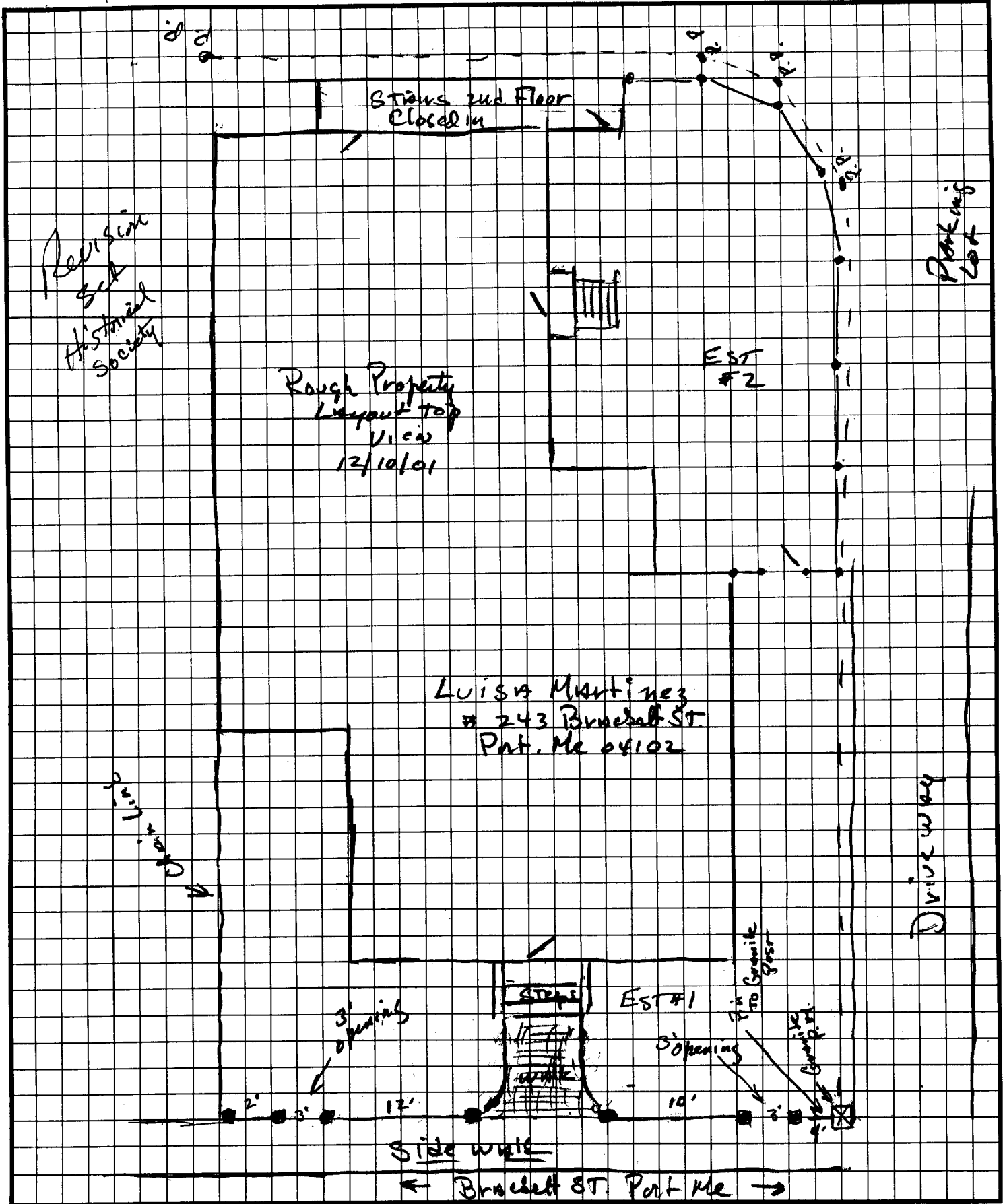


$\frac{1}{4}'' = 4''$

$\frac{1}{4}'' = 4''$



- Luisa Martinez - Revision 12/26/01



# Ron Forest & Sons Fence Company

354 Payne Road • Scarborough, Maine 04074-9564

Tel.: (207) 883-2775

Fax: (207) 883-7017

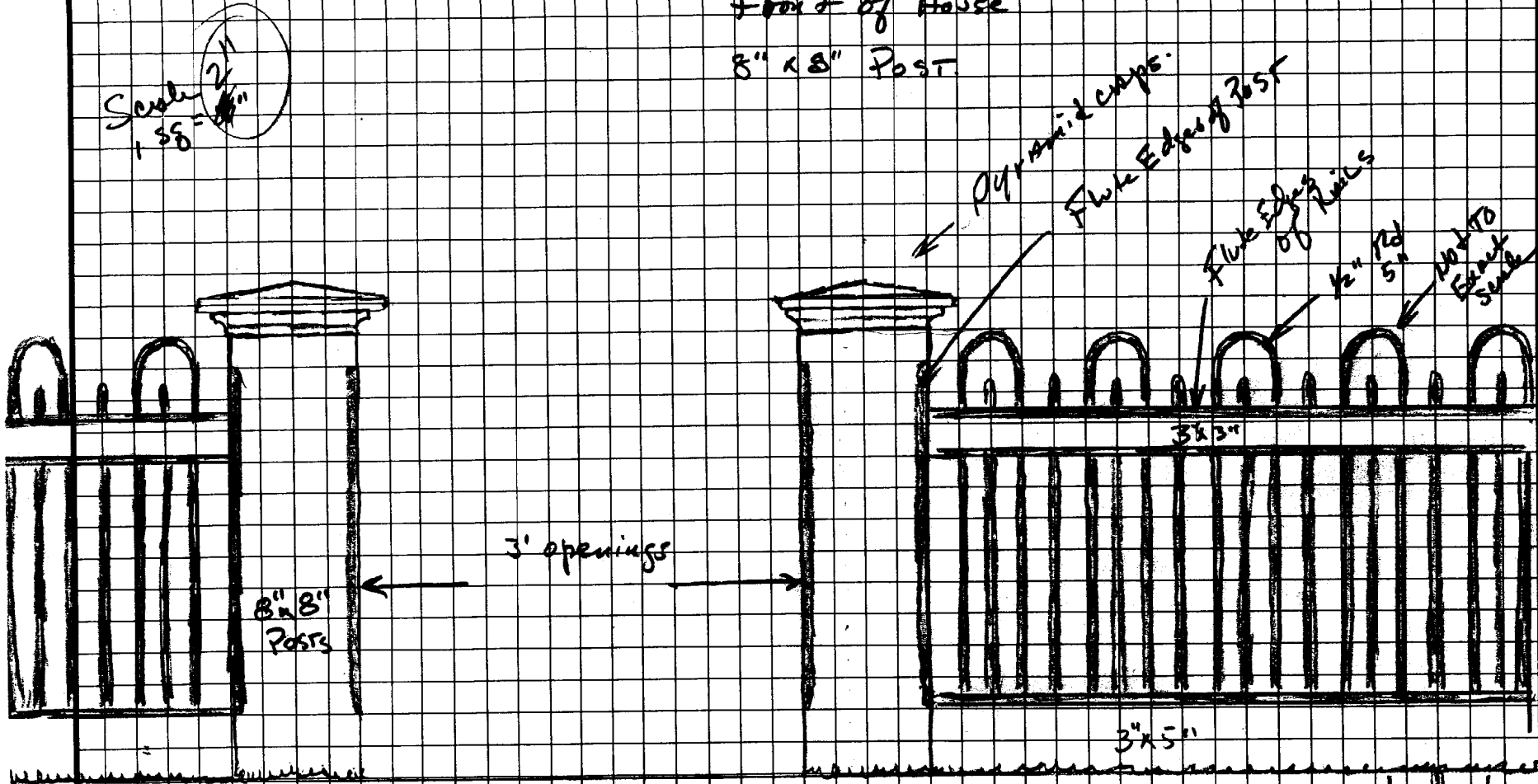
In Maine: 1-800-287-2775

EST #1

Luisa Martinez  
# 243 Brackett St  
Portland Me 04102

Front View  
+ Rough Sketch  
1/2" Rod Iron + Wood Fence  
2'6" Tall  
Front of House  
8" x 8" Post

Scale 2"  
= 5'



Revision  
Design Rights  
Ron Fries 12/26/01

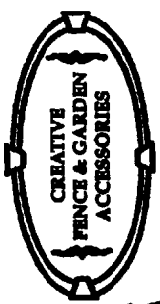
Side walk

Rod to  
5" from  
Below  
Fence  
into  
concrete  
tube

Concrete  
Sano Tube  
4 Areas

Rox Forest & Sons Fence Company

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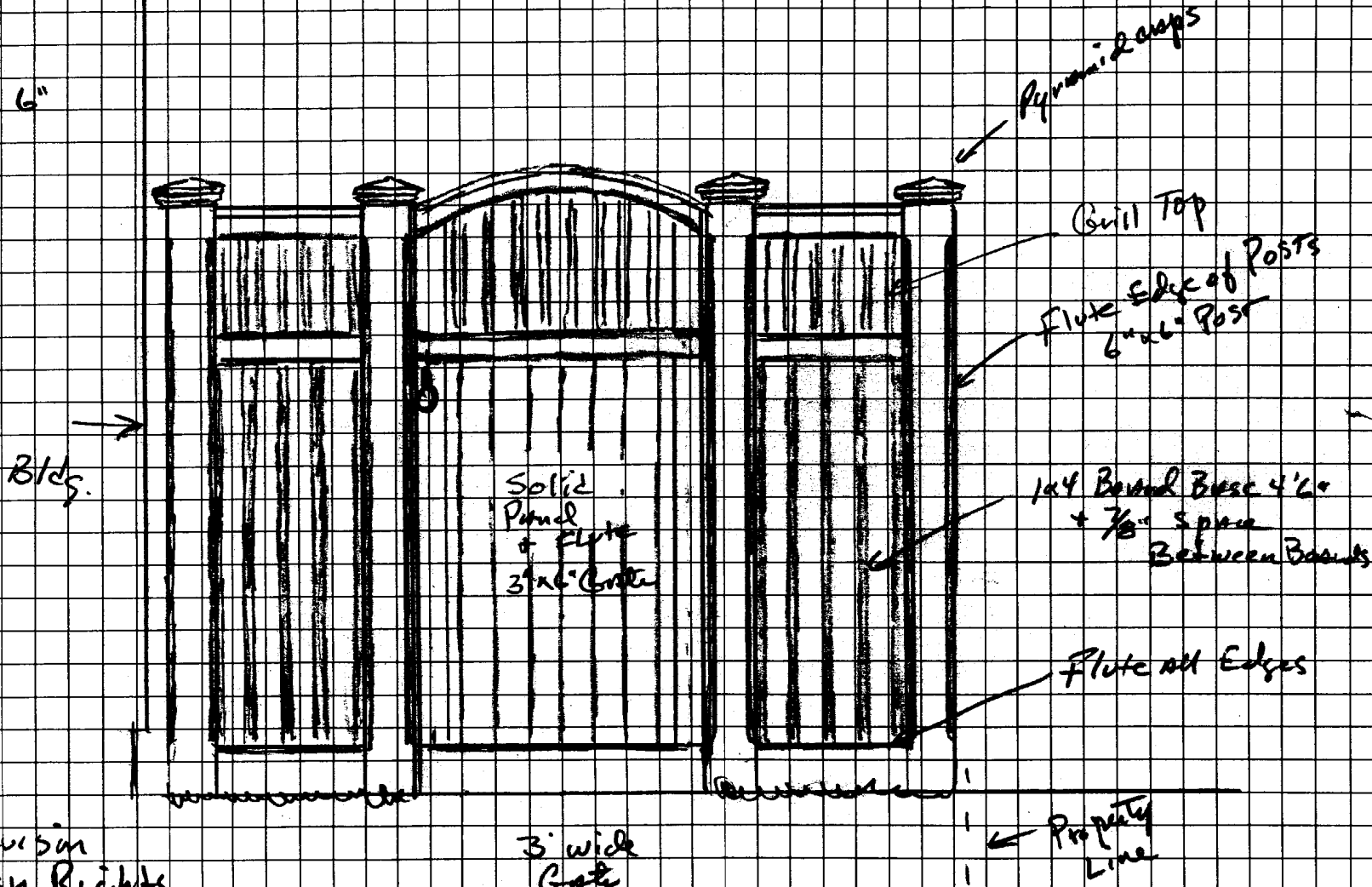


EST #2

Luisa Martins  
# 243 Brackett St  
Portland Me 04102

Front View  
+ Rough Sketch  
6' High 1x4 Privacy Fence  
4' 6" Brass Panel & Grill top  
6" x 6" Post

Scale  
1.58" = 6"



Revision  
Design Rights  
Ron Foxet 12/24/01

Ron Forest & Sons Fence Company

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Fax: (207) 883-7017

Tel.: (207) 883-2775

