

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 090548

Please Read Application And Notes, If Any, Attached

This is to certify that NGUYEN TIENG C. & HIEP THI NGUYEN JTS/Property Owner

has permission to Repair/ Replace existing rear 2 story deck

AT 284 BRACKETT ST CBL 063-1003001

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. \_\_\_\_\_

Health Dept. JUL 16 2009

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*Ronald H. MacLellan* 7/14/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

SCANNED

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

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

Permit No: 09-0548	Issue Date:	CBL: 063 1003001
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Location of Construction: 284 BRACKETT ST	Owner Name: NGUYEN TIENG C & HIEP THI	Owner Address: 4 ATLANTIC AVE	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-6

Past Use: 2 Unit Residential	Proposed Use: 2 Unit Residential - Repair/ Replace existing rear 2 story deck (8'x17') <i>add stairs</i>	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>IRC 2003</i>	

Proposed Project Description: Repair/ Replace existing rear 2 story deck (8'x17') <i>add stairs</i>	Signature:	Signature: <i>Jm 7/14/09</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: Ldobson	Date Applied For: 06/03/2009	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septi or electrical work.  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..	<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 type="checkbox"/> MM <input type="checkbox"/> <i>OIC w/ code book</i> Date: <i>6/12/09 ABW</i>	<b>Zoning Appeal</b> <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:	<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 <input type="checkbox"/> Denied Date: <i>7/13/09 STH</i>
	JUL 16 2009		

**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 (ONLY)

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 initializing 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.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

**Footings/Building Location Inspection: Prior to pouring concrete or setting precast piers**

**Final inspection required at completion of work.**

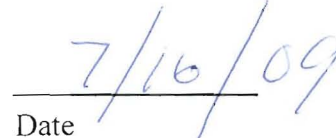
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**



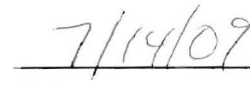
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date





# 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>284 BRACKETT ST.</u>		
Total Square Footage of Proposed Structure/Area <u>187 (SF)</u>	Square Footage of Lot <u>4,000 (SF)</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>I</u> Lot# <u>3</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>TIENG NGUYEN</u> Address <u>4 ATLANTIC AVE</u> City, State & Zip <u>BOOTHBAY HARBOR ME 04538</u>	Telephone: <u>(207) 319 3614</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Remodeling</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Repair/Replace existing Rear 2 Story Deck TO</u>		
Contractor's name: _____ Address: _____ City, State & Zip <u>ABOVE PROP OWNER</u> Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

**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.

Signature: <u>[Signature]</u>	Date: <u>8/05/09</u>
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**This is not a permit; you may not commence ANY work until the permit is issue**

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

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

Permit No: 09-0548	Date Applied For: 06/03/2009	CBL: 063 1003001
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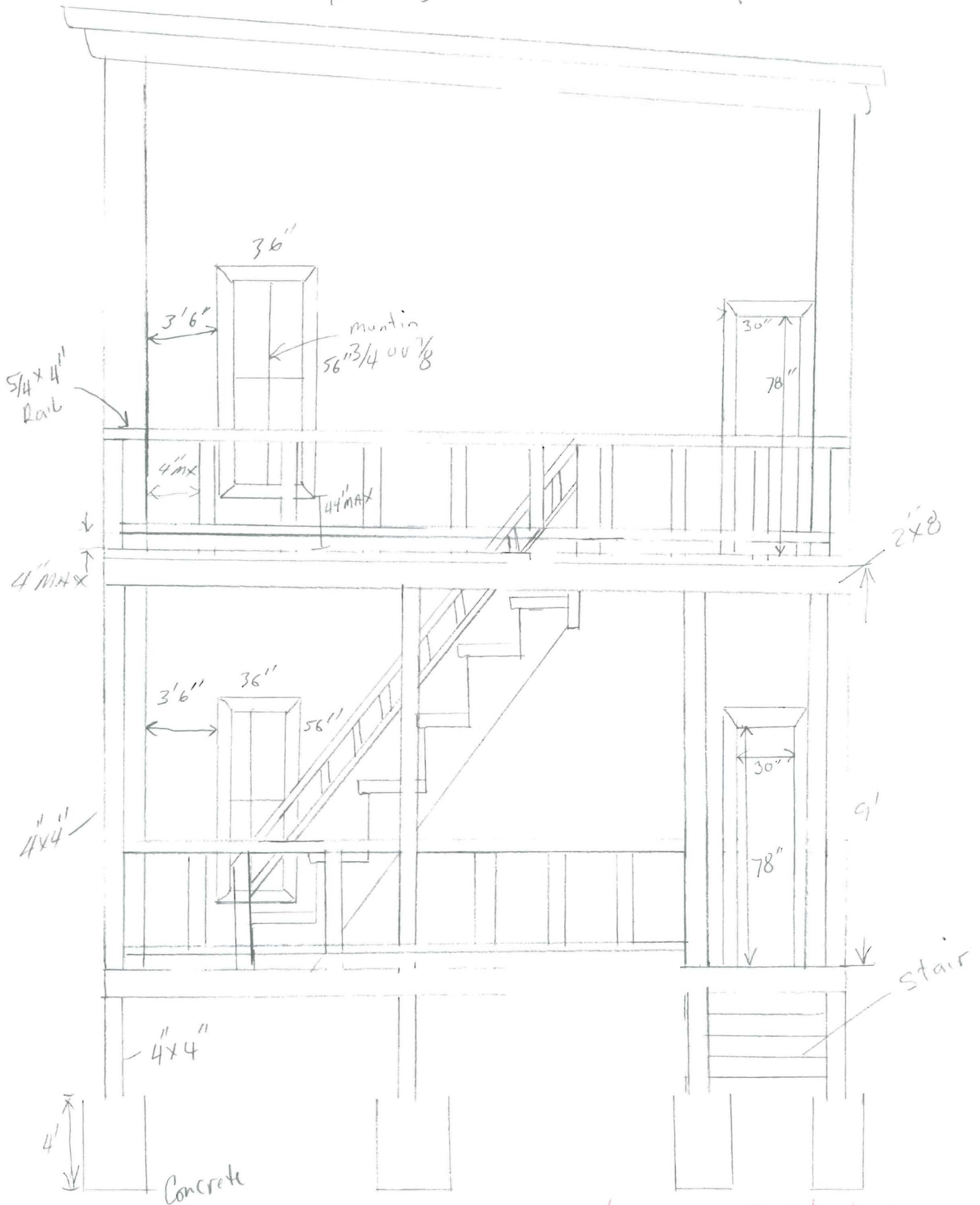
Location of Construction: 284 BRACKETT ST	Owner Name: NGUYEN TIENG C & HIEP THI N	Owner Address: 4 ATLANTIC AVE	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone
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Proposed Use: 2 Unit Residential - Repair/ Replace existing rear 2 story deck (8' x 17') - add stairs	Proposed Project Description: Repair/ Replace existing rear 2 story deck (8' x 17') - add stairs
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<b>Dept:</b> Historic	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Scott Hanson	<b>Approval Date:</b> 07/13/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Pressure treated wood to be used for structural members only. All visible surfaces to be finished with paint or solid body stain.			
2) Approved as shown on revised plans, submitted 7/10/09.			
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/12/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.			
2) This permit is being issued with the condition that the rebuilt decks remain within the existing 8' x 17' footprint.			
3) This property shall remain a two 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 plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 07/14/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

<b>Comments:</b>
6/12/2009-amachado: Received revised plans that show that the two story deck is being rebuilt within the existing footprint.
7/13/2009-gg: received from historic on 07/13/2009. /gg
6/9/2009-amachado: Spoke to Tieng Nguyen (?). Existing deck is 8' x 17'. Wants to expand it to 11' x 17'. Can't meet side setback to expand it. He said that he would stop in.
6/9/2009-amachado: Met with owner & his son (?). Will bring in revised plans that show deck size as 8' x 17' within existing footprint.

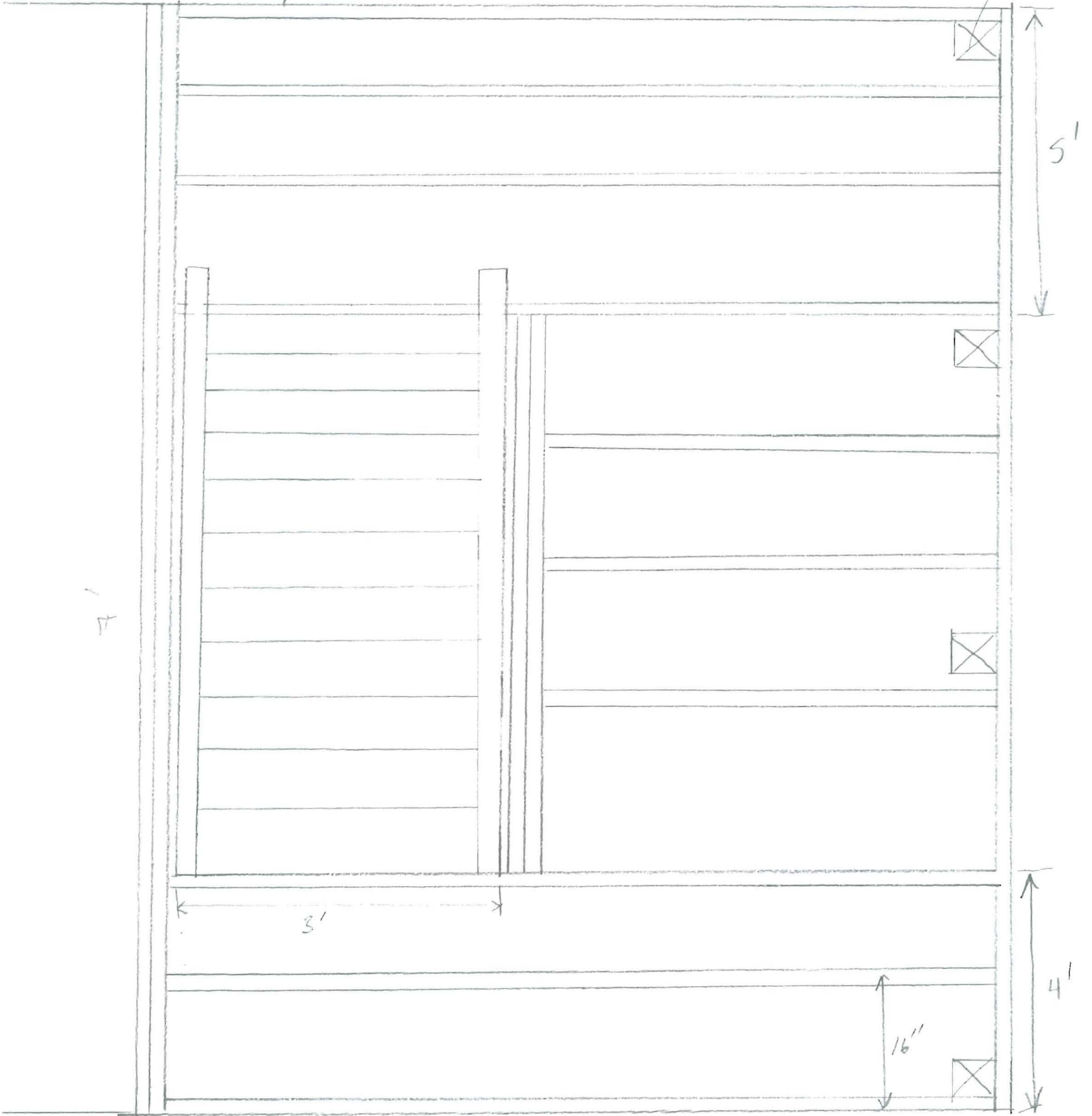
# New Deck with Windows



REVISED DESIGN/RECEIVED 7/10/09

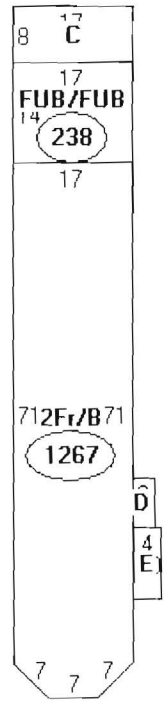
2" x 8" Pressure treated  
8'

4" x 4"



REVISED DESIGN/ RECEIVED 7/10/09





Descriptor/Area

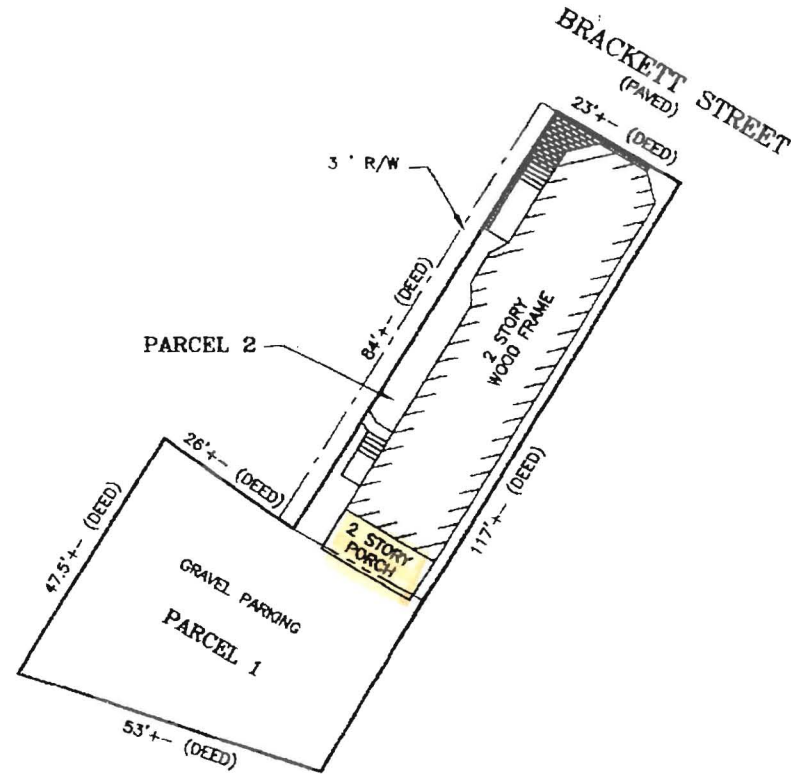
- A: 2Fr/B  
1267 sqft
- B: FUB/FUB  
238 sqft
- C: OP/OP  
136 sqft
- D: 2FBAY/B  
21 sqft
- E: EP  
40 sqft

existing path is 8' deep - can't make it 11'



284 BRACKETT ST,  
TIENG - NGUYEN

### Mortgage Loan Inspection



NOTE: A FULL BOUNDARY SURVEY IS RECOMMENDED TO VERIFY BOUNDARY AS SHOWN.

SCALE: 1" = 30'

The dwelling **DOES** conform to the local zoning at the time of construction.  
The dwelling **IS NOT** in a special flood hazard zone as shown on the Flood Insurance Rate Map.

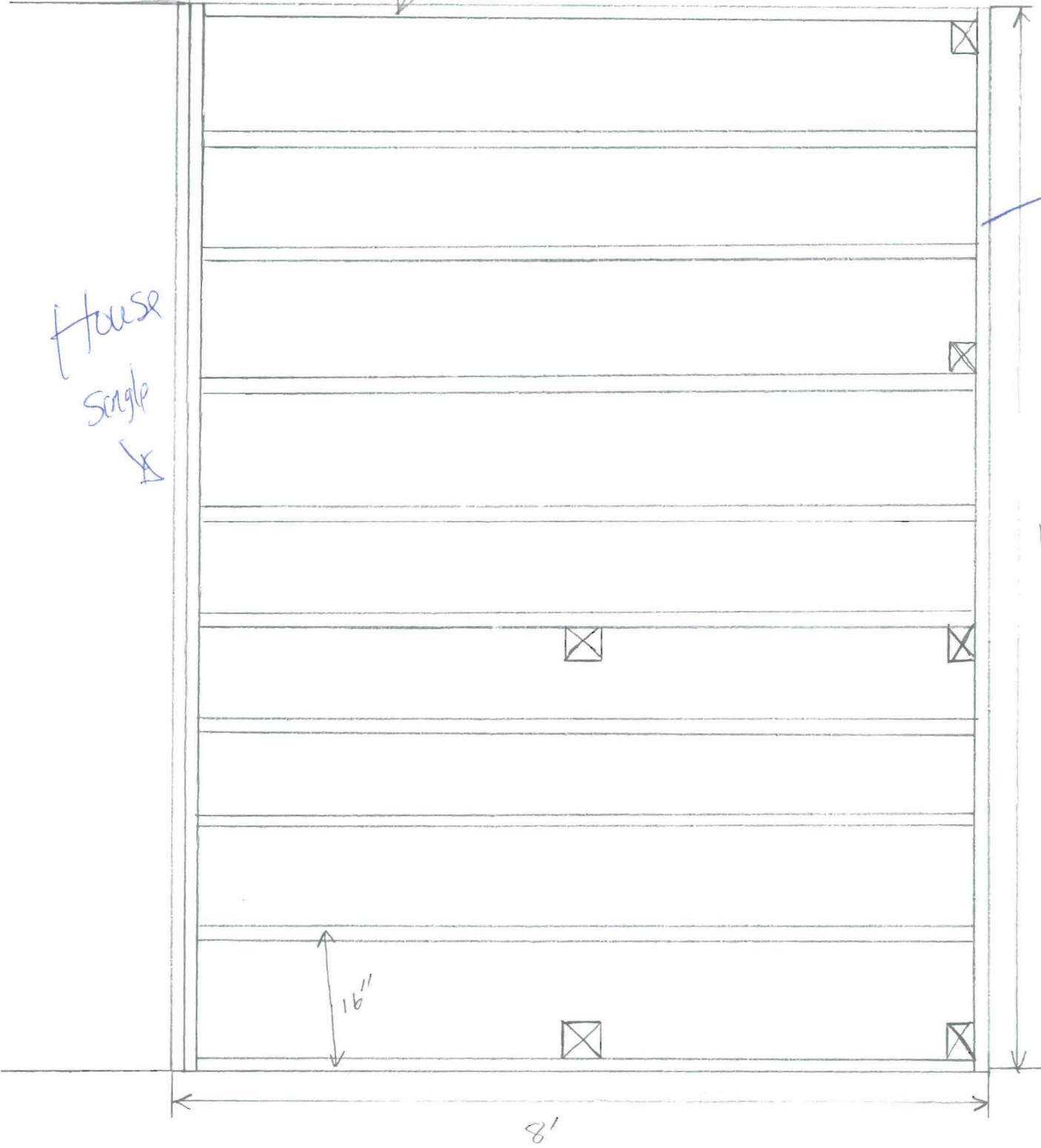
**THIS IS NOT A STANDARD BOUNDARY SURVEY.** Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. **A STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

TOP VIEW

LOWER DECK

REVISION 8/4  
PER JAMES WILSON

2" x 8"  
PRESSURE TREATED



House  
Single  
X

double

17'

8'

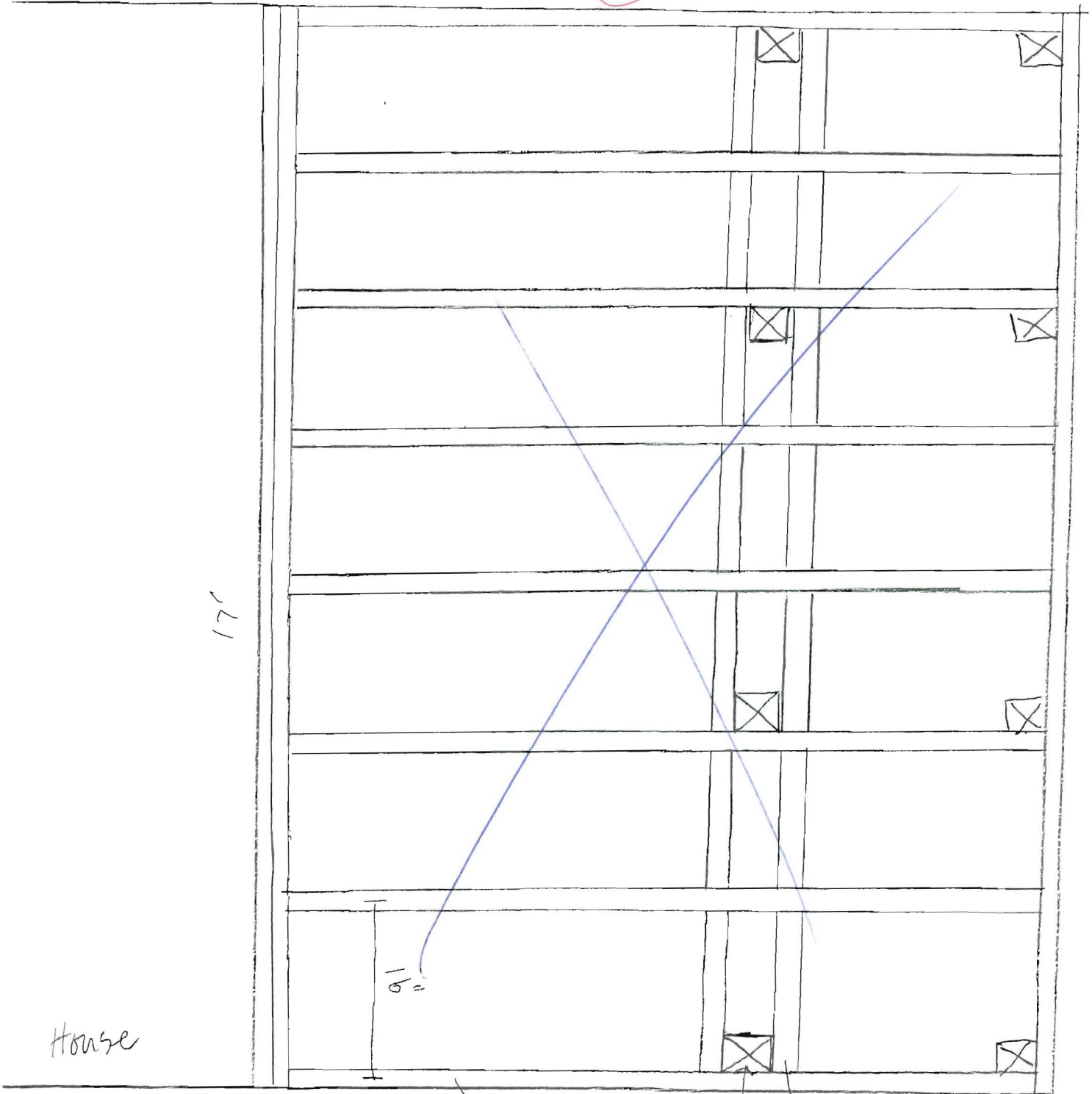
16"

JUN 12 2009

Lower Deck New See revision

11'

see revised plan submitted  
6/12/04 for size of deck

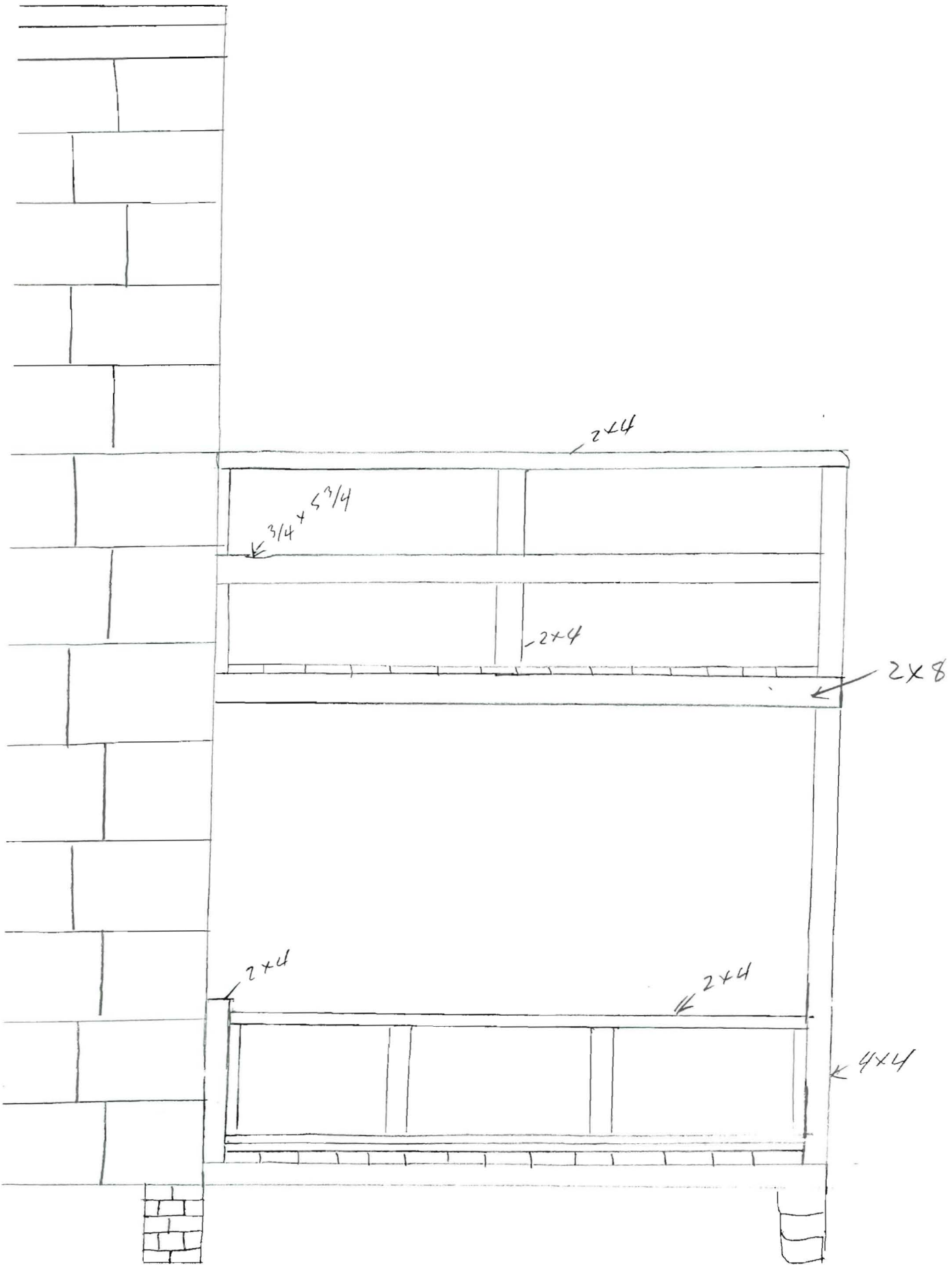


House

Pressure  
treated  
2x8

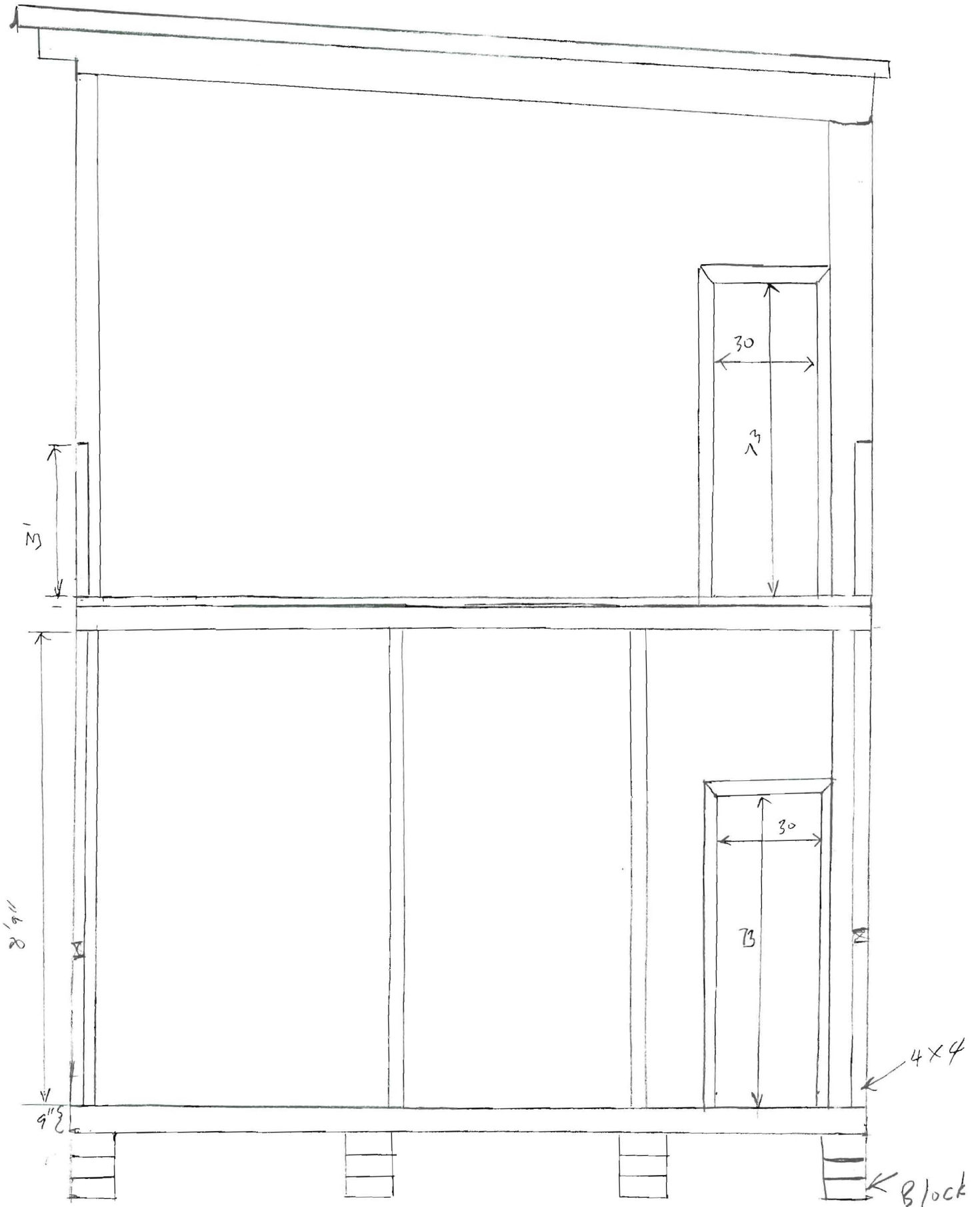
4x4  
Beam  
2x8

# Side View Existing Deck





# Front View Existing DECK

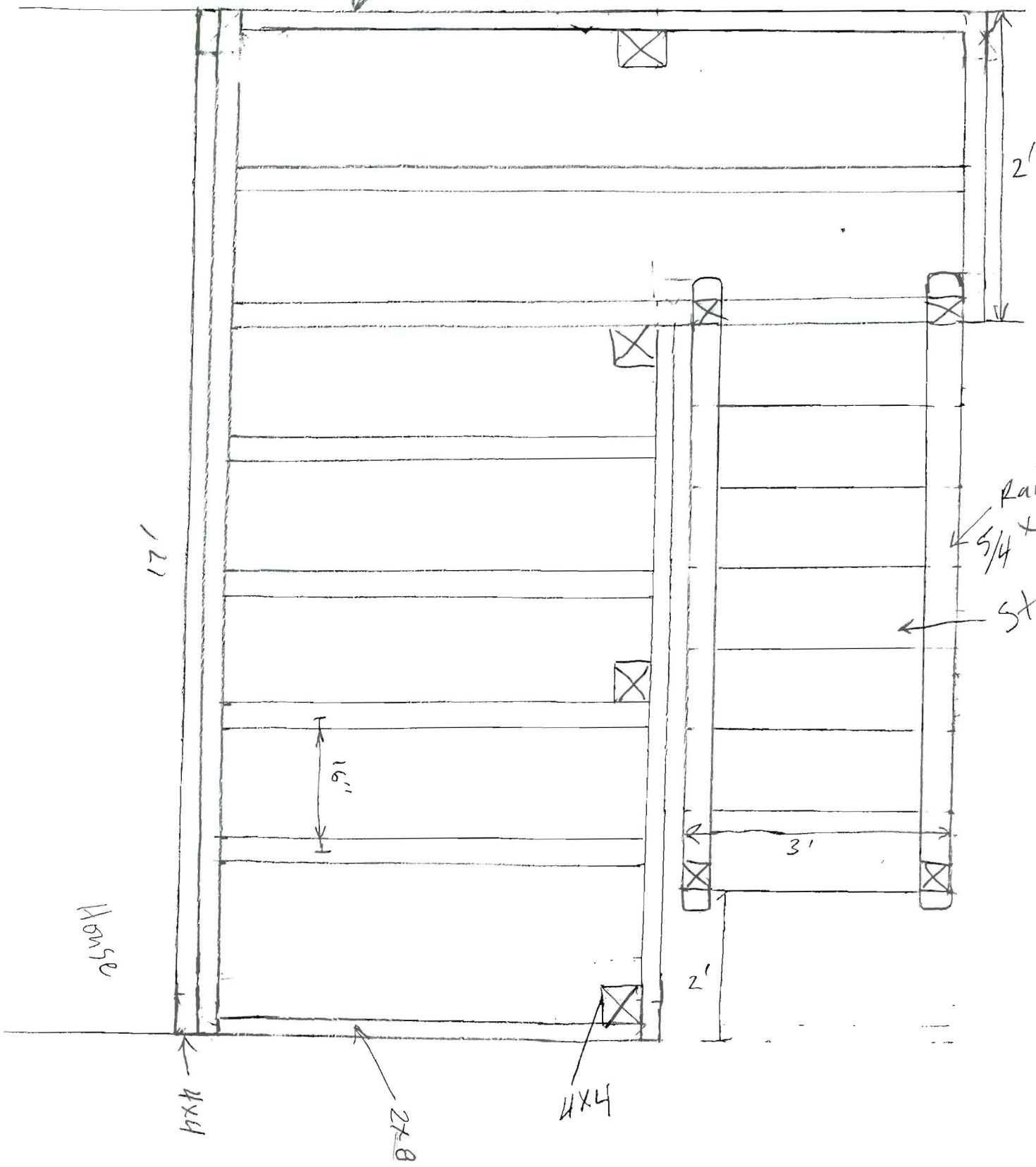


TOP VIEW  
UPPER DECK

Pressure treated

11'

see revised plan submitted 6/12/09 for size.



Rail  
5/4 x 4'

Stair

17'

Non-Su

16'

3'

2'

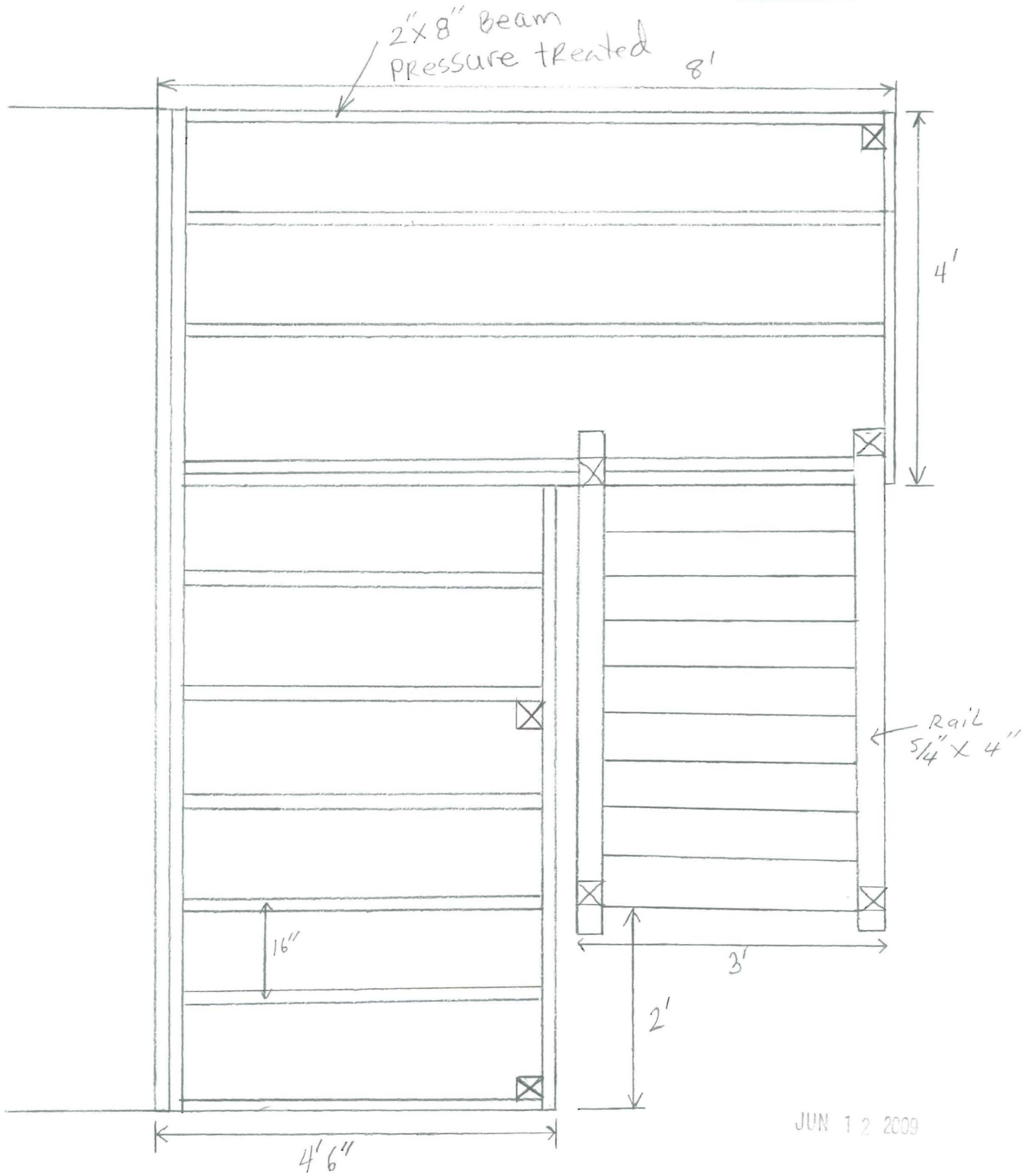
2'

4x4

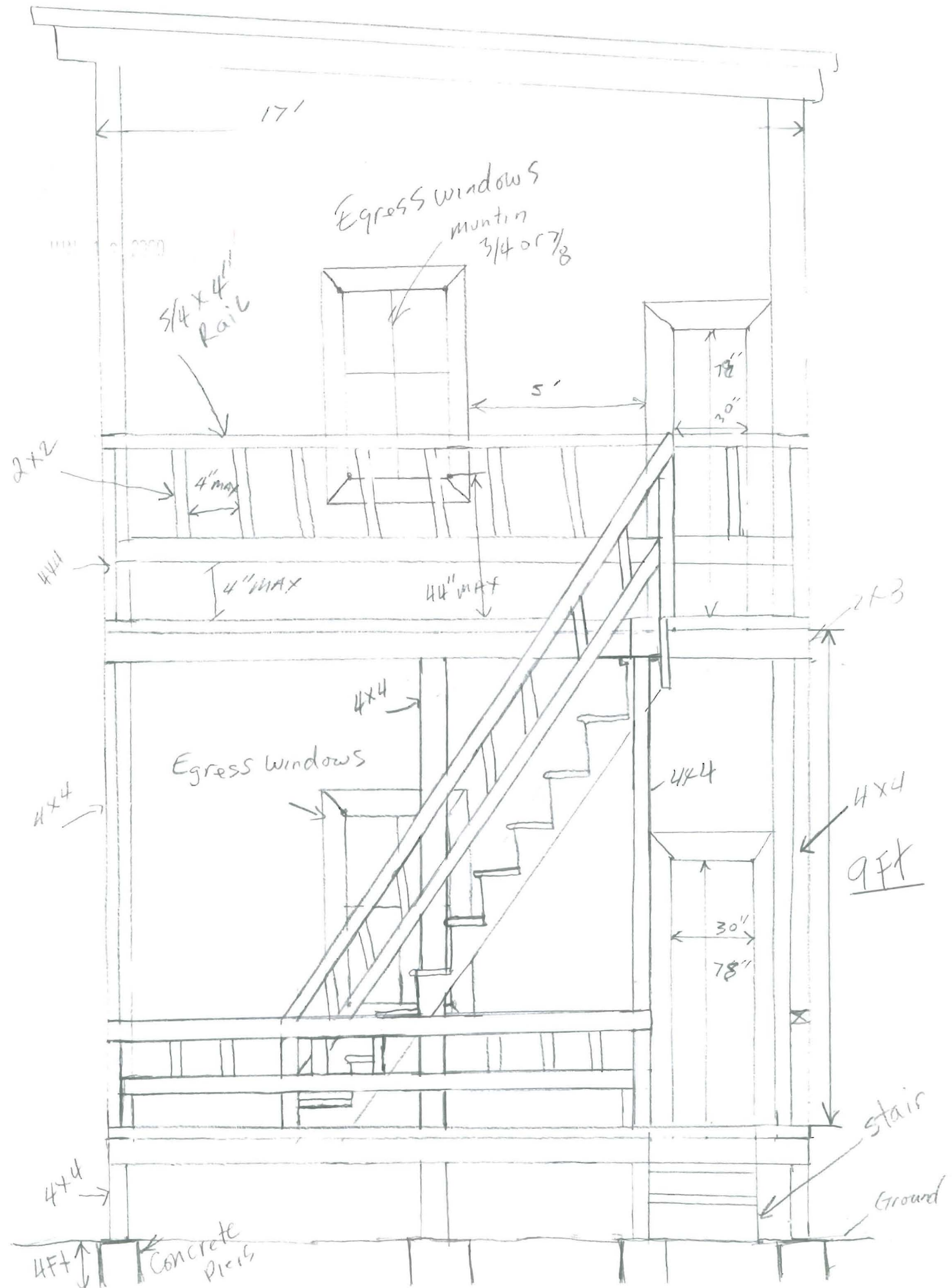
2x8

4x4

TOP VIEW



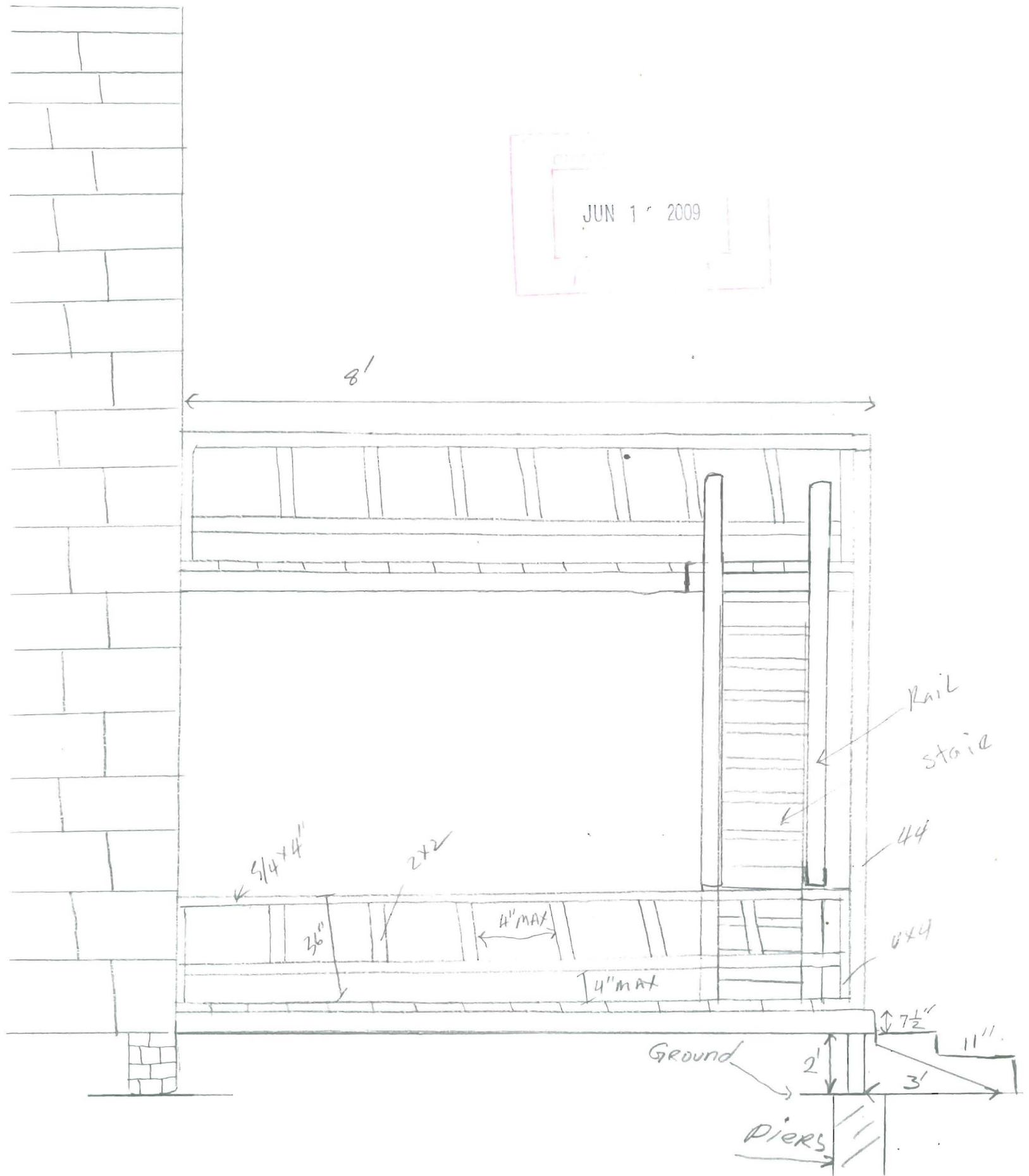
# New Deck With Windows



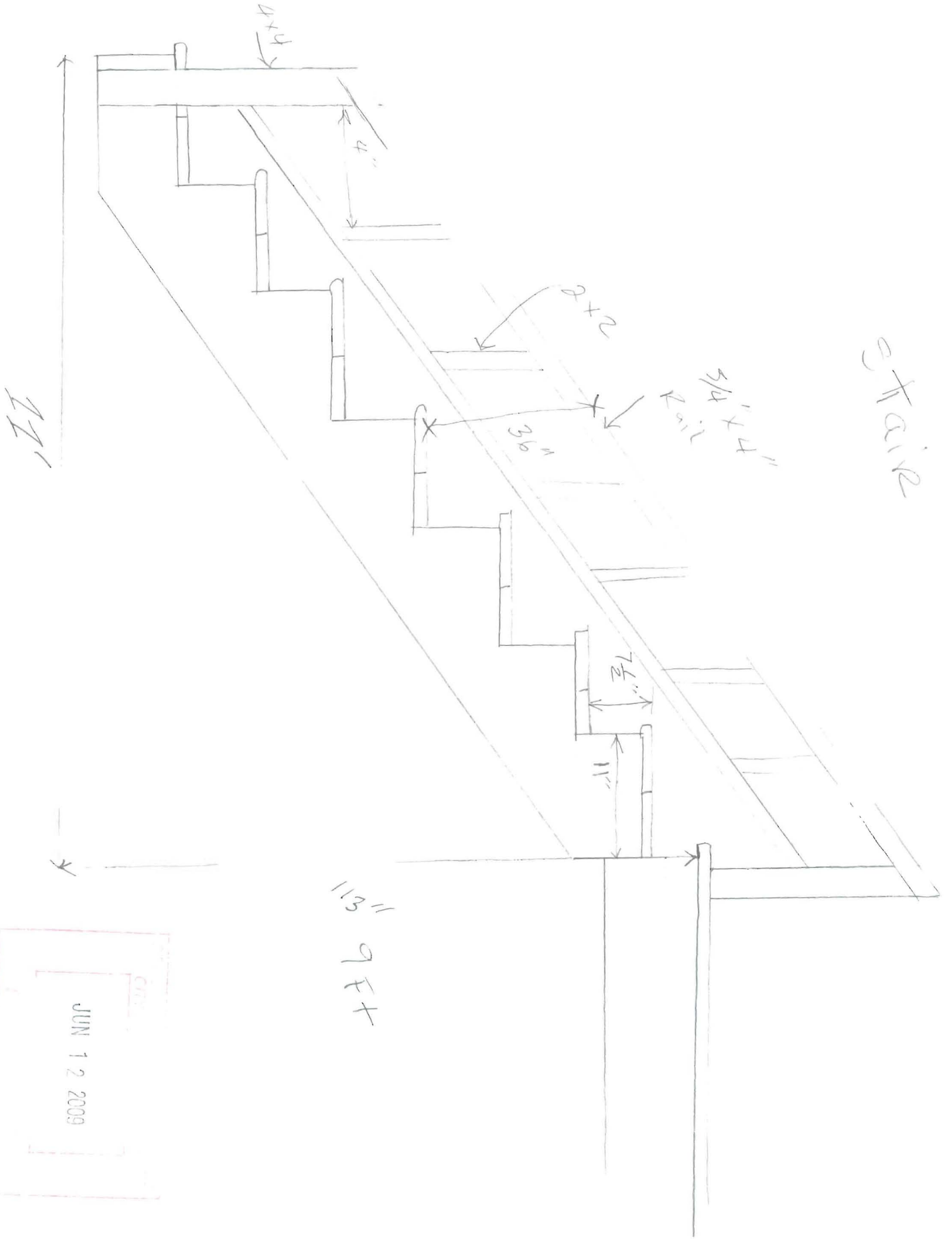


# New Deck Side View

JUN 1 2009



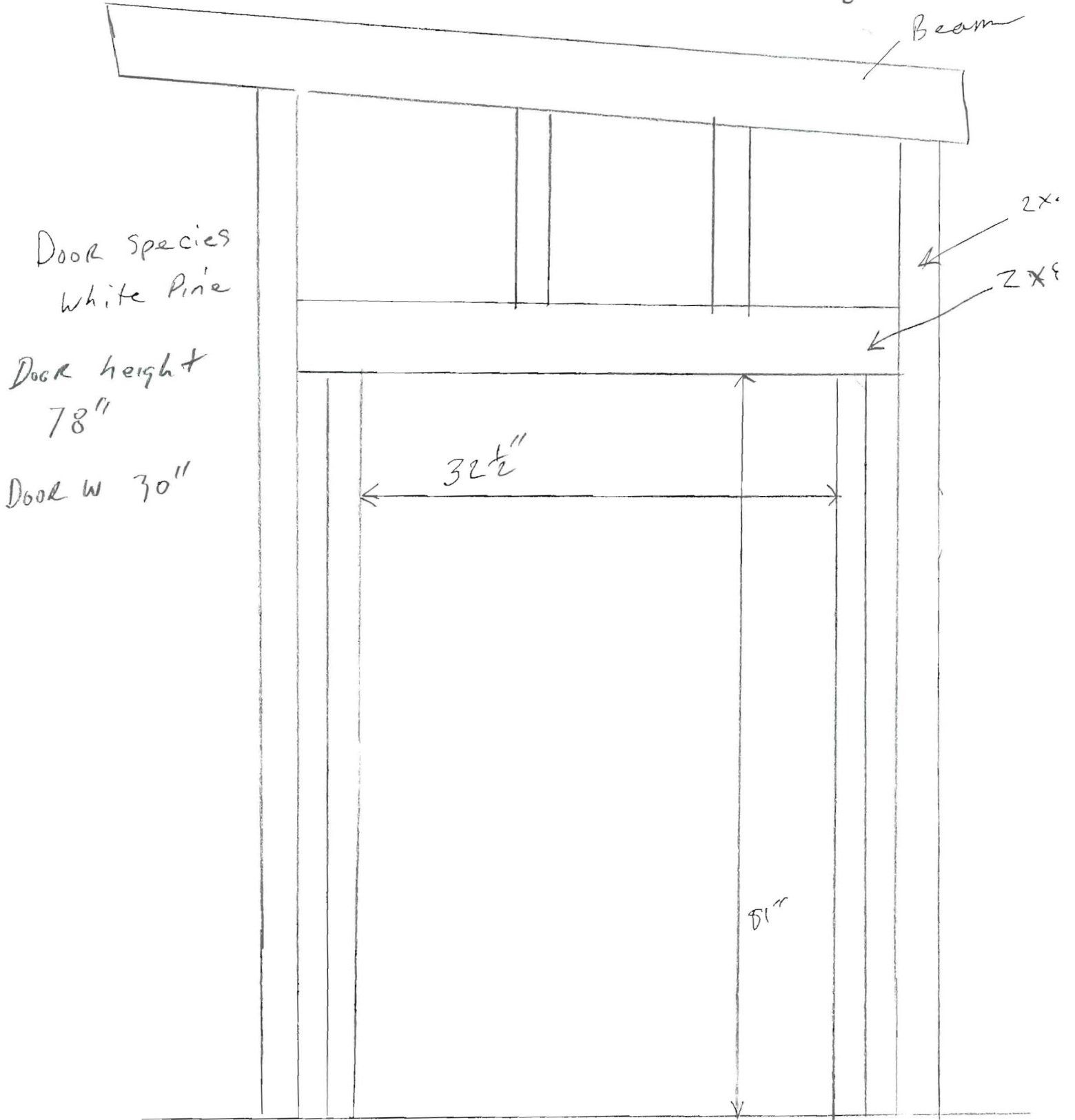
stair



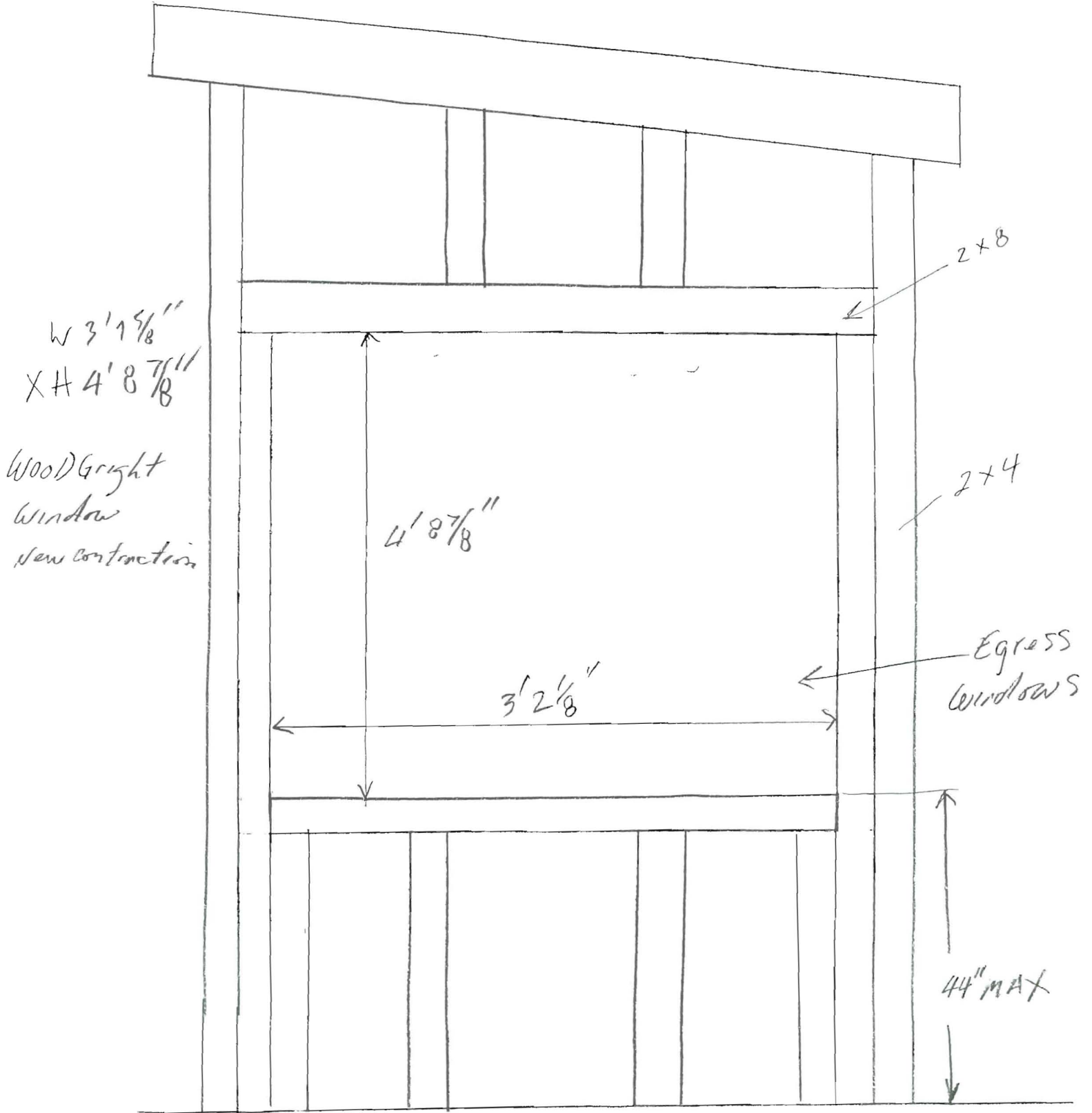
JUN 12 2009

BROSCO EXTENSION

# DOOR Rough opening



# Window frame



W  $3' 1 \frac{5}{8}''$   
X H  $4' 8 \frac{7}{8}''$

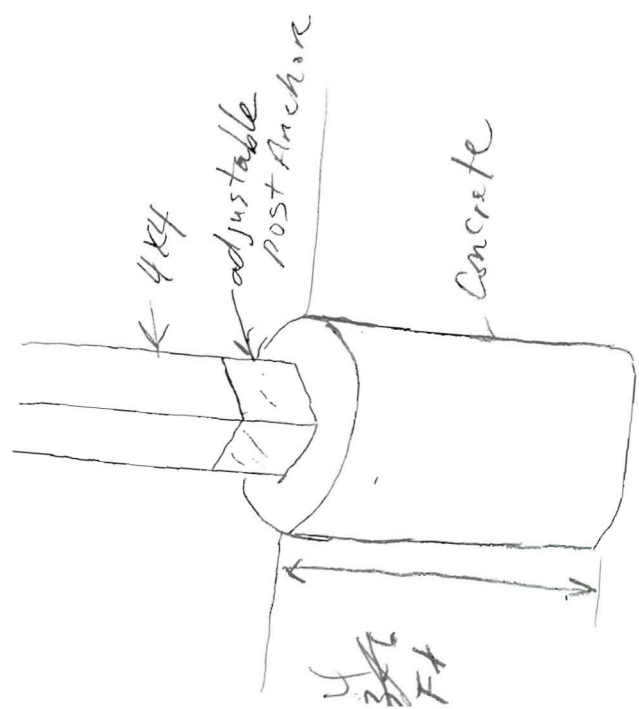
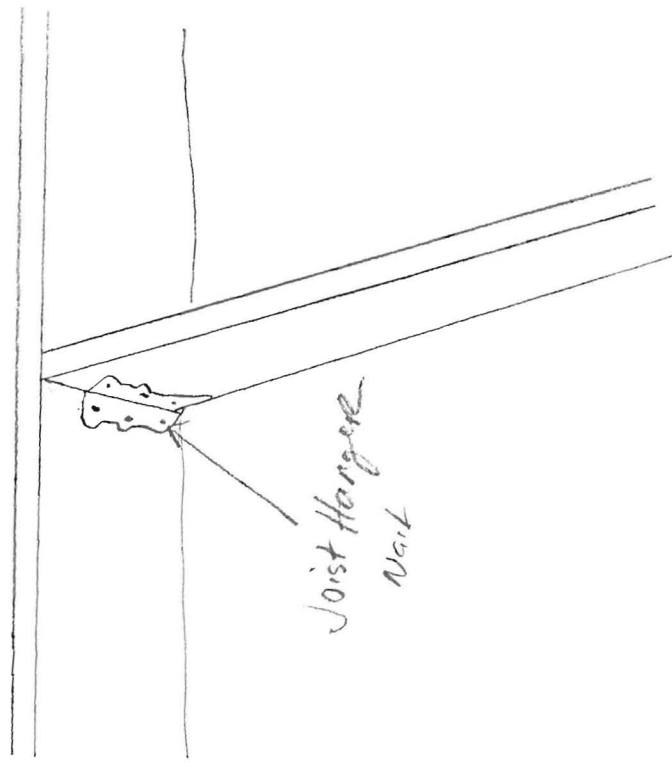
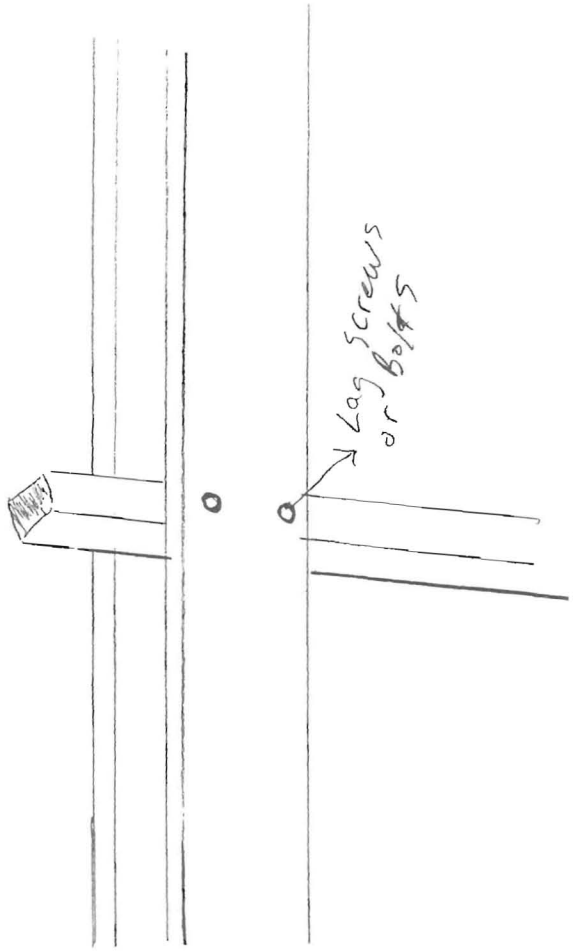
WOODRIGHT  
Window  
New construction

$4' 8 \frac{7}{8}''$

$3' 2 \frac{1}{8}''$

44" MAX





ITEM FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
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0002 MANUFACTURER: Brosco Exterior Doors 1

RO Size = 32 1/2" W x 81" H

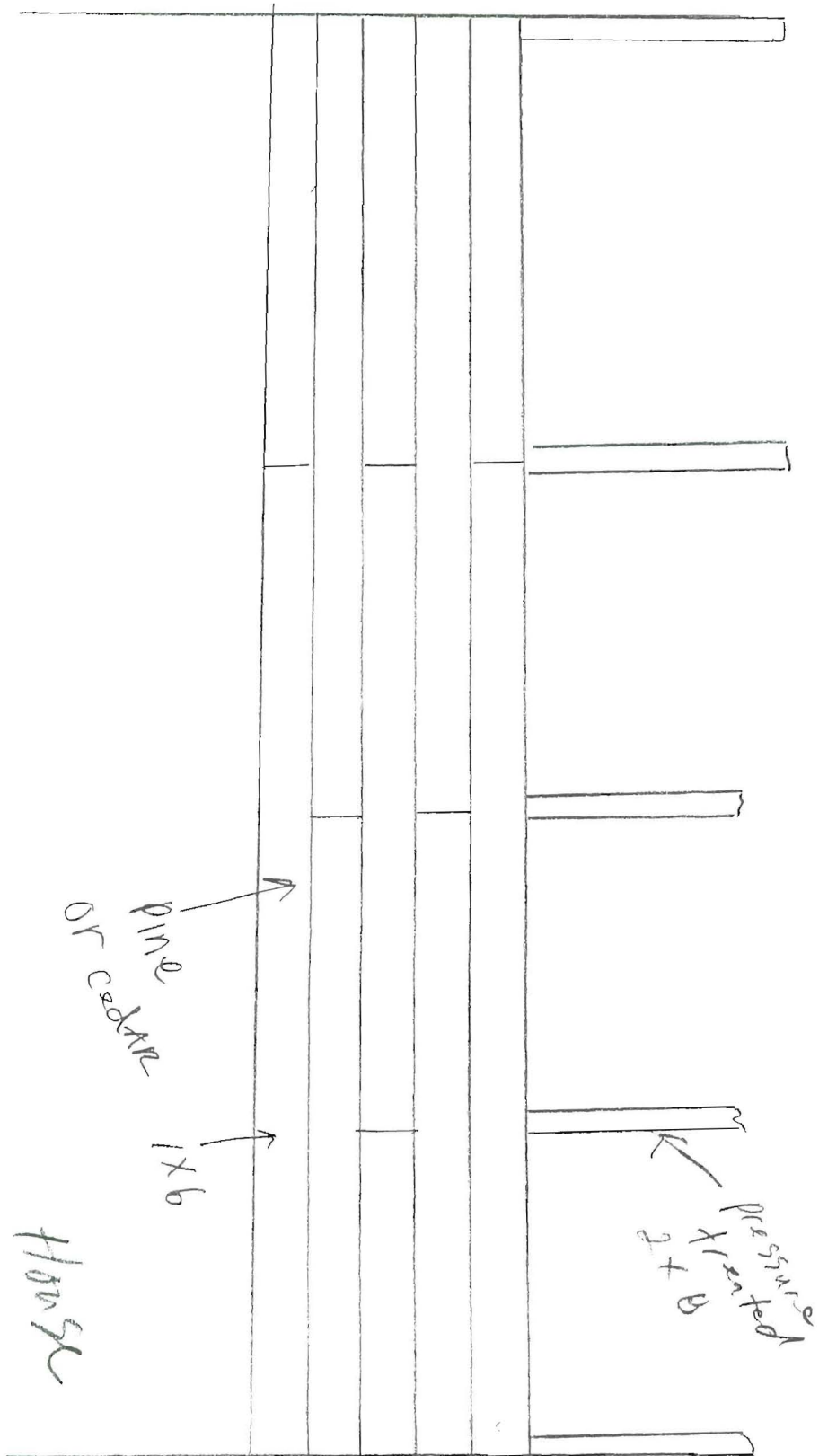
Scale: 1/8" equals 1'



Product Category: Entry Doors  
Product Layout: Unit without Transom  
Product Configuration: Single Door Unit  
Door Thickness: 1 3/4"  
Door Material: Wood  
Product Type: Panel Doors  
Door Species: White Pine  
Swing: Inswing  
Door Handing: Right Hand  
Door Width: 30" (2-6)  
Sill Style: Wood Sill  
Door Height: 78" (6-6)  
Door Panel Layout: M-100  
Jamb Species: Clear Pine  
Jamb Width: 4 9/16"  
Rough Opening Width: 32 1/2"  
Rough Opening Height: 81"  
Bore Option: Standard 2 3/8" Double Bore  
Door Bore: Double Bore  
Deadbolt Jamb Prep: Prep Jamb for Deadbolt  
Deadbolt Spacing: 5 1/2" Center to Center  
Bore Back Set: 2 3/8"  
Lockset Diameter: 2 1/8"  
Deadbolt Diameter: 2 1/8"  
Lockset Bore Position: Standard  
Deadbolt Bore Position: Standard  
Hinge Radius: 5/8" Radius  
Hinge Option: 5/8" Radius  
Hinge Prep: 3-Hinge Prep  
Hinge Size: 4"x4"  
Hinge Type: Standard Hinge  
First Hinge Position: Standard  
Second Hinge Position: Standard  
Third Hinge Position: Standard  
Hinge Finish: Bright Brasstone (US-4B)  
Sill Type: Oak  
Sill Finish: Solid  
Exterior Casing Type: No Casing  
Sill Horn Type: Standard Horns  
Sill Horn Length: 3 1/2"  
SKU: 436191 / S/O WOOD EXTERIOR DOORS-10  
DAYS  
\*\*All Units are shown as seen from the pin side\*\*  
\*\*M2O Version:1.0.3\*\*

Door Slab Model#: Item#:73480891	\$	395.75	
Head Frame 4 9/16" Item#:53076202	\$	11.16	
Side Frame 4 9/16" Item#:53087942	\$	96.71	
2 1/8" Deadbolt Bore Item#:53531702	\$	14.88	
Bright Brasstone (US-4B) Hinges Item#:53589452	\$	13.39	
Oak Solid Sill Item#:53477562	\$	146.55	
	\$	678.44	\$ 678.44

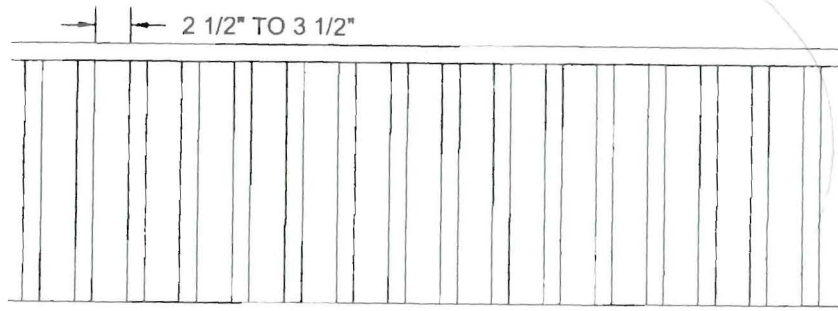
Top View Deck.



GREEK REVIVAL PORCH DETAILS

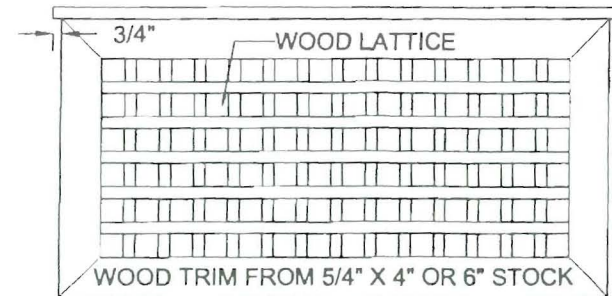
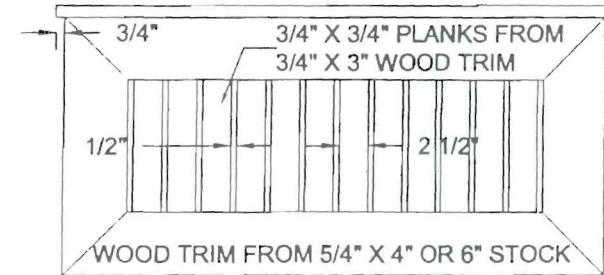
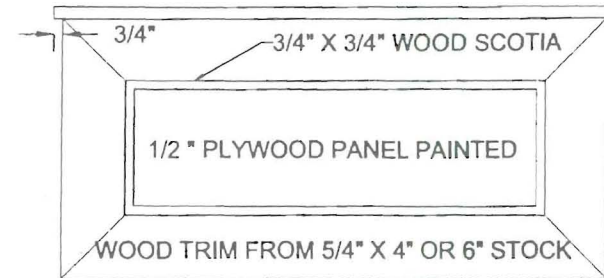
284 BRACKETT ST,  
PHONE # 531.9 - 3614

Typical Greek Revival Balusters



SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS 1 1/2" X 1 1/2".

Typical Greek Revival Porch Skirting





**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

6.3 20 09

Received from Tony Nguyen

Location of Work 291 Beach St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ 50 Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** 50

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 63I 3

Check #: 195 **Total Collected \$** 50

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

Taken by: [Signature]

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