

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: 03-0468	Issue Date: MAY 07 2003	CBL: 087 LL016001
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Location of Construction: 49 Brackett Ave <i>PcI</i>	Owner Name: Raichle Ruth A	Owner Address: 1049 Main St CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Frank Otoole	Contractor Address: Portland	Phone: 2077728636
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>PR-2</i>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$177.00	Cost of Work: \$22,000.00	CEO District: 3
Proposed Project Description: Build 16x18 one story addition w/exterior stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>BOCA 1999</i>
		Signature:		Signature: <i>JMB 5/7/03</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: jmb	Date Applied For: 05/07/2003	Zoning Approval
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<ol style="list-style-type: none"> 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic 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.. 	<p style="text-align: center;">Special Zone or Reviews</p> <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: <i>5/7/03 JMB</i>	<p style="text-align: center;">Zoning Appeal</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 Date: _____	<p style="text-align: center;">Historic Preservation</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 Date: <i>[Signature]</i>
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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

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>49 BRACKETT ST PEAKS IS, ME</u>		
Total Square Footage of Proposed Structure <u>288 sqft</u>	Square Footage of Lot <u>7,296 sqft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>4</u> Lot# <u>19</u>	Owner: <u>MISS RUTH RAICHIE</u> <u>49 BRACKETT ST</u> <u>PEAKS IS, ME</u>	Telephone: <u>—</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SAME</u>	Cost Of Work: \$ <u>22,000</u> Fee: \$ <u>177.00</u>
Current use: <u>Summer Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: _____		
Contractor's name, address & telephone: <u>FRANK O'TOOLE</u> <u>1487 WEST BROOK ST</u>		
Who should we contact when the permit is ready: <u>PORTLAND ME 04102</u>		
Mailing address: <u>SAME</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. PHONE: <u>772-8636</u>		

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 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 of applicant: <u>[Signature]</u>	Date: <u>5-7-03</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**

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0468	Date Applied For: 05/07/2003	CBL: 087 LL016001
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Location of Construction: 49 Brackett Ave	Owner Name: Raichle Ruth A	Owner Address: 1049 Main St	Phone:
Business Name:	Contractor Name: Frank Otoole	Contractor Address: Portland	Phone (207) 772-8636
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Build 16x18 one story addition w/ exterior stairs
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/07/2003

Note: Ok to Issue:

- 1) The steps off the rear of the addition shall only be a landing and steps
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 05/07/2003

Note: Ok to Issue:

- 1) Separate permits are required for any electrical or plumbing work.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

← 11' → ← 37.5' → ← 37.5' → ← 37.5' →

87-LL-20 = 11' x 80'

87-LL-19 = 37.5' x 80'

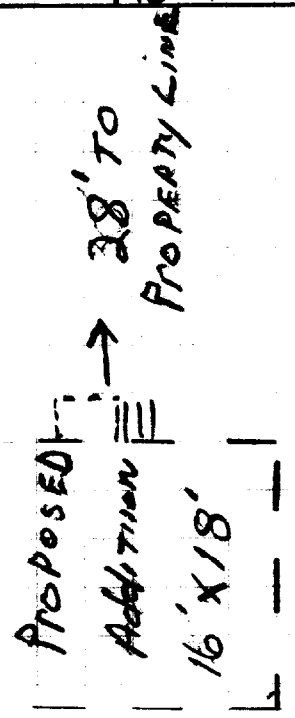
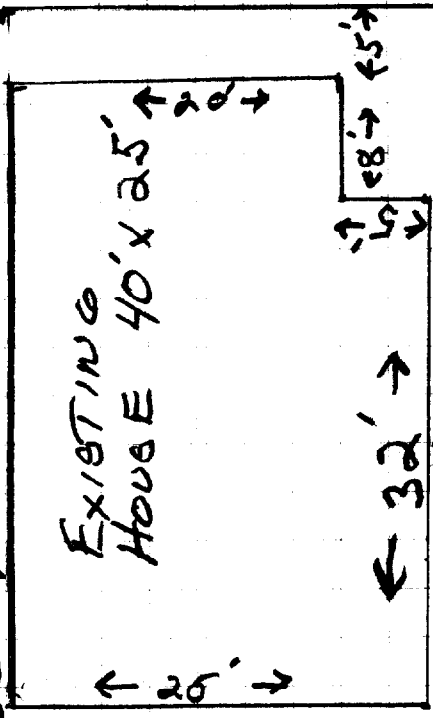
87-LL-16 = 37.5' x 130'

← 11' → ← 37.5' →

IR-2 Zone

Front	25'	Req	35'	Shown
Rear	25'	Req	28'	Shown
Side	20'	Req	30'	Shown

E N W



← 30' →

STREET

← 130' →

3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57 60 63 66 69 72 75 78 81 84 87 90 93 96 99 102 105 108 111 114 118 121

419 BRACKETT AVE, PEAKS ISLAND, ME 04108

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	087 LL016001
Location	49 BRACKETT AVE
Land Use	SEASONAL
Owner Address	RAICHLE RUTH A 1049 MAIN ST MILLIS MA 02054
Book/Page	13332/146
Legal	87-LL-16-19-20 BRACKETT AVE PEAKS ISLAND 7296 SF

Valuation Information

Land	Building	Total
\$29,090	\$24,570	\$53,660

Property Information

Year Built 1907	Style Cottage	Story Height 1	Sq. Ft. 841	Total Acres 0.167		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Pier/slab	

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 2002	Size 6X8	Grade C	Condition G
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Sales Information

Date	Type	Price	Book/Page
09/01/1997	LAND + BLDING	\$84,250	13332-146
05/01/1996	LAND + BLDING	\$45,000	12509-069

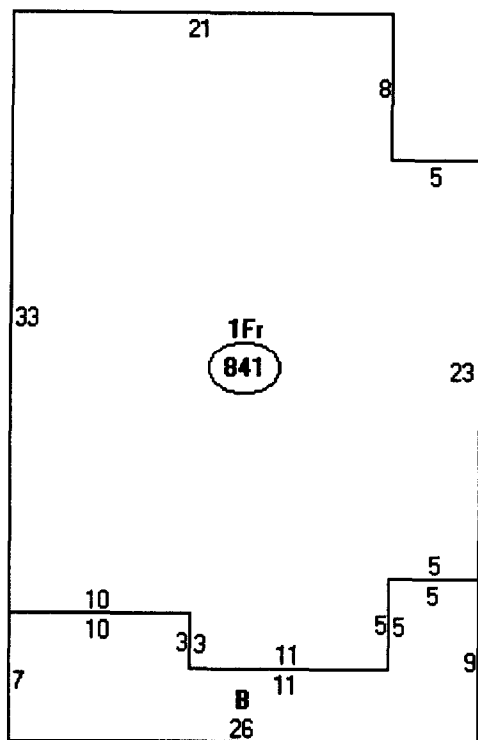
Picture and Sketch

Picture Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





Descriptor/Area

A: 1Fr
841 sqft

B: OFP
159 sqft

> 10,000 + New 288 = 1,288
+ shed 48 = 1,336

7,296 # x .20% = 1,459 OK



FOUNDATION LAY-OUT

EXISTING HOUSE

PRE-CASTS LAYED-OUT 6' ON CENTER

← 15' →



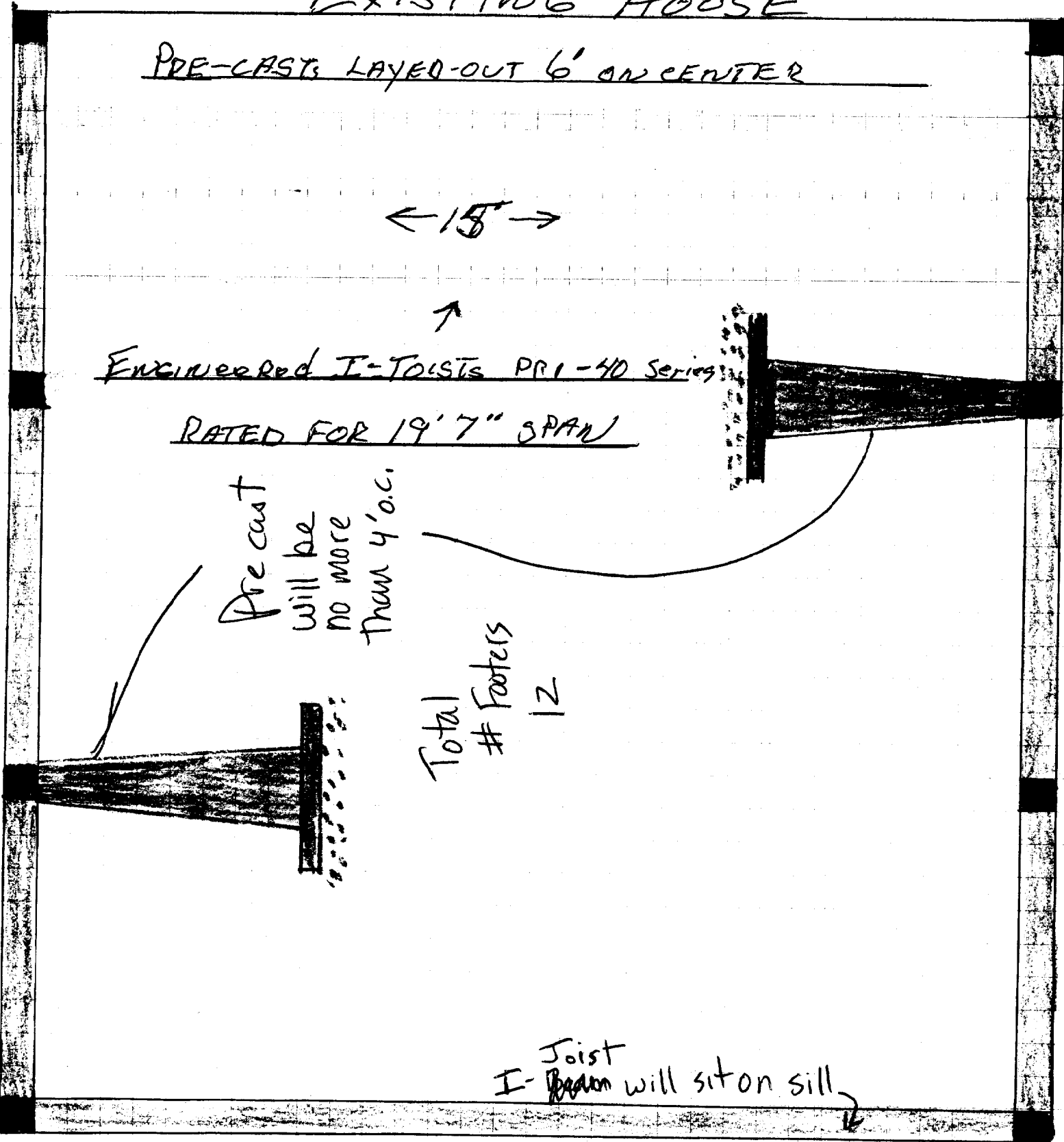
ENGINEERED I-JOISTS PRI-40 Series

RATED FOR 19' 7" SPAN

Pre cast
will be
no more
than 4' o.c.

Total
Footers
12

I-Joist
I-Beam will sit on sill



4" x 6" SILL

SIMPLEX "T" STRAP
12" x 8"

4" x 6" P.T. Posts

SIMPLEX 4" x 6" BOLT
ON BRACKET.

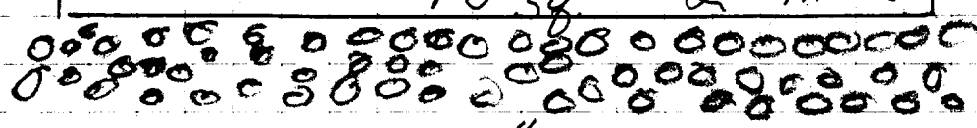
6"

PRE-CAST STEEL
RE-ENFORCED.

4'

9"

18" sq 2" thick



3/4" CRUSHED ROCK
SITTING ON LEDGE

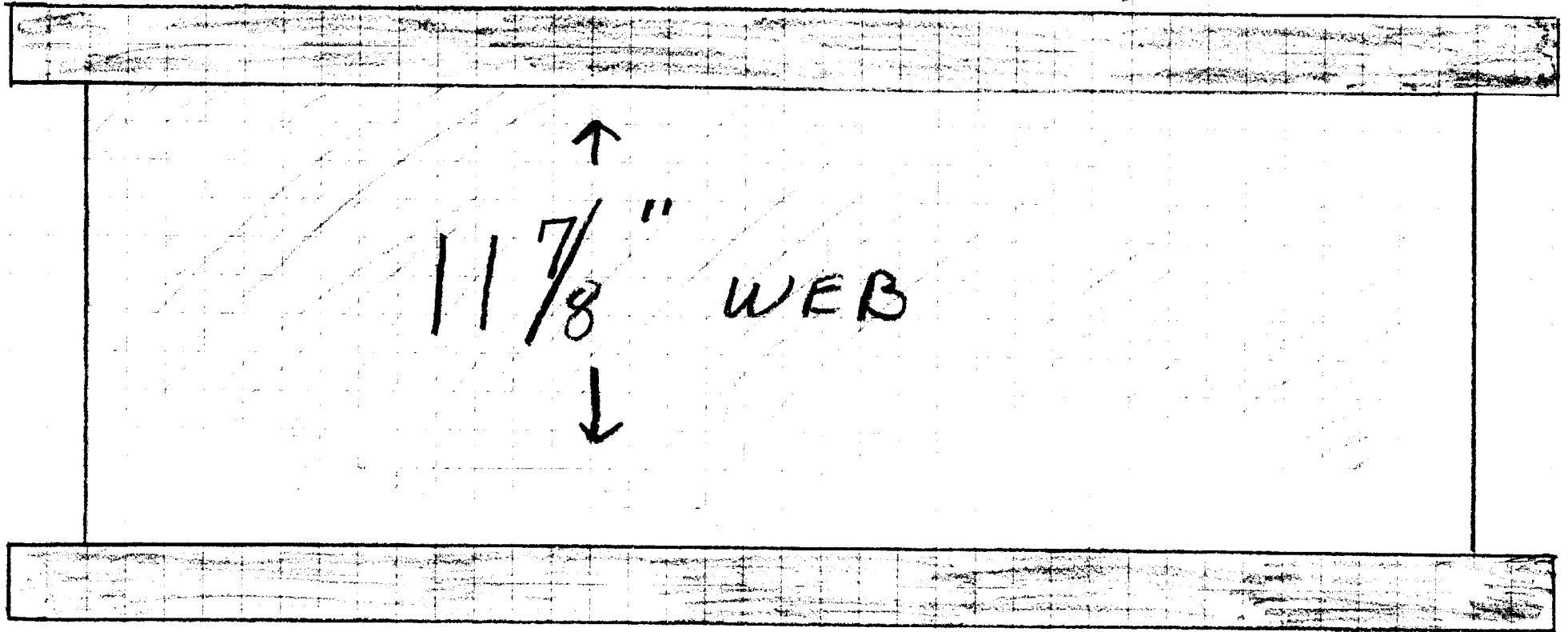
FOUNDATION POSTS.

GEORGIA - PACIFIC ENGINEERED

JOIST DESIGNATION PRI-40 I-JOISTS

SPAN RATING FOR 16" O.C. = 19'7"

$1\frac{3}{4}$ " BEARING

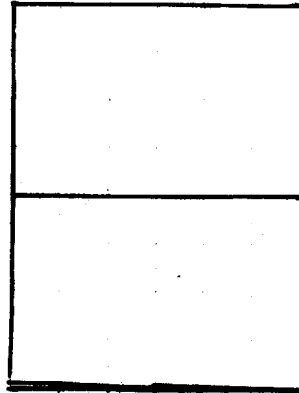
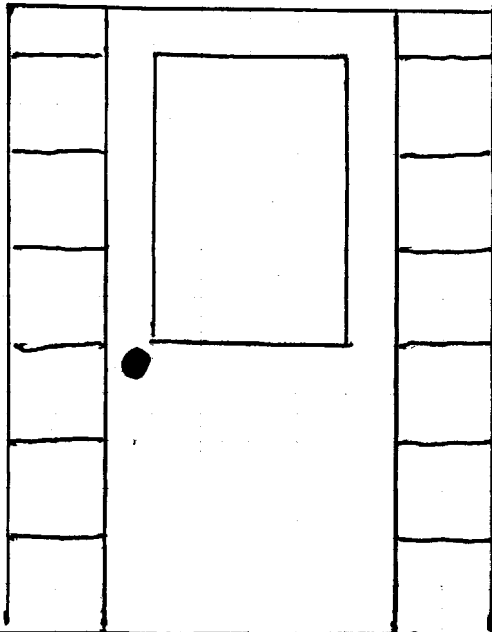


REAR VIEW

ROOF RAFTERS
2"X8" 16" OC

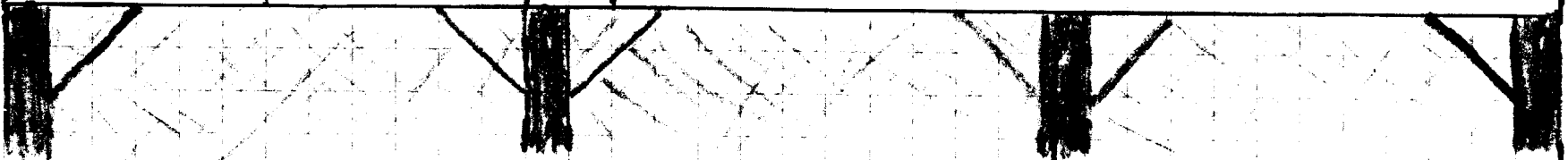
DOOR HEADER
2"X8" Tripled

WINDOW
HEADER 2X6
Tripled ~~DOUBLE~~ FIRST
HOUSE



4'

3'



12-5 ROOF PITCH TO MATCH EXISTING HOUSE

3 TAB SHINGLES
TO MATCH EXISTING.

CONTIN.: ROOF VENT

EXISTING
HOUSE

collar tie

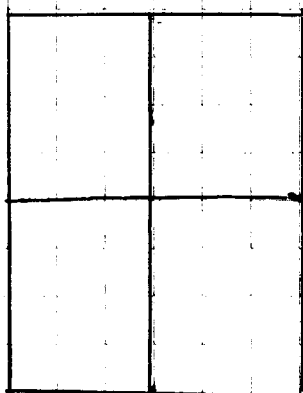
SIDING =
CLAPBOARD TO MATCH
EXISTING HOUSE

Cathedral

4x8 DF Beams
at ceiling HT

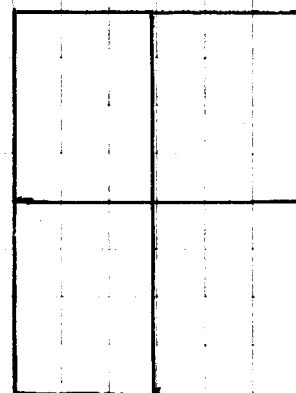
(3)-2x6
HEADERS

↑
8'
↓

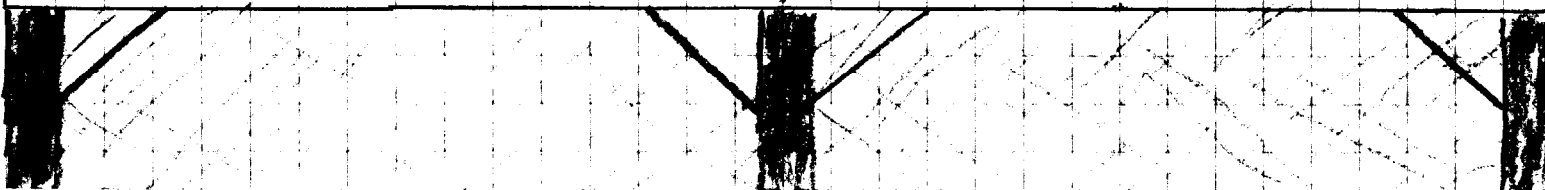


← 36" →

↑
48"
↓

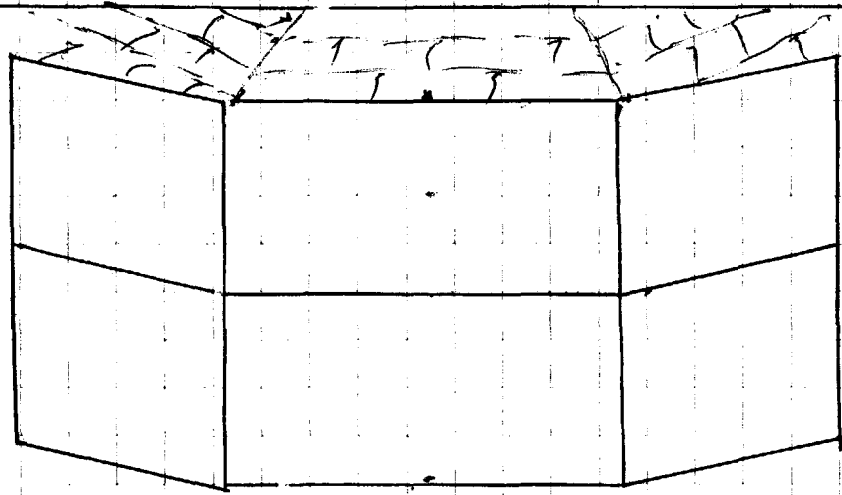


← 16' →



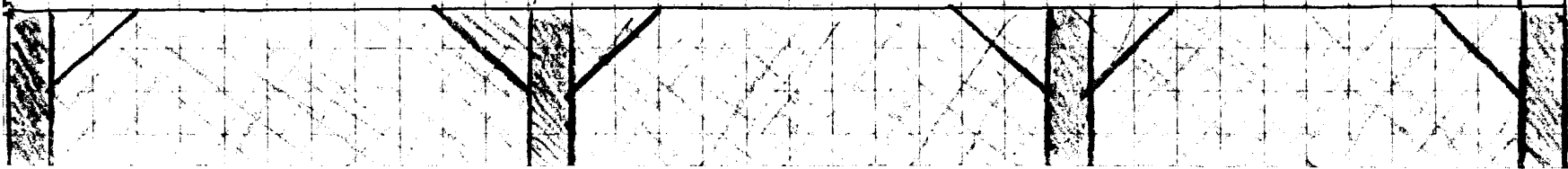
SEEN FROM STREET

EXISTING
HOUSE



BAY WINDOW
HEADER
(3) - 2" x 10"

← 18' →



FRAMING

ENGINEERED JOISTS 16" OC

2"X6" EXT. WALLS

- (1) BAY WIND. NORTHSIDE 3- 2"X10" HEADER
APPROX 6" R.O.
- (3) WINDOWS 3- 2X6 HEADER
- (1) ENTRY DOOR IN REAR
3- 2X8 HEADER

ROOF - 12"-5" PITCH
2X8 16" O.C

3' X 3' DECK 2 FOOTERS

2"X6" CONSTRUCTION

STAIRS

7³/₄ RISE MAX

10" NET TREAD.

36" HIGH RAILS

3¹/₂" SPACED BALUSTERS

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED

Permit Number: 030468
MAY 07 2003

This is to certify that Raichle Ruth A/Frank Otoo
has permission to Build 16x18 one story addition w/external stairs
AT 49 Brackett Ave P.I. 087 LL016001
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 laid or closed-in. HEAVY 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

Jamie Burke 5/7/03
Director of Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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 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.

JB **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

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **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.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Frank [Signature]
Signature of applicant/designee

Date

Jeanne Boute
Signature of Inspections Official

Date

CBL: 87-L-L-16⁺¹⁹⁻²⁰ Building Permit #: 03-0468