

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED		CBL:
Permit No: 02-0006	Issue Date: JAN 29 2002	091 R001001

Location of Construction: 14 Brabrook Rd <i>P.I.</i>	Owner Name: Gerard Sidney & Jane A Jts	Owner Address: 50 Bank St	Phone: 603-448-3980
Business Name: n/a	Contractor Name: Boucher, Jean	Contractor Address: 488 Walker Road Lyman	Phone: 6034483980
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: <i>DR-1</i>

Past Use: Single Family / Summer Home	Proposed Use: Single Family / Summer Home; Renovations to include 360 sq. ft. of living space to structure without going beyond current outside dimensions.	Permit Fee: \$324.00	Cost of Work: \$50,000.00	CEO District: 3	<i>50,060*</i>
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>RS</i> Type: <i>SB</i> <i>BOCA 99</i>		

Proposed Project Description: Renovate Summer House	Signature:	Signature: <i>DC</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: <i>gg</i>	Date Applied For: 12/31/2001	Zoning Approval	
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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, 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 15 Zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>to remain a single family</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/7/02</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 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 <i>9</i> Date:
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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

Application ID Number: 2-0006

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 14 Brabrook Rd., P.I.

Approval Date: 01/07/2002

Given On Date: 01/04/2002

DK to Issue Permit

Name: Marge Schmuckal

Date: 01/07/2002

Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

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

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Create Date: 01/03/2002 By: gg

Update Date: 01/07/2002 By: mes

02 0006

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>14 BRABROOK Road, PEAKS ISLAND, MAINE</u>		
Total Square Footage of Proposed Structure <u>REPLACE Existing 440 Sq. Ft and add 360 Sq. ft.</u>	Square Footage of Lot <u>See ATTACHMENT 2 page I PORTLAND MAP 91 with property Outlined ABOUT 106,000 Sq. Ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>91</u> Block# <u>R</u> Lot# <u>1-6 & 13-17</u>	Owner: <u>SIDNEY & JANE A. GERARD</u>	Telephone: <u>(603) 448-3980</u>
Lessee/Buyer's Name (if Applicable) <u>Not Applicable</u>	Applicant name, address & telephone: <u>(603) 448-3980 SIDNEY & JANE A. GERARD 50 BANK ST. LEBANON, NH 03766</u>	Cost Of Work: <u>\$50,000</u> Fee: <u>\$324.00</u>
Current use: <u>SUMMER HOME</u>		
If the location is currently vacant, what was prior use: <u>Not VACANT</u>		
Approximately how long has it been vacant: <u>Not VACANT</u>		
Proposed use: <u>Summer Home</u>		
Project description: <u>Tear down existing kitchen, pantry and rooms above kitchen and replace and expand to be symmetrical with remainder of the house. This will add about 360 Sq. ft. to the existing structure. The proposed change will stay within the current outside dimensions of the current house.</u>		
Contractor's name, address & telephone: <u>Jean Boucher; 488 Walker Road; Lyman, Maine 04002.</u>		
Who should we contact when the permit is ready: <u>SIDNEY OR JANE GERARD</u>		
Mailing address: <u>50 BANK ST LEBANON, NH 03766</u>		Phone: <u>(603) 448-3980</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>Sidney Gerard</u> <u>Jane A. Gerard</u>	Date: <u>12/31/01</u>
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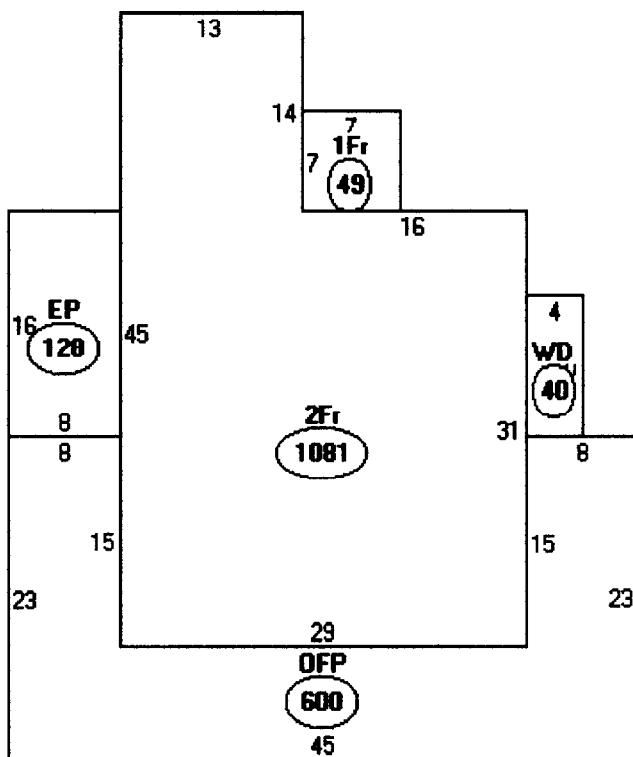
This is not a permit, you may not commence ANY work until the permit is issued

Attachment 1

Gayle

DEC 31 2001





- Descriptor/Area
- A: 2Fr
1081 sqft
 - B: EP
128 sqft
 - C: 1Fr
49 sqft
 - D: WD
40 sqft
 - E: OFF
600 sqft

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 091 R001001
Location 14 BRABROOK RD
Land Use SEASONAL

Owner Address GERARD SIDNEY & JANE A JTS
 50 BANK ST
 LEBANON NH 03766

Book/Page
Legal 91-R-1 TO 6-13 TO 17
 PRINCE AVE BRABROOK RD
 PEAKS ISLAND
 50868 SF

Valuation Information

Land	Building	Total
\$39,800	\$76,860	\$116,660

Property Information

Year Built 1910	Style Cottage	Story Height 2	Sq. Ft. 2211	Total Acres 1.168		
Bedrooms 4	Full Baths 1	Half Baths 1	Total Rooms 9	Attic None	Basement Pier/slab	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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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.



50 Bank Street
Lebanon, NH 03766
Telephone: (603) 448-3980
Fax: (603) 448-2263
Email: s.gerard@tpk.net

City of Portland
Building & Electrical Permits
389 Congress Street
Portland, Maine 04101

Dear Sirs:

Included with this letter is our application for a building permit to renovate our house on 14 Brabrook Road, Peaks Island, which we purchased in May 1971. The renovation includes tearing down the existing kitchen, pantry and room above the kitchen and replacing and expanding those rooms. The three rooms were added to the original sometime before we purchased the house and are no longer structurally sound which necessitates their removal. The renovation will add approximately 360 square feet of living space to the existing structure. It will add symmetry to the house but will not go beyond the current outside dimensions of the house. The roof line of a portion of the kitchen and the new pantry will continue the height and angle of the existing porch around two sides of the house. The main roof will be a hip roof which is what is presently there. As part of this letter we providing three attachments: (1) All Purpose Building Permit Application, (2) Plot Plan, and (3) Construction Plan. The attachments are discussed in more detail in the paragraphs that follow.

Attachment 1: City of Portland All Purpose Building Permit Application.

Attachment 2: Two pages.

The first page is the Portland Assessor's map 91 with our property outlined in black. The house itself sits on R 17 which is 5856 square feet. However, we also own J 11,12; L 7; R 1,2,3,4,5,6,13,14,15,16; and Q 1,2,3,4,5,6,7,8. Combined they come to approximately 106,000 square feet. It should be noted that Fern Road, pictured on the plot plan, was recently turned over to us by the city and no longer exists.

Page two is a schematic of our land with flag to flag footage on Prince, Reed and Brabrook.

Attachment 3: Five pages

Page 1 The scale is 1" equals 8' scale. It shows the current house, the demolition section and the addition.

Page 2 The scale is 1" equals 7". It shows the south side of the house with the addition. The kitchen will now extend to the width of the house as it already exists.

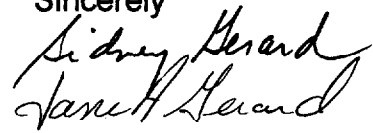
Page 3 The scale is 1" equals 6'3". It shows the west side of the house as it currently is with the addition in broken lines

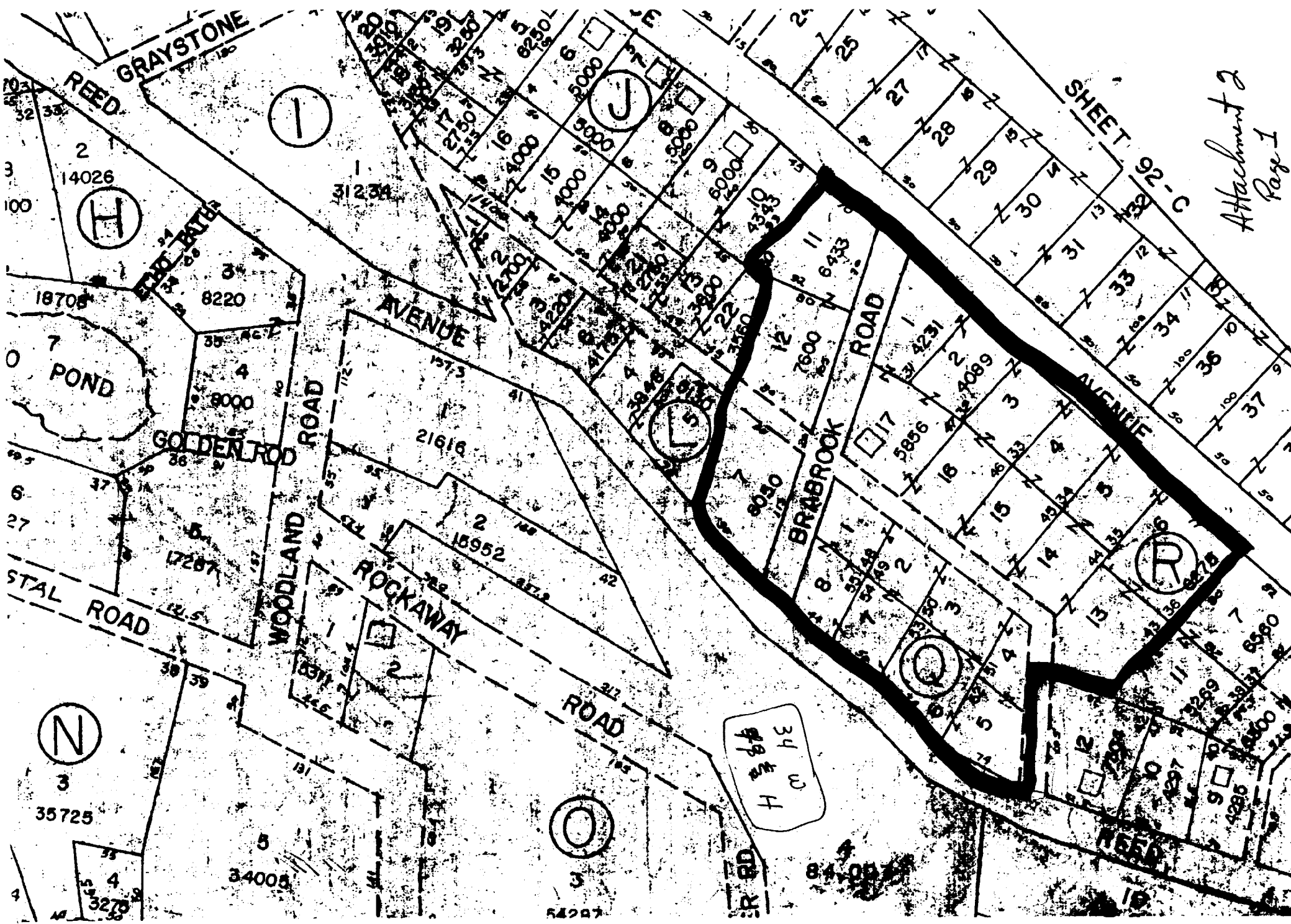
Page 4 The scale is 1" equals 7'. It shows the second floor room as it now is and with the addition.

Page 5 Construction Details

Thank you for your time and consideration. If you have any questions or need additional information please feel free to contact us at (603) 448-3980.

Sincerely

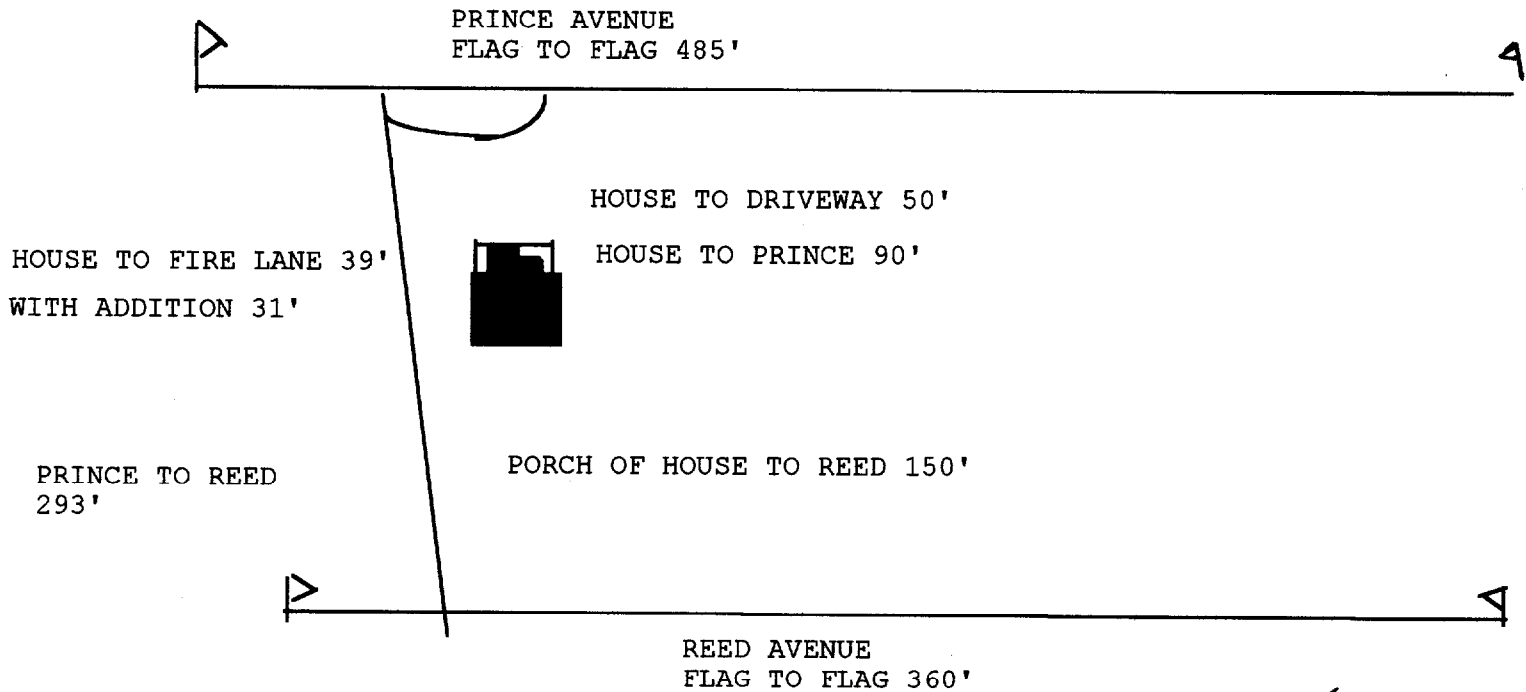

Jane and Sidney Gerard



SHEET 92-C

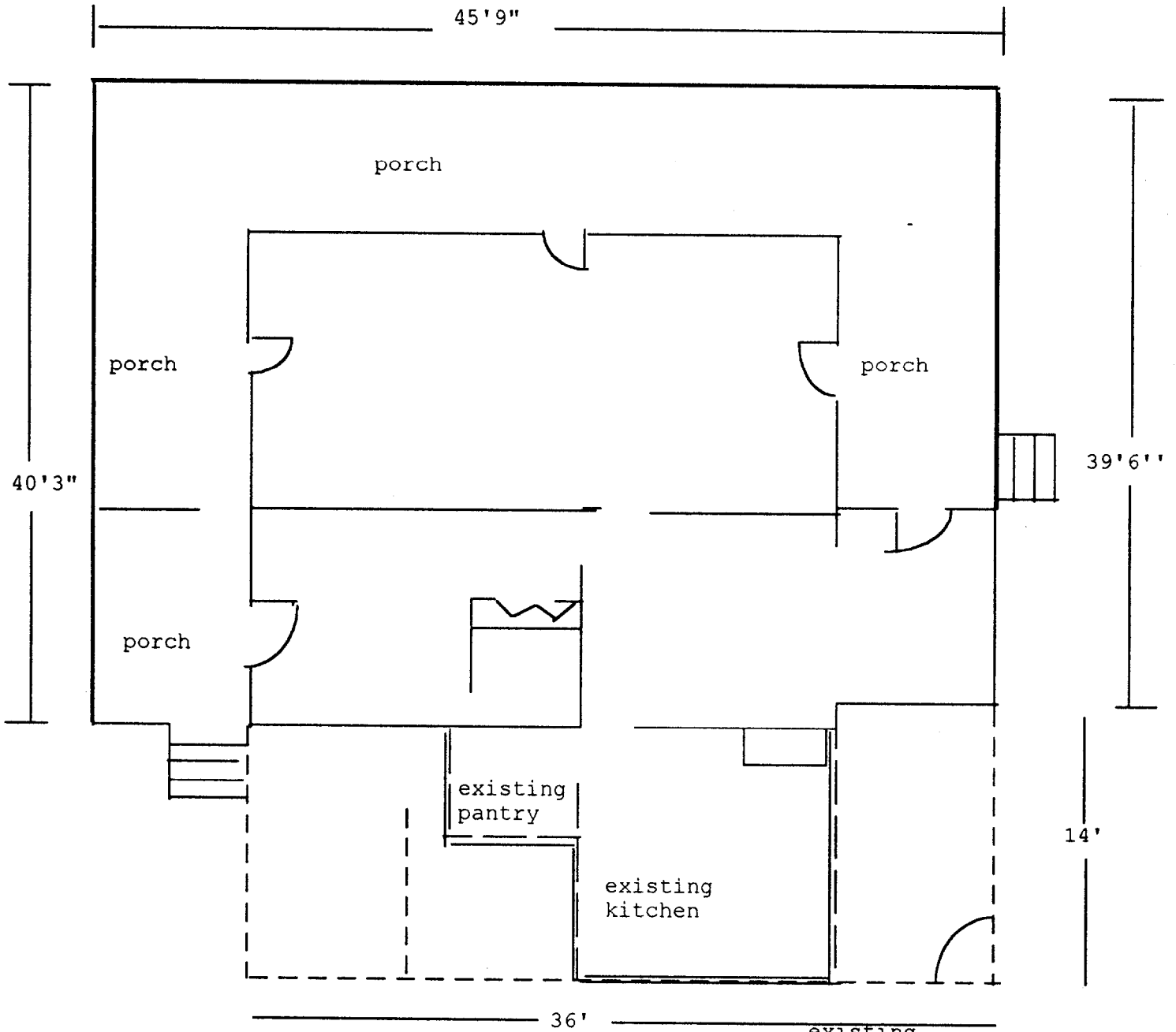
Attachment 2
Page 1

Handwritten note in a box:
34
H
C



*IR-1 Zone
30' to Front & Rear
20' to Sides*

FLAG TO GLASSED IN PORCH
155'
TO NEW ADDITION 155'

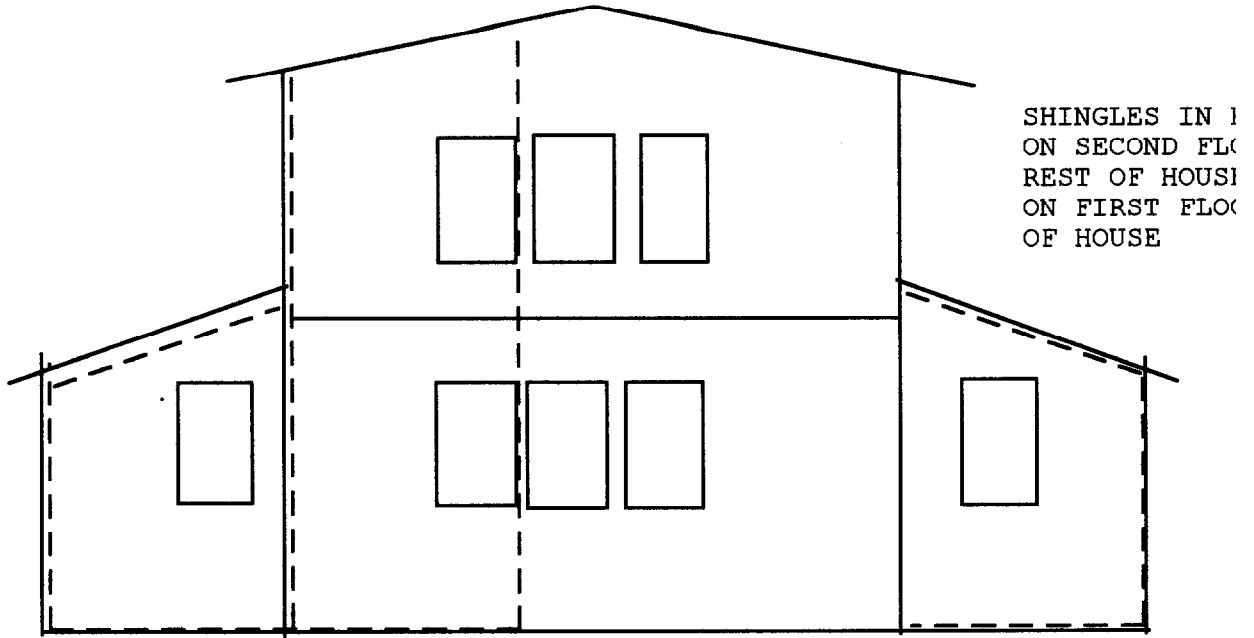


kitchen addition 36 X 14
 existing kitchen 14 X 14
 existing pantry 7 x 7

existing _____
 new - - - - -
 to be removed - . - .
 and replaced - - -



WEST FACING FACADE
WITH ADDITION



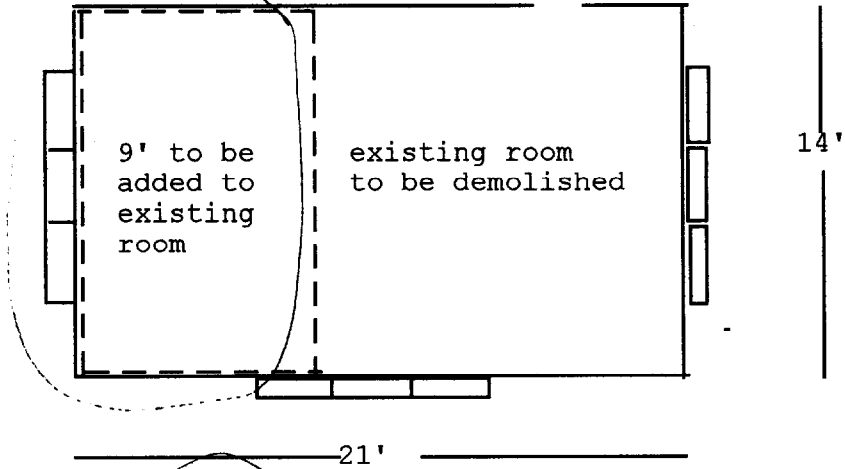
SHINGLES IN 1
ON SECOND FLO
REST OF HOUSE
ON FIRST FLO
OF HOUSE

ROOF LINES ON FIRST FLOOR
ARE SAME HEIGHT AND PITCH AS
ORIGINAL PORCH. SECOND
FLOOR ROOF IS HIP AS WAS
ORIGINAL

EXISTING HOUSE

NEW ADDITION

ROOM ABOVE PRESENT KITCHEN
WITH ADDITION



UPSTAIRS ROOM WITH ADDITION

CONSTRUCTION DETAILS

The general contractor is being hired to do exterior work. We intend to do the insulating, sheetrock, interior trim, cabinetry, plumbing and electrical ourselves. We will apply for the correct permits when we have finalized the interior layout. A new circuit breaker box will be installed professionally since we intend to upgrade to a 200 amp service instead of the 100 amp presently in the house.

SPEC provided by general contractor Jean Boucher
488 Walker Road
Lyman, ME 04002

Foot wall perimeter posts

Concrete footings and posts to ledge rock
Sill 2X6 pressure treated
Floor 2X10
Floor ¾" tongue and groove flooring
Floor 2X10 block bridging
Plate 2X6
Studs 2X6
Second floor bridging 1X3
Wall ½" plywood
Roof 2X8
Roof ½" plywood
Wall Tyvex
Trim no 2 pine with primer
235 pd roofing
Valley and first three edge of roof pitchertane
8" drip edge
stainless steel nails
red cedar clapboards on first floor
cedar shakes on second floor
Anderson double pane windows throughout

4" or below frost line

Re: 14 Brabrook Rd, P.I.
CBL - 091-R-1
Permit # - 02-0006

50 Bank Street
Lebanon, NH 03766
Telephone: (603) 448-3980
Fax: (603) 448-2263
Email: s.gerard@trk.net
20 January 2002

City of Portland
Building & Electrical Permits
389 Congress Street
Portland, Maine 04101

Dear Sirs:

I am writing this letter and attaching additional drawings you requested in our telephone conversation last week. The additional information request is provided below.

1. There will be no posts in the cellar under the new addition because the floor joists will go east to west across the 12 dimension. There will be two 2x6 corner posts with block in each corner.
2. The cellar joists and the upstairs floor joists will be 2x10's sixteen inches on center.
3. The joists will be butted against the existing structure and held by steel joist hangers. *restored to adequate rim joist*
4. The foundation will go down to the rock ledge and be attached to the ledge by metal rods which are drilled into the ledge rock.
5. The joists and the rafters on the roof will be 2x8's sixteen inches on center. The hip part will be 2x10's. There will be 2x4 ties every four feet.
6. The new roof will go on top of the old roof and will not disturb it. It will be attached to old roof with 2x8 plates.
7. The room on the second floor will be used strictly as an office and hence should eliminate the need for special size windows for egress purposes.

The four attached drawings depict the first floor of the house as it exist today, the first floor of the house with the proposed changes, the second floor of the house today with approximate room sizes and finally the second floor of the house with the proposed changes and with approximate room sizes.

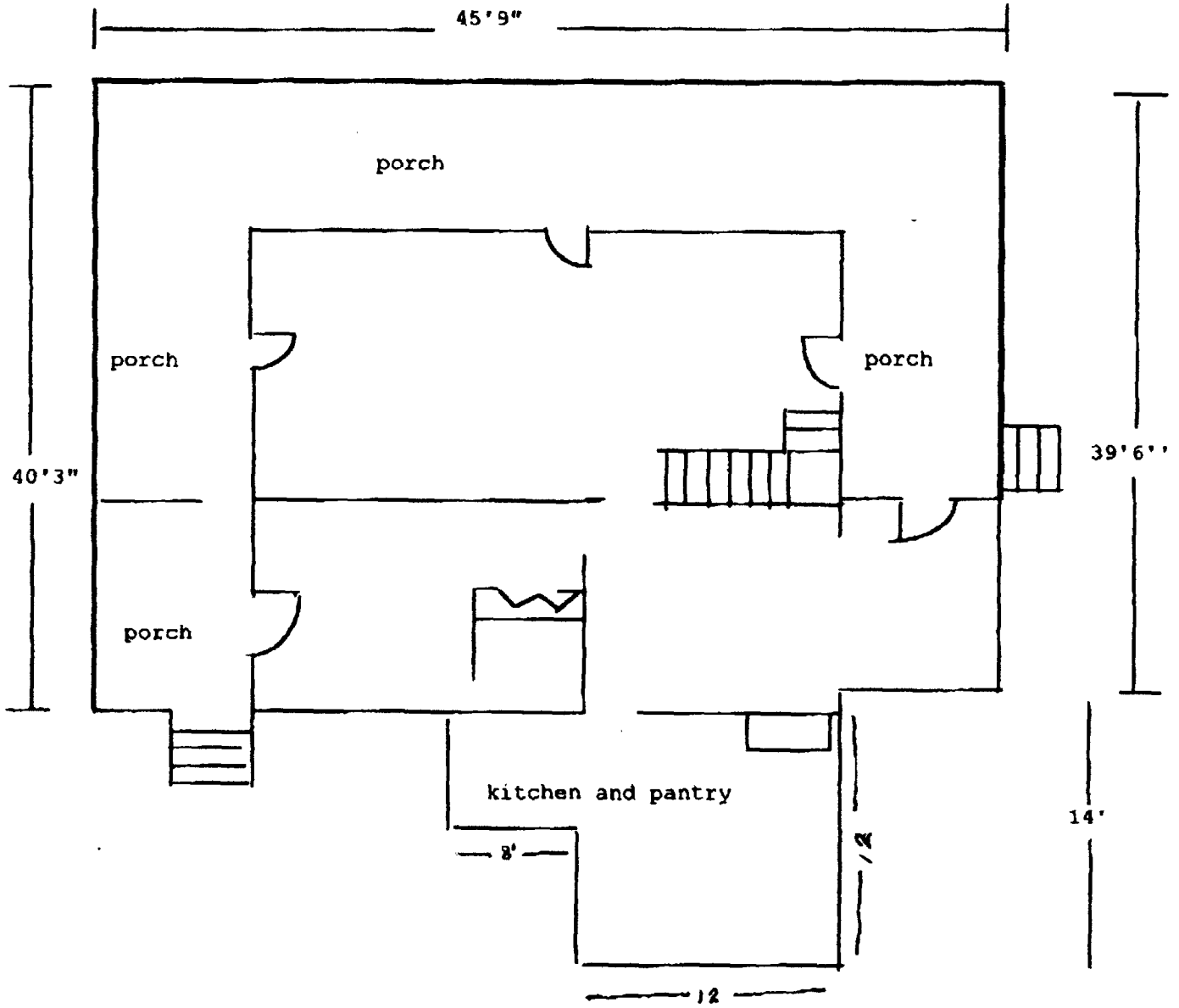
Thank you for your time and consideration. If you have any questions or need additional information please feel free to contact us at (603) 448-3980.

Sincerely

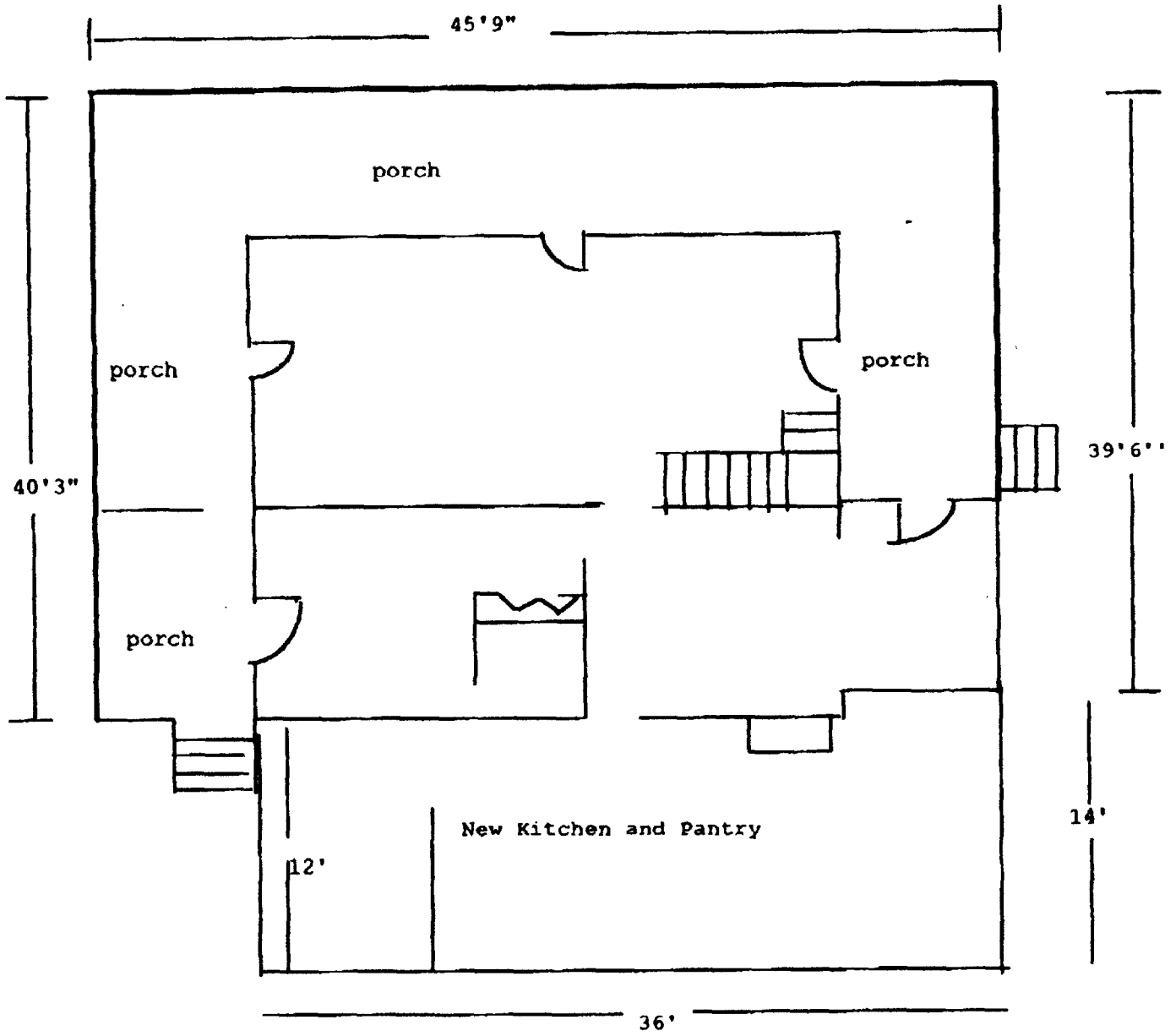
Sidney Gerard 1/20/2002

Jane and Sidney Gerard

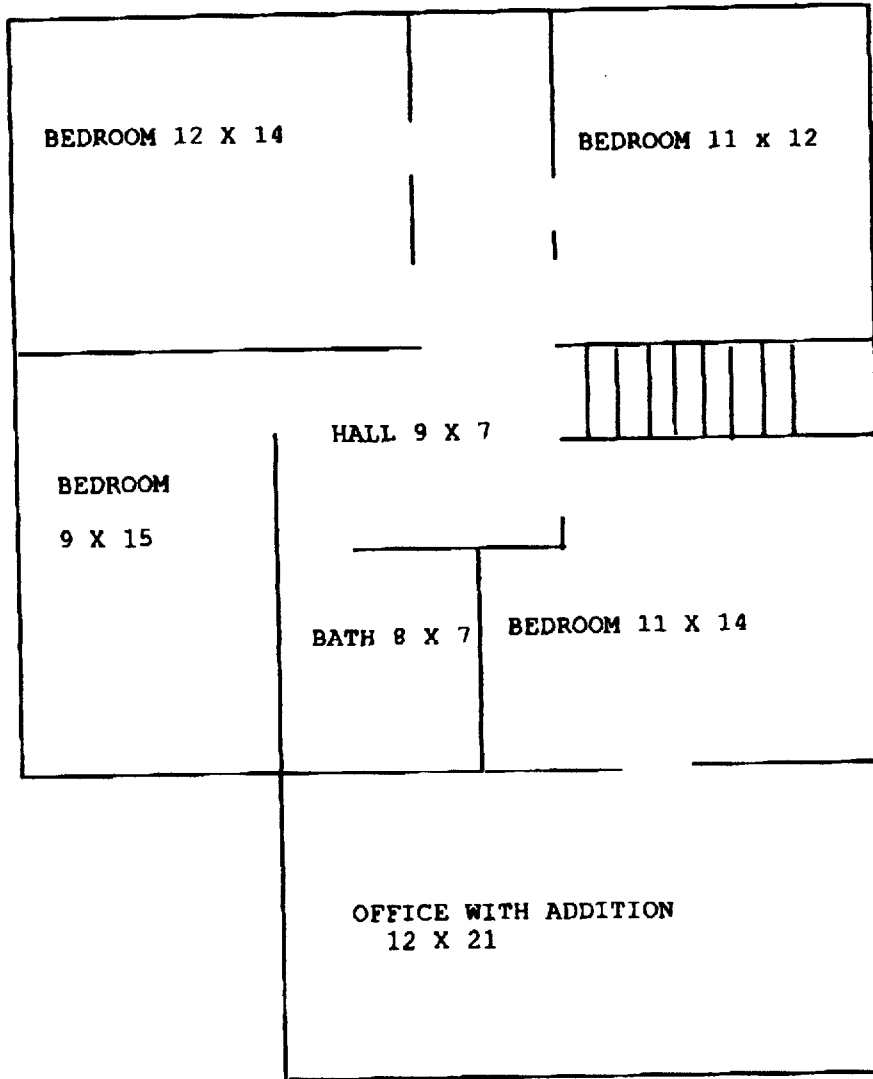
FROM FLOOR
ORIGINAL HOUSE



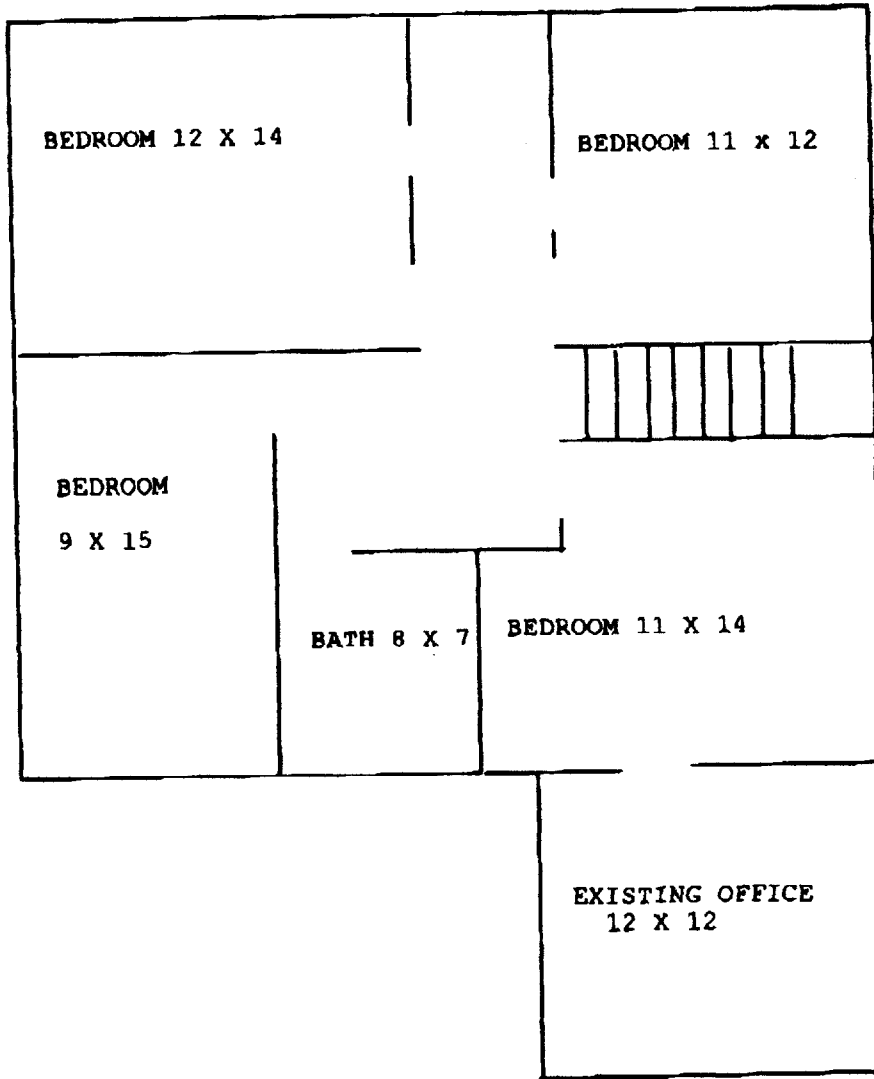
and room
Addition to House



2nd Floor
Addition to house



2nd Floor
Original House



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.

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

N/A Re-Bar Schedule Inspection: Prior to pouring concrete

N/A 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.

N/A CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Per Phone w/ Sid Gessard 1/31/02

Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

1/31/02
Date

CBL: 91-R-1 Building Permit #: 020006