

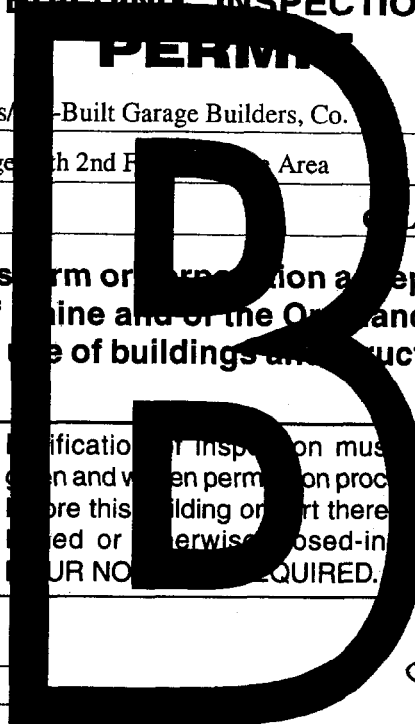
# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION

Permit Number: 030202

### PERMIT



This is to certify that Gerard Sidney & Jane A Jts/ -Built Garage Builders, Co.  
has permission to Construct a 960 sq ft Garage with 2nd Floor Area  
AT 14 Brabrook Rd 091 R001001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

Inspection must be given and when permission procured before this building or part thereof is occupied or otherwise used-in-4  
YOUR NO. 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 APR 24 2003  
Other \_\_\_\_\_

**PERMIT ISSUED**

Director - Building & Inspection Services

**CITY OF PORTLAND**

**PENALTY FOR REMOVING THIS CARD**

# 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: 03-0202	Issue Date: <b>APR 24 2003</b>	CBL: 091 R001001
-----------------------	-----------------------------------	---------------------

Location of Construction: 14 Brabrook Rd , <i>P.I.</i>	Owner Name: Gerard Sidney & Jane A Jts	Owner Address: 50 Bank St <b>CITY OF PORTLAND</b>	Phone: 448-3980
Business Name:	Contractor Name: Pro-Built Garage Builders, Co.	Contractor Address: 98 Cramn Road Limerick	Phone: 2077938629
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <b>IR-1</b>

Past Use: Single Family Summer Home	Proposed Use: Single Family Summer Home with Garage	Permit Fee: \$373.00	Cost of Work: \$50,000.00	CEO District: 3	50,060 <sup>9</sup>
--	--	-------------------------	------------------------------	--------------------	---------------------

Proposed Project Description: Construct a 960 sq ft Garage with 2nd Floor Storage Area <i>my</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <b>FIRE DEPT:</b>  <input type="checkbox"/> Approved  <input type="checkbox"/> Denied  <i>N/A</i>                  Signature:             </td> <td style="width: 50%;"> <b>INSPECTION:</b>                  Use Group: <i>U</i> Type: <i>SB</i>  <i>BOCA 99</i>                  Signature: <i>[Signature]</i> </td> </tr> </table>	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i> Signature:	<b>INSPECTION:</b> Use Group: <i>U</i> Type: <i>SB</i> <i>BOCA 99</i> Signature: <i>[Signature]</i>
<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i> Signature:	<b>INSPECTION:</b> Use Group: <i>U</i> Type: <i>SB</i> <i>BOCA 99</i> Signature: <i>[Signature]</i>		
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

Permit Taken By: gad	Date Applied For: 03/14/2003	<b>Zoning Approval</b>
-------------------------	---------------------------------	------------------------

<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 <i>NA</i> <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>OK with conditions</i> Date: <i>3/4/2/03</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 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>
---	--	---	---

### 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

<b>Permit No:</b> 03-0202	<b>Date Applied For:</b> 03/14/2003	<b>CBL:</b> 091 R001001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 14 Brabrook Rd	<b>Owner Name:</b> Gerard Sidney & Jane A Jts	<b>Owner Address:</b> 50 Bank St	<b>Phone:</b> ( ) 448-3980
<b>Business Name:</b>	<b>Contractor Name:</b> Pro-Built Garage Builders, Co.	<b>Contractor Address:</b> 98 Cramn Road Limerick	<b>Phone:</b> (207) 793-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Summer Home with Garage	<b>Proposed Project Description:</b> Construct a 960 sq ft Garage with 2nd Floor Storage Area
---	--

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 04/02/2003
<b>Note:</b> 3\17\03 Actually permit is on hold - I need the height of the garage - see letter sent out 4/2/03 I have been having many conversations and faxes back and forth to satisfy conditions			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) It is the responsibility of the owner to call the code enforcement officer PRIOR to placement of any concrete to set up an inspection time so that the proper setbacks will be met. It is also the responsibility of the owner to call the code enforcement officer to set up an inspection time when initial framing has been completed. This inspection is to verify that the maximum height requirement of 18 feet for accessory structures has not been violated. The method of height verification shall be determined by the code enforcement officer. It may require a professional in the field to verify the height.</li> <li>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>3) 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. A SEPARATE ELECTRICAL METER SHALL NOT BE PERMITTED ON THIS ACCESSORY STRUCTURE.</li> <li>4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. THERE SHALL BE NO DWELLING UNIT OR SLEEPING AREA WITHIN THE NEW GARAGE. You have stated that this area is to be for storage ONLY. Any change of that use SHALL require a separate permit &amp; approvals</li> <li>5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 04/23/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

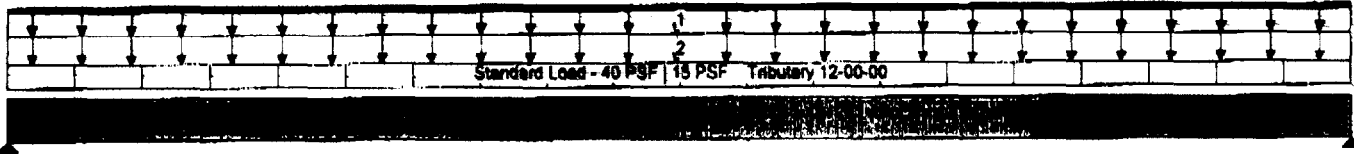
<b>Comments:</b> 4/9/03-tm: Need header info, need stair details(tread, rise, width etc.) need frost protection shown. Called builder and went over required info. 4/23/03-tmm: rec'd additional info from builder - still need garage door header info - went over all of this w/builder. 4/23/03-tmm: ok -rec'd fax from builder regarding beam sizes and changed stair requirements - ok to issue.
--



**Single 5 1/4" x 11 7/8" VERSA-LAM® 3080 DF**

Job Name - SIDNEY GIRARD  
Address - 14 BRAY BROOK  
City, State, Zip - PEAKS ISL, ME  
Customer - BUILDERS SUPPLY  
Code reports - ICBO 5663, NER 442

File Name - 4-23-03 : FB01  
Description -  
Specifier - JOSEPH LABRADOR PRO BUILT  
Designer - MATT  
Company - WOOD STRUCTURES INC  
Misc -



B0  
4320 lbs LL  
2345 lbs DL

B1  
4320 lbs LL  
2345 lbs DL

Total Horizontal Length - 09-00-00

**General Data**

Version: US Imperial  
Member Type: - Floor Beam  
Number of Spans - 1  
Left Cantilever - No  
Right Cantilever - No  
Slope 0/12  
Tributary 12-00-00  
Repetitive n/a  
Construction Type n/a  
Live Load 40 PSF  
Dead Load 15 PSF  
Part Load 0 PSF  
Duration 100

**Load Summary**

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unf. Area Load	Left	00-00-00	09-00-00	40 PSF	15 PSF	12-00-00	100
1		Unf. Lin. Load	Left	00-00-00	09-00-00	0 PLF	85 PLF	n/a	90
2		Unf. Area Load	Left	00-00-00	09-00-00	40 PSF	20 PSF	12-00-00	100

**Controls Summary**

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	14995 ft-lbs	47.3%	@ 100%	2	1 - Internal
End Shear	5199 lbs	43.9%	@ 100%	2	1 - Left
Total Deflection	L/723 (0.149")	33.2%		2	1
Live Deflection	L/1116 (0.097")	43.0%		2	1
Max. Defl.	0.149" (Limit: 1")	14.9%		2	1
Span/Depth	9.1				1

**NOTES:**

Design meets Code minimum (L/240) Total load deflection criteria.  
Design meets User specified (L/480) Live load deflection criteria.  
Design meets arbitrary (1") Maximum load deflection criteria.  
Minimum bearing length for B0 is 1-1/2".  
Minimum bearing length for B1 is 1-1/2".  
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

**USER NOTES:**

ALL LOADS MUST BE VERIFIED BY BUILDING OFFICIAL  
WOOD STRUCTURES NOT RESPONSIBLE FOR LOAD SPECIFICATION

**Disclosure**

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BCIO®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.

Post-it® Fax Note	7671	Date	4/23/03	# of pages	1
To	TAMMY	From	MATT		
Co./Dept.		Co.	WOOD STRUCTURES		
Phone #		Phone #	(800) 341-9617		
Fax #		Fax #			

Prmt Text93 14858 Constr Type New Num1 30202

Permit Nbr 03-0202 Location of Construction 14 Brabrook Rd Appl. Date 03/14/2003  
Status Hold Permit Type Additions - Dwellings Issue Date  
CBL 091 R001001 Territory Nbr 3 Estimated Cost \$50,000.00 Date Closed

Comment Date

Comment

04/09/2003

Need header info, need stair details(tread, rise, width etc.) need frost protection shown. Called builder and went over required info.

Name

tm

Follow Up Date

Completed

CreatedBy

gad

CreateDate

03/17/2003

ModBy

tm

ModDate

04/09/2003

4/18/03

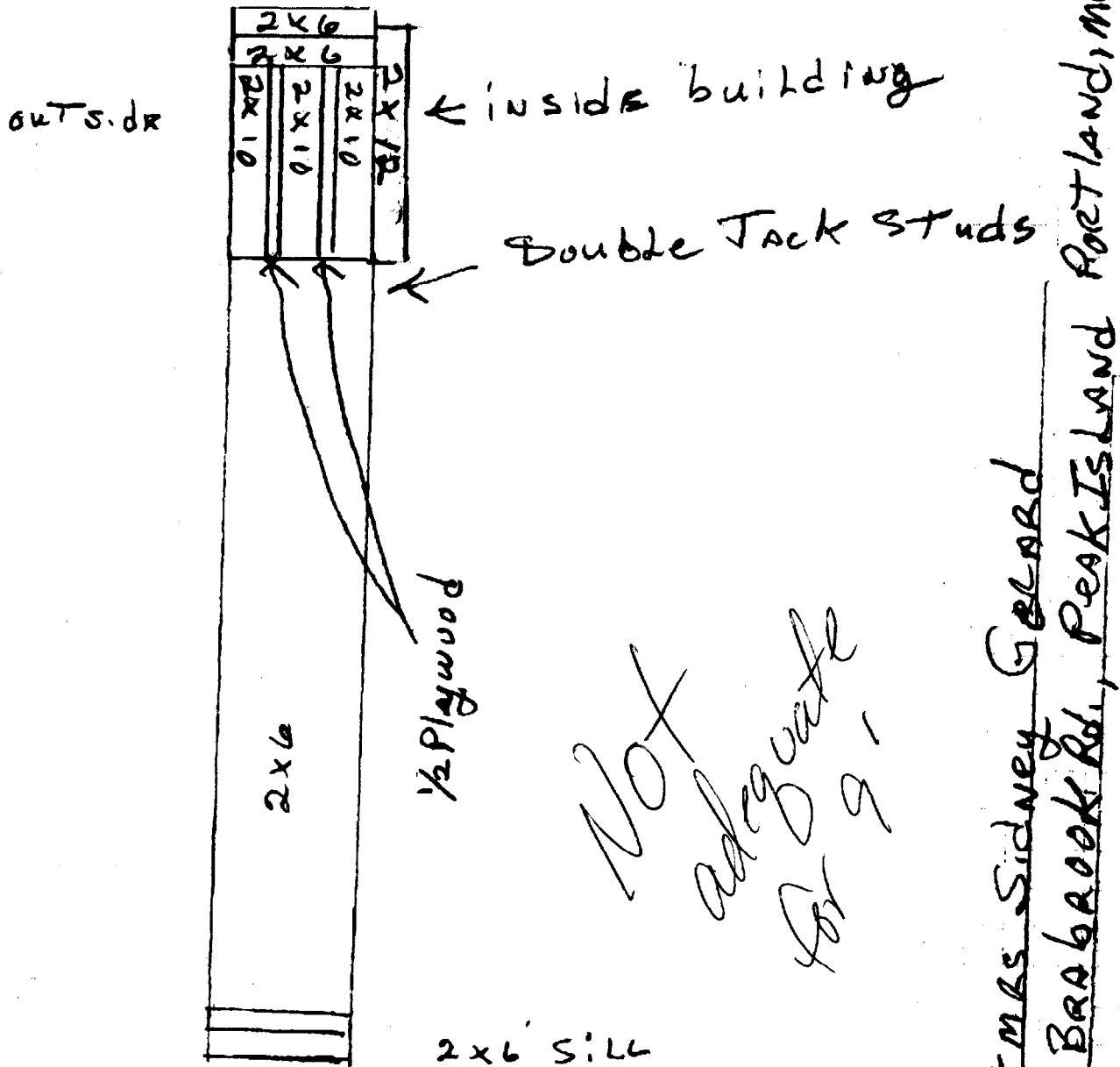
No answer or machine @ builders.

Need LVL's over 9' garage doors.  
Stairs incorrect -

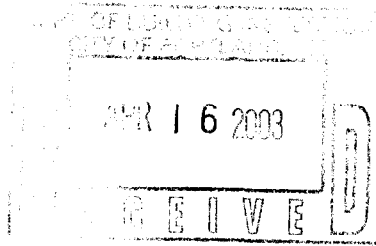
4/23/03 - Went over all w/builder - only need garage door headers.

16

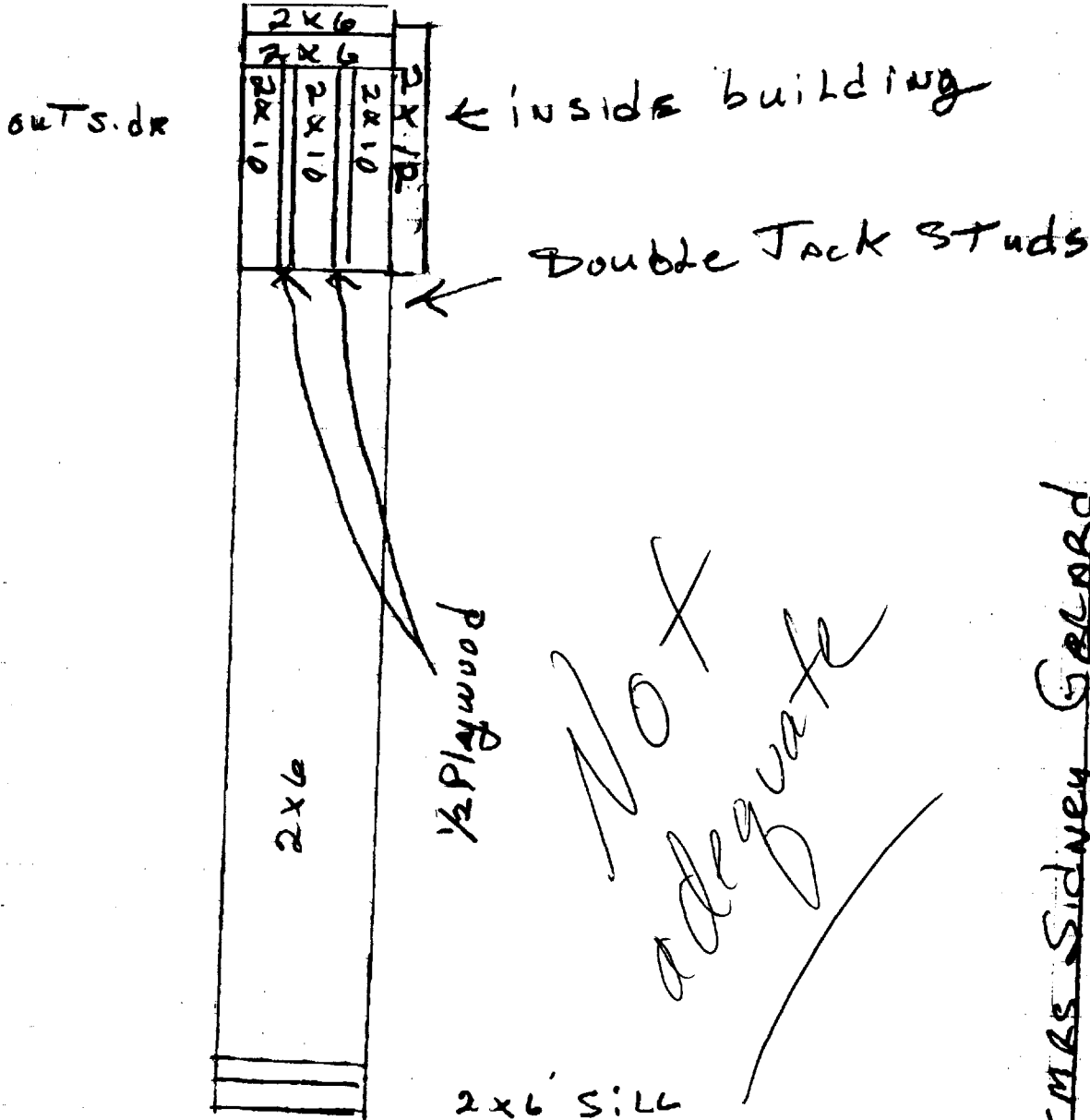
3 Garage doors 9' wide opening  
Header 10'x8" Laminated



ATTN: Tomie



3 Garage doors 9' wide openings  
Header 10'x8" Laminated



MR. & MRS. SIDNEY GILGARD  
14 BRABROCK RD., PEAK ISLAND PORTLAND, ME.

ATTN: Tomie

10-5  
2ND FLOOR

Round Hand Rail  
INSIDE WALL

2ND FLOOR STAIRWELL  
OPENING 2x4 RAIL 42" High

PEBRACKET

Solid Plywood

Graspable Handrail  
2x4 RAIL  
Solid Plywood

OUTSIDE  
RAIL

2x4 ON EDGE  
Solid 2x10 TREADS  
2x12 STRINGER

3/2x12 STRINGERS  
STAIR 48" WIDE  
15 RISER AT 7 1/2"  
14 TREADS AT 10"

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
APR 16 2003  
RECEIVED

9'-4"  
9'-7"

MRS M Sidney Gerard  
14 BRABROOK AD. Peaks Island  
CONCRETE SLAB PORTLAND, ME.

ATTN. TAMIE



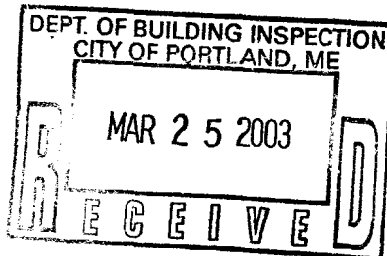
Re. Sidney + Jane Beard  
14 Braabrook Rd.  
Peaks Island

### 2 Shed Dormers

STEP IN FROM BACK AND FRONT  
Approx 8"; ONE ON EACH SIDE

$$12.66 \times .67 = 8.48'$$

(12'8") (2/3)

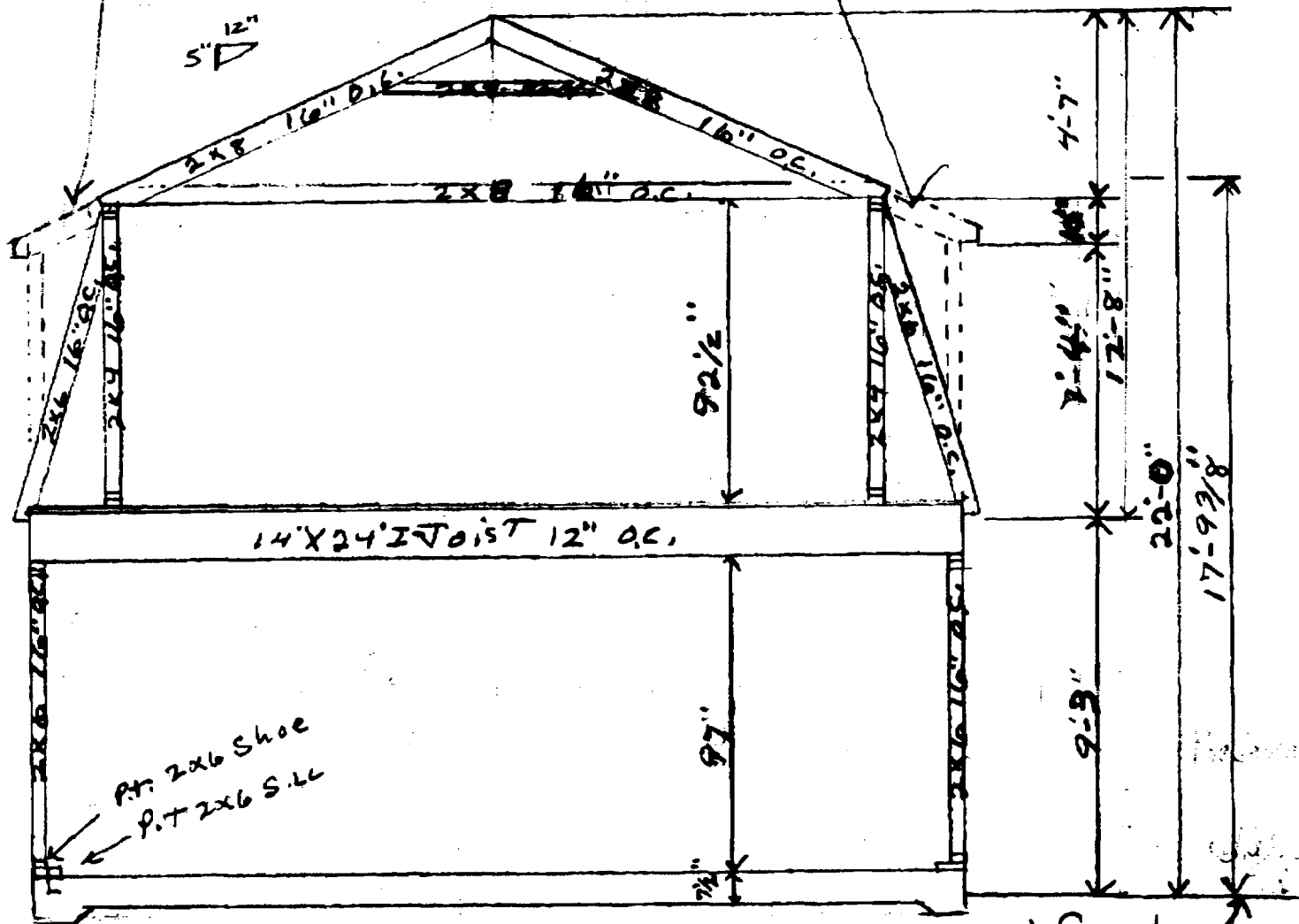


9.25 (4'3")

8.48

17.73' in height

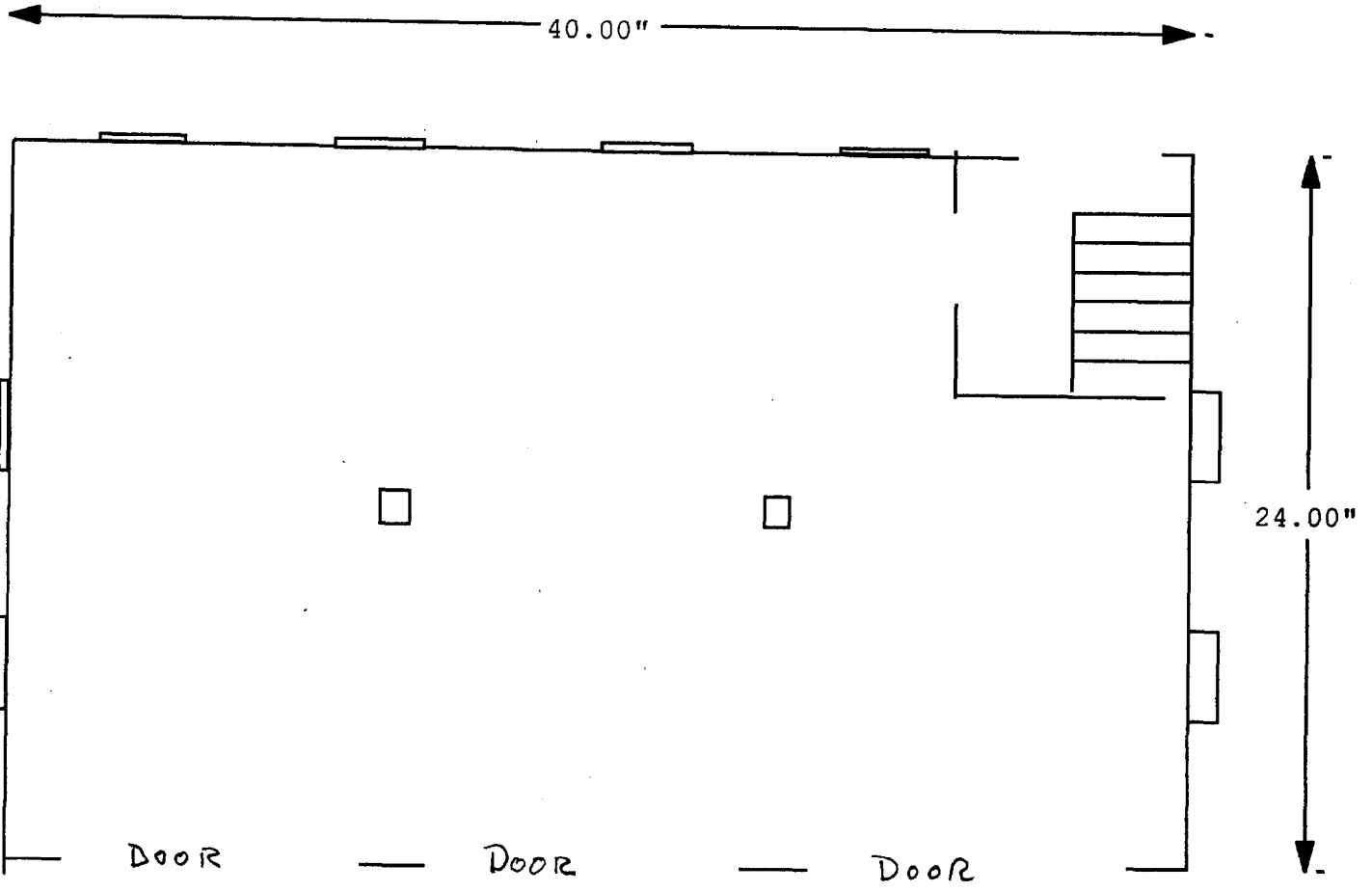
→ Shall be no ~~more~~ than 18' high



Predeveloped Grade

84' given

GARAGE/  
WORKSHOP/  
STORAGE

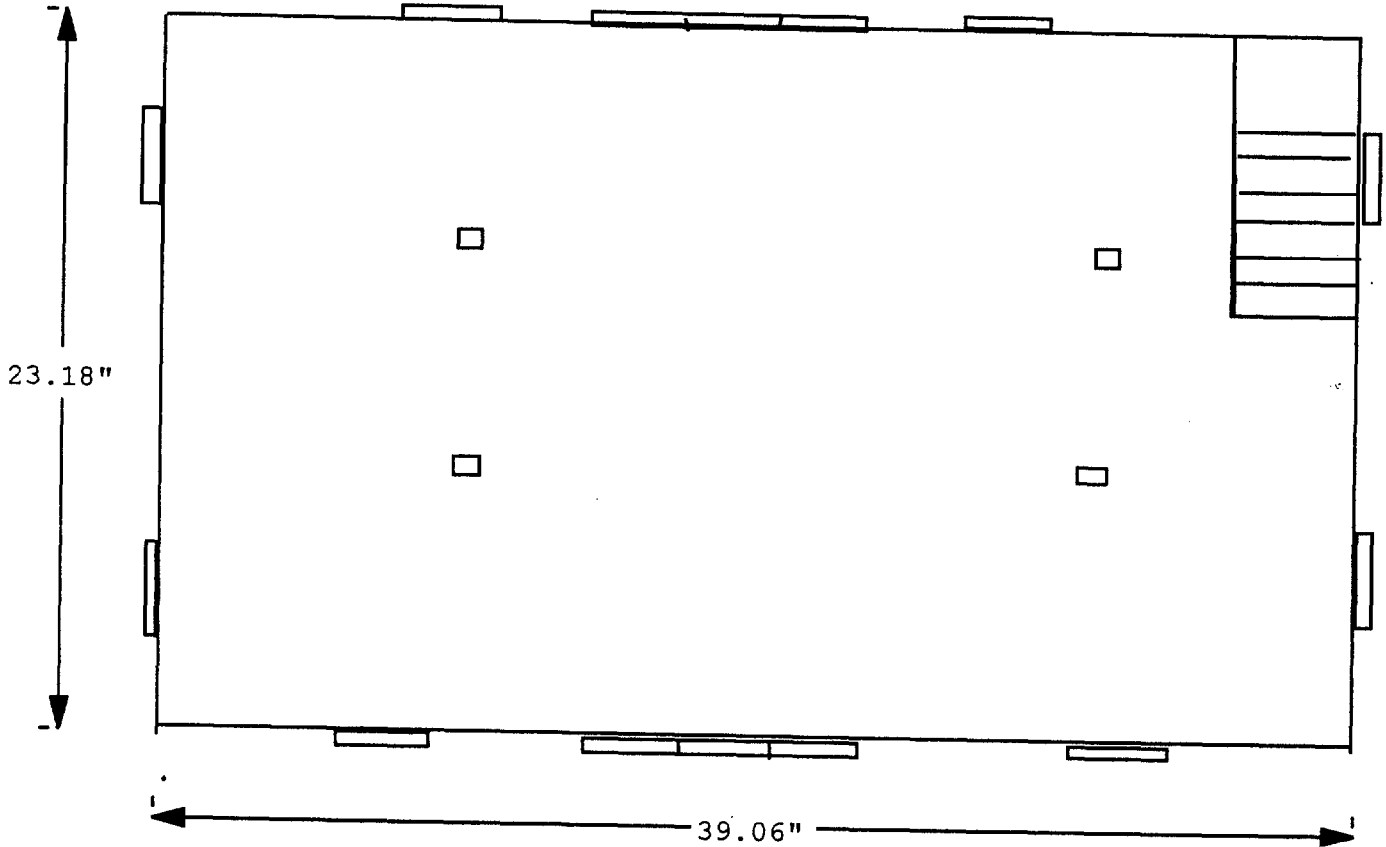


SCALE .16 EQUALS 1 FOOT

$$24 \times 40 = 960 \text{ ft}^2$$

2ND FLOOR OF  
GARAGE/  
WORKSHOP/  
STORAGE

USE ?  
Cover letter status A "Storage Area"



## CONSTRUCTION DETAILS

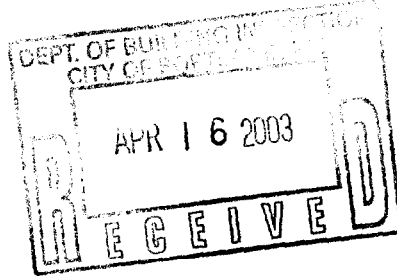
A general contractor is being hired to do the work.

SPEC provided by general contractor:

Pro-Bilt Garage Builders  
98 Cramn Road  
Limerick, ME 04048

7 ½" Reinforced Concrete floor  
Sill 2X6 pressure treated  
Corner posts two 2x6  
Rafter joists will be 2x6 lower and 2x8 upper  
Floor I-joists 14" by 24'  
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  
Roof shingles 25 yr. 3 tab strip  
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  
double pane windows throughout

Window & Door Headers  
42' Span or Less  
4x8



Mr + Mrs Sidney Gerard

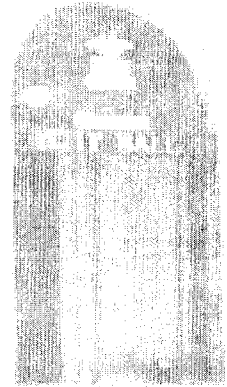
14 Braebrook Rd. Peaks Island,  
PORTLAND, ME.

ATTN. TAMIE

# City of Portland INSPECTION SERVICES

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716



## FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Joe</u>	FROM: <u>Tammy Munson</u>
FAX NUMBER: <u>207-793-8629</u>	NUMBER OF PAGES, WITH COVER: <u>2</u>
TELEPHONE: _____	RE: _____
DATE: <u>4/9/03</u>	_____

Comments:

*Joe- If the garage is heated  
then it changes the requirements.*

*T. Munson  
874-8106*

UNHEATED BUILDINGS

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.

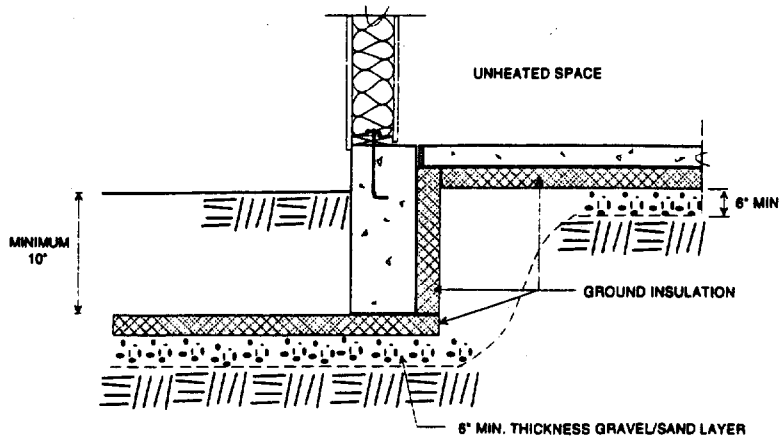


Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.

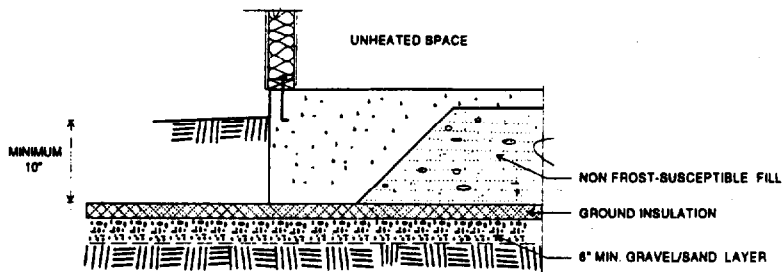


Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.

UNHEATED BUILDINGS

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.

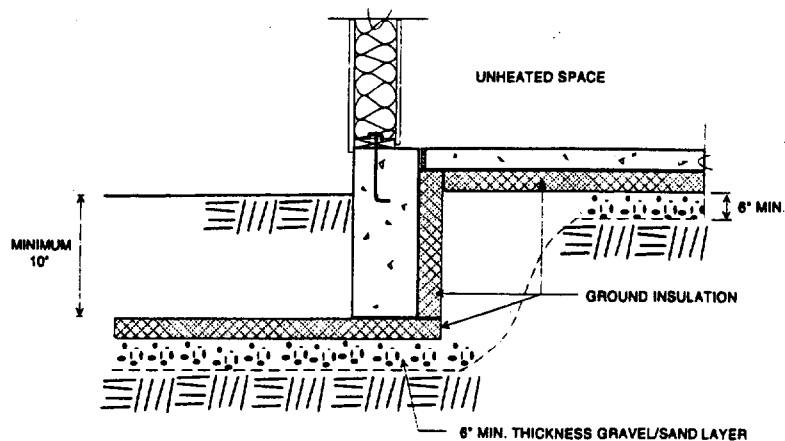


Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.

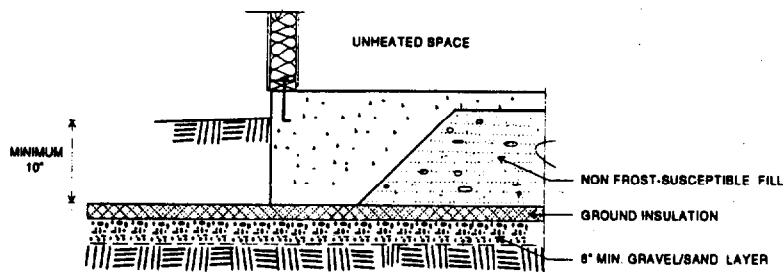


Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.



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

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

<b>Permit No:</b> 03-0202	<b>Date Applied For:</b> 03/14/2003	<b>CBL:</b> 091 R001001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 14 Brabrook Rd	<b>Owner Name:</b> Gerard Sidney & Jane A Jts	<b>Owner Address:</b> 50 Bank St	<b>Phone:</b> ( ) 448-3980
<b>Business Name:</b>	<b>Contractor Name:</b> Pro-Built Garage Builders, Co.	<b>Contractor Address:</b> 98 Cramn Road Limerick	<b>Phone:</b> (207) 793-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Summer Home with Garage	<b>Proposed Project Description:</b> Construct a 960 sq ft Garage with 2nd Floor Storage Area
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/02/2003

**Note:** 3\17\03 Actually permit is on hold - I need the height of the garage - see letter sent out      **Ok to Issue:**   
4/2/03 I have been having many conversations and faxes back and forth to satisfy conditions

- 1) It is the responsibility of the owner to call the code enforcement officer PRIOR to placement of any concrete to set up an inspection time so that the proper setbacks will be met. It is also the responsibility of the owner to call the code enforcement officer to set up an inspection time when initial framing has been completed. This inspection is to verify that the maximum height requirement of 18 feet for accessory structures has not been violated. The method of height verification shall be determined by the code enforcement officer. It may require a professional in the field to verify the height.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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. A SEPARATE ELECTRICAL METER SHALL NOT BE PERMITTED ON THIS ACCESSORY STRUCTURE.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. THERE SHALL BE NO DWELLING UNIT OR SLEEPING AREA WITHIN THE NEW GARAGE. You have stated that this area is to be for storage ONLY. Any change of that use SHALL require a separate permit & approvals
- 5) 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:** Pending      **Reviewer:** Tammy Munson      **Approval Date:**  
**Note:**      **Ok to Issue:**

03-0202

# 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.

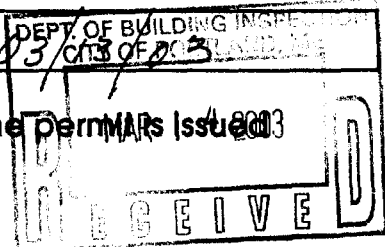
Location/Address of Construction: <u>14 BRABROOK Road; PEAKS ISLAND, MAINE</u>		
Total Square Footage of Proposed Structure <u>960 ft Garage w/2nd Floor Storage</u>	Square Footage of Lot <u>SEE ATTACHMENT 2 Page 1</u> <u>Portland MAP 91 w/property outlined 106,000 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>91</u> Block# <u>R</u> Lot# <u>1-6 1/2 B-17</u> <u>091-R-001</u> <u>L</u> <u>7</u> <u>11 1/2</u>	Owner: <u>SIDNEY &amp; 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</u> <u>SIDNEY &amp; JANE A. GERARD</u> <u>50 BANK ST</u> <u>LEBANON, NH 03766</u>	Cost Of Work: <u>\$50,000</u> Fee: <del>\$24.00</del> <u>\$373.00</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>Garage &amp; Storage Area</u>		
Project description: <u>Build a garage, workshop and storage on 2nd floor</u>		
Contractor's name, address & telephone: <u>Pro-Built Garage Builders Co. (Mr. Joe Labrador);</u> <u>98 CRANN Road; Limerick, Maine 04048 (207) 793 8629</u>		
Who should we contact when the permit is ready: <u>SIDNEY OR JANE GERARD</u>		
Mailing address: <u>50 BANK Street</u> <u>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.

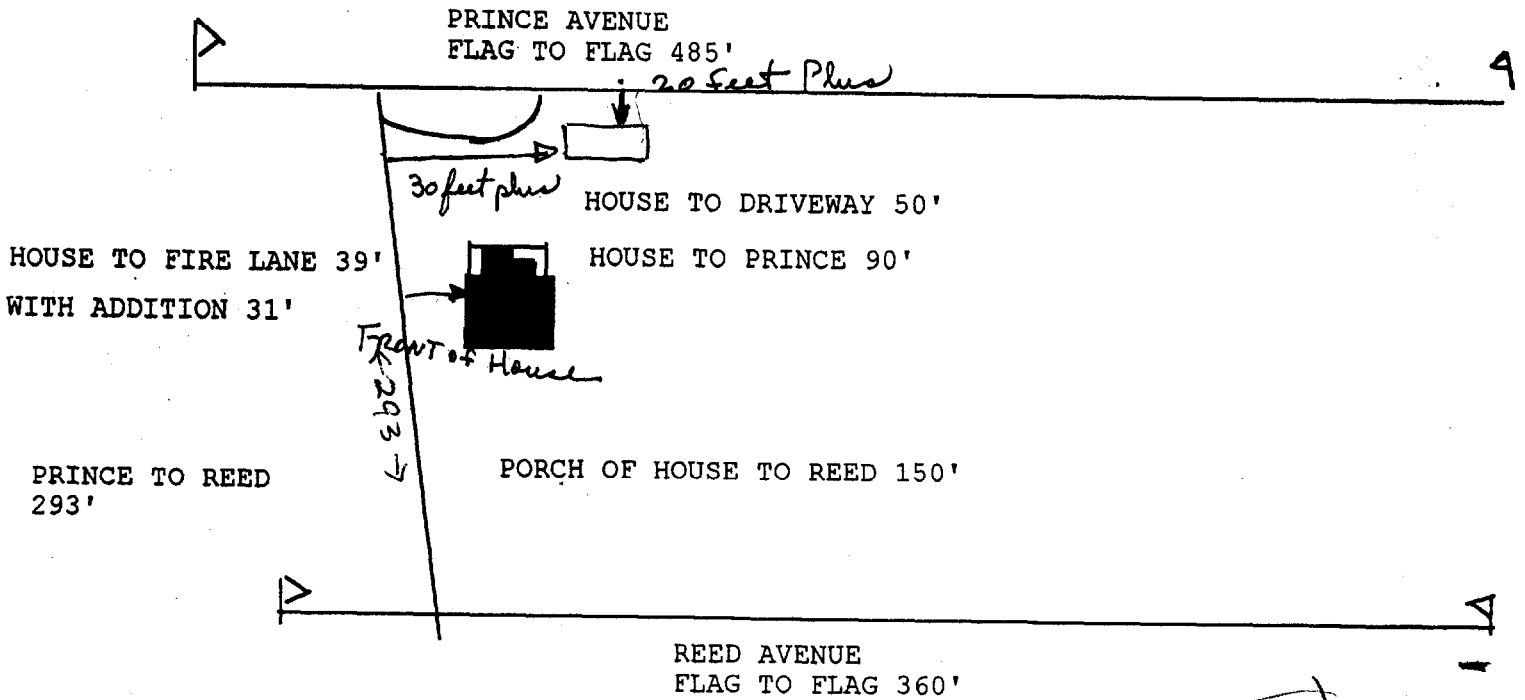
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>03/03/03</u>
---	-----------------------

This is not a permit, you may not commence ANY work until the permit is issued



Attachment 1



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

Not part of this permit  
application

IR-1 zone

front: - 30' req - 30'+ show

rear: - 30' req - 30'+ show

side: - 20' req - 20'+ show

Necessary  
detached  
structures

18' height limit to  
original grade  
predevelopment grade

See FAX dated  
3/31/03  
84' is the predevelopment  
grade level per  
owner

CEO - HAVE  
owner/contractor call when  
framed up to be sure the maximum  
height limit of 18 feet is not  
violated

Attachment 2 Page 2

50 Bank Street  
Lebanon, NH 03766  
31 March 2003  
603 448 3980

Department of Planning & Development  
Attention: Ms. Marge Schmuckal, Zoning Administrator  
389 Congress Street, Room 315  
Portland, Maine 04101

RE: 14 Brabrook Road, Peaks Island- 91-R-1 to 6 & 13 to 17 -IR-1 Zone

Dear Ms. Schmuckal:


I arrived at the elevation by using the following methodology. (1) I have at my disposable United States Geodetic Survey topographic maps. (2) I also used topographic map data provided to me by Back Bay Boundary, Inc. with whom I have already contracted to do a survey of my Peaks Island property. Back Bay had developed elevations of Prince Avenue that extended to my land. (3) With a friend, I ran level surveys with a transit. Knowing the elevation of Prince Avenue the elevation of the predevelopment site could be determined. I have worked on roads, airfields and NATO test sites in the U.S. as well as in foreign countries which all required accurate surveys. I felt that with a former New Hampshire Department of Transportation survey team leader, we could accurately determine the elevation of my garage site. I can provide you with names of individuals as references. I hope this satisfies all your requirements. If not please let me know about any further concerns.

In the second paragraph of your fax you seem to be indicating that I will be responsible for documenting that my garage has not exceeded the maximum height requirement? In previous discussions you had indicated that this was the responsibility of the City of Portland building inspectors. Please clarify.

Please acknowledge your receipt of this fax by fax, phone or email.

Fax Number: 603 448 2263  
Phone Number: 603 448 3980  
Email address: [sidney.gerard@tpk.net](mailto:sidney.gerard@tpk.net)

Sincerely,

  
Sidney Gerard

4/1/03

To: Ms Marge Schmuckal

From: Sid Gerard

RE: 14 Bralbrooks Road, Peake Island - 91-R-1 to 6  
and 13 to 17 - IR-1 Zone

A one page letter with information requested  
follows.

Sincerely  
Sid Gerard  
4/01/03

City of Portland  
**INSPECTION SERVICES**

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716

FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Sid Gerard 2263</u>	FROM: <u>Marge Schmuckel</u>
FAX NUMBER: <u>(603) 448-3700</u>	NUMBER OF PAGES, WITH COVER: <u>one</u>
TELEPHONE: _____	RE: <u>14 Briarbrook Rd. P.I.</u>
DATE: <u>3/31/03</u>	_____

Comments:

*sorry for the fax # mess up*

Mr. Gerard,  
I HAVE received your fax concerning pre-development grade level for your New garage.

I Need to know how the grade elevation of 84.0 feet was arrived at. Normally we receive a stamped letter from a surveyor or other professional in that field.

As I stated to you on the phone, this office will require documentation from a professional in that field, that the maximum height of an ~~accessory~~ accessory building has not exceeded the maximum height requirement. Establishing this predevelopment

grade elevation is the base that that height limit will

be established —

Visit us on the web! <http://www.ci.portland.me.us/>

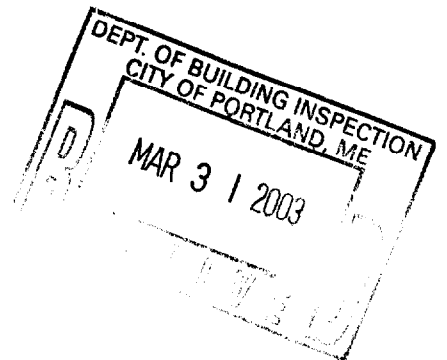
MARGE Schmuckel

To: Ms. Marge Schmueckel

From: Sid Gerard

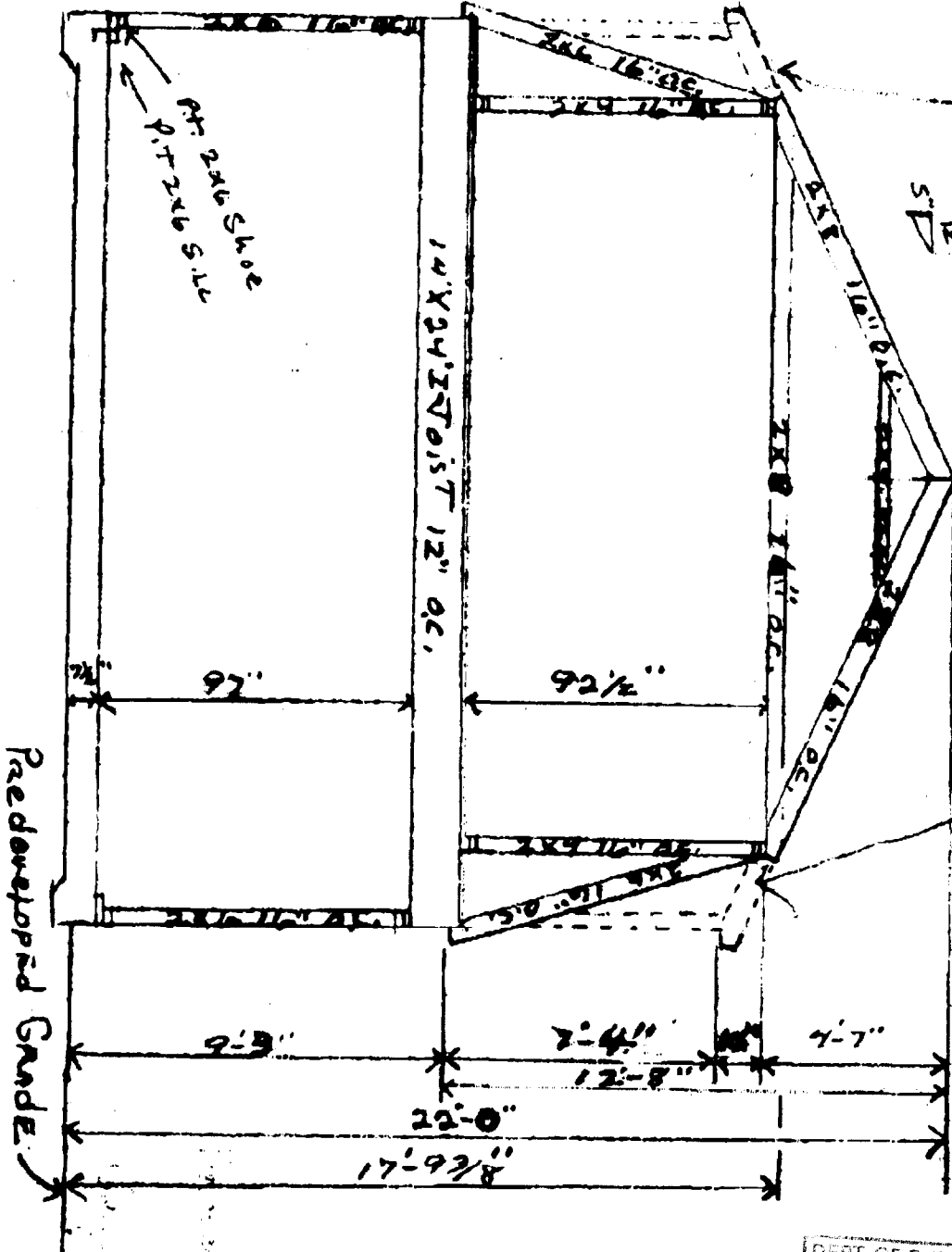
A one page letter with information requested follows.

Sincerely  
Sid Gerard



Re. Sidney + Jane Gerard  
14 BRABROOK Rd.  
Peaks Island

2 Shed Dimensions  
STAY IN FROM BACK AND FRONT  
APPROX 8'; ONE ON EACH SIDE



DEPT. OF BUILDING & SAFETY  
CITY OF BOSTON

MAR 31 2003

RECEIVED



50 Bank Street  
Lebanon, NH 03766  
31 March 2003  
603 448 3980

Department of Planning & Development  
Attention: Ms. Marge Schmuckal, Zoning Administrator  
389 Congress Street, Room 315  
Portland, Maine 04101

RE: 14 Brabrook Road, Peaks Island- 91-R-1 to 6 & 13 to 17 -IR-1 Zone

Dear Ms. Schmuckal:

As per your verbal request on 28 March 2003, I have obtained an elevation of the predevelopment grade on which the garage will be built. It is 84.0 feet. The center elevation of Prince Avenue at that location is 83.2 feet. I hope this satisfies all your requirements. If not please let me know about any further concerns.

Please acknowledge your receipt of this fax by fax, phone or email.

Fax Number: 603 448 2263  
Phone Number: 603 448 3980  
Email address: [sidney.gerard@tpk.net](mailto:sidney.gerard@tpk.net)

Sincerely,

*Sidney Gerard*  
Sidney Gerard



Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



**CITY OF PORTLAND**

March 17, 2003

Sidney & Jane Gerard  
50 Bank St.  
Lebanon, NH 03766

RE: 14 Brabrook Road, Peaks Island- 91-R-1 to 6 & 13 to 17 – IR-1 Zone

Dear Mr. & Mrs. Gerard,

I am in receipt of your permit application to allow the construction of a garage with storage on the second floor. Please note that the IR-1 Zone in which your property is located, limits the heights of accessory detached structures. Such structures shall be no higher than eighteen (18) feet from predevelopment grade. Your plans show that you will be constructing a building with a gambrel roof. By definition your measurement shall be from "a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs". This two-thirds measurement is to the predevelopment grade on the islands.

Before I can process your permit any further, I require a plan showing the height of this proposed structure as outlined above. Your permit will be on hold until I receive this information. I have included a copy of the ordinance for your reference.

I would also like to emphasize that this space above the garage shall not be used for any living space. It shall not be utilized as an additional dwelling unit.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

File

Pro-Built Garage Builders Co.(Joe Labrodor), 98 Cramn Road, Limerick, ME 04048

street or as a through-block pedestrian connection, which is intended to provide sheltered access to directly adjoining commercial or other uses. Arcades are provided physical definition by the regular placement of structural elements throughout their length which support enclosed building uses above.

*Assembly:* A joining together of completely fabricated parts to create a finished product.

*Back office use:* An office-related use providing support services to a primary or headquarter use, with minimal public visitation and no direct in-person sales or services to the general public. Back office uses may include data processing, or other clerical uses relying heavily on a telecommunications infrastructure and may also include support services to educational institutions or social service agencies as long as no direct in-person services to the general public are provided.

*Bed and breakfast:* A building in which more than two (2) but not more than nine (9) guest rooms are used to provide or offer overnight accommodations for transient guests. An owner, manager, or operator shall live in the building as a permanent resident. No cooking facilities shall be permitted in any of the guest rooms. The only meal which may be offered is breakfast, which shall be offered only to overnight guests.

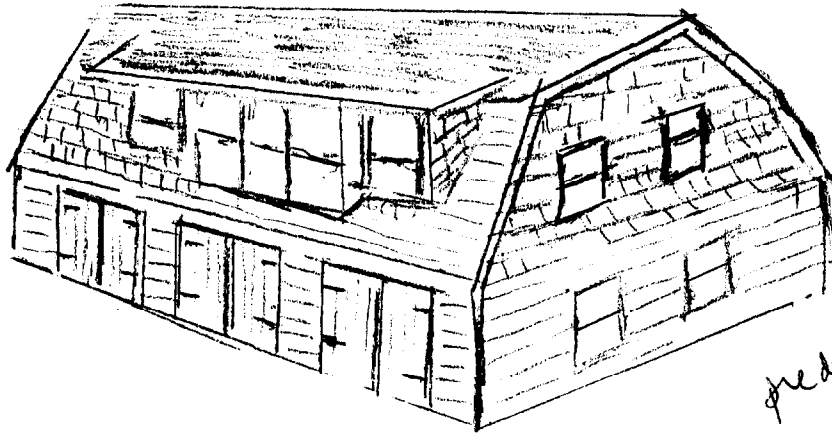
*Billboard:* A structure, either freestanding or attached to a building, the surface of which is available for hire for advertising purposes.

*Building, height of:* The vertical measurement from grade, or the predevelopment grade on the islands, to the highest point of the roof beams in flat roofs; to the highest point of the roof beams or the highest point on the deck of mansard roofs; to a level midway between the level of the eaves and highest point of pitched roofs or hip roofs; or to a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs. For this purpose the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves.

New  
Def.

*Business service:* Establishments primarily engaged in rendering services to other business establishments on a fee or contract basis such as advertising, mailing services, building

# EXTERIOR RENDERING



gambrel  
roof  
predet. grade to 2/3 from ridge  
to where it meets the outside  
wall

CLAPBOARD ON 1ST FLOOR

RANDOM SHINGLES ON 2<sup>ND</sup> FLOOR

GARAGE DOORS - CLAPBOARD BARN DOORS

ROOF - DARK GRZY ASPHALT

GARAGE WORKSHOP WILL HAVE SAME BASIC  
DESIGN AND LOOK AS HOUSE ALREADY ON  
LAND. SAME SIZE WINDOWS AND TRIM.  
PAINT COLORS WILL BE SAME.

14-145.5 -  
Accessory Detached Structures  
limited to 18' in height to  
original grade

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**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$39,800	\$76,860	\$116,660

*X 20% = 10,173.6<sup>sq ft</sup> covr A/g*

**Property Information**

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

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
-------------	-----------------	-------------------	-------------	--------------	------------------

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
-------------	-------------	--------------	------------------

**Picture and Sketch**

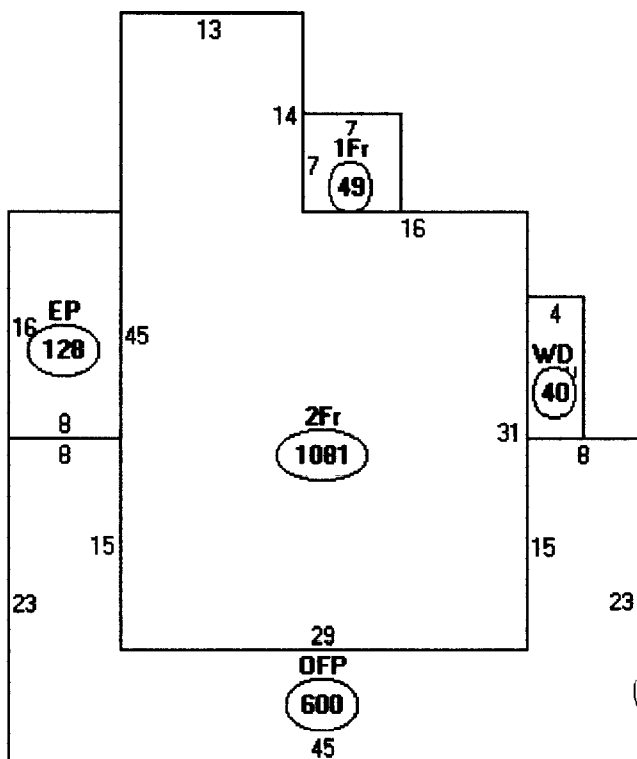
<u>Picture</u>	<u>Sketch</u>
----------------	---------------

[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: 2Fr  
1081 sqft
- B: EP  
128 sqft
- C: 1Fr  
49 sqft
- D: WD  
40 sqft
- E: OFF  
600 sqft

1898<sup>#</sup>

960

2858<sup>#</sup>

50868 x 206<sup>#</sup>

10,173.6<sup>#</sup>  
MAX  
lot cov.

OK

50 Bank Street  
Lebanon, NH 03766  
Telephone:(603) 448-3980  
Fax: (603) 448-2263  
Email: [s.gerard@tpk.net](mailto: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 build a garage on our Peaks Island property, which we purchased in May 1971. It will be a two story three car garage/workshop with the second floor to be used as a storage area. 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** and the garage will be located on **R 2** which is 4089 square feet. However, we also own **J 11,12**; **L 7**; **R 1,3,4,5,6,13,14,15,16**; 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: Four pages

Page 1 Is an exterior rendering of the garage/workshop.


Page 2 The scale is .16" equals 1'. It the first floor of the garage.

Page3 The scale is .16" equals 1'. It shows the second floor of garage/workshop.

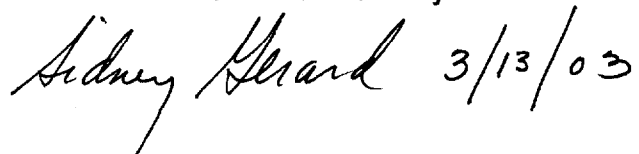
Page 4 Construction Details

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







City of Portland  
**INSPECTION SERVICES**

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716

**FACSIMILE TRANSMISSION COVER SHEET**

TO: <u>SID GERARD</u>	FROM: <u>MARGE Schmuckal</u>
FAX NUMBER: <u>(603) 448-2263</u>	NUMBER OF PAGES, WITH COVER: <u>one</u>
TELEPHONE: _____	RE: <u>14 Bra brook Rd, P.I</u>
DATE: <u>4/2/03</u>	_____

Comments: I HAVE received your latest FAX concerning qualifications for the given 84' predevelopment grade determination.

Because your building height is inches under the maximum accessory building height, the Code Enforcement officer will no doubt require you to verify the height at the time of framing. The Code enforcement officers do not have the tools to verify the height. It is your responsibility to string property lines for setbacks and to call the Code Enforcement officer PRIOR to placement of any concrete. It will also be your responsibility to call when the building is just framed up to show the Code Enforcement officer how you met the 18' maximum height requirement - MARGE

Visit us on the web! <http://www.ci.portland.me.us/>