

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: 02-0475 Issue Date: JUL - 2 2002 CBL: 116 C012001

Location of Construction: 30 Pitt St	Owner Name: Broche Gabrielle	Owner Address: 30 Pitt St	Phone: 207-828-1023
Business Name:	Contractor Name: allison carpentry	Contractor Address: 58 Osborne Avenue So. Portland	Phone: 2078381024
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-5

Past Use: 2 Family	Proposed Use: 2 Family	Permit Fee: \$429.00	Cost of Work: \$57,400.00	CEO District: 2
Proposed Project Description: 18 x 22 addition to 1 floor unit.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOCA 1999	
		Signature:	Signature:	
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: gg	Date Applied For: 05/08/2002	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <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: 6/5/02	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 Date:	
	<i>to remain 2 family</i>			<i>ok with conditions</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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8632~~ 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

Re-Bar Schedule Inspection: Prior to pouring concrete

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.

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

X R. C. [Signature] 7/2/02
Signature of applicant/designee Date

[Signature] 7/2/02
Signature of Inspections Official Date

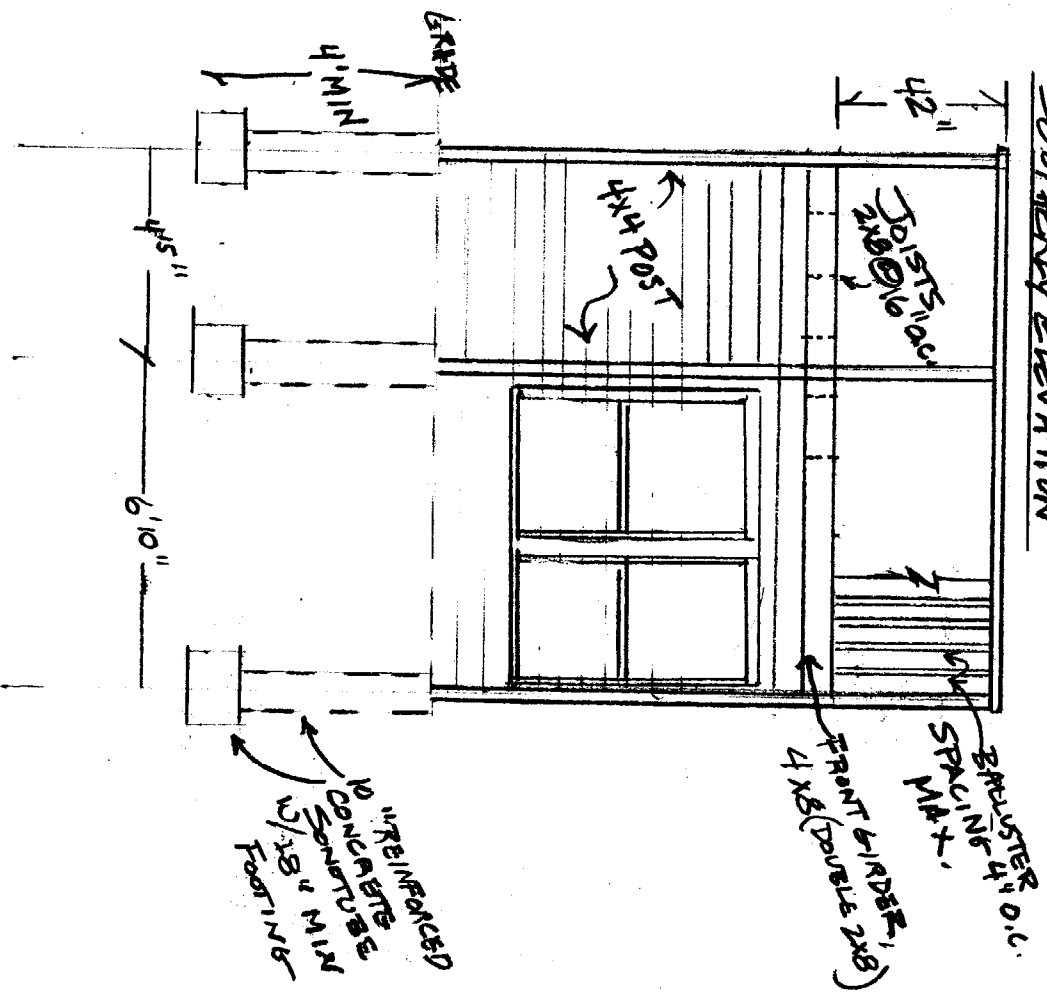
CBL: 116-C-12 Building Permit #: 02-0475

30 PITT ST. / BRDLHE RESIDENCE

DECK REVISIONS

7/1/02

SOUTHERLY ELEVATION



Application ID Number: 2-0475

Department: Zoning

Status: Approved with Conditions

Approvers: Marge Schmuckal

Comments: 30 Pitt St - 5/31/02 - plot plan not scalable and no setbacks shown - no stairway shown - no open outside stairway allowed - shows a "future kitchen" which can not be done. Left voice mail with owner to resubmit info. 6/5/02 met with owner & she resubmitted plans showing

Approval Date: 06/05/2002

Issue On Date: 05/13/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 06/05/2002

Time: [Redacted]

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 two (2) 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. You may not wire up nor plumb up for any "future kitchen".

The open exterior stairway above the ground level has been removed from the project. Such open, exterior stairways above the ground floor are not allowed by ordinance.

Create Date: 05/08/2002

By: gg

Update Date: 06/05/2002

By: mes

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 12968 PAGE 170 COUNTY Cumberland
PLAN BOOK 4 PAGE 29 LOT 38

ADDRESS: 30 Pitt Street, Portland, Maine

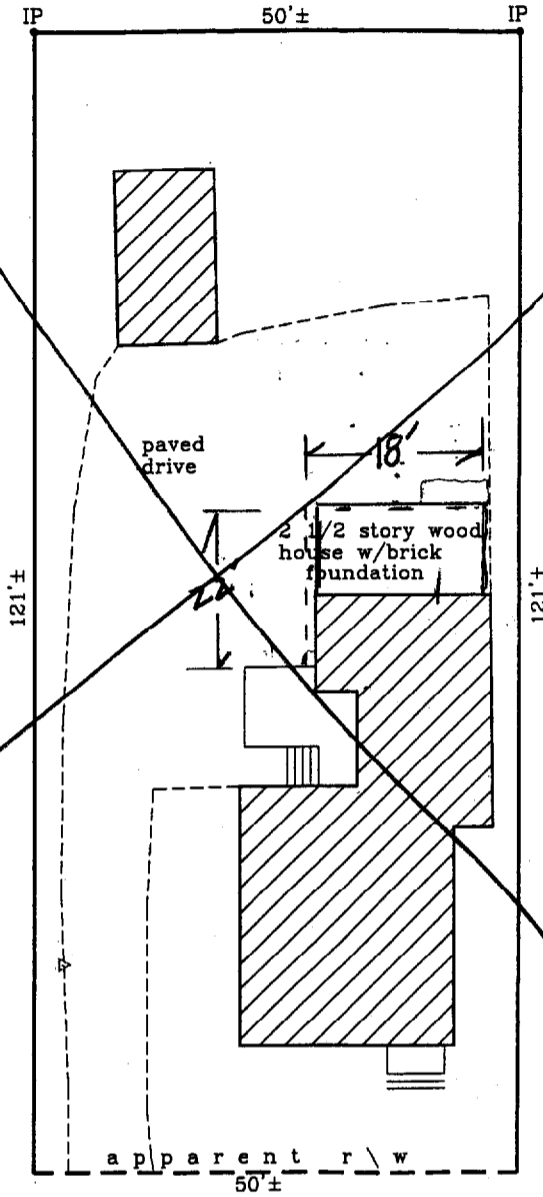
Job Number: 263-48

Inspection Date: 11-30-99

Scale: 1" = 50'

Buyer: Gabrielle Broche

Seller: Scott Dalton



*See revised
plan
DATE
6/5/02*

[Handwritten signature]

I HEREBY CERTIFY TO: Guaranty Title Corp., Regency Mortgage Corp., Inc., and its title insurer.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel :
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

Livingston - Hughes
 Professional Land Surveyors & Foresters
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

02-0475

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: 30 Pitt Street, PORTLAND, ME

Total Square Footage of Proposed Structure 824 Square Footage of Lot 6050

Tax Assessor's Chart, Block & Lot
Chart# 116 Block# C Lot# 012
Owner: GABRIELLE BROCHE Telephone: 207-828-1023

Lessee/Buyer's Name (If Applicable) _____
Applicant name, address & telephone: R. CHRIS ALLISON
58 OSBORNE AVE, SO. PORTLAND
207-838-1024
Cost Of Work: \$57,400
Fee: \$ 429.⁰⁰

Current use: Residence / 2 Family
If the location is currently vacant, what was prior use: _____ no kitchen
Approximately how long has it been vacant: _____
Proposed use: BEDROOM, FULL BATH, 1/2 BATH, LIVING AREA - 2 Family
Project description: ADDITION TO BACK OF RESIDENCE, WILL EXPAND
~~CURRENT~~ LIVING SPACE OF OWNER'S 1ST FLOOR UNIT.
15' X 22' Addition

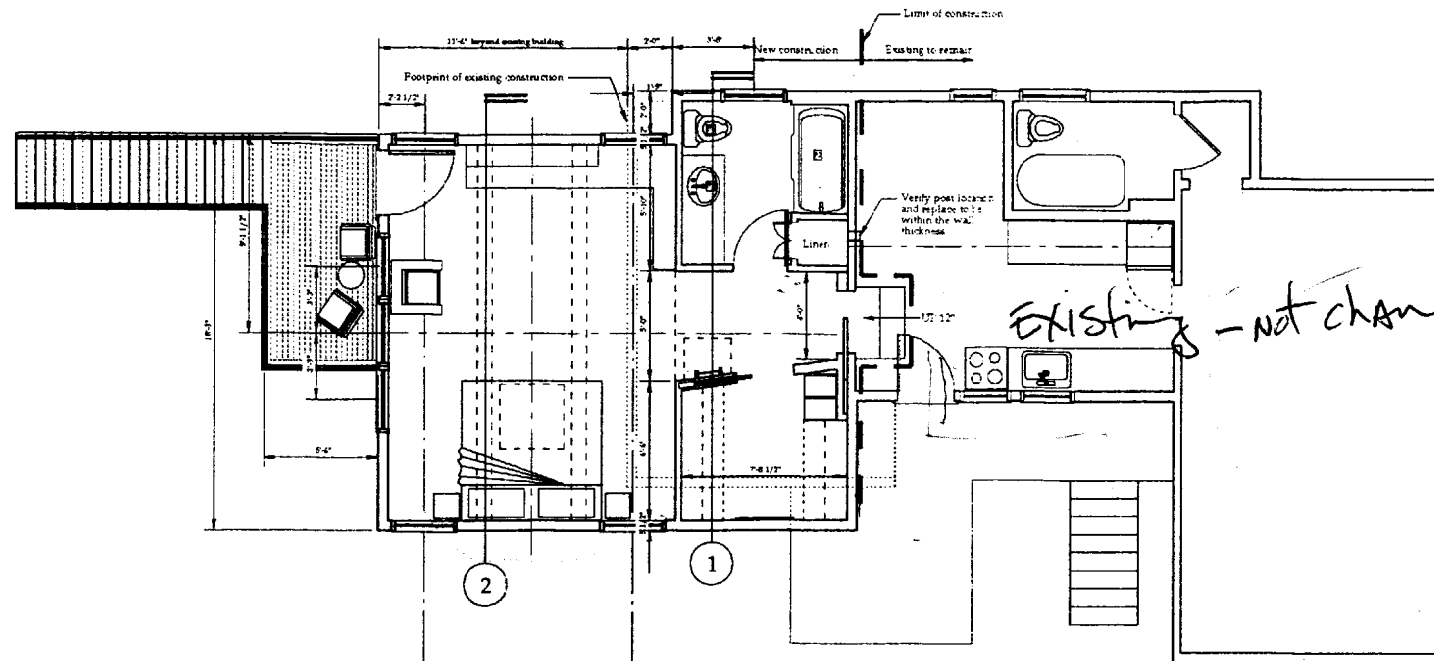
Contractor's name, address & telephone: Allison Carpentry
Who should we contact when the permit is ready: CHRIS ALLISON
Mailing address: 58 OSBORNE AVE, SO PORTLAND, ME 04106
Phone: 838-1024

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. *Please call*

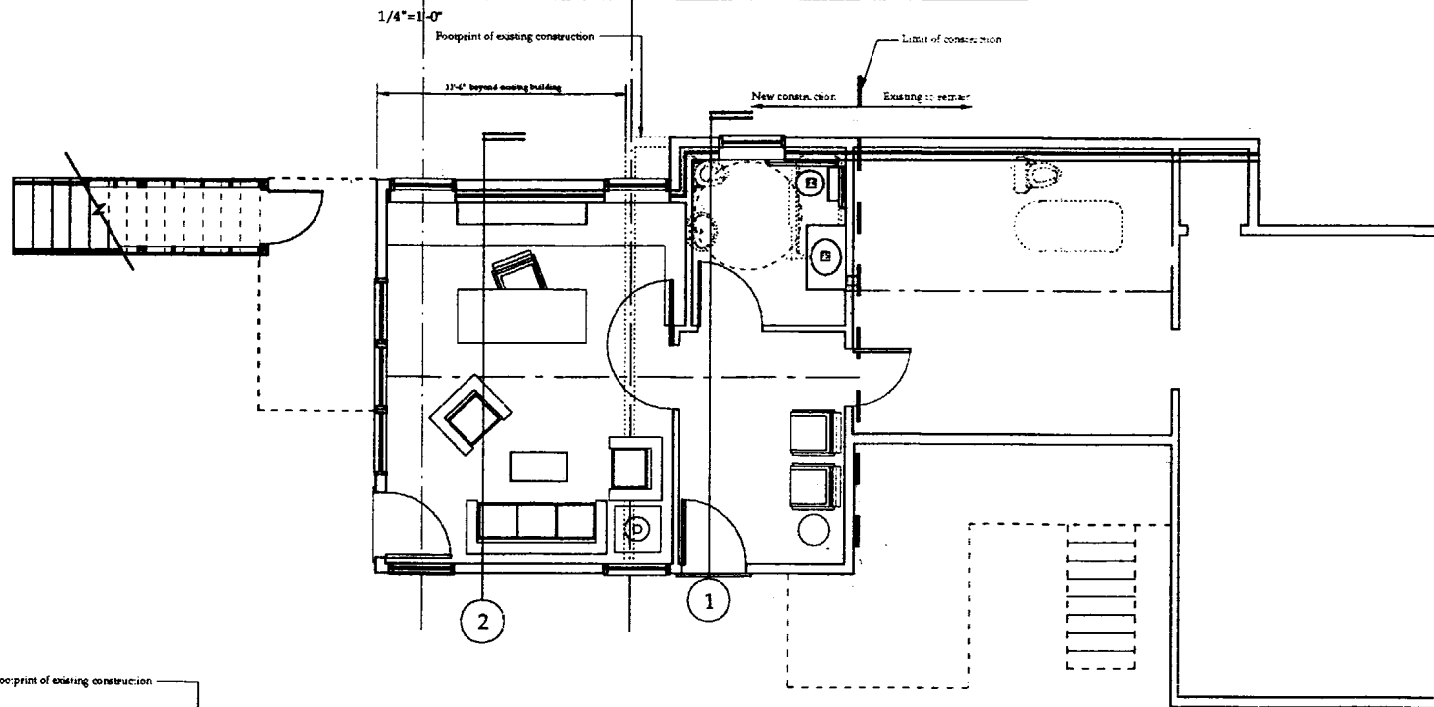
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: R. Chris Allison Date: 8 May, 02

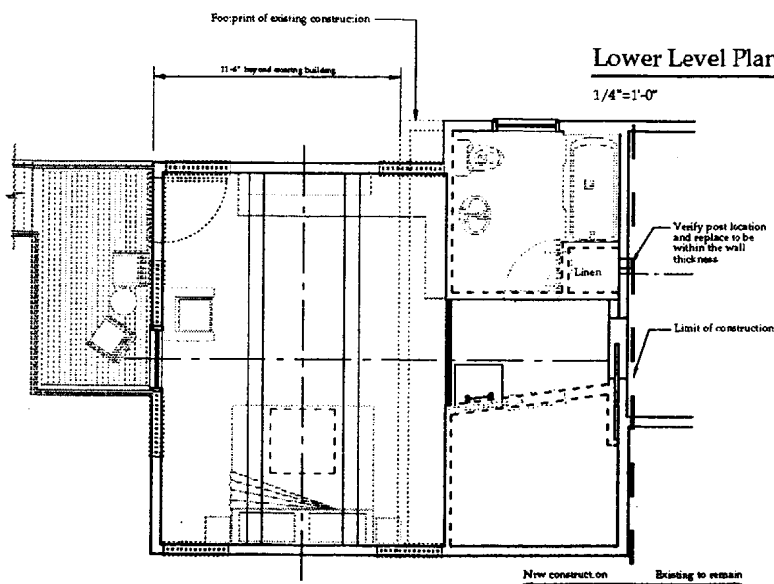
This is not a permit, you may not commence ANY work until the permit is issued



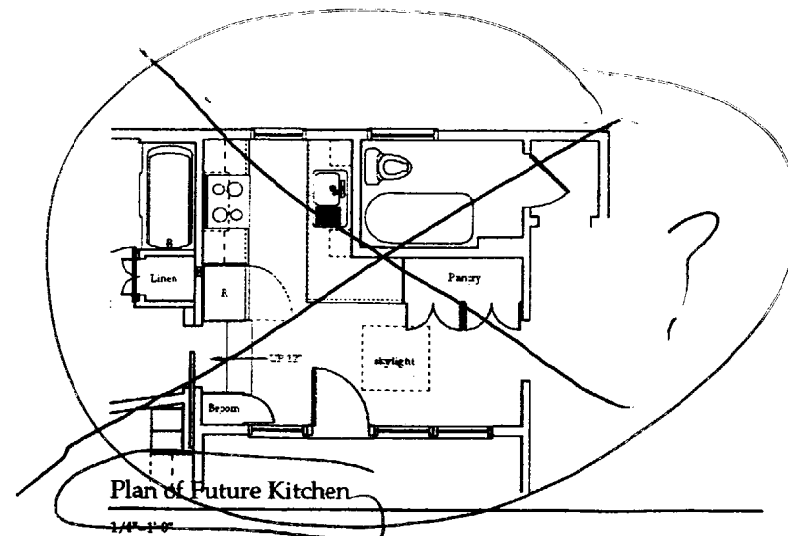
Upper Level Plan



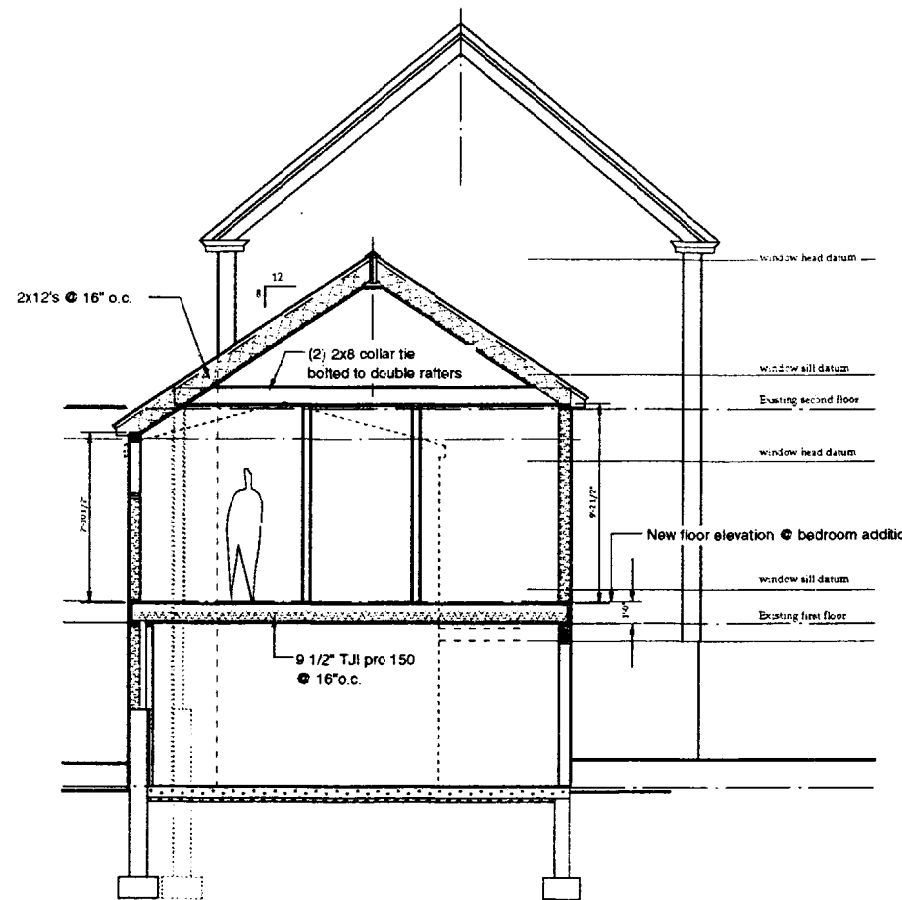
Lower Level Plan



Loft Plan

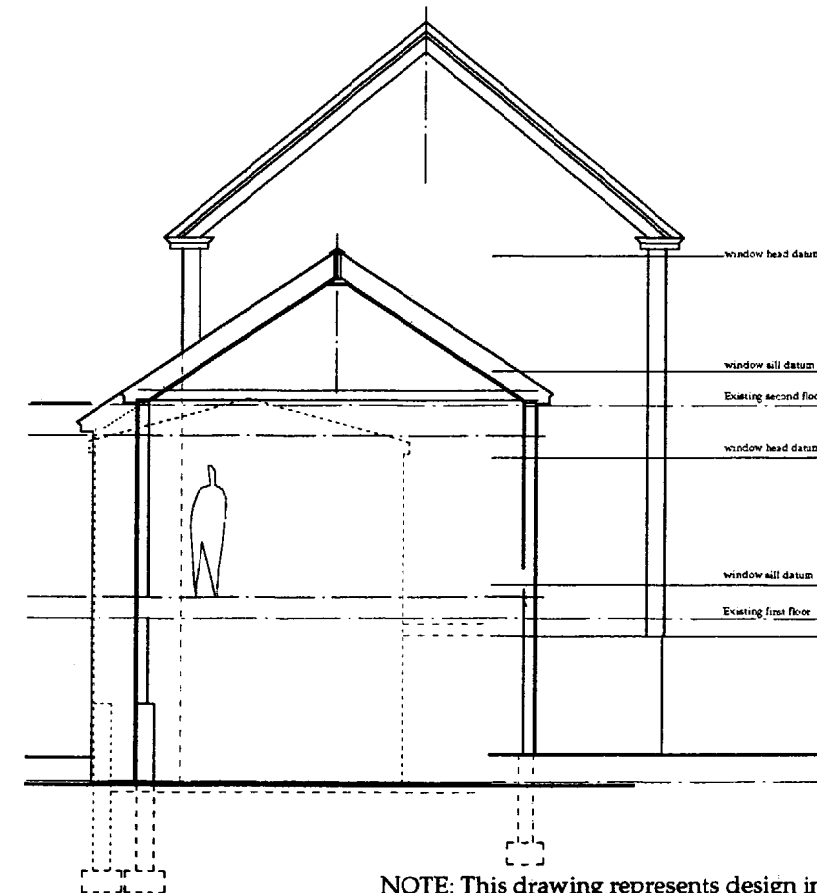


Plan of Future Kitchen



Section 1

1/4"=1'-0"



Section 2

1/4"=1'-0"

NOTE: This drawing represents design intent only. All structural, electrical and plumbing design is the responsibility of the owner and the contractor.

PCA

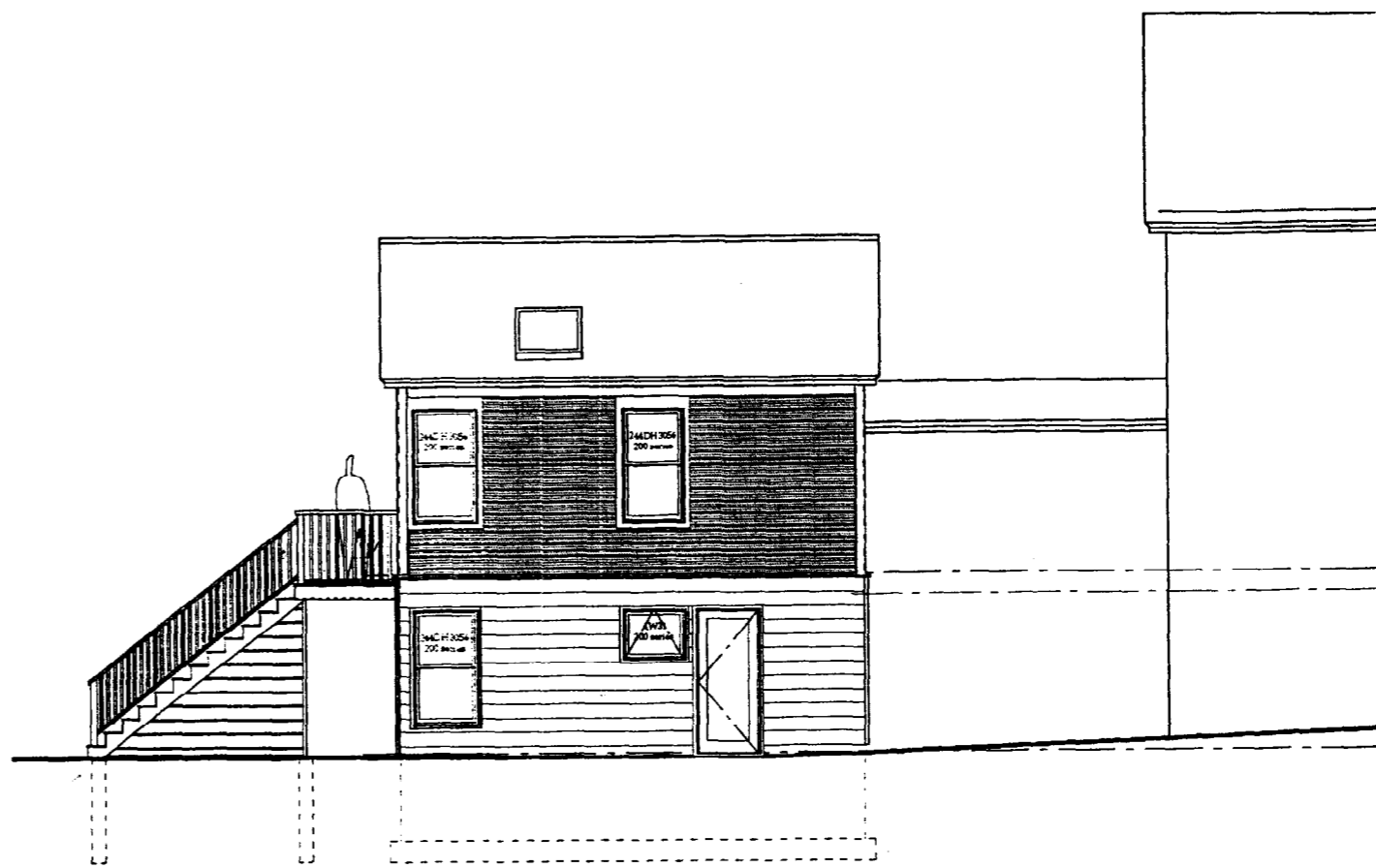
Paul C. Attardo
 48 Blackpoint Road
 Scarborough, Maine
 207 883-0037

Broche Residence
 Additions and Renovations for Gabrielle Broche
 30 Pitt Street
 Portland, Maine

Schematic Design

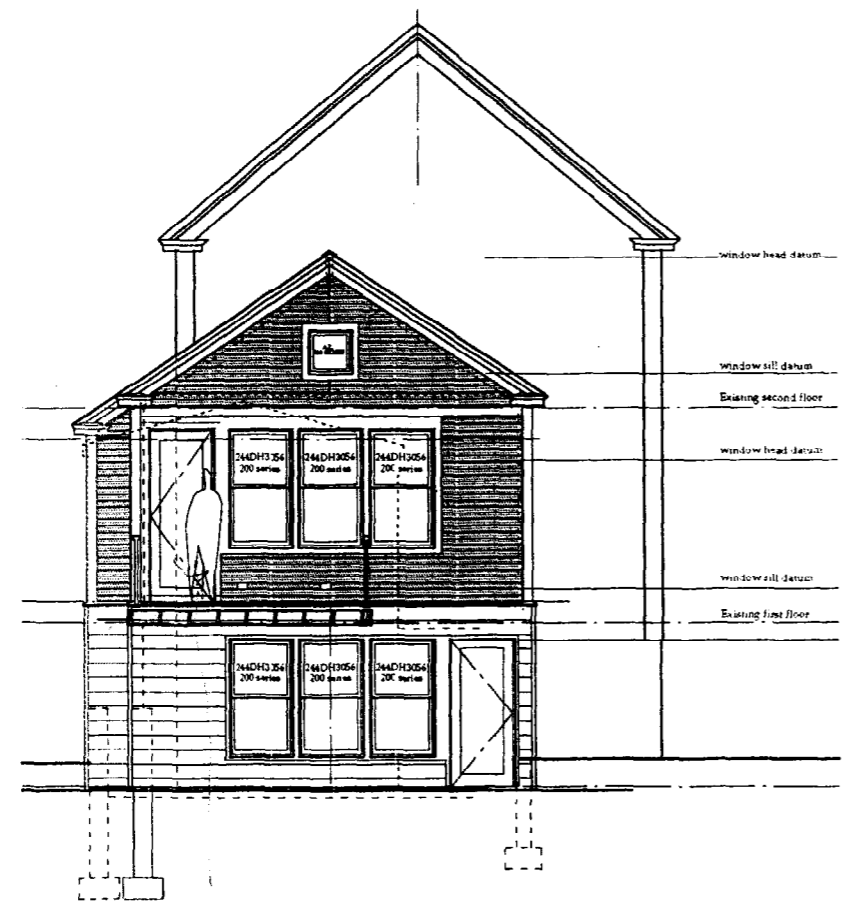
Date: 1/15/2001
 Drawn by: PCA
 Estimated

A-1



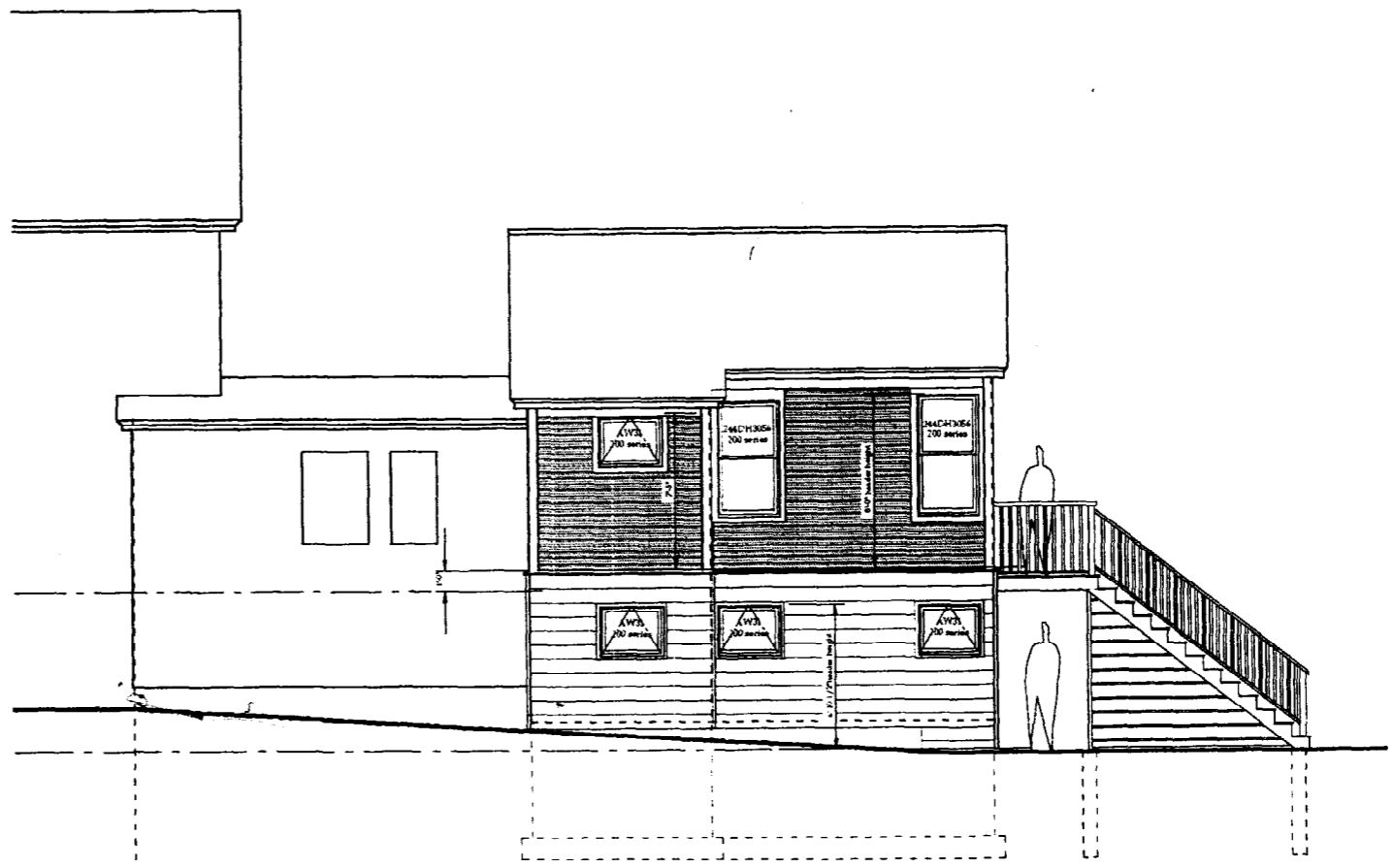
Easterly Elevation

1/4"=1'-0"



Southerly Elevation

1/4"=1'-0"



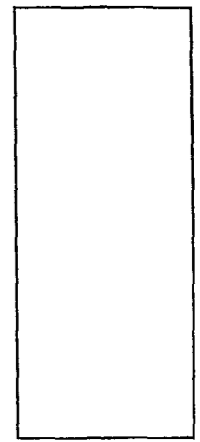
Westerly Elevation

1/4"=1'-0"

NOTE: This drawing represents design intent only. All structural, electrical and plumbing design is the responsibility of the owner and the contractor.



Paul C. Attardo
48 Blackpoint Road
Scarborough, Maine
207 866-0037



Broche Residence
Additions and Renovations for Gabrielle Broche
30 Pitt Street
Portland, Maine

Schematic Design
Exterior Elevations
Date: 1/15/2001
Drawn by: ECA
Revisions:

A-2