

**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
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Location of Construction: 30 Pitt St	Owner Name: Broche Gabrielle	Owner Address: 30 Pitt St	Phone: 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: <i>[Signature]</i>		Signature: <i>[Signature]</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: gg	Date Applied For: 05/08/2002	<b>Zoning Approval</b>		
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<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 <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>to remain 2 family only</i> <i>ok with conditions</i> Date: <i>6/5/02</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>
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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

Met w/builder - Agreed to do safety glass in both  
window - Submitted deck framing - No STAIRS  
Allowed from deck - OK to issue.

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. PORTL  
207-838-1024  
Cost Of Work: \$57,400  
Fee: \$429.<sup>00</sup>

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.  
18'x22' 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

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8703~~ 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 of applicant/designee

7/2/02  
Date

[Signature]  
Signature of Inspections Official

7/2/02  
Date

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

Application ID Number: 2-0475

Department: Zoning

Status: Approved with Conditions

Inspector: 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

Date #

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

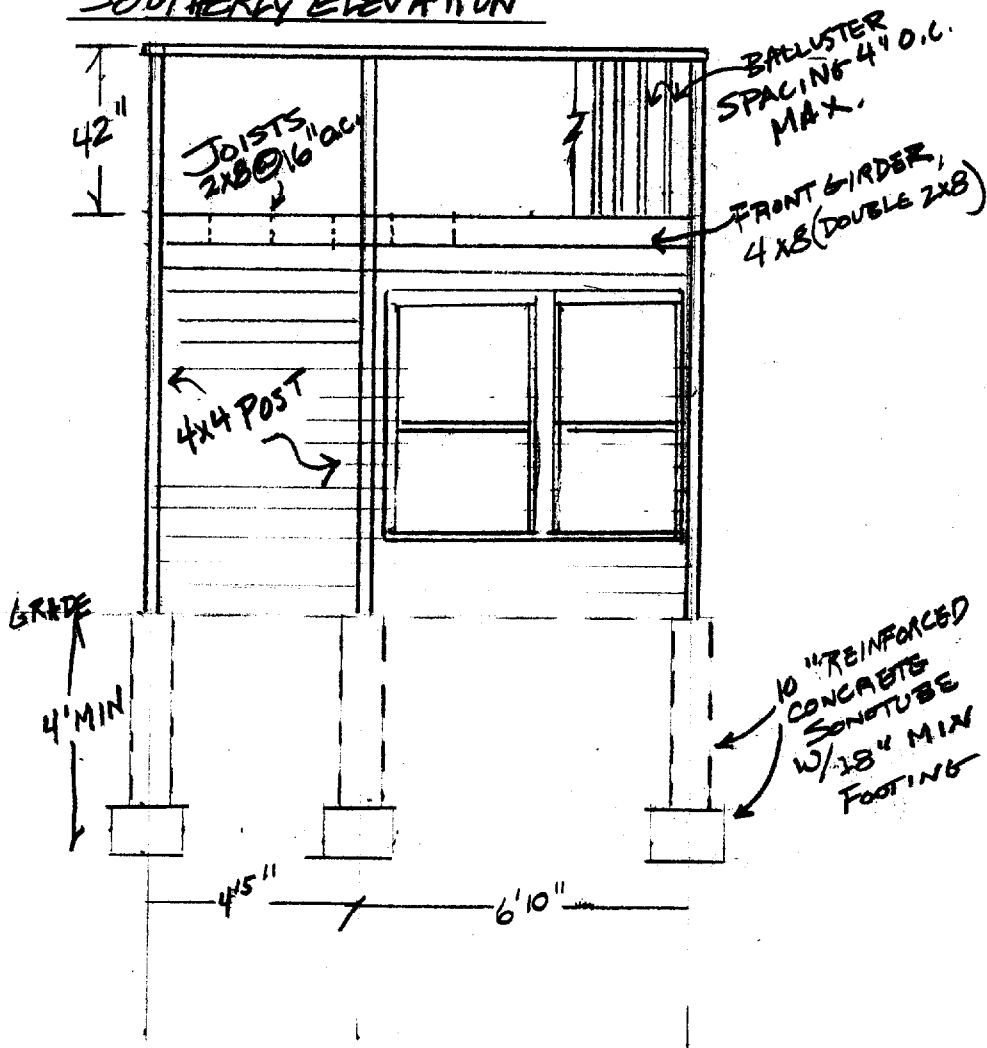
Update Date: 06/05/2002 By: mes

30 PITT ST. / BROCHE RESIDENCE

DECK REVISIONS

7/1/02

SOUTHERLY ELEVATION



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

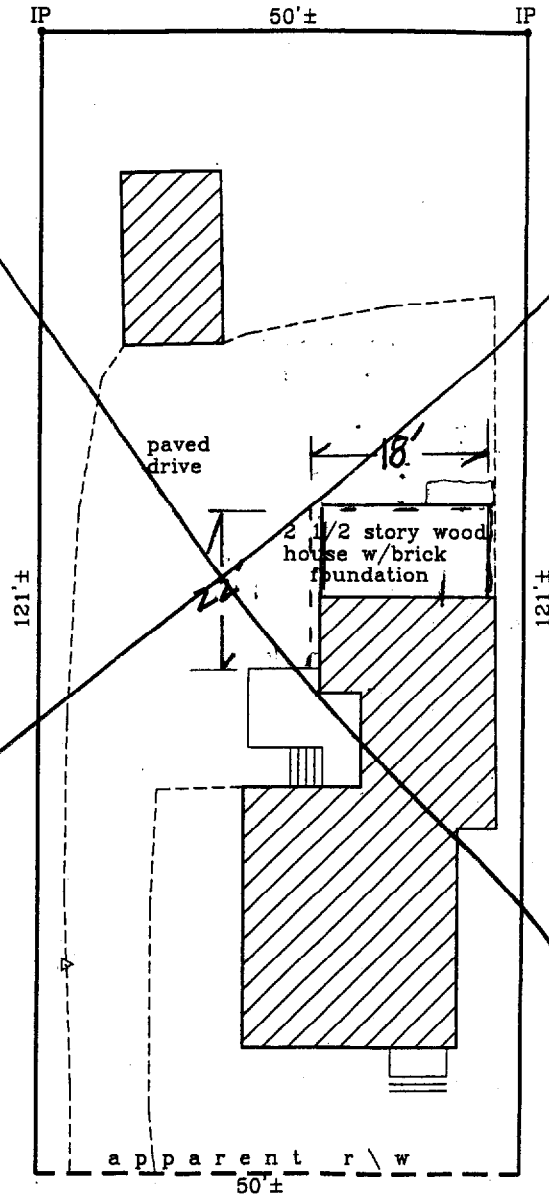
Job Number: 263-48

Inspection Date: 11-30-99

Scale: 1" = 50'

Buyer: Gabrielle Broche

Seller: Scott Dalton



*See Revised  
plan  
DATE  
6/5/02*

*[Handwritten signature]*

Pitt Street

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

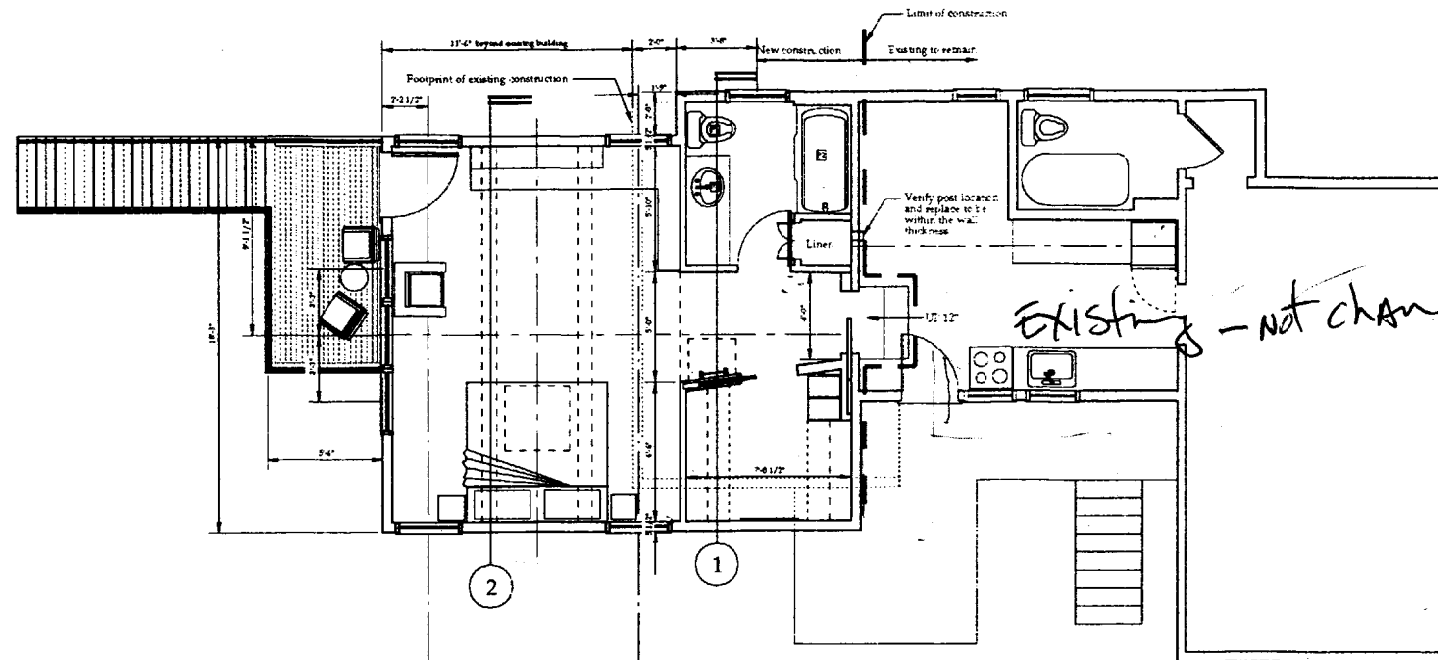
- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel :
- The structure does not fall within the special flood hazard zone.
- The land does not fall within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

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.

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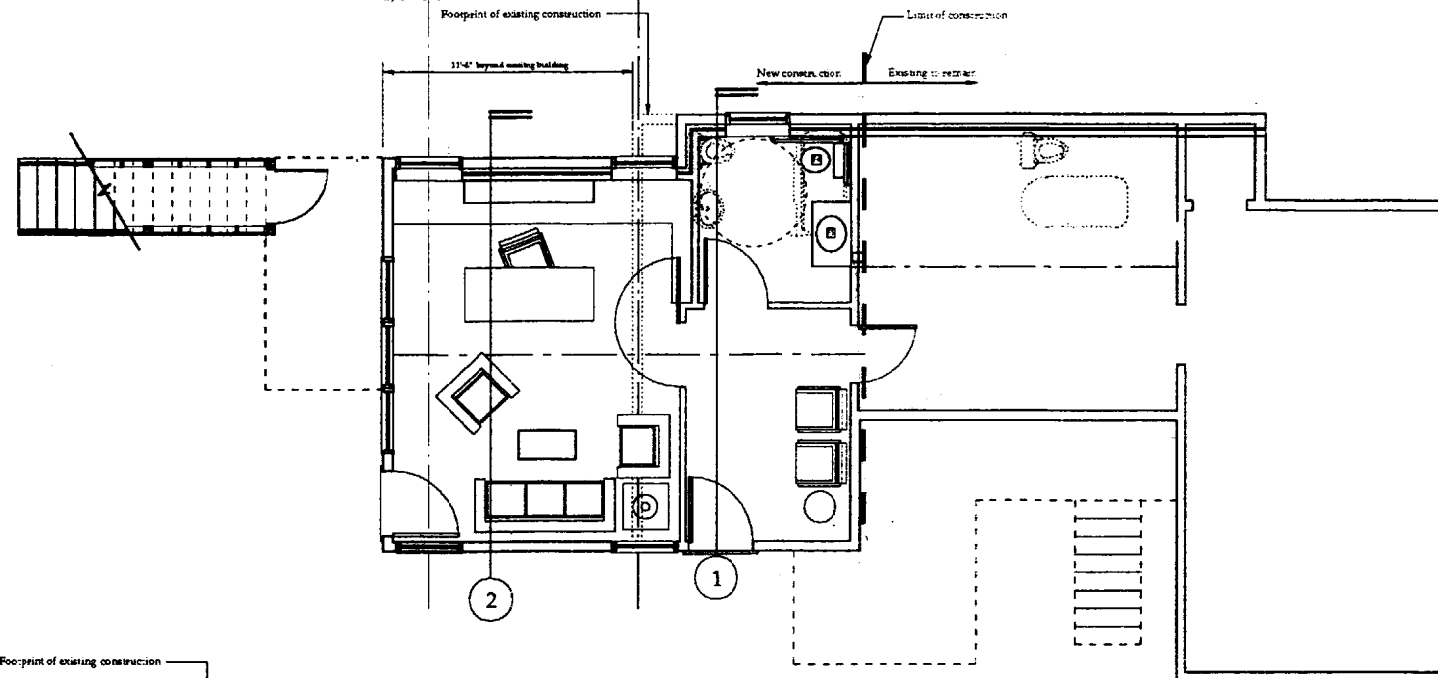
**Livingston - Hughes**  
Professional Land Surveyors & Foresters  
88 Guinea Road  
Kennebunkport - Maine 04046  
207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



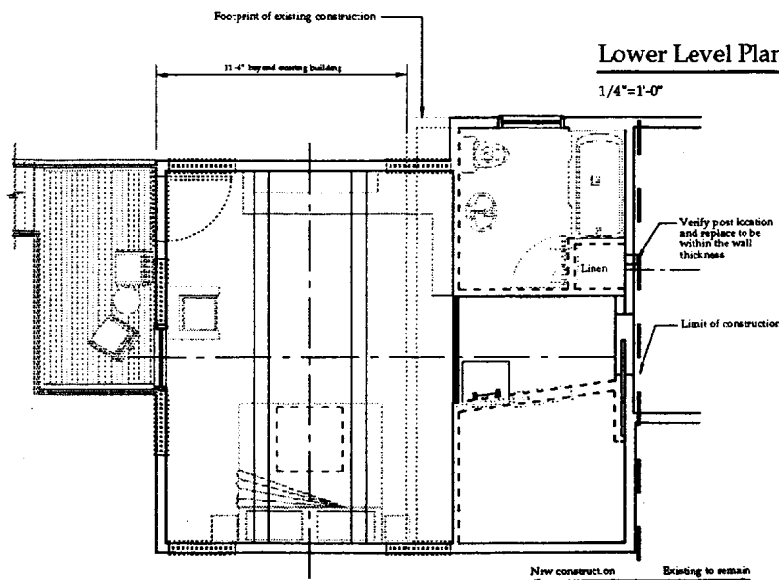
Upper Level Plan

1/4"=1'-0"



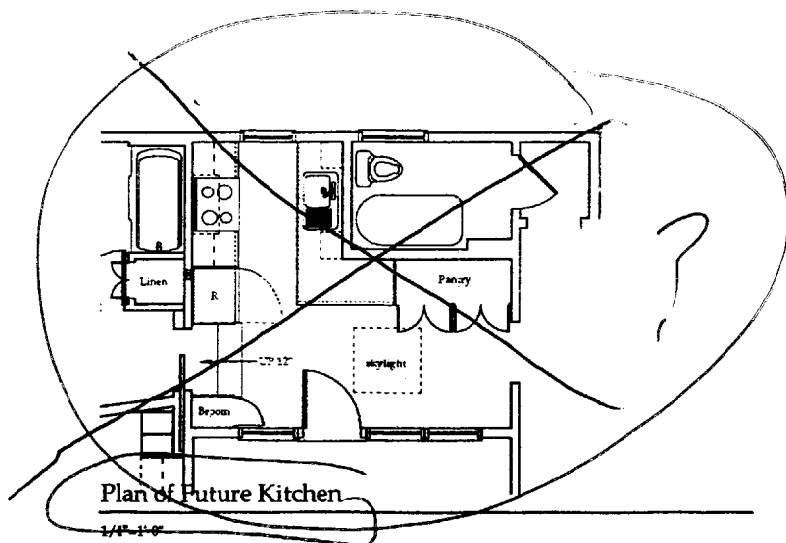
Lower Level Plan

1/4"=1'-0"



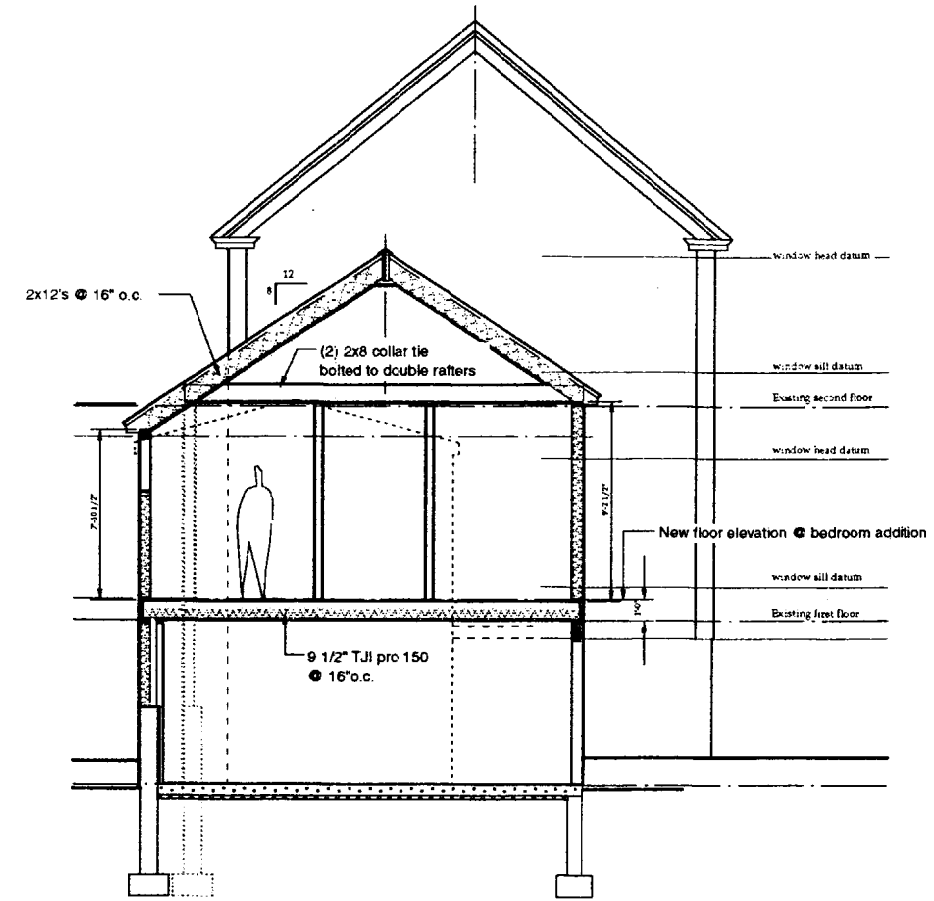
Loft Plan

1/4"=1'-0"



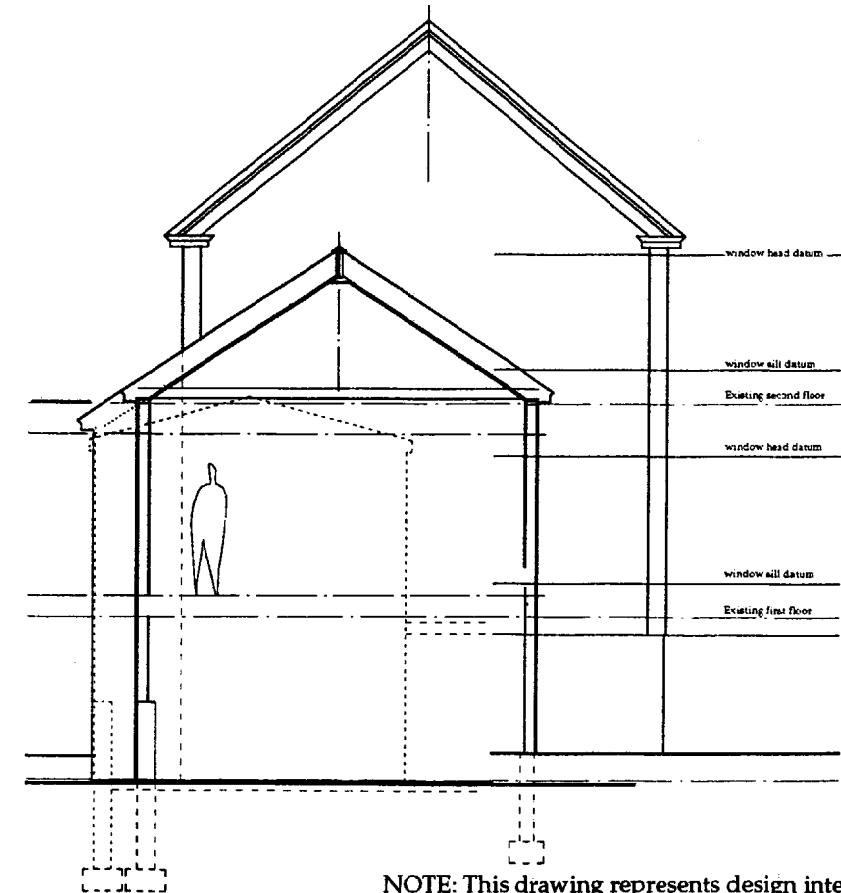
Plan of Future Kitchen

1/4"=1'-0"



Section 1

1/4"=1'-0"

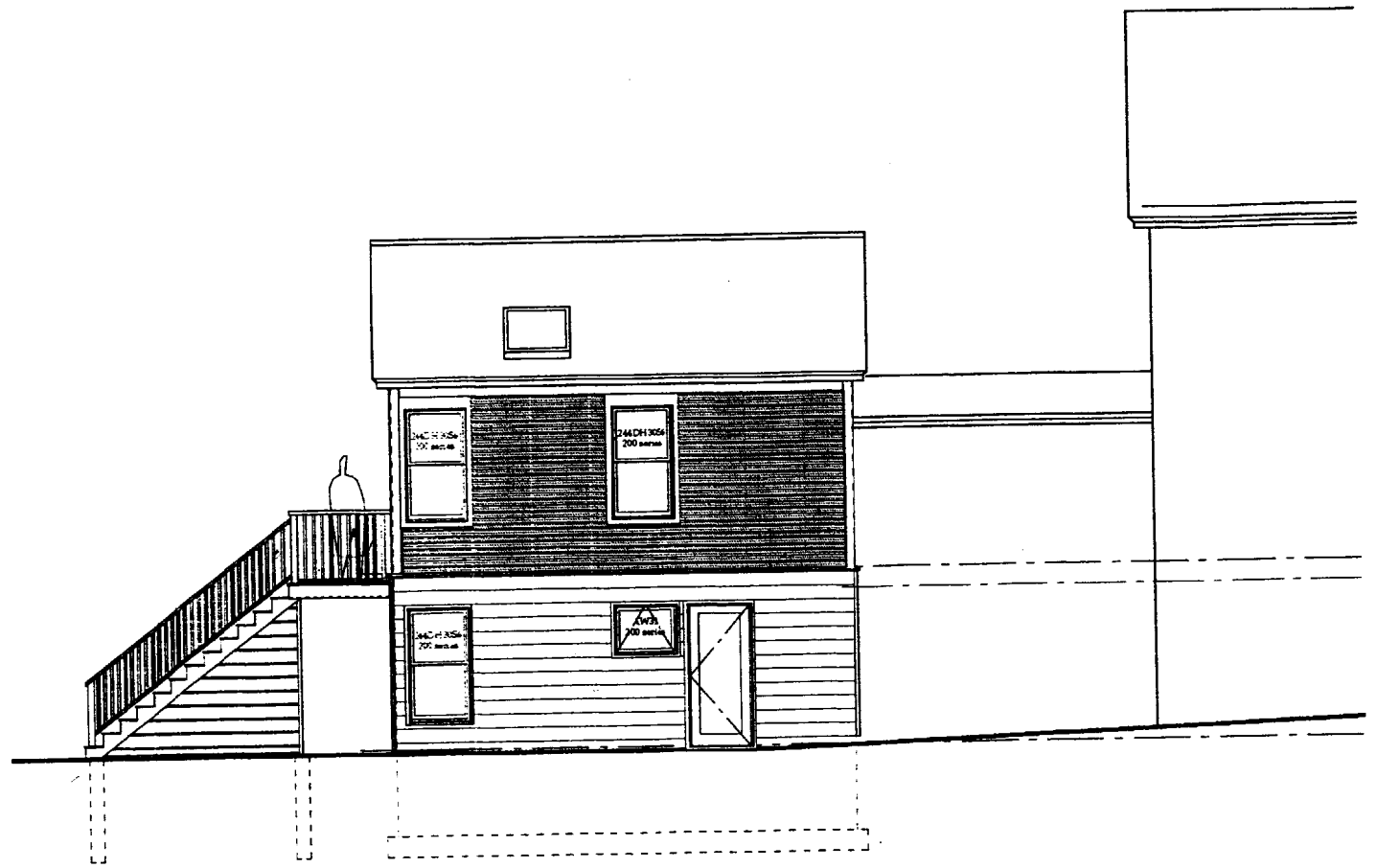


Section 2

1/4"=1'-0"

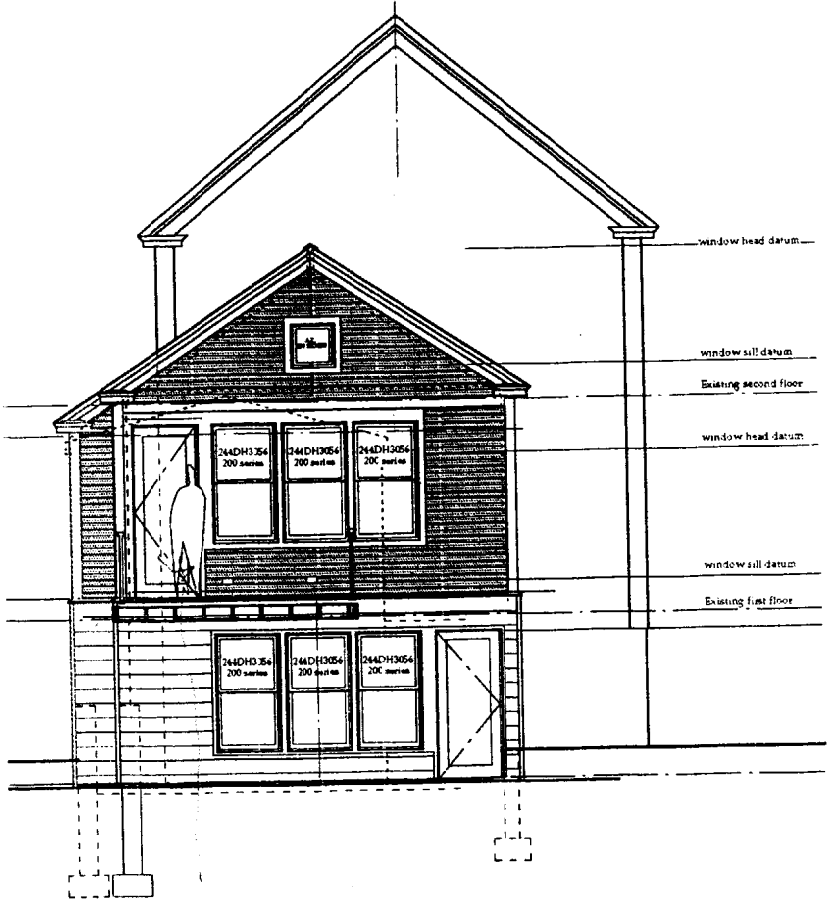
NOTE: This drawing represents design intent only. All structural, electrical and plumbing design is the responsibility of the owner and the contractor.





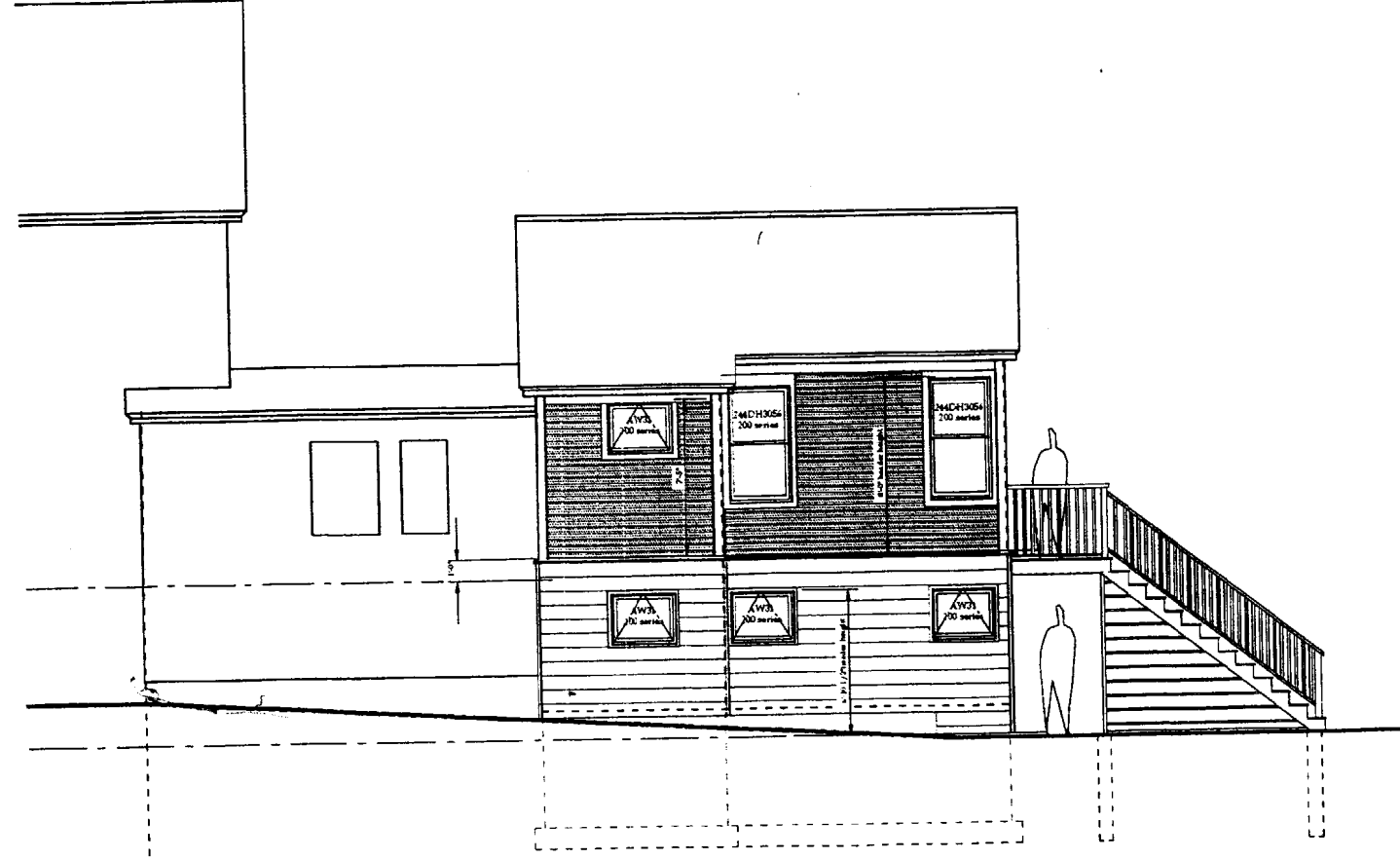
Easterly Elevation

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.



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

May 8 20 02

Received from Wilson Company - Richard M. Wilson

Location of Work 30 11th Street

Cost of Construction \$ 57,400.00

Permit Fee \$ 479.00

Building (I1)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other

CBL: 116-C-012

Check #: 1267

Total Collected \$ 479.00

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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