

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 070129

This is to certify that PORTER CLARA A & DANIEL A HOLLIDAY JTS/Patrick Lecha

has permission to Add 41 sq. Ft. Dormer and bay window

AT 72 RACKLEFF ST 122 D014001

provided that the person or persons, firm or corporation accepting 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.

Notification of inspection must be given and when permission procured before this building or part thereof is started or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

FEB - 6 2007

CITY OF PORTLAND

Department Name

1/10/07 
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0129	Issue Date: FEB - 6 2007	CBL: 122 D014001
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Location of Construction: 72 RACKLEFF ST	Owner Name: PORTER CLARA A & DANIEL A	Owner Address: 72 RACKLEFF ST CITY OF PORTLAND	Phone: 207-828-4601
Business Name:	Contractor Name: Patrick Richards	Contractor Address: 52 Elmwood Ave So. Portland	Phone: 2072100045
Lessee/Buyer's Name	Phone:	Permit Type: Addition/Dwelling	Zone: R-5

Past Use: single family	Proposed Use: single family w/ dormer and bay window	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 3
Proposed Project Description: Add 41 sq. Ft. Dormer and bay window		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: 5B IRC 2003 Signature: 4/10/07 [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: tmm	Date Applied For: 02/06/2007	Zoning Approval	
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<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: [Signature]	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: [Signature]
	O.K. 14-43612 80%		

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

Permit No: 07-0129	Date Applied For: 02/06/2007	CBL: 122 D014001
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Location of Construction: 72 RACKLEFF ST	Owner Name: PORTER CLARA A & DANIEL A	Owner Address: 72 RACKLEFF ST	Phone: 207-828-4601
Business Name:	Contractor Name: Patrick Richards	Contractor Address: 52 Elmwood Ave So. Portland	Phone: (207) 210-0045
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: single family w/ dormer and bay window	Proposed Project Description: Add 41 sq. Ft. Dormer and bay window
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 02/06/2007

Note: **Ok to Issue:**

- 1) 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.
- 2) 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:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 02/06/2007

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.



General 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>72 Rackliff St Portland</u>		
Total Square Footage of Proposed Structure <u>41 sq. ft.</u>		Square Footage of Lot <u>1136</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Clara Porter & Daniel Holliday</u>	Telephone: <u>(207)828-4601</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Clara Porter 72 Rackliff St. Portland ME 207-828-4601 04103</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>a) bedroom b) kitchen</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>a) add a dormer b) add a bay window</u>		
Project description: a) ^{41 sq ft} <u>add a dormer to rear bedroom to match existing bathroom dormer</u> b) <u>replace current window w/ a bay window</u>		
Contractor's name, address & telephone: <u>Patrick Richards 32 Elmwood Av. So Portland 04106</u>		
Who should we contact when the permit is ready: <u>Clara Porter</u>		Phone: <u>828-4601</u>
Mailing address:		<u>210 - 0045</u>

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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>1/24/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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 122 D014001
Location 72 RACKLEFF ST
Land Use SINGLE FAMILY

Owner Address PORTER CLARA A & DANIEL A HOLLIDAY JTS
 72 RACKLEFF ST
 PORTLAND ME 04103

Book/Page 14881/319
Legal 122-D-14
 RACKLEFF ST 70-74
MASON ST
 5555 SF

Current Assessed Valuation

Land	Building	Total
\$86,500	\$147,600	\$234,100

Property Information

Year Built 1899	Style Old Style	Story Height 1	Sq. Ft. 1582	Total Acres 0.128	
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 8	Attic Full Finsh	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1950	Size 16X18	Grade D	Condition A
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Sales Information

Date	Type	Price	Book/Page
07/02/1999	LAND + BLDING	\$177,500	14881-319
05/03/1999	LAND + BLDING	\$125,000	14722-052
11/10/1998	LAND + BLDING	\$57,000	14293-317

Picture and Sketch

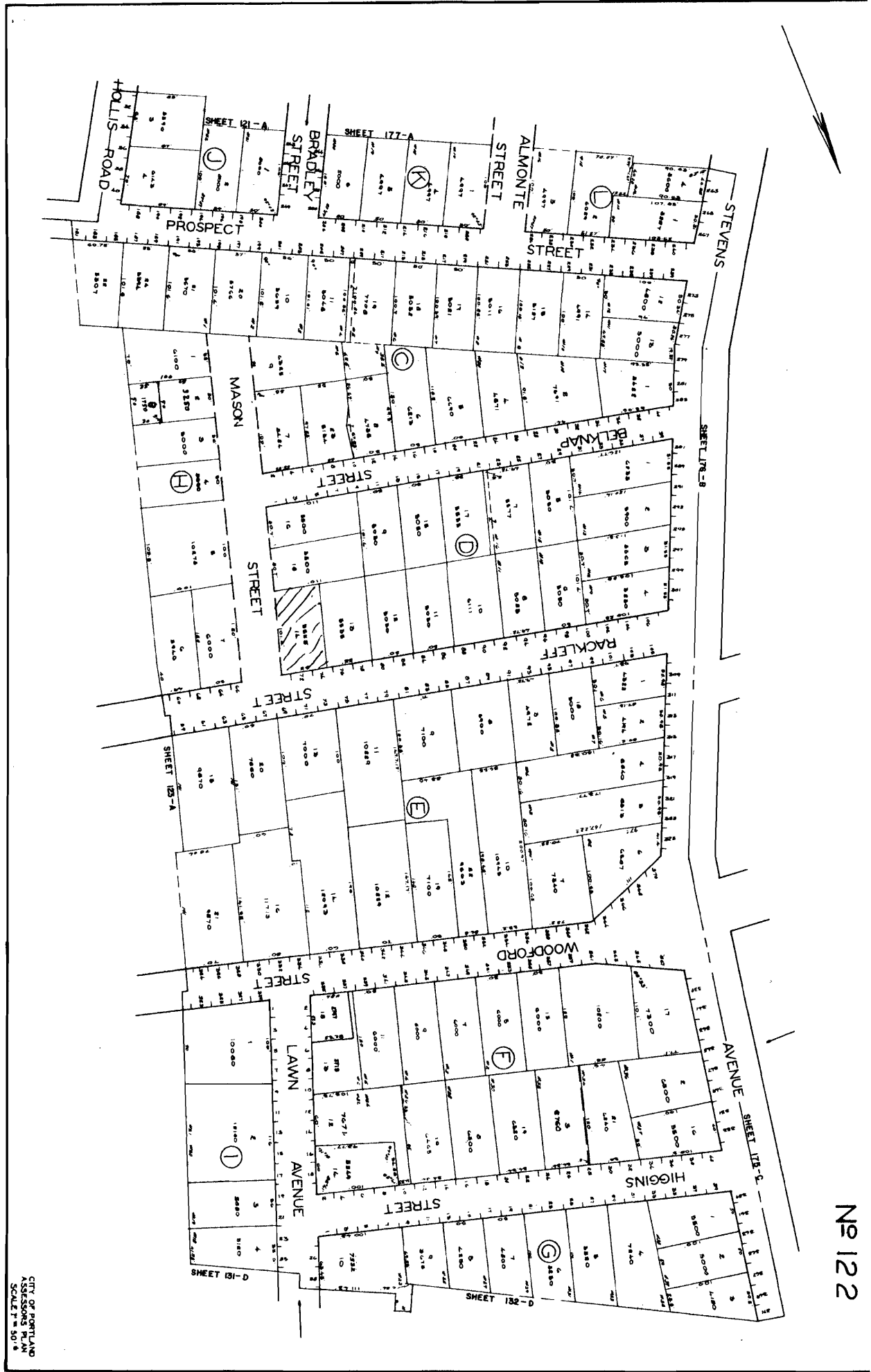
Picture Sketch Tax Map

[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.

New Search!

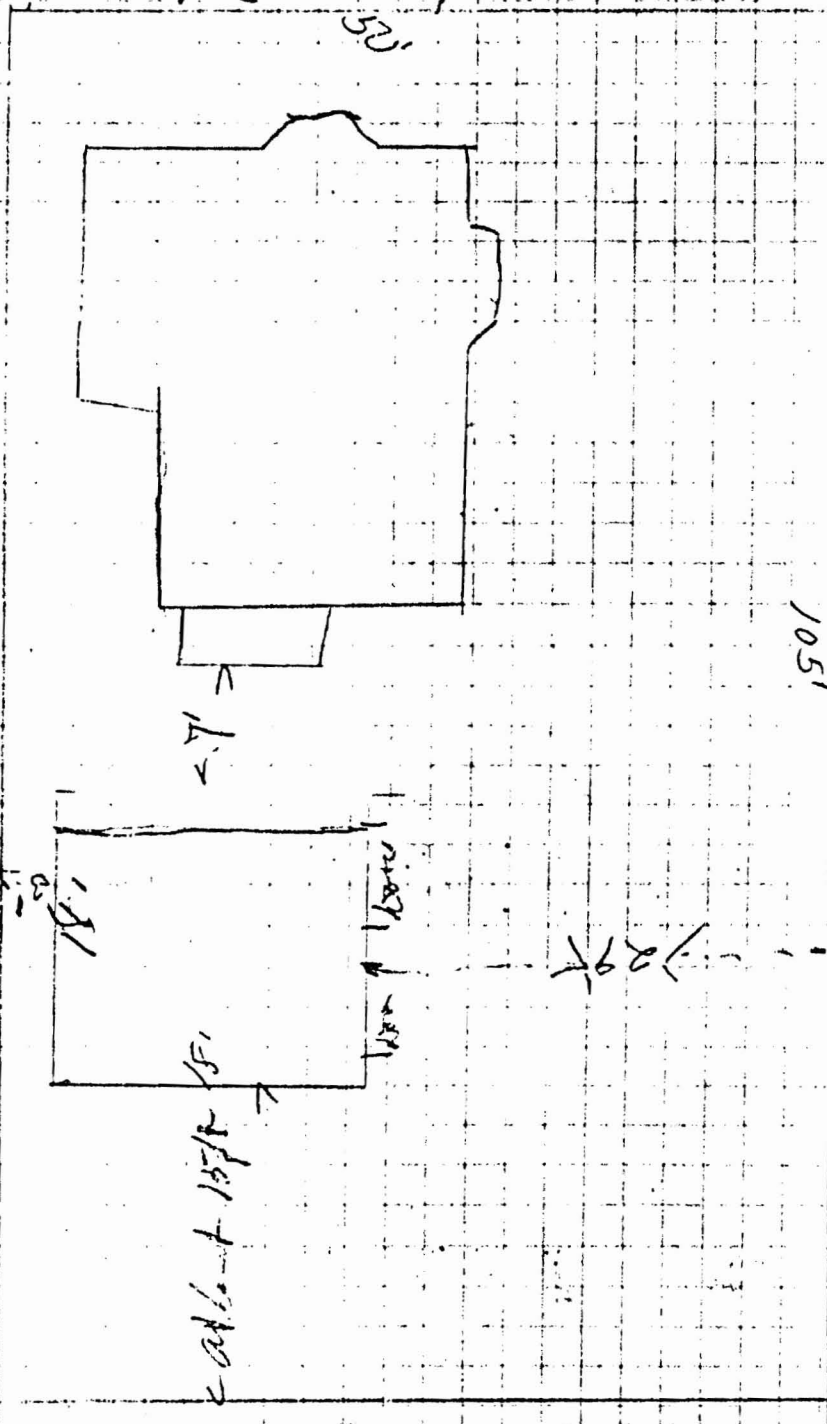




№ 122

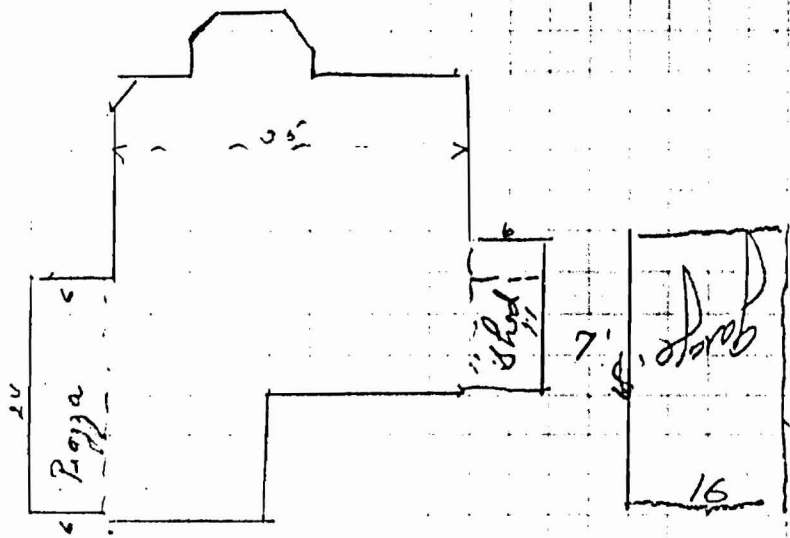
72 Rockliff St

52'



1937

RECEIVED
MAY 9 - 1941
CITY OF PORTLAND
OR OREGON, USA



Applicant: Clara Poster
Address: 72 Rackliff St


Date: 02/07/2007
C-B-L: 122-D-014

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 2/7/07

Zone Location - R-5

Interior of corner lot - Add a dormer and Bay window

Proposed Use/Work - 

Sevage Disposal - N/A.

Lot Street Frontage -

Front Yard - 20 Req. N/A.

Rear Yard - 20 req. 48 Shown

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area - Giving Lot Area 5555

Lot Coverage Impervious Surface - $5555 \times .40 = 2222$

✓ o.k.

Area per Family -

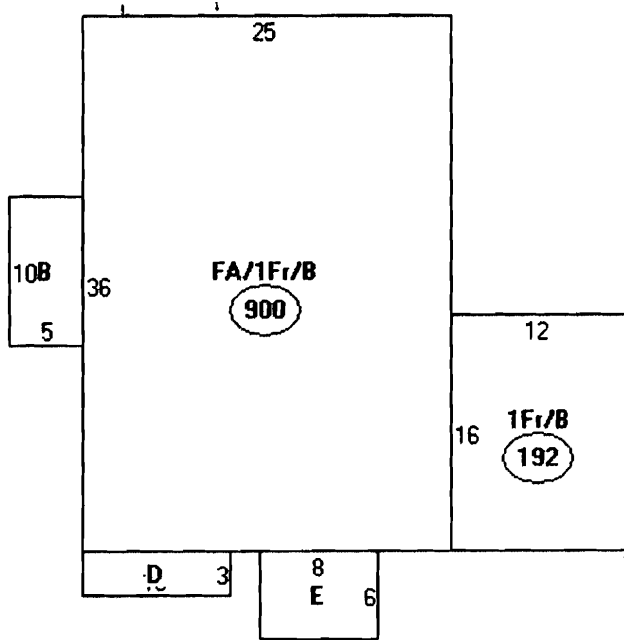
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



Descriptor/Area

- A: FA/1Fr/B
900 sqft
- B: 2FBAY/B
50 sqft
- C: 1Fr/B
192 sqft
- D: FBAY/B
30 sqft
- E: WD
48 sqft

21
900
50
192
30
48

$$1220 \times 80\% =$$

976 ^{sq} MAX
Allowed
increase

ok

lot cov. of

$$5555 \text{ sq} \times 40\% = 2222 \text{ sq}$$



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed — *Detail*
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- MA* Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- MA* Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- MA* Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

45° Double-Hung Bay with Picture Windows and 1-8 Flanking Units

400TW or Woodwright

Projection*	17 15/16" (456)	17 15/16" (456)	17 15/16" (456)	17 15/16" (456)	17 15/16" (456)	17 15/16" (456)
WIDTHS						
Unit Dimension	6'-4 7/16" (1942)	6'-8 7/16" (1942)	7'-2 1/8" (2188)	7'-6 1/8" (2289)	8'-2 1/8" (2492)	8'-10 1/8" (2696)
Minimum Rough Opening	6'-3 1/8" (1908)	6'-7 1/8" (2010)	7'-0 3/4" (2153)	7'-4 3/4" (2254)	8'-0 3/4" (2457)	8'-8 3/4" (2661)
HEIGHTS						
4'-2 1/4" (1276)	45-30310-18		45-310310-18		45-42310-18	
4'-2 3/4" (1289)	45-3042-18		45-3442-18		45-41042-18	
4'-6 1/4" (1378)	45-3046-18		45-3446-18		45-5642-18	
4'-6 3/4" (1391)	45-3046-18		45-3446-18		45-5646-18	
4'-10 1/4" (1480)	45-3052-18		45-31052-18		45-4252-18	
4'-10 3/4" (1492)	45-3052-18		45-31052-18		45-41052-18	
5'-6 1/4" (1683)	45-31056-18		45-4256-18		Proper support of projecting units required as per installation guidelines.	
5'-6 3/4" (1695)	45-31056-18		45-4256-18			
5'-10 1/4" (1784)	45-31062-18		45-4262-18			
5'-10 3/4" (1797)	45-31062-18		45-4262-18			
6'-6 1/4" (1988)	45-31062-18		45-4262-18			
6'-6 3/4" (2000)	45-31062-18		45-4262-18			

45° Double-Hung Bay with Picture Windows and 2-0 Flanking Units

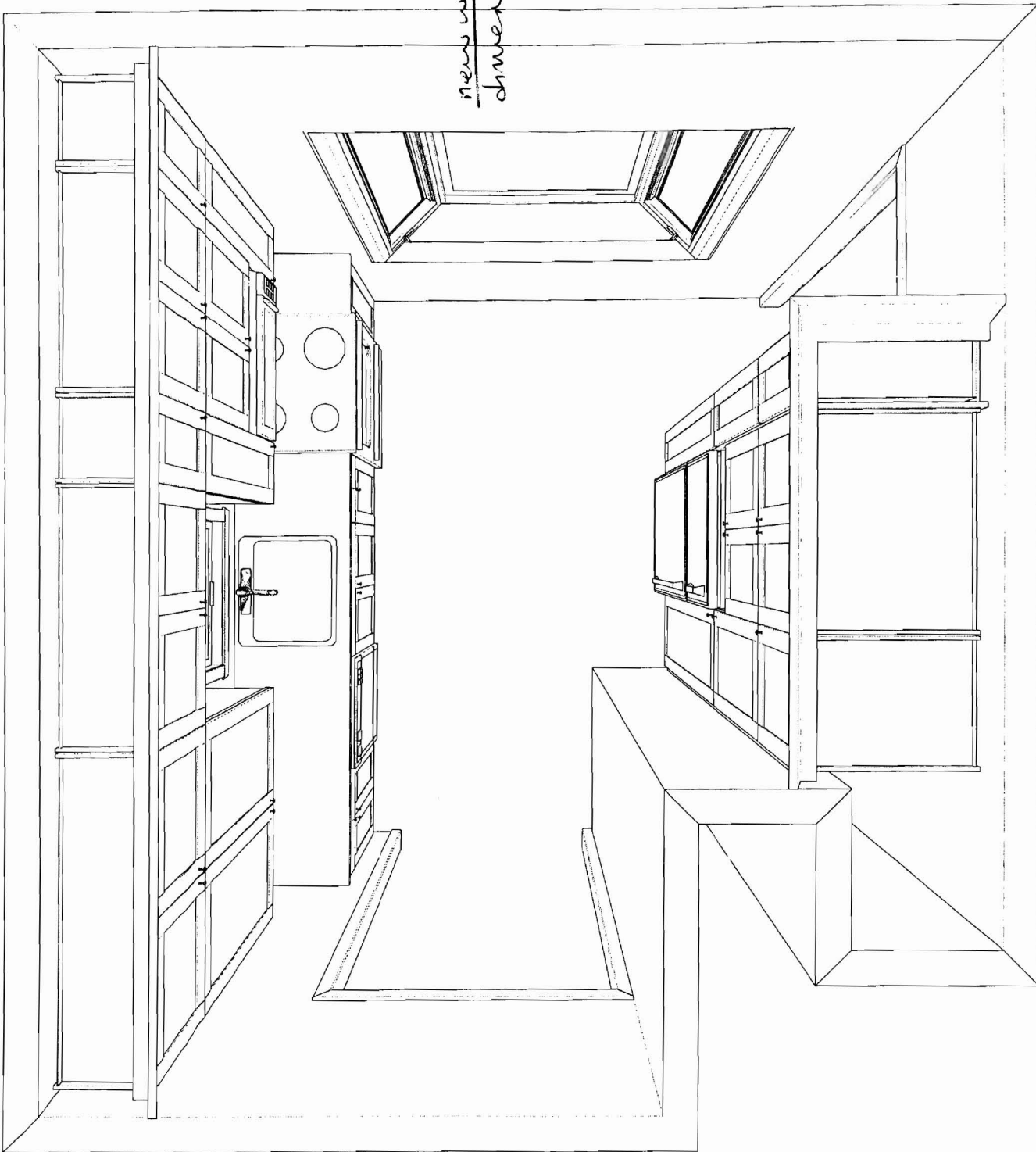
Projection*	20 3/4" (527)	20 3/4" (527)	20 3/4" (527)	20 3/4" (527)	20 3/4" (527)	20 3/4" (527)
WIDTHS						
Unit Dimension	6'-10 1/8" (2086)	7'-2 1/8" (2188)	7'-7 13/16" (2332)	7'-11 13/16" (2434)	8'-7 13/16" (2637)	9'-3 13/16" (2840)
Minimum Rough Opening	6'-8 3/4" (2051)	7'-0 3/4" (2153)	7'-6 1/2" (2299)	7'-10 1/2" (2400)	8'-6 1/2" (2604)	9'-2 1/2" (2807)
HEIGHTS						
4'-2 1/4" (1276)	45-30310-20		45-310310-20		45-42310-20	
4'-2 3/4" (1289)	45-3042-20		45-3442-20		45-41042-20	
4'-6 1/4" (1378)	45-3046-20		45-3446-20		45-5642-20	
4'-6 3/4" (1391)	45-3046-20		45-3446-20		45-5646-20	
4'-10 1/4" (1480)	45-3052-20		45-31052-20		45-4252-20	
4'-10 3/4" (1492)	45-3052-20		45-31052-20		45-41052-20	
5'-6 1/4" (1683)	45-31056-20		45-4256-20		Proper support of projecting units required as per installation guidelines.	
5'-6 3/4" (1695)	45-31056-20		45-4256-20			
5'-10 1/4" (1784)	45-31062-20		45-4262-20			
5'-10 3/4" (1797)	45-31062-20		45-4262-20			
6'-6 1/4" (1988)	45-31062-20		45-4262-20			
6'-6 3/4" (2000)	45-31062-20		45-4262-20			

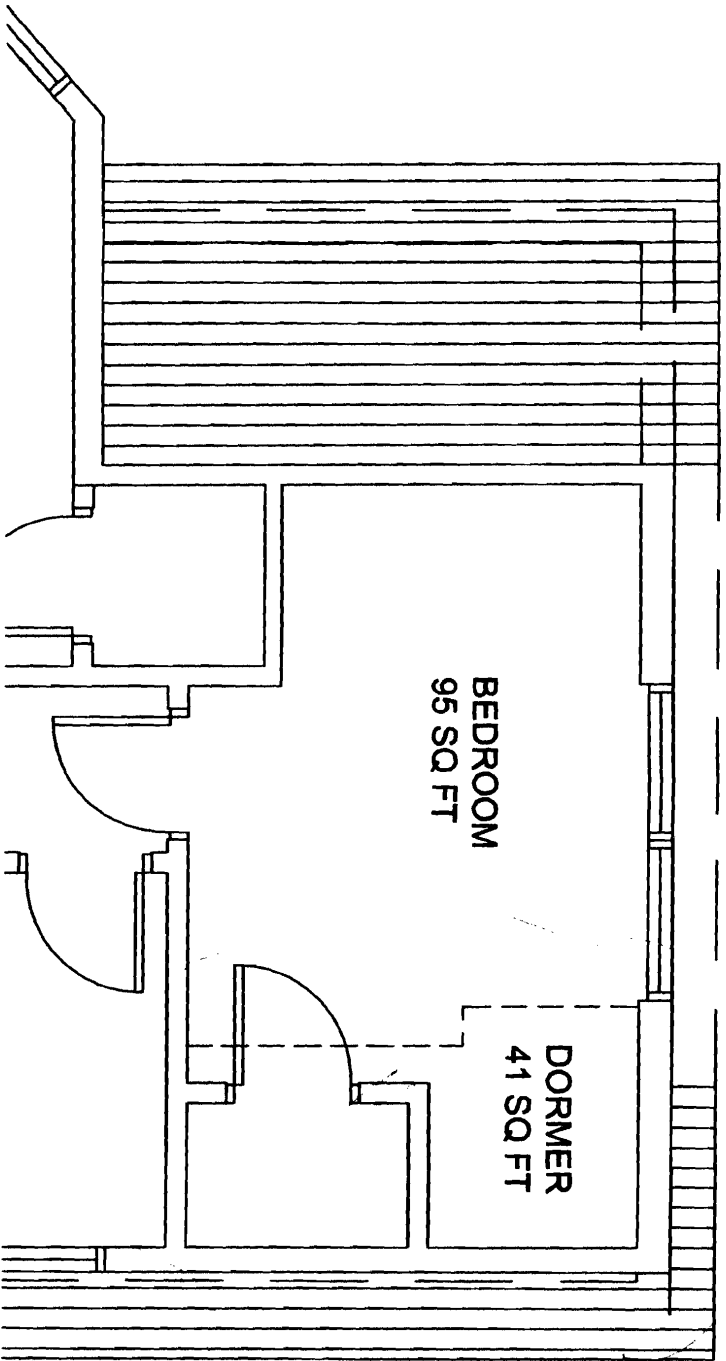
*Tw 1600
w R 1830
Month
high part
1207
low cost
w/ 1/2" temp
break
0770*

Projection is the measurement from the outside of the exterior sheathing to the outer edge of the unit.
 Rough opening dimensions may need to be increased to allow for use of building wraps, flashings, sill panning, brackets, fasteners or other items. See page 10 for more details.
 One Andersen® cable support system is included with the unit for proper installation. Each cable support system can support a maximum load of 1,500 pounds. If the section of the window unit requiring support exceeds 1,500 pounds, additional support is necessary.
 Angle bay and bow windows are available in custom sizes. Contact your local Andersen supplier for more information.
 Unit Dimension always refers to outside frame to frame dimension.
 Dimensions in parentheses are in millimeters.
 When ordering, be sure to specify color desired: White, Sandtone, Terratone® or Forest Green.
 NOTE: Angle bay and bow windows include only the basic unit. Roof and other installation materials are by other manufacturers.
 For walkout angle bay and bow window details and installation guidelines, contact your local Andersen supplier or visit our website at www.andersenwindows.com.

Double-Hung Ordering Prefix		
	Double-Hung	Picture
400 Series Woodwright®	WDH	WPW
400 Series Tilt-Wash	TW	DHP

new window
dimensions:
5'-6¹/₄" long
20³/₄" deep





REARRANGE CLOSET
& ADD WINDOWS

will need a
ridge beam

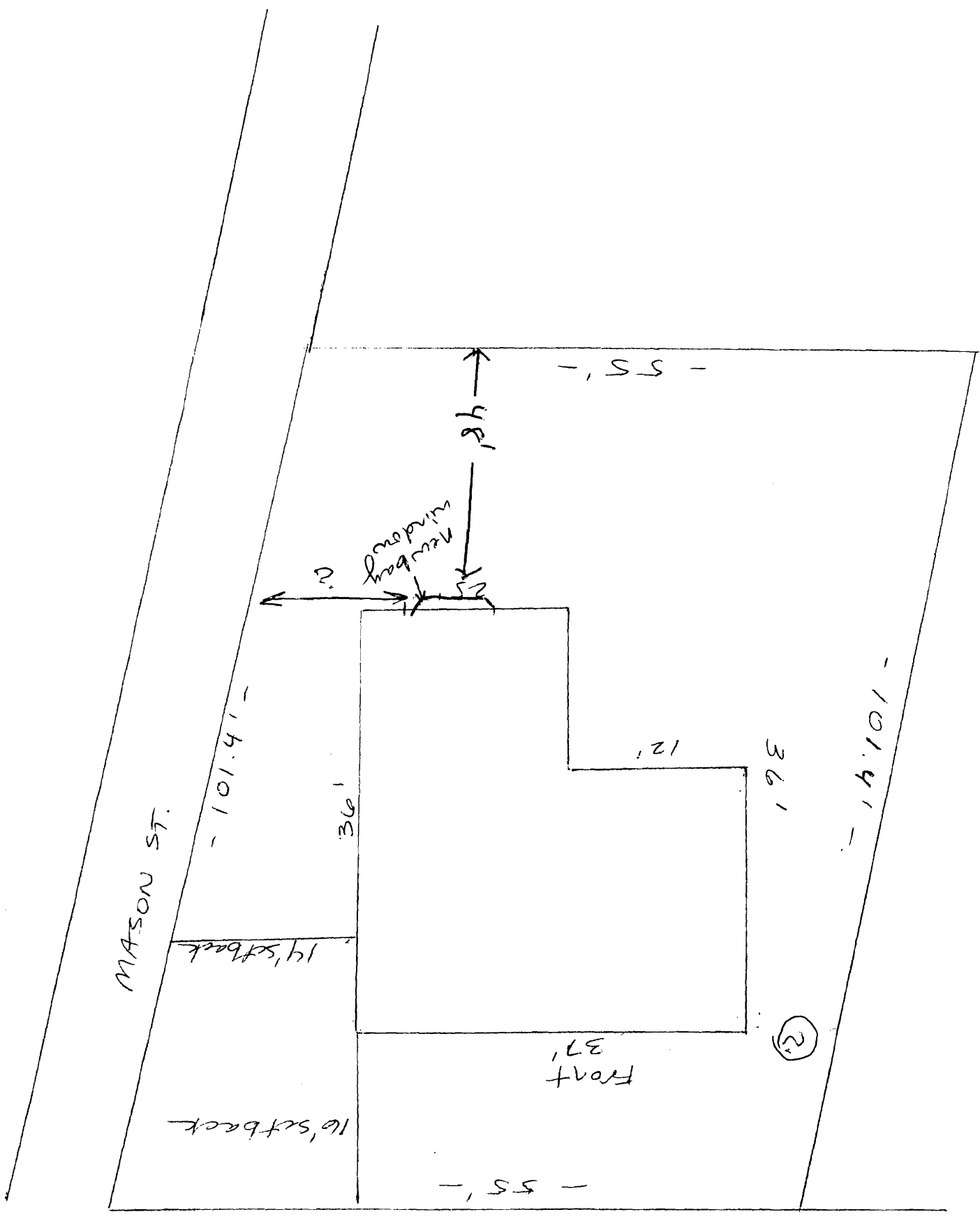
WE CAN ALSO FIND OUT
AN ELEVATION IF YOU
NEED IT.

10 BEDROOM W/DORMER PLAN

A-12 Scale: 1/4" = 1'-0"

R-S ZONE, 72 RACKLEFF ST., PORTLAND

RACKLEFF ST. 50' wide



MASON ST.

14' setback

16' setback

36'

Front
37'

12'

36'

(2)

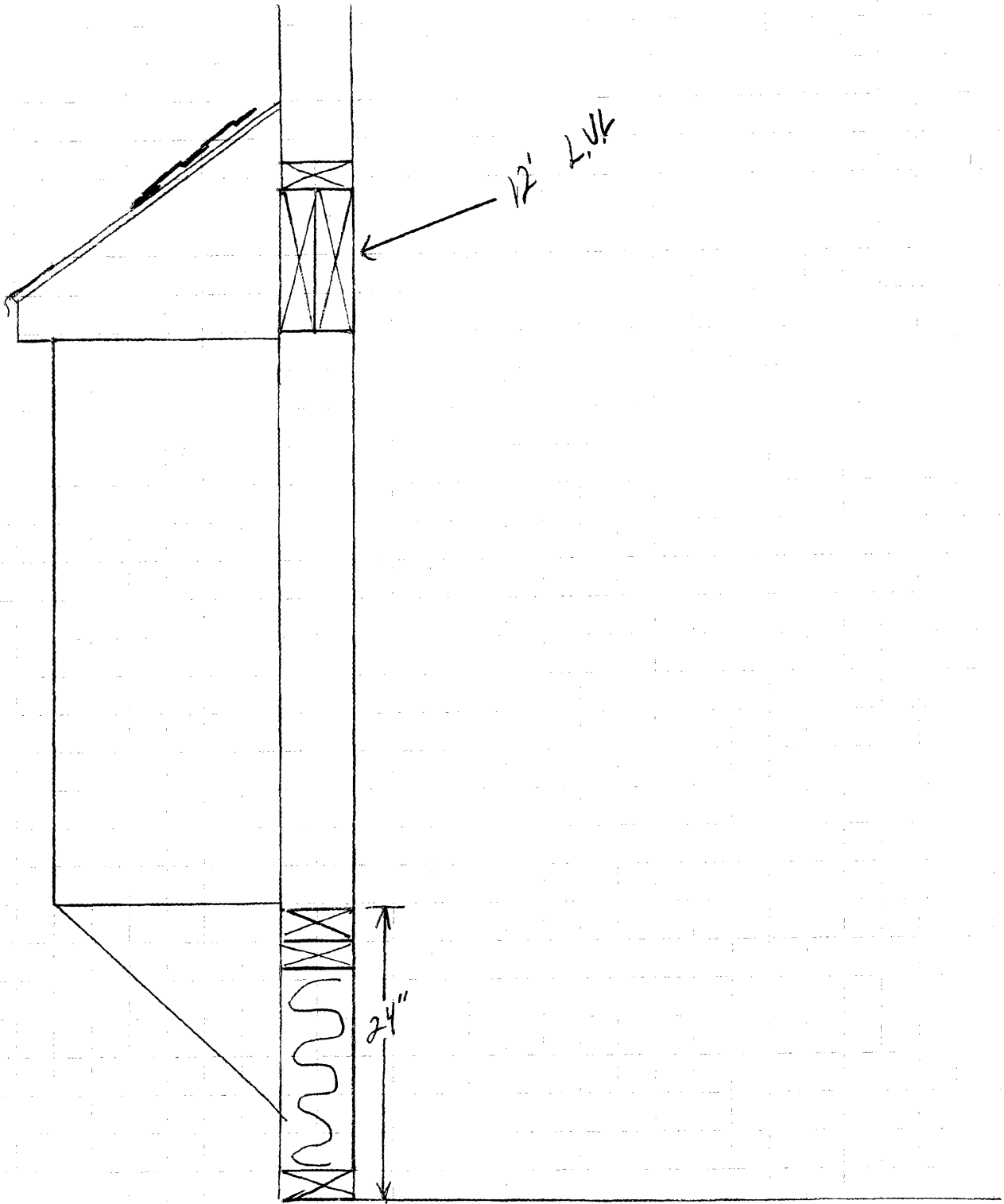
55'

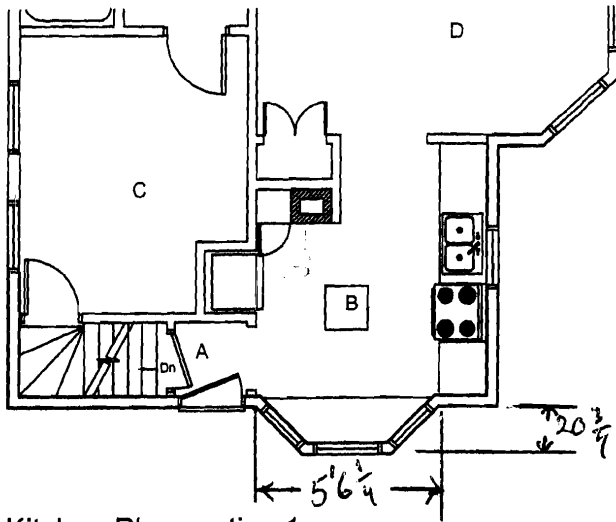
55'

48'

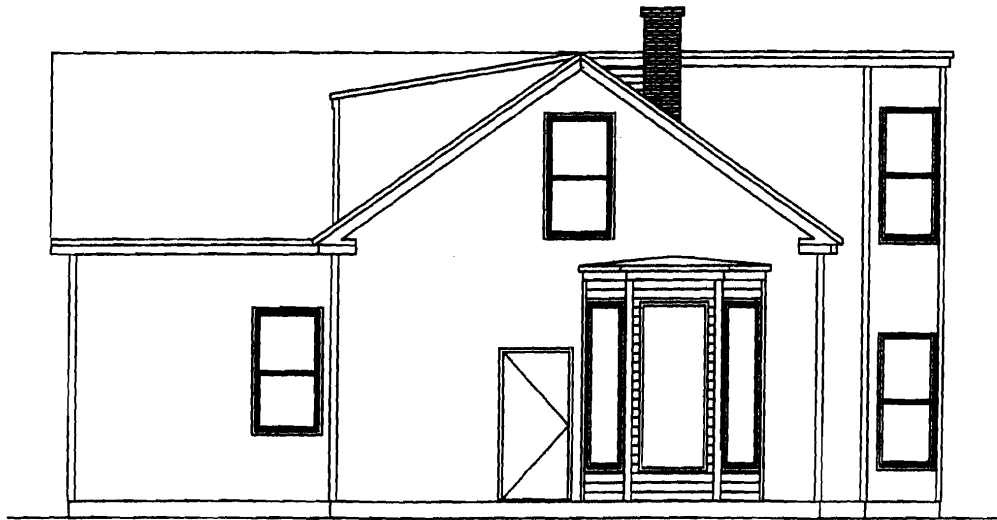
New bay window

2'

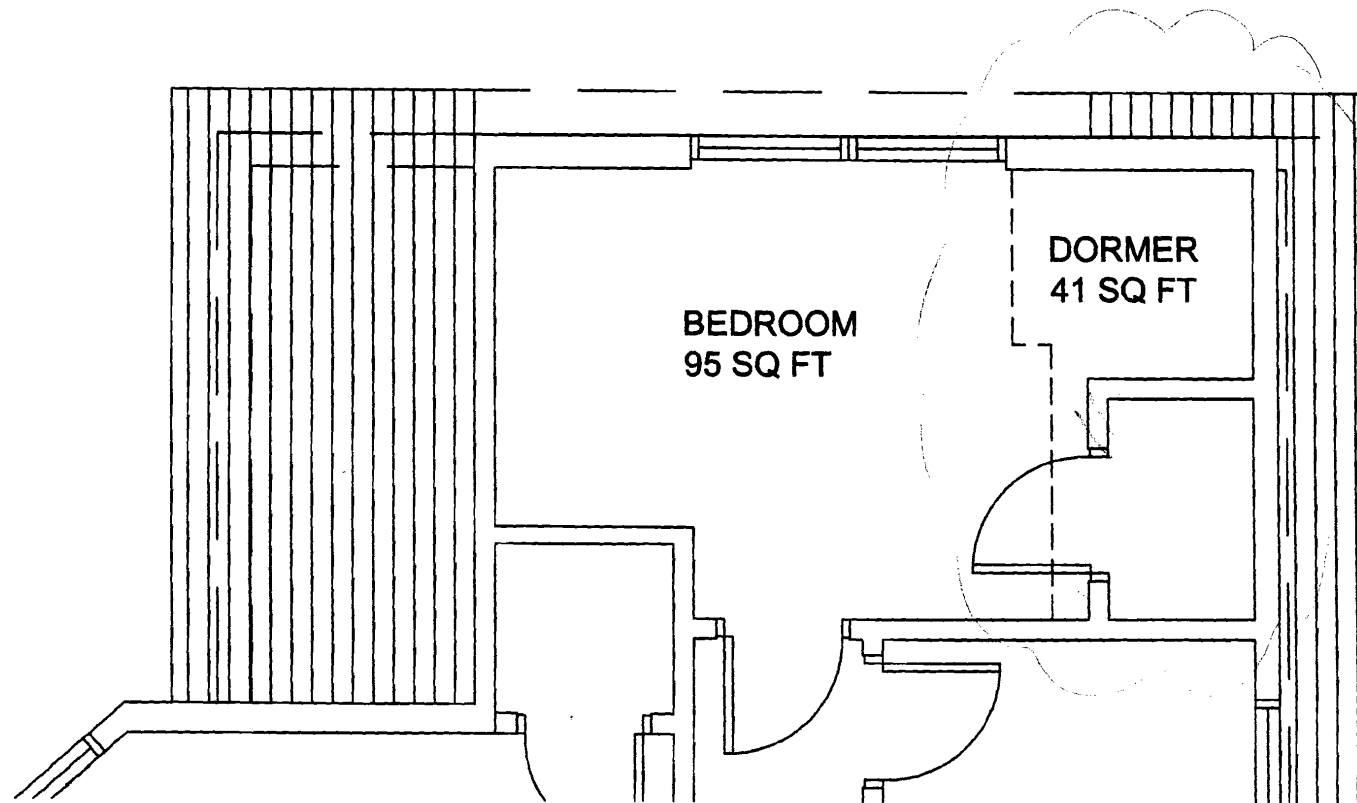




20 Kitchen Plan- option 1
 Scale: 3/16" = 1'-0"



20 South Elevation
 Scale: 3/16" = 1'-0"



REARRANGE CLOSET
& ADD WINDOWS

will ^{not} need a
ridge beam

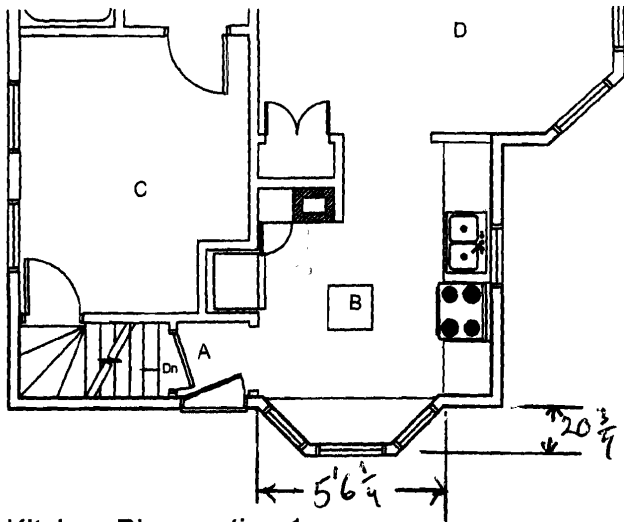
10
A-12

BEDROOM W/DORMER PLAN

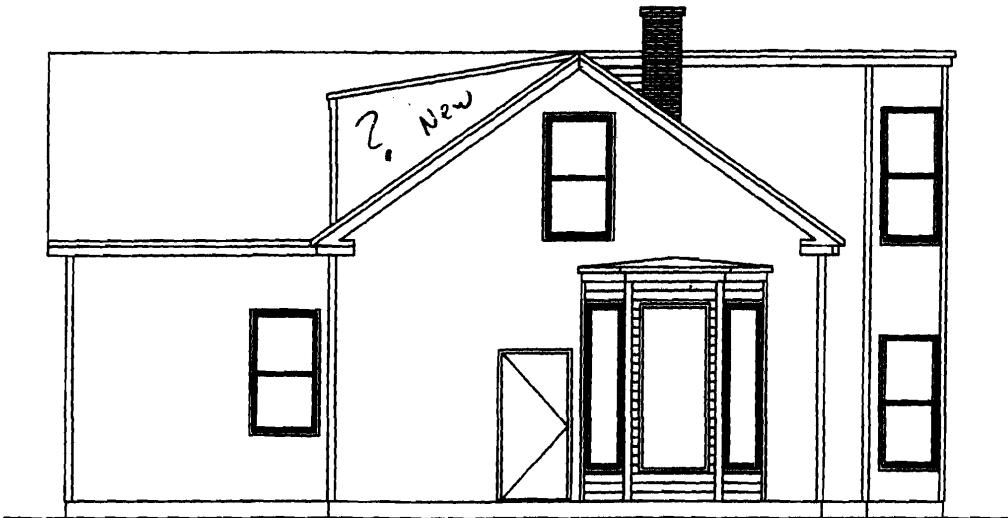
Scale: 1/4" = 1'-0"

WE CAN ALSO PROVIDE
AN ELEVATION IF YOU
NEED IT.





20 Kitchen Plan- option 1
 Scale: 3/16" = 1'-0"



20 South Elevation
 Scale: 3/16" = 1'-0"

72 RACKLEFF ST., PORTLAND

RACKLEFF ST. 50' wide

