

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

Permit No: 02-1341	Issue Date: <b>DEC 20 2002</b>	CBL 195 G013001
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Location of Construction: 24 Rabbit Run	Owner Name: O'Brien John M &	Owner Address: 24 Rabbit Run	Phone: 771-0298
Business Name:	Contractor Name: Abbott, George	Contractor Address: 124 US Rt #1 Falmouth	Phone: 2077817105
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: <b>R-3</b>

Past Use: Single Family	Proposed Use: Single Family / Build bonus room above garage and add <b>8' x 12'</b> deck.	Permit Fee: \$303.00	Cost of Work: \$40,000.00	CEO District: 3
Proposed Project Description: Build bonus room above garage and add <del>4' x 12'</del> <b>8' x 12'</b> deck <b>Add 12' x Rear dormer</b>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <b>R-3</b> Type: <b>SB</b> <b>BOLA 99</b> 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: 12/04/2002	<b>Zoning Approval</b>	
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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 <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: <b>12/20/02</b>	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: <b>12/20/02</b>
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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

# 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>24 RABBIT RUN</u>		
Total Square Footage of Proposed Structure <u>FIRST GARAGE BONUS ROOM 368 FT<sup>2</sup></u>	Square Footage of Lot <u>8501</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>196</u> Block# <u>G</u> Lot# <u>13</u>	Owner: <u>PALL MACDOWELL</u> <u>JOHN O'BRIEN</u>	Telephone: <u>771-0298</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>(207) 781-7105</u> <u>GEORGE ARBON</u> <u>124 US RT 1</u> <u>FALMOUTH, ME 04105</u>	Cost Of Work: \$ <u>40,000</u>  Fee: \$ <u>303.00</u>
Current use: <u>RESIDENTIAL</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Bonus Room over garage and deck</u> <u>8' x 12'</u> Project description: <u>deck 11'</u>		
Contractor's name, address & telephone: <u>GEORGE ARBON</u> <u>(207) 781-7105</u> <u>124 US RT 1</u> <u>FALMOUTH, ME 04105</u>		
Who should we contact when the permit is ready: Mailing address: <u>SAME AS ABOVE - 781-7105</u> <u>GEORGE ARBON</u> <u>call</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE:</b> <u>207-781-7105</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: George Arbon Date: 4 DECEMBER 2002

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

RECEIVED BUILDING INSPECTION CITY OF FALMOUTH ME  
DEC - 4 2002  
RECEIVED

Application ID Number: 2-1341

Department: Zoning Status: Approved with Conditions Reviewer: Tammy Munson

Comments: Met w/builder - 12/20/02 to finalize plans Approval Date: 12/20/2002

Given On Date: 12/06/2002

OK to Issue Permit Name: Tammy Munson Date: 12/20/2002 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.

No future expansions or dormers will be approved above your garage. You have reached the maximum square footage allowed to remain a 1-1/2 story structure.

Create Date: 12/05/2002 By: gg Update Date: 12/20/2002 By: tmm

Created By	gg	Create Date	12/05/2002	Modified By	tmm	Modify Date	12/10/2002
Permit Nbr	02-1341	Location of Construction	24	Permit Type	Robbit Run	Appl. Date	12/04/2002
Status	Hold	Permit Type	3	Permit Type	Additions - Dwellings	Issue Date	
CBL	196 G013001	Territory Nbr	3	Estimated Cost	\$40,000.00	Date Closed	
Text193	28610	Const Type	New	Num1	21341		
Comment Date	12/10/2002	Comment	need better floor plans - spoke to builder - needs to be under 2/3 of first floor plan to remain a one story structure - explained this and George said he'd call next week to set up appt.				
Name	tmm	Follow Up Date		Completed	<input type="checkbox"/>		

Application ID Number: [redacted] 2-1341 [redacted]

Department: Building [redacted] Status: Approved with Conditions [redacted] Reviewer: Tammy Munson [redacted]

Comments: [redacted] Approval Date: 12/20/2002 [redacted]

Given On Date: 12/06/2002 [redacted]

OK to Issue Permit Name: Tammy Munson [redacted] Date: 12/20/2002 [redacted] Date 2: [redacted]

Conditions Section: [redacted]

Your guardrail system installed around your deck must meet the loading requirements of section 1606.4 of the BOCA 1999 Building Code. [redacted]

Create Date: 12/05/2002 [redacted] By: gg [redacted] Update Date: 12/20/2002 [redacted] By: tmm [redacted]

Permit Nbr	02-1341	Location of Construction	24	Rabbit Run	Appl. Date	12/04/2002
Status	Pending	Permit Type	3	Additions - Dwellings	Issue Date	
GBL	196 G013001	Teritory Nbr	3	Estimated Cost	\$40,000.00	Date Closed
Fmrt		Text93	28610	Const Type	New	Num1
						21341

Comment Date	Comment	Name	Follow Up Date	Completed
12/10/2002	need better floor plans - spoke to builder - needs to be under 2/3 of first floor plan to remain a one story structure - explained this and George said he'd call next week to set up appt.	tmn		<input type="checkbox"/>
12/20/2002	met w/builder - finalized plans - ok to issue - under 2/3 of the first floor square footage.	tmn		<input type="checkbox"/>

CreatedBy	99	CreateDate	12/05/2002	Modify	tmn	ModDate	12/20/2002
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# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 021341

This is to certify that O'brien John M &/Abbott, George

has permission to Build bonus room above garage and add 11' d

AT 24 Rabbit Run 196 G013001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS 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  
Other

**PERMIT ISSUED**  
DEC 20 2002  
**CITY OF PORTLAND**



Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# 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.

- N/A **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.

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

X: George Asst  
Signature of applicant/designee

Date 12/20/02

[Signature]  
Signature of Inspections Official

Date

CBL: 196-G-13 Building Permit #: 02-1341



— SEI

SHELLEY ENGINEERING, INC.

STRUCTURAL CONSULTANTS

April 29, 2002  
SEI Job # 2002-273

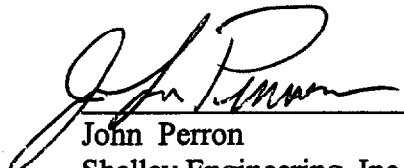
George Abbott  
Careful Carpentry  
124 US Route 1  
Falmouth, ME 04105

Reference: 24 Rabbit Run - Portland

Dear George

This letter is inform you that SEI has performed calculations for the proposed ridge beam in the space above the garage. We have also sized the header above the door to hold up the beam. Additionally, we have checked with the City of Portland and discovered that they use 30 psf live load for bedrooms. This will allow you to use the existing floor joists as they are. If you have any further questions, you may contact me at (207) 854-5465 ext. 32. Thank you.

Sincerely,



John Perron  
Shelley Engineering, Inc.

Cc: File

DATE

DATE

# FRONT ELEVATION



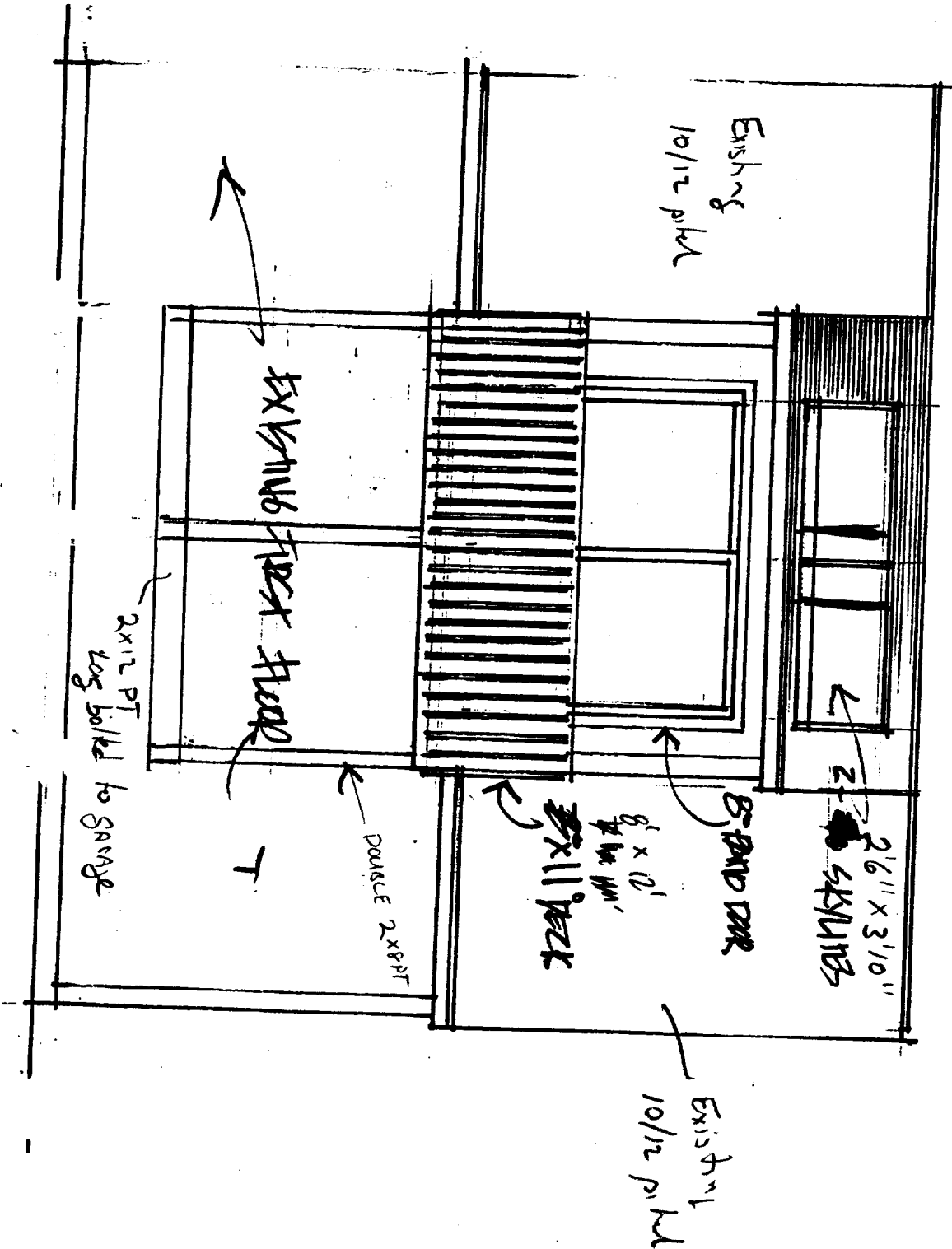
1/9

ARSON 781-7103  
24 RAINBOW

ABBOTT 781-7105

24 RABBIT RUN

4/19



REAR ELEVATION

SCALE

1/4" = 1'-0"

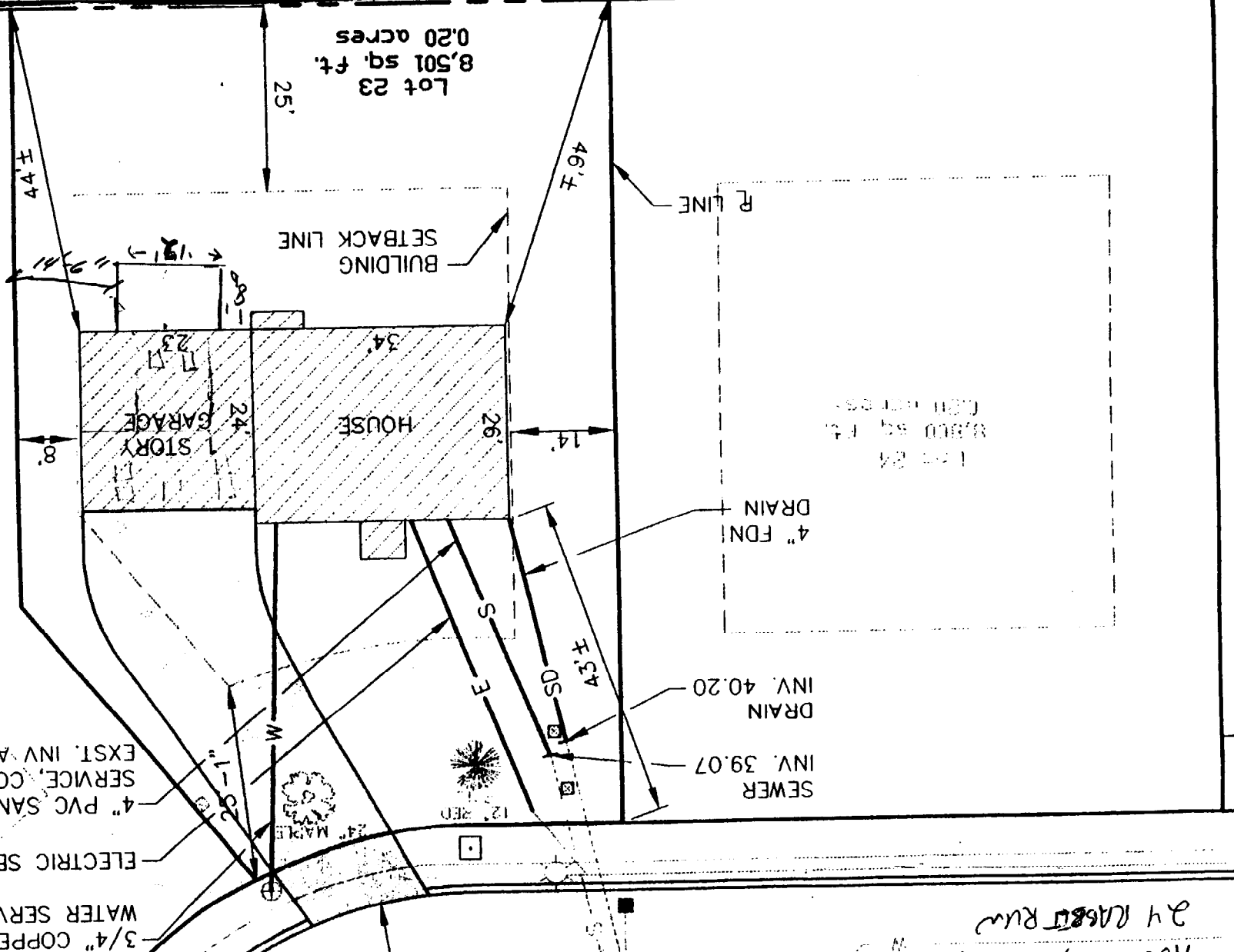


CLIENT: **WILBERT & WHITE**

**Squaw Bay Corp**  
 Consulting Engineers  
 &  
 Land Surveyors

P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021  
 Phone: (207) 829-6994 Fax: (207) 829-2231 Email: info@squawbay.com

DESIGN:	FIELD BOOK #
DRAWN:	FIELD BOOK PAGE
CHKD:	FLAT FILE INDEX NUMBER
DATE:	PROJECT DIR. 99-22504



*Handwritten notes:*

Build 2000  
 2 Stems - 8'  
 1 Stem - 14'

←

8/9

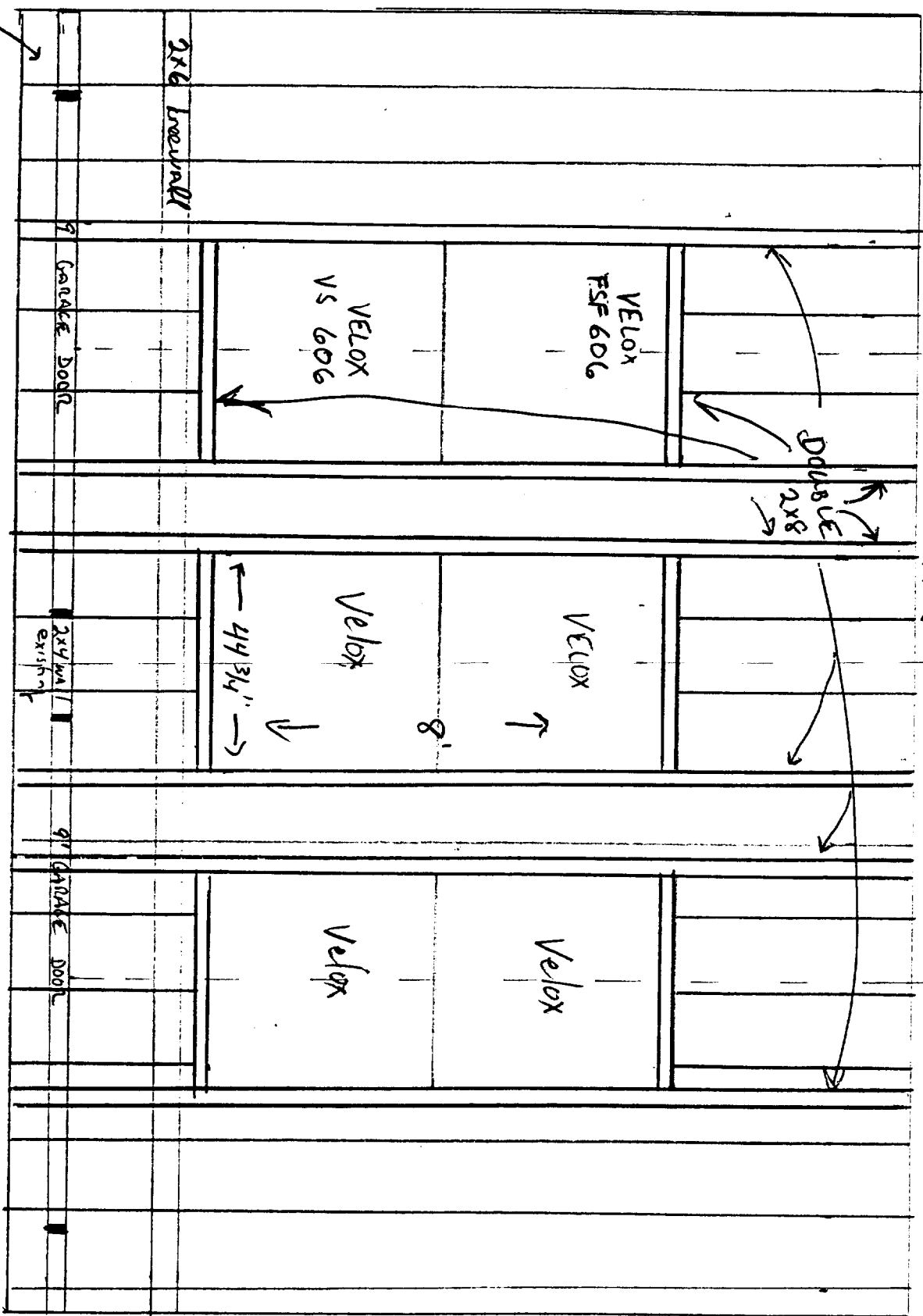
24 RABBIT RUN

ABBOTT Front Roof 10/12 pitch  
781.705 Framing 2x8 16" oc

2x RASSET RUN

7/9

3/8" = 1'



roof overhang

6 skylights RO 44 3/4" x 46 3/8"

connects to HOUSE

ABOUT BACK 1001

Framing

NEW SHED DOWN 2x8 16" OC

781-7105

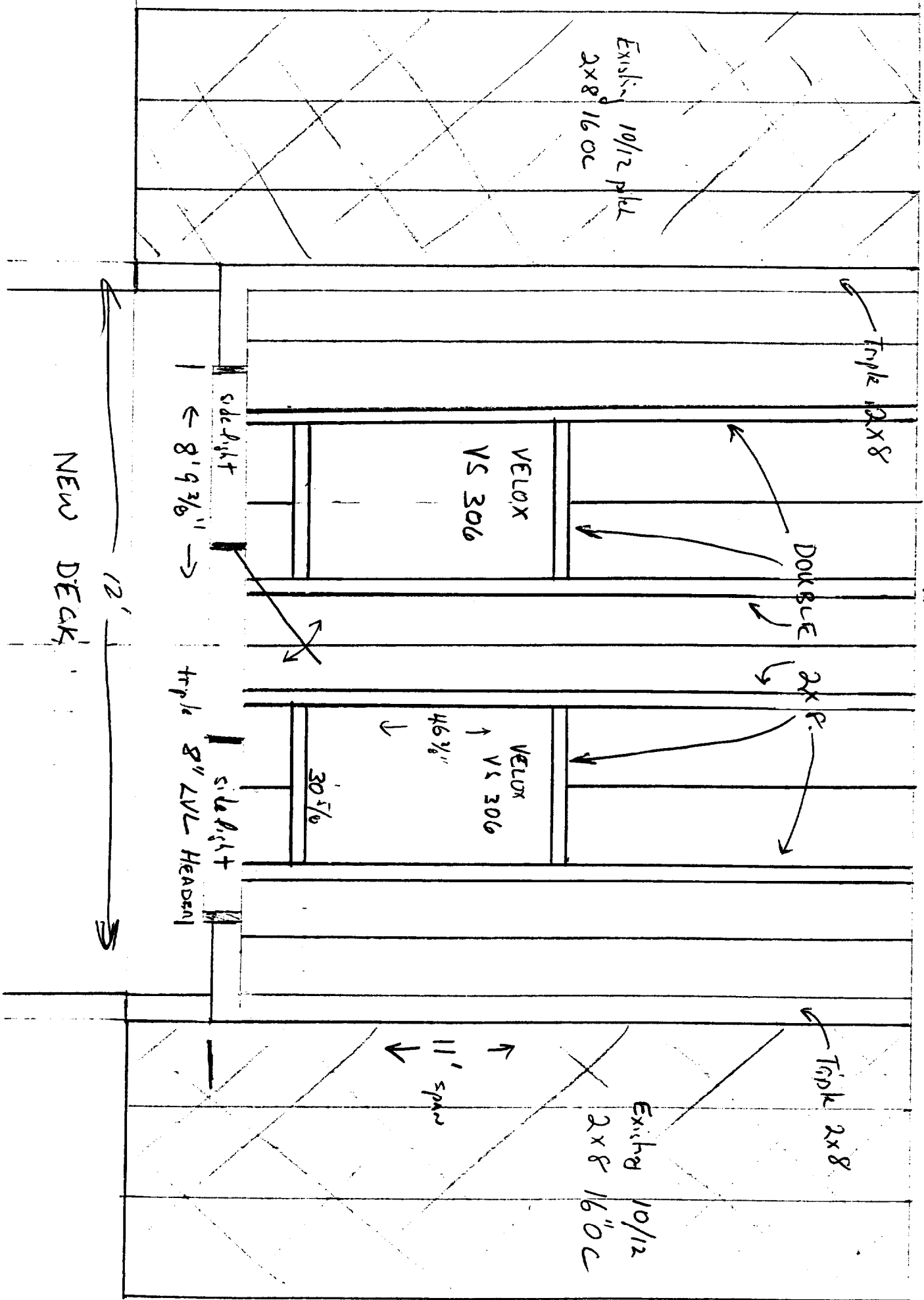
2x RARER RUN

3/12 pitch

12' →

1/2" = 1'

6/9



EXISTING 10/12 PITCH  
2x8 16 OC

Triple 2x8

DOUBLE 2x8

2x8

Triple 2x8

EXISTING 10/12  
2x8 16" OC

VELUX  
VS 306

VELUX  
VS 306

46 3/8"

30 5/8"

11' span

side light

← 8'9 3/8" →

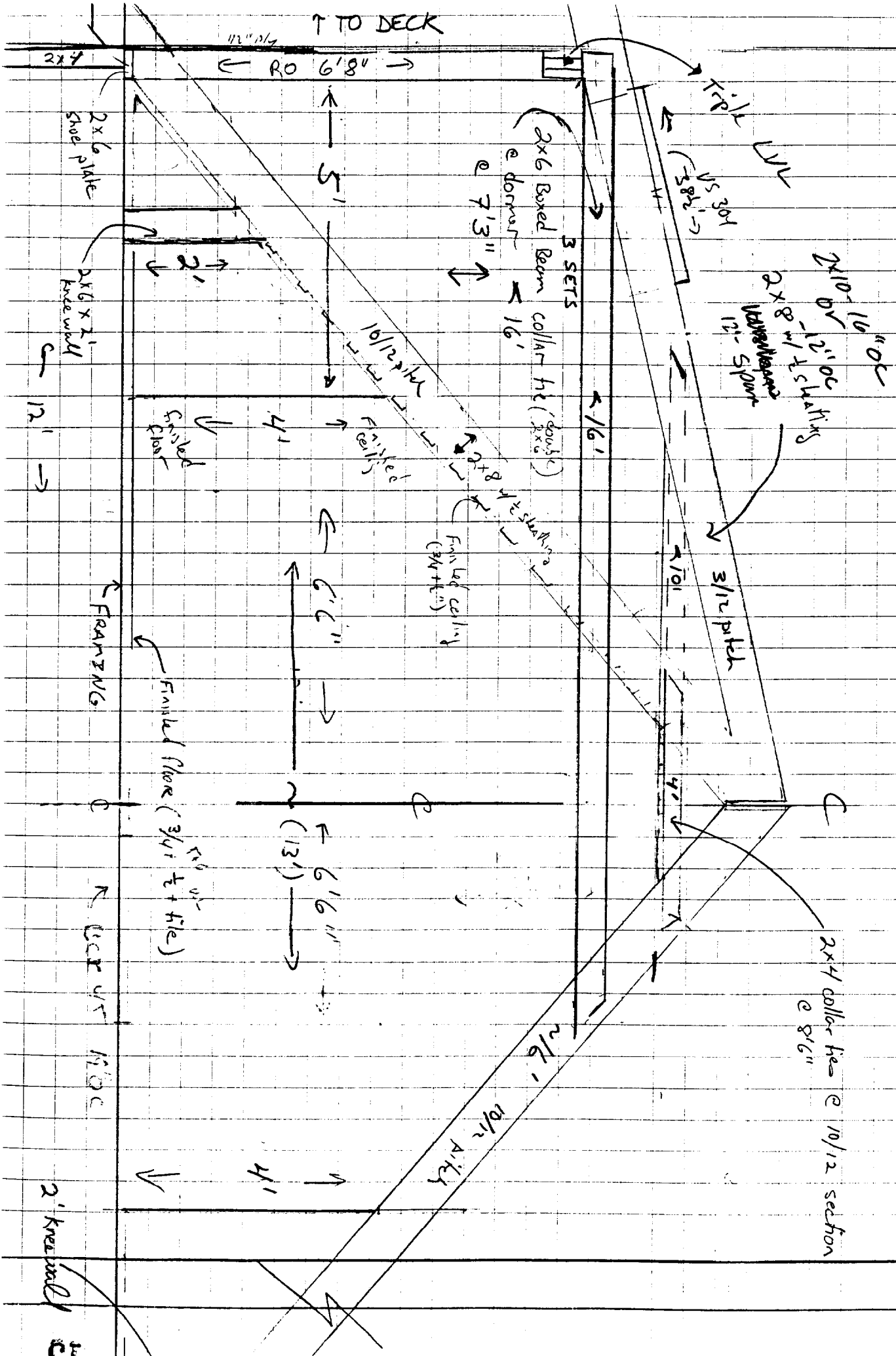
side light  
Triple 8" LVL Headers

NEW DECK

12'

1/2" = 1'

SECTION

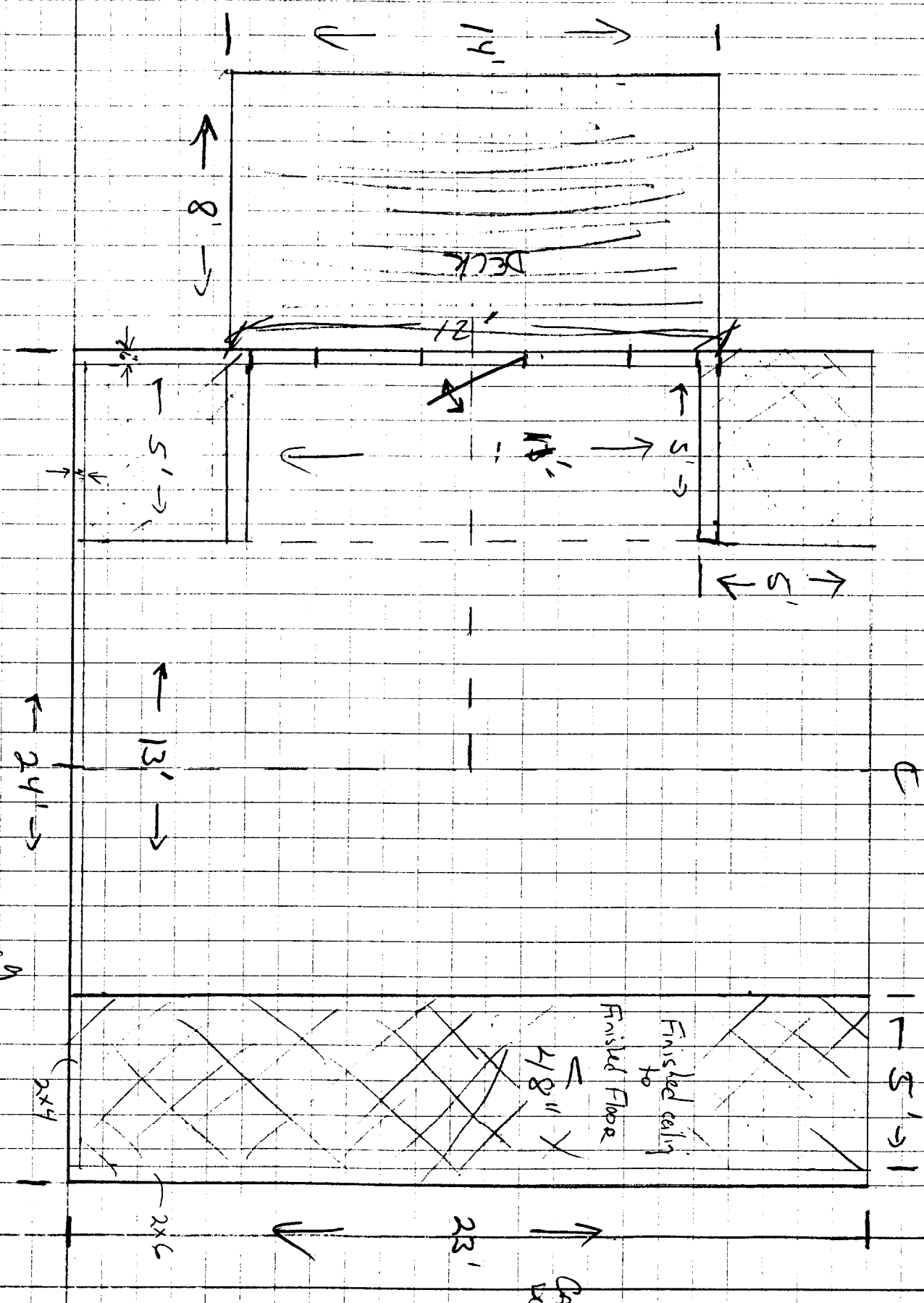




Bonus Room

1/4" = 1'

25



Garage Doors

Finished Floor  
Finished entry to

4/8"

23

ABSOFT 781-7101

24 PAPER RUN

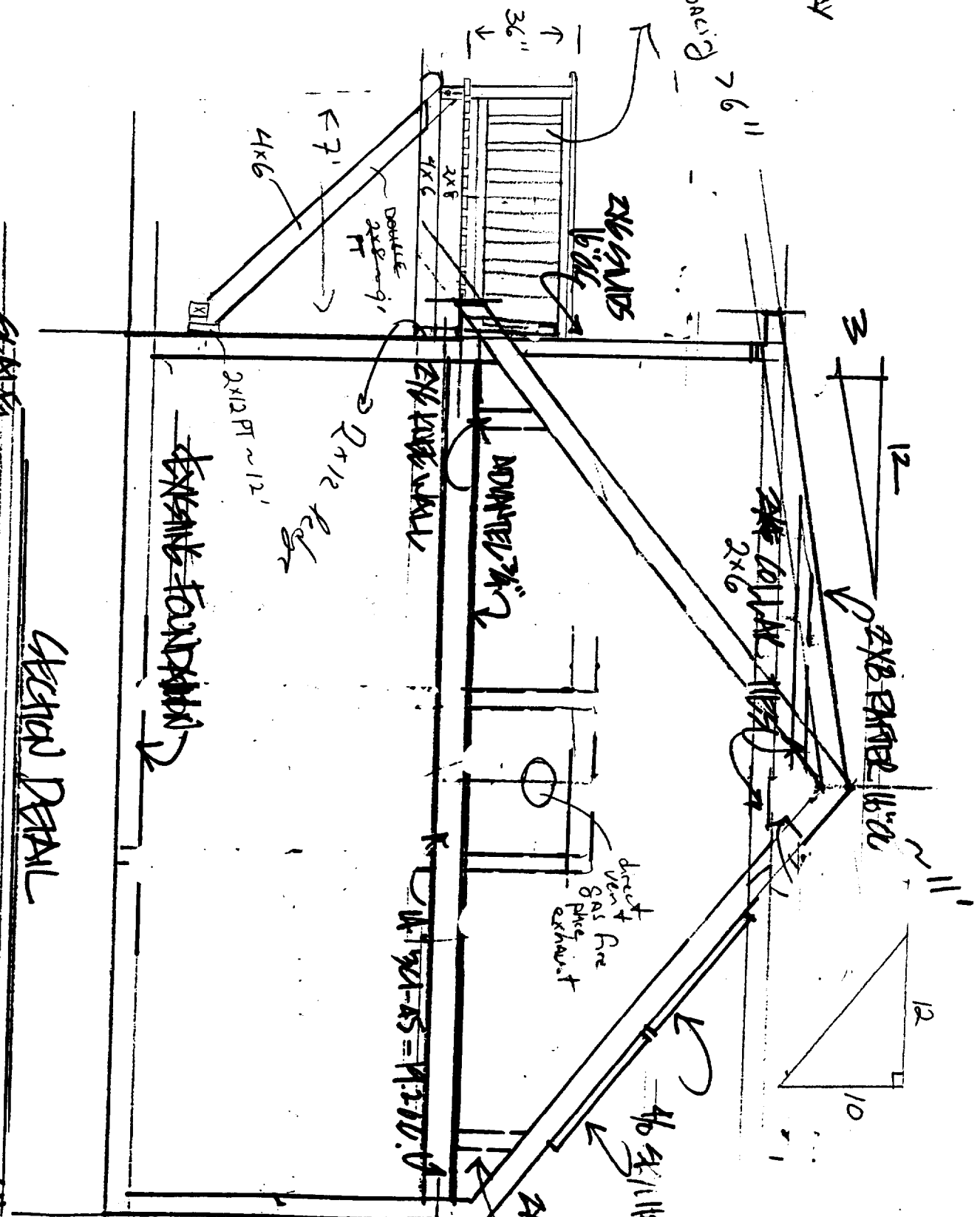
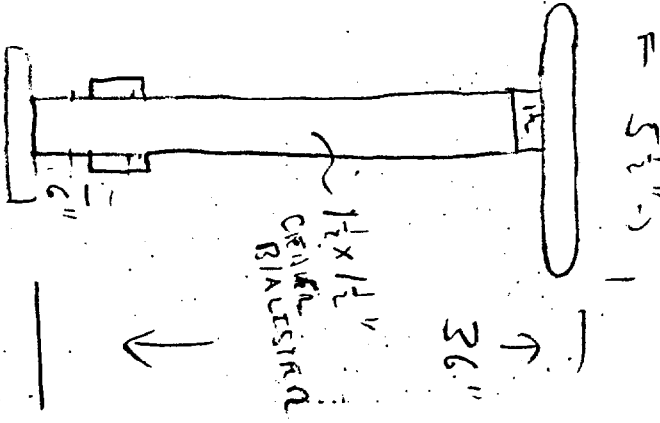
RVD EXTENSION STAIRWAY

Deck

3 sets 4x6 PT Brackets  
double 2x8 PT rim joists  
2x6 PT joists

NO spacing

76"



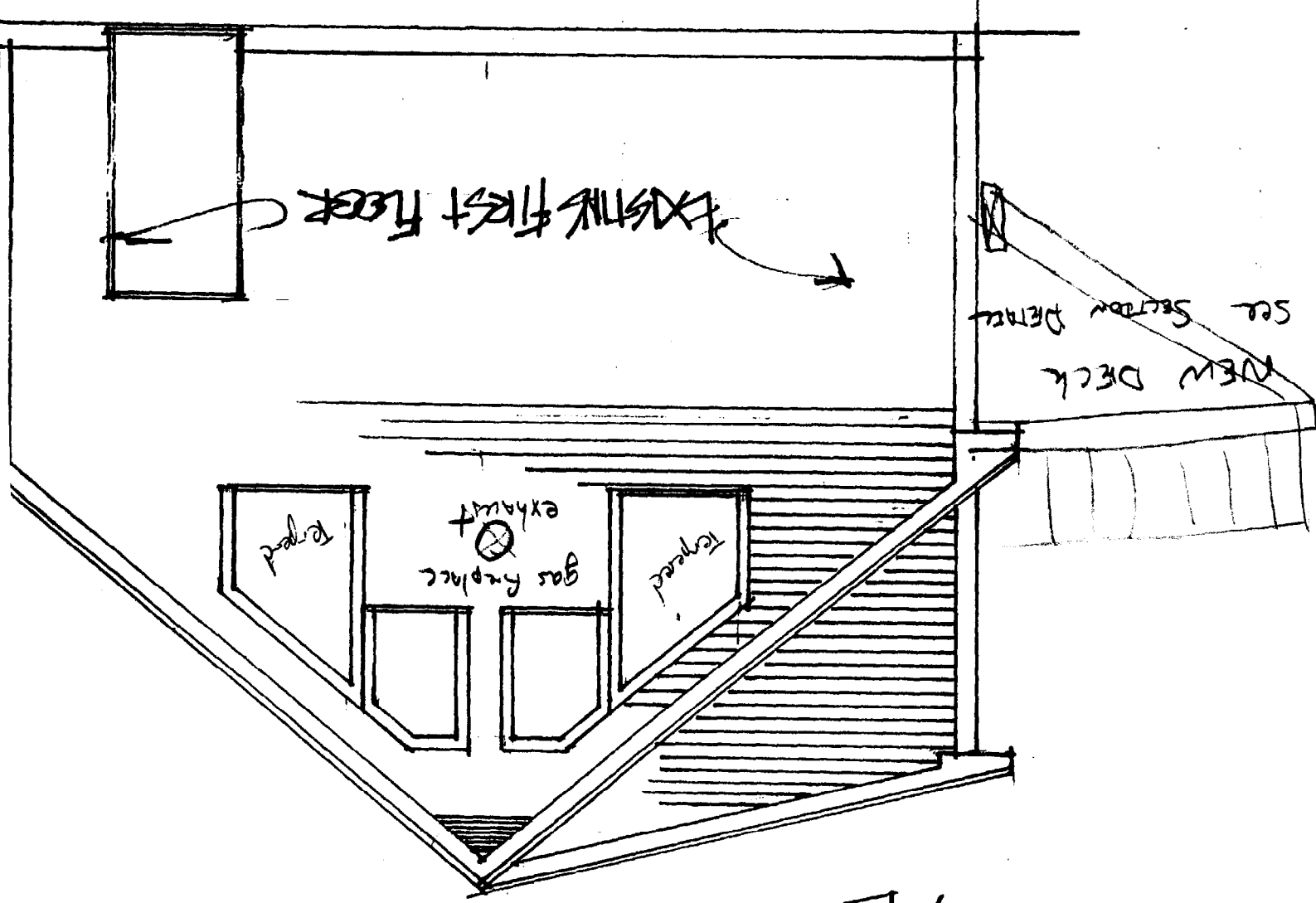
EXTENS FOUNDATION

SECTION DETAIL

5/9

1/4" = 1'

SCALE: 1/4" = 1'  
 1/11/11  
 LEFT SIDE ELEV.



24 RASBIT Run  
 781.3105  
 2/9 ABBOTT

2/9