

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

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

# PERMIT

Permit Number: 070324

PERMIT ISSUED

APR - 9 2007

This is to certify that WE THREE MAGPIES LLC Dwight Brookett

has permission to Amend permit # 07-0167

AT 10 RUBY LN Call # 342 B04100

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 is procured before this building or part thereof is leased or occupied. **4 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 \_\_\_\_\_  
Department Name

*Thomas M. Malley*, 3/30/07  
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: 07-0324	Issue Date:	CBL: 342 B041001
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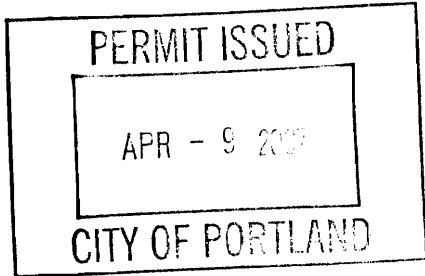
Location of Construction: 10 RUBY LN	Owner Name: WE THREE MAGPIES LLC	Owner Address: 102 ALLEN AVE	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: RS

Past Use: Single Family	Proposed Use: Single Family Amend permit # 07-0167 add a 8 x 12 deck	Permit Fee:	Cost of Work: \$0.00	CEO District:
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B JRC 2007	

Proposed Project Description: Amend permit # 07-0167	Signature:	Signature: <i>Jm</i> 3/30/07
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: dmartin	Date Applied For: 03/29/2007	<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>OK w/conditions</i> Date: 3/29/07 <i>ASB</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: _____
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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

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

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

<b>Permit No:</b> 07-0324	<b>Date Applied For:</b> 03/29/2007	<b>CBL:</b> 342 B041001
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<b>Location of Construction:</b> 10 RUBY LN	<b>Owner Name:</b> WE THREE MAGPIES LLC	<b>Owner Address:</b> 102 ALLEN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Single Family Amend permit # 07-0167 add a 8 x 12 deck	<b>Proposed Project Description:</b> Amend permit # 07-0167
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 03/29/2007**Note:**      **Ok to Issue:** 

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Tom Markley      **Approval Date:** 03/30/2007**Note:**      **Ok to Issue:** 

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



# 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>LOT #1 RUBY LAKE #10</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>342      B      41</u>	Owner: <u>DIA BRACKET OCC 84 COUNTRY LANE PORTLAND, ME 04103</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>1000.00</u> Fee: \$ <u>30</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Amend Permit # 07-0167 add 8x12 Deck</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>DIA BRACKET</u> Mailing address: _____ Phone: <u>756-0687</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](http://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>3/29/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: Dwight Brackett (DA Brackett's Co.)

Date: 2/16/07 / 3/29/07

Address: 10 Ruby Lane

C-B-L: 342-B-041  
perm # 07-0167 amendment  
07-0324

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - RS

Interior or corner lot -

Proposed Use/Work - build new ~~two story~~ single family cape w/ full dormer on back. (24'x32')

Sewage Disposal - city

Lot Street Frontage - 50' min. - 167.45 given.

Front Yard - 20' req. - 20' to house scaled

14.5' to steps - ok per section 14-425 22' total

Rear Yard - 20' req. - 27' to house  
- 21' to bulkhead. 20' to deck.

Side Yard - 1 1/2 story 8' - 20.5' scaled on right.  
2 story 12' - 46' scaled on left. - 44' to steps.

Projections - front steps 5.5'x4', bulkhead 5.5'x6', back steps 10'x2', side entry 2'x4'

Width of Lot - 60' min. - 100' scaled.

Height - 35' max - 21' scaled

Lot Area - 6,000 sq ft min. - 7,504 sq ft

Lot Coverage Impervious Surface - 40% = 3,001.68 sq ft

Area per Family - 3,000 sq ft

Off-street Parking - 2 spaces required. - 2 spaces shown.

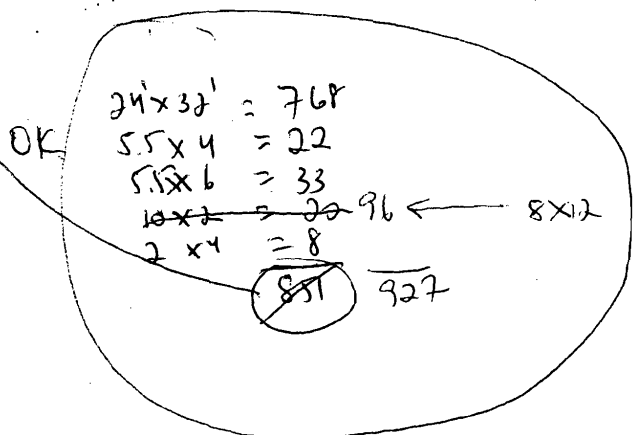
Loading Bays - N/A

Site Plan - minor/minor 2007-0029

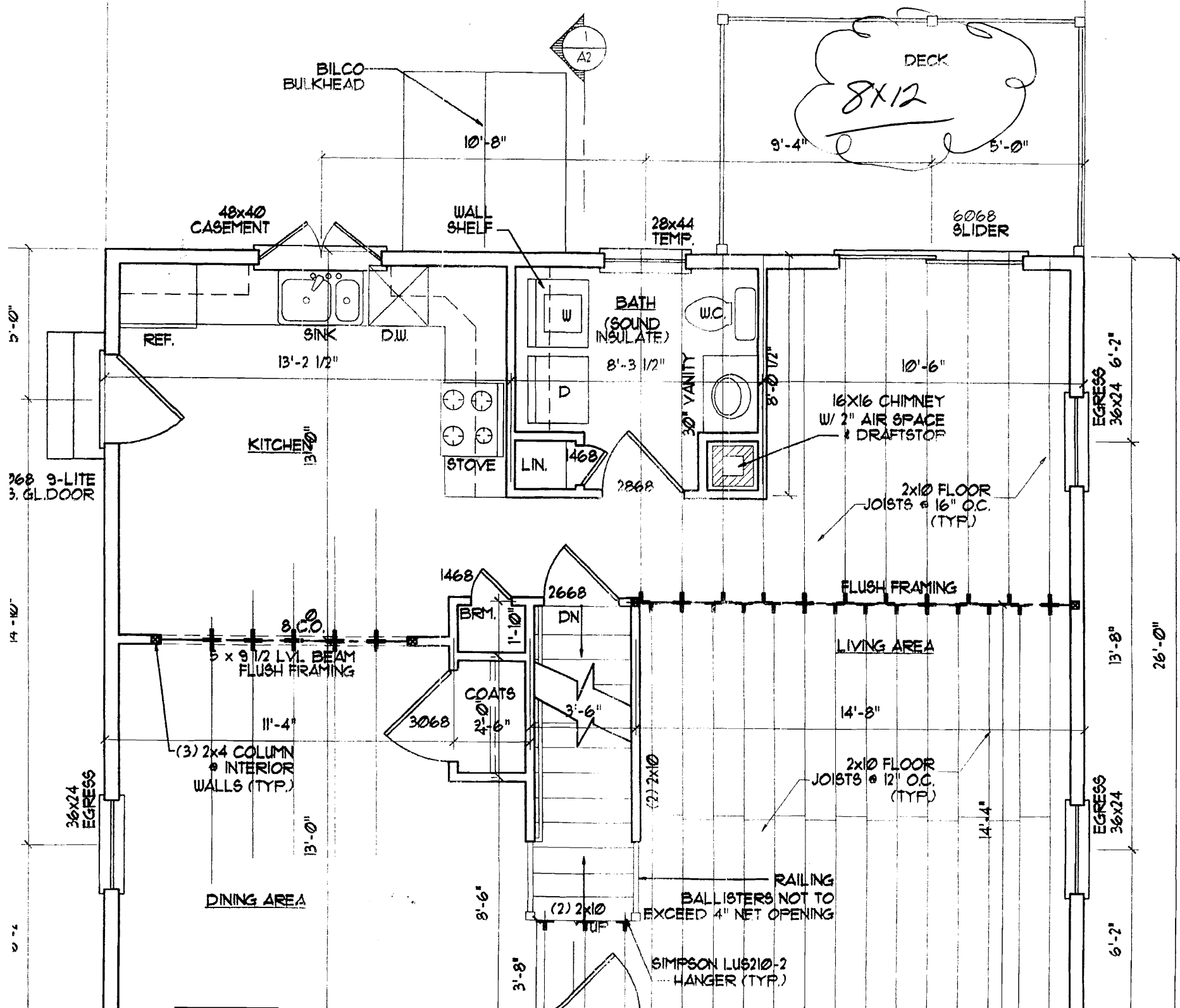
Shoreland Zoning/Stream Protection - N/A.

Flood Plains - panel 7 - zone X.

\*no daylight basement







DRAWINGS THIS SHEET





PROVIDE .78 SF. FREE  
AREA & SOFFIT  
PER EA. UNIT (TYP.)

VINYL SIDING  
• 5" T.W.

1x6 CORNER  
BOARD

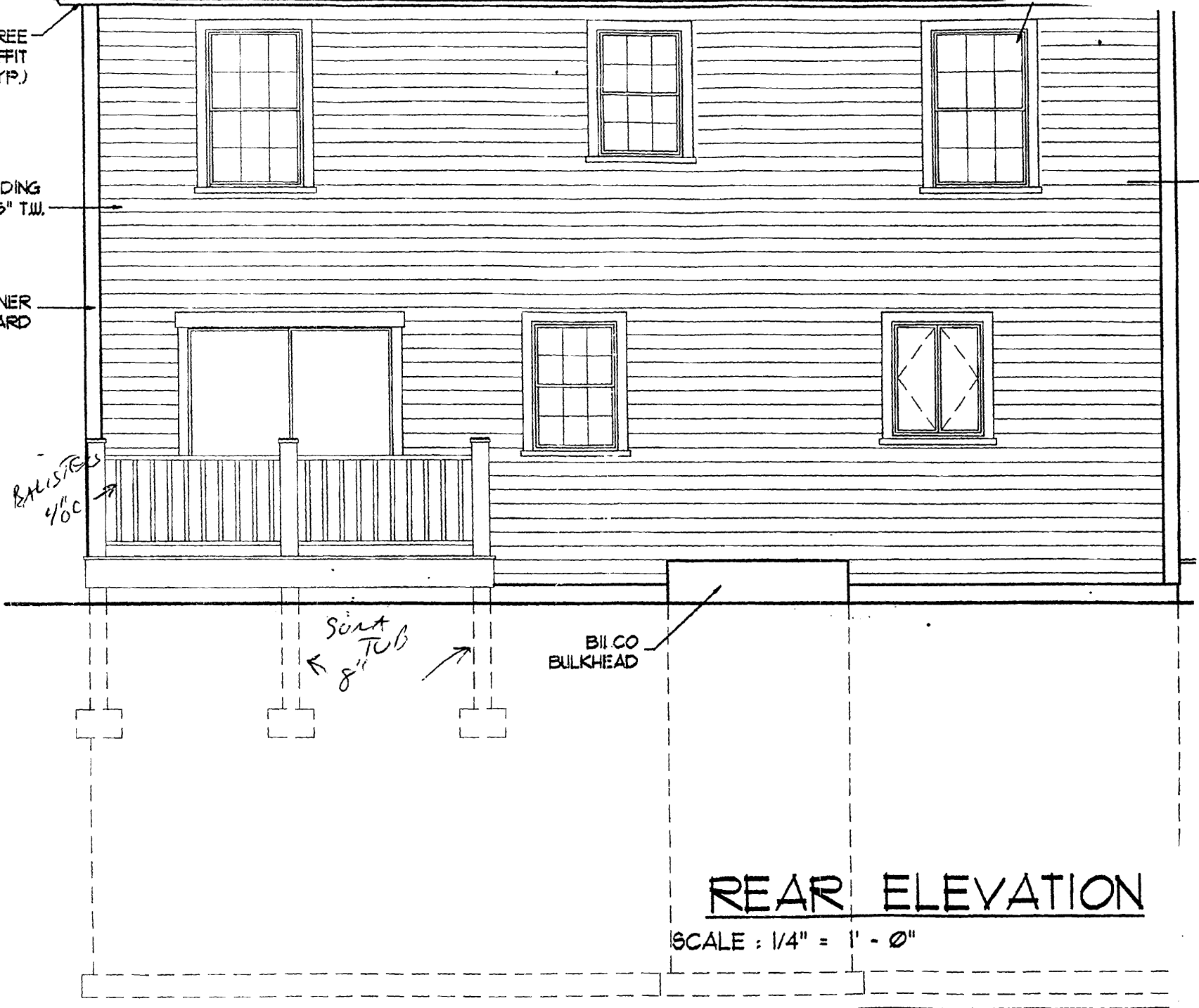
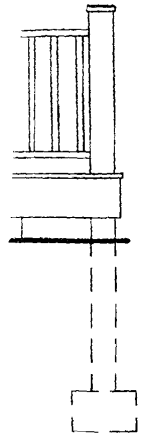
BALUSTERS  
4" OC

SUN  
TUB  
8"

BIL CO  
BULKHEAD

# REAR ELEVATION

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



# PLUMBING APPLICATION

Department of Health and Human Services  
Division of Environmental Health

## PROPERTY ADDRESS

Town or Plantation: Portland  
 Street Subdivision Lot #: Lot # 1 10 Ruby Lane

## PROPERTY OWNERS NAME

Last: Brackett Construction  
 First: \_\_\_\_\_  
 Applicant Name: Jerry's Plbg & Htg.  
 Mailing Address of Owner/Applicant (If Different): 22 Ridgeview Drive Biddetford, ME

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Jerry Brackett 3/19/07  
 Signature of Owner/Applicant Date

2007 2079  
 PORTLAND PERMIT # 10223 TOWN COPY

Date Permit Issued: 3/21/07 \$ 1184  If Double Fee Charged  
 Local Plumbing Inspector Signature: A. [Signature] L.P.I. # 0641

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

1.  NEW PLUMBING  
 2.  RELOCATED PLUMBING

### Type of Structure To Be Served:

1.  SINGLE FAMILY DWELLING  
 2.  MODULAR OR MOBILE HOME  
 3.  MULTIPLE FAMILY DWELLING  
 4.  OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

1.  MASTER PLUMBER  
 2.  OIL BURNERMAN  
 3.  MFG'D HOUSING DEALER/MECHANIC  
 4.  PUBLIC UTILITY EMPLOYEE  
 5.  PROPERTY OWNER

LICENSE # 122341

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE  
\$6.00

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
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Hosebibb / Sillcock

1 Bathtub (and Shower)

Floor Drain

1 Shower (Separate)

Urinal

1 Sink

Drinking Fountain

2 Wash Basin

Indirect Waste

2 Water Closet (Toilet)

Water Treatment Softener, Filter, etc.

1 Clothes Washer

Grease / Oil Separator

1 Dish Washer

Roof Drain

1 Garbage Disposal

Bidet

1 Laundry Tub

Other:

1 Water Heater

Fixtures (Subtotal)  
Column 2

11

Fixtures (Subtotal)  
Column 1

Fixtures (Subtotal)  
Column 2

12

**Total Fixtures**

13

Fixture Fee

84

Transfer Fee

10

Hook-Up & Relocation Fee

94

**Permit Fee (Total)**

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE