

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED
JUL 28 2006
Permit Number: 061029
CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

PERMIT

This is to certify that SHARMA RAJ & BINA SHARMA JTS
has permission to create living space for a bedroom above garage & create family room in basement with a bathroom
AT 117 BROOK RD City 376 A016001

provided that the person or persons performing or 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.

OTHER REQUIRED APPROVALS

Fire Dept _____
Health Dept _____
Appeal Board _____
Other _____
DepartmentName

Jamie Bourke 7/28/06
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 ISSUED

Permit No: 06-1029	Issue Date: JUL 2 2006	CBL: 376 A016001
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Location of Construction: 117 BROOK RD	Owner Name: SHARMA RAJ & BINA SHARMA	Owner Address: 117 BROOK RD	Phone:
Business Name:	Contractor Name: Vick 917-497-9782	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R3

Past Use: Single Family Home	Proposed use: Single Family Home/ create living space for a bedroom above garage & create family room in basement with a bathroom	Permit Fee: \$270.00	Cost of work: \$25,000.00	CEO District: 5
Proposed Project Description: create living space for a bedroom above garage & create family room in basement with a bathroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB
		Signature:		Signature: <i>AMB 7/28/06</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: ldobson	Date Applied For: 07/13/2006	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ cond. has</i></p> <p>Date: <i>7/15/06</i> <i>AKM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>AKM</i></p> <p>Date:</p>
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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 uermit.

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: 06-1029	Date Applied For: 07/13/2006	CBL: 376 A016001
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Location of Construction: 117 BROOK RD	Owner Name: SHARMA RAJ & BINA SHARMA	Owner Address: 117 BROOK RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	
Proposed Use: Single Family Home/ create living space for a bedroom above garage & create family room in basement with a bathroom		Proposed Project Description: create living space for a bedroom above garage & create family room in basement with a bathroom	

Dept: Zoning **Status:** Approved with Conditions **-Reviewer:** Ann Machado **Approval Date:** 07/19/2006**Note:** All interior work.**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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/28/2006**Note:****Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans, and per the pre-approval inspection notes and the additional submittals.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in the new bedroom and protecting the bedroom.

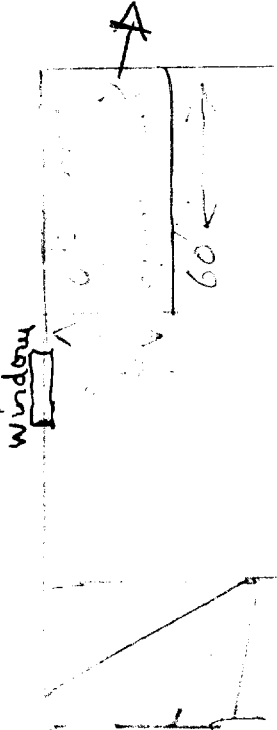
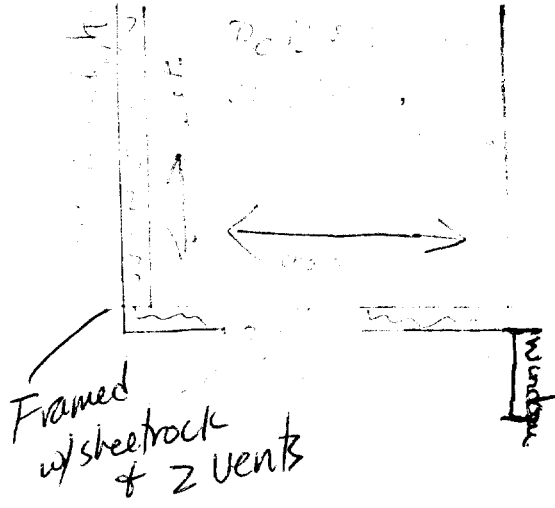
Comments:

07/24/2006-jmb: Did a pre-approval inspection w/owner & contractors. Reviewed approval requirements, check span tables and notified on 7/25 of details that need to be submitted. Jmb

42" WIDE Bulkhead
9 FT LONG

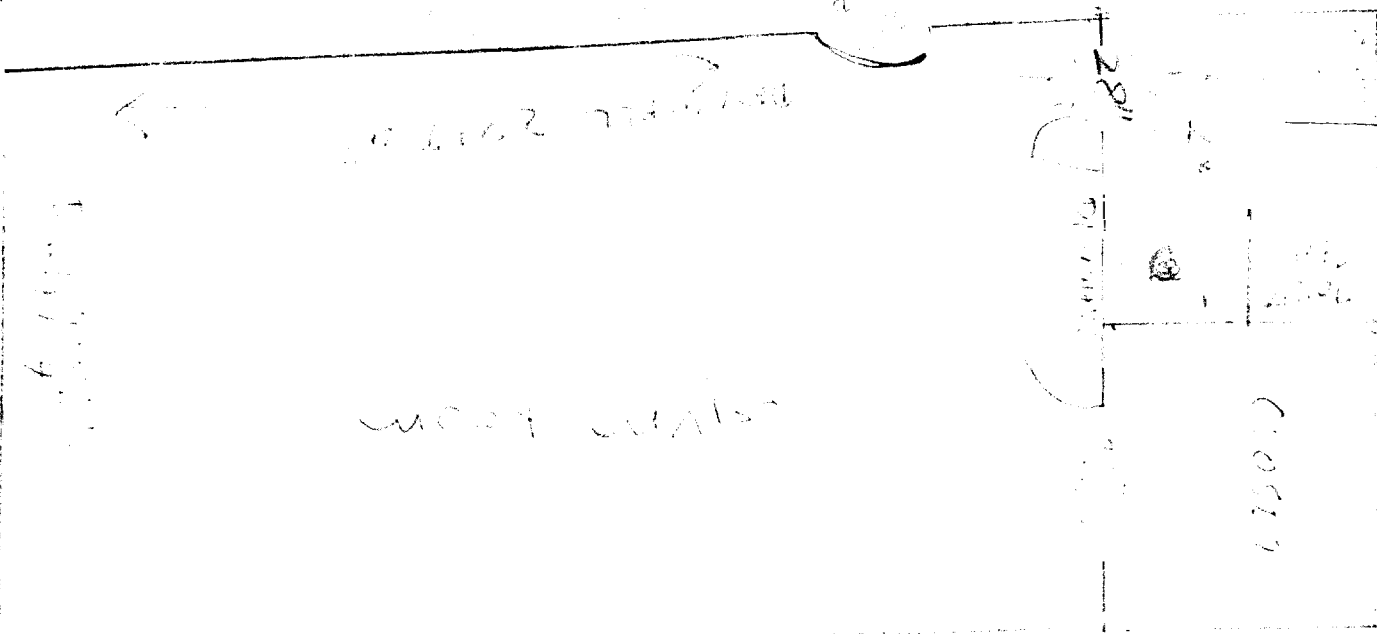
Enclosure must be
large enough to service
& remove in
one piece

Notes 7/24/06
Per inspection of



Sheetrock under stairs

CLOSET
Door



MARK STIMSON ASSOCIATES

53 BAXTER BOULEVARD

PORTLAND

ME 04101

Phone: 207 773-1990

Fax: 207-774-1116

117 BROOK ROAD

PORTLAND

\$210,800

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DIRECTIONS: ALLEN AVE. EXT. TO LEFT ON BROOK ROAD. LAST HOUSE ON RIGHT.

REMARKS:

8437 WONDERFUL, EXECUTIVE HOME ON DEAD-END STREET. QUALITY ABOUND THROUGHOUT. FEATURES FORMAL LIVING ROOM, DINING ROOM, FAMILY ROOM W/FPL, HOT TUB AND LOTS MORE!! QUIET AND CONVENIENT TO SCHOOLS, SHOPPING, AND TOWN.

FEATURES:

Garage : Att	Driveway : Paved
Exterior : Clapbd, Brick	Foundation : Conc
Basement : Full, Unfinished, Bulkhead	Fnd. Size +/- : 3000
Roof : Shngl	Sewerage : Pub
Water : Pub	Fuel : Oil
Wtr Heater : Off Furnace	Electric : Cir Brkr
Heat Sys : Hw. Bsb, Multi Zn	Construction : Wd Frm
Lot Desc. : Level, Well, Lndsep	Roads : Pub
Equipment : Sec System, Disposal, Dishwasher, Elec Stove, Microwave, Cntr Vac	
Amenities : Eat-in-Kit, Mbd, w/Bath, Cath, C'ng, 1st Flr Lndry, Deck, Hot Tub, Cable, Skylight, Fireplace	

Cape, Contemp

Rooms : 8	Year Built +/- : 1986
Bdrms : 3	Lot Size +/- : 0.36 Acres
Baths : 3	Road Frtg +/- : 145
1/2 Bath : 0	Cars : 2
3/4 Bath : 0	Garage : A
Flood Zone : N	Taxes : \$3,736
Seasonal : N	Tax Year : 97-9X
Surveyed : U	Tax Reduction : N
Color : GRAY	School District : PTL D
Glaag +/- :	

ROOM DIMENSIONS

(APPROXIMATE)

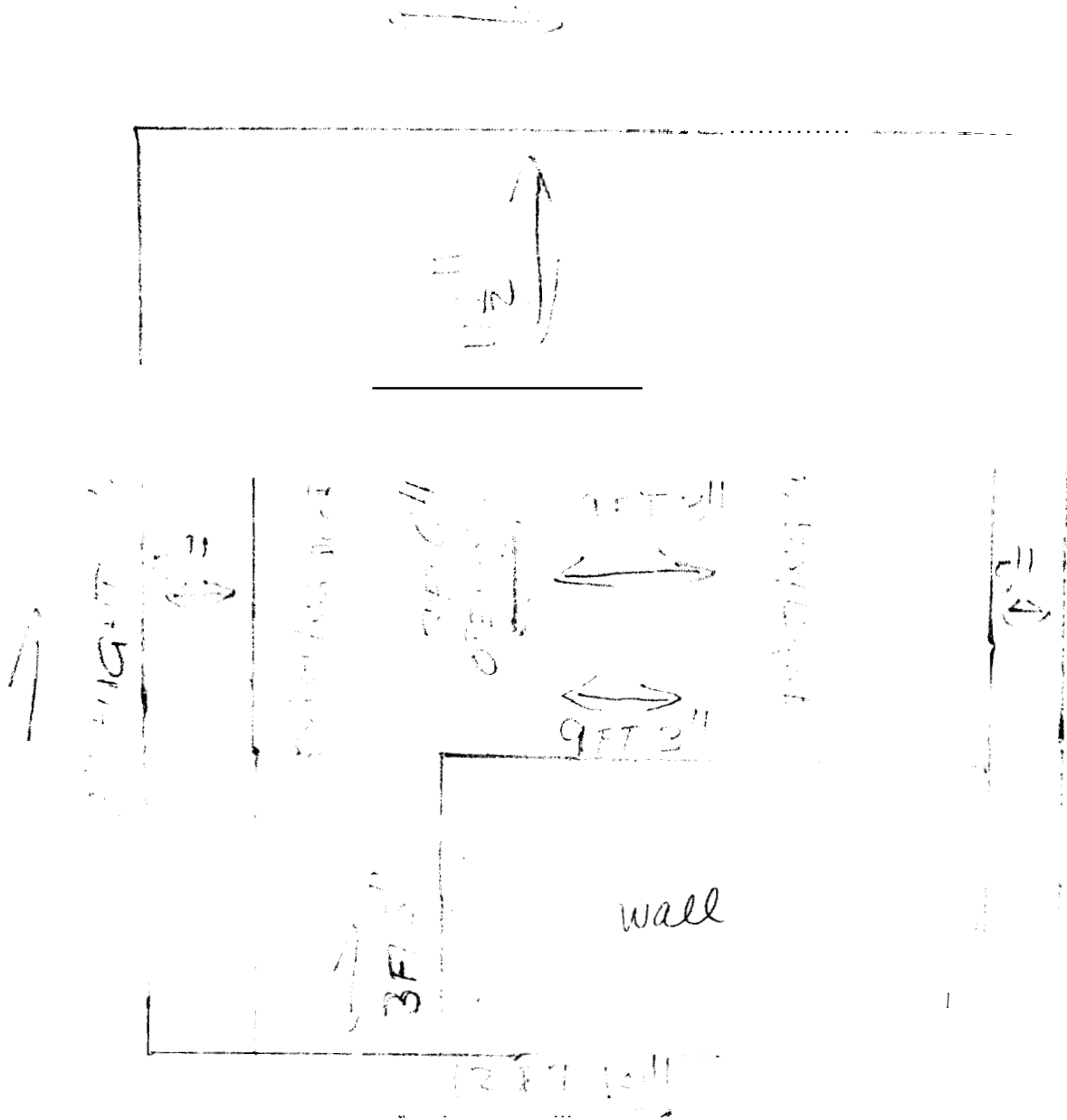
LivRm :	Bedrm1 :
DinRm :	Bedrm2 :
Kitchen :	Bedrm3 :
Fam/Rec :	Bedrm4 :
OtherRm :	Bedrm5 :

LISTING INFORMATION

Broker# : 1000	Map : 376	Today : 5/25/98
Lister Initials : 001921	Block :	MLS# : 235583
Zoning : RES	Lot : A16	Status : C
WaterBody :	Book : 3042	SoldDate :
WaterFrontage :	Page : 412	SoldPrice :

ROOM LOCATIONS:

3rd Lvl :
2nd Lvl : 2nd Bdr, 3rd Bdr, Other Rm
1st Lvl : LivRm, DinRm, Kit, MBdr, Fam/Re

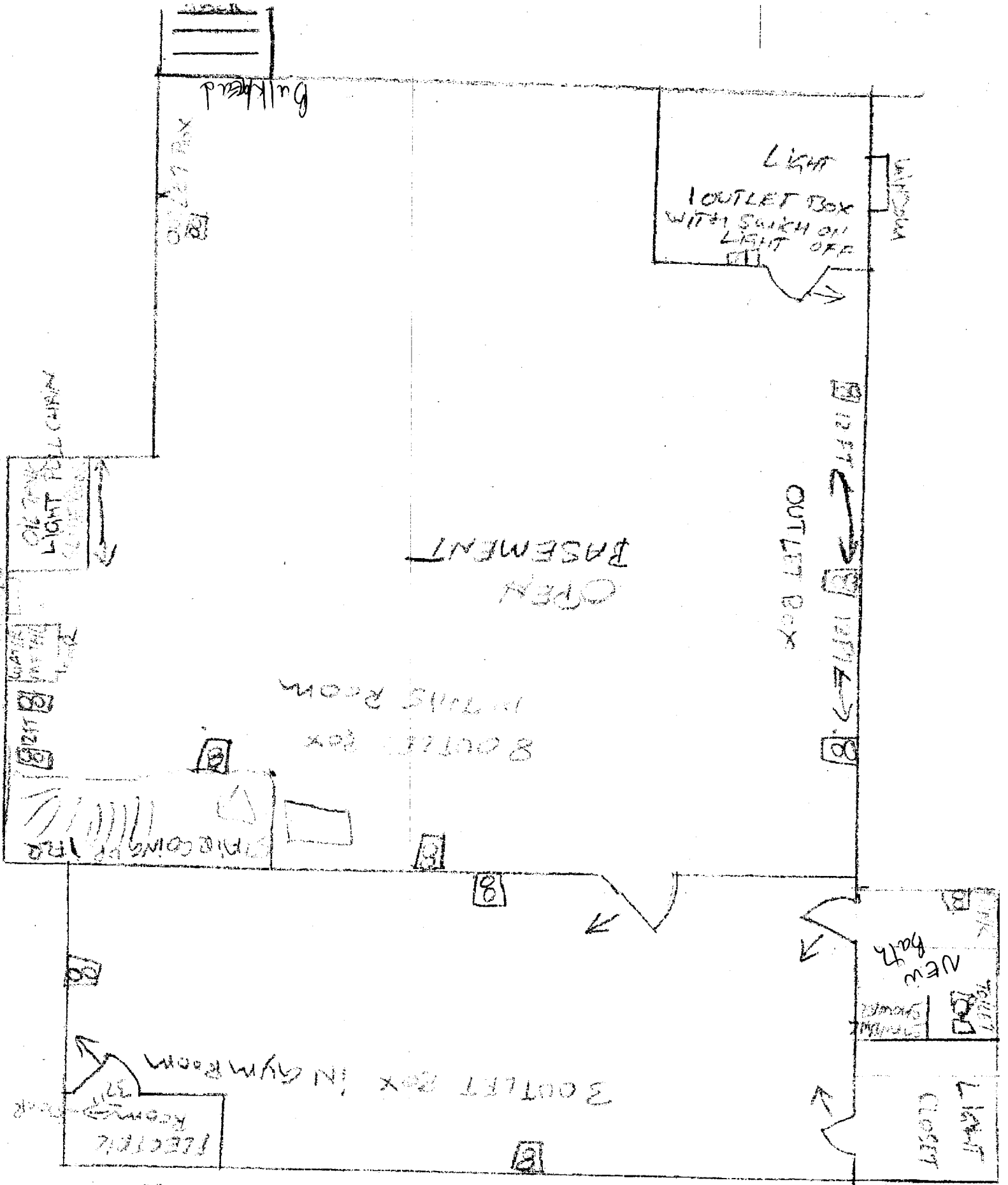


Wall Elevation with New
 Partial opening ~~into~~ Kitchen to ~~from~~ Family Room

Assumed Non Bearing

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUL 26 2006
 RECEIVED

117 Brook Rd.

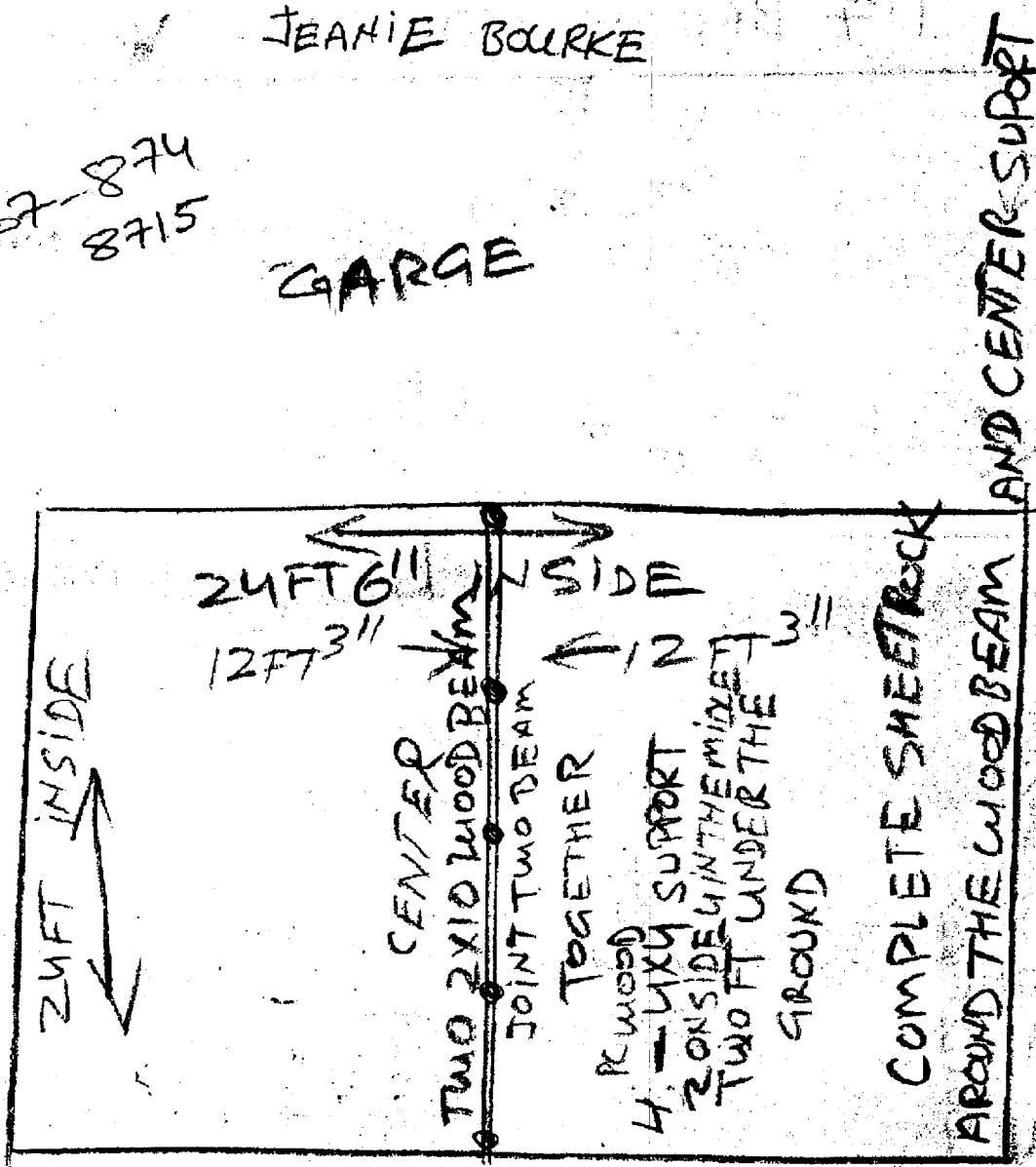


MR. GERRARD 117 BROOK RD PORTLAND ME

JEANIE BOURKE

207-874
8715

GARAGE



iF floor
2-2x10 can span 6+'
So 5 columns are needed

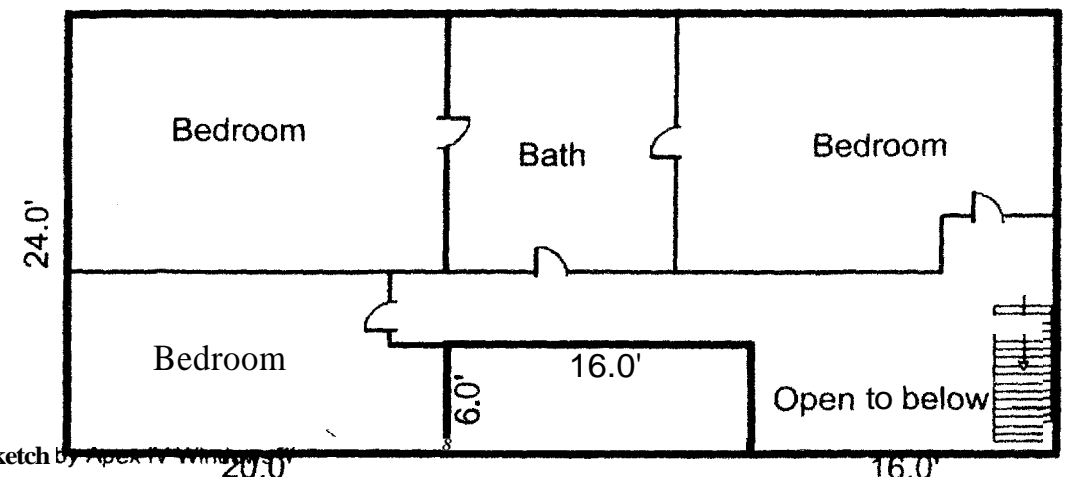
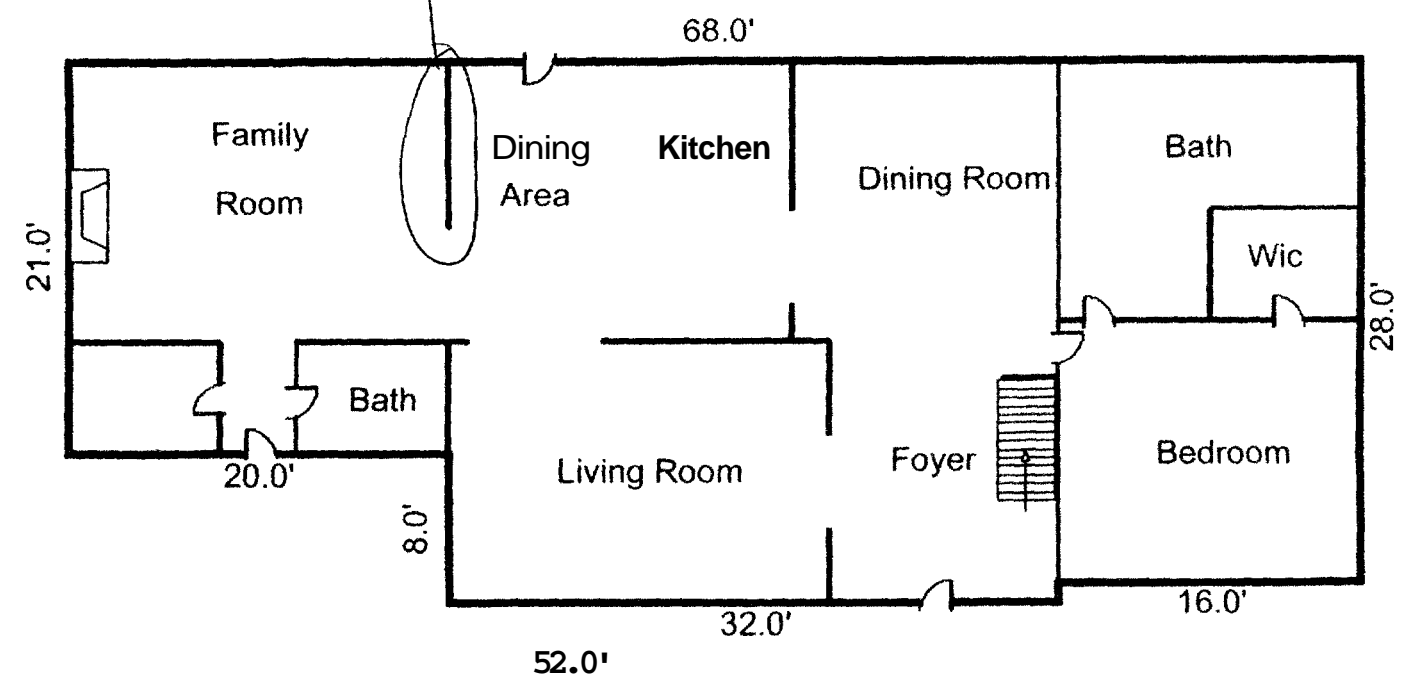
16" x 16" Footing pads required
per Vick contractor
7/28/06

*New partial wall opening
Non Bearing wall Assumed
minimal header (2-2x4)
required unless
Bearing wall*

FLOORPLAN

Owner: Sharma, Raj/Bina
Property Address: 117 Brook Road
City: Portland
Lender: Banknorth Mortgage

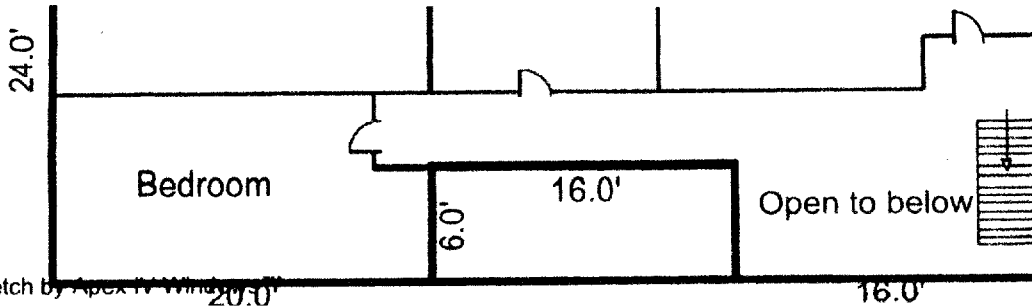
File No.: CS102377
Case No.:
State: ME
Zip: 04103



Sketch by Apex IV Windows

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1796.00	1796.00
GLA2	Second Floor	1152.00	1152.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
29.0	x	32.0	928.00
16.0	x	28.0	448.00
20.0	x	21.0	420.00
Second Floor			
18.0	x	52.0	936.00
6.0	x	16.0	96.00
6.0	x	20.0	120.00



Sketch by Apex IV Windows

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1796.00	1796.00
GLA2	Second Floor	1152.00	1152.00
TOTAL LIVABLE (rounded)			2948

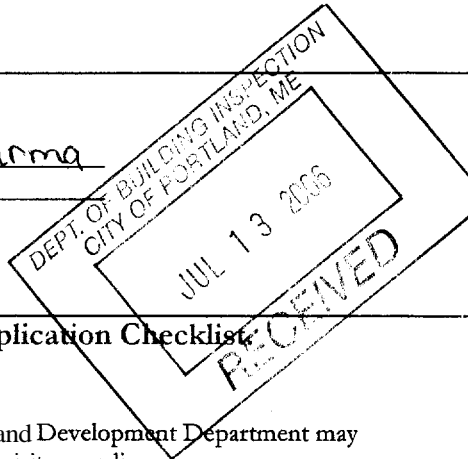
LIVING AREA BREAKDOWN			
Breakdown			Subtotals
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20.0	x	21.0	420.00
Second Floor			
18.0	x	52.0	936.00
6.0	x	16.0	96.00
6.0	x	20.0	120.00
6 Areas Total (rounded)			2948



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: 117 BROOK ROAD PORTLAND ME 04103		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 376 A A16	Owner: RAJ & BINA SHARMA	Telephone: (207) 797-7917
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	cost Of Work: \$ <u>20 to \$25</u> Fee: \$ <u>270⁰⁰/00</u> C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? <u>Storage</u> Proposed Specific use: <u>Living Space (finish the Basement)</u> Project description: <u>Just make a living space for kids to hang out, watch TV, Gym Room, Bathroom.</u>		
Contractor's name, address & telephone: <u>Same as above</u>		
Who should we contact when the permit is ready: <u>Raj or Bina Sharma</u> Mailing address: _____ Phone: <u>797-7917</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>R.K. Sharma</u>	Date: <u>7/13/06</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	376 A016001
Location	117 BROOK RD
Land Use	SINGLE FAMILY
Owner Address	SHARMA RAJ & BINA SHARMA JTS 117 BROOK RD PORTLAND ME 04103
Book/Page	16112/216
Legal	376-A-16 BROOK RD 16045 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$65,140	\$197,840	\$262,980

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$91,100	\$257,400	\$348,500

* Value subject to change based upon review of property status as of 4/1/06. The **tax** rate will be determined by City Council in May **2006**.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1986	Cape	1.5	3003	0.368	
Bedrooms	Full Baths	Half Baths	Total Roans	Attic	Basement
3	3		7	None	Pull

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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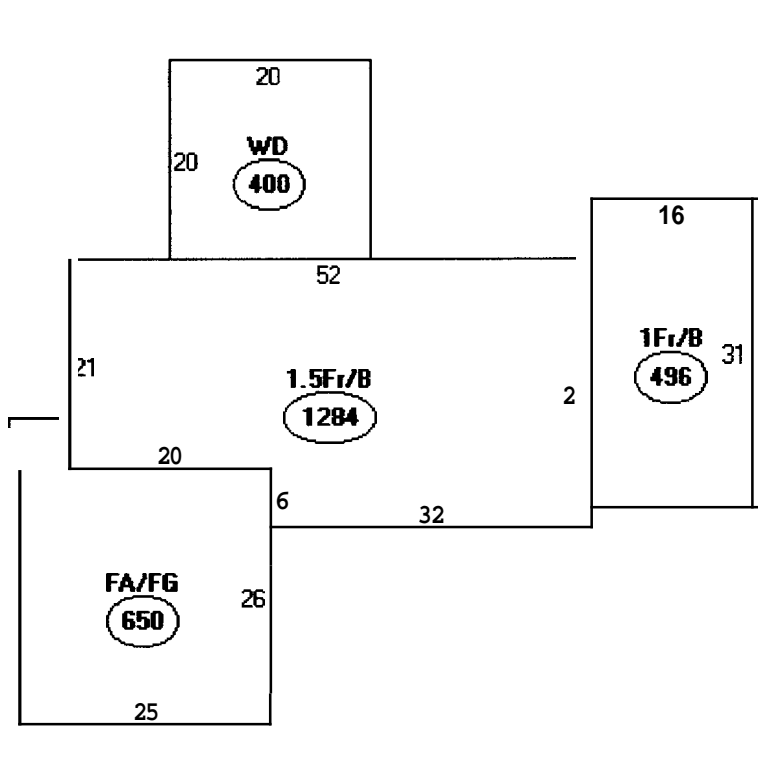
Sales Information

Date	Type	Price	Book/Page
03/21/2001	LAND + BLDING		16112-216
08/26/1998	LAND + BLDING	\$199,900	14094-066

Picture and Sketch

Picture	Sketch	Tax Mp
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Click here to view Tax Roll Information.



Descriptor/Area
A 1.5Fr/B
1284 sqft
B:WD
400 sqft
C:1Fr/B
496 sqft
D:FA/FG
650 sqft
E:EP
30 sqft

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF DEED BOOK 3942 PAGE 413 COUNTY Cumberland
PLAN BOOK _____ PAGE _____ LOT _____

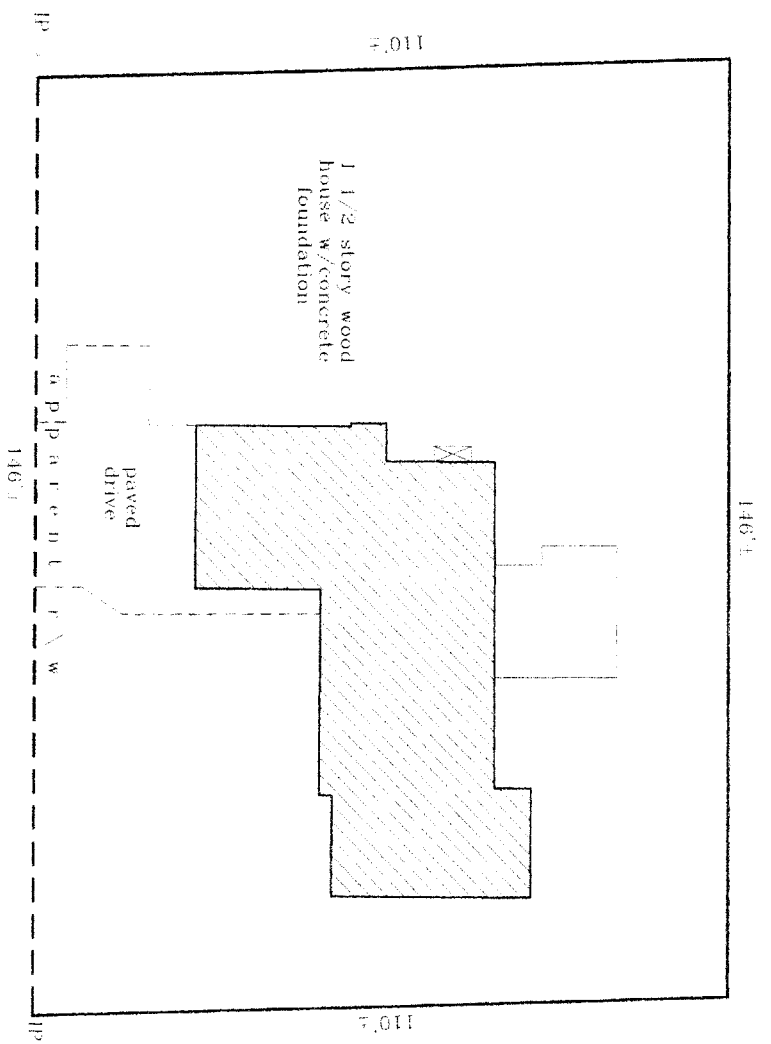
ADDRESS: 117 Brook Road, Portland, Maine Job Number: 209-15

Inspection Date: 7-30-98

Buyer: Rei Sharma

Scale: 1" = 30'

Sellers: Marcus & Carole Disanto



B R O O K R O A D

[Handwritten Signature]
HENRY CERRIY TO

Guaranty Title Corp. GMAC
and its title insurer
with the deed description.

The dwelling setbacks do not violate town zoning requirements

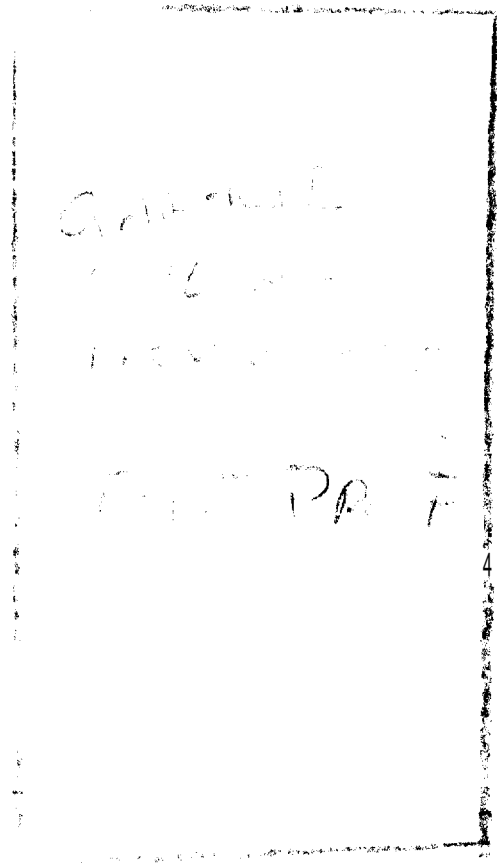
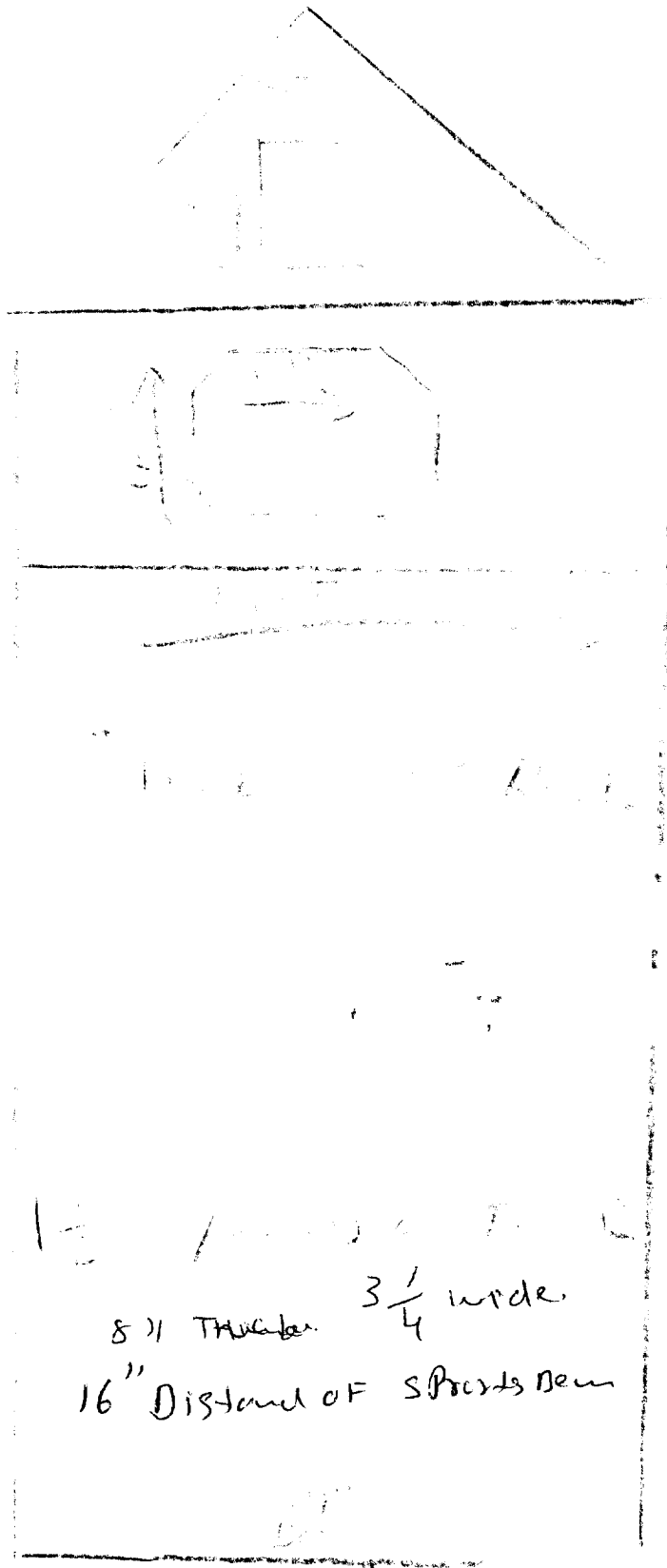
As delineated on the Federal Emergency Management Agency Community Panel 270051-0002B

The structure does not fall within the special flood hazard zone.

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

Copyright 1994

Livingston - Hughes
Professional Land Surveyors & Foresters
488 Guinea Road



1/2" ...

8" THICK 3 1/4" wide
 16" DISTANCE OF SPACERS

