

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100331

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

This is to certify that BRODIE IAN B & MATTHEW A FRAHM ITS Brodie Company

has permission to New 18' x 16' Living Room addition

AT 47 DAKOTA ST

CBL 407 H008001

APR 23 2010

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 lathed or otherwise 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 _____

Department Name

James Burke 4/23/10
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: 10-0331	Issue Date:	CBL: -9-10 407 H008001
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Location of Construction: 47 DAKOTA ST	Owner Name: BRODIE IAN B & MATTHEW A	Owner Address: 47 DAKOTA ST	Phone:
Business Name:	Contractor Name: Brodie Company / Ronn Brodie	Contractor Address: 32410 Bellvine Trail Beverly Hills	Phone: 2488679434
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - New 18' x 16' Living Room addition & mud room 5x12	Permit Fee: \$150.00	Cost of Work: \$12,500.00	CEO District: 4	124024
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: R3 IRC-2003		

Proposed Project Description: New 18' x 16' Living Room addition 4.5' x 12' mudroom	Signature:	Signature: JMB 4/23/10
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: Idobson	Date Applied For: 04/05/2010	Zoning Approval
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- 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: <i>9/4/10</i>	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:
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PERMIT ISSUED

APR 23 2010

City of Portland

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: 10-0331	Date Applied For: 04/05/2010	CBL: 407 H008001
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Location of Construction: 47 DAKOTA ST	Owner Name: BRODIE IAN B & MATTHEW A	Owner Address: 47 DAKOTA ST	Phone:
Business Name:	Contractor Name: Brodie Company / Ronn Brodie	Contractor Address: 32410 Bellvine Trail Beverly Hills	Phone (248) 867-9434
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - New 18' x 16' Living Room addition	Proposed Project Description: New 18' x 16' Living Room addition
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date:

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 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: 04/23/2010

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.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

4/23/2010-jmb: Left vcmmsg for Ian B. For details on stem wall (10") with no footing, 2x4 exterior walls, removal of egress windows in 2nd floor, header size at new opening into lv rm, L block foundation design with straps (? O.C.), and mud room framing detail and if on poured foundation. Ian called back, made some notes on the plans and he will submit the foundation revisions. Ian came in, ok to issue

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

FROM L & M BUILDERS, INC.
151 GRAY ROAD, FALMOUTH, MAINE
04105 Tel: 207-797-7089

Sheet No.

Date

Proposal Submitted To	Work To Be Performed At
Name: <u>IAN BRODIE (MATT FROMME)</u>	Street: <u>47 DAKOTA ST.</u>
Street: <u>47 DAKOTA ST.</u>	City: <u>PORTLAND</u> State: <u>ME</u>
City: <u>PORTLAND</u>	Date of Plans: <u>4-18-10</u>
State: <u>ME</u>	Architect: <u>BY OWNER</u>
Telephone Number: <u>234-1511</u>	

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of
INSTALL FOUNDATION FROST WALL WITH A 4" CONCRETE SLAB. SLAB 3,500 P.S.I. WITH FIBER ON 6" MIN. V.S. QUEEN. FOUNDATION 3,000 P.S.I. CON- CRATE 8" WALL ON A 8" x 16" FOOTING OR PINNED TO LEDGE @ 24" @ WITH #4 REBAR PINS. TOP OF WALL TWO #4 REBAR ALL WORK TO CITY @ STATE CODES. SIZE OF FOUNDATION 18" WIDE @ 16" WITH 5" @ 12" MIN. D. RM. ALL ONE FOUNDATION. EXCAVATION AND BACKFILL WE WILL DIG TO LEDGE OR 4" IN GROUND. DRILL AND PINNED EDGE OR INSULATE TO CODE UNDER 4" FT. BACKFILL INSIDE FOUNDATION WALLS AND UNDER SLAB WITH COMPACTED SAND. 8" @ SAND UNDER SLAB. BACKFILL EXTERIA WITH SITE MATERIAL. GRADE DISTURBED AREAS READY FOR LOAMP SEED BY OTHERS. PLACE EXTRA FILL ON BANK AT PROPERTY LINE.

*** BOLTS to be 6" on center @ 12" from corners. ***

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$ 17,800.00).

with payments to be made as follows:

1/2 TO START, 2,000 FOUNDATION POURED. BAL AT COMPLETION

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by L&M BLD'G INC

Respectfully submitted L&M BLD'G INC.

Per: [Signature]

RECEIVED
APR 23 2010

Note — This proposal may be withdrawn by us if not accepted within 12 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted _____ Signature _____

Date _____ Signature _____

Dept. of Building Inspections
City of Portland, Maine

Excavation/Foundations
Bill (L&M Builders)
831-3099

Builder



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>47 Dakota St.</u>		
Total Square Footage of Proposed Structure/Area <u>348</u>	Square Footage of Lot <u>12,420</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>407</u> Block# <u>H</u> Lot# <u>8</u>	Applicant 'must be owner, Lessee or Buyer' Name <u>Ian Brodie</u> Address <u>47 Dakota St.</u> City, State & Zip <u>Portland, Maine, 04103</u>	Telephone: <u>(207)</u> <u>239-1511</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>150</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Living Room</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>18x16 Living Room addition to the back of my home.</u>		
Contractor's name: <u>Ian Brodie</u> Address: <u>32410 Bellvue Trail</u> City, State & Zip: <u>Beverly Hills, Mi., 48025</u> Telephone: <u>248-867-9434</u> Who should we contact when the permit is ready: <u>Ian Brodie</u> Telephone: <u>207-239-1511</u> Mailing address: <u>417 Dakota St., Portland, Maine, 04103</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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.

RECEIVED

Signature: Ian Brodie Date: 4/5/10

This is not a permit; you may not commence ANY work until the permit is issued - 5 2010

Dept. of Building Inspections
City of Portland Maine

407-H of

R-3

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.
The Mortgage Office and its Title Insurer

47 Dakota Street
Portland, Maine

Job Number: 381-05
Inspection Date: 11-18-04
Scale: 1" = 30'

The monumentation is ~~not~~ in harmony with current deed description. Monumentation is Vague
The building setbacks are ~~not~~ in conformity with town zoning requirements.
The dwelling does not ~~appear~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
The land does not ~~appear~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0007 B

BUYER: Christopher Gilliland
SELLER: Judith Bauer

RECEIVED

APR - 5 2010

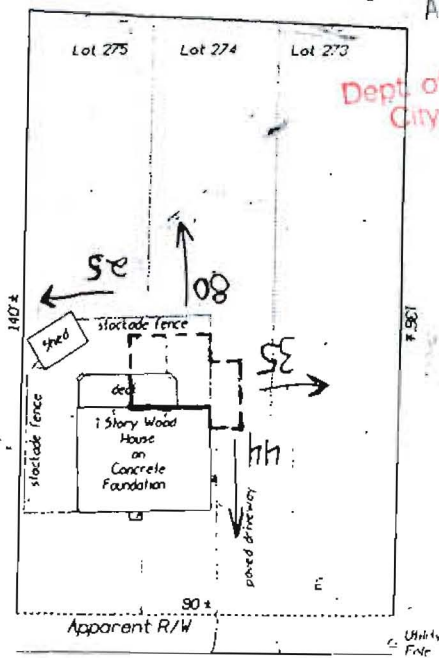
Dept. of Building Inspections
City of Portland Maine

R-3

FRONT 25' min - 44' shown

REAR 25' min - 80' shown

Side: 1 story
8' min - 35' shown
2 story
14' min - 35' shown



Dakota Street
(bituminous)

Utility Line
Rov Street

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

Bruce R. Bowman
1269 PROSPECT ST
199 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 16 PAGE 29 LOT 273-275
DEED BOOK 15484 PAGE 165 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *ABW*

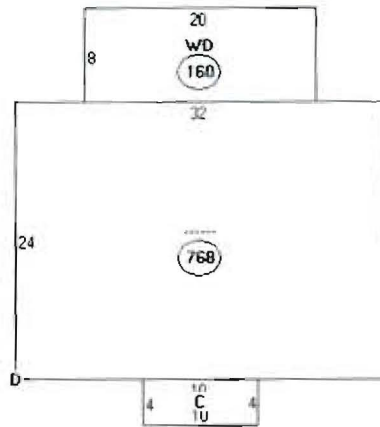


47 DAKOTA

R-3 Zone

407-A-8-9-10

12,402 #



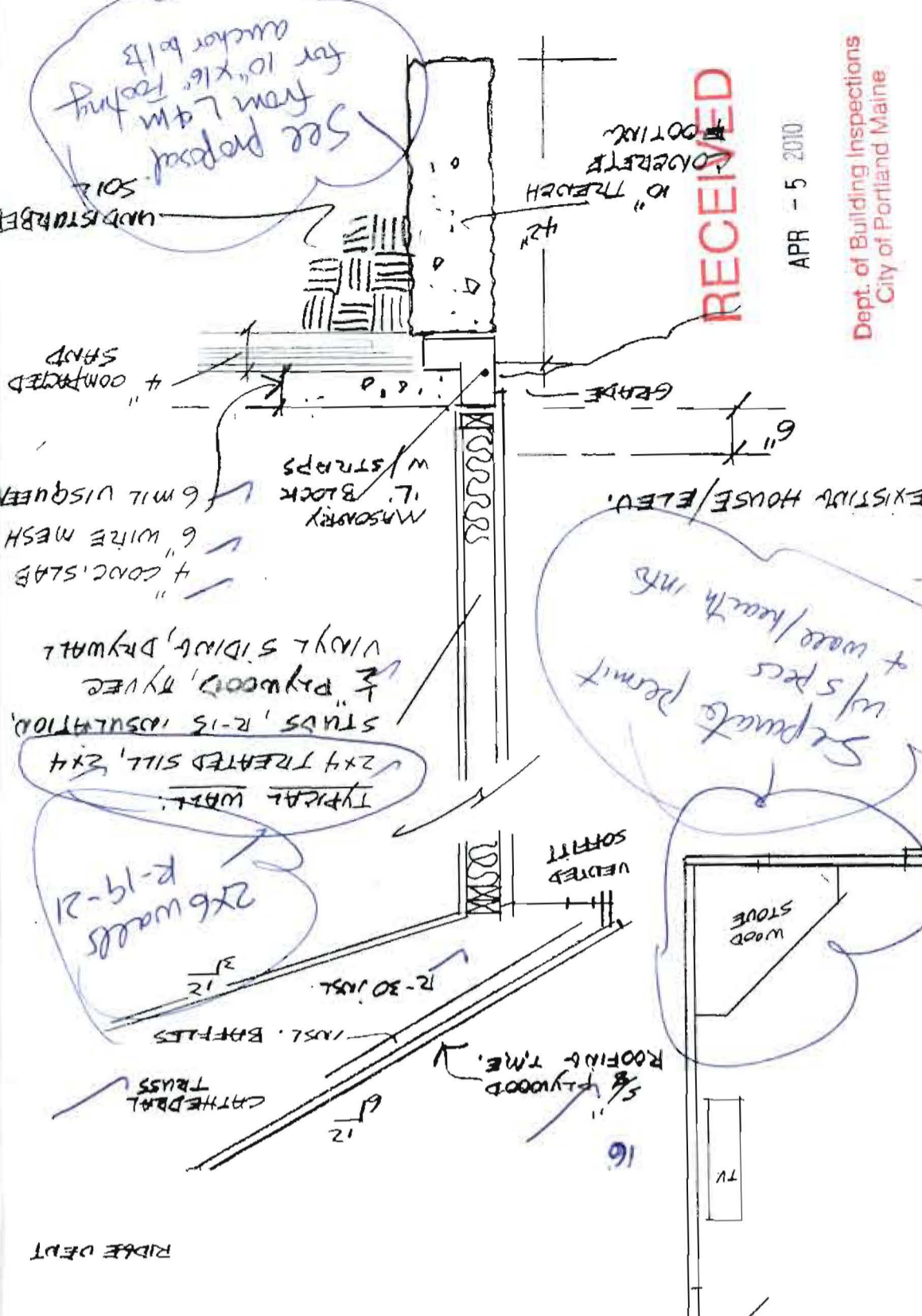
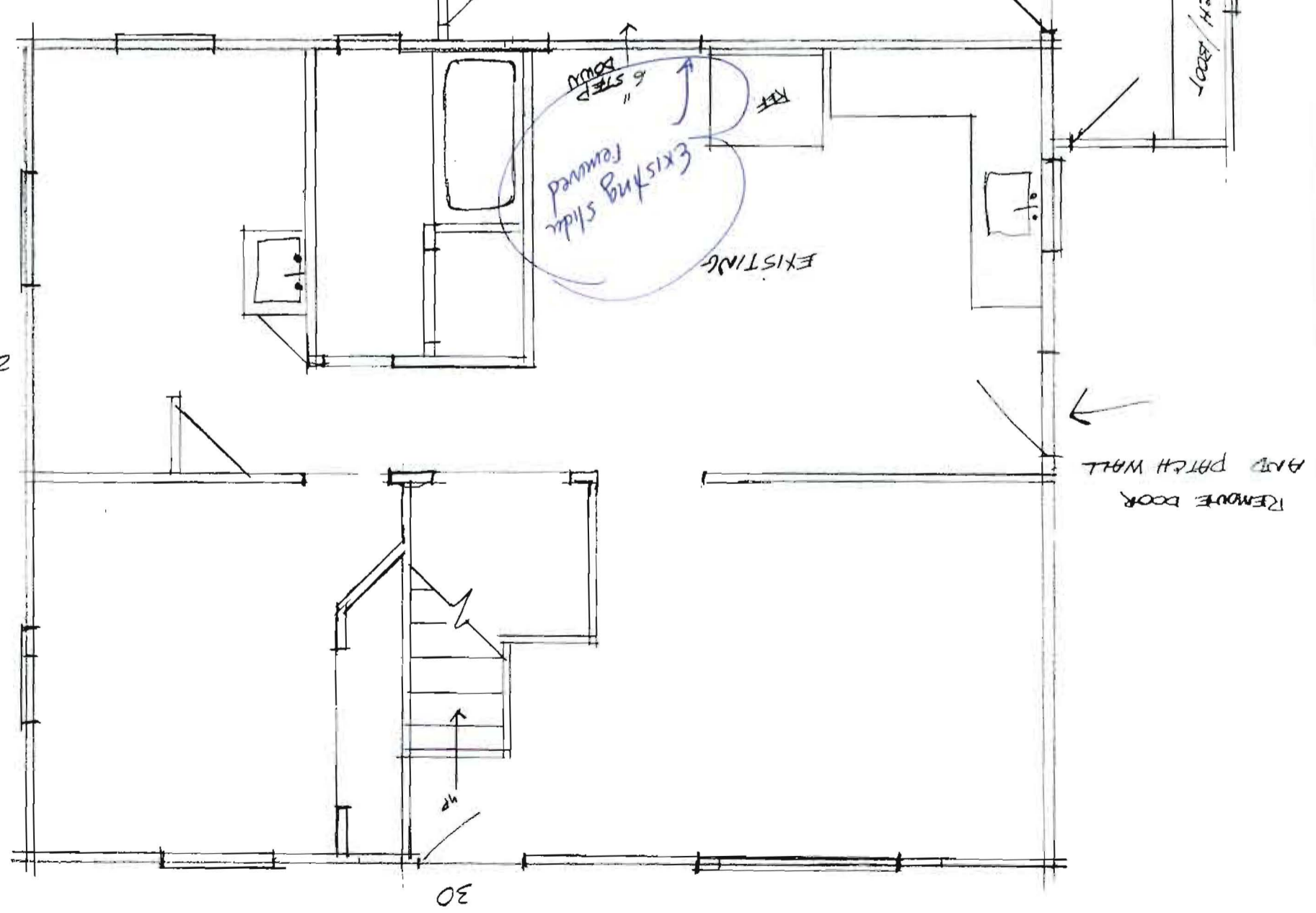
Descriptor/Area	
A	768 sqft
B	WD 160
C	CNPy 40 sqft
D	RS1 120 sqft

1088 #
 + New
 288 #
 1376 # 16 x 18

12402 x 35% = 4340.7 # MAX lot cov.

Inv Bobbie/Matt Fromme
47 Dakota, Portland

Plan - 1/4" = 1'-0"



Separate permit
w/ specs + water health info

RECEIVED
APR - 5 2010
Dept. of Building Inspections
City of Portland Maine

- ELECTRICAL TO CODE
- ELEC. BASE BOARD BACKUP HEAT
- NO PLUMBING OR MECHANICAL

Additional notes
per Jan B
4/23/10

See proposal
from LQM
for 10"x16" footing
for anchor bolts

FENCE

2-

REMOVE DOOR
AND PATCH WALL

EXISTING
Existing slide
removed

NEW
ADDITION

WOOD
STOVE

BEACH
SEPT. 2

BEACH
ROOM
MUD
ROOM
CLOSET
TALL
STORAGE

WOOD
SOFFIT

5/8"
PLYWOOD
ROOFING TRUSS

R-30 INSUL.
BATTLES

6"
CATHEDRAL
TRUSS

RIDGE DEPT

2x6 walls
R-19-21

TYPICAL WALL

2x4 TREATED SILL, 2x4
STUDBS, R-15 INSULATION,
3" PLYWOOD, TYVEE
VINYL SIDING, DRYWALL

4" CONC. SLAB
6" WIRE MESH
6 MIL VISQUEE

MASONRY
L. BLOCK
W/ STRAPS

4" COMPACTED
SAND

UNDISTURBED
SOIL

10" TRENCH
CONCRETE
FOOTING

42"

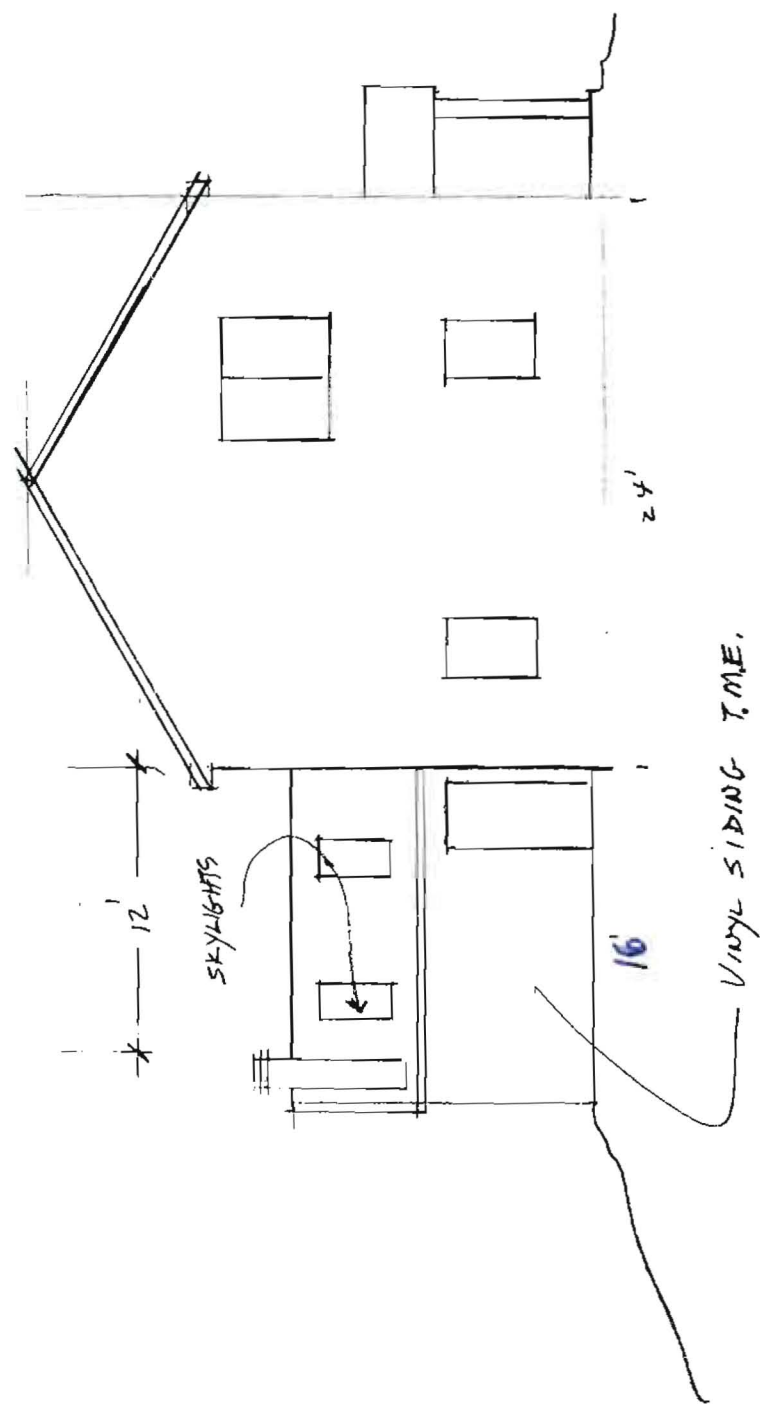
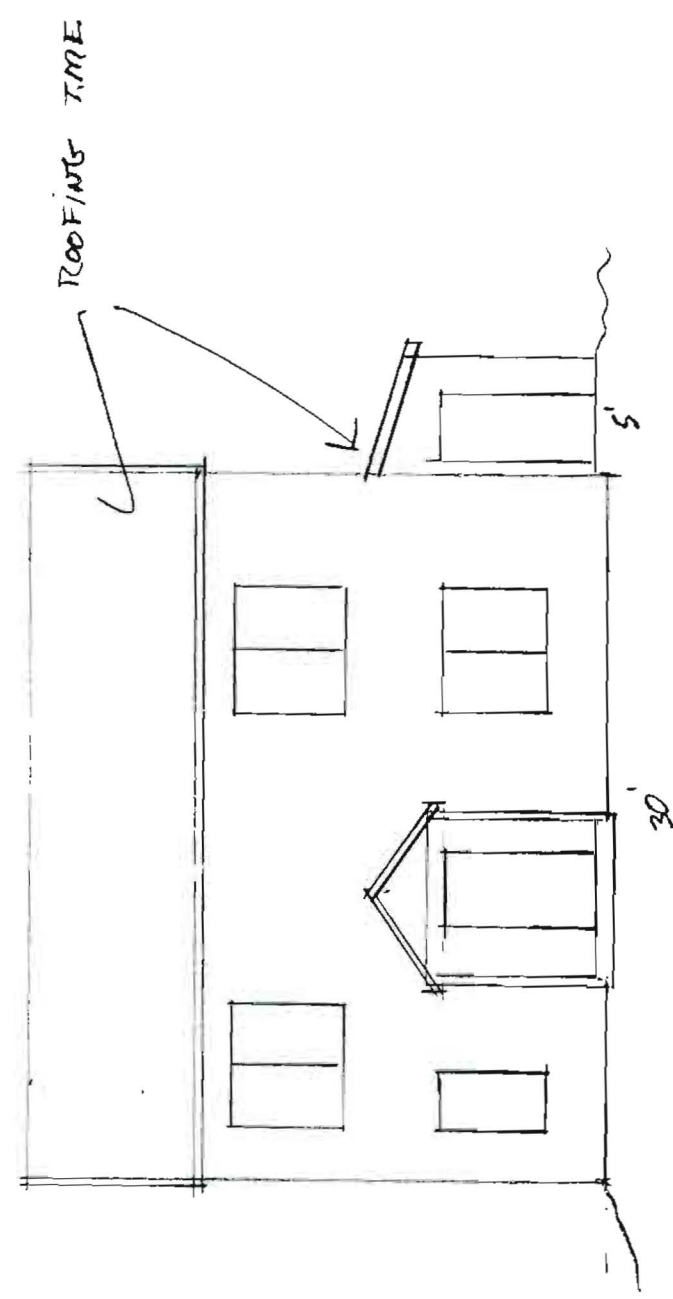
GRADE

6"

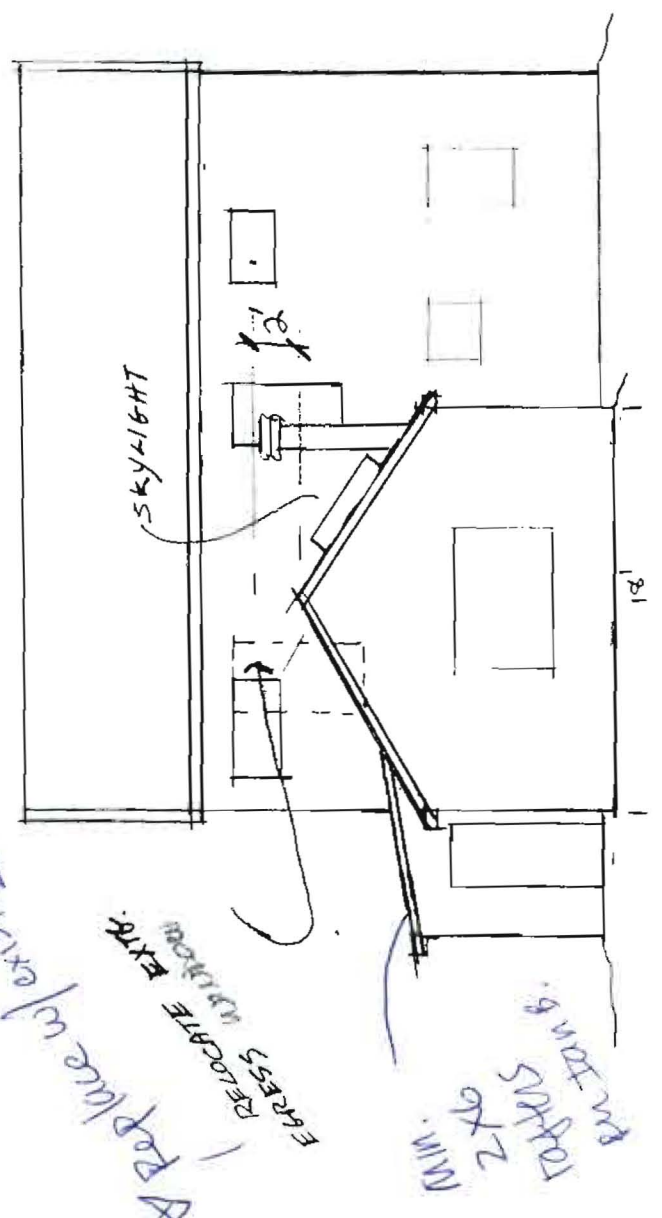
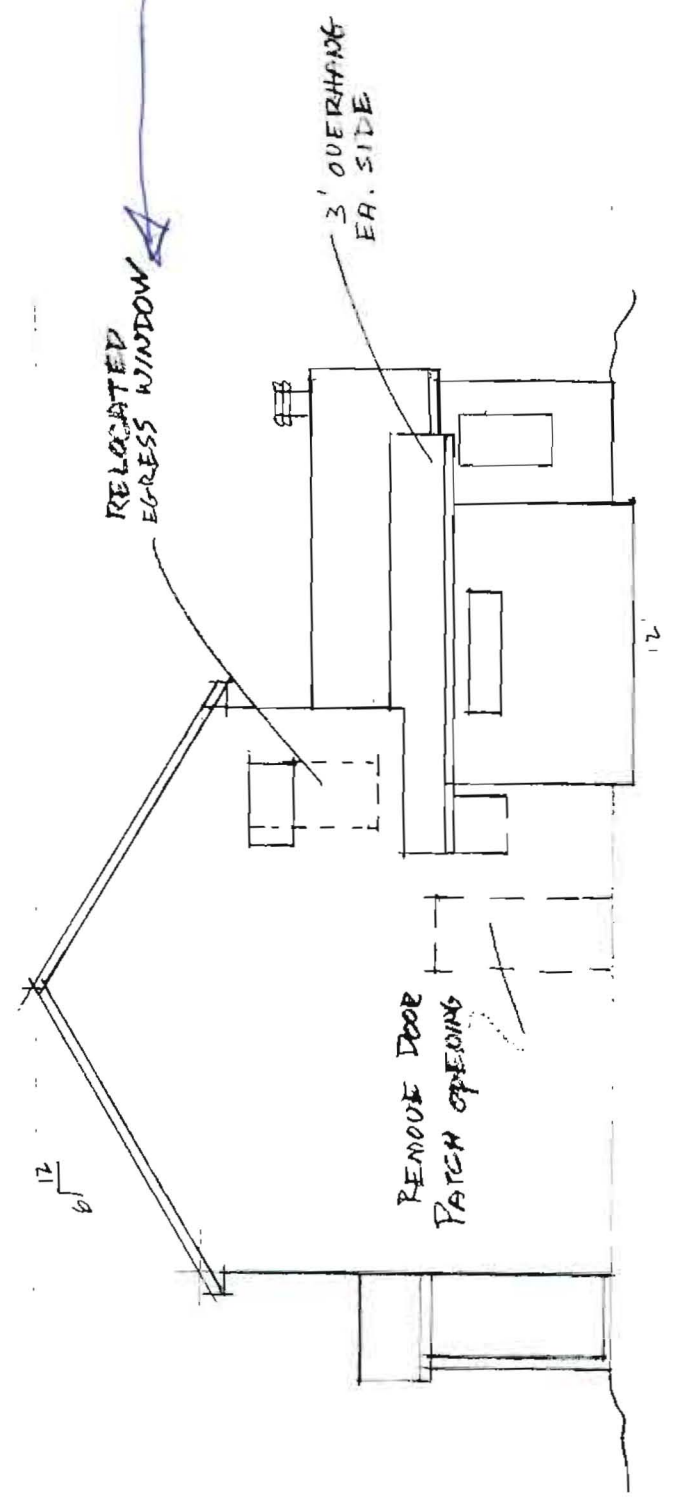
EXISTING HOUSE/ELEV.

IAN BRODIE / MATT FROMME
47 DAKOTA, PORTLAND

ELEVATIONS - $\frac{1}{8}'' = 1'-0''$



Replace w/ existing will remain to code



6/12

FOUNDATION - $\frac{1}{4}'' = 1'-0''$

IAN BRIDIE / MATT FROMME
47 DAKOTA, PORTLAND

