

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 080786

This is to certify that Jill & Anthony Fratianna/Buildum Builders
has permission to Interior Third Floor Renovation - remove plaster, insulate & replace with sheetrock - remove two walls - addition of 2nd bath
AT 76 WILSON ST 016 C002001

provided that the person or persons in firm or organization 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 when permission proceeds before this building or part thereof is occupied or services closed-in. 4 HOUR NOISE 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

PERMIT ISSUED

JUL 24 2008

CITY OF PORTLAND

Thomas H. Mackley 7/24/08
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: 08-0786	Issue Date:	CBL: 016 C002001
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Location of Construction: 76 WILSON ST	Owner Name: Jill & Anthony Fratiante	Owner Address: 76 WILSON ST	Phone: 207-831-8273
Business Name:	Contractor Name: Buxbaum Builders	Contractor Address: 114 Ledge Road Yarmouth	Phone: 2078460411
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-6

Past Use: Two Family Residential	Proposed Use: Two Family Residential - Interior Third Floor Renovation, addition of 3/4 bath. <i>lego-d vk - 2 d.v.</i>	Permit Fee: \$110.00	Cost of Work: \$9,000.00	CEO District: 1
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Proposed Project Description:
Interior Third Floor Renovation - remove plaster, reinsulate & replace with sheetrock - remove two walls - addition of 3/4 bath.

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Signature:	Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:	Date:	

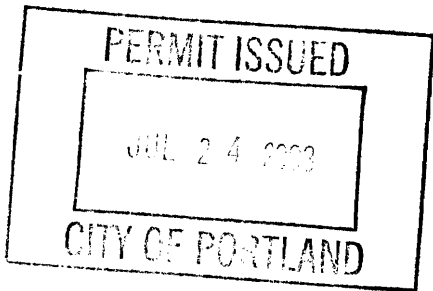
Permit Taken By: Imd	Date Applied For: 06/27/2008	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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>7/15/08</i> <i>ARM</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: <i>ARM</i>



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



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>76 Wilson St. Portland ME</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>16</u> <u>2</u> <u>002</u>	Applicant * <u>must be owner</u> , Lessee or Buyer* Name <u>Jill Fratianna</u> Address <u>76 Wilson St</u> City, State & Zip <u>Portland ME 04003</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>89,000</u> C of O Fee: \$ Total Fee: \$ <u>110</u>
Current legal use (i.e. single family) <u>2 family</u> If vacant, what was the previous use? Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>2 Family Residential Remove old plaster and replace w/ Sheetrock</u> <u>reinsulate</u> <u>Remove 2 walls</u> <u>change 2 windows to patio door (goes out to roof)</u> <u>remove 2 construction-load bearing) Install a 3/4 Bath on 3rd floor</u> <u>All on third floor</u>		
Contractor's name: <u>Bixbaum Builders Inc.</u>		
Address: <u>114 Ledge Rd</u>		
City, State & Zip <u>Yarmouth ME 04096</u>		Telephone: <u>846 0411</u>
Who should we contact when the permit is ready: <u>Kristen Bixbaum</u>		Telephone: <u>831 8273 Cell</u>
Mailing address: <u>Same</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.

Signature: Krist D Bix Date: 6-18-08

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

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BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

 X Final inspection required at completion of work.

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.

Kurt D BP
Signature of Applicant/Designee

7/24/08
Date

Thomas H. Markley
Signature of Inspections Official

7/24/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0786	Date Applied For: 06/27/2008	CBL: 016 C002001
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Location of Construction: 76 WILSON ST	Owner Name: Jill & Anthony Fratianne	Owner Address: 76 WILSON ST	Phone: 207-831-8273
Business Name:	Contractor Name: Buxbaum Builders	Contractor Address: 114 Ledge Road Yarmouth	Phone: (207) 846-0411
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Two Family Residential - Interior Third Floor Renovation, addition of 3/4 bath.	Proposed Project Description: Interior Third Floor Renovation - remove plaster, reinsulate & replace with sheetrock - remove two walls - addition of 3/4 bath.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/15/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 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 property shall remain a two 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: 07/24/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 2) 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. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments:
7/15/2008-amachado: Talked to Kristen. Project description is now correct. Received fax of framing for third floor.
7/23/2008-tm: received owners phone# from Kristen and called her twice on 7-22-08 and left messages to call me.
7/23/2008-tm: called Jill Fratiane @ 8:56 am and left a message on her voicemail to call me.
7/24/2008-tm: left a message for Kristen informing her that an egress window and hard-wired smoke detector is required.
7/8/2008-amachado: Spoke to Kristen Buxbaum. Asked her what the scope of the work was. Project description says one thing and plans show more. She said that she would get back to me.

**WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form**

Know All by these Presents,

That I, Colleen McGeoghegan, of Portland, State of Maine, for consideration paid, grant to:

Jill M. Fratianne and Anthony T. Fratianne

of Portland, State of Maine, whose mailing address is: 76 Wilson Street, Portland, Maine 04101, with **warranty covenants**, as **joint tenants** the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 9th day of May, 2008.

**Signed, Sealed and Delivered
in the presence of**

[Signature]
.....

Colleen McGeoghegan
.....
Colleen McGeoghegan

State of Maine, County of Cumberland ss.

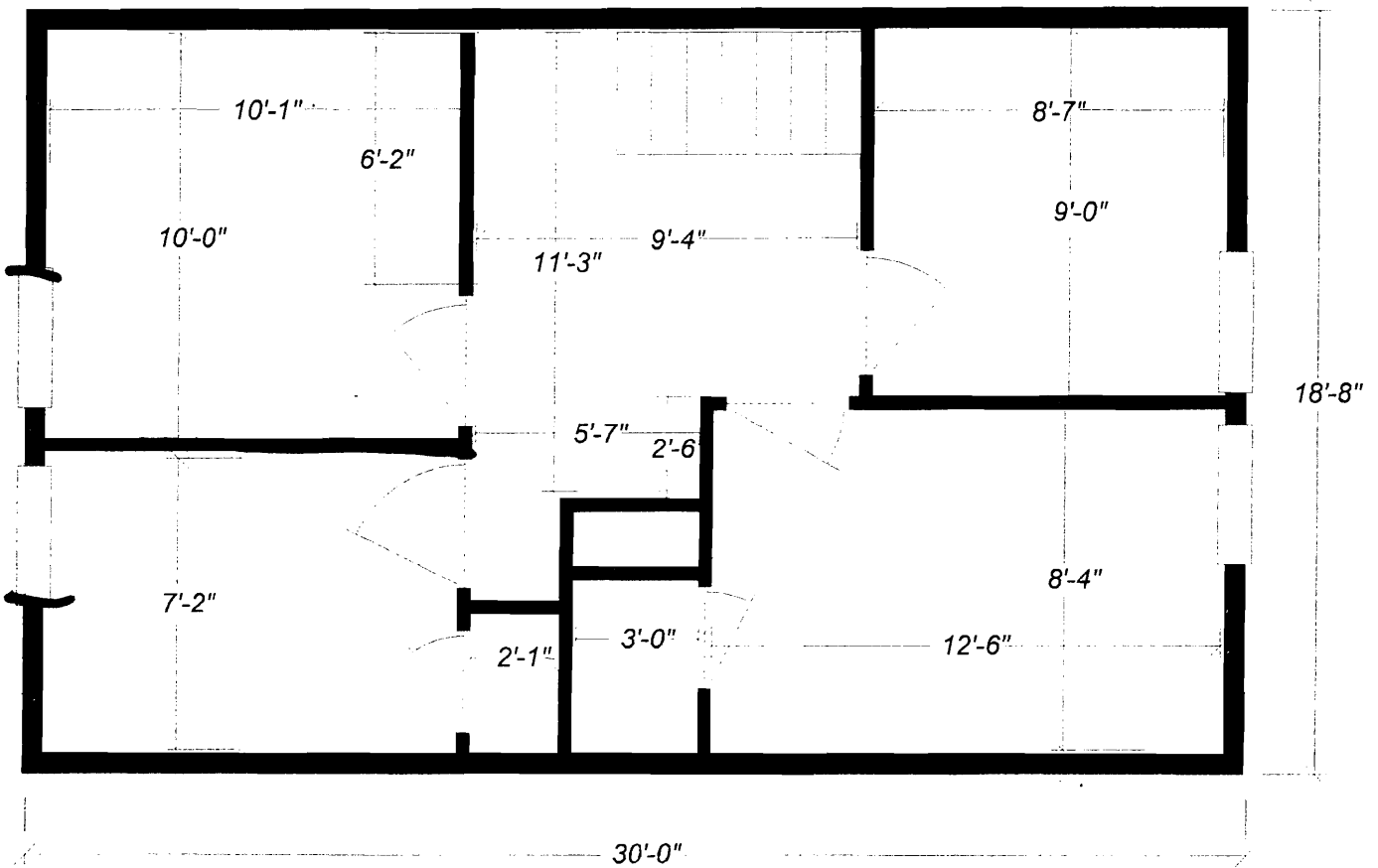
May 9, 2008

Then personally appeared before me the above named Colleen McGeoghegan and acknowledged the foregoing instrument to be her free act and deed.

[Signature]
.....
Attorney at Law/Notary Public
Printed Name: *Donnelly S. Douglas*

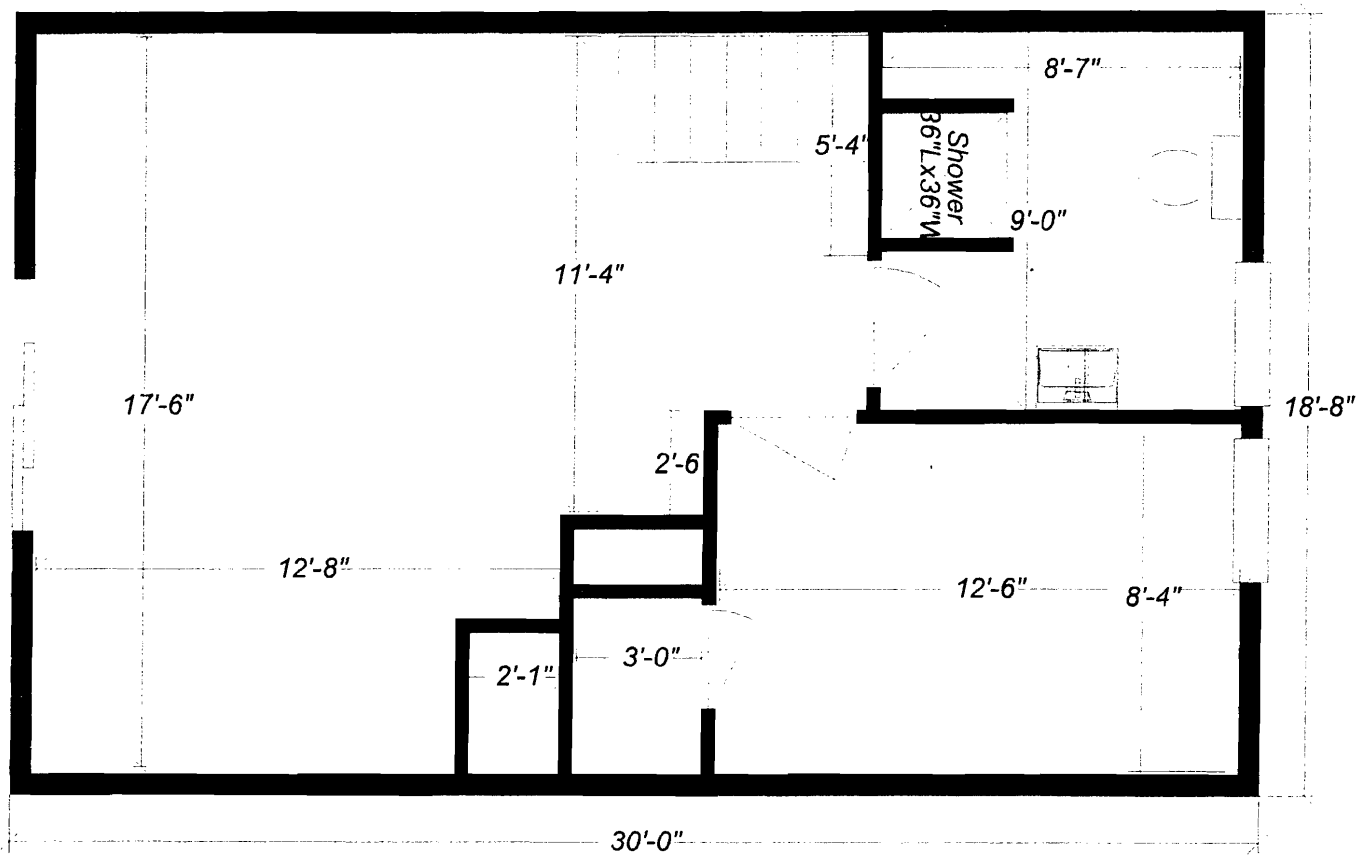
Donnelly S. Douglas
Attorney At Law

MAINE REAL ESTATE TAX PAID



Existing 3rd Fl

219,000 BATH



Proposed 3rd Fl

BUXBAUM BUILDERS, INC.

114 Ledge rd
Yarmouth ME 04096
Office/Fax (207)846-0411

Send to: City of Portland	From: Dee Gee Buxbaum
Attention: Ann	Date: 7-15-08
Office location:	Office location:
Fax number: 874-8716	Phone number: 846 0411

Urgent Reply ASAP Please comment Please review For your information

Total pages, including cover: 2

Comments:

Framing for 76 Wilson St.

Thank you

Kristen Buxbaum

BUXBAUM BUILDERS INC. - 76 WILSON ST.
PORTLAND

Fratianne - 3rd Floor

JUL 15 2008

