

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 070193

This is to certify that OSBORN JAMES F & AMY COLAN PLUMBERS/TOMCO C: 7

has permission to Adding 1/2 bath in basement. Placing door & window relocation. Elect. Panel

AT 1 STRATTON PL 044 B031001

provided that the person or persons whom or whomsoever 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.

Verification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. **YOUR 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

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: 07-0193	Issue Date: 02/26/2007	CBL: 044 B031001
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Location of Construction: 1 STRATTON PL	Owner Name: OSBORN JAMES F & AMY NOL	Owner Address: 1 STRATTON PL	Phone: 774-3946
Business Name:	Contractor Name: Tomco G.C. / Paul Thompson	Contractor Address: Standish	Phone: 2076504335
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone:

Past Use: single family	Proposed Use: single family w/ 1/2 bath in basement	Permit Fee: \$60.00	Cost of Work: \$3,400.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	

Proposed Project Description: Adding 1/2 bath in basement replacing door & window relocating elect. Panel	Signature:	Signature: <i>[Handwritten 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: csh	Date Applied For: 02/23/2007	Zoning Approval		
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<ol style="list-style-type: none"> 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 <i>OK</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/24/07 [Signature]</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: <i>2/24/07 [Signature]</i>	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" 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 <i>Called Dist. MPA</i> Date: <i>2/24/07 [Signature]</i>
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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

Permit No: 07-0193	Date Applied For: 02/23/2007	CBL: 044 B031001
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Location of Construction: 1 STRATTON PL	Owner Name: OSBORN JAMES F & AMY NOL	Owner Address: 1 STRATTON PL	Phone: () 774-3946
Business Name:	Contractor Name: Tomco G.C. / Paul Thompson	Contractor Address: Standish	Phone: (207) 650-4335
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family w/ 1/2 bath in basement	Proposed Project Description: Adding 1/2 bath in basement replacing door & window relocating elect. Panel
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 02/26/2007

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 02/26/2007

Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) ANY exterior work requires separate review and approval thru Historic Preservation
- 3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.



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: <i>One Stratton Place</i>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <i>044 B 031</i>	Owner: <i>James Osborn Amy Nolan Osborn</i>	Telephone: <i>774.3946</i>
Lessee/Buyer's Name (If Applicable) <i>N.A.</i>	Applicant name, address & telephone: <i>Amy Nolan Osborn one stratton place Portland, Me. 04101</i>	Cost Of Work: \$ <u><i>3400</i></u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <i>adding 1/2 bath in basement replace windows, lower existing threshold, replace door. Place tile floor near exterior door and put down wood floor elsewhere. Reboot electric panel.</i>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <i>Amy Osborn</i> Mailing address: <i>one stratton place Portland, Me 04101</i> Phone: <i>207 774.3946</i>		

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.

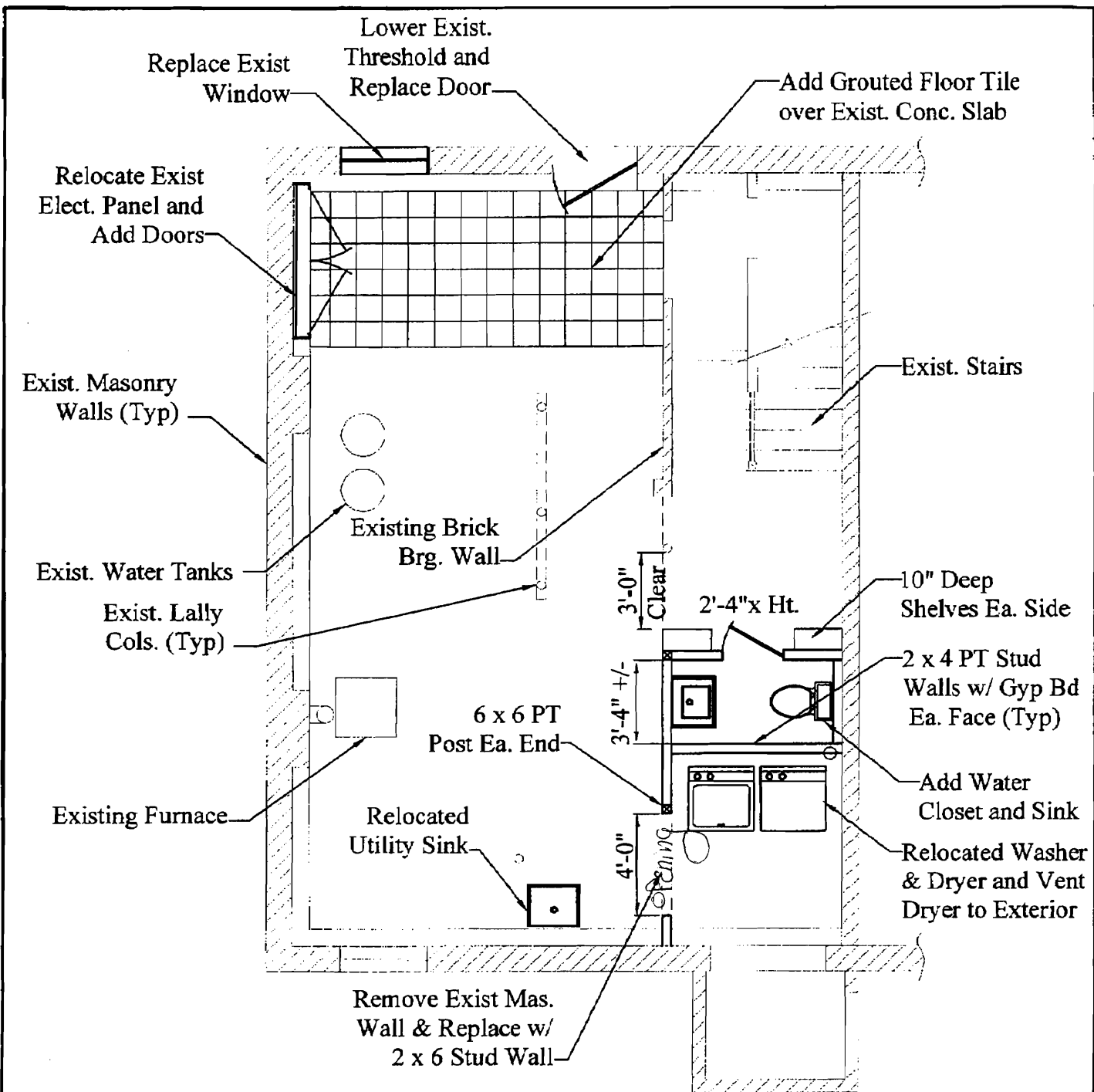
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <i>Amy Nolan Osborn</i>	Date: <i>8 Nov 2006</i>
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This is not a permit; you may not commence ANY work until the permit is issued.

- 8689
8701

8689



BASEMENT FLOOR PLAN

Scale: 3/16" = 1'-0"

Title:

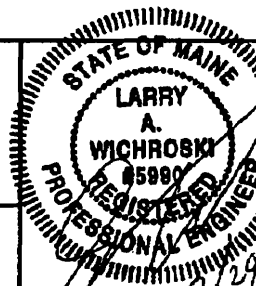
House Remodel

One Stratton Place, Portland, Maine



ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers

P. O. BOX 575, FREEPORT, MAINE 04032 (207) 865-9505



Job No:

00607

Date:

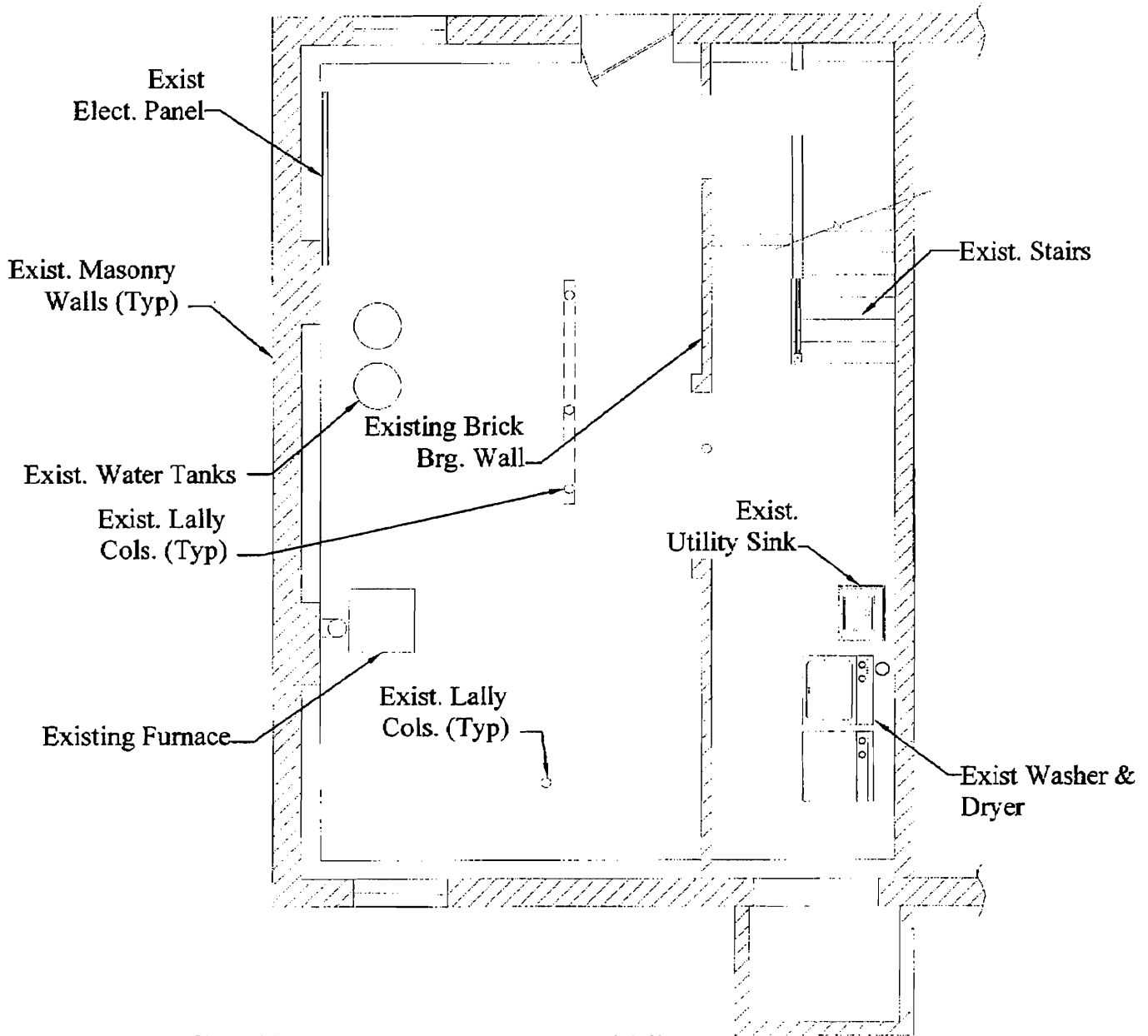
02-20-07

Name:

LAW

Sheet:

A-5



EXIST. BSMT FLOOR PLAN

Scale: 3/16" = 1'-0"

Title:

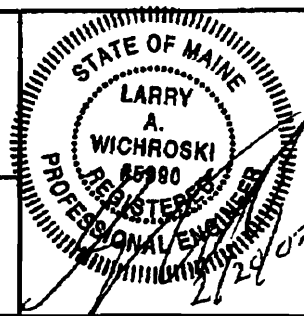
House Remodel

One Stratton Place, Portland, Maine



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P.O. BOX 575, FREEPORT, MAINE 04032 (207) 865-9505



Job No:

00607

Date:

02-20-07

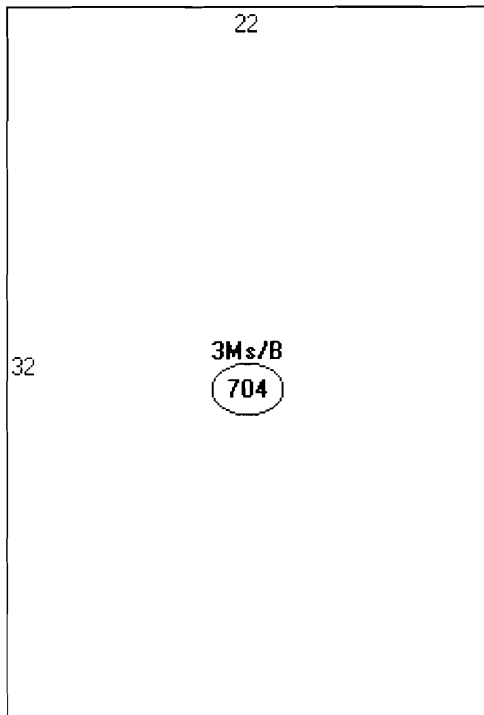
Name:

LAW

Sheet:

A-6





Descriptor/Area

A: 3Ms/B
704 sqft

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	044 B031001
Location	1 STRATTON PL
Land Use	SINGLE FAMILY
Owner Address	OSBORN JAMES F & AMY NOLAN OSBORN JTS 1 STRATTON PL PORTLAND ME 04101
Book/Page	15287/34
Legal	44-B-31 STRATTON ST 2-4 CALLED 1 PARK ST 50-54 1937 SF

Current Assessed Valuation

Land	Building	Total
\$166,700	\$165,500	\$332,200

Property Information

Year Built 1850	Style Townhse	Story Height 3	Sq. Ft. 2112	Total Acres 0.044		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 6	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
01/21/2000	LAND + BLDING		15287-034
08/01/1997	LAND + BLDING	\$205,000	13290-324

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!

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.

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

- 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.

N/A CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Paul M. Tracy
Signature of Applicant/Designee

2/26/07
Date

Christy L. [Signature]
Signature of Inspections Official

2/26/07
Date

CBL: 044-B-031 Building Permit #: 070193

3/16/07 - under slab plumbing - OK to
pour.