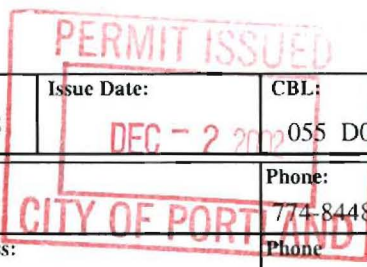


City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1258	Issue Date: DEC - 2 2002	CBL: 055 D005001
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Location of Construction: 4 Walker St	Owner Name: Schair Gillian B &	Owner Address: 4 Walker St	Phone: 774-8448
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$203.00	Cost of Work: \$15,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B BOCA 1999	

Proposed Project Description: Replace 6'8" x 6'8" Porch and Remodel Kitchen	Signature: <i>JMB 12/2/02</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: gad	Date Applied For: 11/07/2002	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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>N/A</i> <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>12/02/02 JMB</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>as per H.P. Committee decision</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>11/18/02</i> <i>D. Anderson</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.

02-1258


All Purpose 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.

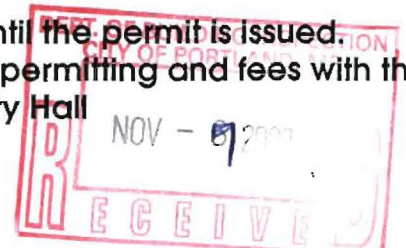
Location/Address of Construction: 4 WALKER ST		
Total Square Footage of Proposed Structure	Square Footage of Lot 5152 SQ FEET	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 55 0 5	Owner: GILLIAN SCHAIR + SETH RIGOLETTI	Telephone: 774-8448
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: MONAGHAN WOODWORKS INC. 100 COMMERCIAL ST 105 PORT. ME. 04101 - 775-2683	Cost Of Work: \$ 15,000 Fee: \$ 30+98+75 = 203 [¢]
Current use: SINGLE FAMILY		
If the location is currently vacant, what was prior use: Customer requesting work		
Approximately how long has it been vacant: pd 11/7/02		
Proposed use: SAME		
Project description: replace 16'8" x 16'8" porch remodel kitchen		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: MICHAEL MONAGHAN - 775-2683 EXT 30		
Mailing address: Questions 774-8448 JoAnne		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 775-2683 EXT. 30		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: 11-06-02
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Monaghan



COMMERCIAL & RESIDENTIAL CONSTRUCTION

Wednesday, November 06, 2002

Planning Department
City of Portland

RE: 4 Walker Street

SCOPE OF WORK:

➤ Exterior:

1. Replace porch at rear of house. (porch does not protrude into setback. Porch not to be covered.)
2. Replace window at kitchen sink and trim and side to match existing historic structure.
3. Remove and replace non-historic windows at porch per plan.

➤ Interior:

1. Remodel kitchen per plan
2. Remodel back hall per prints.
3. Electrical and plumbing permit to be pulled by subs prior to start of there work.

Regards,

Michael Monaghan, President

WARRANTY DEED
Maine Statutory Short Form

Know all Persons by these Presents,

That I, **Emma Louise Peabody**, of South Hampton, State of New York, for consideration paid, grant to:

Gillian B. Schair and Seth D. Rigoletti

of Portland, County of Cumberland, and State of Maine, whose mailing address is:

4 Walker Street, Portland, Maine 04102, with **warranty covenants, as joint tenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

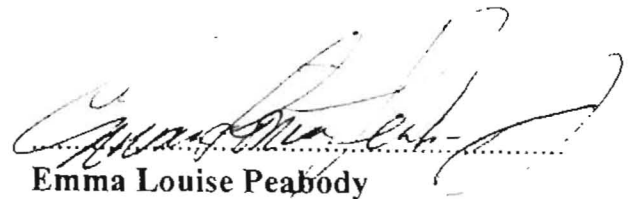
A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor by warranty deed from Frances W. Peabody dated April 18, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11886, Page 350.

Witness my hand and seal this 6th day of May, 2002.

Signed, Sealed and Delivered
in the presence of

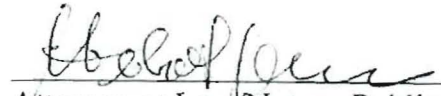
.....


.....
Emma Louise Peabody

State of New York, County of SUFFOLK ss.

May 6, 2002

Then personally appeared before me the above named Emma Louise Peabody and acknowledged the foregoing instrument to be her free act and deed.


.....
Attorney at Law/Notary Public
Printed Name: _____

HERBERT JANNSEN
Notary Public, State of New York
No. 01JA4662189, Suffolk County
Commission Expires June 30, 2003

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Walker Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

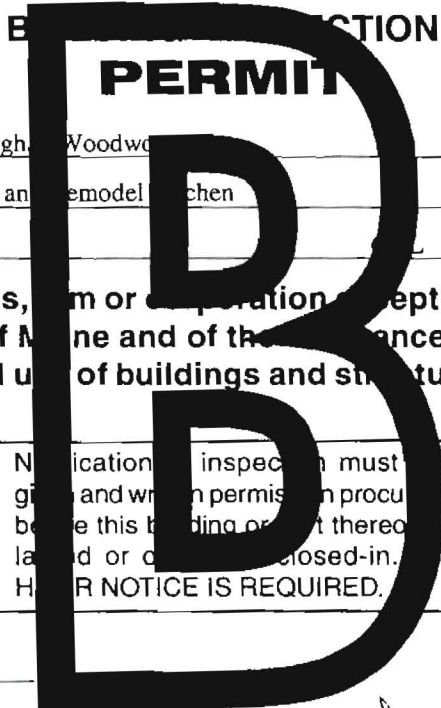
Beginning at a point on the easterly side of Walker Street at the southwesterly corner of land now or formerly of the Sun Oil Company, which point is one hundred fifteen (115) feet, more or less, southerly along the easterly side of Walker Street from the southerly side of Congress Street; thence easterly along the land of the said Sun Oil Company, a distance of seventy (70) feet, more or less, to land now or formerly of Neal Dow, et al., Trustees; thence southerly by land of the said Dow and land now or formerly of Irene D. Liscomb, a distance of sixty-seven and one-half (67 ½) feet, more or less, to land now or formerly of Alton T. Maxim; thence westerly by land of said Maxim, eighty-one (81) feet, more or less, to Walker Street; thence northerly by Walker Street, a distance of sixty-three and one-half (63 ½) feet, more or less, to the point of beginning; containing five thousand (5,000) square feet, more or less.



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT WORK
DEC - 2 2002
Permit Number: 021258
CITY OF PORTLAND



This is to certify that Schair Gillian B & /Monaghan Woodwork
has permission to Replace 6'8" x 6'8" Porch and remodel kitchen
AT 4 Walker St Portland, OR 97205 L 055 D005001

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 laid or closed-in. **48 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 _____

Jamie Bouke 12/2/02
Director - Building & Inspection Services

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.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **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.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

12/8/02
Date

[Signature]
Signature of Inspections Official

12/8/02
Date

CBL: SS-D-5 Building Permit #: 02-1258



CITY OF PORTLAND, MAINE
Department of Building Inspections

11/7 20 02

Received from Monaghan Woodworks

Location of Work 4 Walker St

Cost of Construction \$ 128,000

Permit Fee \$ 203- 75,000

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other CUAD

CBL: 055-1045

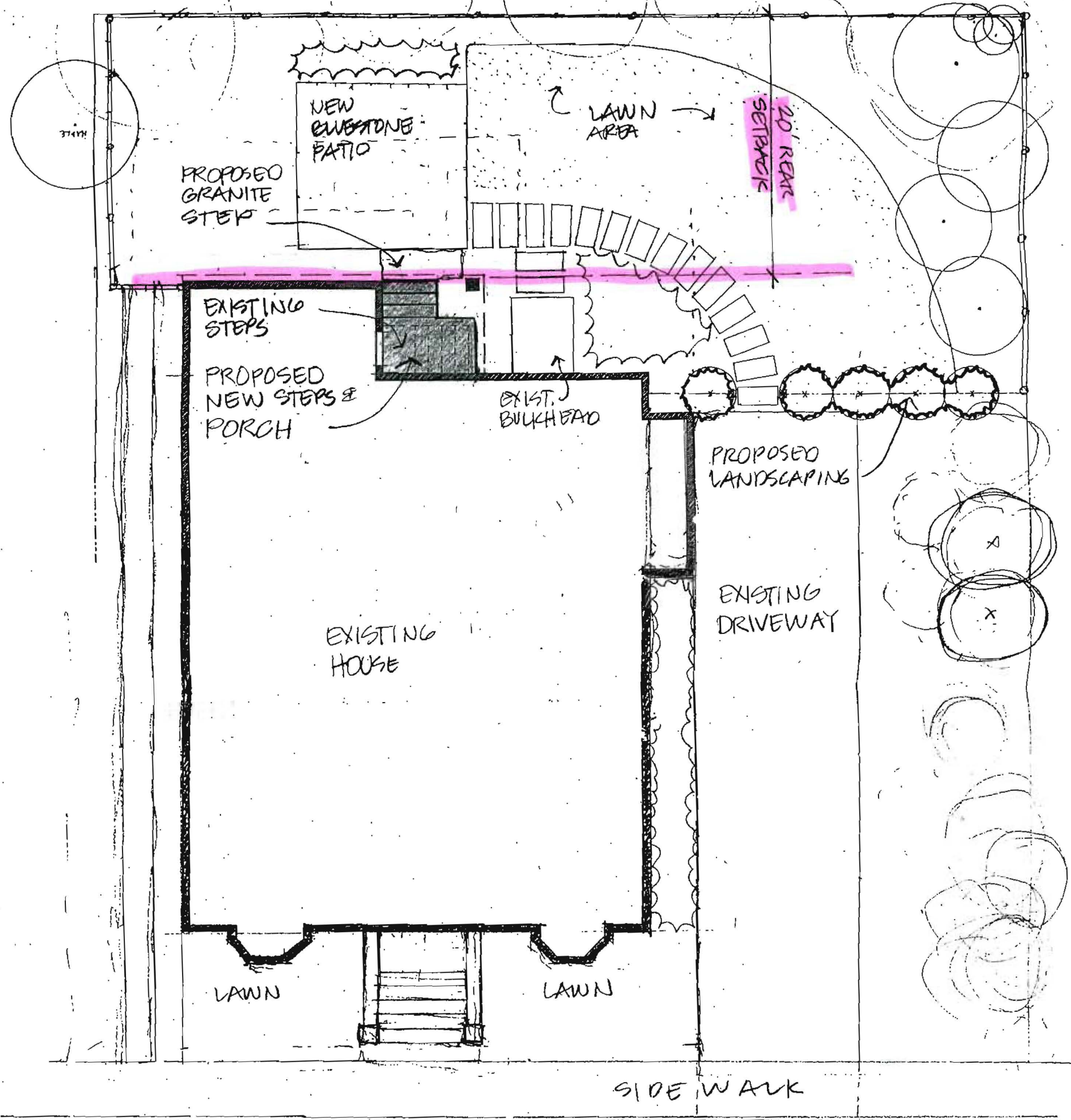
Check #: 0187 Total Collected \$ 203-

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

A-6 Zone
Rear 20' Req 20'+ shown



WALKER STREET

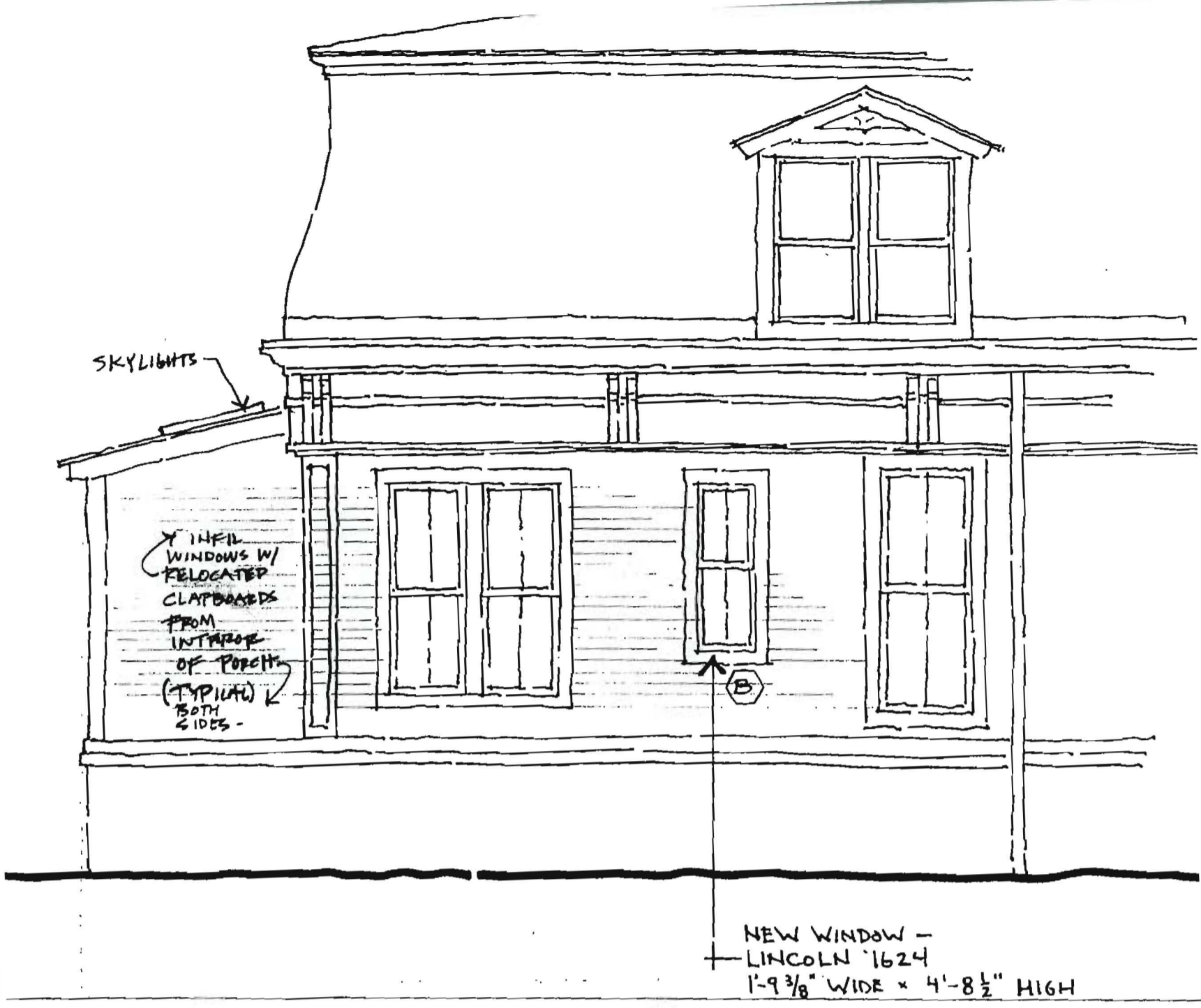
PROPOSED SITE PLAN
TO:

4 WALKER ST.

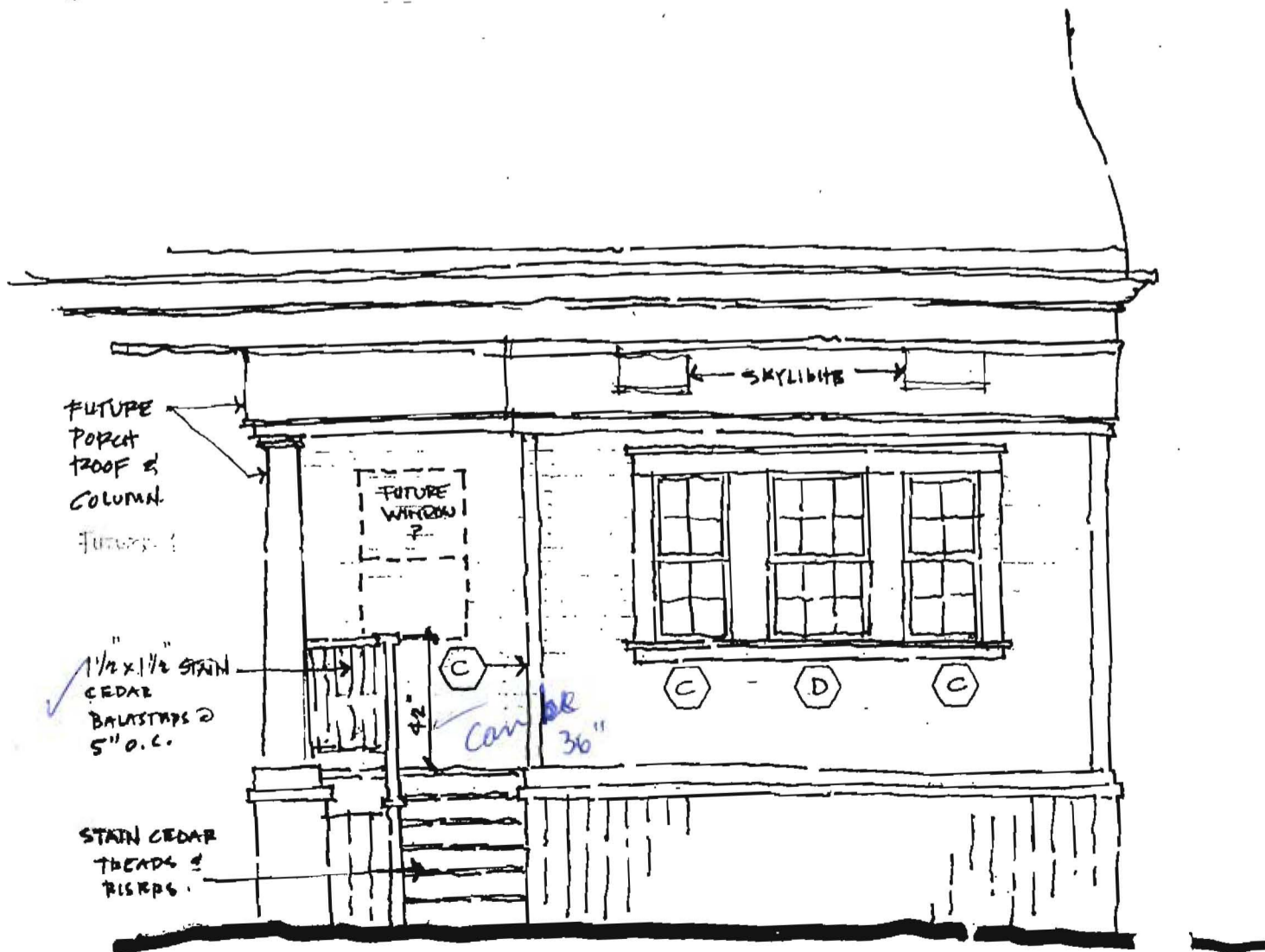
NOV 4, 2002

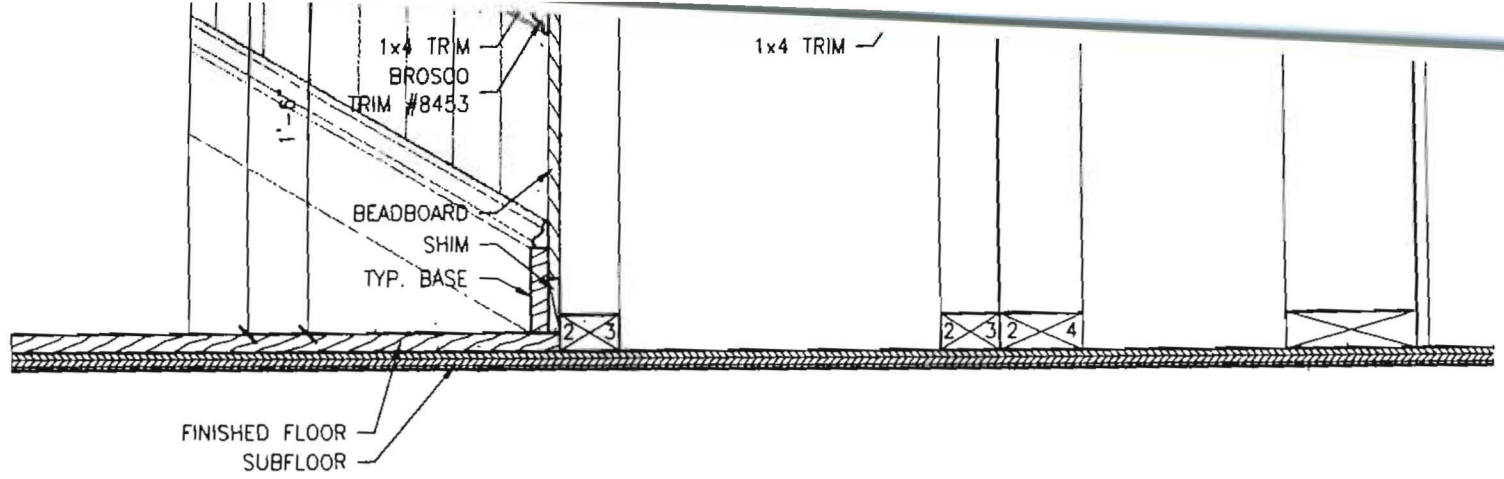
1/8" = 1'-0"

Mohr & Seredin, Landscape Architects, Inc.

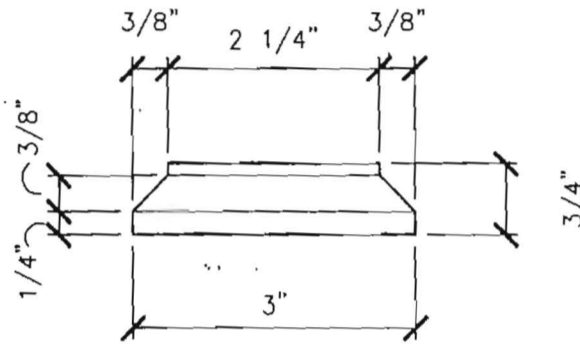


8	NORTH ELEVATION
1/4" = 1'-0"	

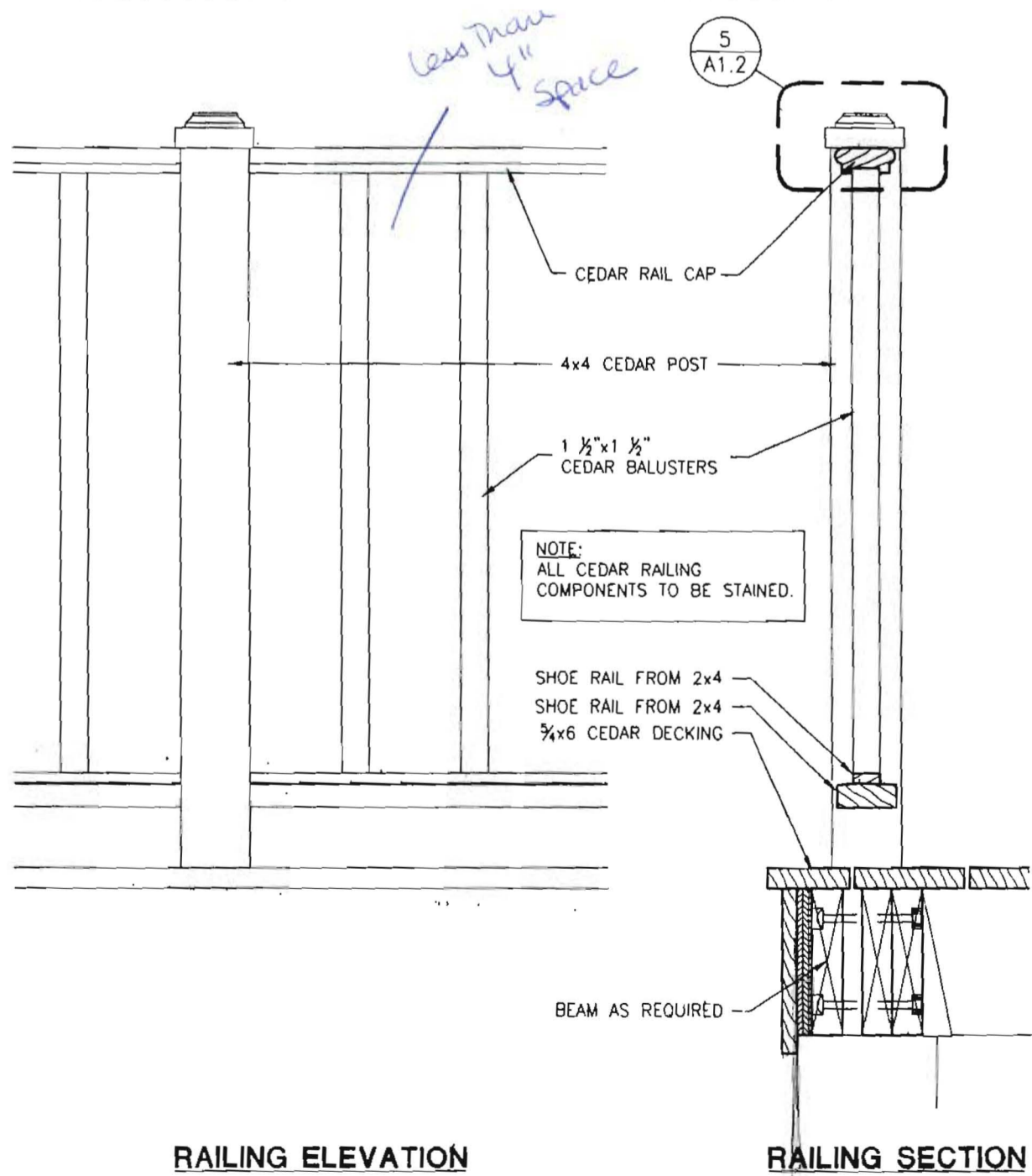




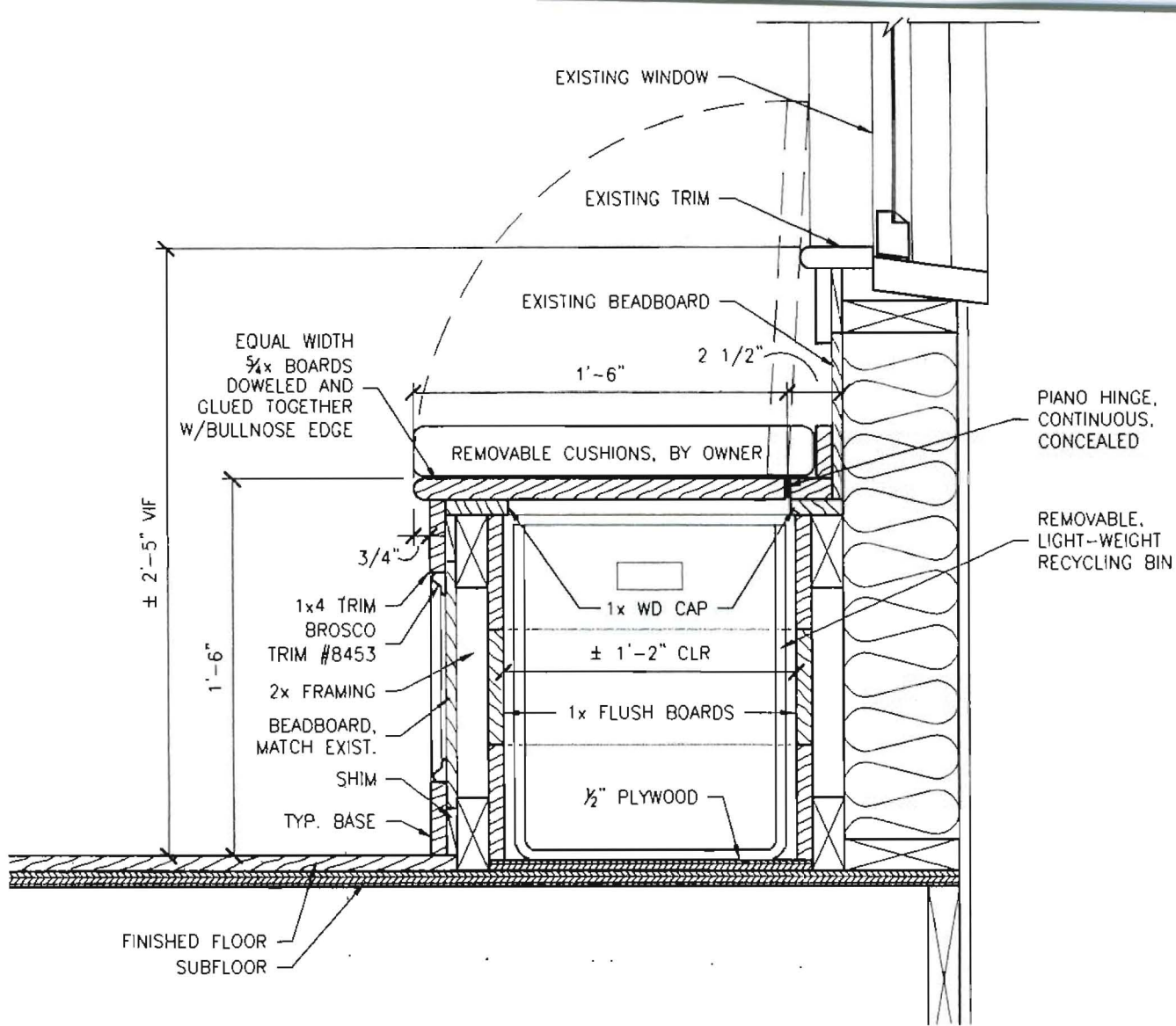
6	DETAIL AT BENCH W/ CURVED BACK
1 1/2"=1'-0"	A1.1



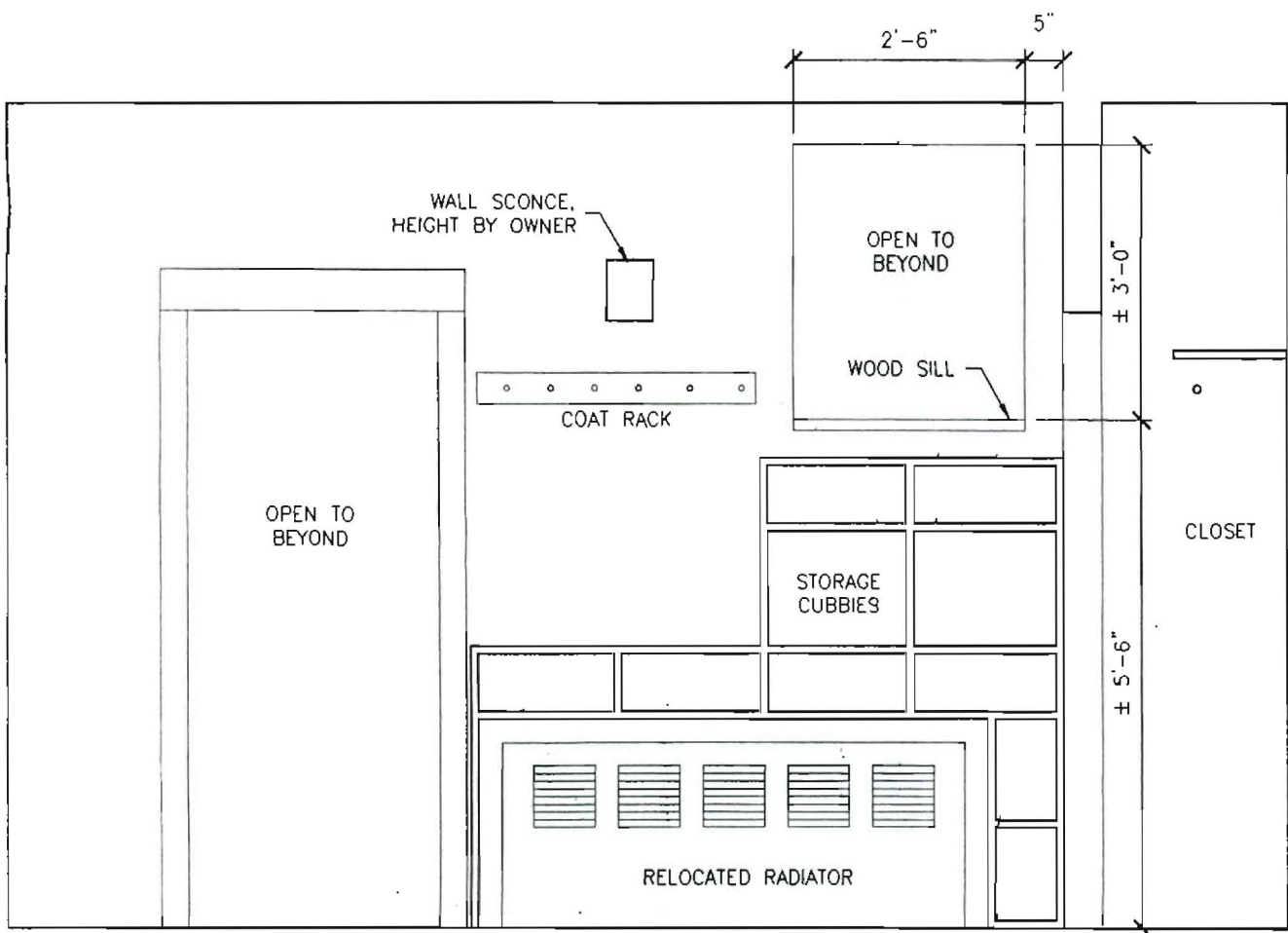
5	PORCH RAILING CAP DETAIL
6"=1'-0"	A1.2



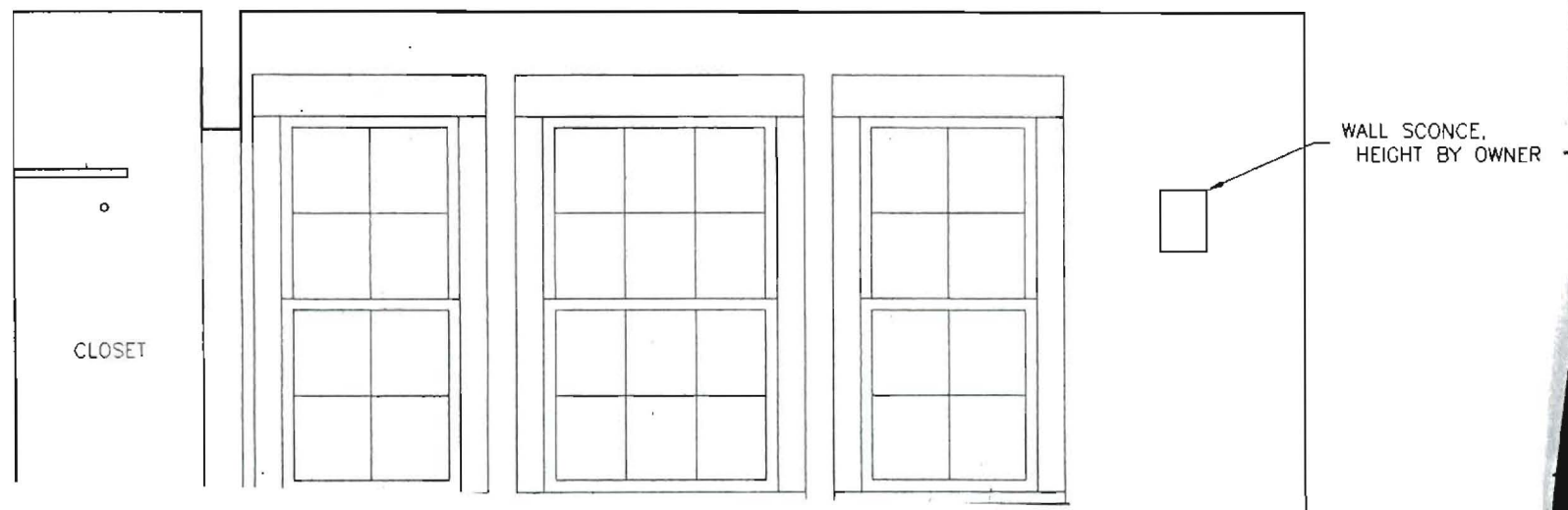
4	PORCH RAILING DETAILS
1 1/2"=1'-0"	



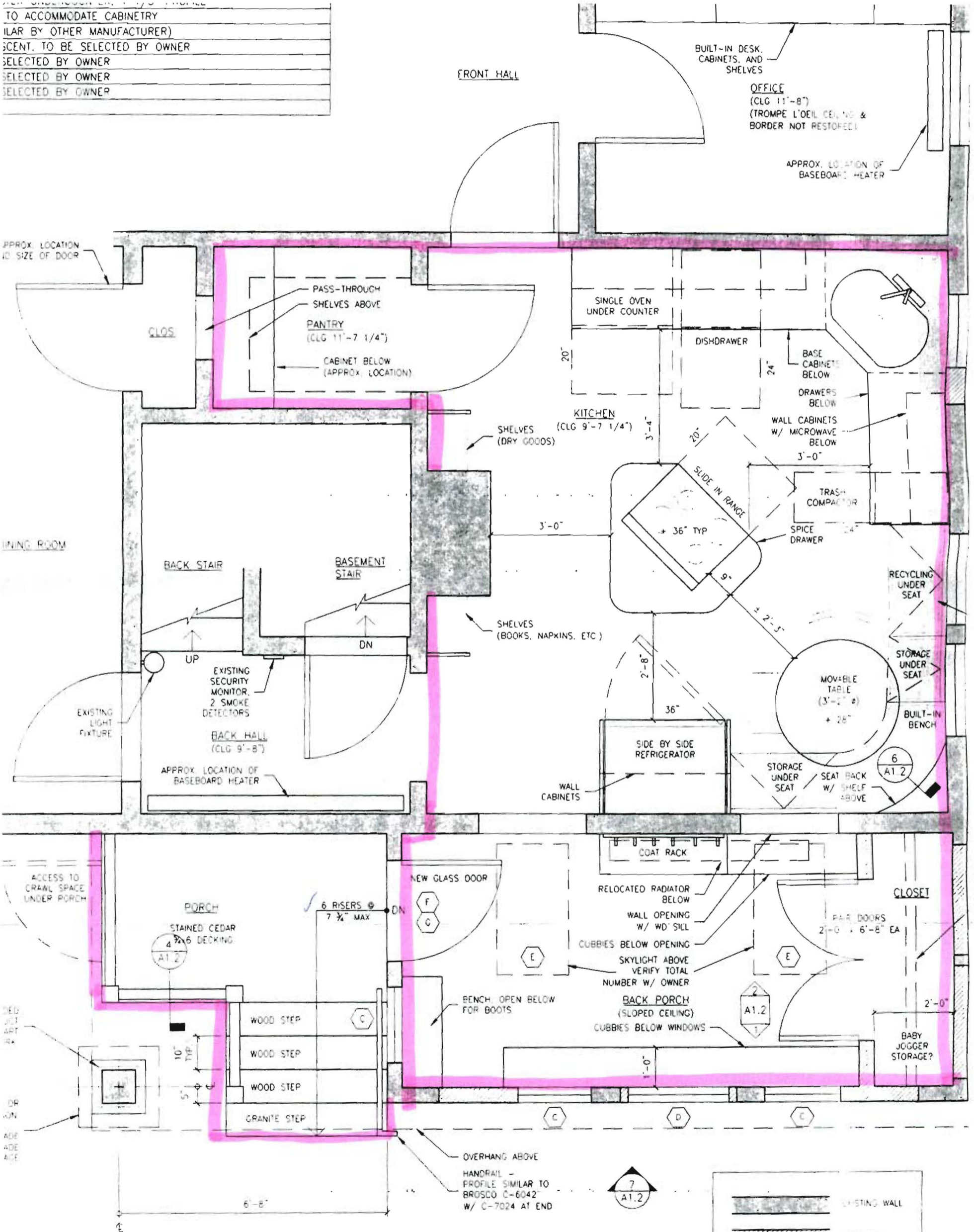
3	RECYCLING BENCH DETAIL
1 1/2"-1'-0"	A1.1



2	RECYCLING BENCH DETAIL
1 1/2"-1'-0"	A1.1

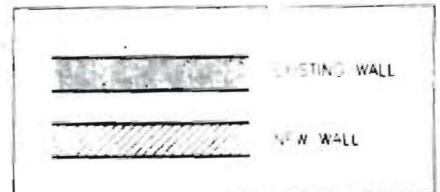


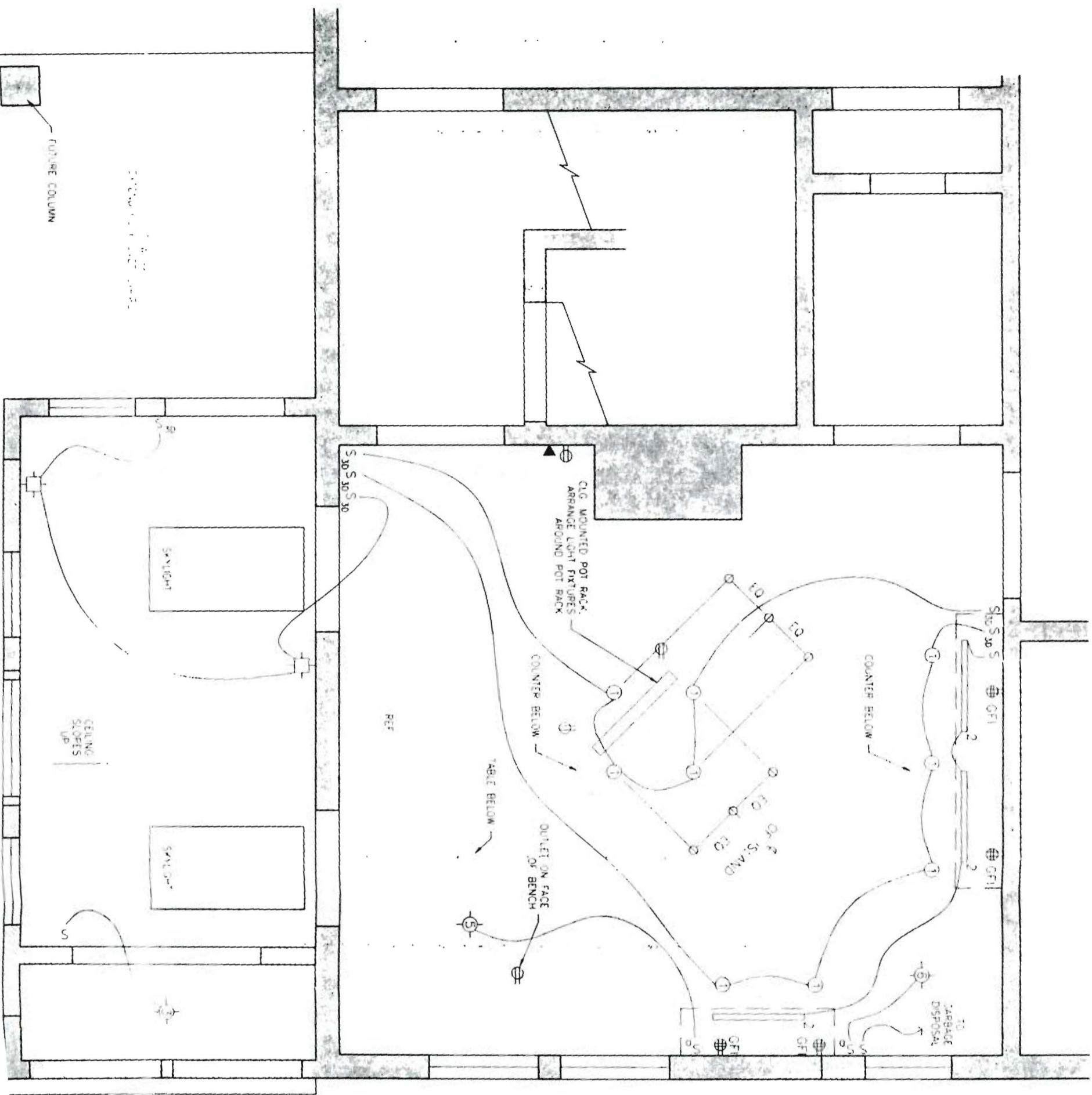
TO ACCOMMODATE CABINETS
 ILAR BY OTHER MANUFACTURER)
 SCENT, TO BE SELECTED BY OWNER
 SELECTED BY OWNER
 SELECTED BY OWNER
 SELECTED BY OWNER



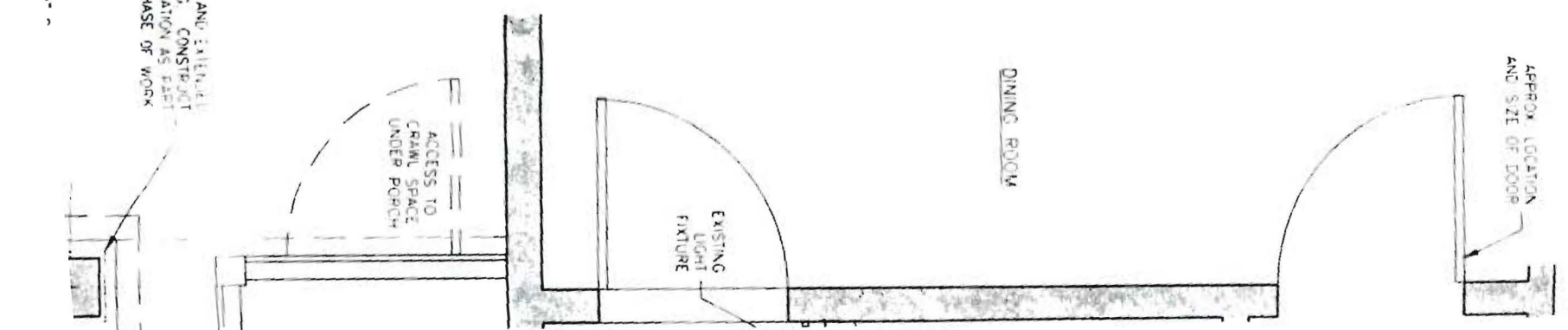
1 PROPOSED KITCHEN PLAN
 1/2" = 1'-0"

DNK - effort area





FUTURE COLUMN AND EXTENDED ROOF OVERHANG. CONSTRUCT COLUMN FOUNDATION AS PART OF INITIAL PHASE OF WORK



ELECTRICAL FIXTURE LEGEND

S	SWITCH	○	RECESSED LIGHT FIXTURE
S ₃	3-WAY SWITCH	○ WP	WATERPROOF LIGHT FIXTURE
S _D	SWITCH W/ DIMMER	⊕	DUPLEX OUTLET
□	TV/CABLE/ELECTRIC OUTLET	⊕	QUAD OUTLET
▼	TELEPHONE	⊙	WALL WASHER
▽	TRACK LIGHTING	—	UNDER COUNTER FIXTURE
○	THERMOSTAT	△	ONE POINT SPOT LIGHT
⊙	DOORBELL	⊙	FAN
⊙	CEILING MOUNTED LIGHT FIXTURE	GFI	GROUND FAULT INTERRUPTOR
⊙	WALL SCONCE		

GENERAL ELECTRICAL NOTE:

THE LOCATIONS OF THE ELECTRICAL DEVICES SHOWN ARE REQUESTED BY THE OWNER CONTRACTOR TO PROVIDE ADDITIONAL DEVICES AS REQUIRED BY CODE AND BY APPLIANCE SPECIFICATIONS

WINDOW AND DOOR SCHEDULE

WINDOW	TYPE	MODEL NUMBER	WIDTH R.O.	HEIGHT R.O.	COMMENTS
A	EXISTING	--	VARIES	VARIES	EXISTING WINDOW TO REMAIN
B	DOUBLE HUNG	1624	1'-9 7/8"	4'-9"	
C	DOUBLE HUNG	1620	1'-9 7/8"	4'-1"	
D	DOUBLE HUNG	2420	2'-5 7/8"	4'-1"	
E	SKYLIGHT	FS 104	21 1/2"	39"	FIXED SKYLIGHT
F	GLASS DOOR	5108 (16)	± 2'-6"	± 6'-8"	SIMPSON MASTERMATIC DOORS (8 LITES)
G	SCREEN DOOR	ULTRA VIEW	± 2'-6"	± 6'-8"	BROSCO EASYCHANGE COMBINATION SCREEN/STORM

NOTES:

- WINDOWS ARE BASED ON LINCOLN WINDOWS.
- SKYLIGHTS ARE BASED ON VELUX.
- ALL WINDOWS ARE TO FIT INTO EXISTING OPENINGS. VERIFY SIZE IN FIELD.

LIGHT FIXTURE SCHEDULE

FIXTURE	TYPE	MANUFACTURER	COMMENTS
1	DOWNLIGHT	LIGHTOLIER	LYTECASTER DOWNLIGHT, 6 3/4" DEEP, A1ZAK FRAMEKIT: 1102P1 REFLECTOR: SPECULAR CLEAR
2	UNDER COUNTER FLOURESCENT	LIGHTOLIER	TASKMASTER UNDER COUNTER, 1 7/8" PROFILE (OR SIMILAR BY OTHER MANUFACTURER) FLOURESCENT, TO BE SELECTED BY OWNER
3	SURFACE MTD.-CEILING	-	TO BE SELECTED BY OWNER
4	WALL SCONCE	-	TO BE SELECTED BY OWNER
5	PENDANT	-	TO BE SELECTED BY OWNER
6	PENDANT	-	TO BE SELECTED BY OWNER