

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

JAN 25 2005

Permit Number: 050077

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Gamage Mary E & /Greg Bar
has permission to Expand mudroom 4' x 12', and install beam to span 6" of beam in kitchen
AT 142 Concord St 131 F028001

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 inspection must given and when permit on procu before this building or part thereof lated or closed-in. H R 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

Jeanie Banke 01/25/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-007	Issue Date: JAN 25 2005	CBL: 131 F028001
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Location of Construction: 142 Concord St	Owner Name: Gamage Mary E &	Owner Address: 142 Concord St	Phone: 828-0158
Business Name:	Contractor Name: Greg Bartley	Contractor Address: Portland	CITY OF PORTLAND 2077813173
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R5

Past Use: Single Family	Proposed Use: Single Family w/expanded mud room & beam to replace bearing wall in kitchen	Permit Fee: \$156.00	Cost of Work: \$14,100.00	CEO District: 4	11,760.00
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC-2003		

Proposed Project Description:
Expand mudroom 4' x 12', and install beam to span 9'-6" of bearing in kitchen

Signature: _____ Signature: **MB 1/25/05**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: imb	Date Applied For: 01/25/2005	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: MB 1/25/05	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: MB
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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

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: <u>142 CONLON ST. PORTLAND 04103</u>		
Total Square Footage of Proposed Structure <u>36 144 SQ FT</u>	Square Footage of Lot <u>11,760 SQ FT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>131</u> Block# <u>F</u> Lot#	Owner: <u>JEFFREY B. GRIGGINS</u> <u>MARIE GAMAGE</u>	Telephone: <u>207 974 0258</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JEFF GRIGGINS</u> <u>142 CONLON ST</u> <u>PORTLAND ME 04103</u>	cost Of Work: \$ <u>14,100</u> Fee: \$ <u>156.00</u>
Current use: <u>SINGLE FAMILY HOME</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same</u>		
Project description: <u>Add on approx 3' x 12' to mudroom w/ beam</u> <u>Remove kitchen wall</u>		
Contractor's name, address & telephone: <u>GREG BARTON 389 BLACKSTAN RD 04105</u> <u>781 3173</u>		
Who should we contact when the permit is ready: <u>JEFF GRIGGINS 207 632 0620</u>		
Mailing address: <u>142 CONLON ST</u> <u>PORTLAND MAINE 04103</u>		
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: <u>207 632 0620</u>		

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.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

PERMIT ISSUED

JAN 25 2005

JAN 25 2005

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 their 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 Officers' authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the rules applicable to this permit.

Signature of applicant: _____ Date: 1-25-05

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0077	Date Applied For: 01/25/2005	CBL: 131 F028001
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Location of Construction: 142 Concord St	Owner Name: Gamage Mary E &	Owner Address: 142 Concord St	Phone: () 828-0258
Business Name:	Contractor Name: Greg Bartley	Contractor Address: Portland	Phone: (207) 781-3173
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family wlexpanded mud room & beam to replace bearing wall in kitchen	Proposed Project Description: Expand mudroom 4' x 12', and install beam to span 9'-6" of bearing in kitchen
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 01/25/2005
Note: **Ok to Issue:**

1) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 01/25/2005
Note: **Ok to Issue:**

- 1) If the owner decides to change the roof/ceiling design to a cathedral or elevated ceiling, a construction design shall be submitted to this office prior to framing.
- 2) Permit approved based on the plans submitted and reviewed wownerlcontractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

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	131 F028001
Location	142 CONCORD ST
Land Use	SINGLE FAMILY
Owner Address	GAMAGE MARY E & JEFFREY B GRIFFITHS JTS 142 CONCORD ST PORTLAND NE 04103
Book/Page	16844/049
Legal	131-F-28 CONCORD ST 142 GLENWOOD AVE 11760 SF

1/25/04
gamm
Jeff

RS

050077

Valuation Information

Land	Building	Total
\$34,760	\$108,460	\$143,220

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1943	Cape	1.5	1976	0.27	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		7	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
10/15/2001	LAND + BLDING	\$175,500	16844-049

Picture and Sketch

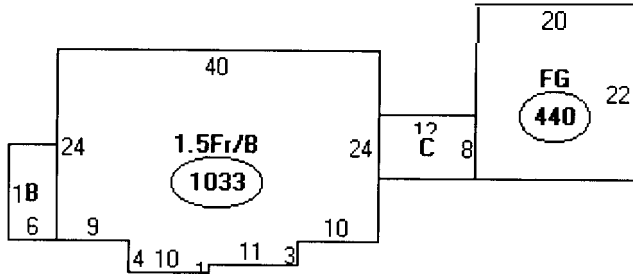
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

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

New Search!





Descriptor/Area

A: 1.5Fr/B
1033 sqft

E: 1Fr/B
72 sqft

C: 1Fr
96 sqft

D: FG
440 sqft

1641
+ 36 SF

1,677

OK

Lot 11,760
x 40%

4,704 SF

Mary Gamage
Jeff Griffith
142 Concord Street
Portland, ME 04103

Furnish the materials & perform the labor necessary for adding 4' of living space to breezeway & creating an opening from kitchen to new family room.

Scope of work:

- Removal of breezeway complete. All debris will be removed from premise & taken to local transfer station. Homeowner will furnish dump pass if he has one.
- New addition will set on a cinderblock frost wall that is 4'-6" with a 12" footing. Poly will be placed over interior ground after completion of wall.
- Floor of new breezeway will be built with 2X8 PT materials with " plywood between each joist filled with 6" fiberglass insulation. " plywood will cover the joist.
- Walls will be constructed with 2X6 covered with " OSB board, house wrap & siding to match existing house. Homeowner will furnish siding. → 8" PINE
- Interior walls & ceiling will be insulated & covered with " wall board, coated & lightly sanded. Ceiling will be a vaulted.
- Roof will blend in with garage roof. New roof will be covered with water & ice shield & will have a ridge vent. Part of garage roof will be stripped, shingled & blend in with new roof.
- Breezeway will have a built in close & pantry as drawn, Doors will be reused from living room closet area. Homeowners will furnish two desired exterior door from Loranger Door & windows with locks & keys. - LORANGER
- Kitchen ceiling will blend in with new family room. Supporting beam will be sub-merge into ceiling with joist hanger. One on each joist.
- Remove one side window & add to back set of windows. Installing longer header & creating new one piece window sill. Close-in where single window came out.
- Take out wall between two closets & finish off with wall board. Shelving will be determined at later date.
- Electrical outlets will be to code. Homeowner will furnish all desired lighting fixtures.

Min
3-2x12
to span
max 9'6"
or
LUL'S
w/s rec sheet

\$ 14,100.00

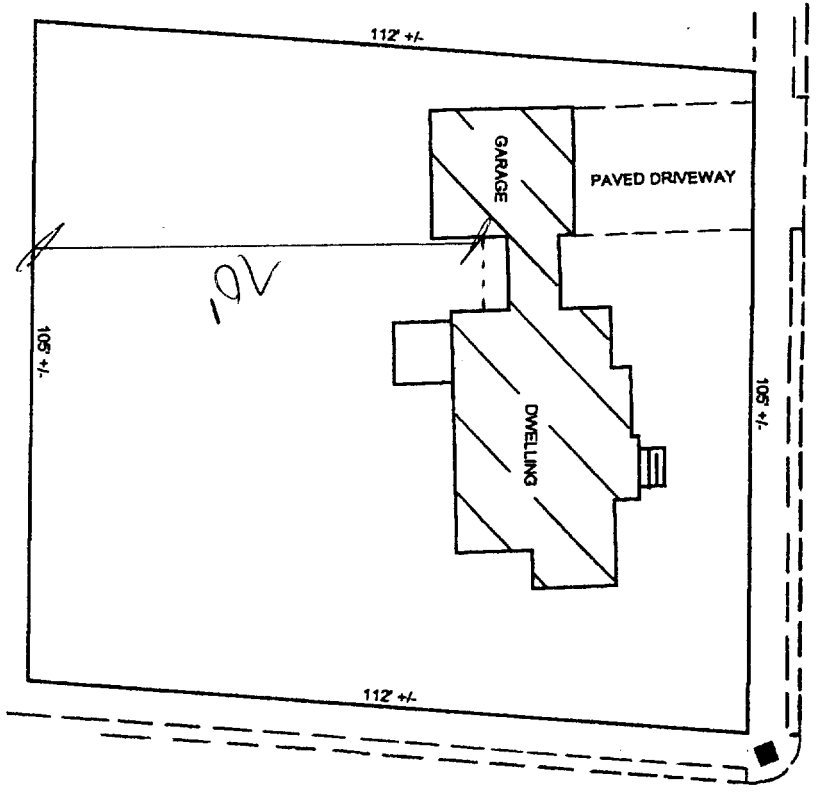
Homeowner will be responsible for any floor covering, plumbers, & any permits required by the city of Portland.

Work will start the week of February 7, 2005

Sign, _____

~ **Greg 781-3173**

CDCORD ST.



R5 Zone

Rear 20' Key
70' shown

1" = 30'

MORTGAGE LOAN INSPECTION PLAN

R-5 PORTLAND ACCESSORIES

PORTLAND ME. GEN. DATE 14.

The dwelling does conform to local zoning building setbacks at the time of construction.

The dwelling is not in a special flood zone as defined by flood insurance rate map 230051-0007 dated 12-8-1998.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (referenced below), and tax map information. A

STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN. This plan may not be recorded or used for any land divisions. Anyone who uses this plan for anything other than for mortgage purposes does so at their own risk. The property shown on this plan may be subject to assessments, covenants, and restrictions of record which may or may not be shown on this plan.

This inspection conforms to the standards of the Maine Board of Professional Land Surveyors, standards of practice for a Mortgage loan inspection.

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.

- 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 of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 131-F-028

Building Permit #: 05-0077