

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number - 070164
PERMIT ISSUED
FEB 22 2007
CITY OF PORTLAND

This is to certify that PAPPAS ARGYRO C / Luke Boyle
has permission to Basement - Remove walls, floors due to flooding. Replace wall floors - remove kitchen in basement
AT 142 PLEASANT AVE 131 G00300

provided that the person or persons who receive or accept this permit shall comply with all of the provisions of the Statutes of the State 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 is procured before this building or part thereof is altered or 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

Jeanne Bouke 2/22/07
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: 07-0164	Issue Date:	CBL: 131 G003001
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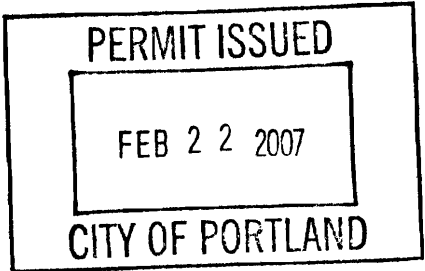
Location of Construction: 142 PLEASANT AVE	Owner Name: PAPPAS ARGYRO C	Owner Address: 142 PLEASANT AVE	Phone:
Business Name:	Contractor Name: Luke Boyle	Contractor Address: 109 Harris Ave Portland	Phone 2073329609
Lessee/Buyer's Name	Phone:	Permit Type: <i>Alterations</i> Additions - Multi Family	Zone: <i>R5</i>

Past Use: Multi - Family	Proposed Use: Multi- Family - Basement - Remove walls, floor due to flooding. Replace walls, floors -remove kitchen in basement <i>leg use: 2 family (per microphone)</i>	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 4
Proposed Project Description: Basement - Remove walls, floor due to flooding. Replace walls, floors - remove kitchen in basement		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2003</i> Signature: <i>[Signature]</i> Date: <i>2/22/07</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: Idobson	Date Applied For: 02/14/2007	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	Zoning Appeal	Historic Preservation
<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"/> <i>ok w/ conditions</i> Date: <i>2/15/07 ASU</i>	<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: _____	<input 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: _____



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

4/11/07

~~II~~

Not conforming plumbing connection water closet Basement

Need Fire proofing under stairs in Basement

Electric not grounded properly

1 smoke detector only in Basement

Many questions ABOUT USE of BASEMENT - ^{RE} Jeanie Bouke & Smith

4/11/07 Area (walls) closed in at building drain line. Did view
no hub fitting from PVC to cast. OK Bathroom Area to be
permitted on # 07-0212 - All piping must be inspected prior to
close in - See conditions on that permit.

- Framing to be 2" from chimneys
- Firemate sensors at new wall mounted ^{furnace} units need to be
unobstructed - (closet framing is too close). JMB

4/27/06 not ready for close in inspection. Asked owner to get a
licensed plumber to complete plumbing. Told owner to have sink
removed from kitchen, discussed ^{need for} fire rated ceiling in
bathroom. ~~was~~ Clarified 1 smoke detector in Basement
maximum. Smoke detectors installed in all 3 units
per "existing" code.

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.

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

Leah Doyle _____
Signature of Applicant/Designee Date
Donna Martin Admin _____
Signature of Inspections Official Date

CBL: 131 G 003 Building Permit #: 07-0164

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0164	Date Applied For: 02/14/2007	CBL: 131 G003001
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Location of Construction: 142 PLEASANT AVE	Owner Name: PAPPAS ARGYRO C	Owner Address: 142 PLEASANT AVE	Phone:
Business Name:	Contractor Name: Luke Boyle	Contractor Address: 109 Harris Ave Portland	Phone (207) 332-9609
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi- Family - Basement - Remove walls, floor due to flooding. Replace walls, floors -remove kitchen in basement	Proposed Project Description: Basement - Remove walls, floor due to flooding. Replace walls, floors -remove kitchen in basement
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/15/2007

Note: The legal use of the building is two units, and there are three units on the first and second floor. I wrote a letter 2/14/07 to the owner telling him that he has thirty days to remove the third unit or to apply to legalize the third unit through the Legalization of Nonconforming Dwelling Units Application. **Ok to Issue:**

- 1) This permit is being issued with the understanding that the illegal unit on the first or second floor will either be removed or legalized through the Legalization of Nonconforming Dwelling Units application by March 16, 2007.
- 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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) This permit is being issued with the condition that all the kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, kitchen sinks, etc. shall be removed from the basement.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/22/2007

Note: **Ok to Issue:**

- 1) The closet only in the storage room can be finished for the protection of clothes.
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 3) This permit requires the removal of the basement kitchen. This permit allows for the finishing of only the office room designated on the plans. All other unfinished areas shall remain as such due to insufficient ceiling height. The basement bathroom area is not issued under this permit. It should be noted that there are other rooms in the basement that were previously finished without approvals along the Lawn Ave side and at the front.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) 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.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Pending **Reviewer:** Cptn Greg Cass **Approval Date:**

Note: **Ok to Issue:**

Comments:

Location of Construction: 142 PLEASANT AVE	Owner Name: PAPPAS ARGYRO C	Owner Address: 142 PLEASANT AVE	Phone:
Business Name:	Contractor Name: Luke Boyle	Contractor Address: 109 Harris Ave Portland	Phone (207) 332-9609
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

2/21/2007-jmb: Luke has inquired about finishing off the basement, he came in to verify that the first room on the right when entering from the bulkhead will be the only new finished room with a 7' ceiling. Ok to issue

2/15/2007-jmb: George M. Called from Greece to inquire about code issues and to explain what happened with the freezing pipes. I informed of the land use violation and that he needs to resolve those issues upon return next month.

**City of Portland
Inspection Services
RETURN OF SERVICE**

On the 14th day of February, 2007, I made service of the
Drop Work Order upon ~~Luca Boyle~~ Argyro Pappas
at 389 Congress St. City Hall

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is

By delivering a copy to an agent authorized to receive service of process, and whose name is Luke Boyle

By (describe other manner of service) _____

DATED: 2/14/07

Jeanie Bonke
Signature of Person Making Service

CEO
Title

I have received the above-referenced documents

Luke Boyle
Signature of Person Receiving Service

Refused to Sign

Unable to Sign



Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

*Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspections Division Director*

February 13, 2007

COPY

PAPPAS ARGYRO C
142 PLEASANT AVE
PORTLAND, ME 04103

CBL: 131 G003001
Located at 142 PLEASANT AVE

Certified Mail 70033110000260641190

Dear Mr. PAPPAS,

STOP WORK ORDER

An evaluation of the above-referenced property on 02/13/2007 revealed that building construction was being conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

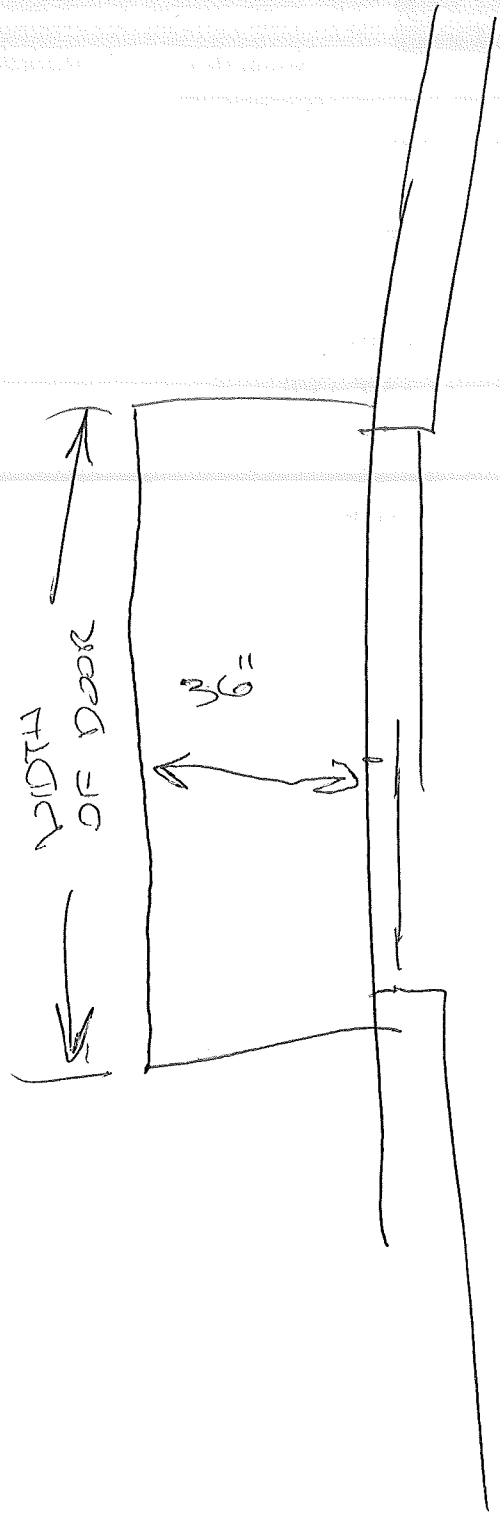
Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Zak Horton @
Building Inspector

COPY





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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

February 14, 2007

Argyro Pappas
142 Pleasant Avenue
Portland, ME 04103

RE: 142 Pleasant Avenue – 131 G003 – R5 – illegal dwelling units

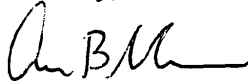
Dear Mr. Pappas,

It has come to our attention that you have two illegal dwelling units at your property at 142 Pleasant Avenue. The most recent building permit we have in our records is from August 9, 1977, and it states that the use of the building was a two family. When our code enforcement officers inspected the property February 13, 2007, they found three dwelling units on the first and second floor and a fourth kitchen and some rooms in the basement. Since the legal use is a two family, two of the dwelling units are illegal.

Section 14 – 117(a)(2)(a) of the ordinance states that the land area required for three or more dwelling units in the R5 zone is 6,000 square feet per dwelling unit. Your property only has 7980 square feet, so you are not able to apply for a change of use permit to add a third and fourth dwelling unit. Section 14-391 of the ordinance outlines a process where properties with existing illegal dwelling units may be recognized as a legal nonconforming use. The illegal units have to have existed since April 1, 1995. I have enclosed a copy of the application for Legalization of Nonconforming Dwelling Units that explains what you need to do to apply. It also includes a copy of section 14-391 of the ordinance. If the zoning administration cannot approve the application based on the evidence submitted or if an owner of any property within 300' of the structure objects, then the applicant can file a Conditional Use Appeal to the Zoning Board of Appeals. If the application is denied, then you will be required to remove the illegal dwelling units.

You have thirty days from the date of this letter to either file an application for the Legalization of Nonconforming Dwelling Units or remove the illegal units. Please feel free to call me if you have any questions.

Sincerely,



Ann B. Machado
Zoning Specialist
(207) 874-8709



(R) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

PERMIT ISSUED
01516
AUG 25 1950
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, August 17, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter ~~residence~~ ~~work~~ the following building ~~space~~ ~~occupancy~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 112 Pleasant Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Ernest B. Johnson, 112 Pleasant Avenue Telephone 3-2726
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dwelling No. families 2
 Last use _____ " _____ No. families 1
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 250. Fee \$ 200

General Description of New Work

- To change use of dwelling house from one family to two family--one rent on first floor with large living room on second floor and one apartment on second floor excluding this front room.--~~no~~ third floor not to be used.
- To remove non-bearing partition between ~~living room~~ bath and bedroom and close up closet door with 2x4 studs, 16" o.c. to be covered with plasterboard. (second floor)
- To change window to door on first floor to permit entrance from out of doors to hall. doubled 2x4 header over this window to remain over door.
- To change window to door on second floor from rear hall to sun porch roof--doubled 2x4 header over this window to remain for door.

no finished rooms on 3rd floor
3rd floor window 8x7 1/2

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber--Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

RS RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 5, 1968

PERMIT ISSUED

JUL 8 1968

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 112 Pleasant Ave. Within Fire Limits? Dist. No.
Owner's name and address C. Foyas, 1/2 Pleasant Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Carl Christenson, 92 Abby Lane Telephone 797-1610
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Dwelling No. families 1
Last use " No. families 1
Material Lumber No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 1,500 Fee \$ 6.00

General Description of New Work

To demolish existing 2-story front projection
To construct 16'x8' addition on second floor (filling in jog) - now a platform without roof
To put in new door on second floor

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation See plan Thickness, top bottom cellar
Kind of roof pitch Rise per foot Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 4x6
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd existing, 3rd, roof 2x8
On centers: 1st floor, 2nd, 3rd, roof 16"
Maximum span: 1st floor, 2nd, 3rd, roof 8'
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated, number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Signature and date: 7/9/68

Miscellaneous

Will work require disturbing of any tree on a public street? NO
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are

Luke Boyle 332-9609 Agent for Mr. Kappas.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0674

AUG 9 1977

ZONING LOCATION R-5 PORTLAND, MAINE, Aug. 9, 1977.

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 142 Pleasant Ave. Fire District #1 [] #2 []
1. Owner's name and address Charles Kappas - same Telephone 775-1104
2. Lessee's name and address Telephone
3. Contractor's name and address OWOOD Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families 2
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 100 Fee \$ 5.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 Permit to construct roof over bay window and stairs as per plans, 1 sheet of plans.

Stamp of Special Conditions

Other roof over window and stairs

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [x] 2 [] 3 [] 4 []

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated... number commercial cars to be accommodated...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION-PLAN EXAMINER
ZONING: O.R. M.A.C. 8/19/77
BUILDING CODE: O.V. 2.8. 8/19/77
Fire Dept.
Health Dept.

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

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 G003001
Location	142 PLEASANT AVE
Land Use	TWO FAMILY
Owner Address	PAPPAS ARGYRO C 142 PLEASANT AVE PORTLAND ME 04103
Book/Page	13497/308
Legal	131-G-3 PLEASANT AVE 140-142 LAWN AVE 101-111 7980 SF

Current Assessed Valuation

Land	Building	Total
\$89,800	\$178,000	\$267,800

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1910	Old Style	2	2956	0.183		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
4	2		11	None	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
CANOPY	1	1970	8X8	D	A
CARPORT	1	1970	26X20	D	A
SHED-FRAME	1	1910	8X22	D	A

Sales Information

Date	Type	Price	Book/Page
12/01/1997	LAND + BLDING		13497-308

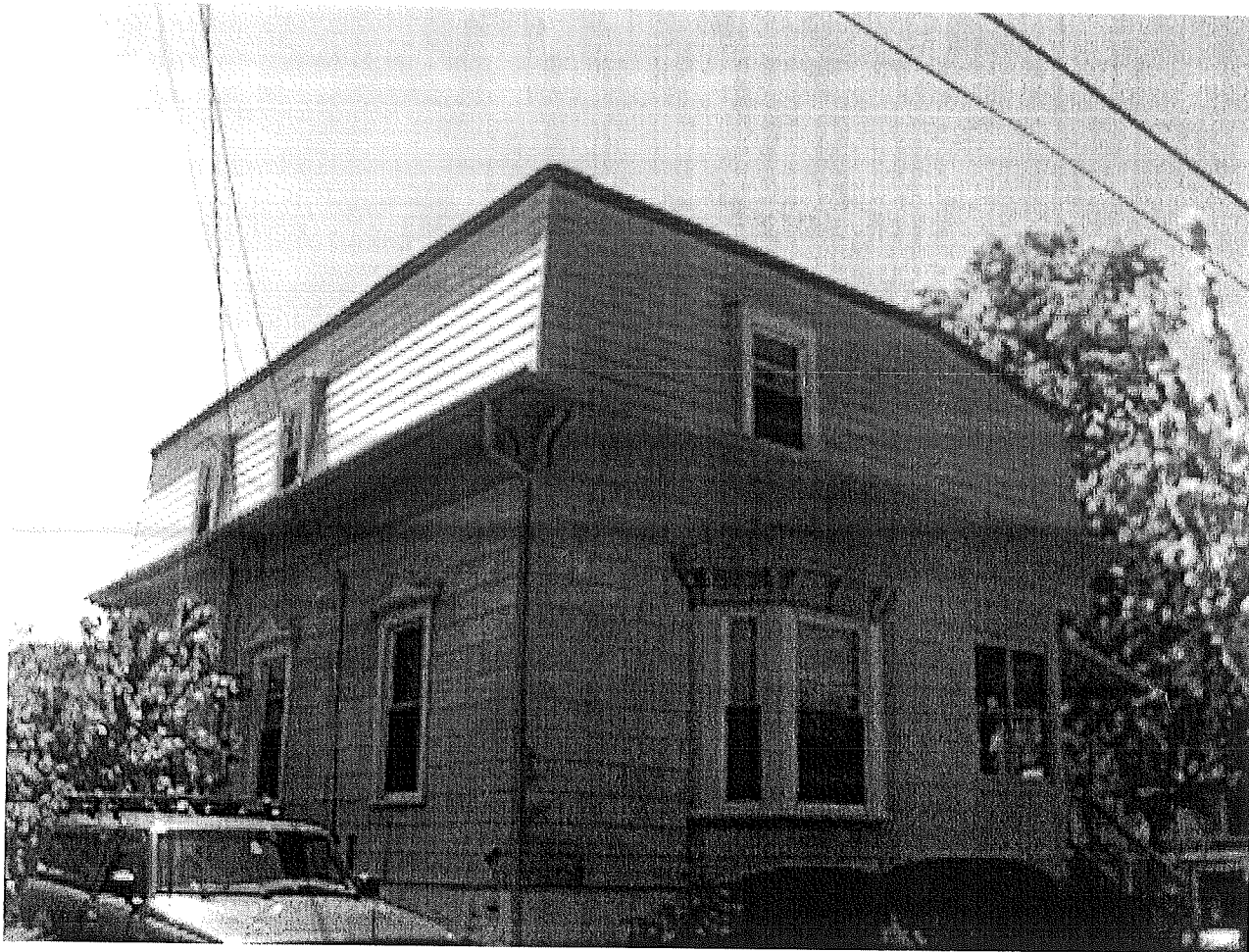
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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!





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>142 Pleasant Ave</u>		
Total Square Footage of Proposed Structure <u>514</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>131 G 3</u>	Owner: <u>PAPPAS ARGYRO</u>	Telephone: <u>775 1104</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>12,000</u> Fee: \$ <u>140.00</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Multi unit 4 Kitchens on site</u> If vacant, what was the previous use? <u>Work shop / Storage</u> Proposed Specific use: <u>Work shop / Storage</u> <u>3 Kitchens/units</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Remove walls and floors due to flooding (sewage)</u> <u>Replace walls and floors as they were in basement. Remove basement kitchen</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Luke Boyle</u>		
Mailing address: _____ Phone: <u>332 9609</u>		

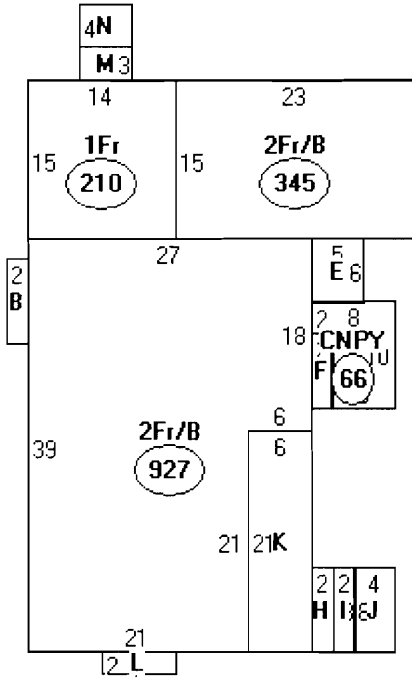
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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: <u>Luke Boyle</u>	Date: <u>2/14/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Descriptor/Area

A: 2Fr/B
927 sqft

B: FBAY
16 sqft

C: 1Fr
210 sqft

D: 2Fr/B
345 sqft

E: EP/B
30 sqft

F: FBAY
14 sqft

G: CNPY
66 sqft

H: 1Fr
16 sqft

I: 1Fr
16 sqft

J: OFP
32 sqft

K: 1Fr/EP/B
126 sqft

L: FBAY

R13 INSULATION IN WALLS AND FLOORS

This area previously finished

2x4 STUDS 16" OC

2x4 PLATE

3/4" PLYWOOD

3 1/2" ELEVATION

unfinished

TILE FLOOR

FURNACE ROOM

Basement Doors

5/8" Sheetrock on Furnace room wall

Proposed Storage area unfinished

STAIRS

CHIMNEY

FLOOR STRINGERS 16" OC

BRICK ROOST

26" ENDLESS STORAGE CLOSET

PLYWOOD SHEATHING

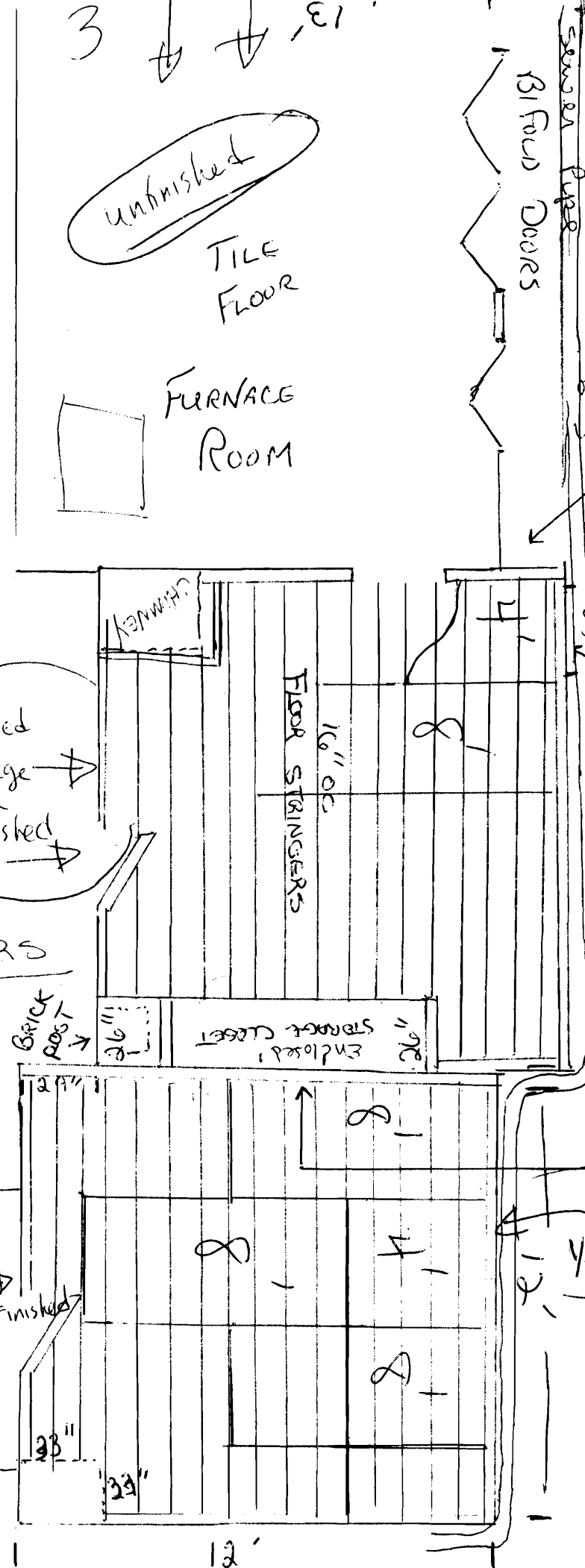
1) 33x19 SLIDING WINDOW FOR BASEMENT REPLACEMENT

CLOSE OFF OPENING AT STORAGE CLOSET

Proposed OFFICE 7' Ceilings per Luke B. 2/21/07

Insulate 1/2" S.R walls & ceilings

Basement





6" FLOOR ELEVATION

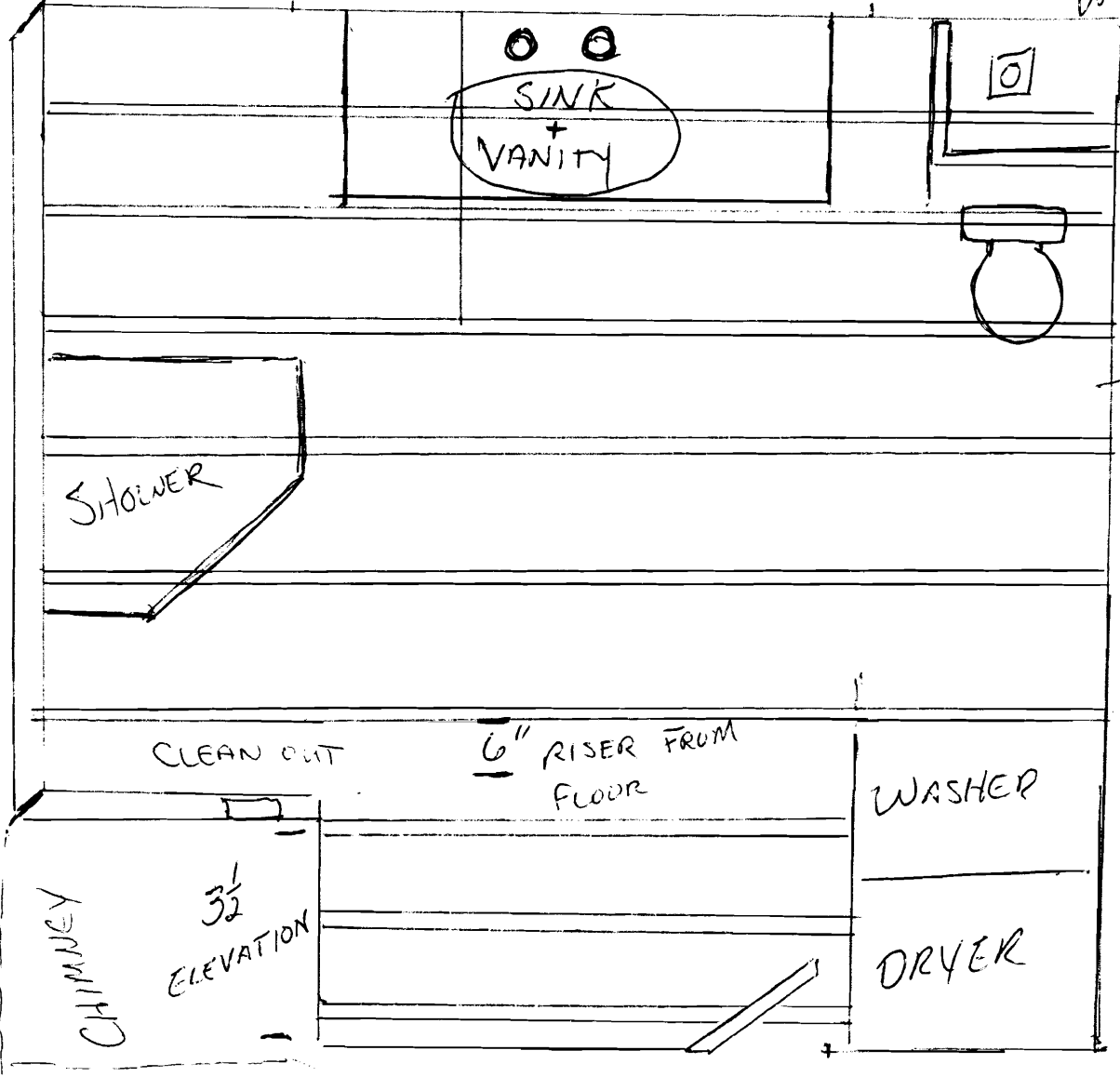
12' 3/4" PLYWOOD FLOORING

WATER METER

2x6 STRINGERS 16" O.C.

Proposed bathroom
Was an existing bathroom
Not to be part of
This permit

JMB



9

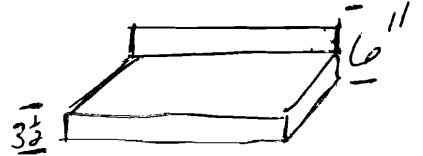
4

4'

30"

30"

3 ↑ ↑



3 1/2"

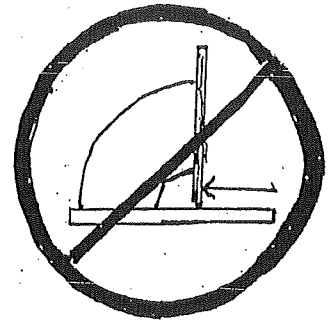
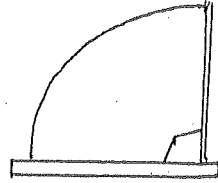
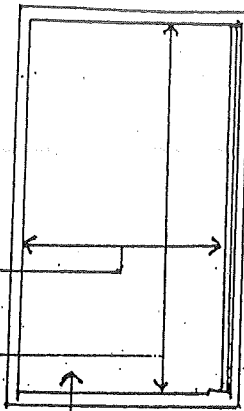
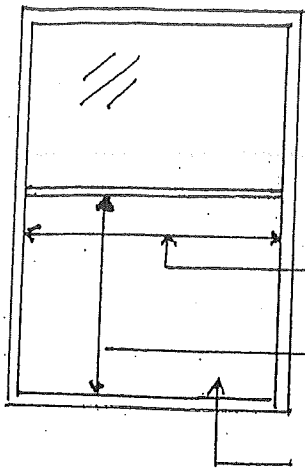
6"

Egress Windows

At least 1 egress window (or exterior door) is required to be provided in sleeping rooms, below the fourth story to be considered an egress window, all of the following ⁴ conditions must be met.

Double hung windows

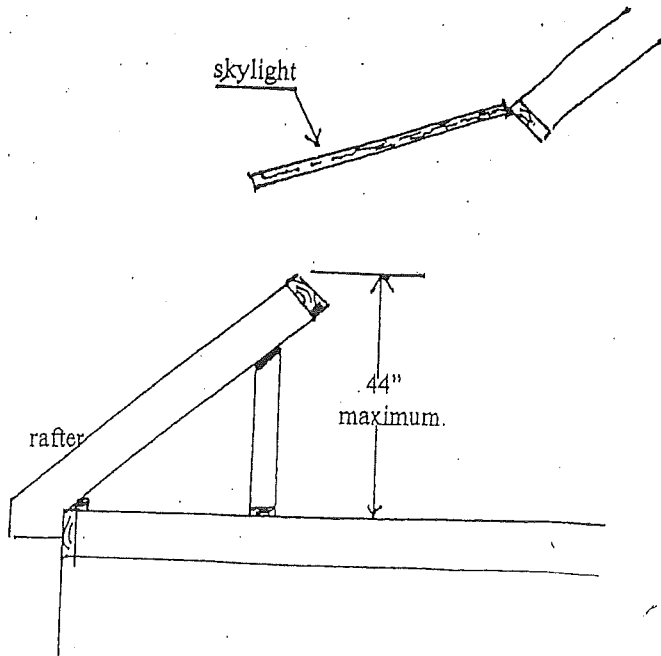
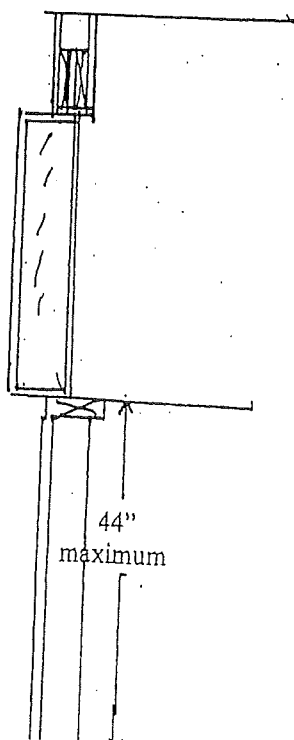
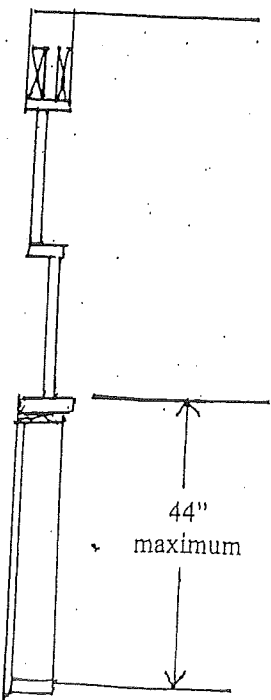
Casement Windows



- 1 minimum width 20"
- 2 minimum height 24"
- 3 Total net clear opening must be a minimum of:
5.7 square feet or 821 square inches

Caution... A window which may meet the minimum opening width & height requirements (of condition 1 & 2) does not qualify as an egress window unless it also meets the total square foot opening requirement. (condition #3)

- 4 Lowest point of the opening must not be more than 44 inches above the floor



Side section

5/8" Plywood
Spacer

2x10 Header

4'0"

Double 2x4
Jack stud

insulated glass

4'0"
Window
Height

2x4 Framing

1" = 1'-0"

20"
Shelf height
minimum

