

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080975

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Alec Leddy/Starly Construct

has permission to Build new garage to replace demolished garage - same footprint

AT 178 CONCORD ST L 132 G011001

provided that the person or persons firm or person 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.

ification of inspection must be
en and when permission proceed
ore this building or part thereof is
ed or service closed-in 4
OUR NO. REQUIRED

Apply to Public Works for street line and grade if nature of work requires such information.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED
AUG 21 2008
CITY OF PORTLAND
Department Name

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

8/21/08 *Chyn A*
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: 08-0975	Issue Date: 08/21/08	CBL: 132 G011001
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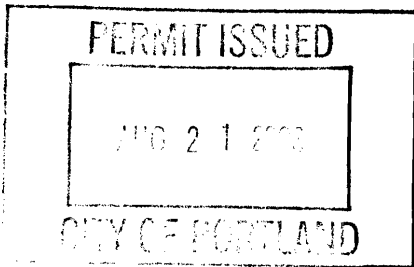
Location of Construction: 178 CONCORD ST	Owner Name: Alec Leddy	Owner Address: 178 Concord St.	Phone:
Business Name:	Contractor Name: Starly Construction	Contractor Address: 150 Brentwood Street Portland	Phone 2076713694
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home / Garage	Proposed Use: Single Family Home / Garage - Build new garage to replace demolished garage exact same footprint	Permit Fee: \$170.00	Cost of Work: \$14,500.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-7 Type: SB IRC-2007	

Proposed Project Description: Build new garage to replace demolished garage exact same footprint	Signature:	Signature: 8/21/08
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: ldobson	Date Applied For: 08/07/2008	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 <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK w/ conditions Date: 8/15/08 ABM</p>	<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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p>ABM Date:</p>
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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: 08-0975	Date Applied For: 08/07/2008	CBL: 132 G011001
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Location of Construction: 178 CONCORD ST	Owner Name: Alec Leddy	Owner Address: 178 Concord St.	Phone:
Business Name:	Contractor Name: Starly Construction	Contractor Address: 150 Brentwood Street Portland	Phone (207) 671-3694
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home / Garage - Build new garage to replace demolished garage exact same footprint	Proposed Project Description: Build new garage to replace demolished garage exact same footprint
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/15/2008**Note:** Letter from David Cole, the contractor who demolished the garage, said that the garage was demolished on 9/26/07. **Ok to Issue:**

- 1) The garage was demolished on 9/26/07. Since the old garage was legally nonconforming, the garage must be rebuilt within one year from the date it was demolished.
- 2) 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:** Chris Hanson **Approval Date:** 08/21/2008**Note:** **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 3) 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.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

8/15/2008-amachado: Spoke to Steve Bourey, the contractor. Told him that we need right, title & interest. Suggested that the owner get a letter from the contractor who took the old garage down as far as the date it was done.

8/20/2008-amachado: Received right, title & interest & letter from contractor for when the garage was demolished.



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>178 Concord St.</u>		
Total Square Footage of Proposed Structure/Area <u>397.75</u>		Square Footage of Lot <u>7,200</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>132</u> <u>G</u> <u>11</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Alec Leddy</u> Address <u>178 Concord St.</u> City, State & Zip <u>Portland, Me. 04103</u>	Telephone: <u>775-5265</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>14,500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>GARAGE @ SINGLE FAMILY HOME</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>GARAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Build new garage to replace demolished garage. Exact same size, style, footprint, location.</u>		
Contractor's name: <u>Starly Construction, LLC</u> Address: <u>3 Hyde St.</u> City, State & Zip <u>Portland, Me. 04103</u> Telephone: <u>671-3694</u> Who should we contact when the permit is ready: <u>Steve Bourey</u> Telephone: <u>671-3694</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: Steve Bourey Date: 8/6/09

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

AUG 7 2009

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1004	Date Applied For: 08/17/2007	CBL: 132 G011001
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Location of Construction: 178 CONCORD ST	Owner Name: David Gulick & Maria Crouch	Owner Address: 14 Shady Run Lane	Phone: () 233-4054
Business Name:	Contractor Name: David Cole	Contractor Address: 116 Walton St. Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Single Family - Demo Garage	Proposed Project Description: Demo Garage
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 08/24/2007

Note: Ok to Issue:

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.

Dept: Building Status: Approved with Conditions Reviewer: Chris Hanson Approval Date: 09/07/2007

Note: Ok to Issue:

- 1) Must stay within same footprint.
- 2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 3) Fastener schedule per the IRC 2003
- 4) Demolition permit only. No other construction activities allowed.
- 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.

- 874-8696 Chris Hanson - Plan reviewer

David Cole was contractor.

closed 5/27/08

Schedule Inspection | Add | Find | Print Permit | Print C of O | Print Insp | Invoicing | Taxes Due | Close

Prmt	Text93	19456	Constr Type	New	Num1	71004	
Permit Nbr	07-1004	Location of Construction	178	CONCORD ST	Appl. Date	08/17/2007	
Status	Closed	Permit Type	Demolitions - Building		Issue Date	09/07/2007	
CBL	132 G011001	District Nbr	5	Estimated Cost	\$220.00	Date Closed	05/27/2008

Date	08/29/2007	Time	6:00 AM	Inspector			
Appl Type:	Building Permit		Chris Hanson	<input checked="" type="checkbox"/>			
Type	Inspection						
Appl ID	71004						
Parcel Id:	132 G011001	Address:	178	CONCORD ST			
Contact:							
Phone1:		Phone2:					
Comments	Dave @ 233-4054 - demo of non-conforming garage - 18.5x21.5 24" rear 6' side CSH						
Date	10/09/2007	Time	6:00 AM	Inspector			
Appl Type:	Building Permit		Tammy Munson	<input checked="" type="checkbox"/>			
Type	Certificate of Occupancy/Final						
Appl ID	71004						
Parcel Id:	132 G011001	Address:	178	CONCORD ST			
Contact:							
Phone1:		Phone2:					
Comments	final insp - garage demo'd. /tmm						
CreatedBy	tmm	CreateDate	11/05/2007	ModBy	tmm	ModDate	11/05/2007

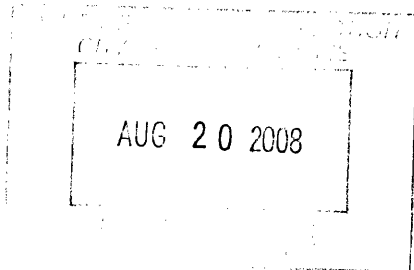
ATTN: ANN

Ann,

I'm faxing you the documents needed for my building permit application at 178 Concord St.

Hope this will take care of this and we can get a permit soon!

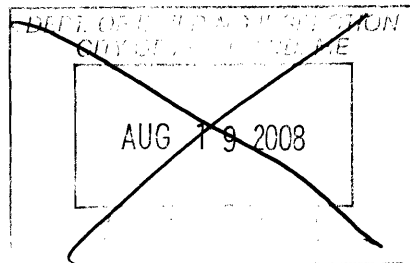
Thank you for your help with this.

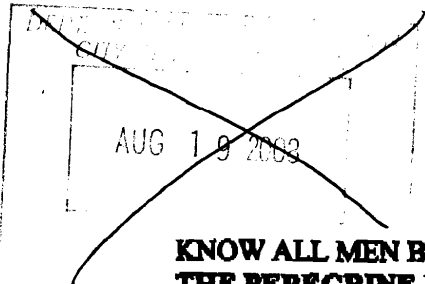


Steve Bourcy

Attached:

- Letter from D.L. Cole
- Warranty Deed





Doc#: 28581 Bk:26095 Pg: 207

AUG 20 2008

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, DAVID GULICK, TRUSTEE OF THE PEREGRINE REVOCABLE TRUST, of Cumberland, County of Cumberland and State of Maine, FOR CONSIDERATION PAID, grant to ALEXANDER LEDDY AND S. ELIZABETH FUDGE, both of Portland, County of Cumberland and State of Maine, as joint tenants with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated in that part of Portland which was formerly Deering, on the southerly side of Concord Street, so-called, and bounded and described as follows:

Beginning at a point on said southerly side of Concord Street distant westerly from the westerly side of Lawn Avenue one hundred eight (180) feet, said point being the northeasterly corner of the lot of land, now or formerly owned by Maud Dennison; thence southerly at right angles to the southerly sideline of said Concord Street and along the westerly side line of said Dennison's land one hundred twenty (120) feet to a point; thence westerly parallel to said southerly side line of said Concord Street sixty (60) feet; thence northerly one hundred twenty (120) feet to a point on the southerly side line of said Concord Street distant westerly thereon sixty (60) feet from the point of beginning; thence easterly on said southerly side of said Concord Street sixty (60) feet to the point of beginning.

As modified by Boundary Line and Road Maintenance Agreement dated March 1975 and recorded in Book 3691, Page 1.

Being the same premises as described in the deed from David Gulick and Maria Crouch to David Gulick and Maria Crouch, Trustees of the Peregrine Revocable Trust dated December 7, 2007 and recorded in Book 25669 Page 70 of the Cumberland County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS my hand and seal this 30th day of May, 2008.

Witness

Peregrine Revocable Trust

David Gulick, Trustee

STATE OF MAINE
COUNTY OF Cumberland, ss.

May 30, 2007

Personally appeared the above-named David Gulick, Trustee of the Peregrine Revocable Trust, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Peregrine Revocable Trust.

Before me,

Received
Recorded Register of Deeds
Jun 02, 2008 08:39:37A
Cumberland County
Pamela E. Lovley

Notary Public/Attorney at Law

MELISSA A. CUMMINGS
Notary Public, State of Maine
My Commission Expires
February 21 2013



August 18, 2008

To Whom it may concern;

My name is David Cole, owner of D.L. Cole and Associates. During the latter part of 2007, and the beginning of 2008, I general contracted the work being done on the single family home located at 178 Concord Street in Portland, Maine. The property was owned by Mr. David Gulick and Mrs. Maria Crouch. A garage on the property was in disrepair and a permit was applied for by David to remove the structure and a new one was to be built in the same footprint. The permit was applied for on Sept. 7, 2007, and was approved. Actual demolition and removal of the structure took place on September 26, 2007.

Regards,

David Cole

AUG 20 2008

AUG 19 2008

D.L. COLE and Associates Portland, Maine 04103 (207) 332-7107 dlcole04@yahoo.com

When You need a Carpenter AND a Craftsman

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 3818 PAGE 34 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 178 Concord Street, Portland, Maine

Job Number: 608-26

Buyers: David Gulick & Maria Crouch

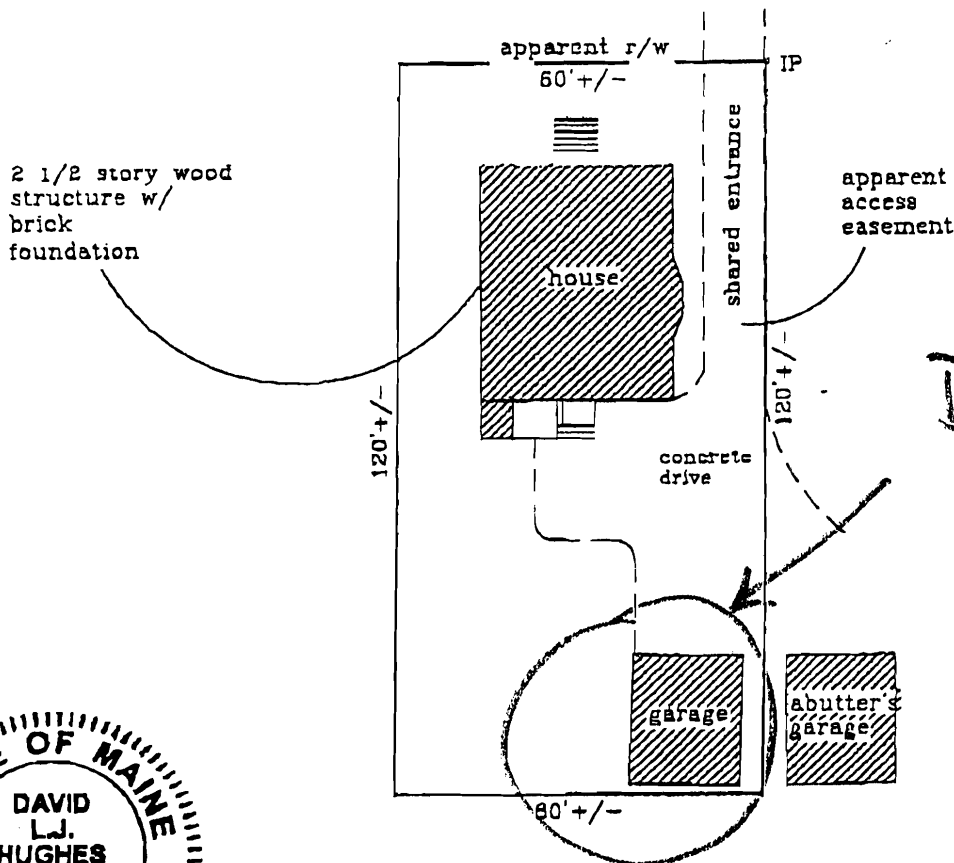
Inspection Date: 7-12-07

Scale: 1" = 30'

Sellers: Shelagh A. & James D. Welch, Jr.

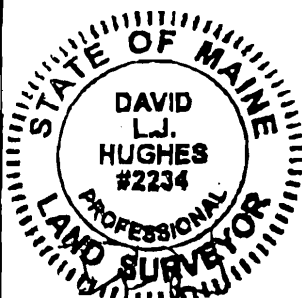
Client File #: H-GULICK

to Stevens Ave. Concord Street



Demo & rebuild in existing footprint

Note:
Lines of occupation are shown.
A boundary survey may yield different results.



I HEREBY CERTIFY TO: Hopkinson & Abbondanza,
the Lender and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

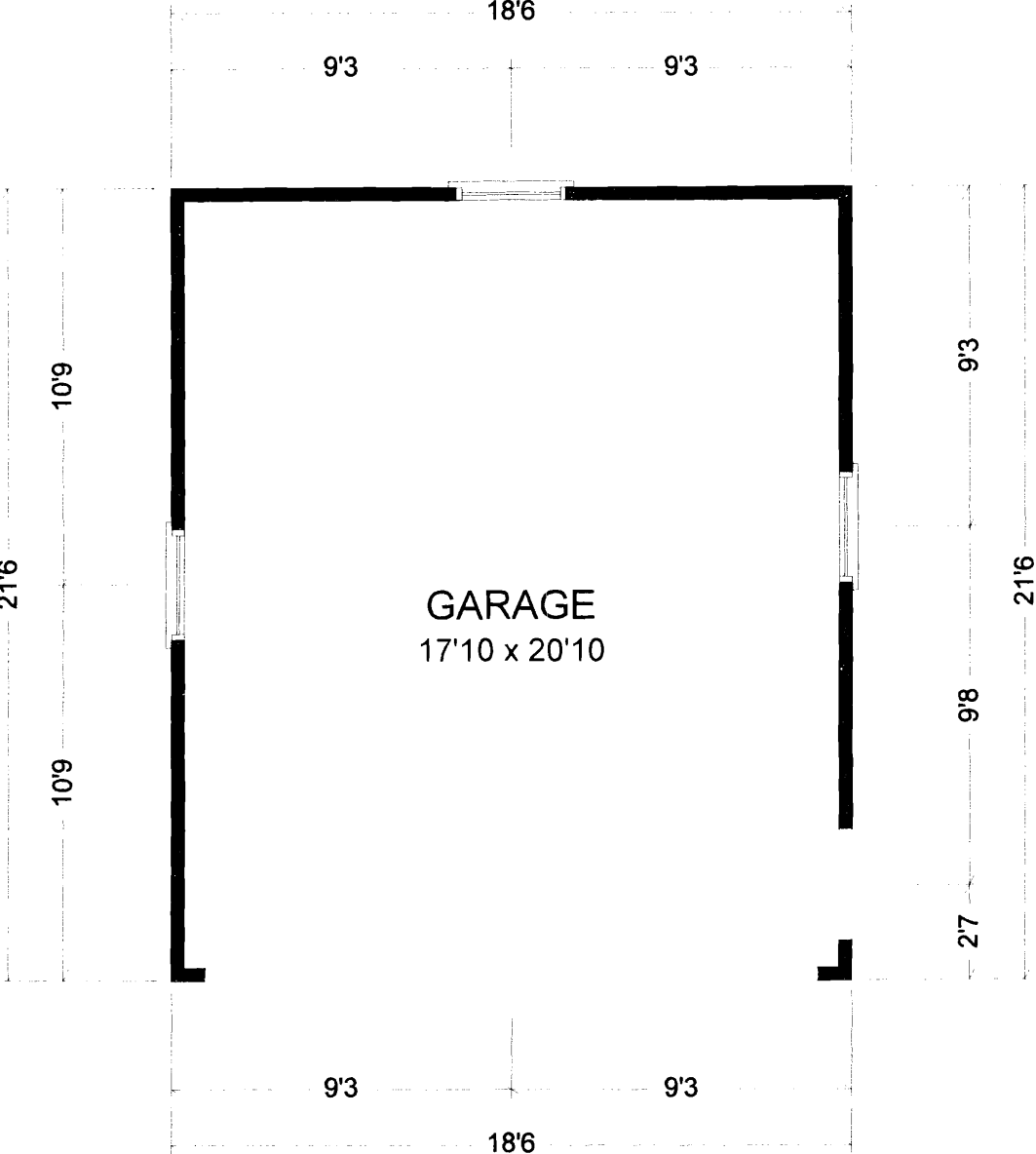
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport, Maine 04046
207-967-9761 phone 207-967-4831 fax
www.livingstonhughes.com

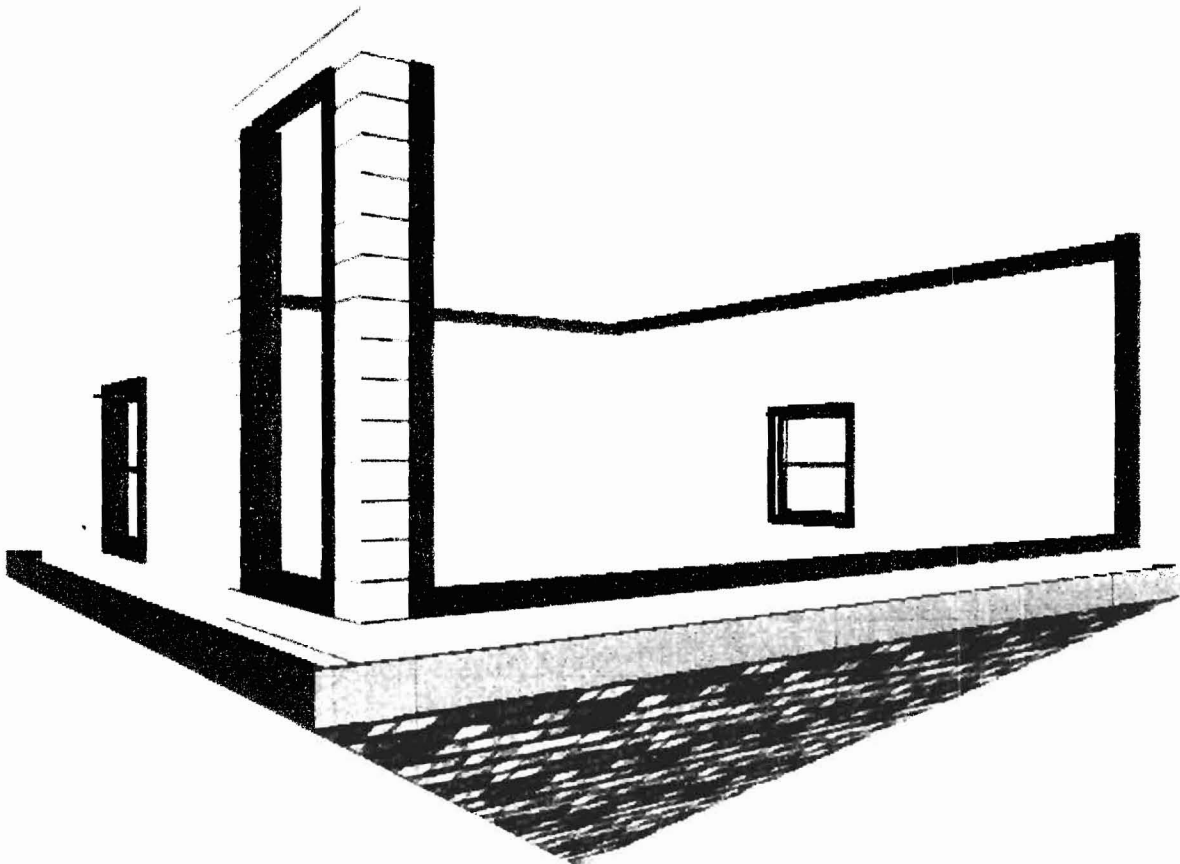
THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Leddy Garage
178 Concord St.

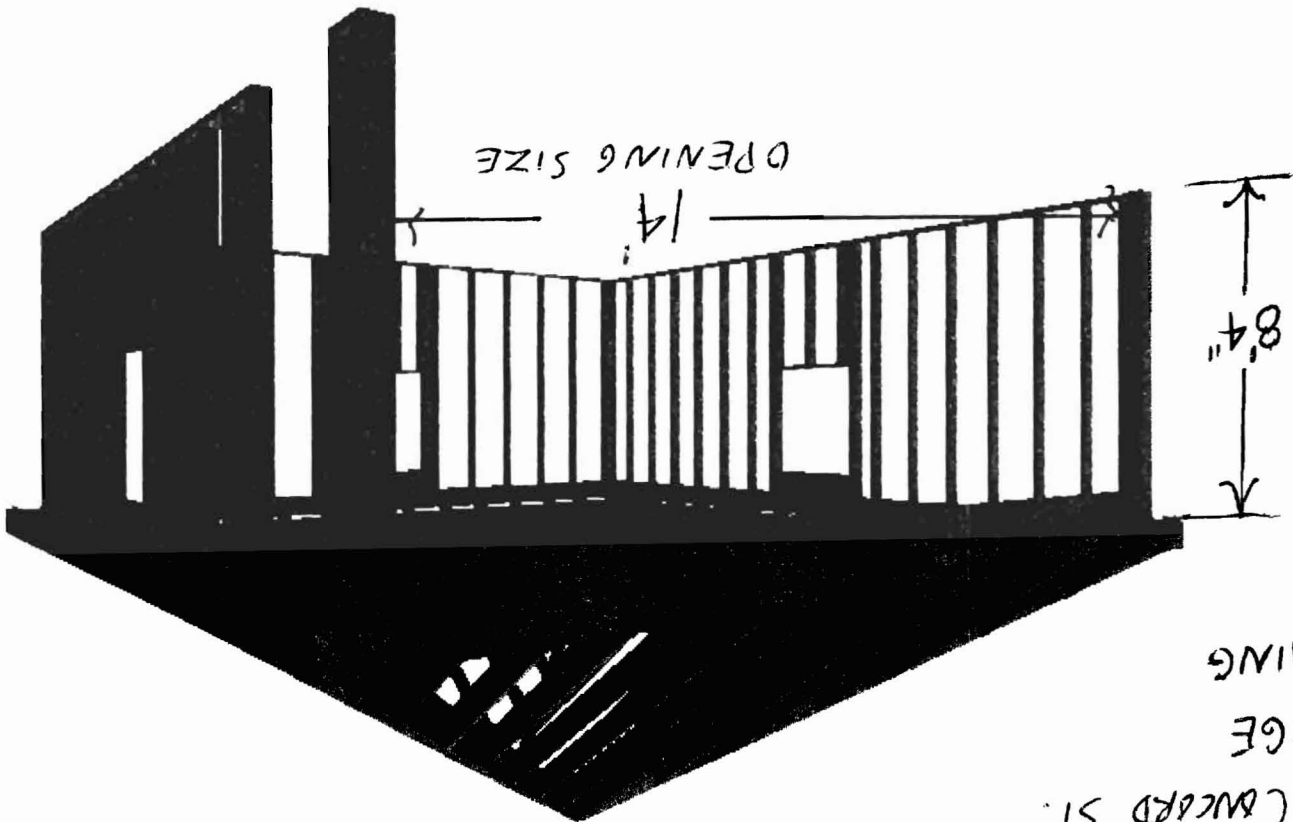


SPECIFICATIONS

- x EXTERIOR WALL SHEATHING 1/2" CDX Plywood
- x ROOF SHEATHING 1/2" CDX Plywood
- x ROOF SHINGLES 30 YR. ASPHALT
- x SIDING 1/2" x 8" CARBOARDS. PAINTED TO MATCH HOUSE
- x TRIM 3/4" K.D. PINE. PAINTED
- x WINDOWS D.H. VINYL
- x ENTRANCE DOOR 36" x 6'8" STEEL
- x GARAGE DOOR 14' x 7' STEEL



- SPECIFICATIONS
- SILL. 2x4 R.T.
 - WALL FRAMING 2x4 K.D.
 - WINDOW HEADERS. Double 2x8 K.D.
 - GARAGE DOOR HEADER. Double ~~2x12 K.D.~~ 3.1/2" x 11.1/4" LVL
 - ROOF FRAMING. HIP RAFTERS. 2x8 K.D.
 - JACK + COMMON RAFTERS 2x6 K.D.

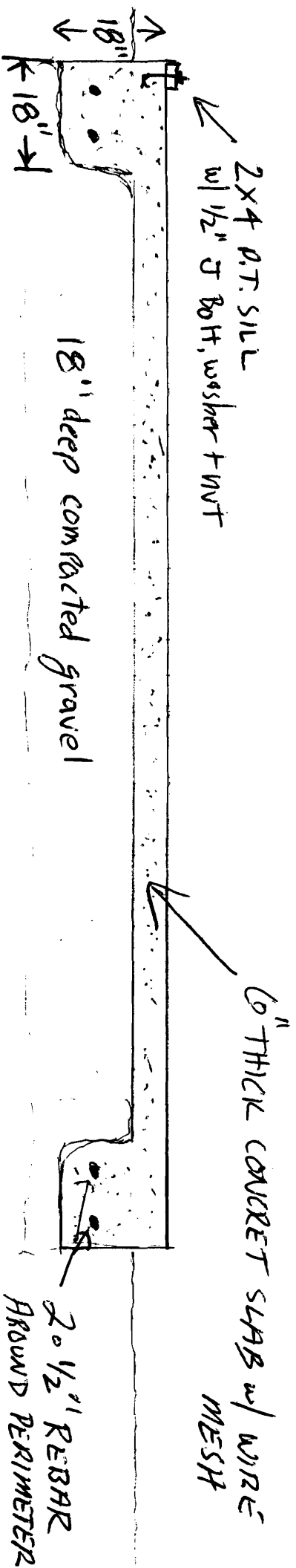


- FRAMING
- GARAGE
- 178 (WARD ST.)

178 CONCORD ST.

- NEW GARAGE

- FLOORS LAB PLAN



SCALE: 1/2" = 1 FT

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 **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

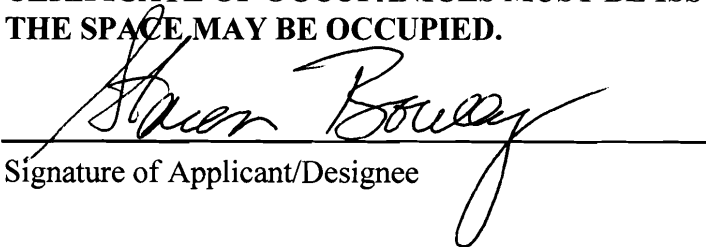
 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

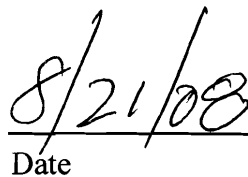
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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.



Signature of Applicant/Designee



Date

Signature of Inspections Official

Date