

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION
PERMIT

PERMIT ISSUED
Permit Number: 070664
JUN - 6 2007
CITY OF PORTLAND

This is to certify that COLE LUCINDA /Mike Ge...

has permission to Finish existing garage / create - Mar... - Bar... em

AT 45 WELLINGTON RD 140 A027001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City of Portland 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 procedure before this building or part thereof is started or service closed-in. 4 HOUR NOTICE 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

6/6/07 Chet...
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

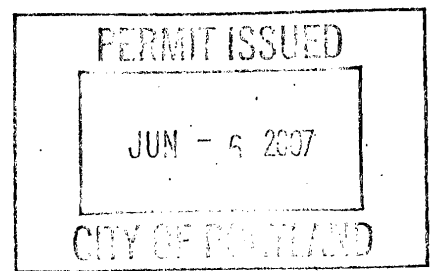
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 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

<u>[Signature]</u>	<u>6/6/07</u>
Signature of Applicant/Designee	Date
<u>[Signature]</u>	<u>6/6/07</u>
Signature of Inspections Official	Date

CBL: 140-A-627 Building Permit #: 07-0664



City of Portland, Maine - Building or Use Permit Application

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

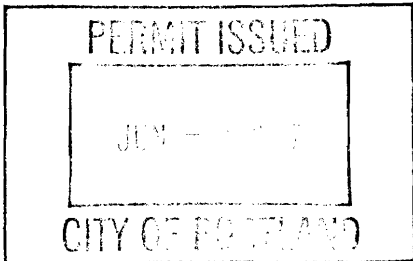
Permit No: 07-0664	Issue Date: <i>6/6/07</i>	CBL: 140 A027001
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Location of Construction: 45 WELLINGTON RD	Owner Name: COLE LUCINDA	Owner Address: 45 WELLINGTON RD	Phone: 774-2134
Business Name:	Contractor Name: Mike Gervais	Contractor Address: Portland	Phone: 749-5944
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee:	Cost of Work: \$2680.00	CEO District: 4
Proposed Project Description: Finish existing garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	
		Signature:	Signature: <i>6/6/07 CSH</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: 06/06/2007	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 <i>O.K.</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/6/07 CSH</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 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 Date: <i>6/6/07 CSH</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: 07-0664	Date Applied For: 06/06/2007	CBL: 140 A027001
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Location of Construction: 45 WELLINGTON RD	Owner Name: COLE LUCINDA	Owner Address: 45 WELLINGTON RD	Phone:
Business Name:	Contractor Name: Mike Gervais	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Singley Family	Proposed Project Description: Finish existing garage
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Dept: Zoning	Status: Approved	Reviewer: Chris Hanson	Approval Date: 06/06/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 06/06/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Fastener schedule per the IRC 2003 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 4) 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. 			

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0664	Date Applied For: 06/06/2007	CBL: 140 A027001
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Business Name:	Contractor Name: Mike Gervais	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Singley Family	Proposed Project Description: Finish existing garage
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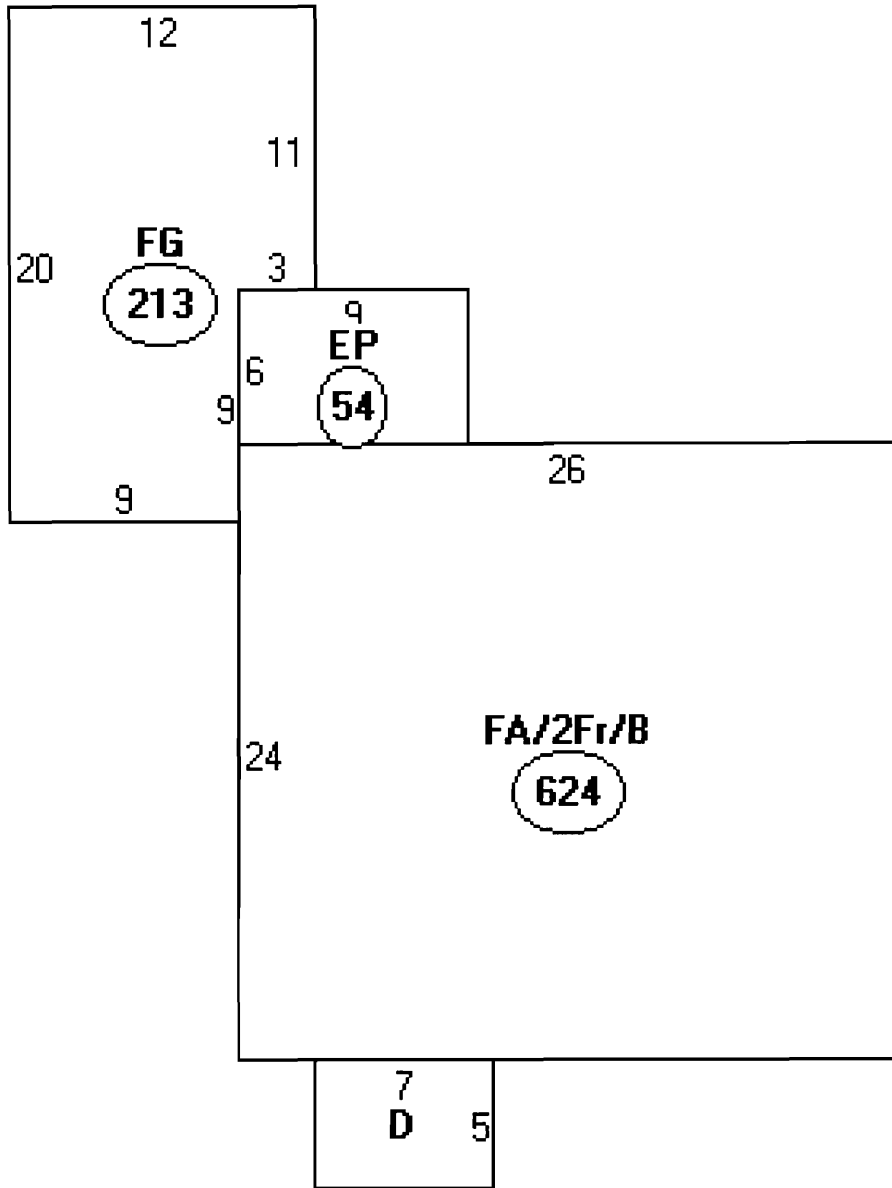
Dept: Zoning **Status:** Approved **Reviewer:** Chris Hanson **Approval Date:** 06/06/2007
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 06/06/2007
Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) 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.



2-3
20W



Descriptor/Area

A: FA/2Fr/B
624 sqft

B: FG
213 sqft

C: EP
54 sqft

D: OFF
35 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	140 A027001.
Location	45 WELLINGTON RD
Land Use	SINGLE FAMILY
Owner Address	COLE LUCINDA 45 WELLINGTON RD PORTLAND ME 04103
Book/Page	13109/184
Legal	140-A-27 WELLINGTON RD 45-47
	5250 SF

50x105
5250

Current Assessed Valuation

Land	Building	Total
\$63,200	\$120,300	\$183,500

Property Information

Year Built 1949	Style Colonial	Story Height 2	Sq. Ft. 1404	Total Acres 0.121		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic Part Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 05/01/1997	Type LAND + BLDING	Price \$103,000	Book/Page 13109-184
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Picture and Sketch

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

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

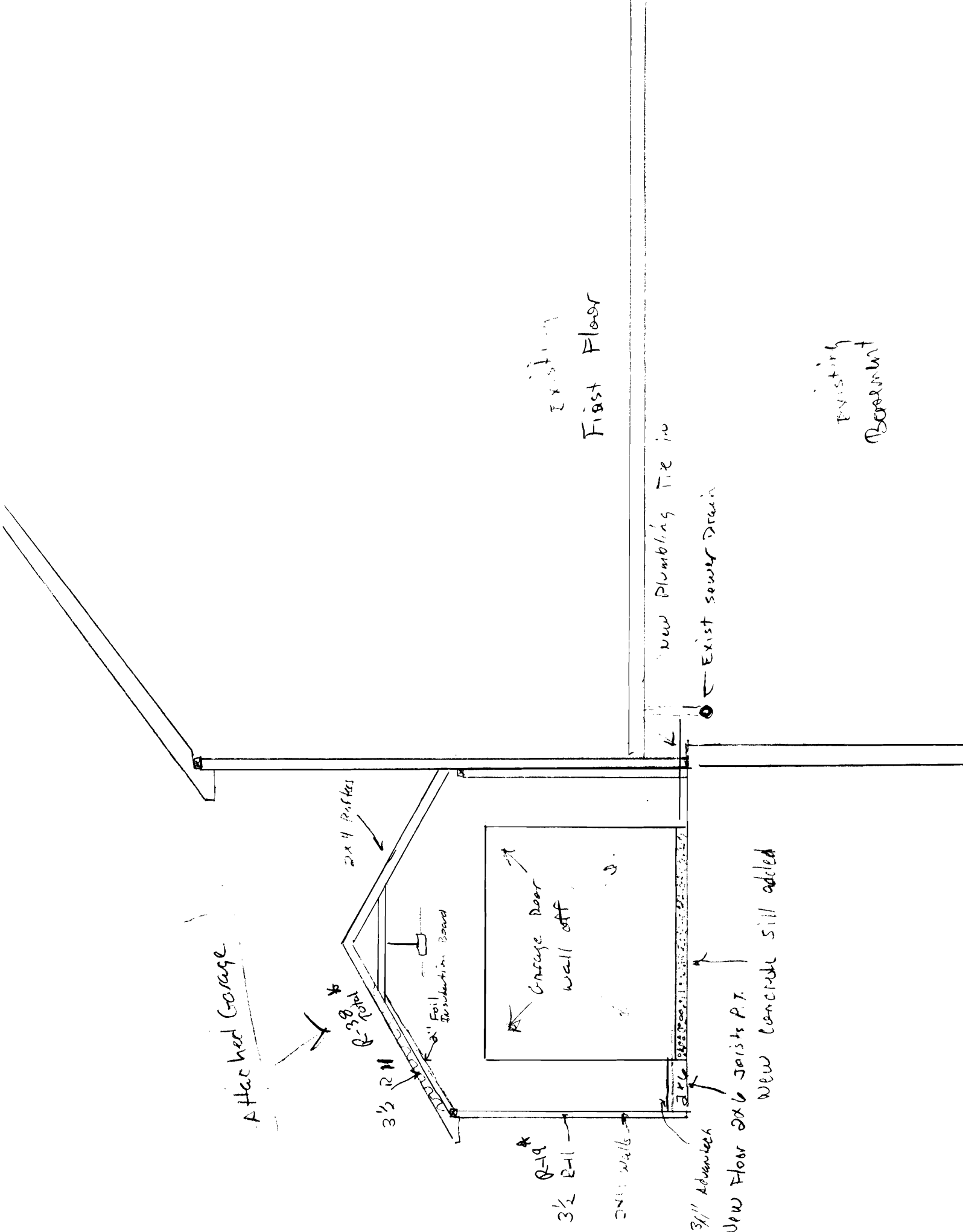
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!









Attached Garage

2x4 Rafters

8" Poly Iso

3 1/2" RM

8" Foil Insulation Board

8" Poly Iso

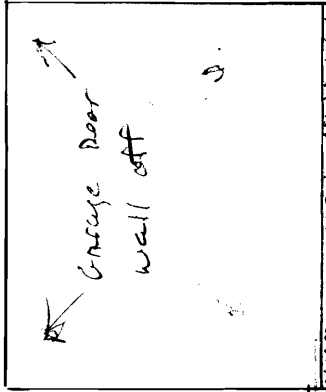
3 1/2" RM

2x4 Wall

3 1/2" Advantech

New Floor 2x6 Joists P.T.

New concrete sill added



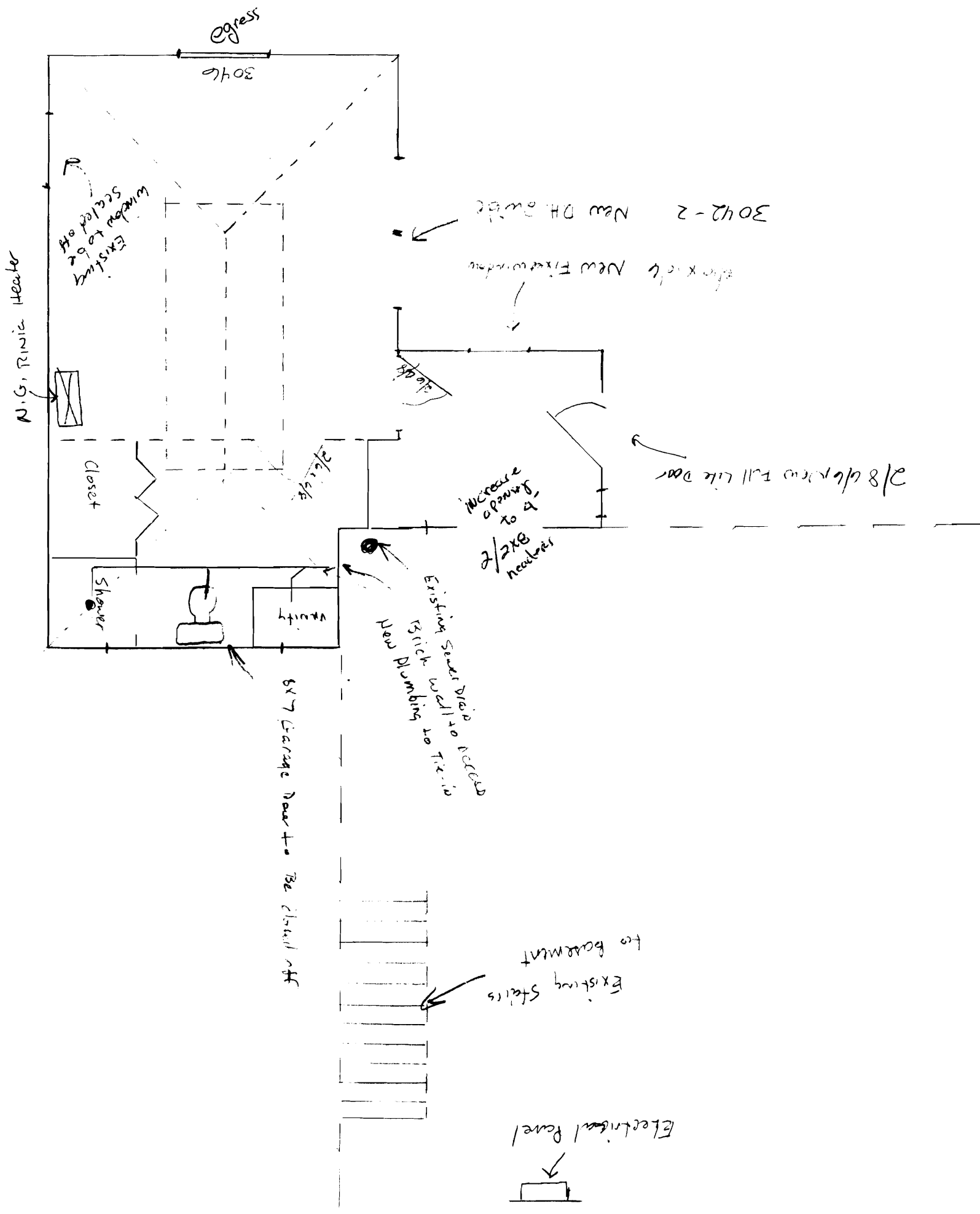
Garage Door wall off

Existing
First Floor

New Plumbing Tie in

Exist sewer Drain

Existing
Basement



1 Project Description

1.1 Description of Scope

This project will involve the remodeling of existing 1 car garage into a 12' x 20' Master Bedroom with Bathroom, new floor structure, updated windows, new back door and modified mudroom.

The project will include the following standard procedures:

- Responsible for providing all materials needed, removal of all debris from premises, while maintaining a clean environment within the work space.

Work details by Contractor

- Remove existing garage door and frame-in opening, ~~add a window opening for new bathroom.~~
- Prep new wall and install cedar siding to match existing.
- Conceal existing window opening to west wall and finish exterior siding.
- Install a new double window on the eastside wall.
- Install a single Double Hung window to the North wall.
- Build up a new floor w/ pressure treated lumber to be 6" in height minimum off slab and insulate with 1 layer of 2" Foil Faced insulation, and R19 Kraft insulation as second layer.
- Install ¾" Advantech plywood sub-floor sheathing.
- Rough-in all electrical (By sub-contractor).
- Rough-in all plumbing in bathroom (By sub-contractor).
- Prepare existing framing in garage for sheet rock.

Work Details Continued

- Frame-in a bathroom (size to be 6' x 10') with a small loft above which will have a 2' foot overhang , "If space permits" (if not, a \$280 credit will be issued for no loft)
- Remove window in the mudroom north wall to install a new 1 Lite fixed unit, insulated Therma-Tru Fiberglass door slab in frame to match entry door and trim.
- Remove existing back door in mudroom and install a "Custom Cut" 1-Lite insulated Therma-Tru Fiberglass door and trim.
- Install a Full Light storm door.
- Enlarge existing opening into Kitchen to a 4' opening and trim.
- Re-Install existing spice rack in mudroom against the garage wall area and install shelving and trim. Install door to new bedroom.
- Mudroom hardwood floor to be sanded and re-finished with Latex Polyurethane finish.
- Insulate entire space floor-to-ceiling with fiberglass faced insulation in garage area, and also floor framing under mudroom.
- Install a doggy door to mudroom
- Install ½" sheetrock throughout garage. (Walls and ceiling) Tape and sand ready for paint.
- Trim doors and windows with primed matching trim (as close as possible to existing). Install primed Speedbase baseboard.
- Install pre-finished/micro beveled 3-1/2" rustic flooring. Patch all siding outside which was effected by new door or window installations.
- Have Sub contractor's install "Finish" electrical and plumbing fixtures.
- Have a complete walk-thru with customer to verify all work listed above has been completed as stated.
- Install 4' Ridge Vent on garage roof and soffit venting



General Building Permit Application

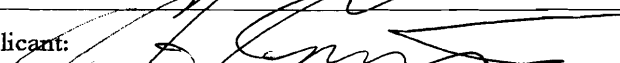
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>45 Wellington Rd, Portland</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Lucinda Cole</u>	Telephone: <u>774-2134</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>26,250</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: _____		
Contractor's name, address & telephone: <u>Michael Gervais 62 William Knight Rd Windham, 04062</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____ Phone: <u>749-5944</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 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 of applicant: 	Date: <u>6/6/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.