

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: 051017
AUG 12 2005
CITY OF PORTLAND

This is to certify that MACMILLAN ROLAND HENRY VET & ARCHITECTS P.C. OR SURVIVORS
has permission to Interior renovations/ remove/ replace chimney
AT 26 GALVIN ST 166 3006001

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 occupied. **HEAVY 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

[Signature]
8/12/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 05-1017	Issue Date: AUG 12 2005	PERMIT ISSUED: 166 G006001
Location of Construction: 26 GALVIN ST	Owner Name: MACMILLAN ROLAND H KW V	Owner Address: 26 GALVIN ST Portland
Business Name:	Contractor Name: Owner	Contractor Address: Portland CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings
		Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home/ Interior renovations/ remove unused chimney
Interior renovations/ remove unused chimney	

Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 4
FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: <i>ERC 2003</i> Type: <i>513</i>	
Signature:	Signature:	
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: 07/22/2005
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Zoning Approval		
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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/12/05</i>	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: <i>8/12/05</i>

CERTIFICATION

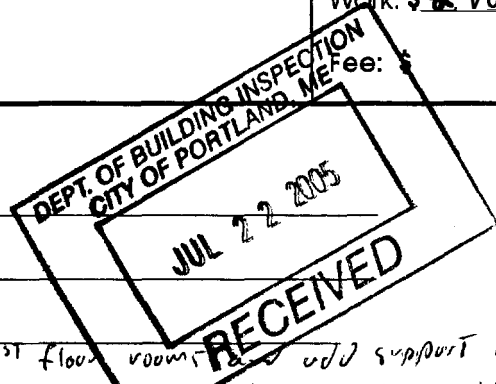
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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>26 Galvin St.</u>		
Total Square Footage of Proposed Structure <u>1,700 sf</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>106</u> Block# <u>6</u> Lot# <u>6</u>	Owner: <u>James Nicholas</u>	Telephone: <u>707-939-3546</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost of Work: <u>\$2,000</u> Fee: \$
Current use: <u>single family</u>		
If the location is currently vacant, what was prior use:		
Approximately how long has it been vacant:		
Proposed use:		
Project description: <u>① Remove wall between 2 1st floor rooms and add support beam</u> <u>② Move 2nd floor bath wall by 2'</u> <u>③ Frame out 2 walls for future 1/2 bath on 1st floor</u> <u>④ adding sliding door on back of house</u> <u>⑤ Remove chimney (not in use)</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Home owner</u>		
Mailing address: <u>26 Galvin St</u> <u>Portland, ME 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:		



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.

enter all areas covered by this permit

Signature of applicant:	Date: <u>7/11/05</u>
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permit, you may not cc

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.

- ~~12/14~~ Footing/Building Location Inspection: Prior to pouring concrete
- ~~02/14~~ Re-Bar Schedule Inspection: Prior to pouring concrete
- ~~2/14~~ Foundation Inspection: Prior to placing ANY backfill
- ~~02/14~~ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~02/14~~ 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

~~02/14~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~2/14~~ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**



Signature of Applicant/Designee

8/16/05

Date



Signature of Inspections Official

08/16/05

Date

CBL: 1666-006 Building Permit #: 05101

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Roland H. MacMillan and Mary M. MacMillan** of Portland, County of Cumberland and State of Maine, for consideration paid, grant to **Sarah Fuhrman and James Nicholas** whose mailing address is 124 Walton Street, Portland, ME with **WARRANTY COVENANTS**, as joint tenants, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this

15th day of May, 2005

Peter R Pitula Jr
Witness

Peter Pitula

Roland H MacMillan

Roland H. MacMillan

Mary M MacMillan
Mary M. MacMillan

State of Maine
County of Cumberland

May 18th, 2005

Personally appeared before me the above named Roland H. MacMillan and Mary M. MacMillan and acknowledged the foregoing instrument to be their free act and deed.

Brenda L. Liberty

Notary Public/Attorney at Law

BRENDA L. LIBERTY
Notary Public, Maine
My Commission Expires January 12, 2008

SEAL

MAINE REAL ESTATE TAX PAID

EXHIBIT A
(DEED)

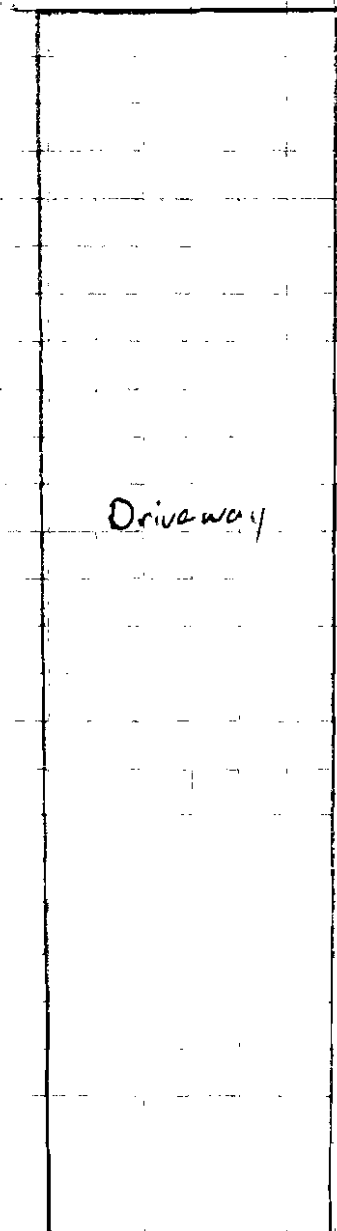
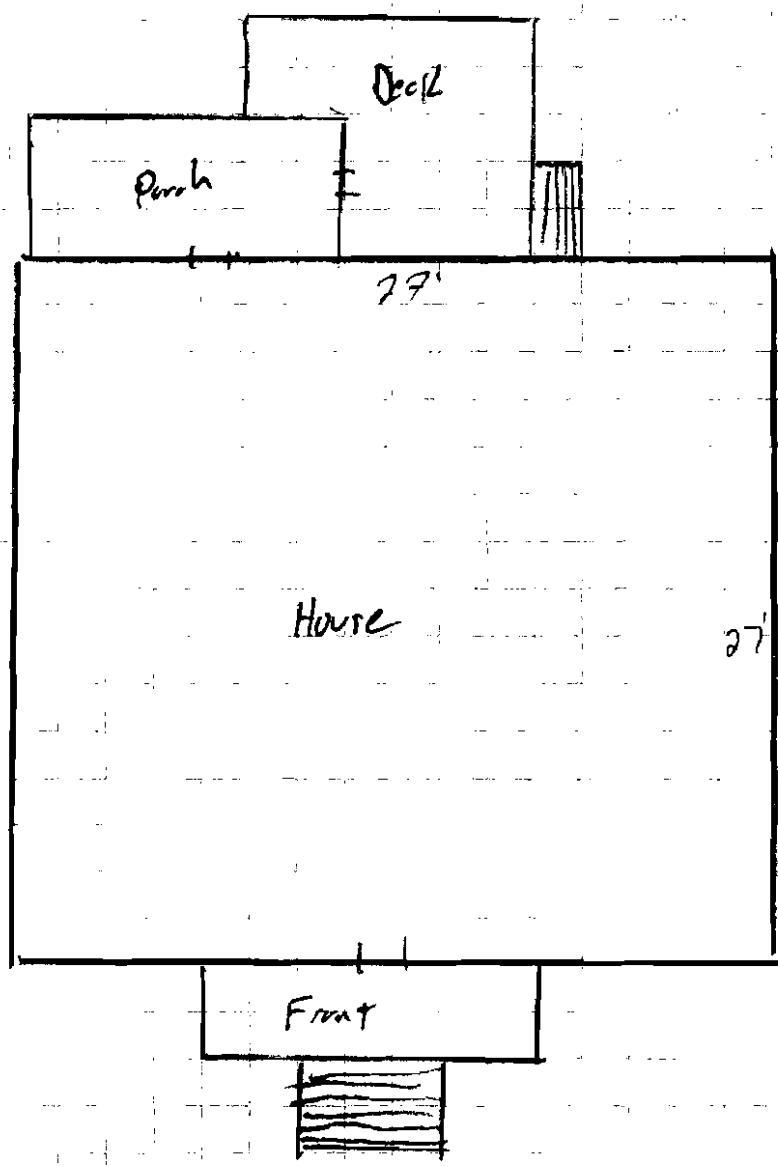
A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Galvin Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on said southeasterly side of Galvin Street at the westerly corner of lot numbered 60 as delineated on a plan of land recorded in Cumberland County Registry of Deeds in Plan Book 7, Page 2, which corner is distant three hundred (300) feet southwesterly from the southwesterly side of Washington Avenue; thence southwesterly by said Galvin Street ~~fifty~~ (50) feet to numbered 62 on said plan, and from these two points extending southeasterly at right angles with said Galvin Street and holding the width of fifty (50) feet a distance of one hundred (100) feet; being all of lot numbered 61 on said plan, except a strip ten (10) feet wide from the rear end of the lot.

Being the same premises as described in a deed from Mary H. Grant to Roland H. MacMillan and Mary M. MacMillan dated October 1, **1964** and recorded in the Cumberland County Registry of Deeds in Book 2856, Page 9.

Received
Recorded Register of Deeds
May 31, 2005 01:08:19P
Cumberland County
John E. O'Brien

5/1/06 - checked electrical + new framings for window +
door in rear kitchen area - OK to close in kitchen.
(Rush plumbing not in). Jm

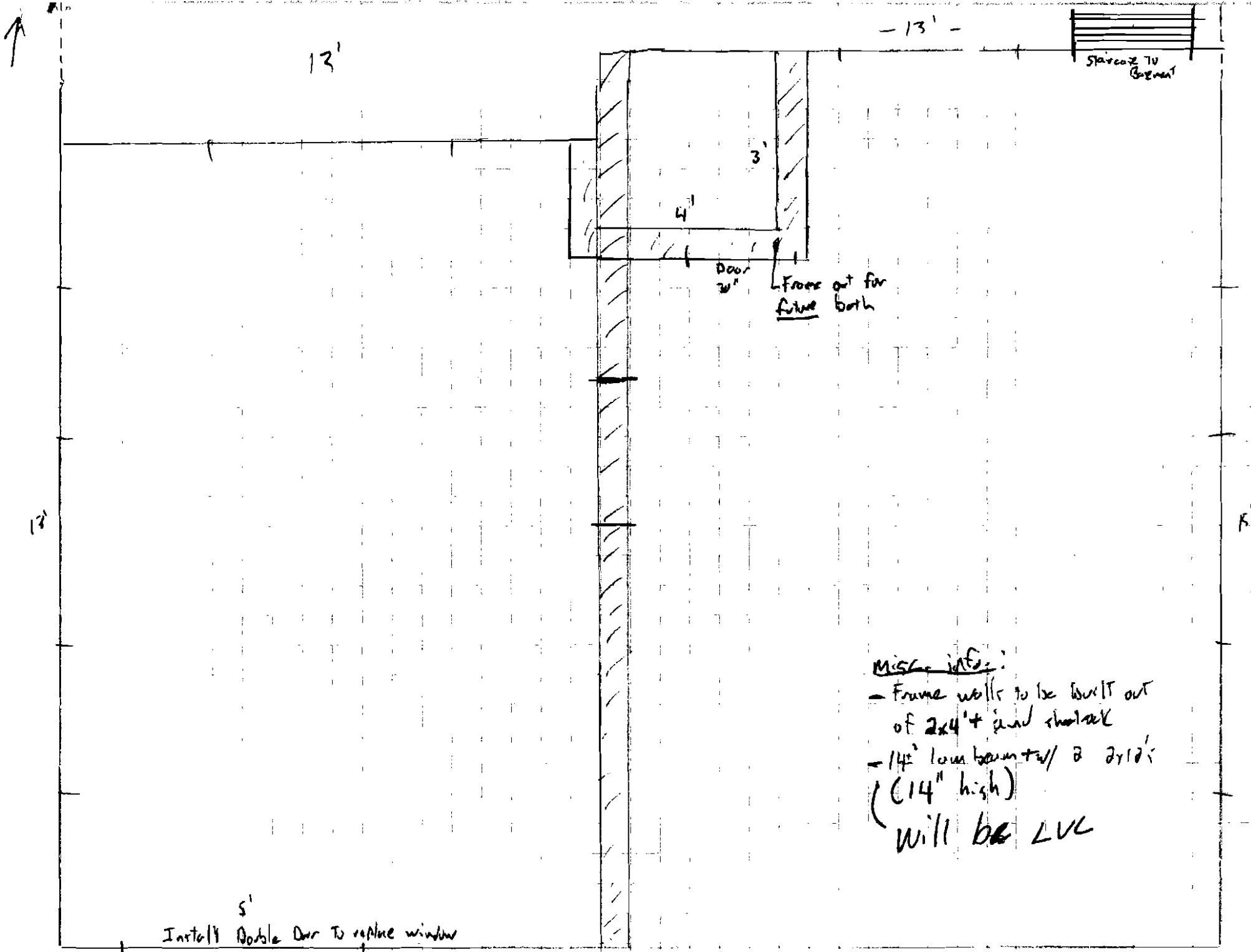
Face



≈ 100' ±

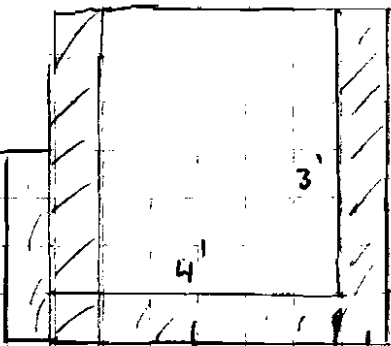
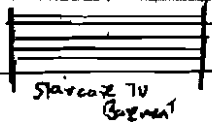
Street

50' ±



13'

- 13' -



Door
3'

Frame out for
future both

17'

17'

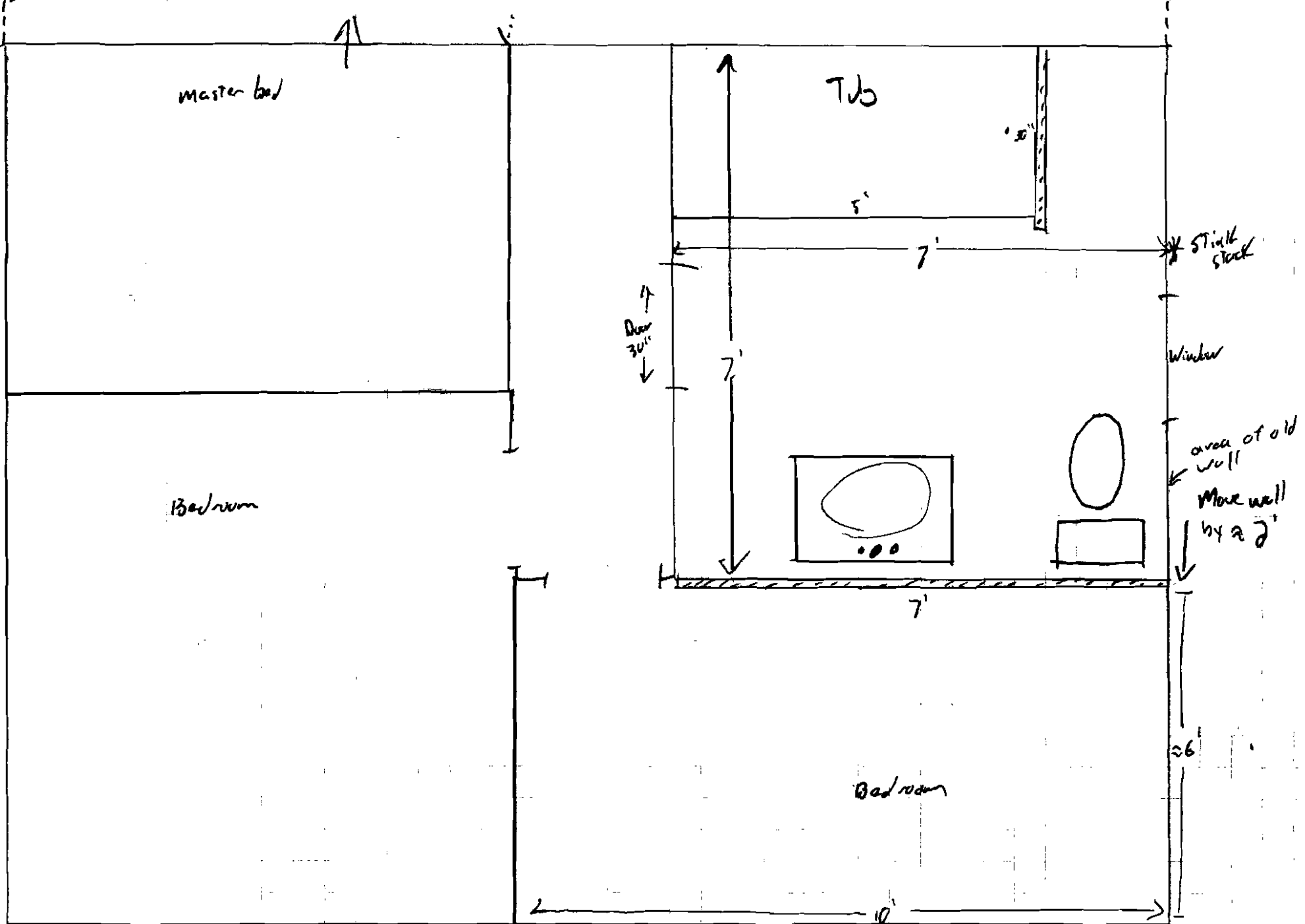
Misc info:

- Frame walls to be built out of 2x4's and sheetrock
- 14" lumber beam w/ 8 2x12's (14" high) will be LVL

5'
Install Double Door To replace window

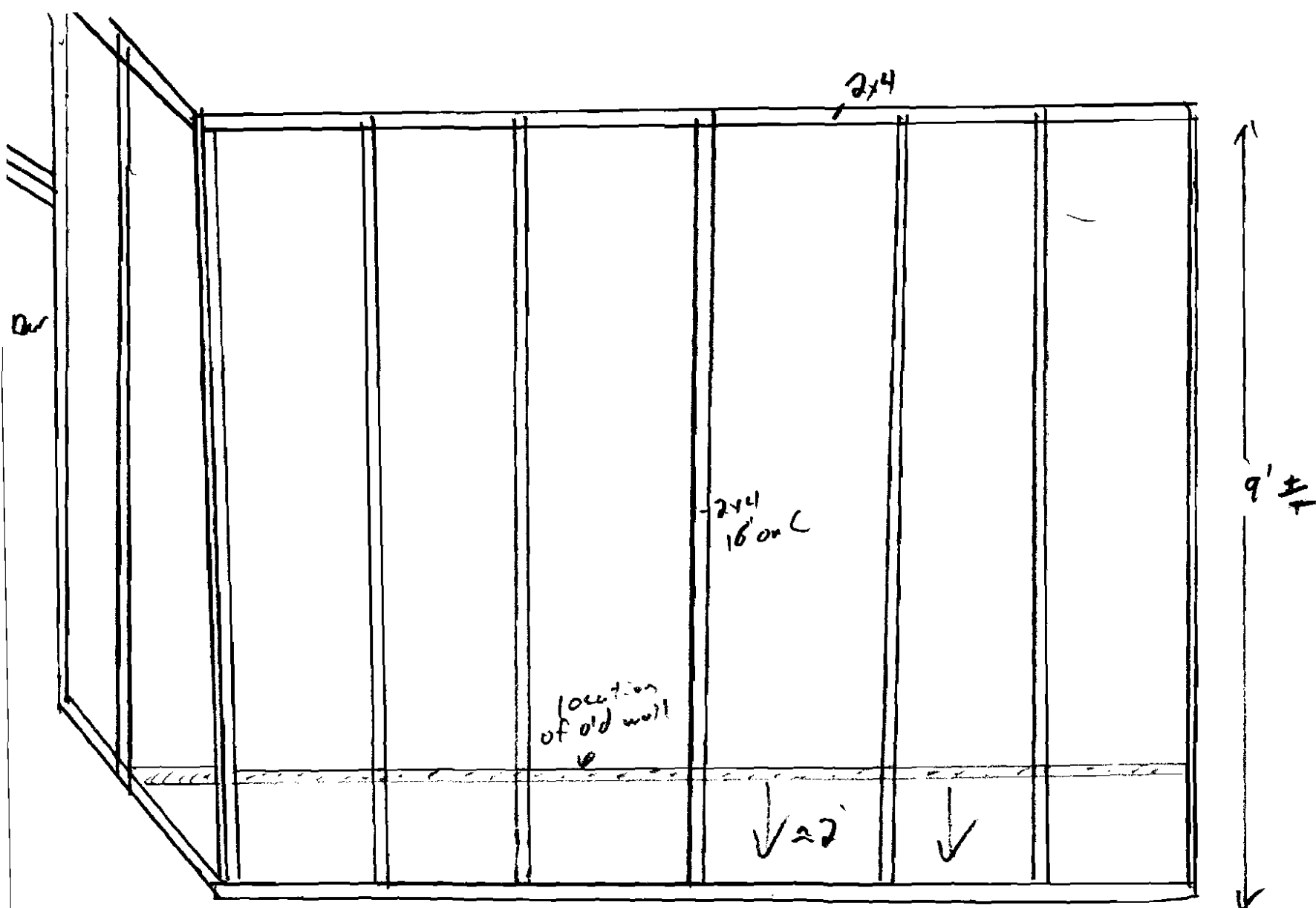
1ST Floor

← 27' →
Remove existing wall and install support lumber beam



2nd Floor

MISC: New wall to be built out of 2x4's sheetrock (see drawing on addition #1)



- Notes:
- sketch of new wall (2x4 construction)
 - New wall to be located $\approx 24''$ into adjoining bedroom to increase the size of bathroom

non-bearing

addendum #1

To: Tammy @ City of Pantlaur

Phone#: 874-8706

Fax#: 874-8716

Re: Building Permit @ 26 Galvin St.

From: Jim Nicholas 939-3546

Attached pls. find the following info.

- Cross section drawing of beam
- Spect on IUI beam
- Misc. support info

Please let me know if you have any questions

Thanks,

Jim

To: Tammy @ City of Portland

Phone#: 874-8706

Fax#: 874-8716

Re: Building Permit @ 26 Galvin St.

From: Jim Nicholas 939-3546

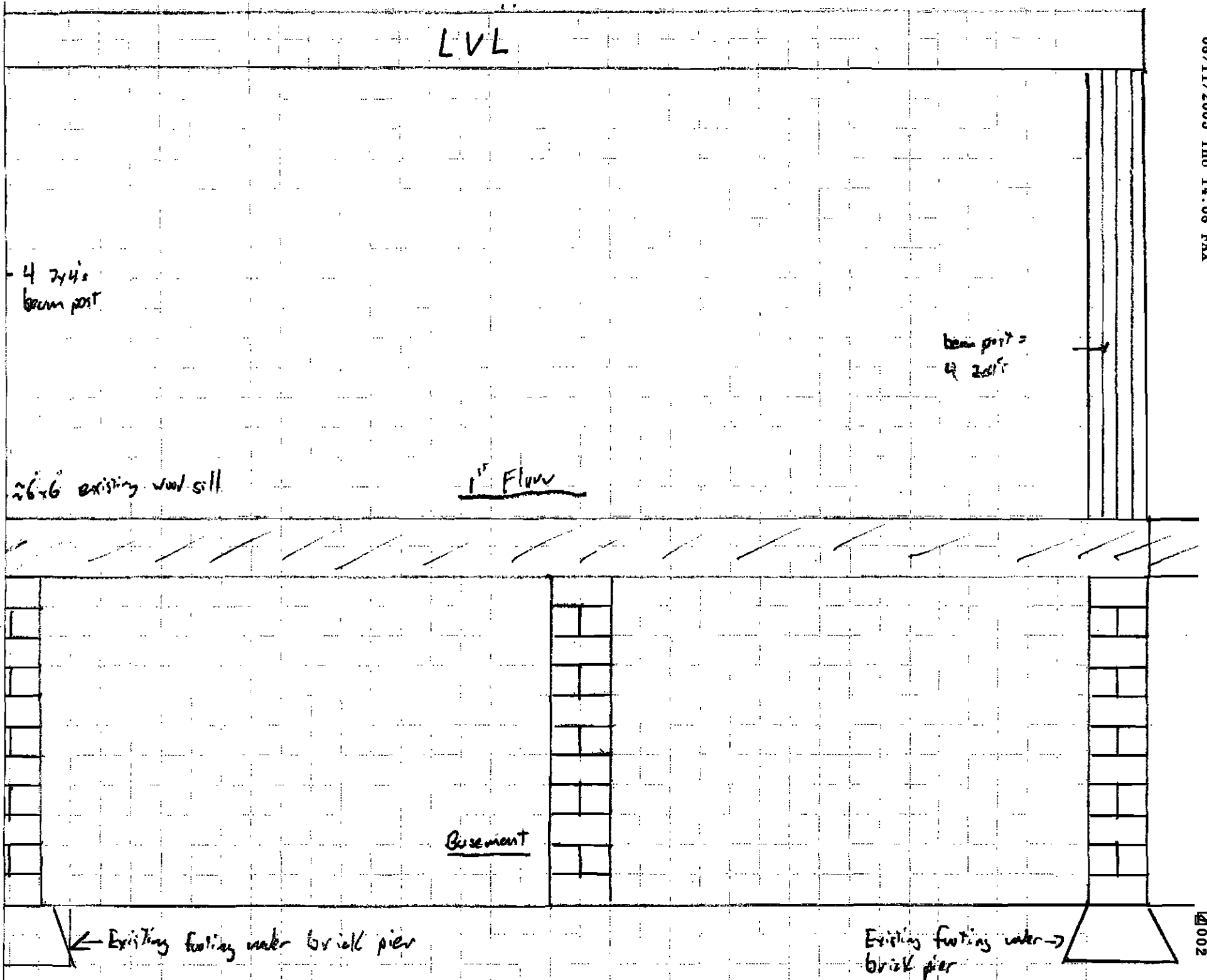
Attached also find the following info:

- Cross section drawing of beam
- Spect on I/I beam
- Misc. support info

Please let me know if you have any questions

Thanks!

Jim



LVL

4 2x4
beam post

beam post =
4 2x4

26x6 existing wall sill

1" Floor

Basement

← Existing footing under brick pier

Existing footing under →
brick pier

42

002

Misc. Support items:

- I/V beam spec attached (Georgia Pacific)
- Beam gusseted w/ 2 2x12's
- Exterior side of beam will sit on existing wood sill
asw
- Interior side of beam will sit 6x6 wood beam (existing
under 1st floor joist) which sits on existing brick pier/post
on existing footing



CITY OF PORTLAND, MAINE

Department of Building Inspections

7.22 20 05

Received from James Micholas

Location of Work 26 Galwin St

Cost of Construction \$ _____

Permit Fee \$ 39⁰⁰/00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: Kate Gale

Check #: 0000

Total Collected \$ 39⁰⁰/00

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