

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0821	Issue Date: AUG 16 2001	CBL: 213 E012001
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Location of Construction: 1247 Westbrook St	Owner Name: Hanley, Thomas / Hamlin, David	Owner Address: 1247 Westbrook St CITY OF PORTLAND	Phone: 207-879-7611
Business Name: n/a	Contractor Name: Carmichael, Gregg/G&G Home Imp	Contractor Address: 541 E Main St Yarmouth	Phone: 2078463866
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Single Family	Proposed Use: Single Family / Remodel top floor, change and add new windows and doors, new kitchen, bath and dormers.	Permit Fee: \$834.00	Cost of Work: \$135,000.00	CEO District: 3
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Proposed Project Description: Remodel top floor	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R3 Type: SB BOCA 1999
	Signature: N/A	Signature: T. Munson

Permit Taken By: gg	Date Applied For: 07/10/2001	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision SR <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 8/16/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: 8/16/01	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 8/16/01 JMH SEE ATTACHED C.O.D.A.
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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: 1247 Westbrook St Portland

Total Square Footage of Proposed Structure <u>Existing</u>	Square Footage of Lot <u>15000</u>
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Tax Assessor's Chart, Block & Lot Chart# <u>213</u> Block# <u>E</u> Lot# <u>012</u>	Owner: <u>THOMAS P. HAXLEY</u> <u>DAVID HAMLIN</u>	Telephone: <u>509-7611</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SAME</u>	Cost Of Work: \$ <u>135,000</u> Fee: \$ <u>834.00</u>
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Current use: Residential S/F

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: Residential

Project description: Remodel top floor, change & add new windows & doors new kitchen, new baths, add dormers,

Contractor's name, address & telephone: Gregg Carmichael P&G Home Improvements
541 E Main St Yarmouth 8463866

Who should we contact when the permit is ready: Gregg cell 232 3219

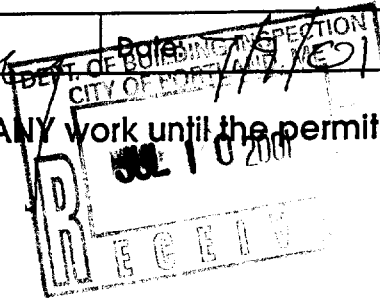
Mailing address: 541 E Main St Phone: 846-3866
Yarmouth Me 04096

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.

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: Thomas P. Haxley

This is not a permit, you may not commence ANY work until the permit is issued



Gregg
7/10/01

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 1472a PAGE 272 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

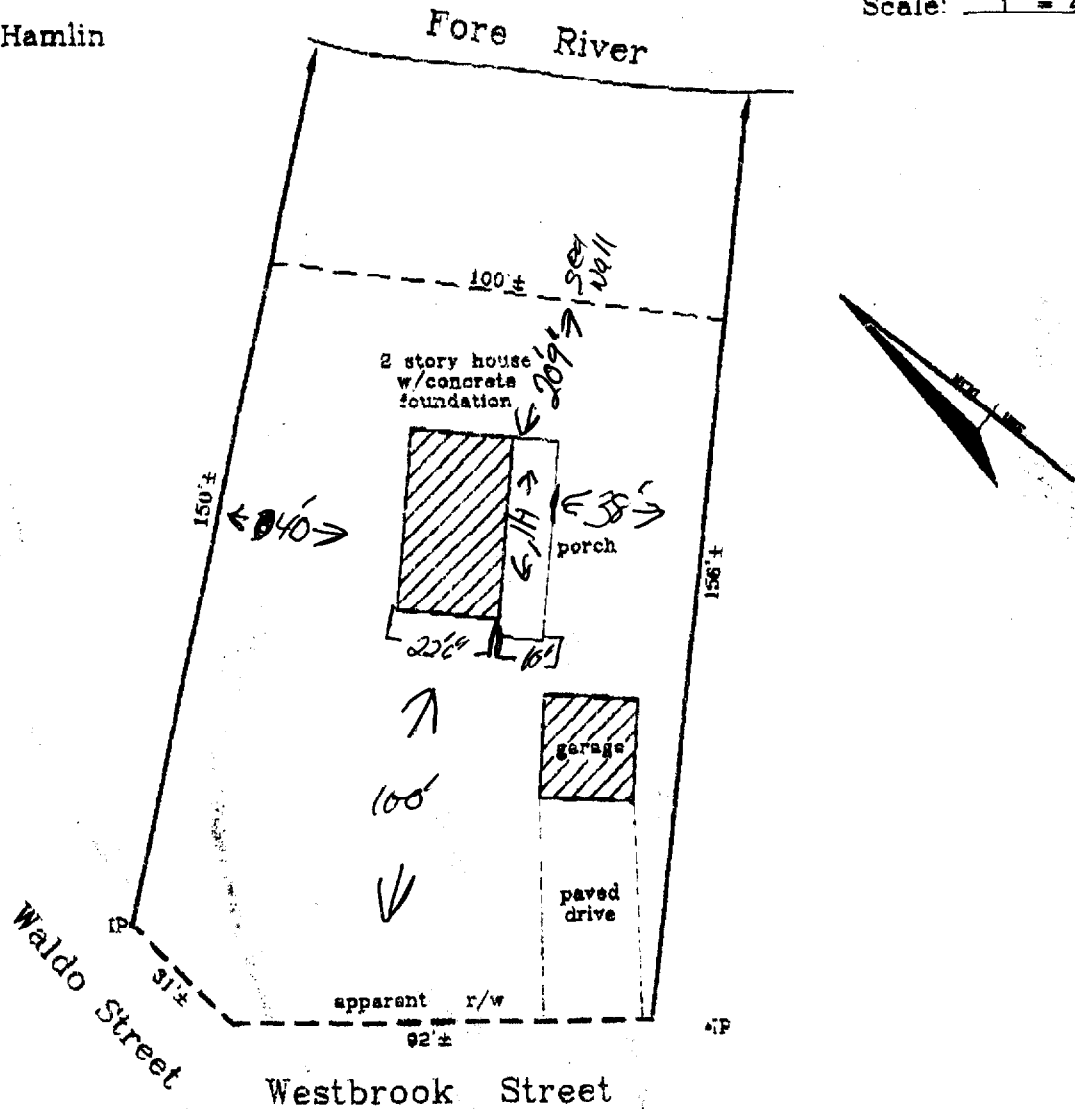
ADDRESS: 1247 Westbrook Street, Portland, Maine

Job Number: 322-80

Inspection Date: 6-7-01

Scale: 1" = 40'

Buyer: David Hamlin



IDA

I HEREBY CERTIFY TO: Guaranty Title, Fleet Mortgage
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 & Foresters
88 Guinea Road
Kennebunkport - Maine 04046
207-987-9761 phone 207-987-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

0031892

BK 16284PG301

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, William D McCalmon and Mary Jane A McCalmon of 1147 Westbrook Street, Portland, County of Cumberland, State of Maine for consideration paid, grant to David M Hanley and Thomas P Hanley of 1 Russell Street, Portland, County of Cumberland, State of Maine, with WARRANTY COVENANTS as joint tenants, the land in Portland, County of Cumberland, State of Maine, described as follows:

MAINE REAL ESTATE TAX PAID

See Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of May, 2001.

[Signature]

William D McCalmon
William D McCalmon
Mary Jane A McCalmon
Mary Jane A McCalmon

STATE OF Maine
COUNTY OF Cumberland

On this 7th day of May, 2001, personally appeared before me the above-named William D McCalmon and Mary Jane A McCalmon, and acknowledged the foregoing to be their free act and deed.

John E. Sherman, Esq.

Notary Public Attorney at Law
John E. Sherman, Esq.
My Commission Expires _____

BK 16284 PG 302

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly side line of Westbrook Street at the most westerly corner of land now or formerly of Arthur F. Maxfield, numbered 1235 Westbrook Street; thence running North sixty degrees fifty-two minutes West ($60^{\circ} 52' W$), by said Westbrook Street ninety-two (92) feet to it's intersection with the easterly side line of Waldo Street thence running North fifteen degrees ten minutes West ($N 15^{\circ} 10' W$) by said Waldo Street thirty-one and thirty-seven hundredths (21.37) feet to a point thence running northeasterly through the center of an elm tree and through an iron rod on the bank above high water one hundred fifty (150) feet, more or less, to a point thence running South thirty-seven degrees forty minutes East ($S 37^{\circ} 40' E$) one hundred (100) feet, more or less, to the most northerly corner of said Arthur F. Maxfield land; thence running South thirty-five degrees thirty-eight minutes West ($S 35^{\circ} 38' W$) one hundred fifty-six (156) feet, more or less, to the point of beginning.

There is also to be included in said conveyance whatever right, title, or interest Arthur F. Maxfield may have had in and to the flats, situated easterly of the above described premises, to the channel of Fore River.

This conveyance is made subject to the restriction that no building of any kind except a house and adjoining garage shall be built within forty-five (45) feet of Westbrook Street.

Meaning and intending to convey the same premises conveyed to the Grantors herein by deed of Michael J and Kathleen L. Globbi dated May 3, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14724, Page 279.

C & G HOME IMPROVEMENTS

Gregg Carmichael

541 East Main Street, Yarmouth, ME 04096

Home (207) 846-3866

Car 232-3219

**Building *Repairs *Renovations *Additions. *Landscaping *Snowplowing
*References Available *Insured *Free Estimates*

*Dave Hamlin
Tom Hanley
1247 Westbrook St.
Portland, Me. 04103*

The following is a cost of material plus cost of labor contract for the above property.

*Phase 1 Demo
Interior*

(1) Demo all top floor interior walls & bath, stairs to main floor, kitchen & bath, stairs to basement

Exterior

(1) remove all siding, roof shingles, doors, windows, demo chimney

Phase 2 Reconstruction

Exterior

(1) Top floor build 4 dustpan dormers 4' wide x 18" long, 1 dustpan 14' x 18" all with 2x8 rafters, 2x6 wall studs, 1/2" sheathing, 1 gambrel dormer 12' wide x 18" with 2x8 rafters & 2x6 wall studs, all window headers to be 2x8"

(2) Build 5' x 16' porch roof supported by 3- 8" columns on south side on existing deck, build on west side 24' x 6' pergola of 2x6 supported by 4 8" columns on existing patio

(3) Build stairs in set into existing deck to ground, stringers 2 x 12' treads 2 x 6" rails to match existing

(4) install new windows & doors all headers to be 2 x 8"

(5) shingle roof with architectural shingles, siding cedar shakes

Interior

(1) Rebuild top floor into 2 bedrooms 1 full bath, and 1- 3/4 bath, all interior walls to 2x 4" studs and sheet rock, all exterior walls to have r19 insulation, ceiling r 38

(2) build stairs to main floor 3'6" wide with 7" rise & 9 1/2" treads treads 1" oak, stringers 5-2x12" with banisters on both sides

(2) main floor, replace sagging ceiling beam in kitchen, build new kitchen, & 1/2 bath

(3) build new stair to basement matching upper stairs

We propose hereby to furnish material and labor complete in accordance with above specifications, for the estimated sum of \$.135,000

Payment to be made as follows ,on a weekly basis for labor

All material is guaranteed to be as specified. All work to be completed in workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above estimate. All agreements contingent upon delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are covered by workers compensation and liability insurance. This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do work as specified. payment to made as outlined above.

Date of Acceptance: _____

Signature

Signature

WINDOW SPECIFICATIONS AND SCHEDULE

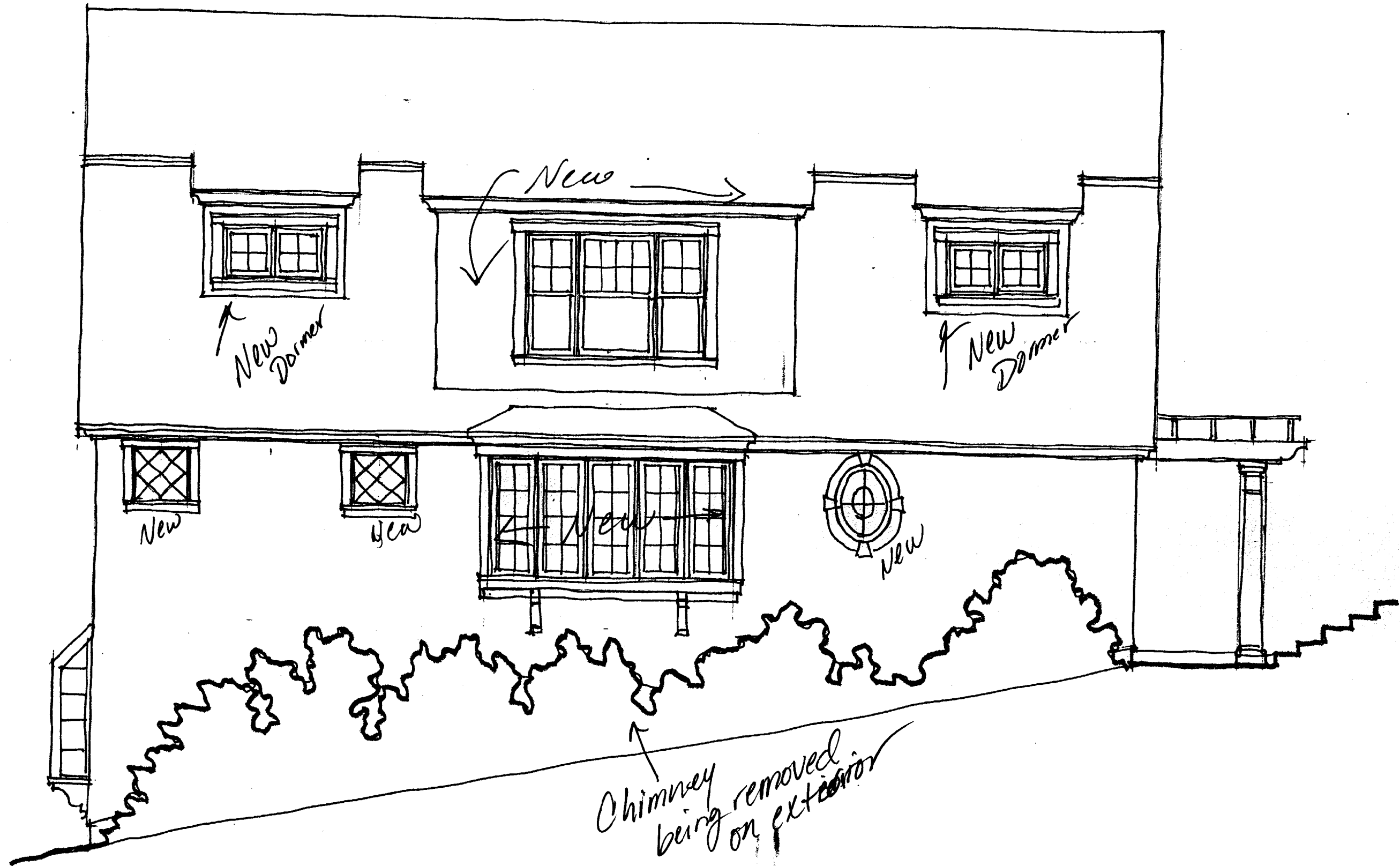
Aluminum clad windows and french doors shall be "Architect's Series" as manufactured by **Pella Window Co.**,

- Aluminum clad exterior in EnduraClad "Seacoast White" finish.
- Primed interior wood frame with extension jambs, as required.
- No exterior casing, attachment by nailing fins.
- 7/8" I.L.T. muntins bars with spacers in 5/8" Low-E insulated glass (tempered in doors, and as noted)
- Solid polished brass hardware on double-hung windows and french doors.
- Salt resistant stainless steel mechanisms and white folding crank hardware on casements.
- Fiberglass screens in white frames, full size on casements, half size on double-hungs, and screen doors on French doors.
- **Provide shop drawing / order acknowledgment to Architect for review and approval before ordering.**

No.	Model #	Type	Lites	R.O. - w x h	Top of R.O.	Qty.
<u>LOWER LEVEL:</u>						
1	2957/5357/2957 DH / Pict. / DH	30 Degree DH Bay <i>Bow</i> <i>casement</i>	6 over 1 DH 1 lite Picture	9'-0" x 4'-11 1/4"	6'-10"	1
2	7282 A/I	French Door	15 lite	6'-0" x 6'-10"	6'-10"	1
3	3753-2	Mulled DH	8 over 1	6'-2 3/4" x 4'-5 3/4"	6'-10" (FV)	1
<u>FIRST FLOOR:</u>						
4	2577	Double Hung	6 over 1 (Temp)	2'-1 3/4" x 6'-5 3/4"	8'-0"	2
5	2977-2	Mulled DH	9 over 1 (Temp)	4'-10 3/4" x 6'-5 3/4"	8'-0"	1
6	10882 I/A/I	Triple French Door	15 lite	9'-0" x 6'-10"	6'-10"	1
7	3765	Double Hung	6 over 1	3'-1 3/4" x 5'-5 3/4"	6'-10"	5
8	2525	Awning	Custom Glass? (Verify w/ Owners)	2'-1 3/4" x 2'-1 3/4"	6'-10"	4
9	2559-5	5 unit Csmt. Bow	10 lite	10'-3" x 5'-1 1/4"	6'-10"	1
10	2941	Double Hung	6 over 1	2'-5 3/4" x 3'-5 3/4"	6'-10"	2
11	3741-2	Mulled DH	8 over 1	6'-2 3/4" x 3'-5 3/4"	6'-10"	1
12	2436	Full Oval	8 lite	2'-0" x 3'-0"	6'-10"	1
<u>SECOND FLOOR:</u>						
13	2571	Double Hung	6 over 1(Temp)	2'-1 3/4" x 5'-11 3/4"	6'-8"	2
14	5817 + 2971-2	Transom Mulled DH	12 lite 9 over 1(Temp)	4'-10 3/4" x 7'-6 3/4"	9'-0"	1
15	2953	Double Hung	6 over 1	2'-5 3/4" x 4'-5 3/4"	6'-8"	2
16	2959	Double Hung	6 over 1	2'-5 3/4" x 4'-11 3/4"	6'-8"	2
17	4512 + 4559	Transom DH	4 lite 8 over 1	3'-9 3/4" x 6'-5 1/2"	8'-1 1/2" (FV)	1
18	2525-2	Mulled Awning	4 lite	4'-2 3/4" x 2'-1 3/4"	6'-8"	2
19	2553/3353/2553	Mulled DH	4 / 6 / 4 over 1	6'-11 3/4" x 4'-5 3/4"	6'-8"	1

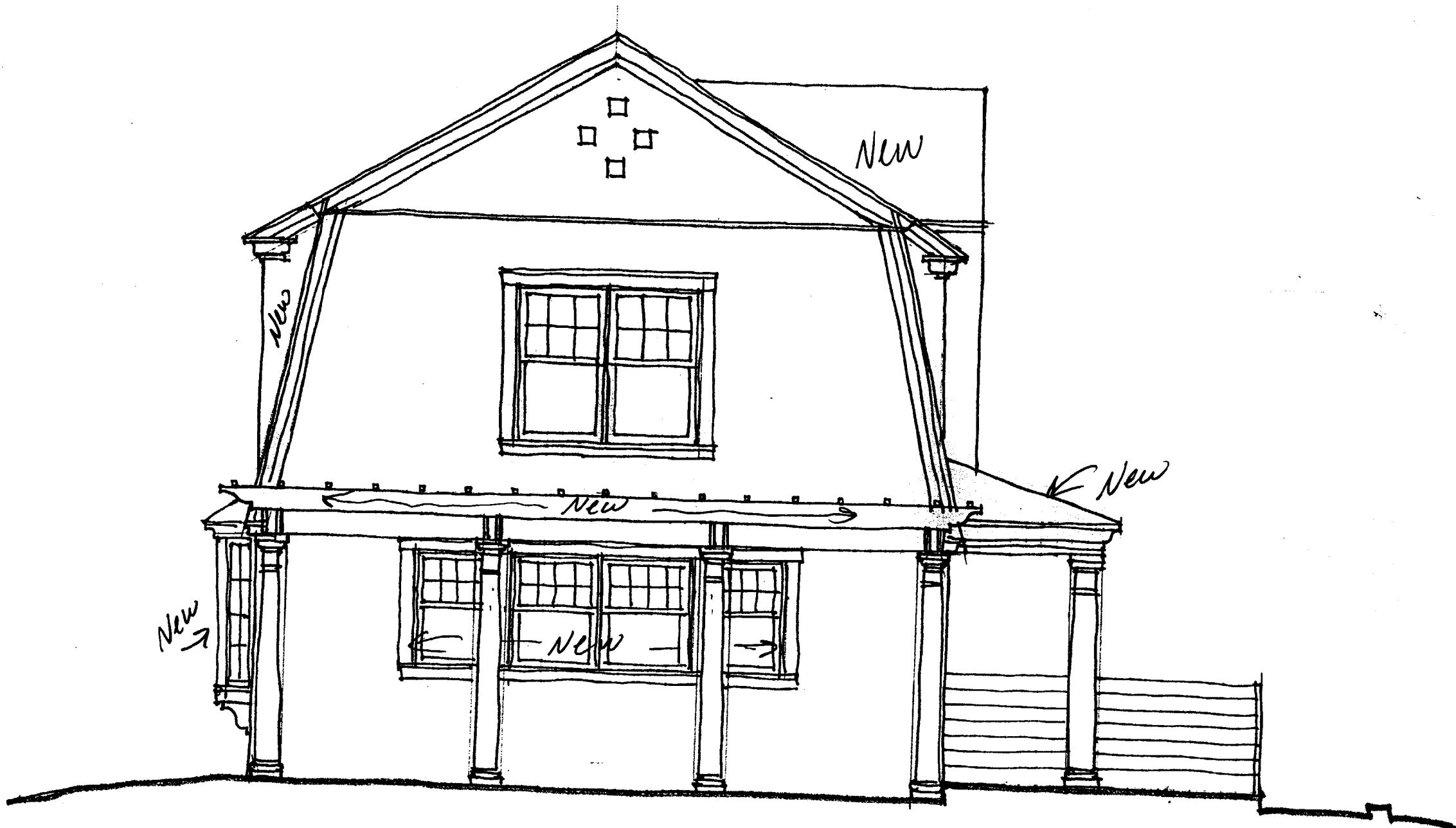
South





N O R T H E L E V .

EAST ELEVATION



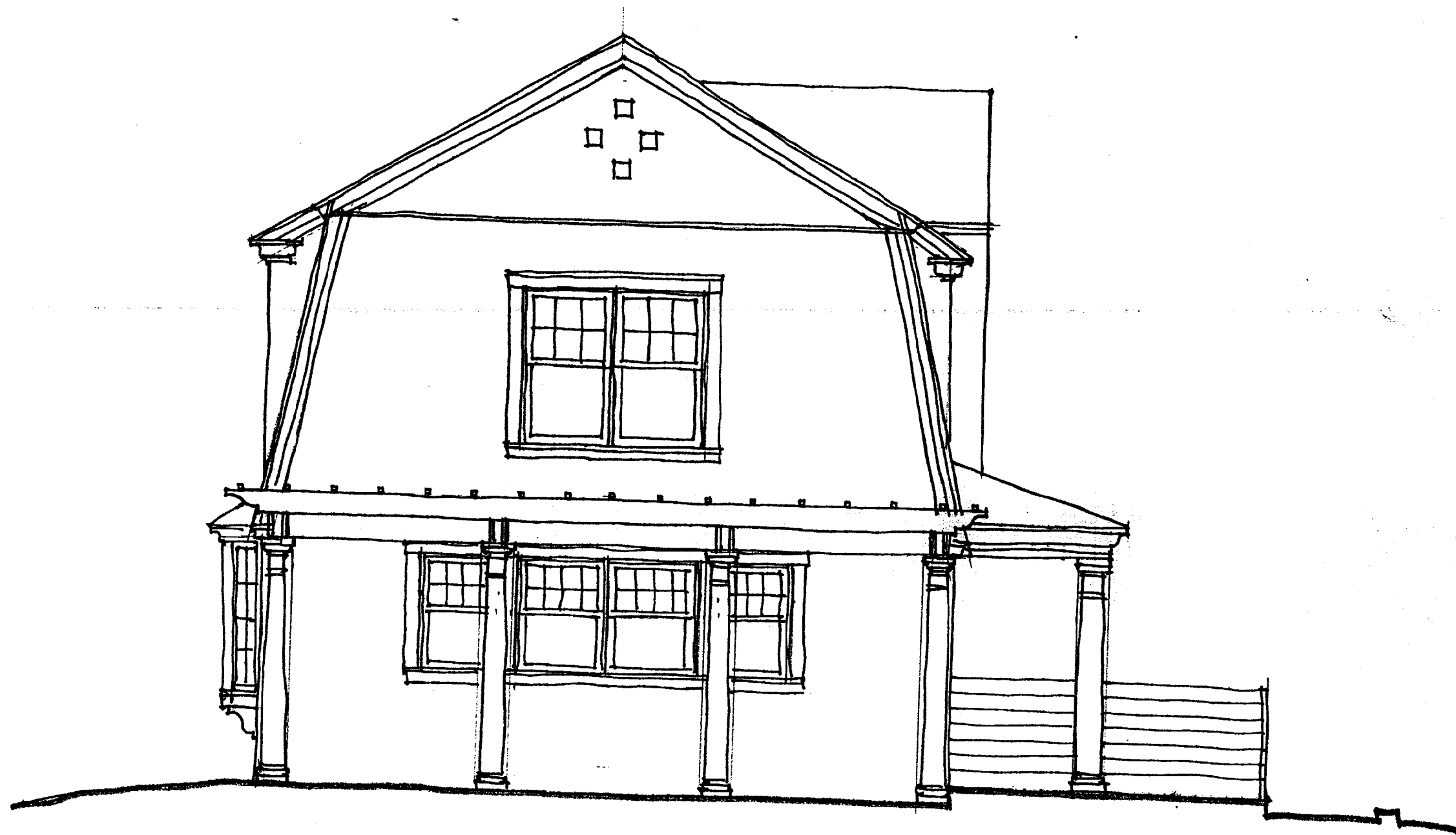
WEST ELEVATION

1/4" = 1'-0"

5/30/01



EAST ELEVATION



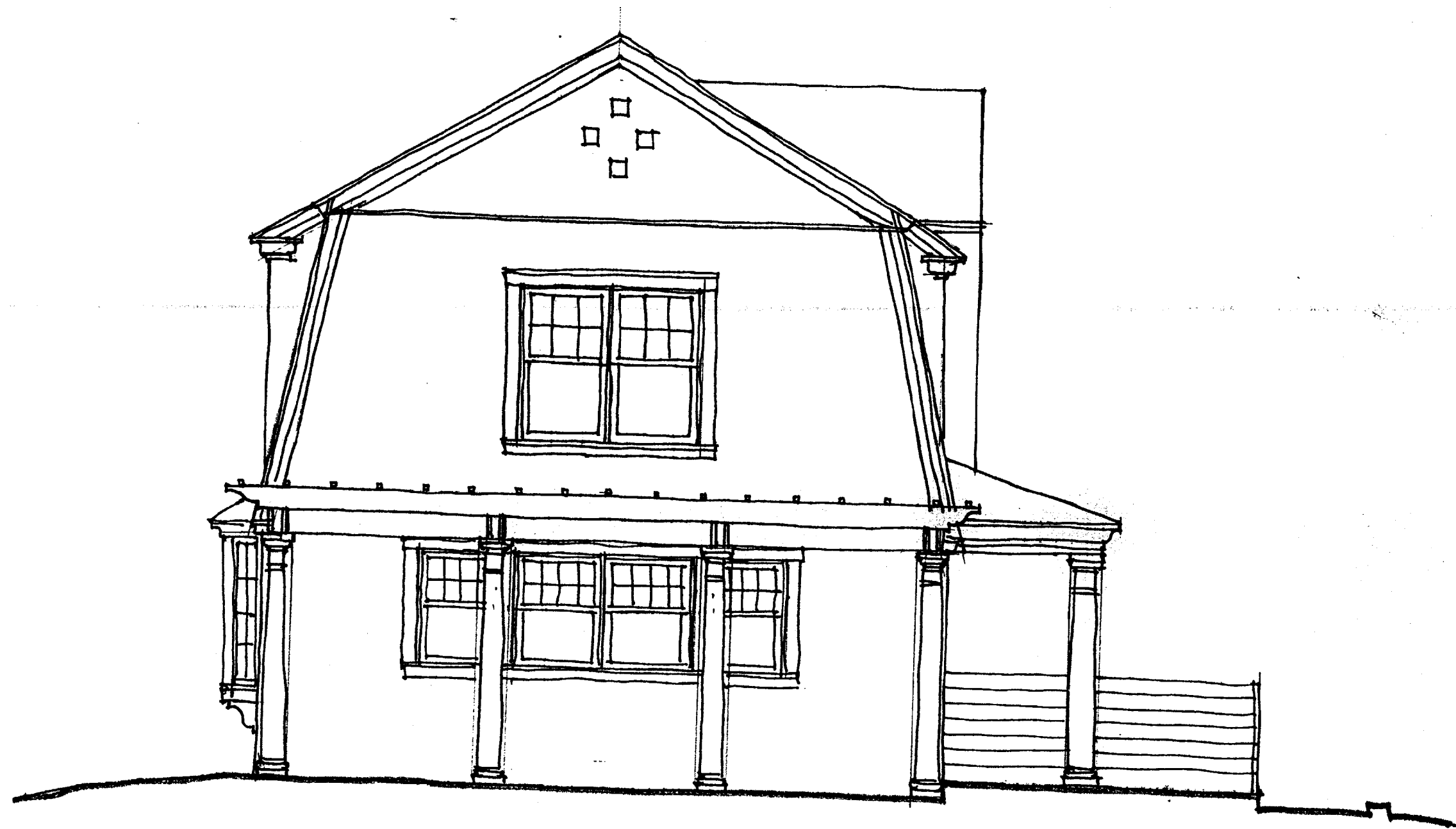
WEST ELEVATION

1/4" = 1'-0"

5/30/01



EAST ELEVATION



WEST ELEVATION

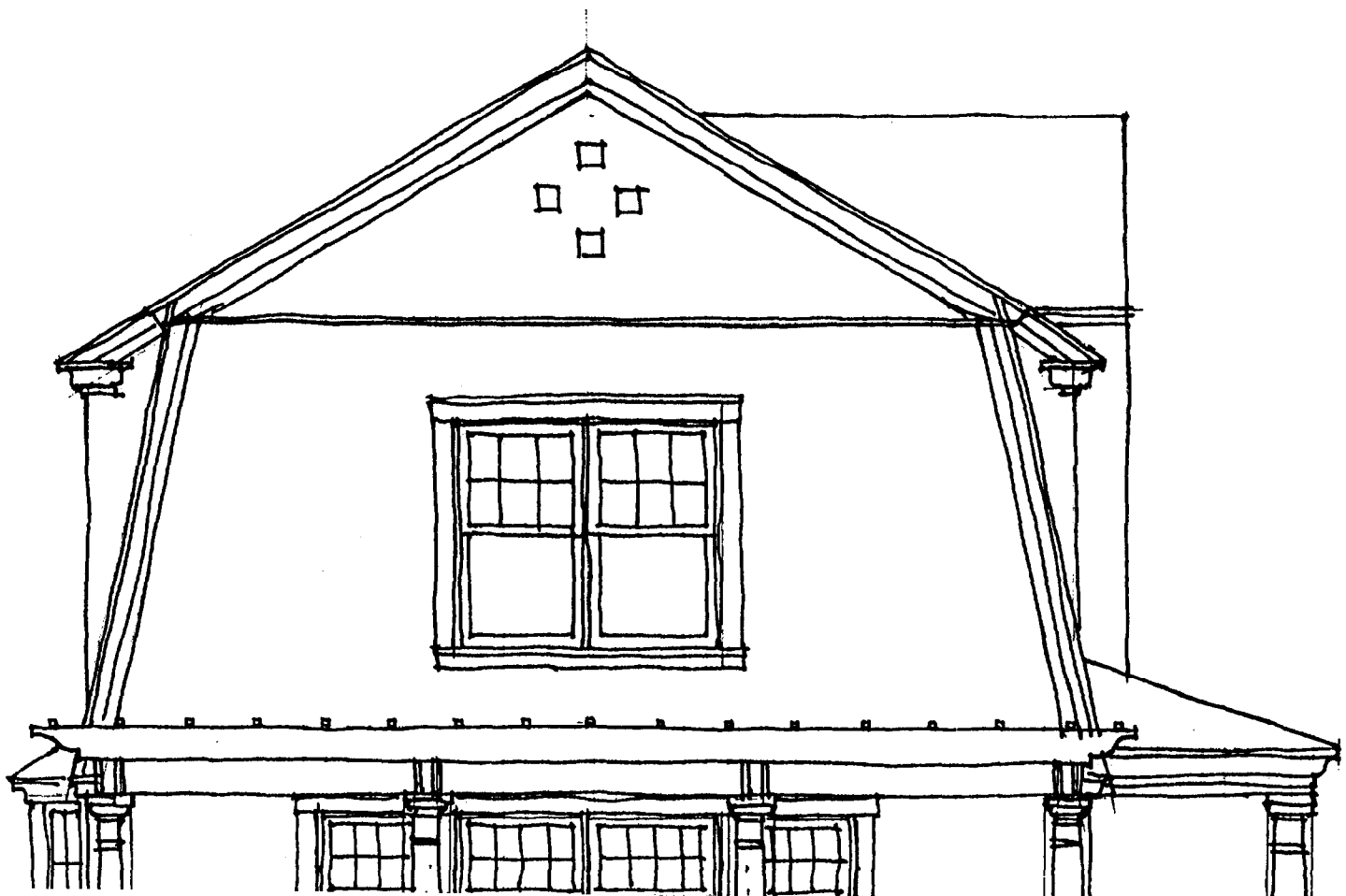
1/4" = 1'-0"

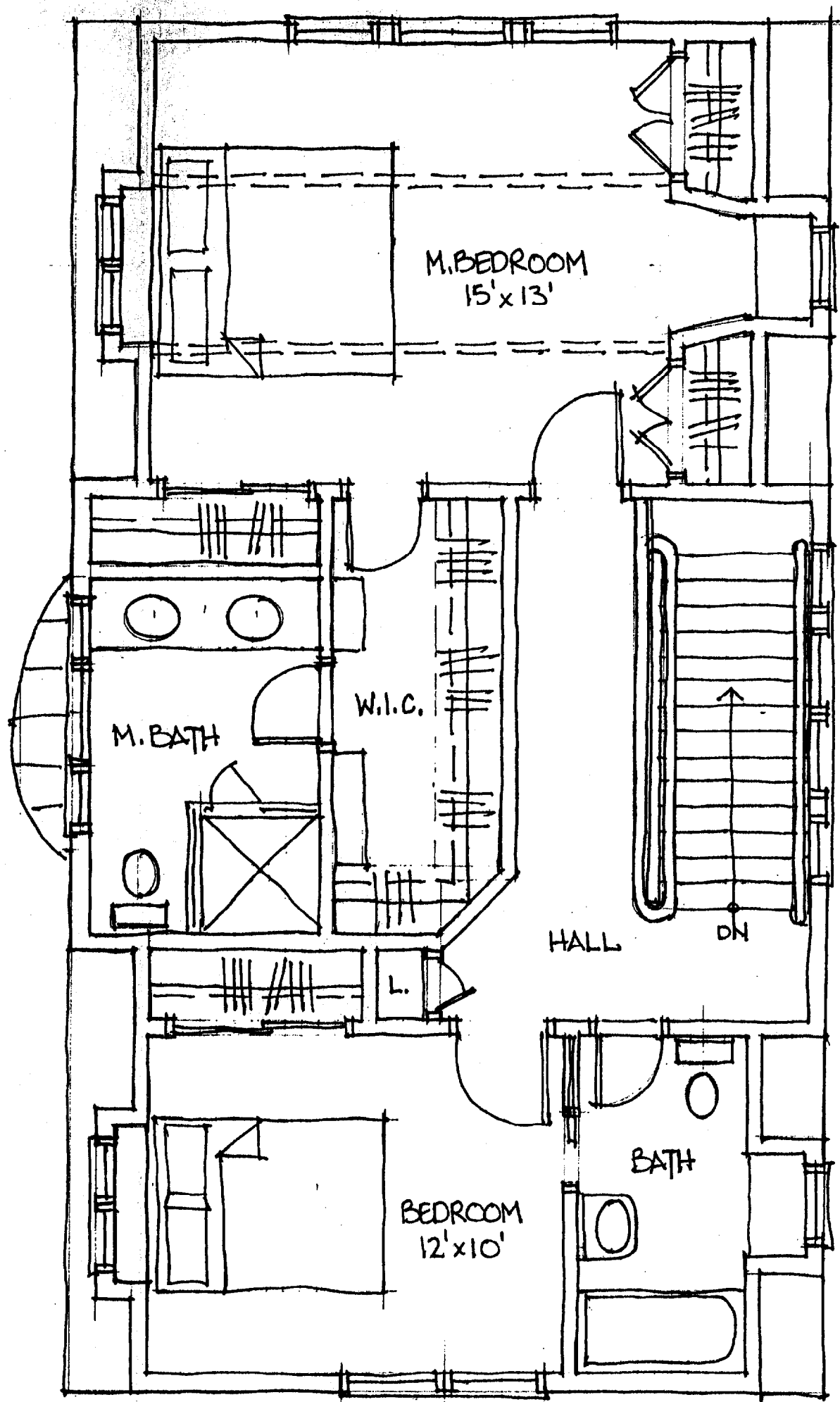
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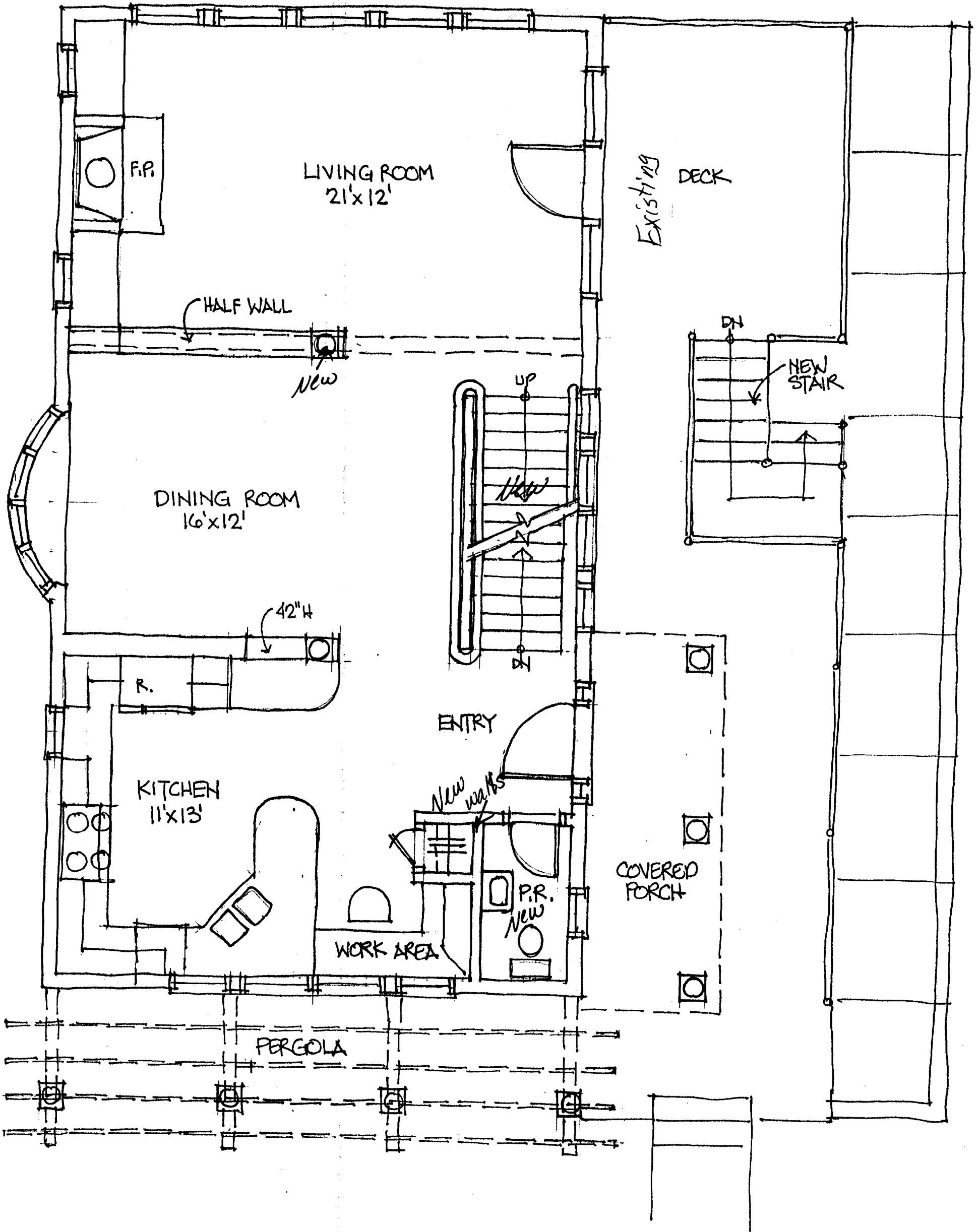
AST ELEVATION
East



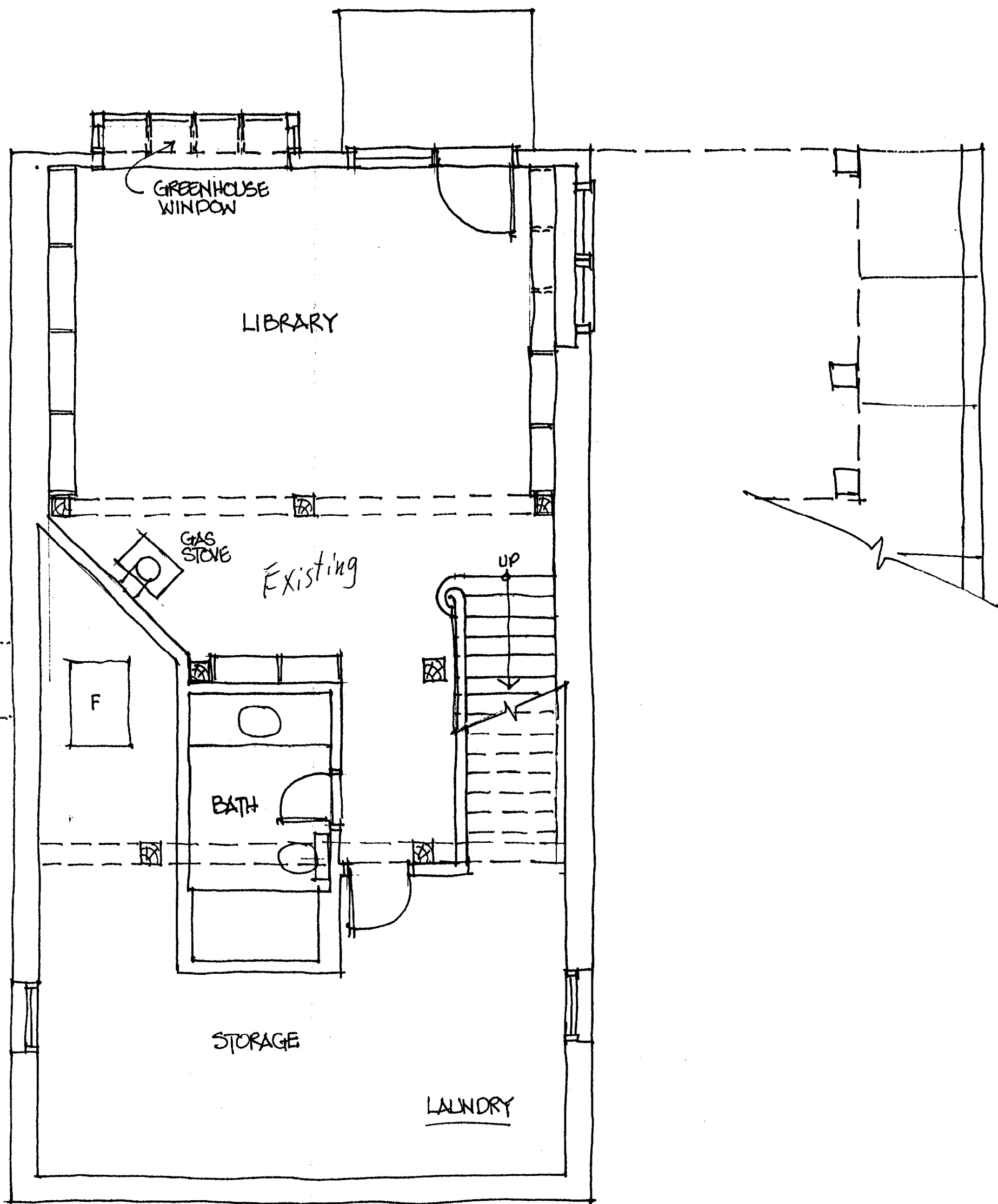


All new walls + Rooms
2nd floor being gutted.

SECOND FLOOR



FIRST FLOOR



All existing - no work being done.

LOWER LEVEL

1/4" = 1'-0"