

PERMIT ISSUED

NOV 19

City of Portland

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND
BUILDING INSPECTION
PERMIT

Permit Number: 101434

Please Read Application And Notes, If Any, Attached

This is to certify that JLC Modeling, LLC/JLC Modeling, LLC
has permission to Renovate kitchen and new bath
AT 6 Wessex St CBL 275 C037001

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 lathed or otherwise 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


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: 10-1434	Issue Date:	CBL: 275 C037001
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Location of Construction: 6 Wessex St	Owner Name: JLC Modeling, LLC	Owner Address: POBox 9739-1205	Phone: 207699-8884
Business Name:	Contractor Name: JLC Modeling, LLC	Contractor Address: PO Box 9739-1205 Portland	Phone: 2076998884
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-1P

Past Use: Single Family	Proposed Use: Single Family / Renovate kitchen and new bath.	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 3
<i>by use: single fam - built 1922</i>		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type 50 IRC, 2003	

Proposed Project Description: Renovate kitchen and new bath.	Signature:	Signature:
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: gg	Date Applied For: 11/16/2010	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>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>11/17/10</i></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>Date:</p>
	<p>PERMIT ISSUED</p> <p>NOV 19</p> <p>City of Portland</p>		

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

Department of Building Inspections

Original Receipt

Nov. 16 2010

Received from

JTC Marketing LLC

Location of Work

6 Wescott St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (1L) _____ Plumbing (1S) _____ Electrical (1E) _____ Site Plan (U2) _____

Other _____

CBL: 075 (037)

Check #: 1006 Total Collected \$ 970.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: Hayle

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1434	Date Applied For: 11/6/2010	CBL: 275 C037001
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Location of Construction: 6 Weasox St	Owner Name: JLC Modeling, LLC	Owner Address: PO Box 9739-1205	Phone: (207) 699-8884
Business Name:	Contractor Name: JLC Modeling, LLC	Contractor Address: PO Box 9739-1205 Portland	Phone: (207) 699-8884
Lessor/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Renovate kitchen and new bath.	Proposed Project Description: Renovate kitchen and new bath.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/17/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>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.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Residential Plan Revie	Approval Date: 11/9/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>2) A hardwired interconnected battery backup smoke detector shall be installed in the renovated bedroom. A Carbon Monoxide Detector hardwired, or plug in with battery backup shall be installed in each area giving access to bedrooms.</p> <p>3) Natural (aggregate glazing area in windows of not less than 3 square feet), one-half of which must be openable, or mechanical ventilation is required in the bathroom.</p>			

PERMIT ISSUED

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City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

NOV 23

City of Portland

6 Wessley

After recording reruns to:

**SPECIAL WARRANTY DEED
(CORPORATE FORM)**

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, Grantor, hereby **CONVEYS AND WARRANTS**, against all claiming by, through or under it to **ESHEEN CONRAD**, as Grantee for **SIXTY EIGHT THOUSAND NINE HUNDRED Dollars (\$68,900.00)** and other good and valuable consideration, the following real property situated in Cumberland County, State of Maine, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel Number(s): _____

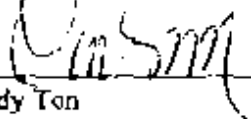
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

6 WESSER

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 28th day of October, A.D. 2010

Pursuant to Provisions of 38 U.S.C. 3720(a)(6), The Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

By: <u></u>	By: _____	[SEAL]
Name: Cindy Ton	Name: _____	
Its: Assistant Secretary	Its: _____	

BY THE SECRETARY'S DULY AUTHORIZED PROPERTY MANAGEMENT CONTRACTOR,
 COUNTRYWIDE HOME LOANS SERVICING, L.P., NKA BAC HOME LOANS SERVICING, L.P.,
 PURSUANT TO A DELEGATION OF AUTHORITY CONTAINED IN 38 C.F.R. 36.4345 (F)
 BY: Cindy Ton
 TITLE: Assistant Secretary

STATE OF TEXAS)
) ss
 COUNTY OF COLLIN)

On the 28th day of October, 2010 personally appeared before me Cindy Ton, who being by me duly sworn did say that he/she is the Assistant Secretary of SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, and that the within and foregoing instrument was signed pursuant to a delegation of authority contained in 38 C.F.R. Section 36.4345(f), on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and demand of said Secretary, and that seal affixed is the seal of said Corporation.



 Notary Public
 My commission Expires: 10-2-2013
 [NOTARIAL SEAL]

Exhibit A

6 wessex

Two certain lots or parcels of land, together with the buildings and improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Parcel I

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, said lot being a part of a tract known as Glenwood, and the part hereby conveyed being designated as lot number 369 on said tract, according to a plan of the same recorded in the Registry of Deeds for the County of Cumberland in Plan Book 8, page 11, said lot being bounded and described as follows:

Beginning at a point, which point is distant one hundred and forty (140) feet from the intersection of the most northerly side of Brighton Avenue and the most westerly side of Wessex Street as shown on said plan, and from this point extending in a northerly direction along the most westerly side of said Wessex Street, a distance of forty (40) feet to a point, which point is the most southeasterly corner of lot numbered 368 as shown on said plan, and from these two points extending in a westerly direction and holding the width of forty (40) feet on parallel lines at right angles to said Wessex Street, a distance of one hundred and sixty (160) feet.

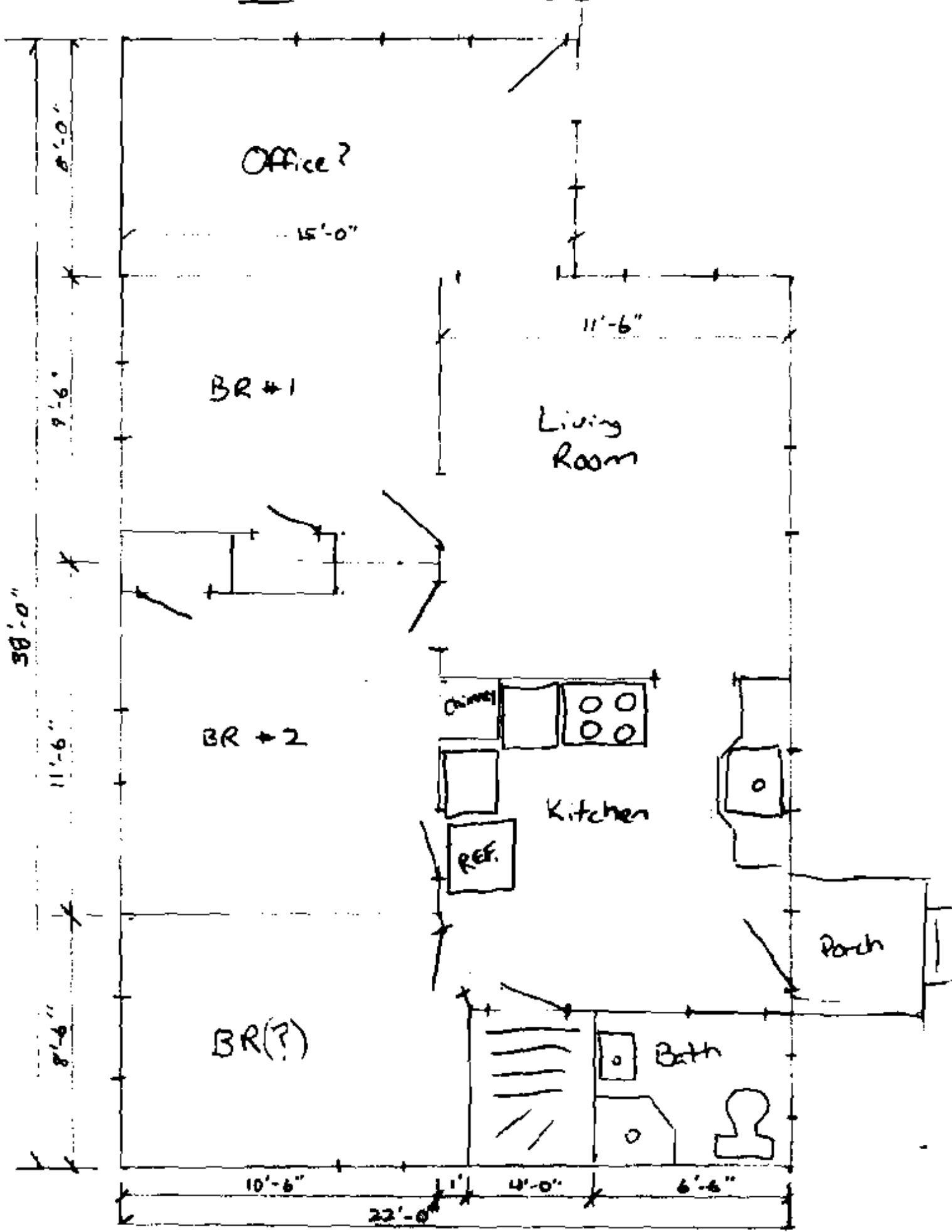
Parcel II

Also a certain lot or parcel of land situated in said Portland, being a part of a tract known as Glenwood, a plan of which property is recorded in the Registry of Deeds for the County of Cumberland in Plan Book 8, Page 11, beginning at a point, which point is one hundred (100) feet from the intersection of the most northerly side of Brighton Avenue and the most westerly side of Wessex Street as shown on said plan, and from this point extending in a northeasterly direction along the most westerly side of Wessex Street, a distance of forty (40) feet to a point, which point is the most southeasterly corner of lot number 369 as shown on said plan, and from these two points running in a west by south direction (incorrectly described as running in a southerly direction in a warranty deed to Wallace E. Benson from the Merriam-Home Realty Company, dated June 29, 1908, and recorded in said Registry of Deeds in Book 826, Page 384, and being the same premises conveyed to Wallace W. Winn by deed dated March 29, 1922, and recorded in said Registry of Deeds in Book 1131, Page 95) and holding the width of forty (40) feet on parallel lines at right angles in said Wessex Street, a distance of eighty (80) feet. Intending hereby to convey a part of lot numbered 370 on said plan.

Reference is hereby made by virtue of Quitclaim Deed from Chase Home Finance LLC, dated July 19, 2010, and recorded July 28, 2010, in Book 27947, Page 130 in the Cumberland County Registry of Deeds.

Existing

6 Wesser St.



WARRANTY DEED
Maine Statutory Short Form

6 weeks

KNOW ALL PERSONS BY THESE PRESENTS, That

Esheen D. Conrad, A/K/A Esheen Conrad of P.O. Box 9733-1205, Portland, ME 04104 for consideration paid, grant to **JLC Modeling, LLC, a Maine Limited Liability Company** with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

WITNESS my hand and seal this 12th day of November, 2010.

*Signed, Sealed and Delivered in
presence of:*

Kristen A. Conrad

Esheen D. Conrad
Esheen D. Conrad

STATE OF MAINE

November 12, 2010

COUNTY OF Cumberland

Then personally appeared the above named Esheen D. Conrad and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Kristen A. Conrad

Notary Public

Printed Name: Kristen A. Conrad

My Commission Expires: 11-2-13

My Commission Expires: 11-2-13

EXHIBIT A

6 Wessex

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Parcel II

Also a certain lot or parcel of land situated in said Portland, being a part of a tract known as Glenwood, a plan of which property is recorded in the Registry of Deeds for the County of Cumberland in Plan Book 8, Page 11, beginning at a point, which point is one hundred (100) feet from the intersection of the most northerly side of Brighton Avenue and the most westerly side of Wessex Street as shown on said plan, and from this point extending in a northeasterly direction along the most westerly side of Wessex Street, a distance of forty (40) feet to a point, which point is the most southeasterly corner of lot number 369 as shown on said plan, and from these two points turning in a west by south direction (incorrectly described as running in a southerly direction in a warranty deed to Wallace E. Benson from the Merriam-Home Realty Company, dated June 29, 1908, and recorded in said Registry of Deeds in Book 826, Page 384, and being the same premises conveyed to Wallace W. Winn by deed dated March 29, 1922, and recorded in said Registry of Deeds in Book 1131, Page 95) and holding the width of forty (40) feet on parallel lines at right angles in said Wessex Street, a distance of eighty (80) feet. Intending hereby to convey a part of lot numbered 370 on said plan.

Reference is hereby made to Special Warranty Deed from Secretary of Veteran Affairs, and Officer of the United States of America to Esheen Conrad of even or recent date to be recorded herewith in the Cumberland County Registry of Deeds.

10 1434



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>6 Wessex St.</u>		
Total Square Footage of Proposed Structure/Area <u>780 sf.</u>	Square Footage of Lot <u>11200</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>275</u> Block# <u>C</u> Lot# <u>37, 38, 39</u>	Applicant *must be owner, Lessee or Buyer* Name <u>JLC Modeling, LLC</u> Address <u>PO Box 9739-1205</u> <u>Call first</u> City, State & Zip <u>Portland ME 04104</u>	Telephone: <u>207 699-8884</u>
<p style="color: red; font-weight: bold; font-size: 2em;">RECEIVED</p> <p style="text-align: center;">NOV 16 2010</p> <p style="color: red; font-weight: bold;">Dept. of Building Inspections City of Portland Maine</p>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>220.00</u>
	Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u>	
	If vacant, what was the previous use? <u>single family</u>	
Proposed Specific use: <u>single family</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>New Bath, Renovate Kitchen, vinyl siding, plumbing repairs, electrical work</u>		
Contractor's name: <u>JLC Modeling LLC</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>David Conrad</u>		Telephone: <u>699-8884</u>
Mailing address: <u>PO Box 9739-1205 Portland ME 04104</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: [Signature] Date: 11/15/10

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- ~~NA~~ Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- ~~NA~~ Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- ~~NA~~ Window and door schedules
- ~~NA~~ Foundation plans w/required drainage and damp proofing (if applicable)
- ~~NA~~ Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- ~~NA~~ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2003
- ~~NA~~ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- ~~NA~~ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

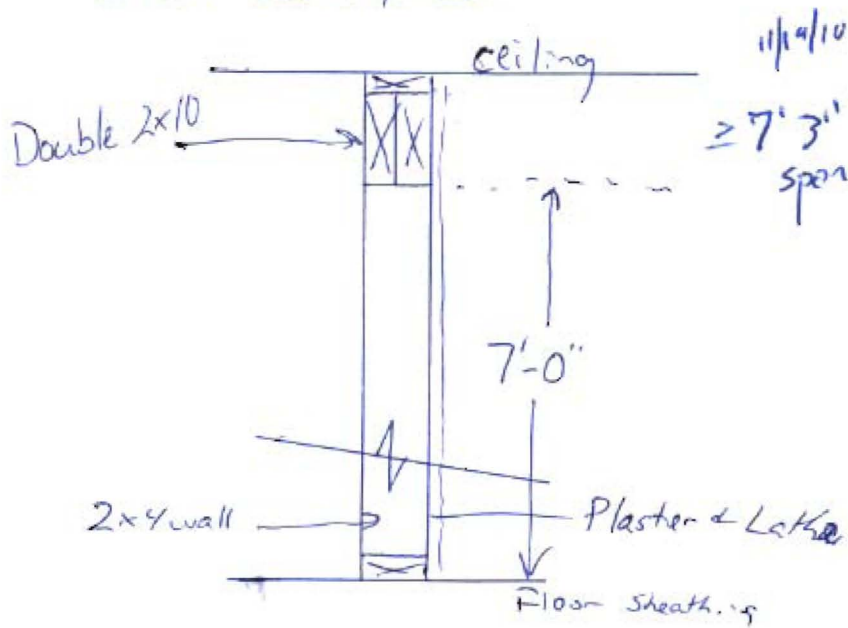
Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

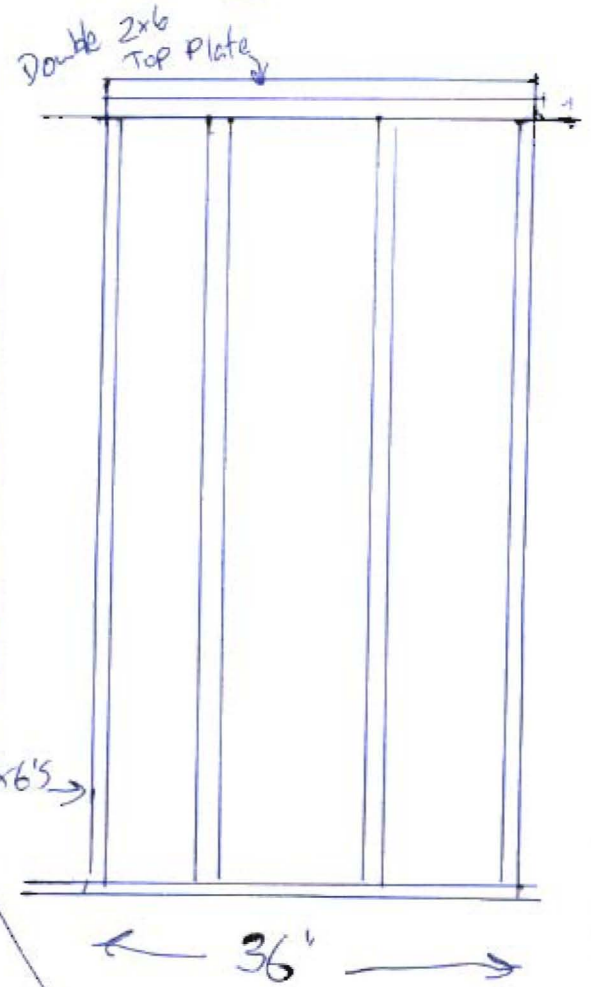
Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

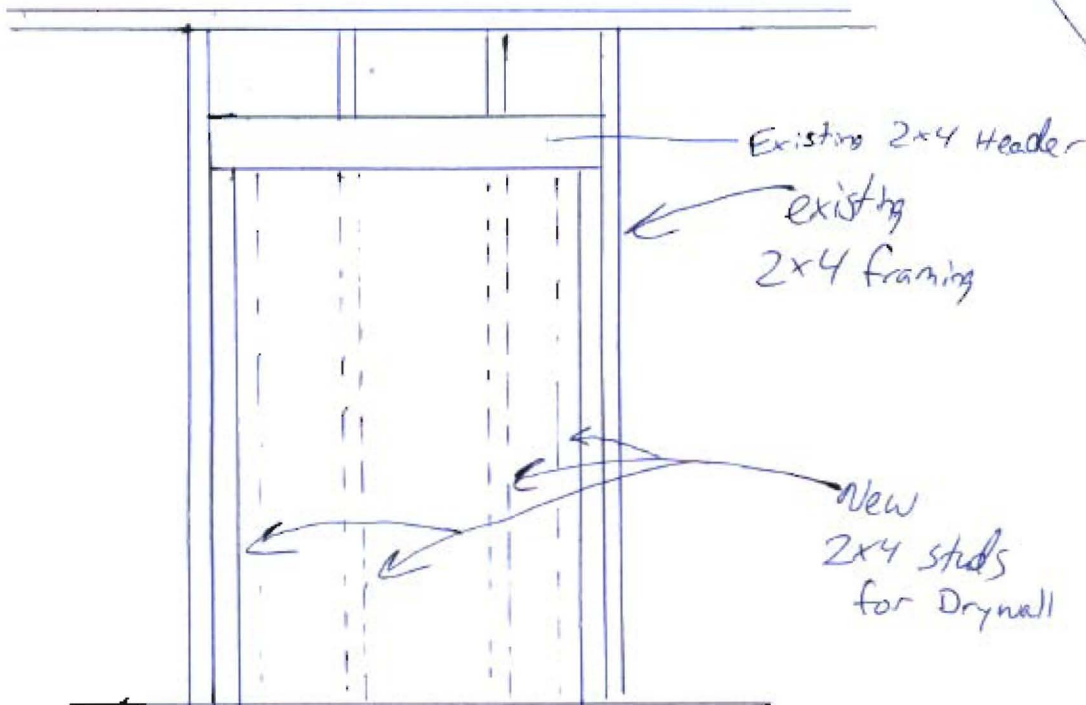
Create Doorway (A)



New Bath Wall (C) for Tub end



Eliminate Doorway (B)



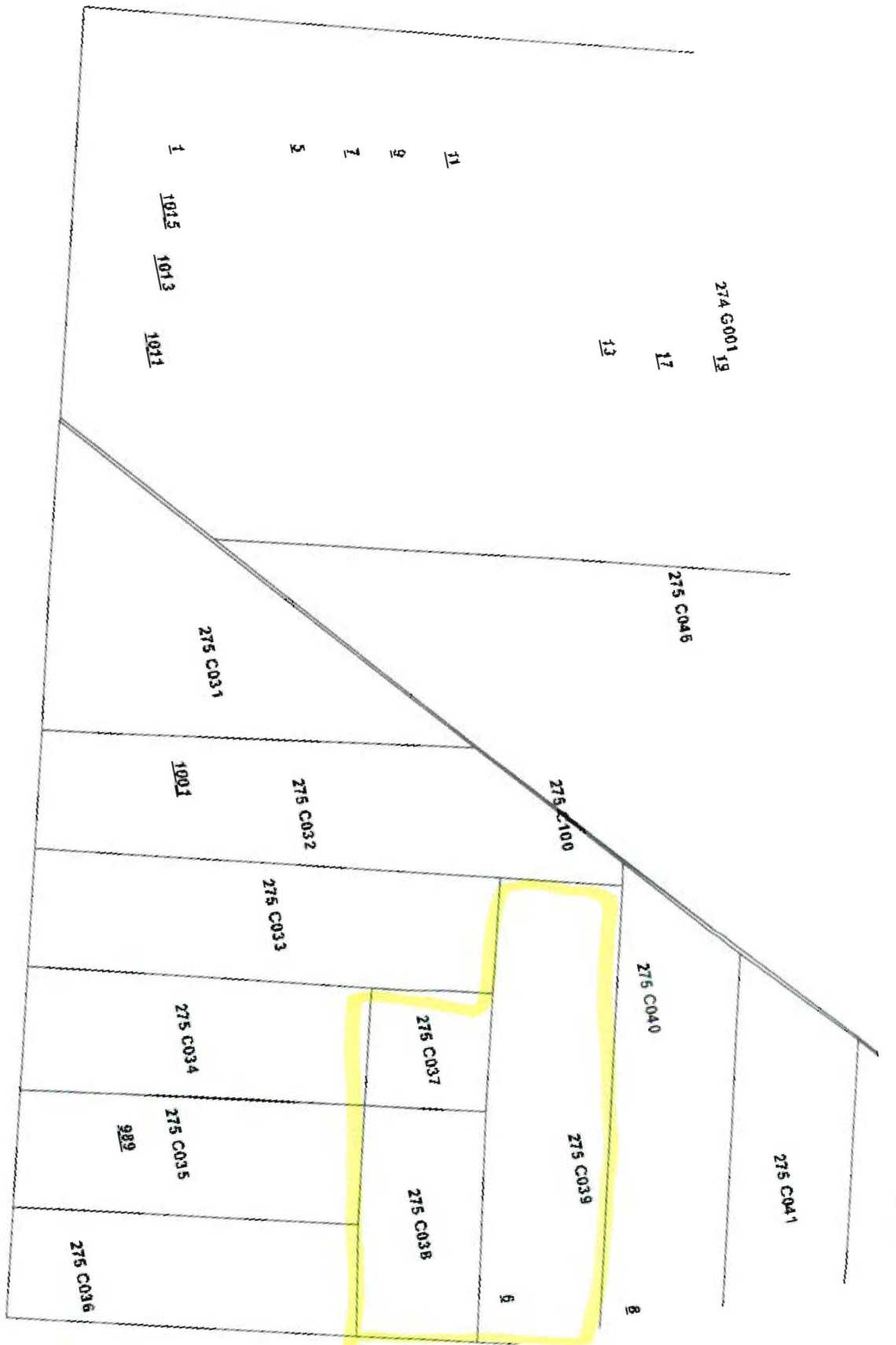
CABOT ST



0-0
0-0

1 - 201
2 - 204

BRIGHTON AV

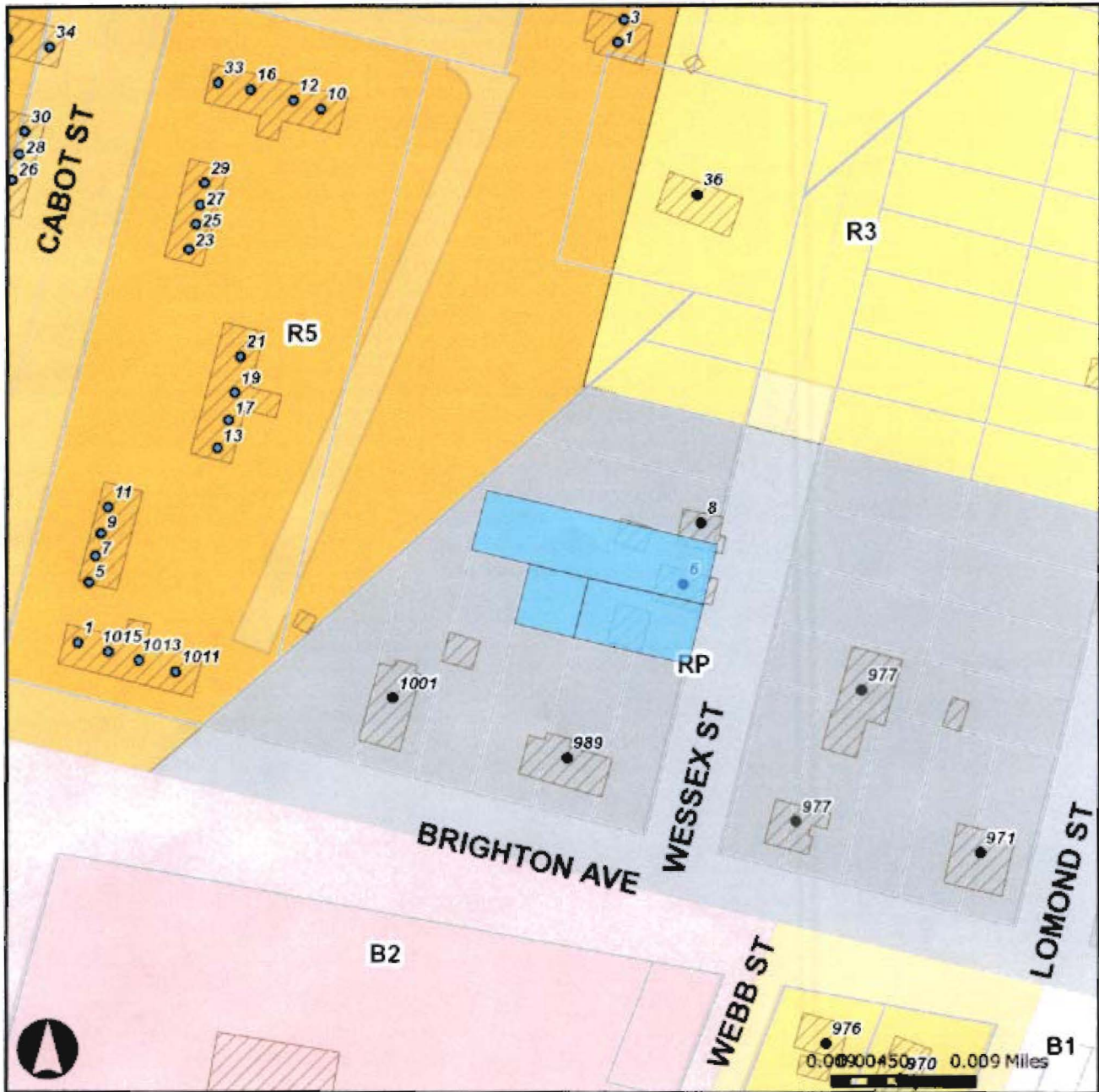


2101 - 386
8101 - 486

Wessex

263 B001

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
	Stream_protection	R4 Residential	C29
Parcels	Island Zoning	R5 Residential	C30
	C43	R6 Residential	C31
Interstate	I-B	ROS Recreation Open	none
	I-TS	Space	B2c
Streets	I-R1	RP Residential	C32
	I-R2	Professional	C33
Buildings			

Proposed 6 Wesssex St.

