

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 061759

Please Read Application And Notes, If Any, Attached

This is to certify that MITCHELL GLENN A & ROSE C JTS /Robert Barrett

has permission to interior renovations, and enclose existing structure to make a bedroom

AT 110 CANDLEWYCK TER

L 283 B045001

PERMIT ISSUED  
DEC - 8 2006  
CITY OF PORTLAND

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of the State 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.

Classification of inspection must be given and when permission procedure before this building or part thereof is occupied or otherwise closed-in. YOUR 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

*Thomas M. Mullen* 12/8/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# 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.

- 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 OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

Date, 12.8.06

Signature of Inspections Official

Date

CBL: 283-B145

Building Permit #: 061759

**City of Portland, Maine - Building or Use Permit Application**

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

|                       |   |             |
|-----------------------|---|-------------|
| Permit No:<br>06-1759 | Issue Date:<br><b>PERMIT ISSUED</b><br>DEC - 8 2006 | 283 B045001 |
|-----------------------|---|-------------|

|  |   |   |                                |
|--|---|---|--------------------------------|
| <b>Location of Construction:</b><br>110 CANDLEWYCK TER | <b>Owner Name:</b><br>FRAGER, PAUL & FARRAH | <b>Owner Address:</b><br>110 CANDLEWYCK TER               | <b>Phone:</b>                  |
| <b>Business Name:</b>                                  | <b>Contractor Name:</b><br>Robert Barrett   | <b>Contractor Address:</b><br>230 Bradley Street Portland | <b>Phone:</b><br>207-874-86310 |
| <b>Lessee/Buyer's Name</b>                             | <b>Phone:</b>                               | <b>Permit Type:</b><br>Alterations - Dwellings            | <b>Zone:</b><br>R-3            |

|  |  |                               |                                    |                           |                 |
|--|--|-------------------------------|------------------------------------|---------------------------|-----------------|
| <b>Past Use:</b><br>Single Family Home | <b>Proposed Use:</b><br>Single Family Home - interior renovations, widen opening of interior wall to 92", update kitchen, add mudroom into garage area | <b>Permit Fee:</b><br>\$50.00 | <b>Cost of Work:</b><br>\$2,900.00 | <b>CEO District:</b><br>3 | <b>31,446 #</b> |
|--|--|-------------------------------|------------------------------------|---------------------------|-----------------|

|   |   |   |
|---|---|---|
| <b>Proposed Project Description:</b><br>interior renovations, widen opening of interior wall to 92", update kitchen, add mudroom into garage area | <b>FIRE DEPT:</b><br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied | <b>INSPECTION:</b><br>Use Group: R3 Type: SB<br>IRC 2003<br>Signature: Jm 12/8/06 |
|---|---|---|

|                                    |  |                        |  |
|------------------------------------|--|------------------------|--|
| <b>Permit Taken By:</b><br>Idobson | <b>Date Applied For:</b><br>12/06/2006 | <b>Zoning Approval</b> |  |
|------------------------------------|--|------------------------|--|

|   |   |   |  |
|---|---|---|--|
| <ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland <i>N/A</i><br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>9/12/06</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: |
|   | Date: <i>9/12/06</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 |



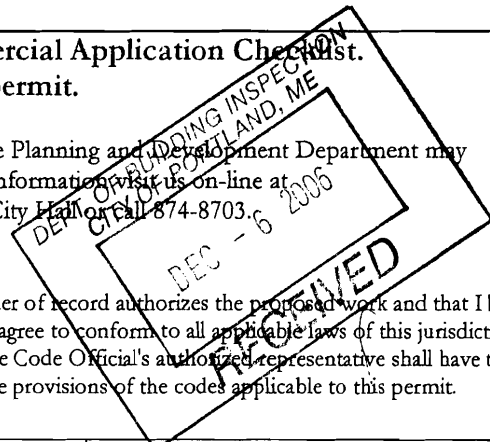
# General Building Permit Application

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>110 CANDLEWICK TERRACE</u>   |                                      |   |
| Total Square Footage of Proposed Structure  |                                      | Square Footage of Lot<br><u>~ .75 ACRE</u>                              |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><u>283      B      45</u>  | Owner:<br><u>PAUL E. FRAGER</u>      | Telephone:<br><u>284-1176 HOME</u><br><u>415-9517 CELL</u>              |
| Lessee/Buyer's Name (If Applicable)<br><br><u>N/A</u>   | Applicant name, address & telephone: | Cost Of Work: \$ <u>2900.-</u><br>Fee: \$ _____<br>C of O Fee: \$ _____ |
| Current Specific use: <u>SINGLE FAMILY RESIDENTIAL</u><br>If vacant, what was the previous use? _____<br>Proposed Specific use: _____ |                                      |   |
| Project description: <u>wider opening of interior wall to 924, update kitchen. add mod room into garage area.</u>                     |                                      |   |
| Contractor's name, address & telephone: <u>Robert Barrett 230 Bradley St 04101 Portland 207-838-6310</u>                              |                                      |   |
| Who should we contact when the permit is ready: <u>Paul Frager</u>  |                                      |   |
| Mailing address: _____ Phone: <u>207-415-9517</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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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: <u>Paul E L</u> | Date: <u>12/6/06</u> |
|---|----------------------|

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

**City of Portland, Maine - Building or Use Permit**

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>06-1759 | <b>Date Applied For:</b><br>12/06/2006 | <b>CBL:</b><br>283 B045001 |
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| <b>Business Name:</b>                                  | <b>Contractor Name:</b><br>Robert Barrett   | <b>Contractor Address:</b><br>230 Bradley Street Portland | <b>Phone:</b><br>(207) 838-6310 |
| <b>Lessee/Buyer's Name</b>                             | <b>Phone:</b>                               | <b>Permit Type:</b><br>Alterations - Dwellings            |                                 |

|  |   |
|--|---|
| <b>Proposed Use:</b><br>Single Family Home - interior renovations, widen opening of interior wall to 92", update kitchen, add mudroom into garage area | <b>Proposed Project Description:</b><br>interior renovations, widen opening of interior wall to 92", update kitchen, add mudroom into garage area |
|--|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/06/2006

**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that all work is within the existing footprint.
- 3) 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.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 12/08/2006

**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) 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.



within existing footprint

# WARRANTY DEED

**Know All Men By These Presents That** We, Glenn A. Mitchell and Hope C. Mitchell  
of 110 Candlewyck Terrace, Portland,  
County of Cumberland and State of Maine,

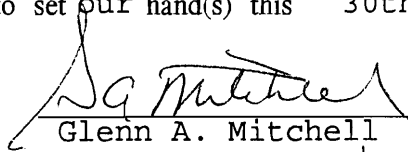
for consideration paid, grant to Paul Frager and Farrah Frager


of 25 Stockman Avenue, Saco,  
County of York and State of Maine  
as Joint Tenants  
with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon 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 hand(s) this 30th day of  
November 2006.

Witness

  
Glenn A. Mitchell

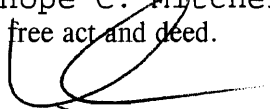
  
Hope C. Mitchell

State of Maine  
County of Cumberland

ss.

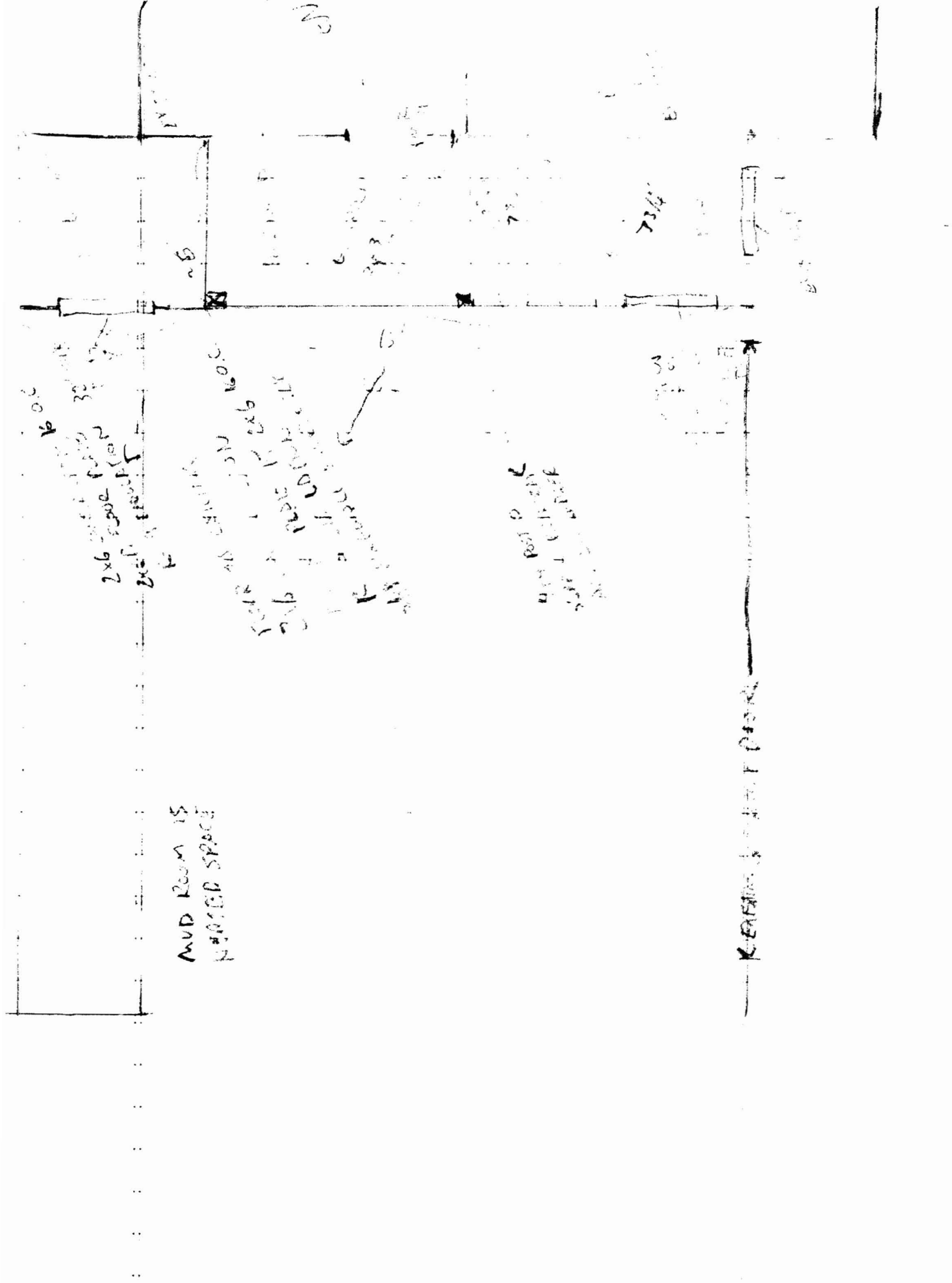
On this 30th day of November, 2006, personally appeared before me the  
above named

Glenn A. Mitchell and Hope C. Mitchell  
and acknowledged the foregoing to be his/her/their free act and deed.

  
Notary Public, Attorney at Law



Return to: Paul Frager



MVD ROOM IS MARKED SPACE

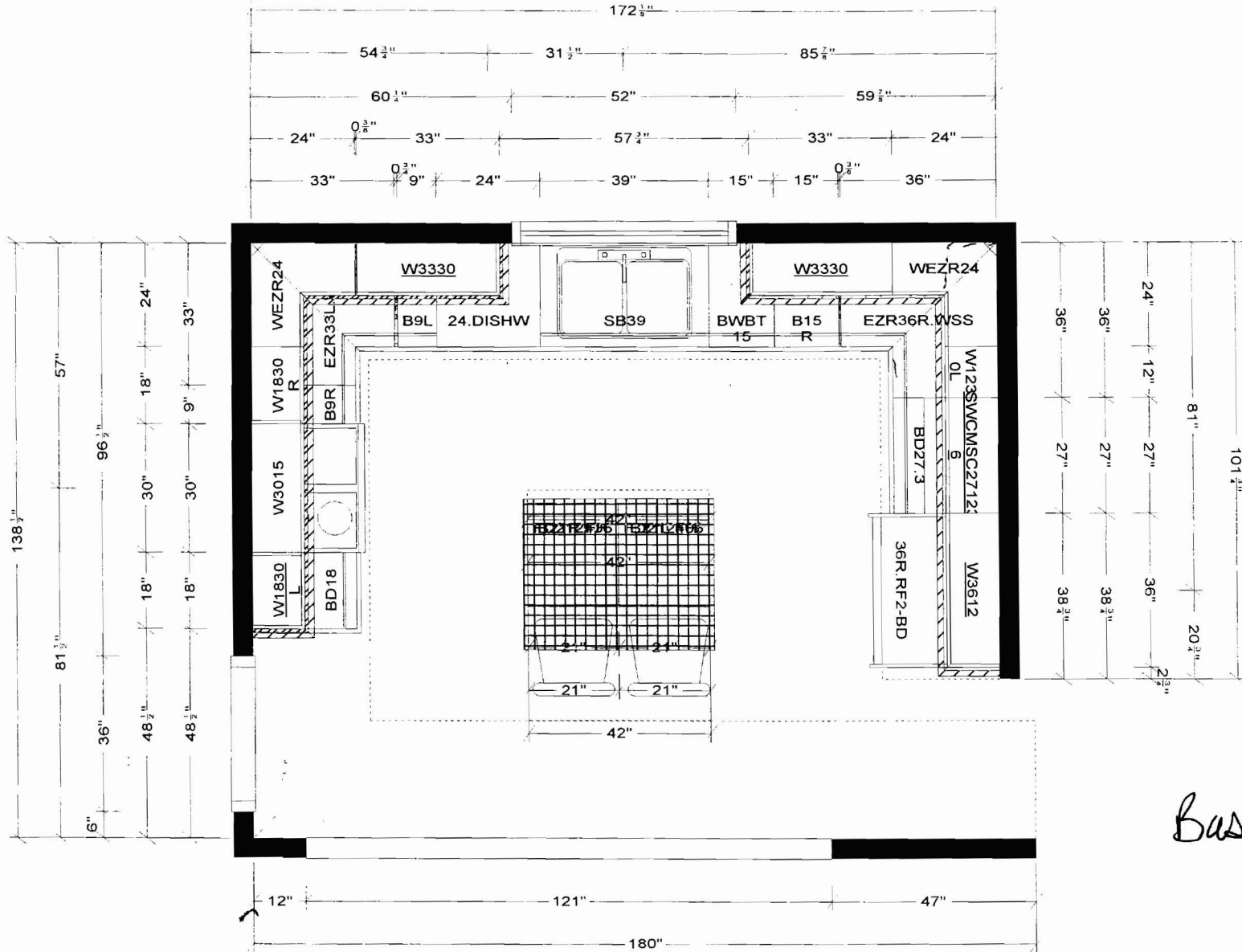
2x6 space (top)  
2x6 space (bottom)

2x6 space (top)  
2x6 space (bottom)

REVISIONS TO FLOOR PLAN



FINAL



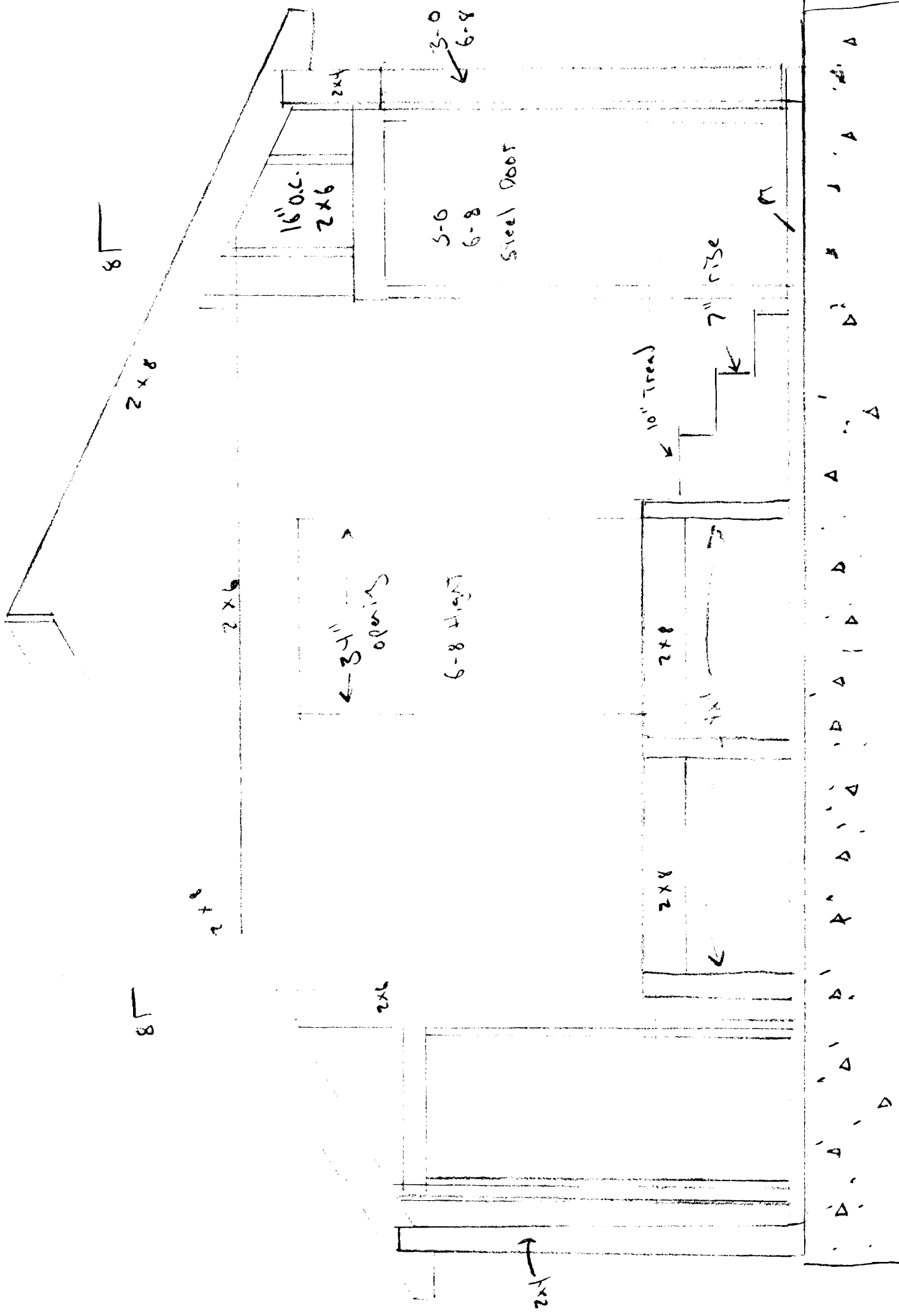
Base

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 11/29/2006  
Printed: 11/29/2006



8

2x8

2x2

2x2

8

16" O.C.  
2x6

← 3" High opening →

5-0  
6-8

Steel Door

3-0  
6-8

10" Tread

7" Rise

2x2

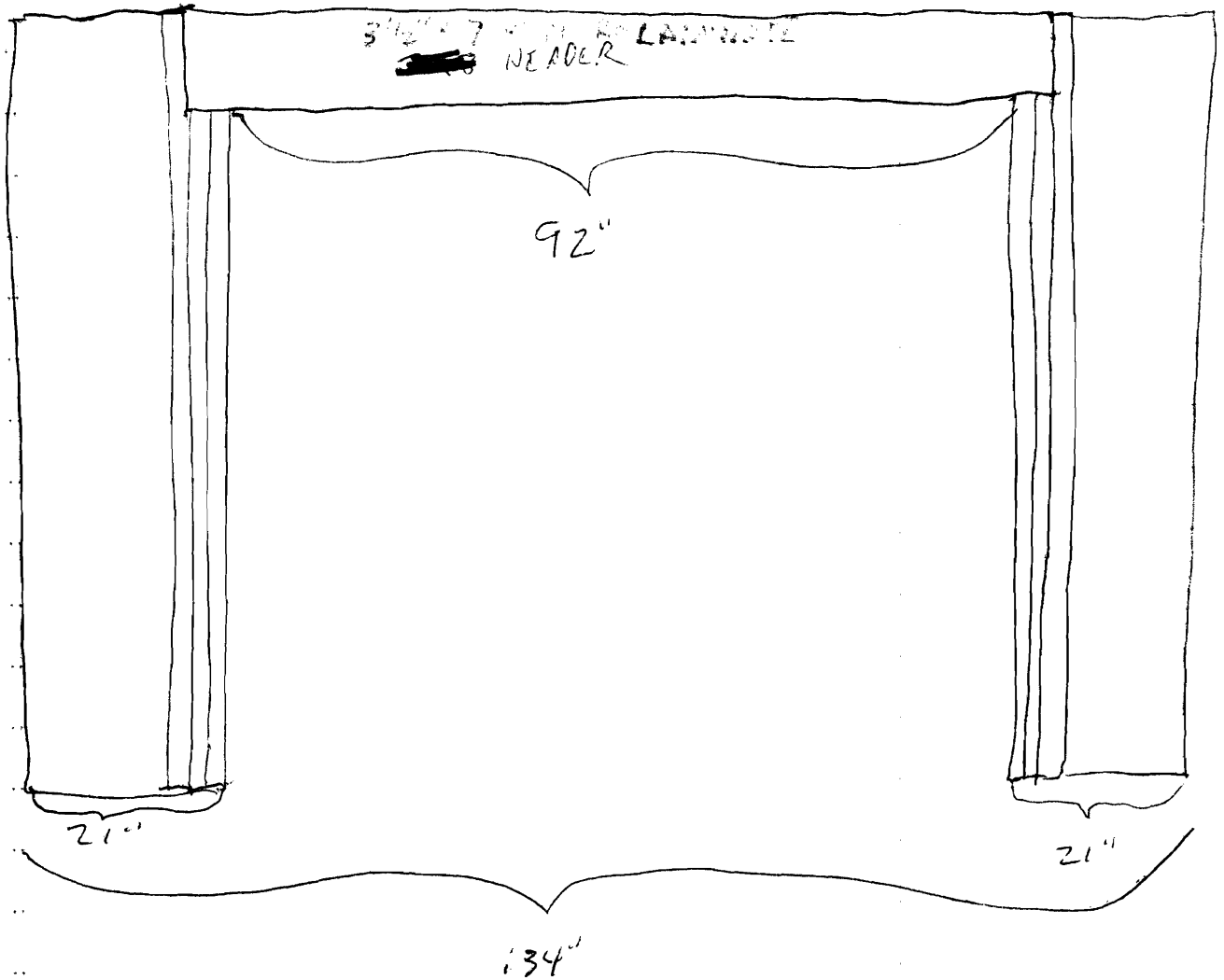
2x2

2x2

2x2



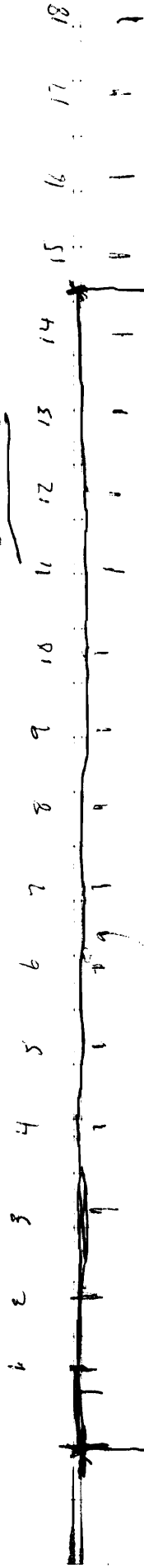
- \* CHANGE TO AREA ② REMOVE WALL BETWEEN KITCHEN & DINING ROOM
- CREATE 92" WIDE OPEN SPAN WITH DOUBLE JACK STUD CONSTRUCTION AND
- CREATE ~~A~~ HEADER USING ~~DOUBLE UP 2x8 WITH 1/2" PLYWOOD SANDWICH~~ <sup>3 1/2" x 7 1/4" MICROLAMINATE</sup>
- ~~BEHIND T~~ TO SUPPORT THE 2x8 JOISTS FOR SECOND FLOOR.



SCALE 1/2" = 1'

EXISTING ROOM

OUTSIDE



- 1 -
- 2 -
- 3 -
- 4 -
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -
- 11 -
- 12 -
- 13 -

BATHROOM

WALL 8'6"

KITCHEN

WALL 14'6"

WALL 11'5"

DOOR 3'6"

DOOR 3'6"

①

WALL 3'6"

OPEN NELL

②

WALL 8'3"

DOOR 2'6"

WALL 6"

DOOR TO BASEMENT WALL

THERE WILL BE TWO CHANGES TO THE STRUCTURE IN THE KITCHENS AREA ① (MOVE ENTRY FROM CORNER) AND AREA ② OPEN WALL BETWEEN KITCHEN AND DINING ROOM.

\* CHANGE TO AREA ①. MOVE CURRENT KITCHEN DOOR.

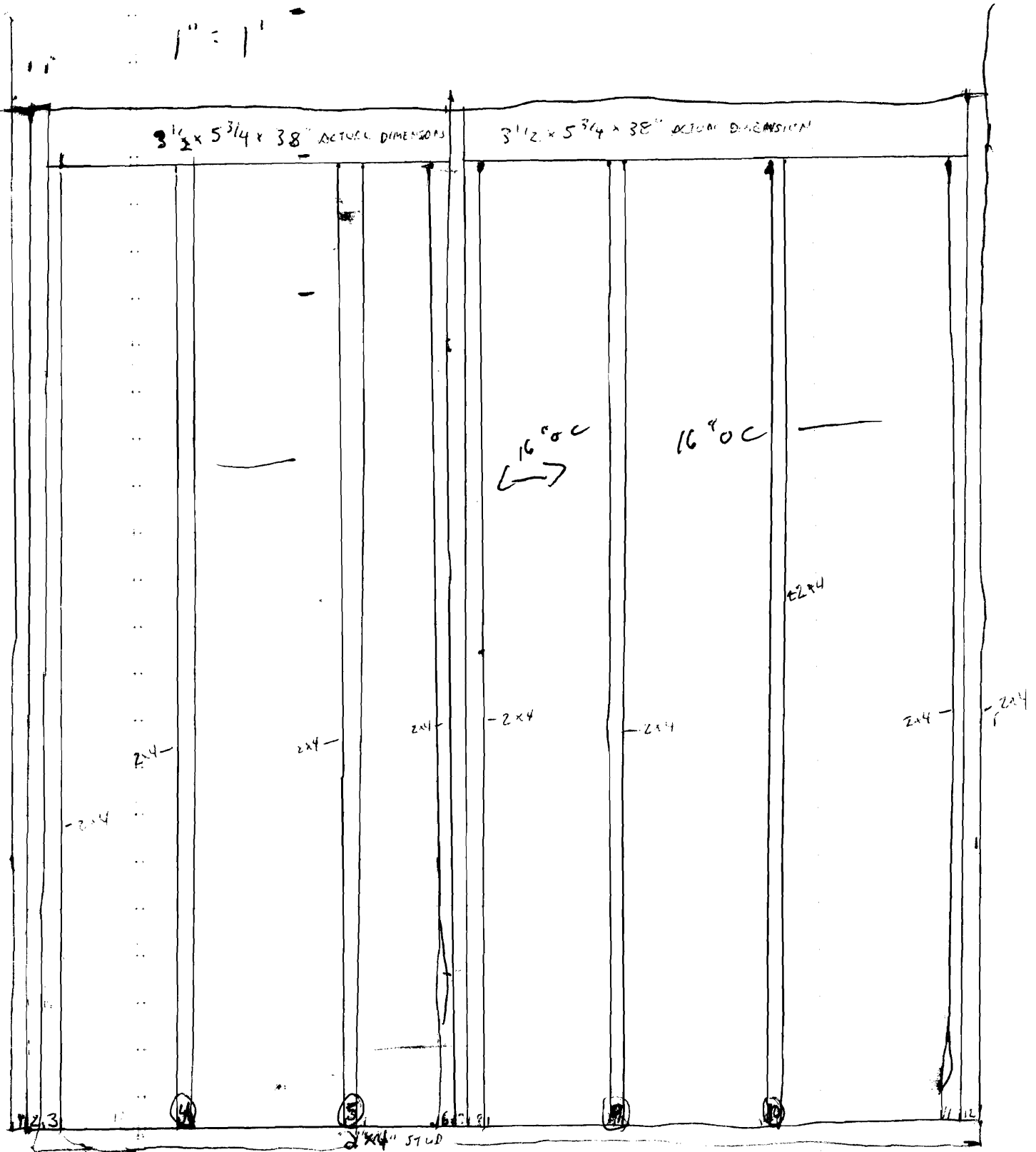
- FILL IN EXISTING OPENING BY ADDING STUDS #9 AND #10 TO OPENING

- REMOVE STUDS #4 AND #5. FROM CURRENT WALL

1" = 1'

3'1/2" x 5'3/4" x 38" ACTUAL DIMENSIONS

3'1/2" x 5'3/4" x 38" ACTUAL DIMENSIONS

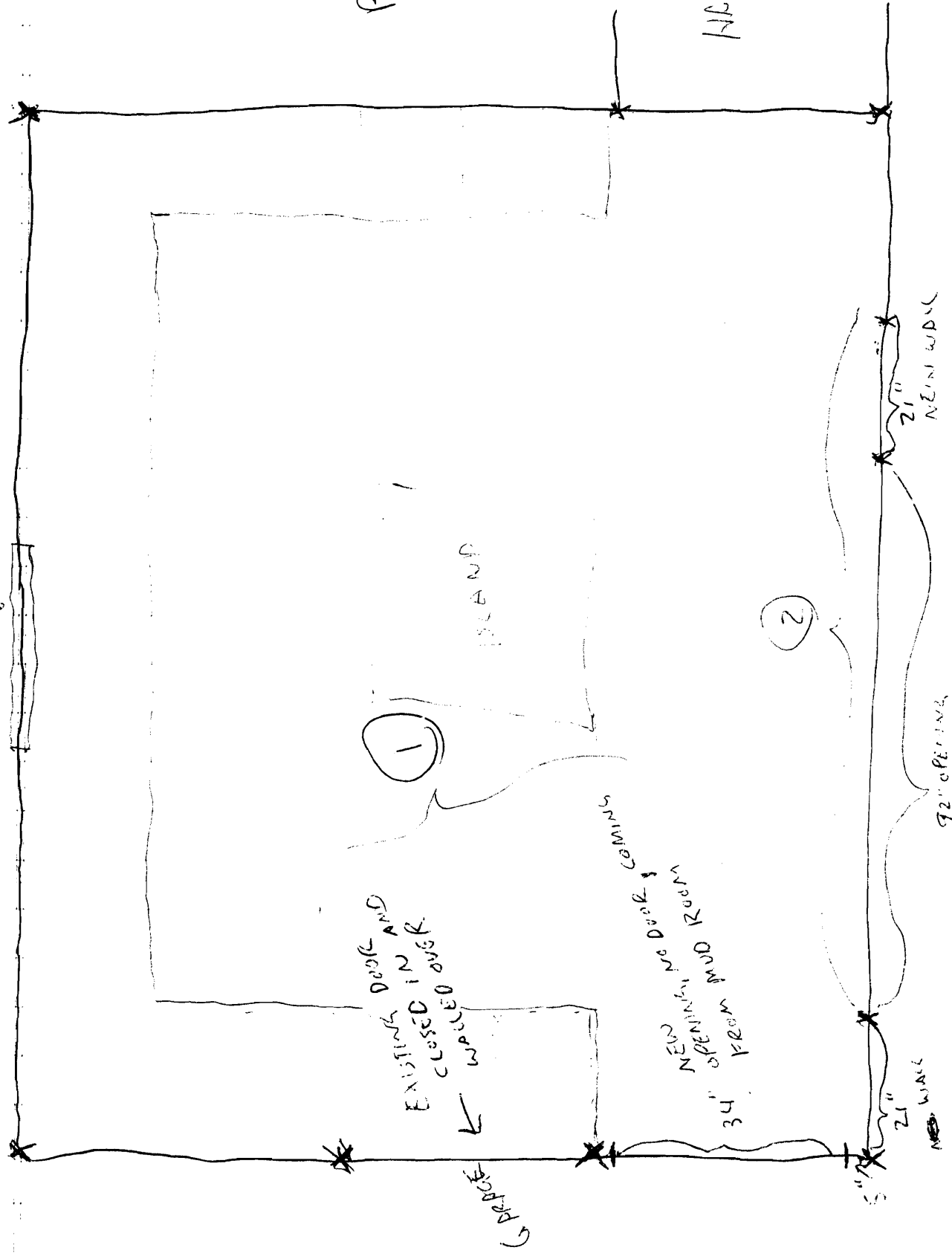


OUTSIDE

KITCHEN WALLS REMAINS 50%  
↓

BATH ROOM

HALL



1

2

ISLAND

COMINGS

NEW PENINSULA DOOR  
NEW DINING ROOM

34"

21"

NEW WALL

92" OPENING

DINING ROOM

21"

NEW WALL

GARAGE