

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050362
APR 21 2005
CITY OF PORTLAND

This is to certify that GRONDIN DAVID I & MICHAEL D. I... to Finish Re-model
has permission to Raise roof 2 story to a commercial
AT 116 HICKS ST 297 E003061

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 altered or closed-in.
FOUR 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 _____

Jeanie Bourke 4/19/05
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: 05-0362	Issue Date PERMIT ISSUED APR 21 2005	CEC# 297-1003001
-----------------------	---	---------------------

Location of Construction: 116 HICKS ST	Owner Name: GRONDIN DAVID J & MICHELE	Owner Address: 116 HICKS ST	Phone:
Business Name:	Contractor Name: Start to Finish Remodeling	Contractor Address: 6 Ledgewood Drive Portland	Phone: 207-883-3441
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: convert from a 1 1/2 story cape to a colonial	Permit Fee: \$741.00	Cost of Work:	CEO District:
Proposed Project Description: Raise roof to convert from a 1 1/2 story cape to a colonial		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB Signature: JMB 4/19/05	
		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: 04/05/2005	Zoning Approval	
------------------------------------	--	------------------------	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 4/19/05	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: JMB
	Sec. 14-436 50% EXP allowed only 256 ft		

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: 05-0362	Date Applied For: 04/05/2005	CBL: 297 E003001
------------------------------	--	----------------------------

Location of Construction: 116 HICKS ST	Owner Name: GRONDIN DAVID J & MICHELE	Owner Address: 116 HICKS ST	Phone:
Business Name:	Contractor Name: Start to Finish Remodeling	Contractor Address: 6 Ledgewood Drive Portland	Phone: (207) 831-3441
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home/ Raise roof to convert from a 1 1/2 story cape to a colonial	Proposed Project Description: Raise roof to convert from a 1 1/2 story cape to a colonial
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/19/2005

Note: 4/8/05 Marge gave to Tammy & Jeannie - its a single family alteration **Ok to Issue:**

4/14 Spoke w/Matt P. About existing area in 2nd floor in order to calculate the 50% expansion. Also, reviewed some details on code issues and made notes on plans. He will fax the existing 2nd floor plan.
4/19 received plans, ok to issue

- 1) The front porch is not allowed to be built as it will not meet the setback requirements
- 2) Approved using Sec. 14-436 for a 50% expansion of first floor footprint, only increasing 256 sf

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/19/2005

Note: **Ok to Issue:**

- 2) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 3) A copy of the reduced plans must be submitted to this office at the issuance of the permit
- 4) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 6) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 7) Separate permits are required for any electrical, plumbing, or heating.

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	297 E003001
Location	116 HICKS ST
Land Use	SINGLE FAMILY
Owner Address	GRONDIN DAVID J & MICHELE D JTS 116 HICKS ST PORTLAND ME 04103
Book/Page	16378/006
Legal	297-E-3-4 HICKS ST 114-116 6000 SF

R3

Current Valuation Information

Land	Building	Total
\$31,400	\$63,520	\$94,920

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$60,100	\$101,400	\$161,500	\$128,210

Property Information

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1962	Cape	1	1075	0.138	
Bedrooms	Pull Baths	Half Baths	Total Rooms	Attic	Basement
2	1		4	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAUE	1	2001	8X12	C	A

Sales Information

Date	Type	Price	Book/Page
06/05/2001	LAND + BLDING	\$126,500	16378-006

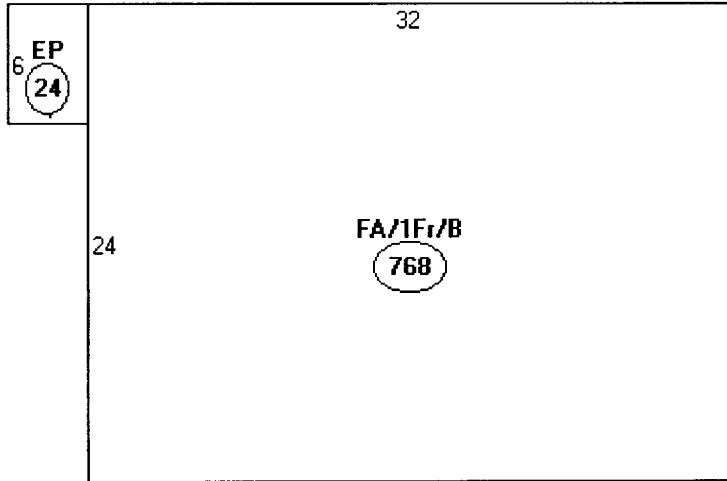
Picture and Sketch

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.

[Click here](#) to view comparable sales or below to view by:



Descriptor/Area

A: FA/1Fr/B
768 sqft
B: 24 sqft

> 792

bulkhead	30
Frontsteps	30
<hr/>	
	852

x 50%

426

Lot 6000 (non-conforming)
 Sec. 14-436 allows 50% Expansion

OK

Adding walls for 2nd FL.
 8 x 32 = 256

per Matt Pierson
 existing house has 12:12 Pitch

32
 x 16

 512 existing 2nd FL

6000
 x 35%

 2100

adding 21 to entry (side) OK



All Purpose Building Permit Application

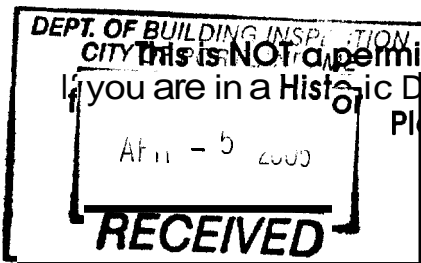
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure <u>896</u>		Square Footage of Lot <u>6,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>297</u> Block# <u>E</u> Lot# <u>003</u>		Owner: <u>DAVID Finicelly Grandin</u>	Telephone:
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <u>START TO FINISH REMODELING</u> <u>6 Ledgewood Dr Falmouth ME 04105</u> <u>878-0542</u>	Cost Of Work: \$ <u>80,000</u> Fee: \$
Current use: <u>Single Family</u> <u>MATT - 831-3441</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>1 1/2 to 2 story (Cape to Colonial)</u>			
Project description:			
Contractor's name, address & telephone: <u>MATT Piersol (START to FINISH REMODELING)</u>			
Who should we contact when the permit is ready: <u>MATT 831-3441</u>			
Mailing address:			
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.

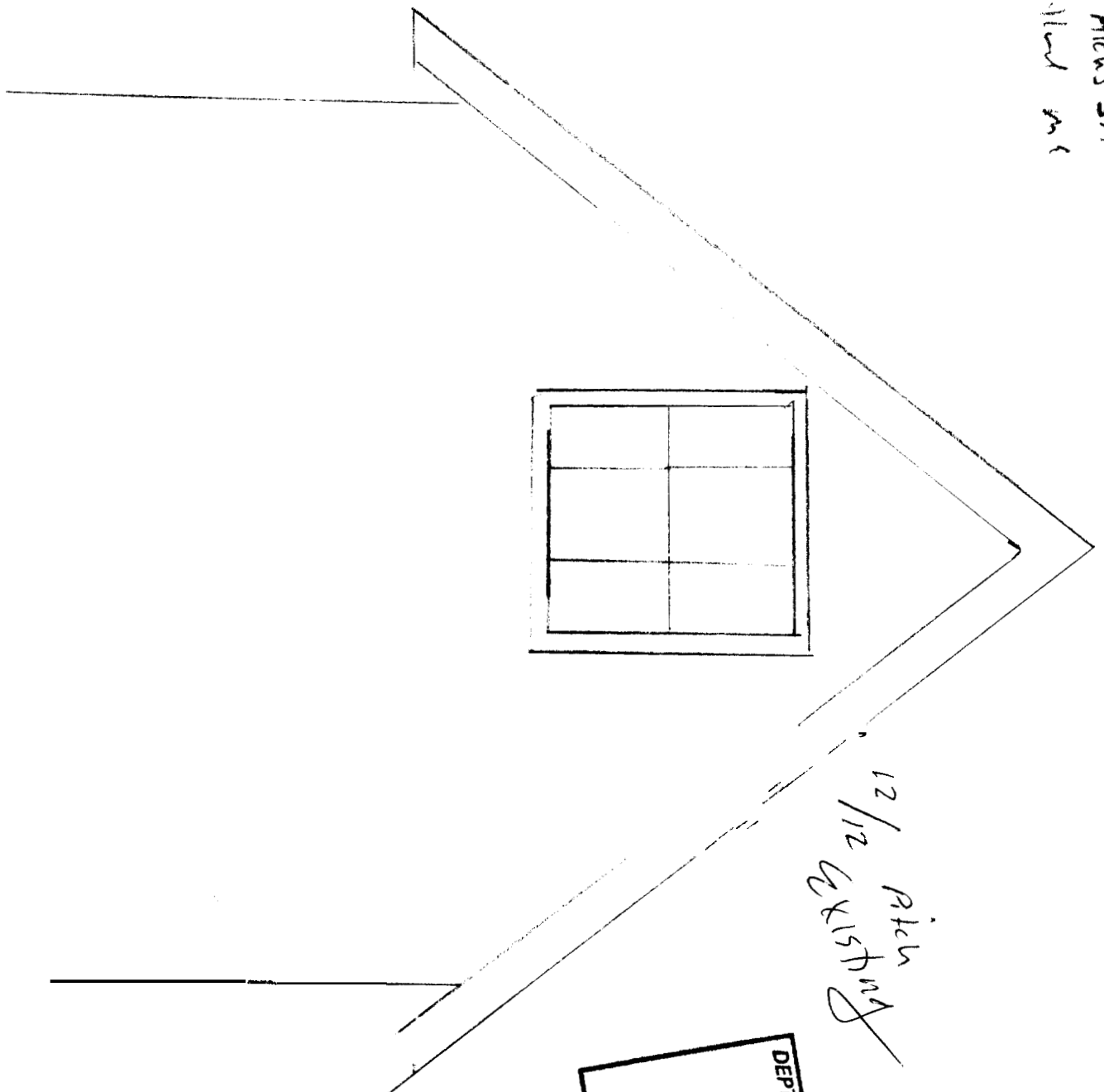
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 4/4/05



This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Grandin
116 Hicks St.
Portland ME



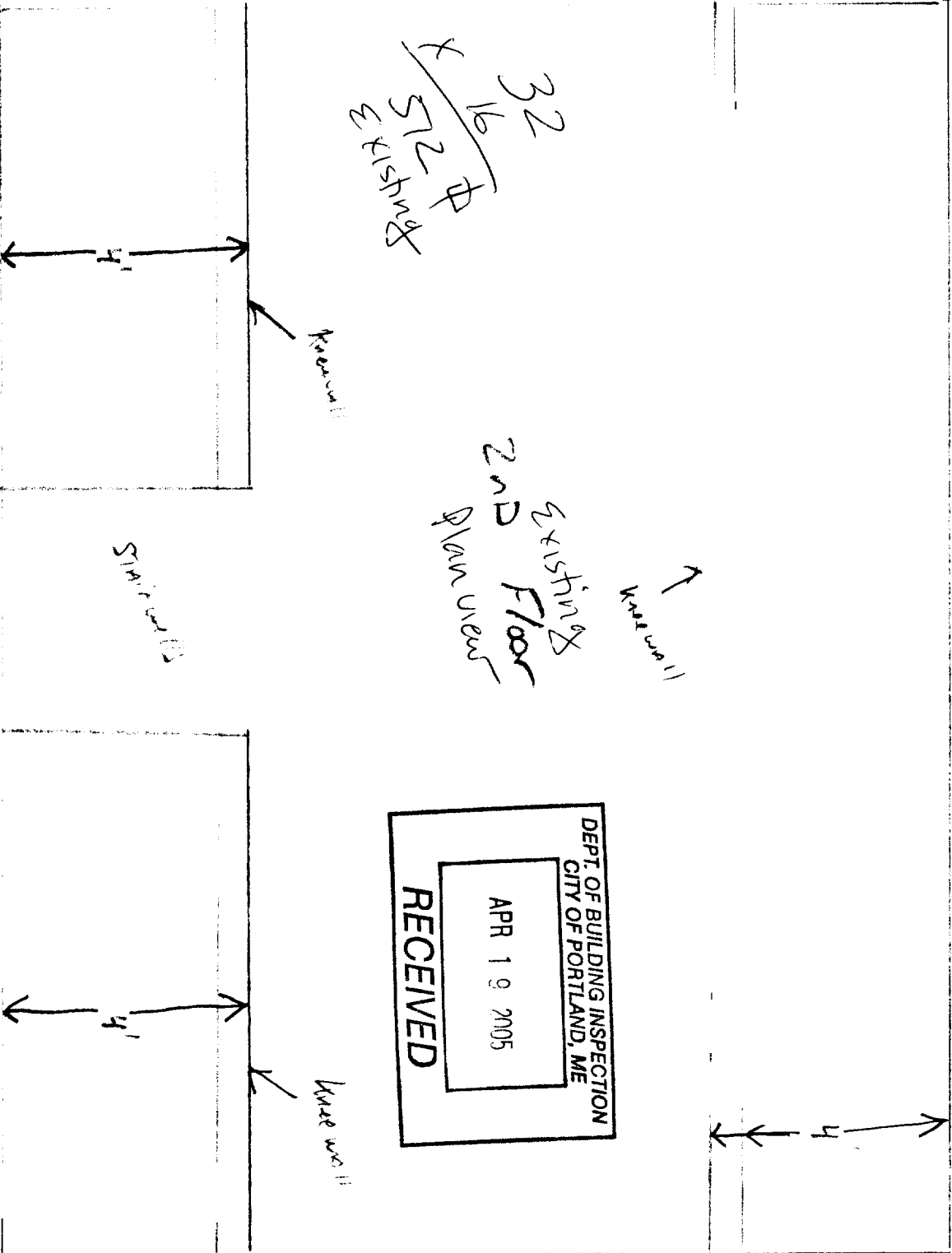
12/12 Pitch
Existing

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 19 2005
RECEIVED

per Matt P.

Grandin
116 Hicks ST
Portland Me.

32'



32' 16' P Existing

2ND Floor Existing Plan view

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 19 2005
RECEIVED

Knee wall

Knee wall

Knee wall

Staircase

4'

4'

4'

24'

EXHIBIT A

Two certain lots or parcels of land with the building and improvements thereon, situated on the southeasterly side of Hicks Street, in the City of Portland, County of Cumberland and State of Maine, being lots numbered 60 and 61 as shown on plan of lots at Frost Villa Sites, belonging to Everett C. Wells, said plan being made by Ernest W. Branch, Surveyor, dated August 15, 1919 and recorded at the Cumberland County Registry of Deeds in Plan Book 14, Page 25.

Meaning and intending to convey the same premises conveyed to the Grantor herein by deed of Camilla M Profenno, Successor Personal Representative of the Estate of Antoinetta Profenno dated April 6, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7710, Page 325.

RECEIVED
RECORDED REGISTRY OF DEEDS
2001 JUN -5 PM 12:09
CUMBERLAND COUNTY
John B. CoBrien

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, *Camilla M. Profenno* of 79 Christy Road, Portland, County of Cumberland, State of Maine for consideration paid, grants to *David J. Grondin and Michele D Grondin* of 171 Cumberland Avenue, 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 LAW FIRM

See Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of June, 2001.

Witness

Camilla M. Profenno
Camilla M. Profenno, by Anna Boswell, Attorney In Fact under POA dated February 14, 2001 to be recorded herewith.

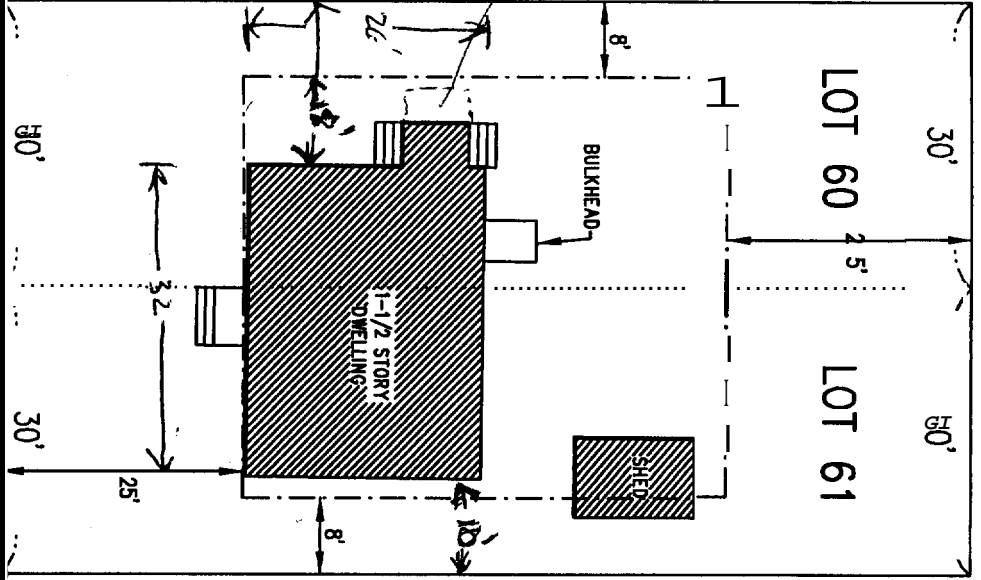
STATE OF Maine
COUNTY OF Cumberland

On this 1st day of June, 2001, personally appeared before me the above-named Anna Boswell, Attorney In Fact for Camilla M. Profenno and acknowledged the foregoing to be her free act and deed.

Notary Public/Attorney at Law
Charles H McLaughlin, IV
My Commission Expires:

116 HICKS STREET, PORTLA
PLAN BOOK 14, PAGE 25
ASSESSOR'S MAP 297, BLOCK

14-436



SETBACK REQUIREMENTS
FOR ZONE R-3
25' FRONT
25' REAR
8' SIDES

*Add
2nd Story*

IRON ROD
FOUND

HICKS STREET

[Handwritten signature]

5/27/05 for Clearance

- 1) Need Specs on engineered Beams
- 2) Need to know what Center beam bears on on left side (Kitchen)
- 3) 2nd fl Ceiling needs 2" clearance P



CITY OF PORTLAND, MAINE
Department of Building Inspections

April 5 2005

Received from Frank To Tush's Remodeling

Location of Work 116 Hicks

Cost of Construction \$ _____

Permit Fee \$ 741.00

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

Other _____

CBL: 817 E 003

Check #: 2277 Total Collected \$ 741.00

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

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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- MCP Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- MCP 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

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

NA CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Thomas M. Marbley

Signature of Applicant/Designee

Date 25 April 05

Signature of Inspections Official

Date

CBL: 897 E003 Building Permit #: 05 0362