

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

JUN 01 2004

Permit Number: 040653

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Gallagher Vincent & Clair/se has permission to 16' x 26' deck on grade AT 4 Alice Ct 386A A012001

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 given and written permission procured before this building or part thereof landed or closed-in. HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

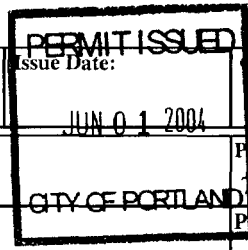
Fire Dept. Health Dept. Appeal Board Other DepartmentName

Jeannie Bernke 6/1/04 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: 04-0653
 Issue Date: JUN 01 2004
 EBL: 386A A012001



Location of Construction: 4 Alice Ct
 Owner Name: Gallagher Vincent & Clair
 Owner Address: 4 Alice Ct
 Phone: 97-7522

Business Name:
 Contractor Name: self
 Contractor Address: Portland
 Phone:

Lessee/Buyer's Name
 Phone:
 Permit Type: Additions - Dwellings
 Zone: R2

Past Use: Single Family
 Proposed Use: Single Family w/deck, footings already in
 Permit Fee: \$48.00
 Cost of Work: \$2,300.00
 CEO District: 5
 21,155

FIRE DEPT: Approved Denied
 INSPECTION: Use Group: R3 Type: accessory SB
 BOCA 1999
 Signature: JMB 6/1/04

Proposed Project Description:
 16' x 26' deck on grade

Permit Taken By: jmb
 Date Applied For: 05/24/2004
Zoning Approval

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 <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 6/1/04	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
	<i>Approved to remain a SF Home</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



Residential 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>4 ALICE COURT, PORTLAND, MAINE, 04103</u>		
Total Square Footage of Proposed Structure <u>405 sq ft</u>	Square Footage of Lot <u>0.486 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>386A</u> Block# <u>A</u> Lot# <u>12</u>	Owner: <u>VINCENT & CLAIRE GALLACHER</u>	Telephone: <u>207-797-7522</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CLAIRE & VINCENT GALLACHER</u> <u>4 ALICE COURT</u> <u>PORTLAND 04103</u>	Cost Of Work: \$ <u>2,300</u> Fee: \$ <u>48.00</u>
Current Specific use: <u>seating area / lawn furniture</u>		
Proposed Specific use: <u>Seating / lawn furniture</u>		
Project description: <u>16' x 26' Deck</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Claire Gallacher</u>		
Mailing address: <u>4 ALICE</u> <u>PORTLAND, MAINE 04103</u>		Phone: <u>207 797-7522</u> <u>ck</u> <u>207 875-8454</u>

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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>C. Gallacher</u>	Date: <u>6-1-04</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that Ronald J. Dorler Jr and Jennifer A. Dorler of Portland, County of Cumberland and the State of Maine, for consideration paid, GRANTS to Vincent Gallacher and Claire Gallacher of Portland, County of Cumberland and the State of Maine, whose mailing address is 44 Phipps Road, Portland, Maine 04103 **with WARRANTY COVENANTS as JOINT TENANTS**, the land with buildings thereon in Portland, County of Cumberland and State of Maine, described as follows:

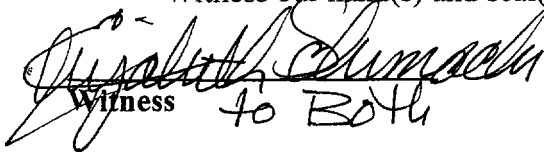
Certain property situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Lot No. 12 as depicted on the Auburn Pine Subdivision Plan recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 393.

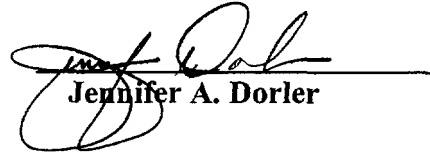
The property described herein is conveyed subject to the general notes and conditions set forth on said plan together with the Declaration of Restrictions and Covenants for Auburn Pines as set forth in an instrument dated August 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book **14981**, Page 172. Also conveying an easement for access and installation and maintenance of utilities over and within the streets and ways shown on said Plan.

Meaning and intending to convey the same premises conveyed to the Grantors by deed from Neptune Properties, LLC dated September 23, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15065, Page 226.

Witness our hand(s) and seal(s) this 29th day of April 2004.


Witness to Both


Ronald J. Dorler Jr.


Jennifer A. Dorler

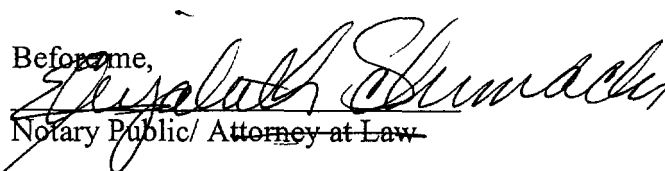
Witness

STATE OF MAINE
COUNTY OF CUMBERLAND

April 29, 2004

Then personally appeared before me the above named Ronald J. Dorler Jr. and Jennifer A. Dorler and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public/ Attorney at Law

ELIZABETH O. SCHUMACHER
Notary Public, Maine
My Commission Expires March 31, 2009

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.

*6/1 claim
w/contract*

Current Owner Information

Card Number 1 of 1
 Parcel ID 386A A012001
 Location 4 ALICE CT
 Land Use SINGLE FAMILY
 Owner Address DORLER RONALD J JR 8 JENNIFER A JTS
 4 ALICE CT
 PORTLAND ME 04103
 Book/Page 15065/226
 Legal 386-A-A-12
 ALICE CT 4
 21155 SF

*Deck
#653*

RZ

Valuation Information

Land	Building	Total
\$41,790	\$187,220	\$229,010

Property Information

Year Built 2000	Style Raised Ranch	Story Height 1	Sq. Ft. 3508	Total Acres 0.486	
Bedrooms 3	Full Baths 2	Half Baths 1	Total Rooms 8	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
09/24/1999	LAND	\$56,250	15065-226
12/01/1998	LAND + BLDING	\$350,000	

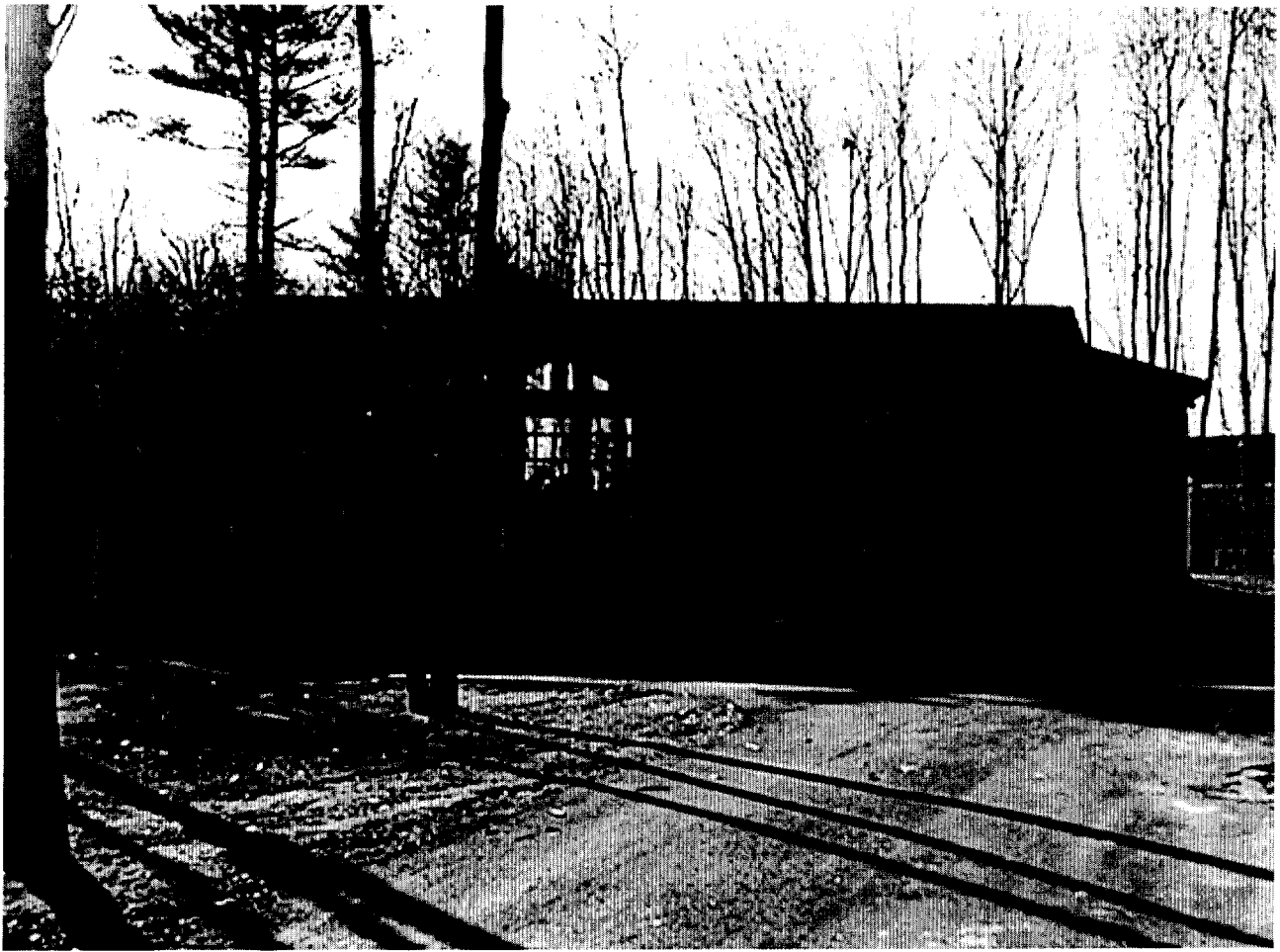
Picture and Sketch

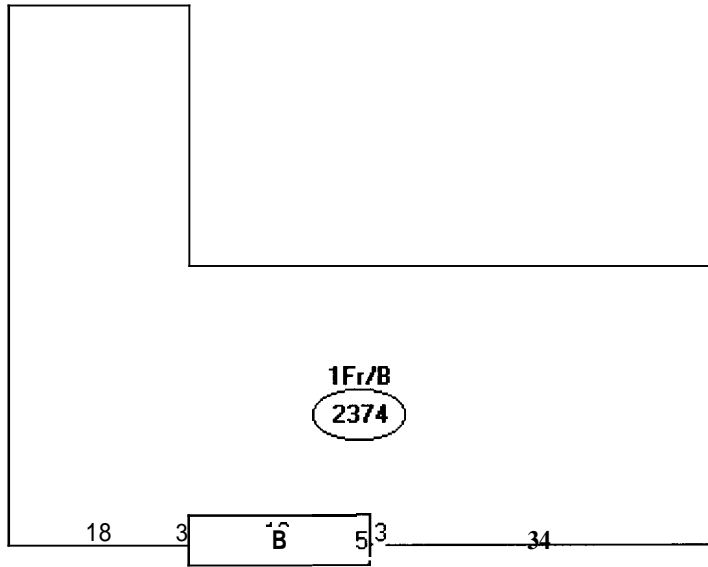
[Picture](#) [Sketch](#)

[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.

New Search!





Descriptor/Area

A: 1Fr/B
2374 sqft

B: WD
90 sqft

2464 SF
416 Deck

2,880

OK

21,155 SF
x 20%

4,231 SF

STRUCTURAL DIAGRAM

1/2" = 1' - 0"

GALLAGHER
DECK

2x8 PT JOISTS 16" O.C. INSIDE FRAME
ALL JOISTS W/ HANDLERS

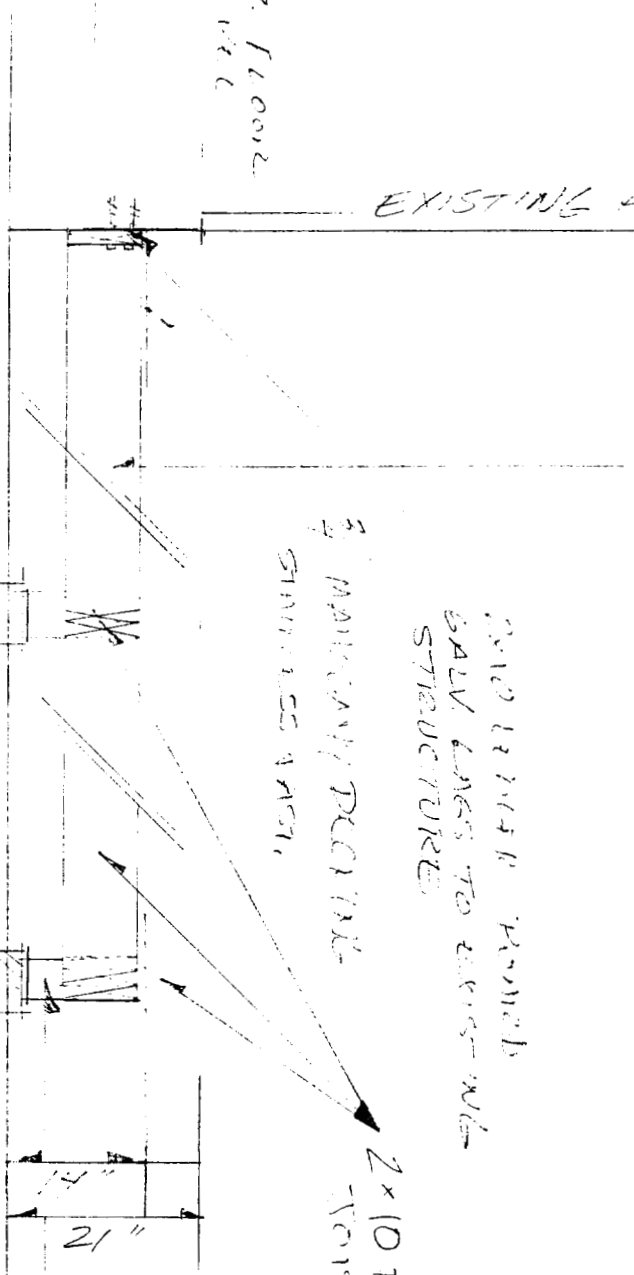
FLASHING BEHIND & OVER LEDGE - HANDLED

EXISTING HOUSE WALL

INT. FLOOR
L2000

3x12 GIRDER HORIZONTAL
GALL LAGS TO EXISTING
STRUCTURE

2x10 PT RIM & CARRIAGE
JOISTS



6x6 PT POSTS
BOUNDED TO FRAME

8' SPAN JOISTS
1/8" RECORD SPAN

LIST

2x10x12 — 17

2x10x12 — 7

2x10x12 — 17

- 480 sq ft of plywood sheathing

2x10x12 — 17

7 Joist Hanger Nails

- 1/2" x 10" x 12" — 17

- 1 Box [case] Galvanized Screws
1 1/2" x 10" x 12" (100) for 2x10x12
1 1/2" x 12" x 12" (100) for 2x10x12

- 10 lbs of 2" x 10" x 12" nails

- 100 lb of plywood

- LAGS & CAPS 1962

- 100 lb of nails

- JOIST HANGER NAILS

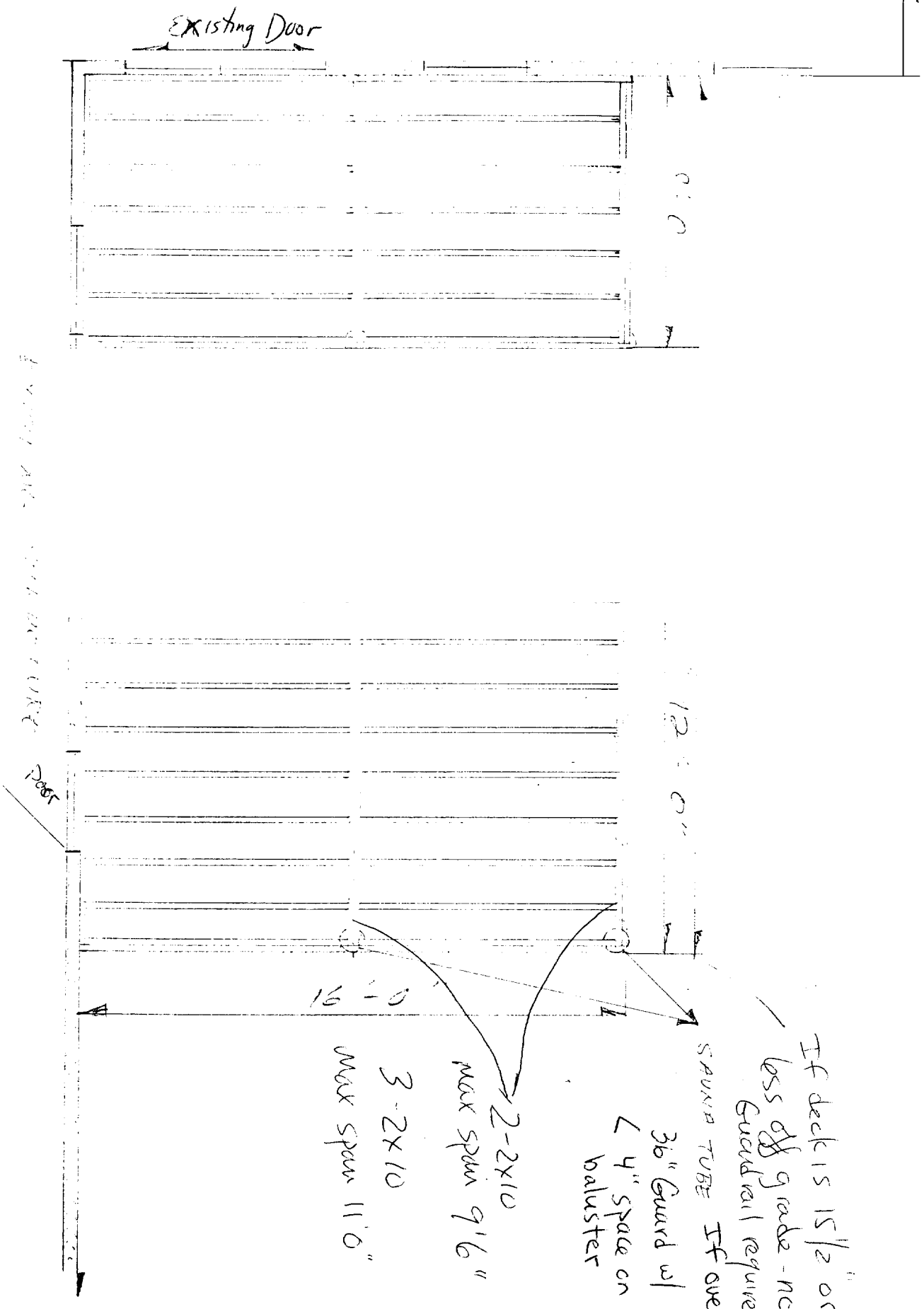
- 100 lb of nails

- SPECIAL LAGS

DECK FIRMITE
14' - 0"

GALLINGHER
DRIVE

①



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,

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8632 must~~ also be contacted at this time, before **any** site work begins on any project other than **single family** additions or alterations.

- 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
- A **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.

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

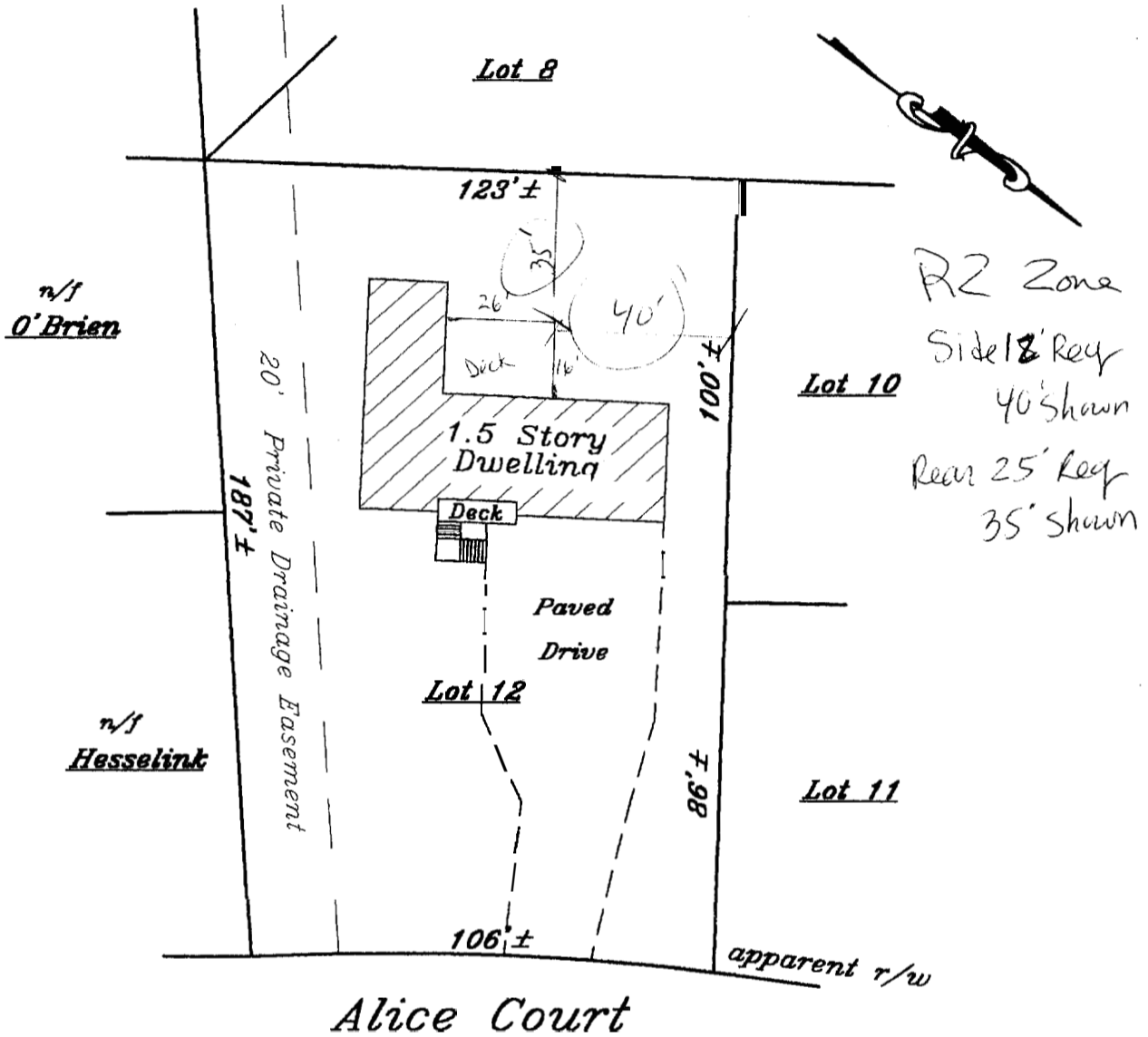
[Signature] Signature of Applicant/Designee Date 6/1/04
[Signature] Signature of Inspections Official Date 6/1/04
CBL: 386 A - A - 12 Building Permit #: 04-0653

FOR MORTGAGE LENDER USE ONLY

General Notes: (1) Distances shown are taken from provided title references shown below. (2) This inspection examines dwelling and accessory structure compliance with respect to municipal zoning setback requirements only. (3) A Standard Boundary Survey should be performed to render a professional opinion as to actual property line locations. (4) This inspection depicts all visible structural encroachments with respect to apparent property lines and recognizes only those easements & rights of ways stated or shown in below provided title references and does not reveal any conflicts with abutting deeds. (5) Flood hazard determination is made by scaling distances on below referenced FEMA Map. (6) This inspection is to be used only by the below listed lender, title company &/or attorney and its title insurer.

Address: 4 Alice Court
Portland, Maine

Inspection Date: April 8, 2004
Scale: 1" = 40'



See title references for appurtenances.

Applicant: Vincent & Claire Gallacher Requesting Party: New England Title
Owner: Ronald & Jennifer Dorler Attorney: _____
Lender: First Financial Mortgage Corp. MLIP # 20415411 Field Book: 164-65

Title References:
Deed Book: 15065 Page: 226
Plan Book: 199 Page: 393 Lot: 12
County: Cumberland

Municipal References:
Map: 386A Block: A Lot: 12
The dwelling does not fall within a Special Flood Hazard Zone Per Fema Community Map No. 230051 Panel: 0002C Zone: X Date: 12-8-98

The dwelling was in compliance with municipal zoning setback requirements at the time of construction.

Comments:

Nadeau & Lodge, Inc.
Professional Land Surveyors
918 Brighton Avenue 292 Clarks Woods Road
Portland, Maine 04102 Lyman, Maine 04002
(207)878-7870 (207)282-0331

[Signature]
4-8-4

This Is Not A Boundary Survey

Not For Recording

6/4/04 Setbacks ok - Deck is 90% built
& covered over - Could not check Tule depth,
tule anchoring system etc - deck open at house
side, loop ok, joint syst appears good, hinges
used. CK w fms Re: beta motor drop??
D