				PERM	AIT ISSU	150	3 9 9		
City of Portland, Maine	- Building or Use 1	Permit Applicatio	n Per	mit No:	Issue Date:		CBL:		
389 Congress Street, 04101	U			01-1483	02123		003 G01	2001	
Location of Construction:	Owner Name:		Owner	Address:			Phone:		
72 Vesper St	Ward, Ronald		40 P	prthand Pier	PODT		207-772-1	941	
Business Name:	Contractor Name	:	Contra	ctor Addross:		LHIL	Phone		
n/a	Smith, Ron		PO B	Box 73 Harris	son		20758347	87	
Lessee/Buyer's Name	Phone:		Permit	t Туре:				Zone:	
n/a	n/a		Add	itions - Dwel	llings			R-p	
Past Use: Single Family Two fam ly		/ Addition of roof top novations of 2nd floor ving space.	Permi FIRE	t Fee: \$324.00 DEPT:	Cost of Wor \$50,00 Approved Denied			Type: 55	
Proposed Project Description: Addition of roof top dormer a	nd renovations to 2nd &	a 3rd floor.	Signat PEDE Action	STRIAN ACTI			P.A.D.)	<u>Ciuy</u> Denied	
			Signat	ture:			Date:		
Permit Taken By: gg	Date Applied For: 12/04/2001			Zoning	Approva	ıl			
		Special Zone or Revi	ews	Zonij	ng Appeal		Historic Preservation		
<ol> <li>This permit application of Applicant(s) from meetin Federal Rules.</li> </ol>	-	Shoreland	Varia					t or Landmark	
2. Building permits do not a septic or electrical work.		Wetland		Miscellaneous			Does Not Require Review		
3. Building permits are void within six (6) months of	the date of issuance.	Flood Zone	42/0				Requires Review		
False information may invalidate a building permit and stop all work		Subdivision	<i>,</i>		tation		Approved		
		Site Plan		Approve	ed		Approved w/0	Conditions	
		Maj Minor MM	Lite 101	Date:		Da	Denied	$\rightarrow$	

#### 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

2120102 Met on site of contractor. Electrical ak. Planbing d.K. egress d.K. Framing: 1. Need specs on glue-Linn Z. Winder doesn't meet code. 2 TREADS VERY FROM 7/14/ to 8 314. Store issues need to be Rescived, Also needs guardrail on Cert side of Starris (to be done before final) GL

6/4/2002

Final inspection. all above issues Resolved, except For specs on glue-LAM. No clo until specs are received JR

# **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: 74 Ves	sper Stree	t, Portland, Maine					
Total Square Footage of Proposed Structu Renovation of existing space (se		Square Footage of Lot (ed) 3,200 sq. ft.					
Tax Assessor's Chart, Block & Lot Chart# 3 Block# G Lot# 12	Owner: R	onald N. Ward	Telephone: 772-1941				
Lessee/Buyer's Name (If Applicable)		name, address & Ronald N. Ward 40 Portland Pier, #5 Portland, ME 04101 207-772-1941	Cost Of Work: \$_50,000 (total) Fee: \$ 324				
	int:		_				
living space. Contractor's name, address & telephone: Who should we contact when the permit			ME 04040, tel. 583- 4787				
Mailing address: See above Phone: 772-1941							

Tana an

#### 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 APROVE 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:	held of the	Date: Dec. 4, 2001

This is not a permit, you may not commence ANY work until the permit is issued OEC 4 2001 Gay

## 245 Commercial Street Portland, ME 04101 (207) 772-1941

December 4, 2001

City of Portland Inspections Department Portland City Hall 389 Congress Street Portland, ME 04101

RE: 74 Vesper Street

Ladies and Gentlemen:

Enclosed is my completed Building Permit Application, together with the apparent fee of \$324. Since I am new to acquiring building permits, I wanted to provide an explanatory letter to assure that this moves along as quickly as possible. I have a contractor who is able to start next week and I fear the weather closing in before the exterior work can be completed.

74 Vesper Street is an existing 2-family structure which I purchased in September. The most important piece of the construction will be adding a dormer to the existing living space on the third floor to free up some head room and views. Other than the dormer, the only planned exterior work is some window replacements, as evidenced on the enclosed plans.

The proposed construction will progress in stages with the first stage being the construction of the dormer and replacement of windows. Other interior work will proceed, depending largely upon where I stand on the overall budget of \$50,000. My current contractor will have to move on to other jobs by the end of the month and the interior work, therefore, may extend over some additional weeks or months.

In connection with constructing the dormer, I will need to provide a dumpster which I understand that I arrange through Public Works. I also understand that plumbing and electrical permits are separate and that I will have to seek those when the time arrives. The plumbing and electrical already exist throughout the space to be renovated but I will eventually need to update and extend both.

With respect to the fee, I assume that the best procedure is for me to pay the fee based upon the entire budget now rather than segregate out the dormer and window replacement work. If that is incorrect or if you perceive anything missing from this Application package, please let me know as soon as you can. My office telephone of 772-1941 (ext. 503) is the most dependable means of reaching me.

Thanks for your assistance.

Sincerely, he Rul

Ronald N. Ward

Enclosures

RNW/abm

#### 74 Vesper Street dormer

30 day schedule includes:

- A. Interior preparation
  - 1. disassemble cedar closet
  - 2. demolish kneewall to dormer dimensions
  - 3. brace north roof
  - 4. determine dormer dimensions on roof
  - 5. build dormer wall on floor (2X6)
- B. Exterior preparation
  - 1. staging setup
  - 2. strip roof disposal
  - 3. cut hole for dormer
  - 4. disassemble roof disposal
- C. Dormer wall construction
  - 1. erect dormer wall
  - 2. build sidewalls (2X6)
  - 3. plywood walls (1/2")
  - 4. install collar ties
- **D.** Roof framing
  - 1. install ridge beam (2X10)
  - 2. frame roof(2X8)
  - 3. plywood roof (5/8")
  - 4. trim fascia/rake/soffit to match existing
- E. Roof shingling
  - 1. install drip-edge
  - 2. install ice/water shield in valleys/eaves
  - 3. 15# asphalt felt paper overlapping
  - 4. shingle south roof and dormer to match existing
- F. Windows/Siding
  - 1. tyvek walls
  - 2. install windows
  - 3. install siding to match
- G. Interior work
  - 1. strap ceiling
  - 2. insulate ceiling (R-38)
  - 3. insulate walls (R-19)

0074920

#### WARRANTY DEED - SHORT FORM DEEDS ACT 33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, Donna B. Bryant, of Portland, in the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Ronald N. Ward of Portland, in the County of Cumberland and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any buildings thereon, located at 74 Vesper Street, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on September 28, 2001.

Vitness

STATE OF MAINE Cumberland, ss:

On September 28, 2001, personally appeared the above-named Donna B. Bryant and acknowledged the foregoing deed to be his/her free act and deed.

Before me.

Am . ce\_\_\_\_\_ Notary Public/Attorney At Law

Konna B. Bryant Donna B. Bryant

<u>MARK A. CLOUTIER</u> Type or Print Name

### EXHIBIT A

Case No. 908742

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

Beginning at the corner formed by the intersection of the Northwesterly line of said Moody Street and the Southwesterly line of said Vesper Street; thence Northwesterly by said Vesper Street a distance of forty (40) feet to a point; thence Southwesterly at right angles a distance of eighty (80) feet to a point; thence Southeasterly at right angles a distance of forty (40) feet to said Mood Street; thence Northeasterly by said Moody Street a distance of eighty (80) feet to the corner begun at.

Together with the rights and easements granted by Leroy Hill to Harold Loring and Roberta Loring as set forth in an instrument dated November 3, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2325, Page 246.

RECEIVED RECORDED REGISTRY OF DEED: 2001 OCT -2 PM 2: 29 CUMBERLAND COUNTY John B OBrein

#### 2001,12-20 21:31

#### DRUMMOND WOODSUM

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THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICILY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE (CALL COLLECT) TO ARRANGE FOR RETURN OF THE ORIGINAL DOCUMENT(S) TO US.

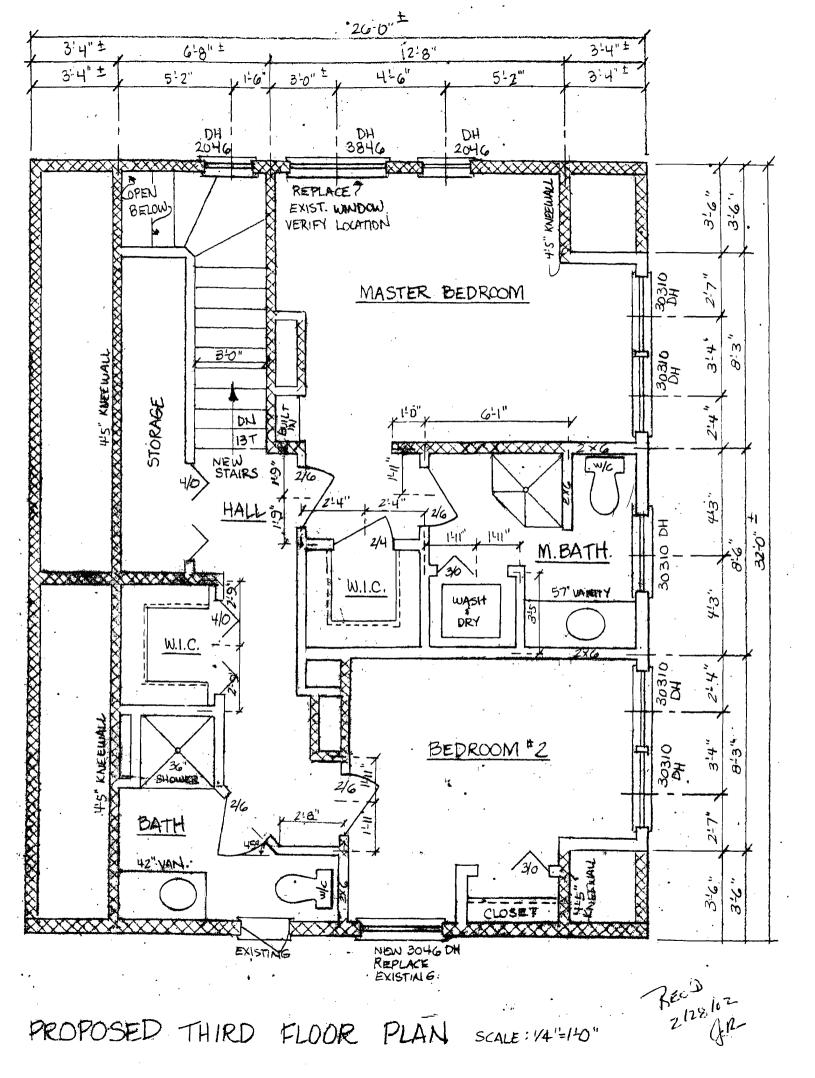
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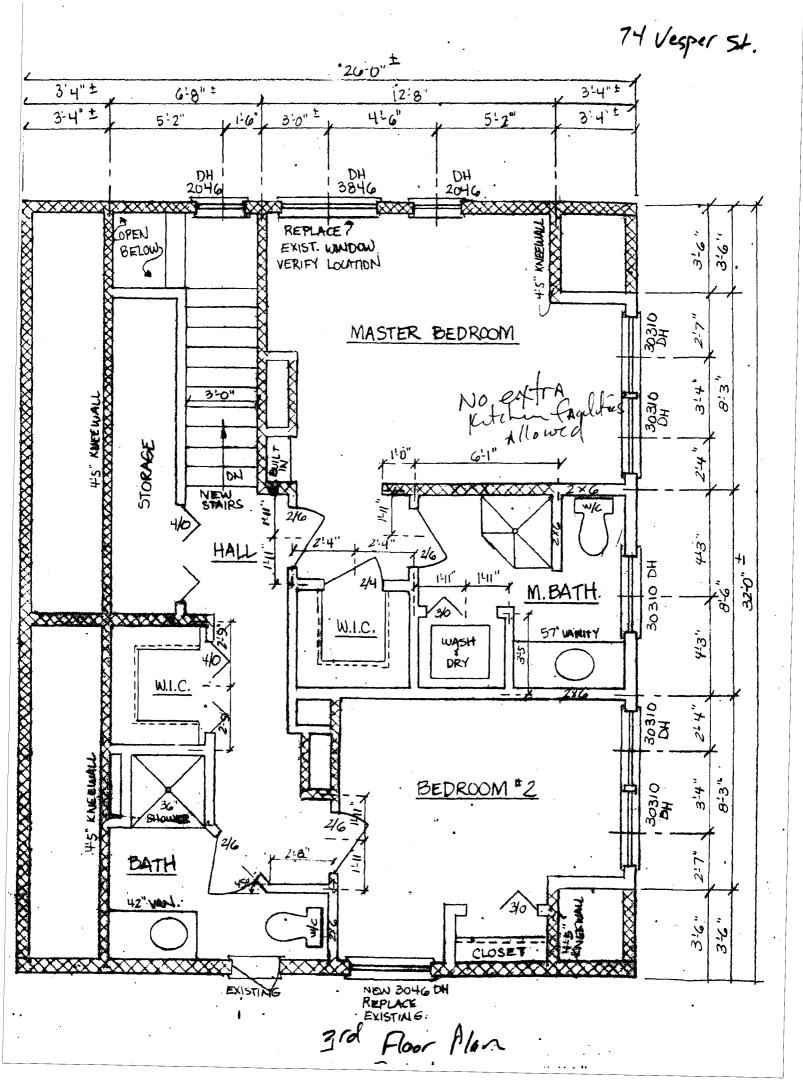
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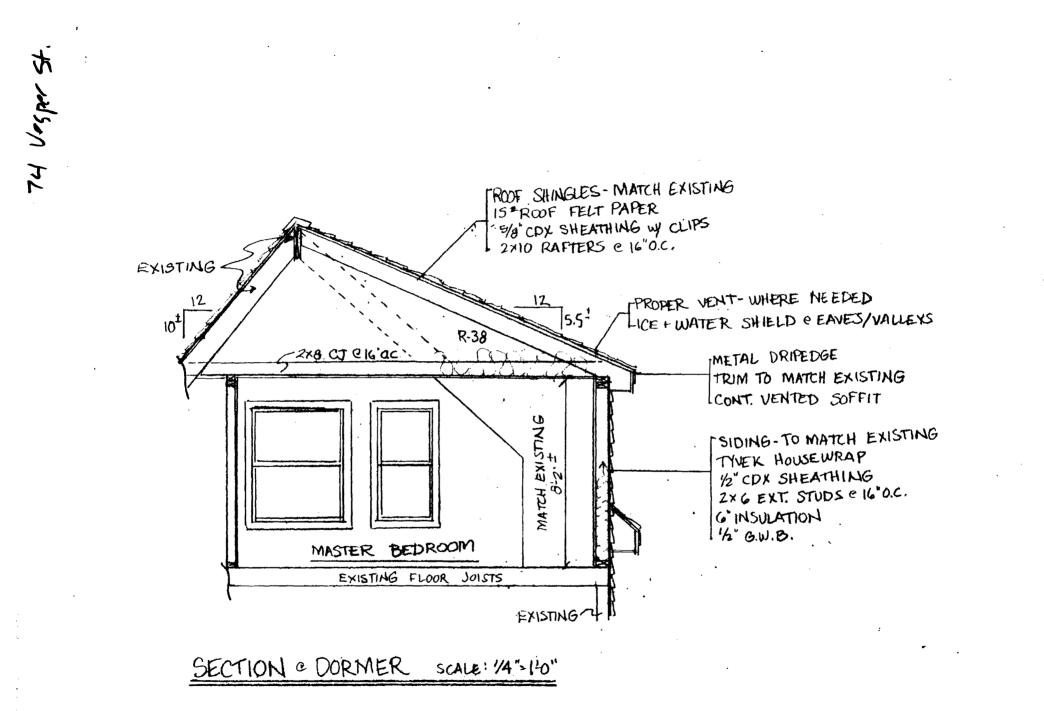
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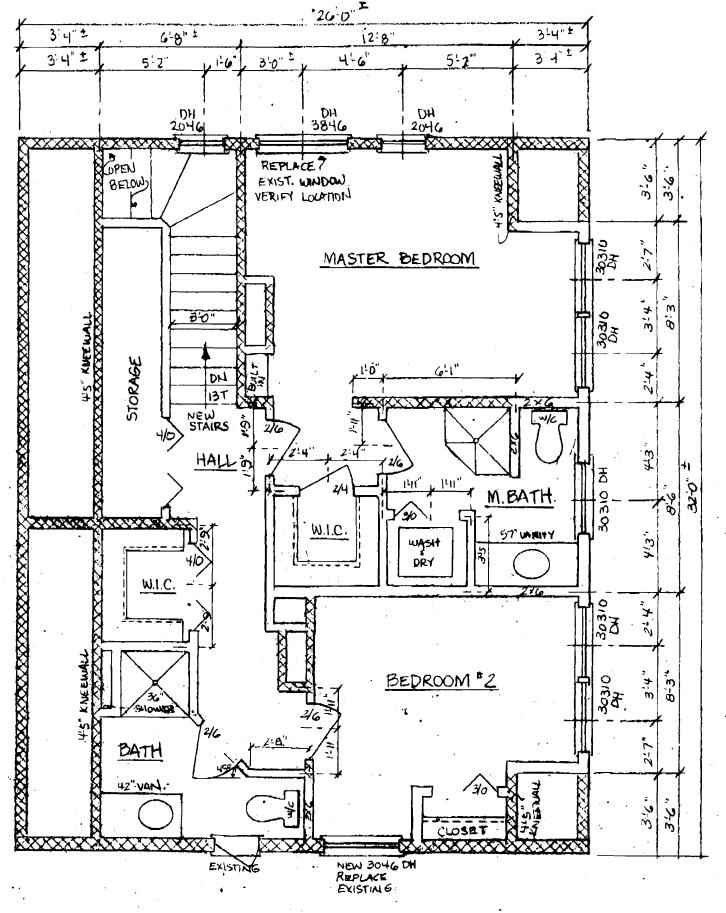
MESSAGE:

Revised 3rd Hour plan Gmendin: there.







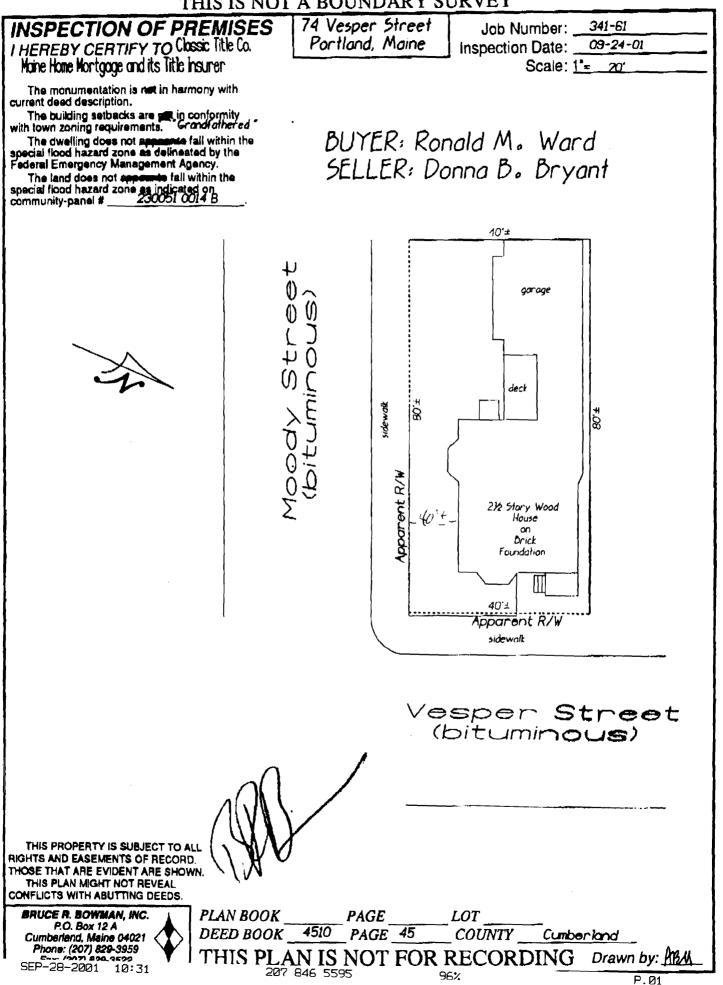


PROPOSED THIRD FLOOR PLAN SCALE: 1/4"=140"

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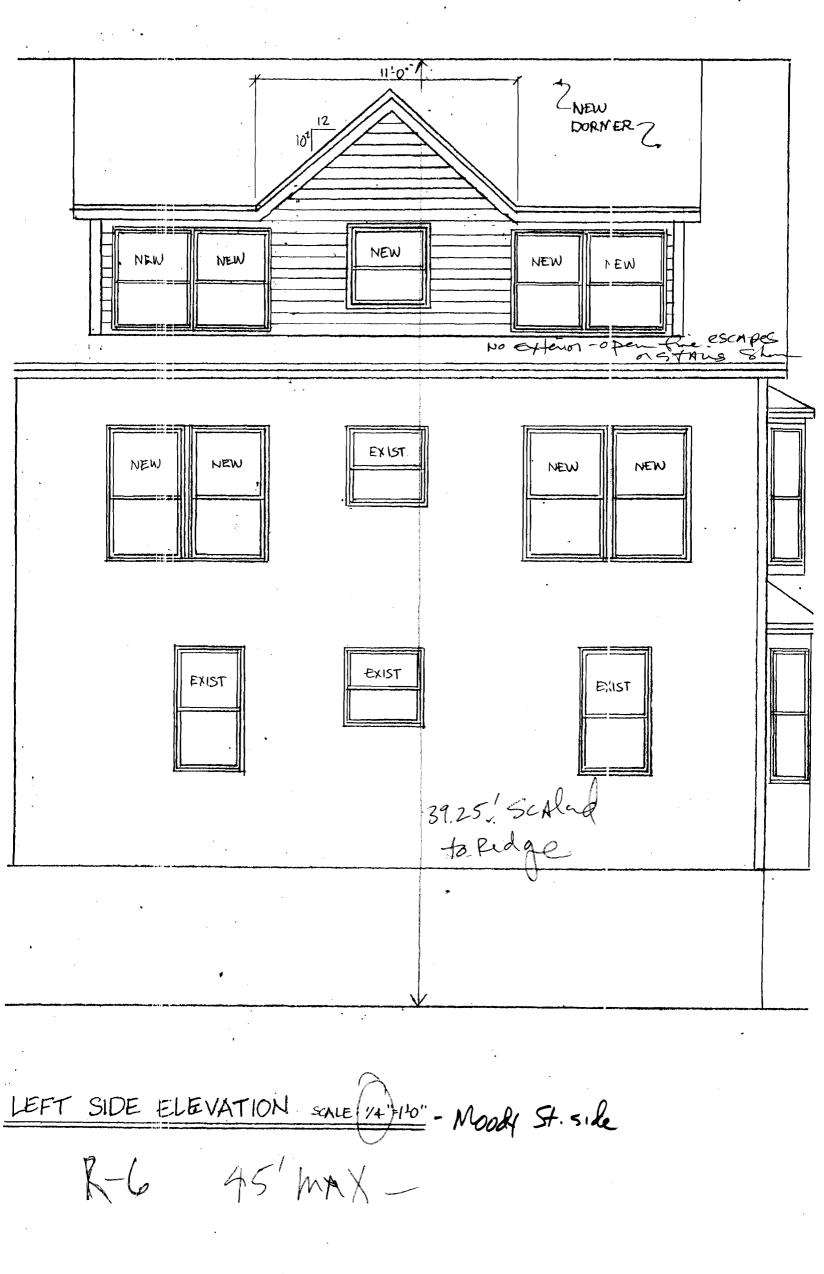
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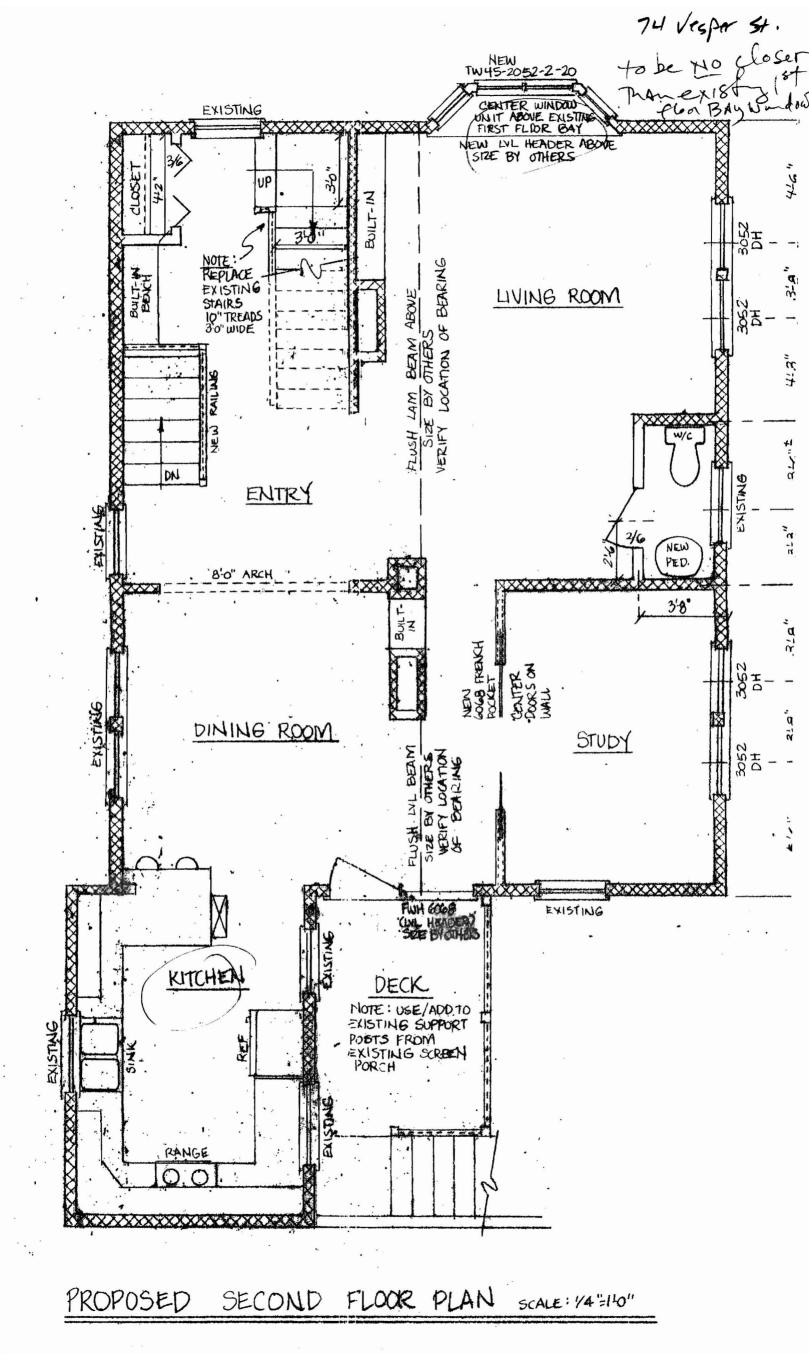


partment: Zoni	ng j St	atus Approved with Condition	ons Reviewer	Marge Schm	nuc
nments: 72 Ves	per St		Approval Date	12/12/2001	
			Given On Date	[12/12/2001]	
OK to Issue		Marge Schmuckal	Date 12/12/200	Date 2	
Conditions Sect					
This permit is being before starting that		sis of plans submitted. Any de	eviations shall require	a separate approv	val
This property shall	remain a two family o	dwelling. Any change of use sh	all require a separate	permit application	n
for review and appro					
	Malata At		i e se an a Pest	的社会的法律	
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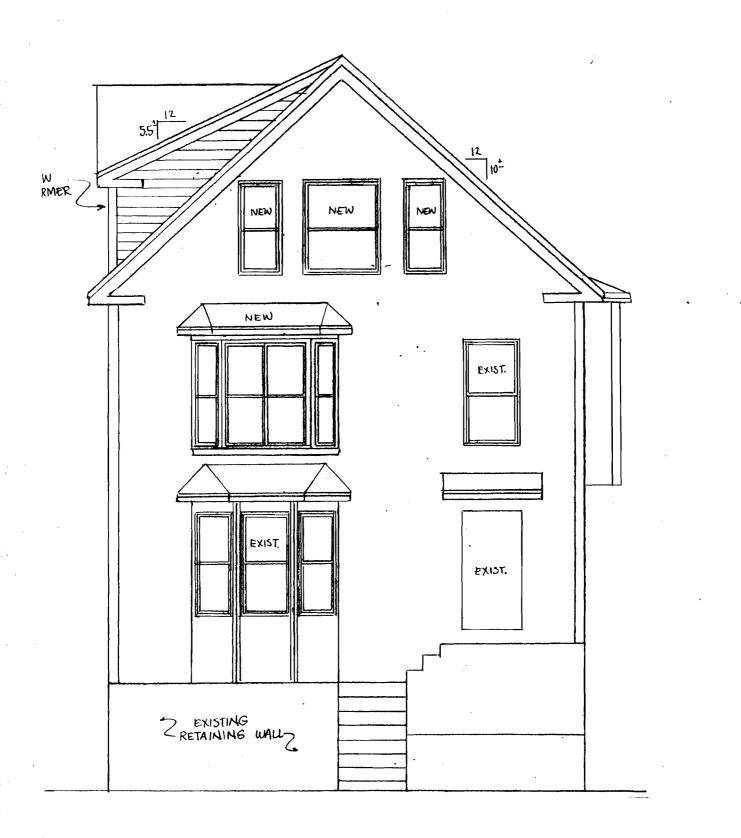
Application ID Number:	1-1483	Delete	Save Close
Department: Building Comments:	Status: Approved with	Conditions Reviewer Approval Date Given On Date	
☑ OK to Issue Permit	Name Mike Nugent	Date [12/21/200	Date 2
Conditions Section:	Add New Condition From	Add New Condition	Delete Condition
Stair redesign must include a be a minimum of 6" at the n be at leat 10" net.	a minimum 10" net tread (stringer ( arrowest dimension and and at a	cut) and a maximum 7 3/ point 12" from the narrow	4" rise. Winders must side the tread must
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Create Date: 12/0	05/2001 By gg Up	date Date: 12/21/2	001 By mjn

74 Vesper St.





74 Vesper St.



FRONT ELEVATION scale: 1/4"=1"0" - Vesper St. Sile

ŝiding 16.

December 13, 2001

From: Jennifer Berger 79 Milt Brown Road Standish, Maine 04084

To: Ronald Ward 40 Portland Pier, Unit 5 Portland, Maine 04101

Dear Ron,

I got your message about the two questions you had concerning the renovations and would like to clear them up for you.

As far as having egress windows in the two bedrooms on the third floor, I believe the floor plans specify removing the existing window in the Master Bedroom in the front elevation and replacing it with a 3846 double hung, which is larger than the average egress window. In Bedroom #2 towards the rear of the house, I also specified removing the existing casement window and installing a 3046 double hung which also is considered an egress window so you should be all set there.

As far as the question on the stair tread to riser ratio, the following should help. I did widen the stairway itself to be 3'-0" wide. I would add though another riser to equal 14 risers total. This can be done by making the landing into 2 winder treads. If the total dimension for the first floor ceiling height (8'-2") plus the height of the floor joists (2x10) equal to be about 9'-0", then the risers should be about 7 23/32" (+/-). I figured the stair treads to be about 10 1/2" (9  $\frac{3}{4}"$  run plus nosing).

Please don't hesitate to call if you have any more questions.

Thank you,

Jennifer Berger (207)642-3022 (207)632-2284 Cell

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PLU		PPLICATIO	N	8 2 C .		Department of Human Sciences Division of Health Engineering	
	PROPERTY	ADDRESS			~ ~ ~		
Town or Plantation	Pre-				030	5012	
Street Subdivision Lot	# 1-5Y	~ VC-		-			
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Applicant Name:	SANBO	Fri Plume	3 Oorp				
Mailing Address of Owner/Applicant (If Different)	of $\hat{\varphi} \cap \hat{\varphi}$	0x 475			ensint		
knowledge an	e information subn d understand that a ectors to deny a Pe	icant Statement mitted is correct to the b any falsification is reaso ermit.		I have inspected	aution: Inspect the installation autho the Maine Plumbing	rized above and found it to be in	
	gnature of Owner/	Applicant	Date	E Local Plumbing	Inspector Signature	Date Approve	
· · · · · · · · · · · · · · · · · · ·	K.		PERM	IT INFORMATION	No. 19		
This Applica	UMBING	1. 🗆 SINGLE I	Family Dwe	are To Be Served: ELLING MOBILE HOME	Plumbing To Be Installed By: 1.  MASTER PLUMBER 2.  OIL BURNERMAN		
PLUMB	ING	3. ⊈ MULTIPL 4. □ OTHER -	e family d		4. □ PUBLI 5. □ PROP	D. HOUSING DEALER/MECHANIC C UTILITY EMPLOYEE ERTY OWNER E #	
000 active 1000 000 million	o & Piping Reloca num of 1 Hook-Up	111100-007	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture	
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is n	ot regulated and local Sanitary D	inspected by		Floor Drain		Shower (Separate)	
	0	R		Urinal	!	Sink	
но	OK-UP: to an ex	isting subsurface		Drinking Fountain		Wash Basin	
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4,000,199,799				Grease / Oil Separator		Dish Washer	
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				t Hi	◆	Hook-Up & Relocation Fee Permit Fee	

HHE-211 Rev. 6;94

Form #P01

## **ELECTRICAL PERMIT** City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

			(		
Date	1	16	02		١
Permit #		<u>)0</u>	02	<u>4</u> 0	5Ù
CBL#	0Č	) 3	6	<u>01</u> 3	$\checkmark$

LOCATION: 74 VESPER ST	
CMP ACCOUNT #	OWNER NON WARD
TENANT	PHONE #

									EACH	
OUTLETS	44	Receptacles	25	Switches	5	Smoke Detector		74	.20	14,20
					_					
FIXTURES	20	Incandescent		Fluorescent	3	Strips		23	.20	4,60
SERVICES		Overhead		Underground		TTL AMPS	<800		15.00	
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Temporary Service		Overhead		Underground		TTL AMPS			25.00	
									25.00	
METERS		(number of)							1.00	
MOTORS		(number of)							2.00	
RESID/COM		Electric units						-	1.00	
HEATING		oil/gas units		Interior		Exterior			5.00	
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens		1	2.00	7,0
		Insta-Hot		Water heaters	3	Fans		3	2.00	6.0
	1	Dryers		Disposals	Ť	Dishwasher		2	2.00	
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		Signs							10.00	
		Alarms/res							5.00	
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