

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

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED
Permit Number: 051508
NOV 14 2005
CITY OF PORTLAND

This is to certify that Joe Tacka/Scott Forbes
has permission to interior renovations/ build de
AT 187 VAUGHAN ST

063 G007001

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.
48 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

Thomas M. Markley
Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1508	Issue Date: PERMIT ISSUED NOV 14 2005	City: 06 G007001
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Location of Construction: 187 VAUGHAN ST	Owner Name: Joe Tacka	Owner Address: 89 Deering Street	Phone: 207 23380
Business Name:	Contractor Name: Scott Forbes	Contractor Address: 188 Capisic Street Portland	Phone: 207 23380
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R4

Past Use: 2 Unit residential	Proposed Use: 2 unit residential/ interior renovations/ build deck	Permit Fee: \$111.00	Cost of Work: \$10,000.00	CEO District: 2
Proposed Project Description: interior renovations/ build deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB <i>JRC 2003</i>	
		Signature:	Signature: <i>Jm 11/09/05</i>	
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: 10/14/2005	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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>OK</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>11/9/05 Jm</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input checked="" type="checkbox"/> Does Not Require Review <i>not w/ make</i></p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>11/8/05</i></p> <p><i>John Andrews</i></p>
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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 _____

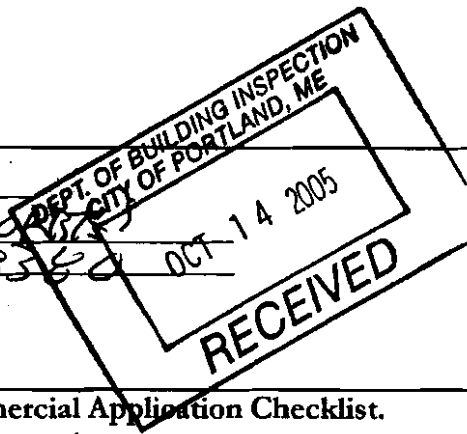
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____



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>187 VAUGHAN ST PORTLAND</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>63 6 7</u>	Owner: <u>JOE TACKA</u> <u>89 WEBER ST PORTLAND ME</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SCOTT FORBES</u> <u>158 CAPITOL ST</u> <u>PORTLAND ME 04102</u>	Cost Of Work: \$ <u>19,000.-</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>2 Unit Condom</u> Proposed Specific use: _____		
Project description: <u>REMOVE SOME INTERIOR WALLS ALL MODERNIZE</u> <u>RELOCATE 2 DOORS.</u> <u>BUILD DECK</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>SCOTT FORBES</u>		
Mailing address:		Phone: <u>222 3550</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, 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>[Signature]</u>	Date:
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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

Permit No: 05-1508	Date Applied For: 10/14/2005	CBL: 063 G007001
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Location of Construction: 187 VAUGHAN ST	Owner Name: Joe Tacka	Owner Address: 89 Deering Street	Phone:
Business Name:	Contractor Name: Scott Forbes	Contractor Address: 188 Capisic Street Portland	Phone: (207) 772-3380
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: 2 unit residential/ interior renovations/ build deck	Proposed Project Description: interior renovations/ build deck
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Dept: Historical **Status:** Not Applicable **Reviewer:** Deborah Andrews **Approval Date:** 11/08/2005

Note: Ok to Issue:

1) * No formal approval required, as the exterior deck will not be readily visible from the street.

* Given the significance of the property, HP staff strongly recommends that the railing system not be constructed in pressure-treated lumber as proposed. Railing should be painted--not stained or left untreated.

Dept: Zoning **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 11/09/2005

Note: Ok to Issue:

Dept: Building **Status:** Approved **Reviewer:** Tom Markley **Approval Date:**

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.

Comments:

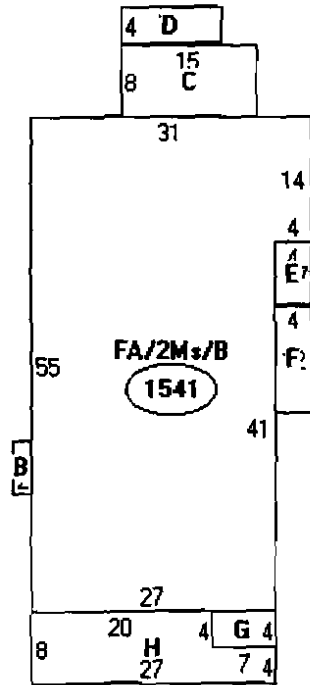
11/3/2005-tm: spoke to Scott Forbes and told him we needed a plot plan and also a detailed drawing of what the 3rd story deck is sitting on for bearing points.

11/8/2005-GG: gave permit back to Tom on 11/08/05 from Deb Andrews. /gg

11/9/2005-tm: spoke to Joe Tacka(owner) and he will drop off the needed info that we requested from Scott Forbes on 11/03/05.

11/9/2005-tm: received requested information from Joe Tacka





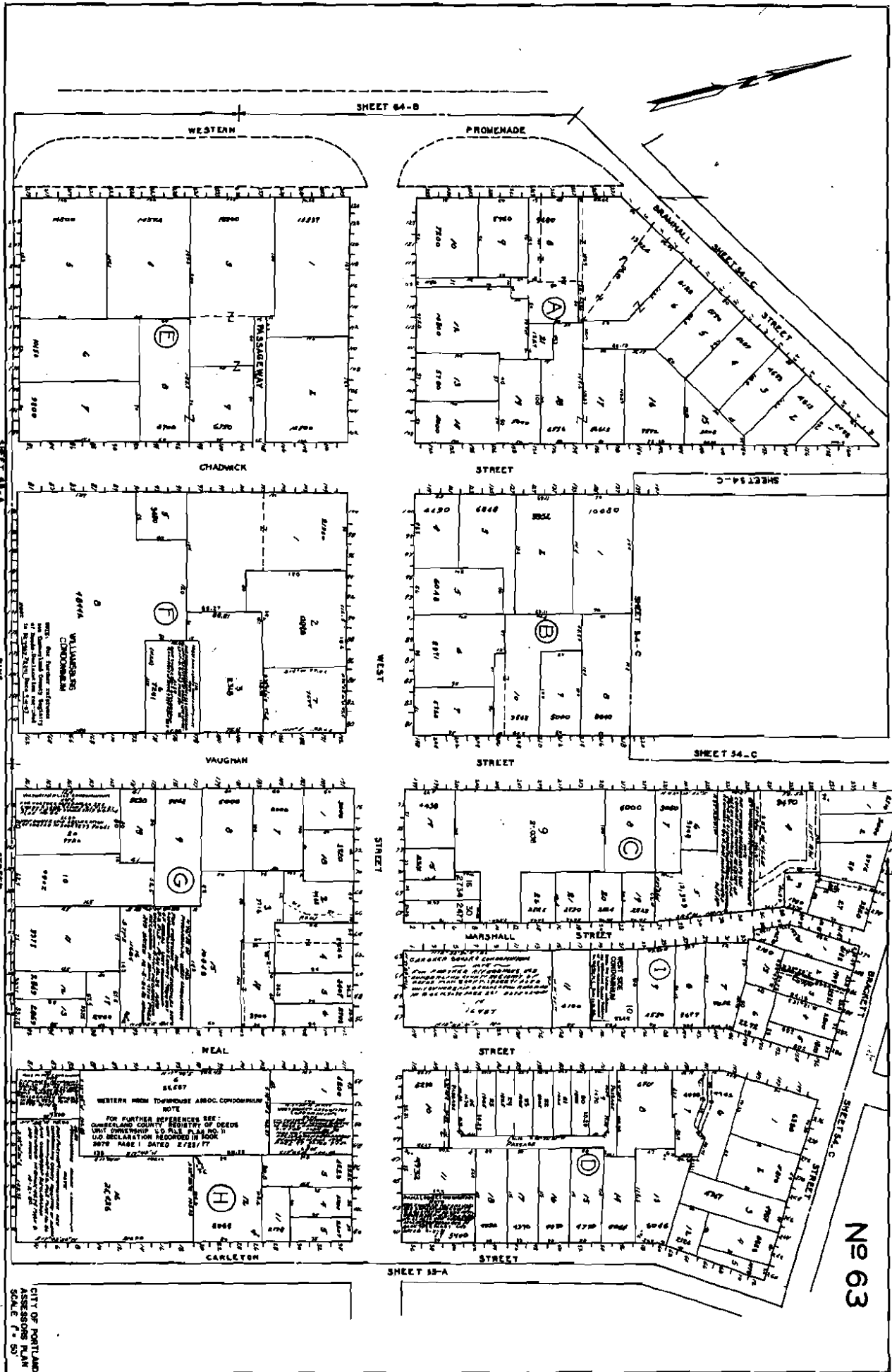
Descriptor/Area

- A: FA/2Ms/B
1541 sqft
- B: 2FBAY/B
12 sqft
- C: 2Ms/B
120 sqft
- D: WD
44 sqft
- E: CNPY
28 sqft
- F: 3sMB/B
48 sqft
- G: 2sMB/B
28 sqft
- H: OFF
188 sqft

2009

R4

33%
OK
in existing footprint
30% of lot coverage (Max)



SHEET 64-B

WESTERN

PROMENADE

MANUAL SHEET 64-C
STREET

CHADWICK

STREET

SHEET 64-C

SHEET 64-A

PINE

STREET

SHEET 64-A

VAUGHAN

STREET

SHEET 64-C

VILLAS DEL CINDORAMA
WESTERN HORN TOWNHOUSE AMOC CONDOMINIUM
NOTE: THE FUTURE RESIDENTS OF THIS CONDOMINIUM SHALL BE BOUND BY THE Covenants, Conditions and Restrictions set forth in the Declaration of Condominium recorded in Book 2076 Page 1 dated 2/23/77.

NEAL

STREET

MARSHALL STREET
WESTERN HORN TOWNHOUSE AMOC CONDOMINIUM
NOTE: THE FUTURE RESIDENTS OF THIS CONDOMINIUM SHALL BE BOUND BY THE Covenants, Conditions and Restrictions set forth in the Declaration of Condominium recorded in Book 2076 Page 1 dated 2/23/77.

WESTERN HORN TOWNHOUSE AMOC CONDOMINIUM
NOTE: THE FUTURE RESIDENTS OF THIS CONDOMINIUM SHALL BE BOUND BY THE Covenants, Conditions and Restrictions set forth in the Declaration of Condominium recorded in Book 2076 Page 1 dated 2/23/77.

CARLETON

STREET

SHEET 64-A

No 63

RETRACED 1-22-87
CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

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 063 G007001
Location 187 VAUGHAN ST
Land Use TWO FAMILY

Owner Address MURPHY THOMAS J WWII VET TRUSTEE
 187 VAUGHAN ST
 PORTLAND ME 04102

Book/Page 22064/050
Legal 63-G-7
 VAUGHAN ST 187
 6000 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$142,090	\$257,900	\$399,990

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$242,600	\$341,600	\$584,200

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1884	Style Old Style	Story Height 2	Sq. Ft. 4162	Total Acres 0.138	
Bedrooms 6	Full Baths 2	Half Baths 1	Total Rooms 12	Attic Full Finsh	Basement Full

Outbuildings

Type GARAGE-MAS	Quantity 1	Year Built 1910	Size 14X24	Grade B	Condition A
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Sales Information

Date	Type	Price	Book/Page
11/30/2004	LAND + BLDING	\$327,500	22064-50
11/17/1999	LAND + BLDING		15174-069

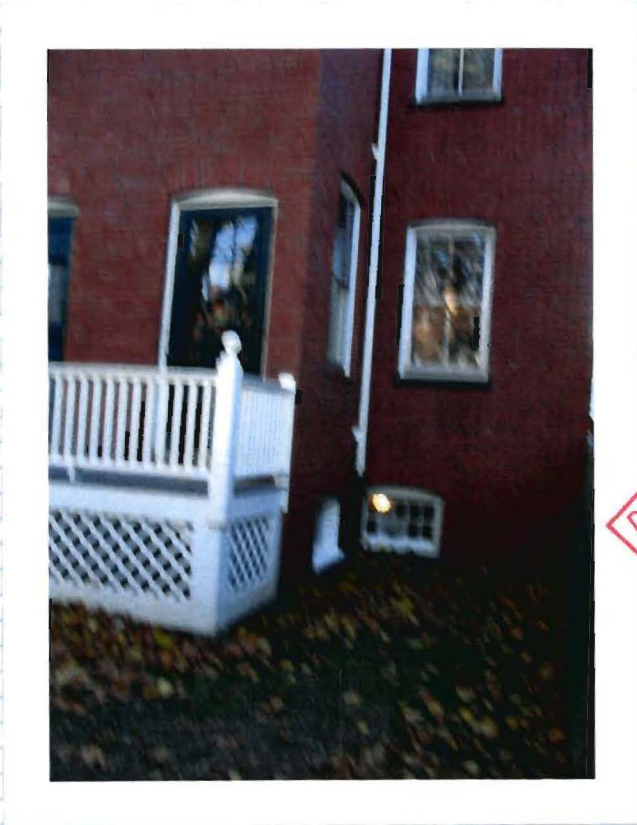
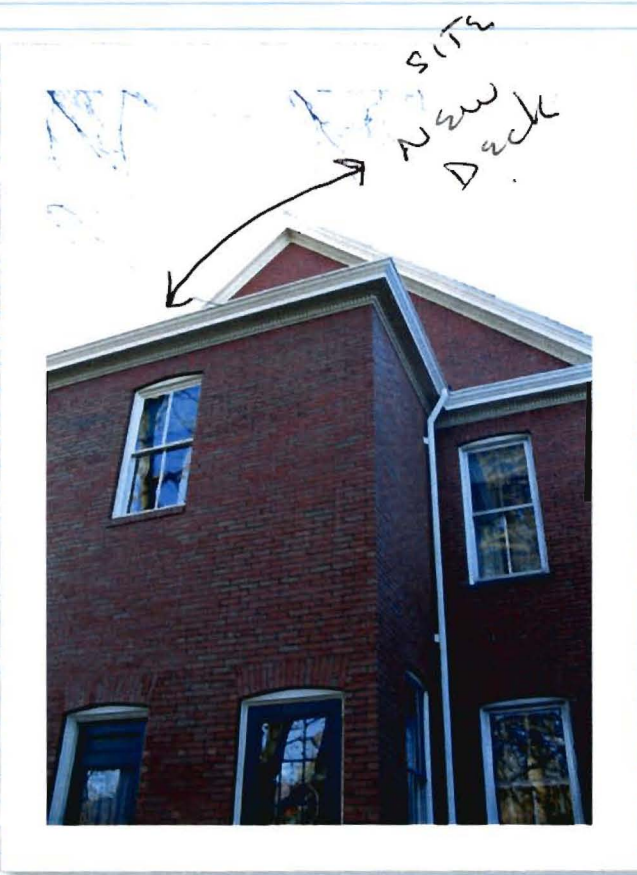
Picture and Sketch

[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.





DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV - 9 2005
RECEIVED
187 Vaughan

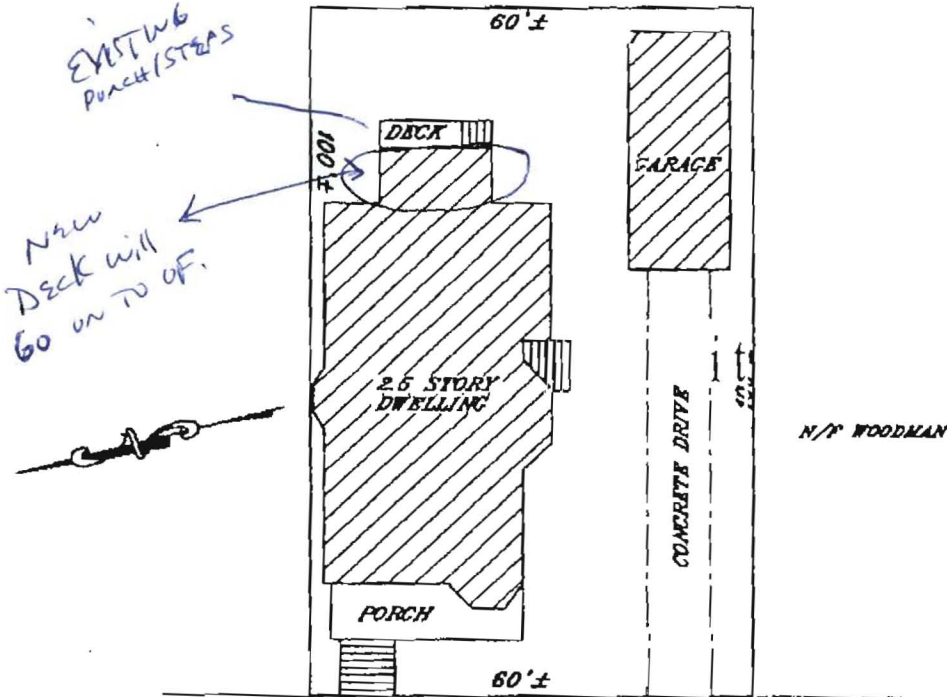
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) INTELLIGENCE AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REPRODUCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL PHYSICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PREPARED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 187 VAUGHAN STREET INSPECTION DATE: APRIL 14, 2005
PORTLAND, MAINE SCALE: 1" = 20'

187 VAUGHAN ST.



APPARENT R/W TO WEST STREET
VAUGHAN STREET

INSP. BY SBH

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: _____ REQ. PARTY: NORMAN, HANSON & DETROY

OWNER: TRUSTEE OF THE ESTATE OF ELIZABETH G. MURPHY & ESTATE OF THOMAS J. MURPHY ATTORNEY: _____

LENDER: _____ FILE No. 20512559 FIELD BOOK: _____

TITLE REFERENCES:

DEED BOOK: 22064 PAGE: 50
 PLAN BOOK: _____ PAGE: _____ LOT: _____
 COUNTY: CUMBERLAND

YOUR FILE #: _____

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 899 BRUNTON AVENUE SEE CLARET FLOOD HAZARD
 PORTLAND, ME 04108 LYMAN, ME 04063
 (207) 878-7870 (207) 488-2528

MUNICIPAL REFERENCE:

MAP: 63 BLOCK: G LOT: 7

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230057
 PANEL: 005B ZONE: C DATE: DECEMBER 8, 1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

[Signature]
 4-15-5

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 NOV - 9 2005
 RECEIVED

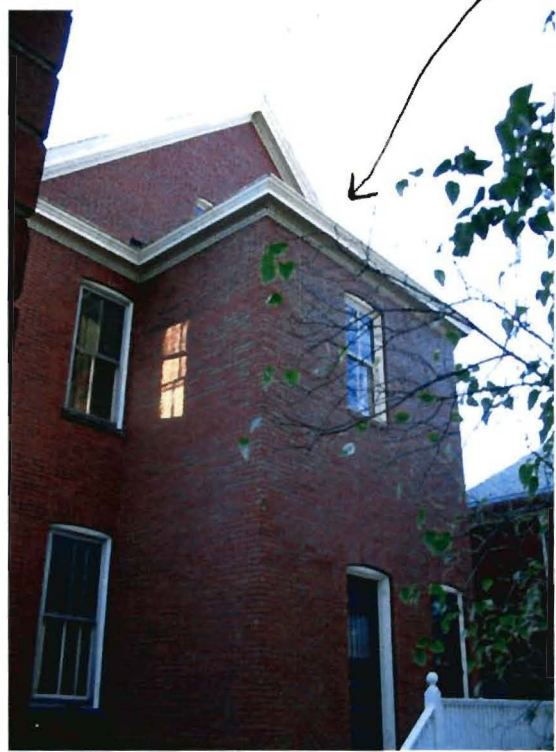
187 Vaughan

THIS IS NOT A BOUNDARY SURVEY.

THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.
- NOT FOR RECORDING

187 VAUGHAN ST. - NEAR OF BUILDING - TOP
NEW DECK TO BE BUILT ON OF
EXISTING 2 STORY STRUCTURE
BRICK

NO STAIRS



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV - 9 2005
RECEIVED

187 Vaughan



CITY OF PORTLAND, MAINE
Department of Building Inspections

10.14 20 05

Received from MACGregor Forbes Inc

Location of Work 187 Uaigun

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 10367

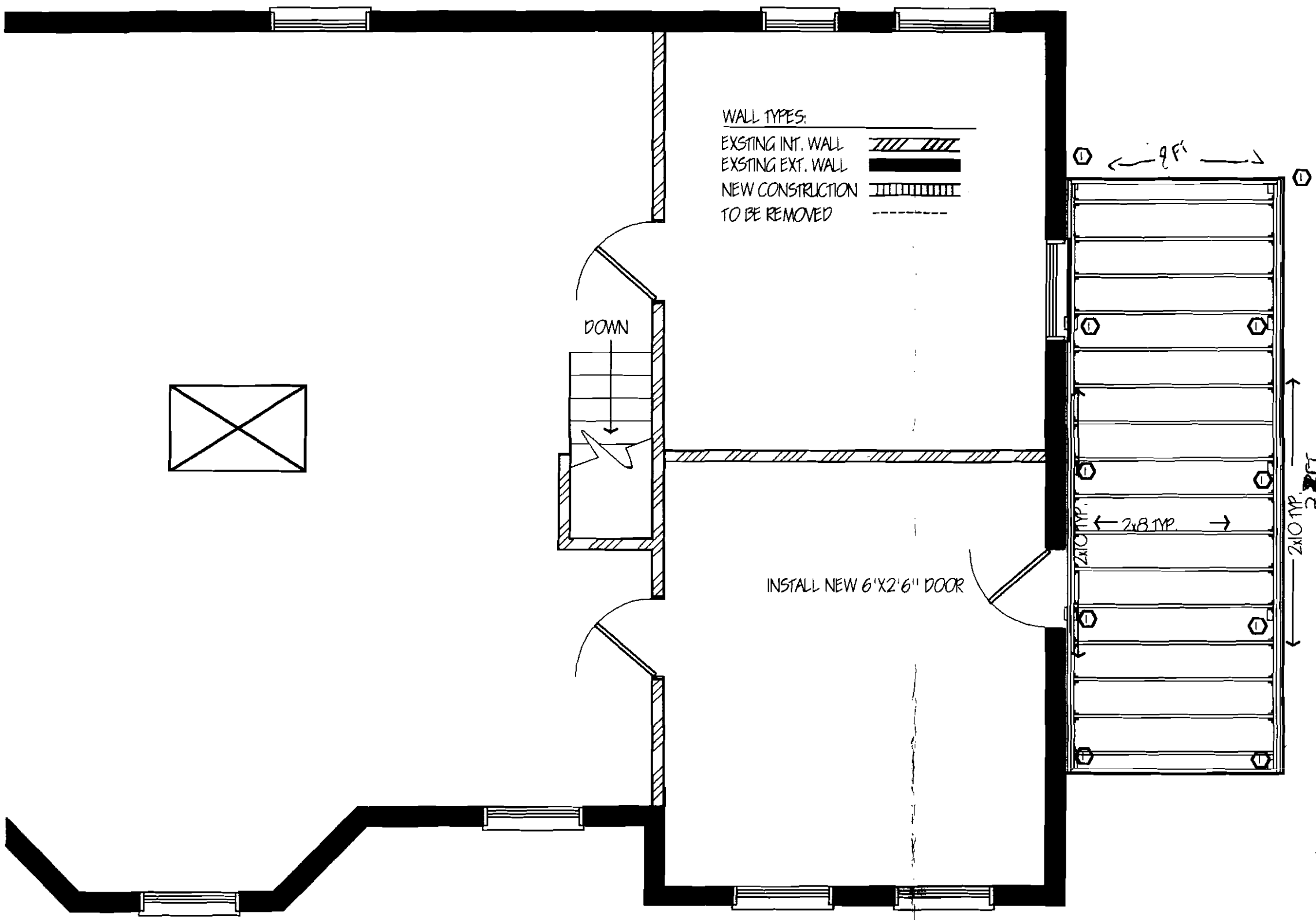
Check #: 862

Total Collected \$ 111

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



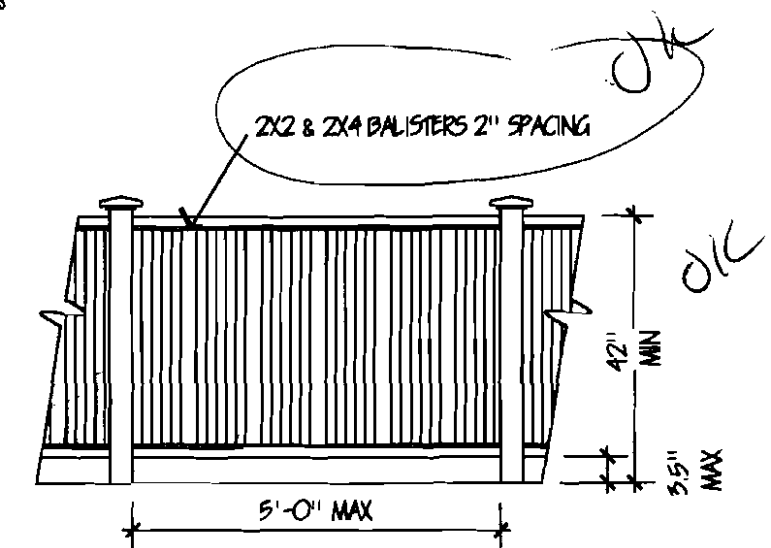
CONSTRUCTION KEY NOTES:

- ① 6x6 PT POST OVER EXISTING EXTERIOR FRAMING ATTACH. W/ MTL. POST BASE. WEATHER SEAL W/ EPDM BOOT SEAL TO EXST. EPDM ROOF. INSTALL POST CAP TO ATTACH DEL 2X10 RIM JOIST.

CONSTRUCTION GENERAL NOTES:

- 1. ALL DECK MATERIAL SHALL BE 3/4" PT.
- 2. ALL JOIST ATTACHED BY MTL. HANGERS

NOTE:
TOTAL DECK AREA 176 SF.



RAILING DETAIL ELEVATION
N.T.S.

10/15/05

187 VAUGHAN STREET
PORTLAND, MAINE 04102

1/4" = 1'-0"

2010


BUILDERS - ARCHITECTS - ENGINEERS

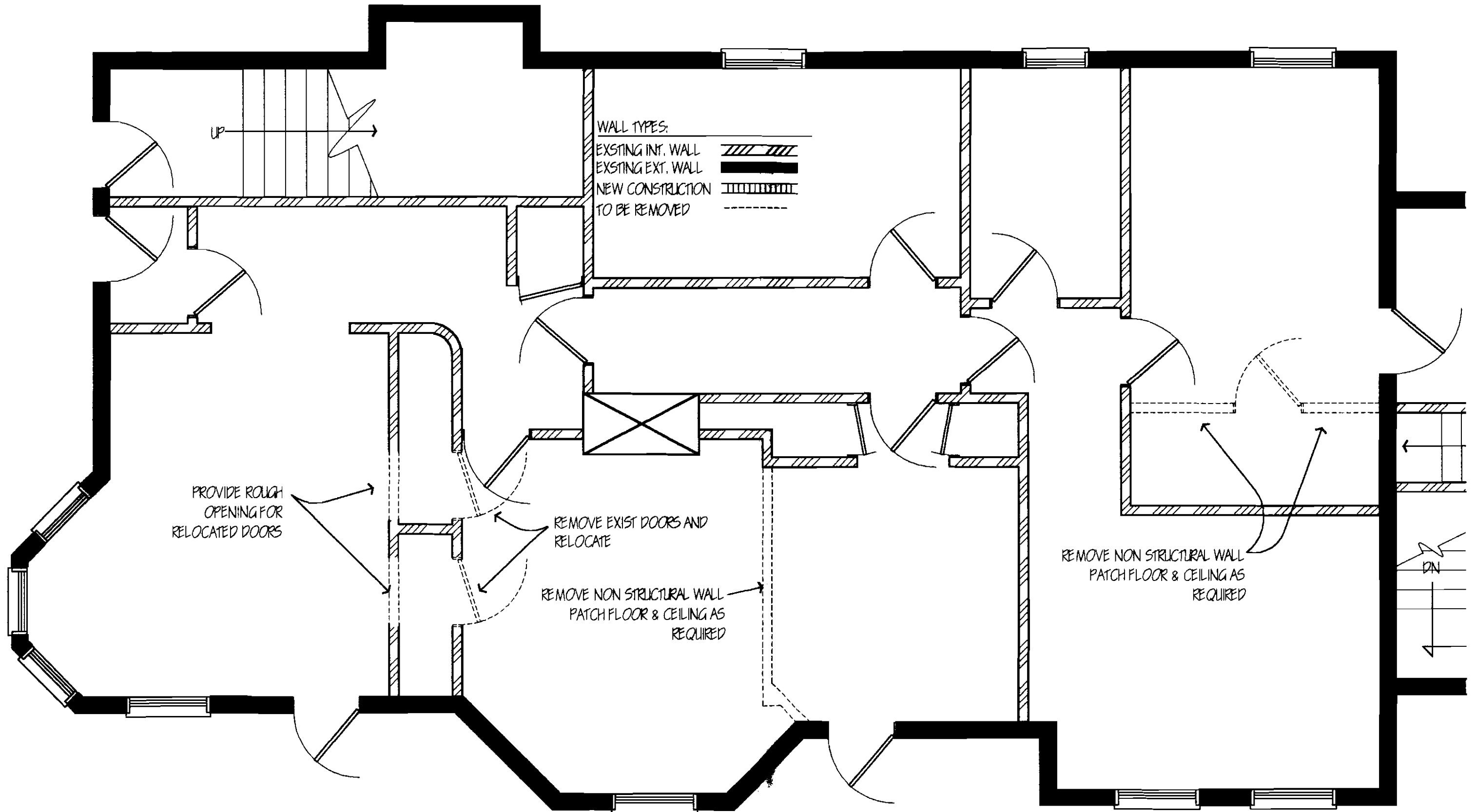
3RD FLOOR CONSTRUCTION
PLAN

MACGREGOR FORBES
188 CAPAISIC STREET
PORTLAND, MAINE 04102
CONTACT:
SCOTT FORBES 772.3380

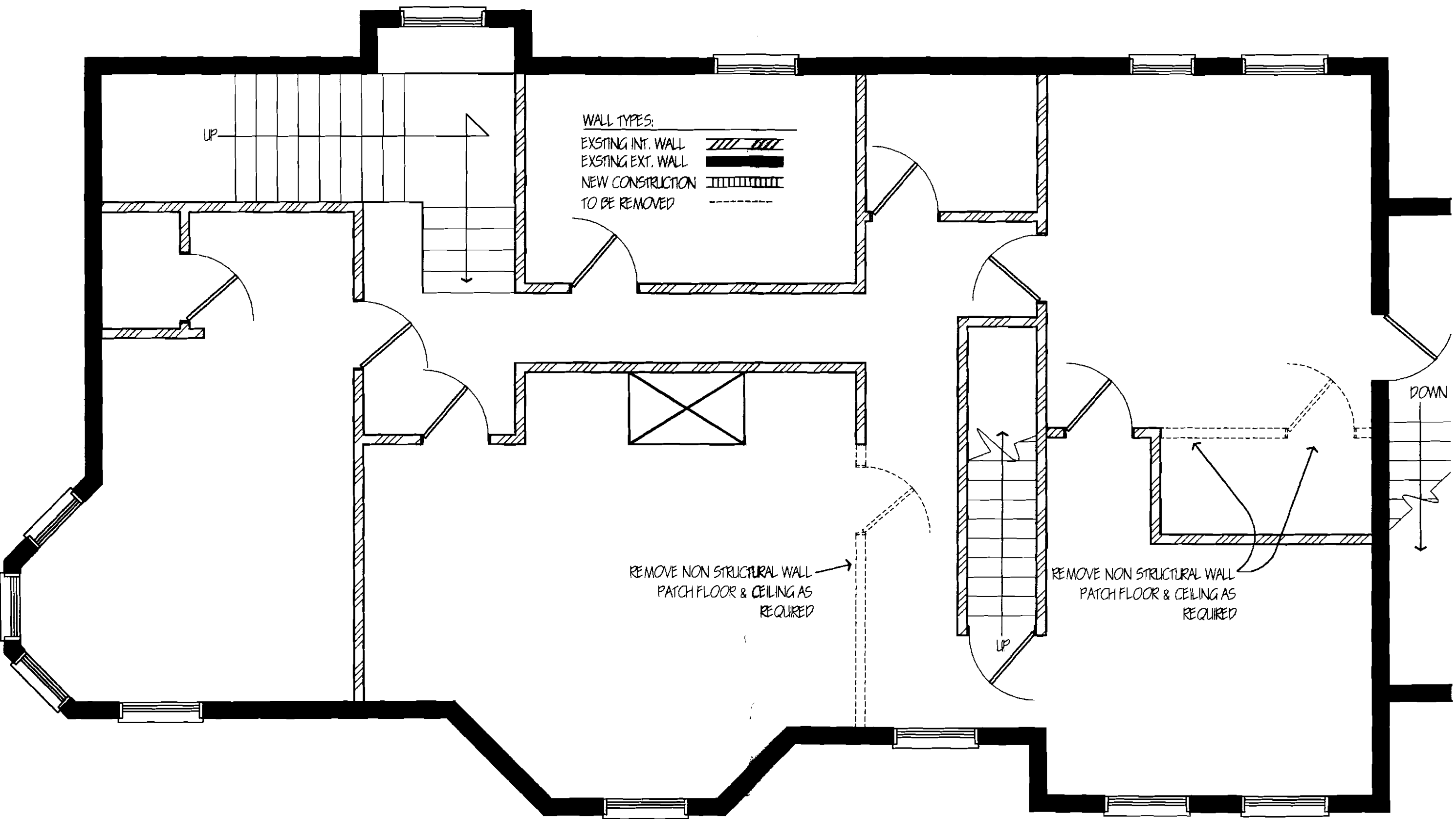
A1.3




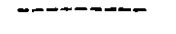
187 VAUGHAN STREET

ADDRESS 187 VAUGHAN STREET PORTLAND, MAINE 04102	SHEET INDEX T1.1 TITLE SHEET D1.1 1ST FLOOR DEMO PLAN D1.2 2ND FLOOR DEMO PLAN D1.3 3RD FLOOR DEMO PLAN A1.1 1ST FLOOR CONSTRUCTION PLAN A1.2 2ND FLOOR CONSTRUCTION PLAN A1.3 3RD FLOOR CONSTRUCTION PLAN	APPLICABLE CODES: 1. BUILDING CODE: 1996 B.O.C.A. BUILDING CODE AS AMENDED BY SECTION 6-ART 2 2. MECHANICAL: 1993 B.O.C.A. MECHANICAL CODE A 3. PLUMBING: STATE OF MAINE PLUMBING CODE 4. ELECTRICAL: 1996 N.E.C. AS AMENDED SECTION 6 ART 3 7. BUILDING CLASS: BUILDING CONSTRUCTION CLASS 3 8. OCCUPANCY: RESIDENTIAL 9. EXIT REQUIREMENTS: EXISTING	GENERAL REQUIREMENTS <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> PERMIT TYPE: NO CHANGE OF USE ZONE: R4 / HP INSPECTIONS: USE GROUP: R3 TYPE: SB BUILDING CODE: BOCA 1999 CHANGE OF USE: EXISTING: MULTI FAMILY RESIDENTIAL PROPOSED CHANGE: NO CHANGE OF USE </div> <div style="width: 50%;"> SCOPE OF WORK: 1. RELOCATE DOORS AND REMOVE NON BEARING INTERIOR WALLS 2. INSTALL DECK ABOVE EXISTING FLAT ROOF 3. ALL UTILITIES; PLUMBING & ELECTRICAL ARE EXISTING. </div> </div>			
OWNER JOE TACKA 49 DEERING STREET PORTLAND, MAINE 04102 207 773 9606			TITLE SHEET	PERMIT SET NOT FOR CONSTRUCTION	MACGREGOR FORBES 188 CAPSIC STREET PORTLAND, MAINE 04102 CONTACT: SCOTT FORBES 772-3380	T1.1
10/15/05	187 VAUGHAN ST PORTLAND, MAINE 04102 RENOVATION		 BUILDERS - ARCHITECTS - ENGINEERS			
2010						



10/15/05	187 VAUGHAN STREET PORTLAND, MAINE 04102		1ST FLOOR DEMOLITION PLAN	MACGREGOR FORBES 188 CAPASIC STREET PORTLAND, MAINE 04102 CONTACT: SCOTT FORBES 772.3380	D1.1
$\frac{1}{4}'' = 1' - 0''$					
2010	BUILDERS - ARCHITECTS - ENGINEERS				




WALL TYPES:
 EXSTING INT. WALL 
 EXSTING EXT. WALL 
 NEW CONSTRUCTION 
 TO BE REMOVED 

REMOVE NON STRUCTURAL WALL
 PATCH FLOOR & CEILING AS
 REQUIRED

REMOVE NON STRUCTURAL WALL
 PATCH FLOOR & CEILING AS
 REQUIRED

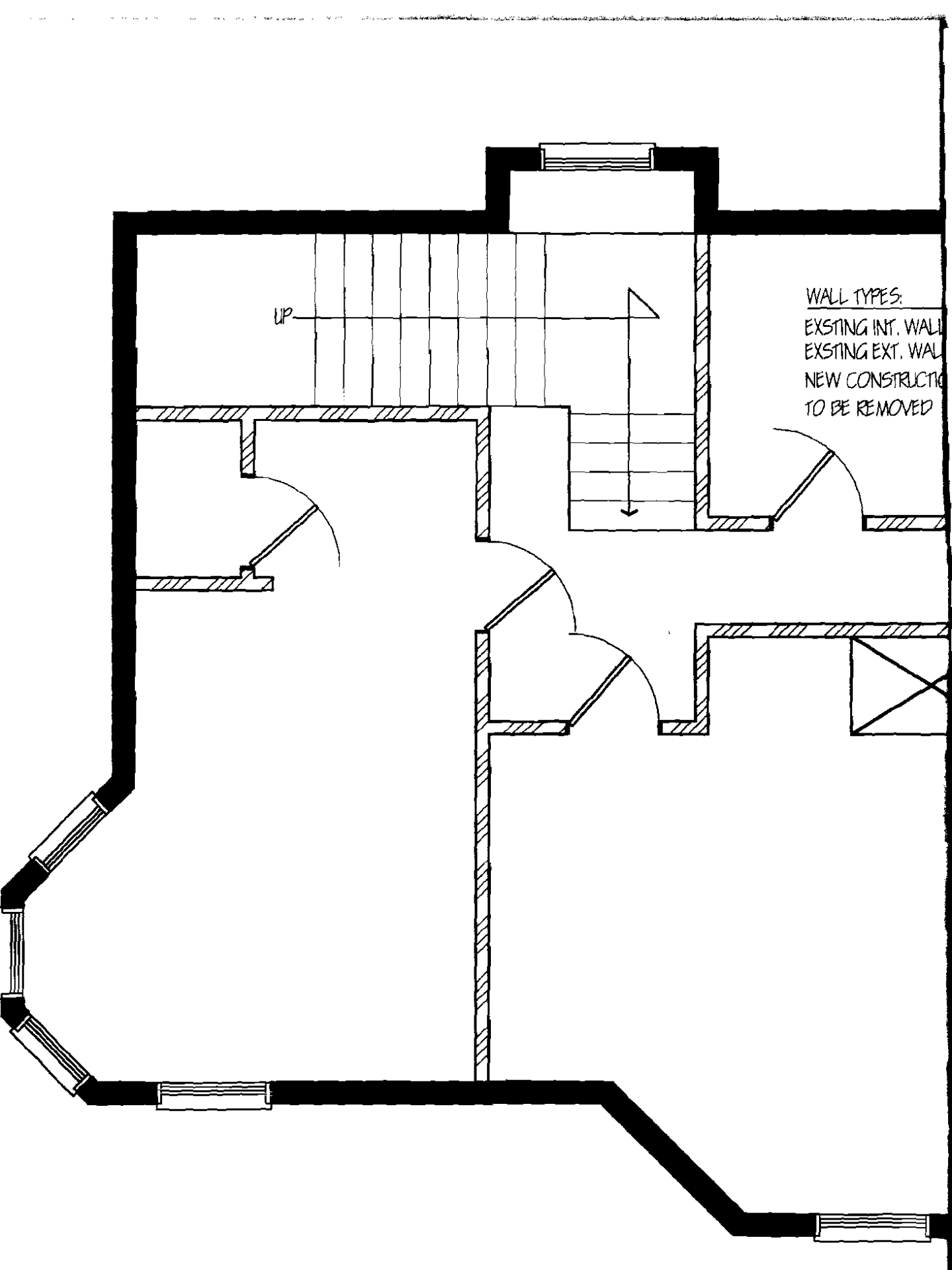
10/15/05
 187 VAUGHAN STREET
 PORTLAND, MAINE 04102
 1/4" = 1'-0"
 2010


 BUILDERS - ARCHITECTS - ENGINEERS

2ND FLOOR DEMOLITION
 PLAN

MACGREGOR FORBES
 188 CAPAISIC STREET
 PORTLAND, MAINE 04102
 CONTACT:
 SCOTT FORBES 772.3380

D1.2



10/15/05
 $\frac{1}{4}'' = 1' - 0''$
 2010

187 VAUGHAN STREET
 PORTLAND, MAINE 04102

MACGREGOR FORBES
 BUILDERS - ARCHITECTS - ENGINEERS

2ND FLOOR
 PLAN