

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

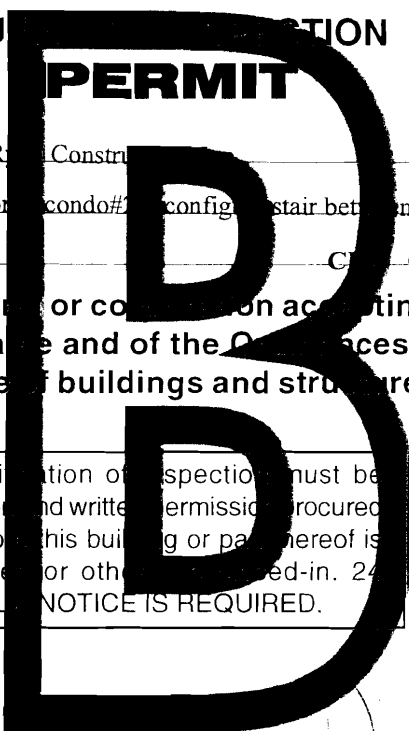
Please Read Application And Notes, If Any, Attached

Permit Number: 090044

RECEIVED
FEB 4 2009

This is to certify that SWEET JULIAN L /Wright R Constr
has permission to Interior renovation of 3rd floor condo# config stair bet in 2nd & 3rd floor
AT 187 VAUGHAN ST CL 063 G007002

provided that the person or persons, firm or corporation accounting 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 lathed or otherwise worked-in. 24 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

Jennie Bowke 2/4/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Bob Kempner
749-5042
stair profile
07
AMB

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0044	Issue Date:	CBL: 063 G007002
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Location of Construction: 187 VAUGHAN ST	Owner Name: SWEET JULIAN L	Owner Address: 187 VAUGHAN ST # 2	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-6 Prime

Past Use: Unit 2 of 2 unit condo	Proposed Use: Unit 2 of 2 unit condo - Interior renovation of 3rd floor in condo#2 reconfigure stair between 2nd & 3rd floor - rear exterior deck work	Permit Fee: \$2,020.00	Cost of Work: \$200,000.00	CEO District: 2	Zone: R-4 Subord
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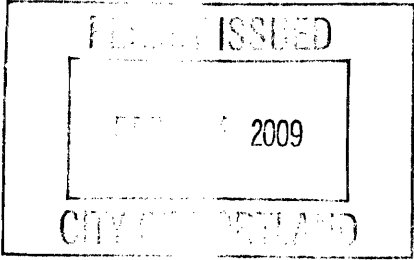
Proposed Project Description:
Interior renovation of 3rd floor in condo#2 reconfigure stair between 2nd & 3rd floor - rear exterior deck work.

FIRE DEPT: Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: R3 Type: IRC-2003 Signature: JMB 2/4/09
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/>	
Signature: _____ Date: _____	

Permit Taken By: ldobson	Date Applied For: 01/20/2009
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Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 1/20/09	Date: _____	Date: 1/29/09

- 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..



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

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693 (ONLY)**

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.


Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

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.

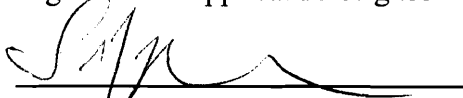
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

2/5/09

Date



Signature of Inspections Official

2-5-09

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0044	Date Applied For: 01/20/2009	CBL: 063 G007002
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Location of Construction: 187 VAUGHAN ST	Owner Name: SWEET JULIAN L	Owner Address: 187 VAUGHAN ST # 2	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Unit 2 of 2 unit condo - Interior renovation of 3rd floor in condo#2 reconfigure stair between 2nd & 3rd floor - rear exterior deck work	Proposed Project Description: Interior renovation of 3rd floor in condo#2 reconfigure stair between 2nd & 3rd floor - rear exterior deck work.
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 01/29/2009

Note: **Ok to Issue:**

- 1) * Window replacement proposed for 3rd floor to follow specifications submitted as part of HP application.

Dept: Zoning **Status:** Pending **Reviewer:** Marge Schmuckal **Approval Date:** 01/20/2009

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) 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.
- 3) This property shall remain a two family condominium dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/04/2009

Note: **Ok to Issue:**

- 1) The opening limitations for guardrails on balconys shall not allow passage of a sphere of 4 inches or more. For stair guard rails the sphere dimension is 4-3/8"
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 3) The location of the new toilet in the 3rd floor bathroom appears lack the required headroom of IRC 2003 Sec. 305.1(4). Bathrooms shall have a minimum ceiling height of 6'-8" over the fixture and at the front clearance area (21")
- 4) The location of the electric panel in the 3rd floor closet is not allowed by code (only utility closets), and it is required to meet the clearance standards of the NEC.
- 5) Framing details of the new stairs and any exposed areas requiring structural modifications shall be submitted for review prior to proceeding with such work. Contact Jeanie Bourke @ 874-8715 or jmb@portlandmaine.gov
- 6) Permit approved based on the plans submitted and reviewed with contractor, with additional information as agreed on and as noted in conditions.
- 7) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

Location of Construction: 187 VAUGHAN ST	Owner Name: SWEET JULIAN L	Owner Address: 187 VAUGHAN ST # 2	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

1/15/2009-ldobson: Hold for payment 01/20/2009 received chk

2/4/2009-jmb: Left vmsg with Andy S. For detail clarification, raised ceiling section plan D1.1, floor framing for new stair, electric panel inside closet, ceiling height at new 3rd bath WC, <4" opening limitation, insulation factors Andy called back and reviewed details. He confirmed insulation will be upgraded wherever exposed and needed. The gable walls and cathedral will have sprayed urethane. See conditions on approved permit.



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/Area <u>3136</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>63 G 7</u>	Applicant * must be owner, Lessee or Buyer* Name <u>JULIAN SWEET</u> Address <u>187 VAUGHAN ST</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>200,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>CONDO</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>CONDO</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>INTERIOR RENOVATION OF 3RD FLOOR IN CONDO #2</u> <u>RECONFIGURE STAIR BETWEEN 2ND AND 3RD FLOOR</u>		
Contractor's name: <u>WILKITT - RYAN CONSTRUCTION</u>		
Address: <u>10 DANFORTH STREET</u>		
City, State & Zip <u>PORTLAND ME 04101</u>		Telephone: <u>773 3625</u>
Who should we contact when the permit is ready: <u>ANDY SEYMOUR</u>		Telephone: <u>773 3625</u>
Mailing address: <u>10 DANFORTH ST PORTLAND ME 04101</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: Andy Seymour Date: 1/14/09

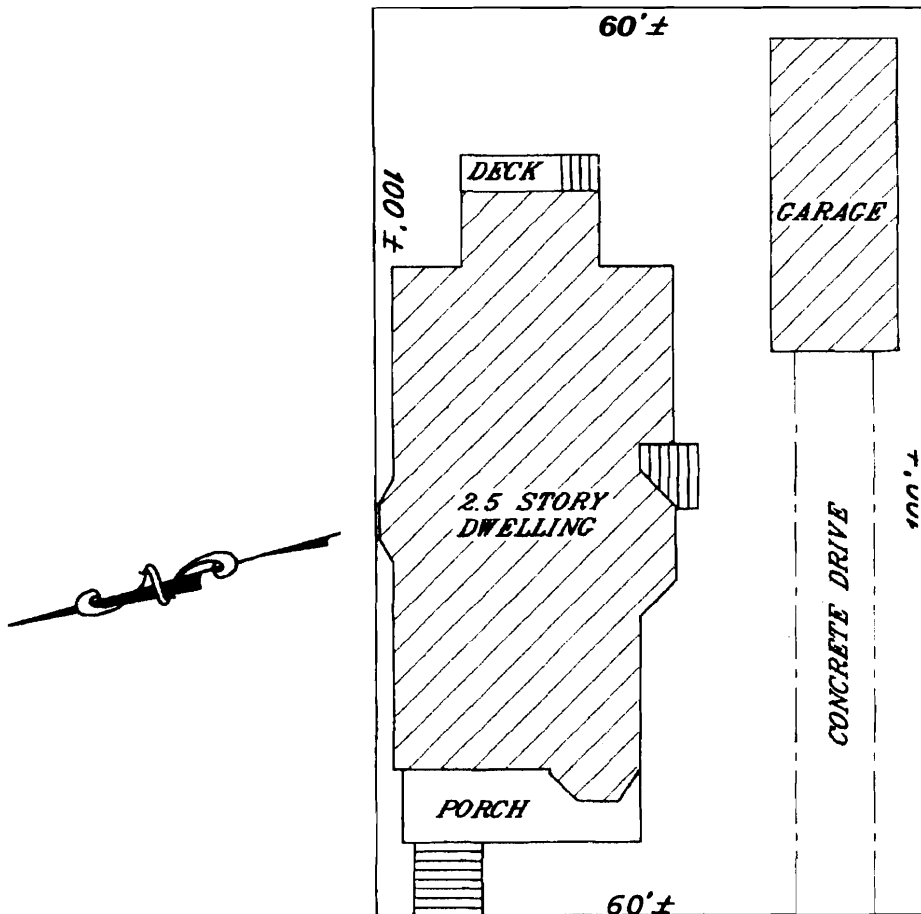
This is not a permit; you may not commence ANY work until the permit is issued

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) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL 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 PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, 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'



DEPT. OF BUILDING & CONSTRUCTION
CITY OF PORTLAND, ME
APR 22
RECEIVED

N/F WOODMAN

6000^{sq} lot

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
TRUSTEE OF THE ESTATE OF ELIZABETH G.
OWNER: MURPHY & ESTATE OF THOMAS J. MURPHY ATTORNEY: _____
LENDER: _____ FILE No. 20517559 FIELD BOOK: _____

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

MUNICIPAL REFERENCE:

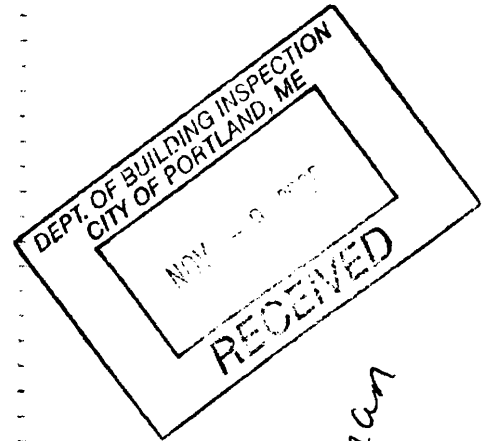
NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
918 BRIGHTON AVENUE 232 CLARES WOODS ROAD
PORTLAND, ME 04108 LYMAN, ME 04002
(207) 878-7870 (207) 499-2358

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

NO STAIRS



found
05-15-06



187 Vaughan