

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0857		Issue Date:		CBL: 176 A020001	
Location of Construction: 81 ROSEMONT AVE		Owner Name: COHAN AMY E & AUSTIN K SM		Owner Address: 81 ROSEMONT AVE	
Business Name:		Contractor Name: The Thaxter Company		Phone: 2077753499	
Lessee/Buyer's Name		Phone:		Permit Type: Additions - Dwellings	
Past Use: Single Family Home		Proposed Use: Single Family Home - Replace rear porch, construct deck 2nd flr add on to porch and build deck over entire porch (2nd floor)		Zone: R-5	
Proposed Project Description: Replace rear porch, construct deck 2nd flr add on to porch & build deck over entire porch (2nd floor)		Permit Fee: \$550.00		Cost of Work: \$53,000.00	
		CEO District: 3			
		FIRE DEPT: Approved Denied <i>NA</i>		INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>	
		Signature:		Signature:	
		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: 07/16/2007		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		Zoning Appeal	
		<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"/>		<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:		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 <i>ABM</i>	
		Date:		Date:	

PERMIT ISSUED

AUG - 1

CITY OF PORTLAND

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 070857

This is to certify that COHAN AMY E & AUSTIN SMITH, INC. d/b/a The Thaxter Company

has permission to Replace rear porch, construct deck 2nd floor, but deck over existing porch

AT 81 ROSEMONT AVE

176 A020001

PERMIT ISSUED

AUG - 1 2007

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 when permission is procured before this building or part thereof is altered or demolished-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

Director - Building & Inspection Services

PENALTY FOR REMOVAL

9:30-10:00

8/1/07

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.

☒ **Footing/Building Location Inspection:** Prior to pouring concrete
☒ **Re-Bar Schedule Inspection:** Prior to pouring concrete
☒ **Foundation Inspection:** Prior to placing ANY backfill
☒ **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.**

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

John H. S. L.
Signature of Applicant/Designee

8 7 '07
Date

[Signature]
Signature of Inspections Official

8.7.07
Date

CBL: 176-1720

Building Permit #: 070857

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0857	Date Applied For: 07/16/2007	CBL: 176 A020001
------------------------------	--	----------------------------

Location of Construction: 81 ROSEMONT AVE	Owner Name: COHAN AMY E & AUSTIN K SM	Owner Address: 81 ROSEMONT AVE	Phone:
Business Name:	Contractor Name: The Thaxter Company	Contractor Address: 55 Bell Street Portland	Phone (207) 775-3499
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Replace existing rear porch, add on to porch and build deck over the entire porch	Proposed Project Description: Replace existing rear porch, add on to porch and build deck over the entire porch
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/18/2007

Note: **Ok to Issue:** ☒

- 1) This permit is being issued with the condition that the existing porch must be rebuilt within the existing footprint.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/01/2007

Note: **Ok to Issue:** ☒

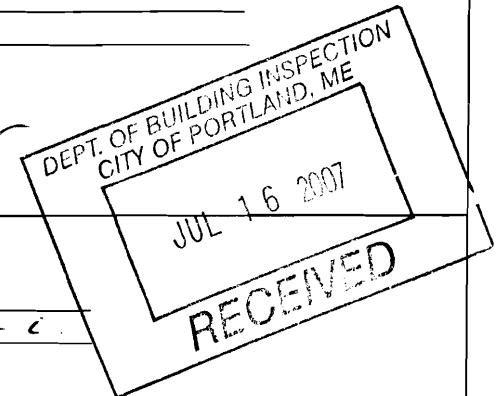
- 1) As discussed, tempered glass must be installed in any window within 2"-0" of a door and in any wall on the side of a stair.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.
- 3) As discussed, there must be a 36" high guard rail installed on the open side of the stair if the elevation is 30" or greater.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



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>81 Rosemont Avenue</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>4,382</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>176</u> <u>A</u> <u>20</u>	Owner: <u>AUSTIN SMITH</u> <u>AMY COHEN</u>	Telephone: <u>871-1829</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>NICK NASH</u> <u>THE THAYER COMPANY</u> <u>55 BELL ST</u> <u>PORTLAND, ME. 04103</u> <u>871-5553 (EXT 104)</u>	Cost Of Work: \$ <u>53,000 -</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Replace Rear Porch with new porch</u> <u>Construct deck @ same level + 2nd floor</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>NICK NASH</u> Mailing address: _____ Phone: <u>653-9822</u> <u>The Thayer Company</u> <u>55 Bell St.</u> <u>Portland, ME 04103</u>		



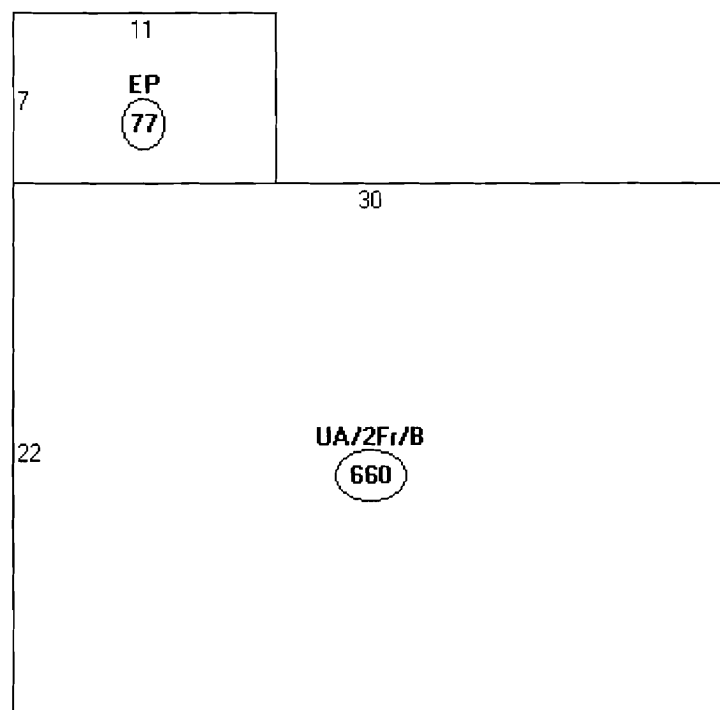
Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

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>Nick Nash</u> <u>As Agent for Owner</u>	Date: <u>7/16/07</u>
---	----------------------

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



Descriptor/Area

A: UA/2Fr/B
660 sqft

B: EP
77 sqft

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	176 A020001
Location	81 ROSEMONT AVE
Land Use	SINGLE FAMILY
Owner Address	COHAN AMY E & AUSTIN K SMITH JTS 81 ROSEMONT AVE PORTLAND ME 04103
Book/Page	13347/119
Legal	176-A-20 ROSEMONT AVE 79-81 LUDLOW ST 96-102 4382 SF

Current Assessed Valuation

Land	Building	Total
\$84,900	\$126,000	\$210,900

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1928	Colonial	2	1320	0.101	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1994	14X18	C	A

Sales Information

Date	Type	Price	Book/Page
09/29/1997	LAND + BLDING	\$120,000	13347-119
04/01/1989	LAND + BLDING	\$118,900	08728-194

Picture and Sketch

Picture	Sketch	Tax Map
-------------------------	------------------------	-------------------------

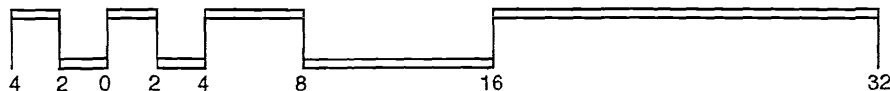
[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

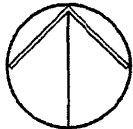
New Search!



1/8" = 1'



PLAN NORTH



existing lot area 798.25 sq ft = 638.6 sq ft
new deck - 7x12 = 84 sq ft

DEPT. OF BUILDING
CITY OF PORTLAND

JUL 16

RECEIVED

PROPERTY LINE AT LUDLOW STREET 104.00'

57.72'

PROPERTY LINE AT ROSEMONT AVENUE

EXISTING SIDEWALK / NO WORK

EDGE OF PAVEMENT

RELOCATED GRANITE CURBING FROM EXISTING PORCH (1) PIECE

EXISTING RESIDENCE 860 SF

SIDEYARD SETBACK / ONE STORY

PITCH DRIVE TO STREET

HATCHED AREA - LIMIT OF EXISTING REAR PORCH TO BE REMOVED AND REPLACED WITH NEW LANDSCAPE WALLS (BY OWNER)

EXISTING FENCE & TWO SECTIONS RE-INS

NEW STAIRS, DECK & PORCH

NEW PATIO 24" X 24" STONE PAVING (BY OWNER) ON SAND / MOTAR ON 2" BITUMINOUS (BY GC)

SIDEYARD ON SIDE STREET

EXISTING GARAGE 18' X 18' SLAB ON GRADE

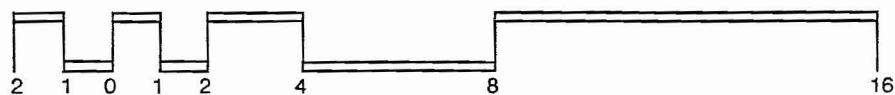
EXISTING FENCING TO REMAIN

EXISTING BITUMINOUS PAVING TO BE REMOVED REPOSITION / AUGMENT SUB BASE TO PROVIDED 10" OF COMPACTED SUB GRADE, TYPICAL FULL DRIVEWAY

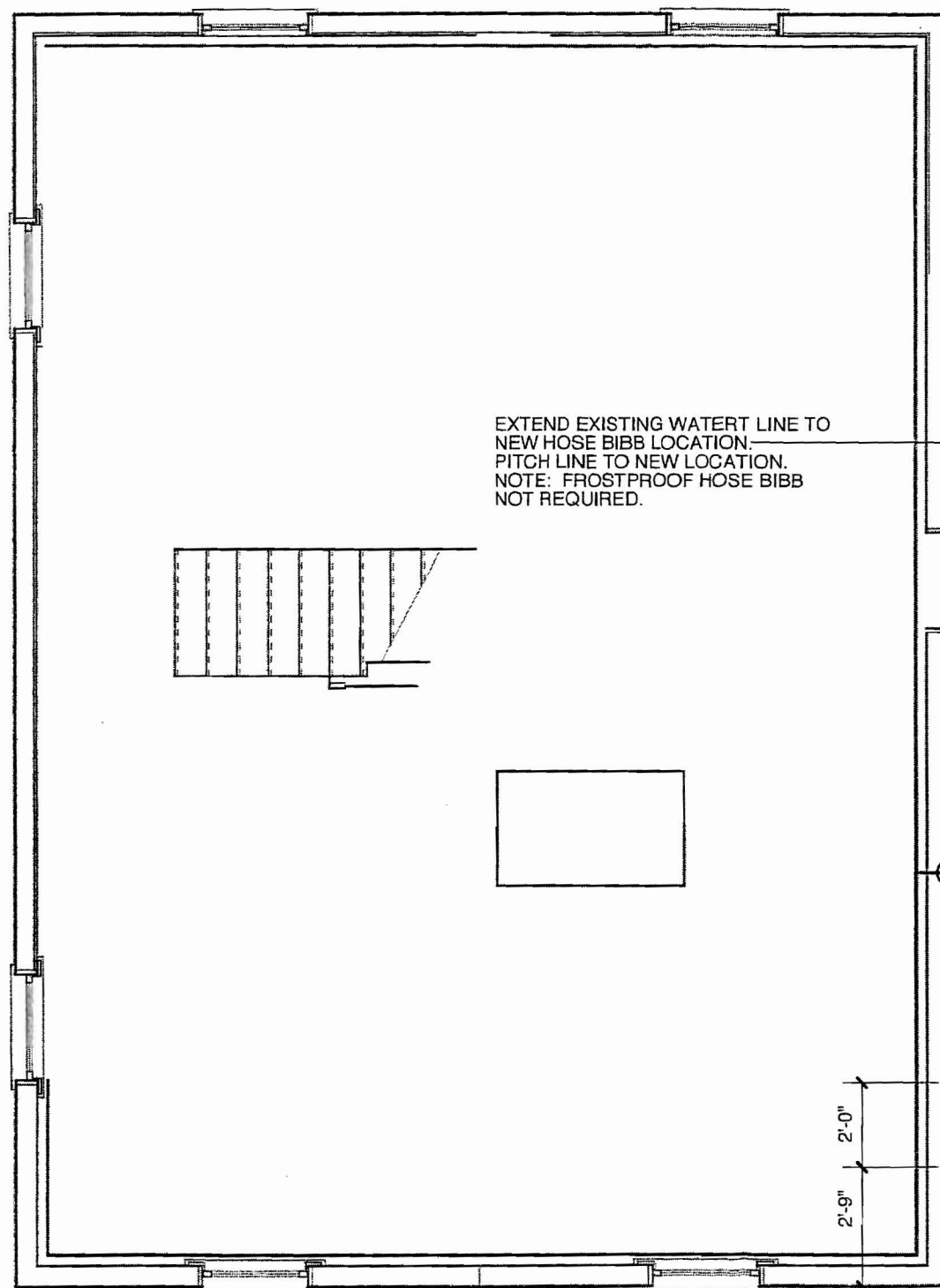
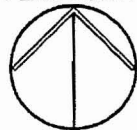
NEW DRIVEWAY PAVING / STREET INTERSECTION TO CONFORM TO CITY OF PORTLAND STANDARDS

PROVIDE ADDITIONAL COMPACTED SUBGRADE TO RAISE FINISH PAVING TO MATCH TOP OF CONCRETE STEP

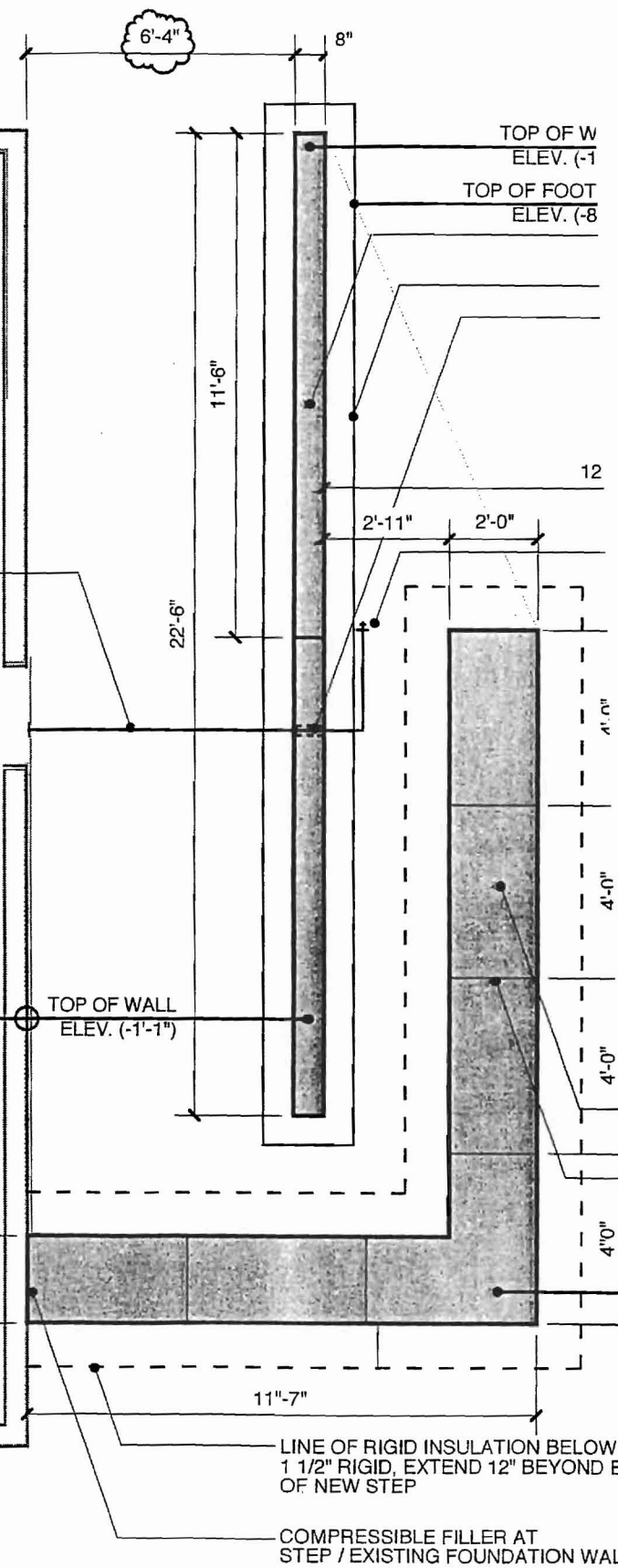
PROVIDE ADDITIONAL COMPACTED SUBGRADE TO RAISE FINISH PAVING TO 1" BELOW TOP OF GARAGE SLAB



PLAN NORTH



EXTEND EXISTING WATERT LINE TO
NEW HOSE BIBB LOCATION.
PITCH LINE TO NEW LOCATION.
NOTE: FROSTPROOF HOSE BIBB
NOT REQUIRED.

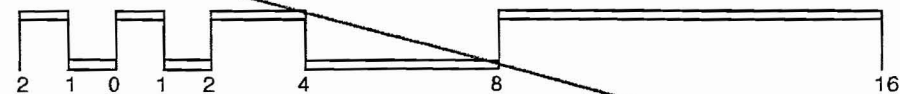


TOP OF W
ELEV. (-1
TOP OF FOOT
ELEV. (-8

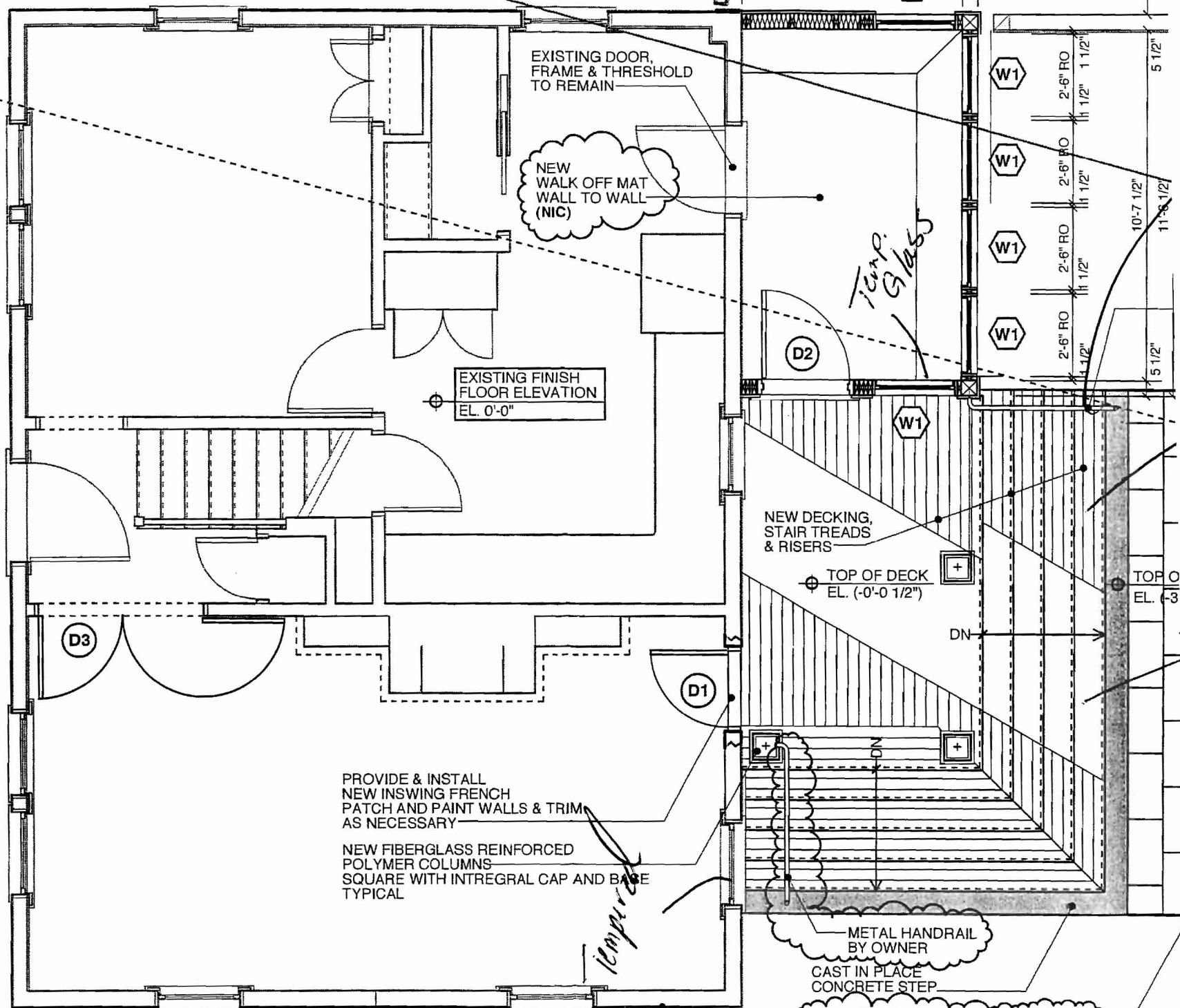
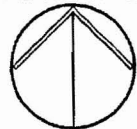
TOP OF WALL
ELEV. (-1'-1")

LINE OF RIGID INSULATION BELOW
1 1/2" RIGID, EXTEND 12" BEYOND E
OF NEW STEP

COMPRESSIBLE FILLER AT
STEP / EXISTING FOUNDATION WALL



PLAN NORTH



EXISTING DOOR,
FRAME & THRESHOLD
TO REMAIN

NEW
WALK OFF MAT
WALL TO WALL
(NIC)

EXISTING FINISH
FLOOR ELEVATION
EL. 0'-0"

NEW DECKING,
STAIR TREADS
& RISERS

TOP OF DECK
EL. (-0'-0 1/2")

TOP OF
EL. -3

PROVIDE & INSTALL
NEW INSWING FRENCH
PATCH AND PAINT WALLS & TRIM
AS NECESSARY

NEW FIBERGLASS REINFORCED
POLYMER COLUMNS
SQUARE WITH INTEGRAL CAP AND BASE
TYPICAL

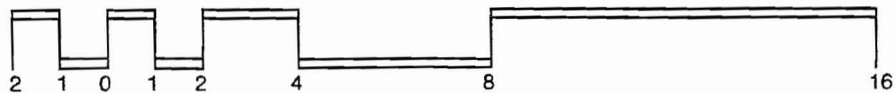
METAL HANDRAIL
BY OWNER

CAST IN PLACE
CONCRETE STEP

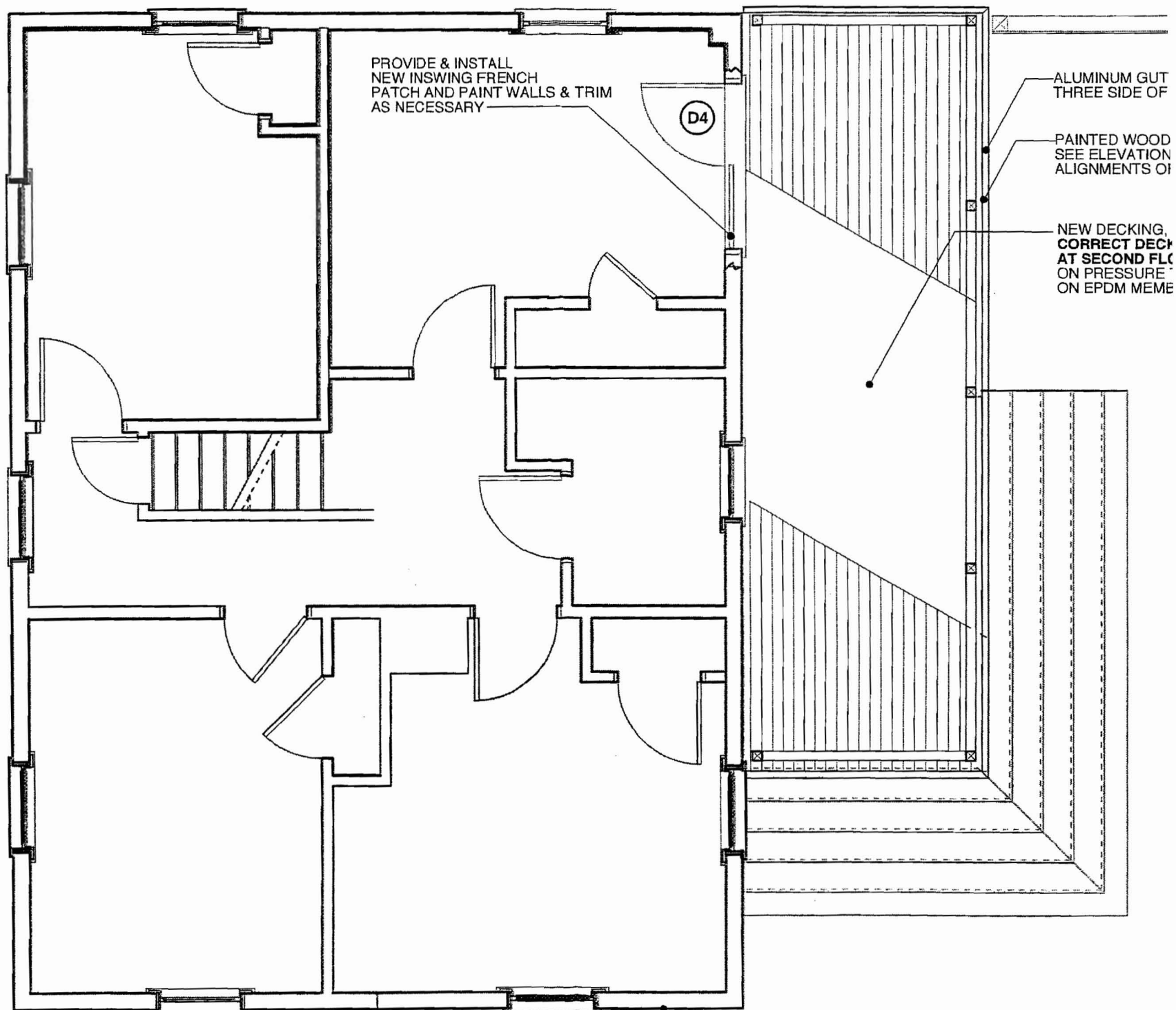
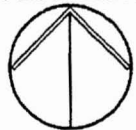
NEW STONE PAVERS, 24" X 24" X 1 1/2"
(BY OWNER)
ON SAND/MORTAR BED
ON NEW 2" BITUMINOUS PAVING (BY GC)

NEW WHITE CEDAR SHINGLE SIDING
ON NEW BUILDING WRAP
TYPICAL ALL FOUR HOUSE ELEVATIONS (NIC)

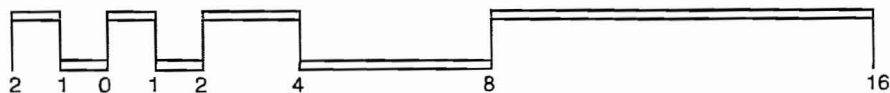
NEW BITUMINOUS PAVING
SEE SITE PLAN FOR LIMITS OF NEW PAVING



PLAN NORTH



NEW WHITE CEDAR SHINGLE SIDING
ON NEW BUILDING WRAP
TYPICAL ALL FOUR HOUSE ELEVATIONS
(NIC)



A4.2

A4.1

EXISTING WINDOW TO REMAIN
REPAINT WINDOW TRIM, (WHITE, TYP.)

PAINTED WOOD TRIM

NEW WHITE CEDAR SHINGLE SIDING
ON NEW BUILDING WRAP
TYPICAL ALL FOUR HOUSE ELEVATIONS (NIC)

EXISTING ALUMINUM
DOWNSPOUT TO REMAIN

NEW FIBERGLASS REINFORCED
POLYMER COLUMNS
SQUARE WITH INTEGRAL CAP AND BASE
TYPICAL

NEW INSWING FRENCH
WITH PAINTED WOOD TRIM

NEW DECKING, STAIR TREADS
& RISERS

CAST IN PLACE
CONCRETE STEP

TOP OF EXTERIOR DECK
EL. (-0'-0 1/2")

3'-0 1/4"
TOP OF NEW CONCRETE STEP
EL. (-3'-0 3/4")

LINE OF RIGID INSULATION
SEE FLOOR PLANS FOR LIMITS

NEW STEP LIGHTS
SEE ELECTRICAL PLANS

TOP OF CONCRETE FOOTING
EL. (-4'-6" BELOW FINISH GRADE, MIN.)

D4

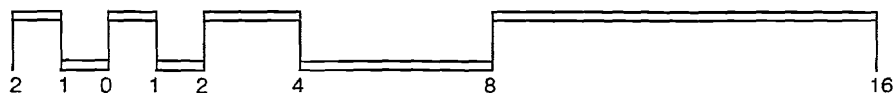
D1

W1

W1

W1

W1



EXISTING ALUMINUM
EXISTING PAINTED
TO REMAIN

EXISTING WINDOW
TO BE PAINTED (WH)

EXISTING ALUMINUM
DOWNSPOUT TO RE

NEW WHITE CEDAR
ON NEW BUILDING V
TYPICAL ALL FOUR
(NIC)

CURRENT ELECTRIC
TO REMAIN.
PROVIDE NEW PAINT
FOR REMOUNTING (

EXISTING HOSE BIB
TO REMAIN

3'-8"

PAINTED WOOD TRIM

NEW ALUMINUM GUT

TOP OF SECOND FLOO

1'-9"

NEW FIBERGLASS RE
POLYMER COLUMNS
SQUARE WITH INTRE
TYPICAL

NEW DECKING, STAIR
& RISERS

CAST IN PLACE
CONCRETE STEP

TOP OF

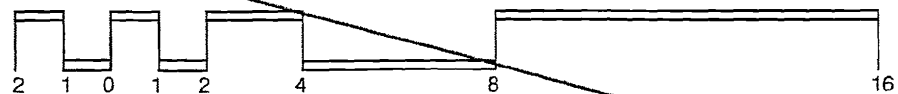
7'-0"

TOP OF NEW

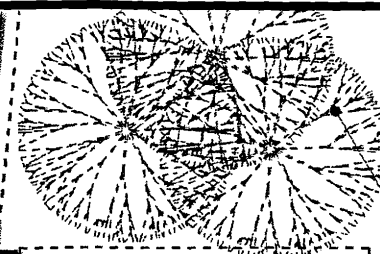
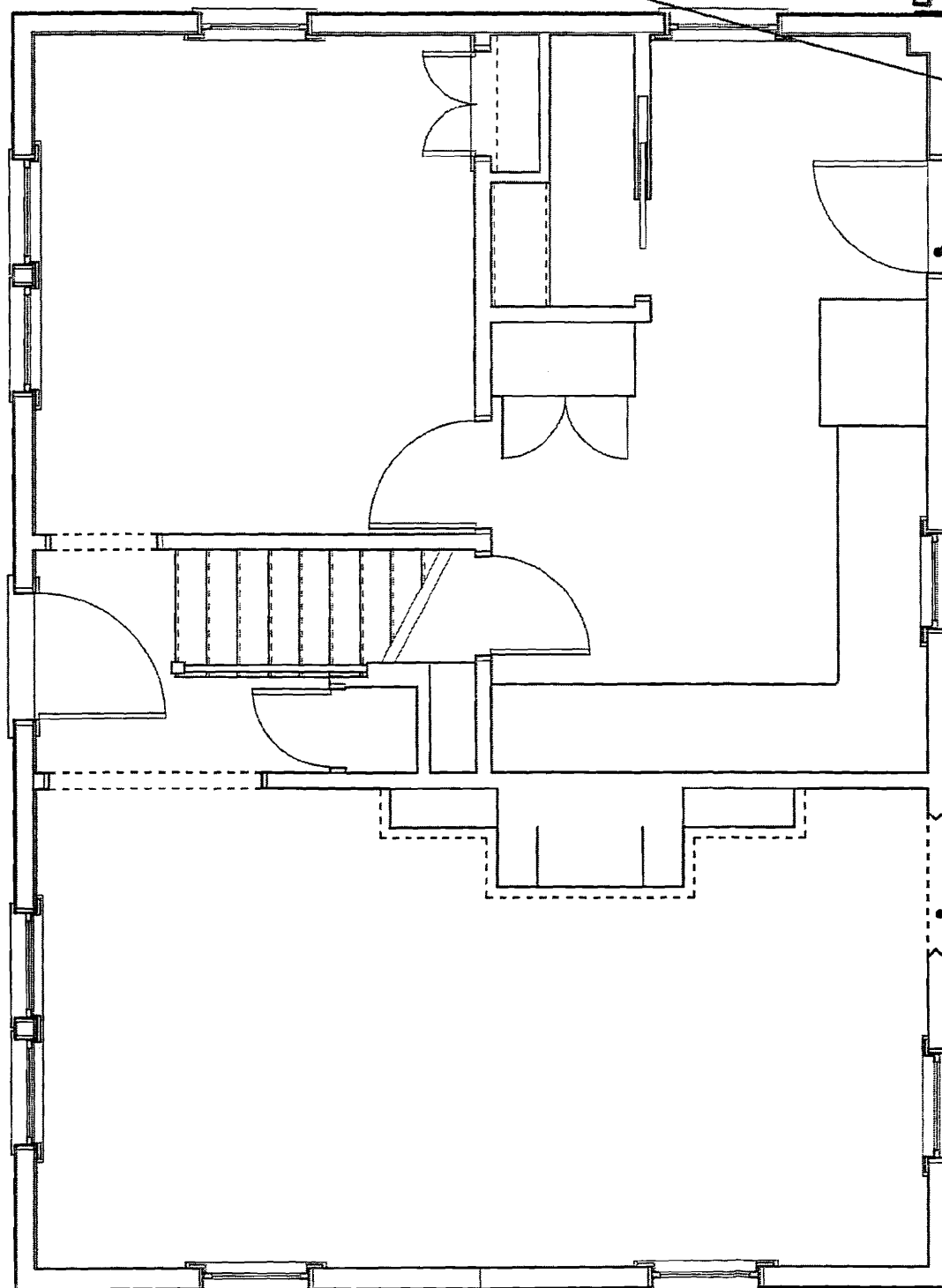
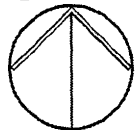
LINE OF RIGID INSULA
SEE FLOOR PLANS FO

NEW STEP LIGHTS
SEE ELECTRICAL PLA

LINE OF NEW FOUNDA
WALL BEYOND



PLAN NORTH



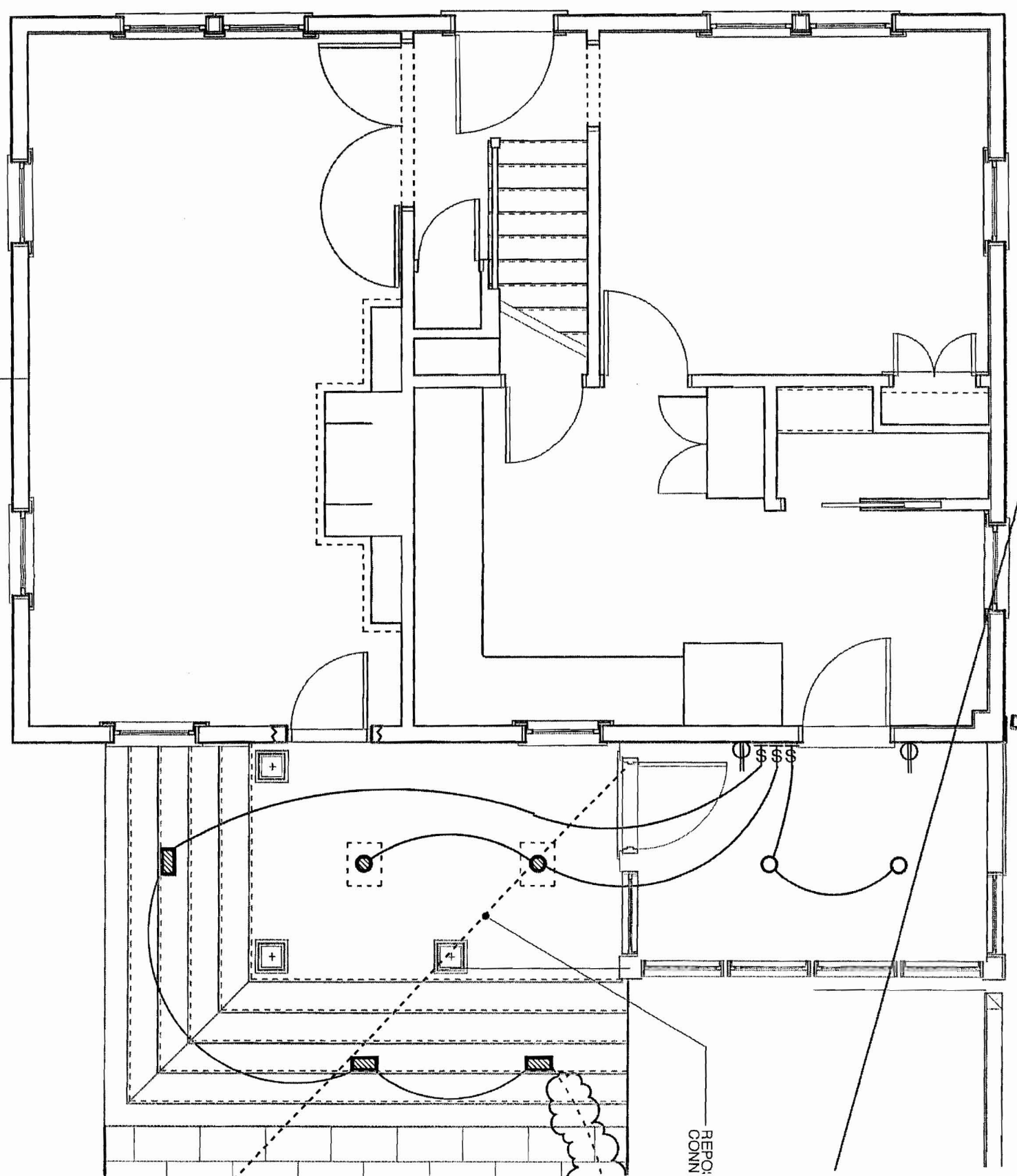
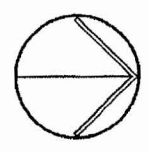
REMOVE PORTION OF WALL
AS NECESSARY FOR INSTALLATION
OF NEW DOOR.

SALVAGE AND REUSE EXISTING
GRANITE STEP

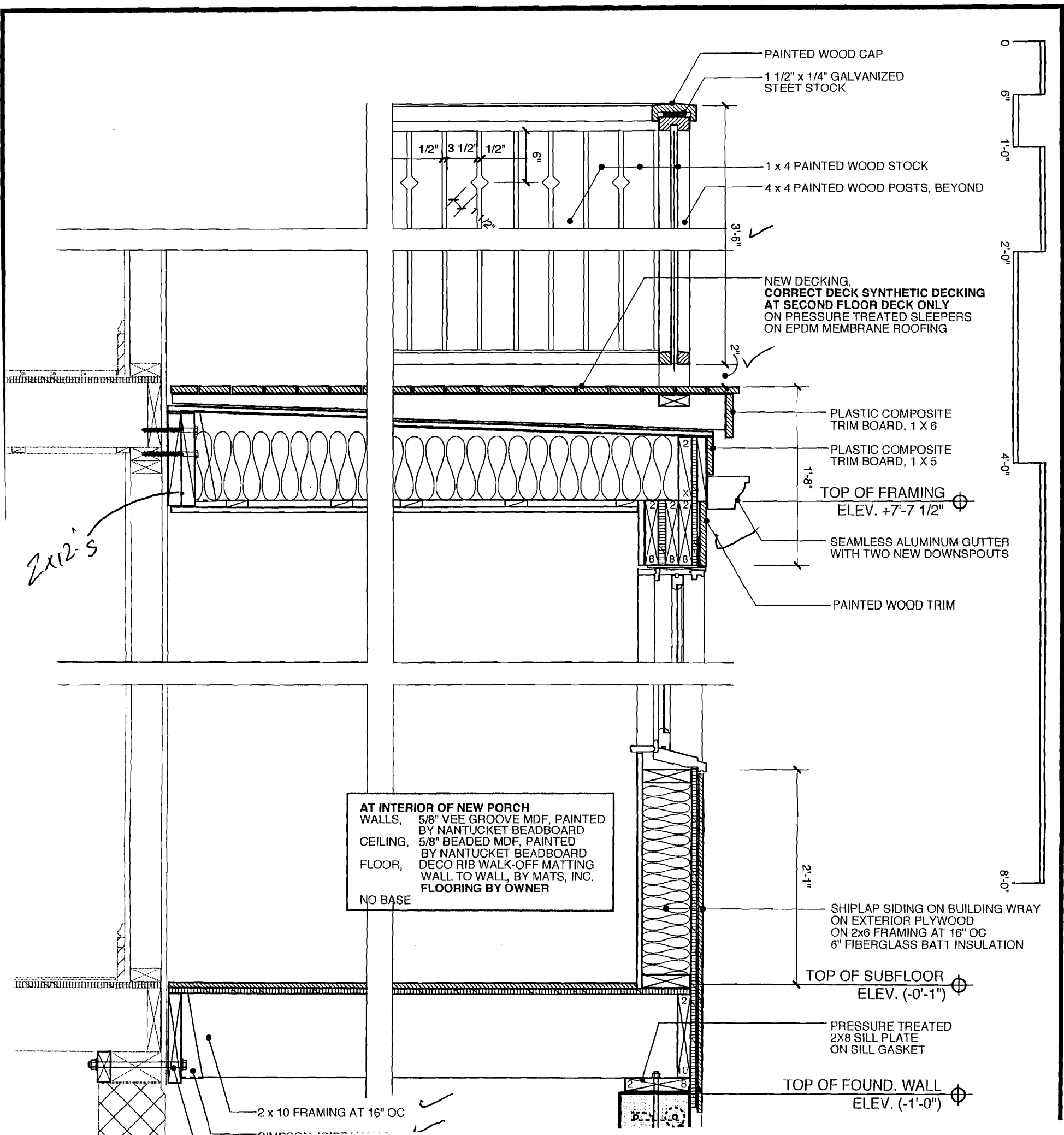
REMOVE EXISTING WOOD SHINGLE SIDING
AND BUILDING PAPER, TYPICAL ALL FOUR
HOUSE ELEVATIONS.

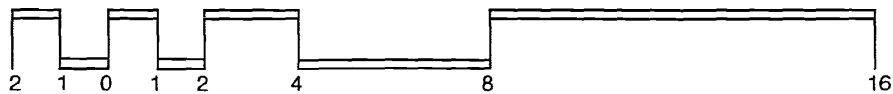
LINE OF EXISTING PAVEMENT
TO BE REMOVED
SEE SITE PLAN FOR
FULL EXTENT OF REMOVAL

2
1
0
1
2
4
8
16

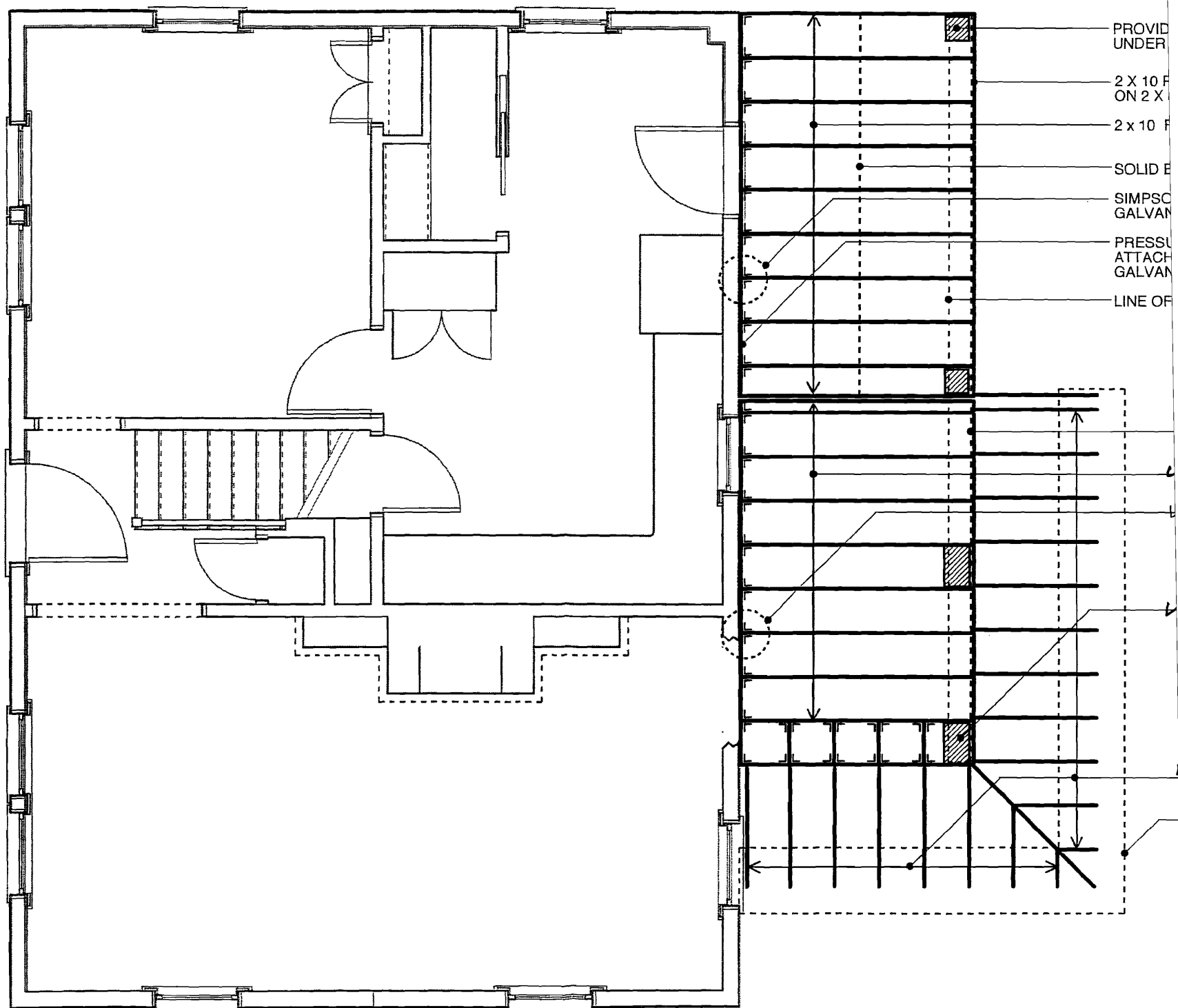
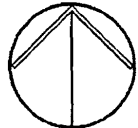


REPO:
CONN





PLAN NORTH



PROVID
UNDER

2 X 10 F
ON 2 X

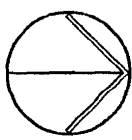
2 x 10 F

SOLID E

SIMPSC
GALVAN

PRESSU
ATTACH
GALVAN

LINE OF



PLAN NORTH

