

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1273	Issue Date: OCT 17 2003	CBL: 176 B004001
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Location of Construction: 457 Woodford St	Owner Name: Carnahan Stephen &	Owner Address: 457 Woodford St CITY OF PORTLAND	Phone: 207-775-5846
Business Name:	Contractor Name: Retco Renovators	Contractor Address: 19 Deering Avenue Portland	Phone: 2077756309
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: single family	Proposed Use: single family - add 10' x 19' addition	Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 3
Proposed Project Description: build 10' x 19' addition		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: SB BOLA 99 <i>[Signature]</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: tmm	Date Applied For: 10/17/2003	Zoning Approval	
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<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 <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: 10/17/03	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: 10/17/03
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 031273

Please Read Application And Notes, if Any, Attached

This is to certify that Carnahan Stephen &/Retco Elevators
has permission to build 10' x 19' addition
AT 457 Woodford St 176 B004001

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 laid out or otherwise used-in. **HOURLY NOTICES REQUIRED.**

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

OTHER REQUIRED APPROVALS
Fire Dept. **PERMIT ISSUED**
Health Dept.
Appeal Board **OCT 17 2003**
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

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.

_____ **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
- _____ **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.**

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

Steph...
Signature of applicant/designee

10/17/03
Date

Signature of Inspections Official

Date

CBL: 176 B-004 Building Permit #: 03-1273

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.

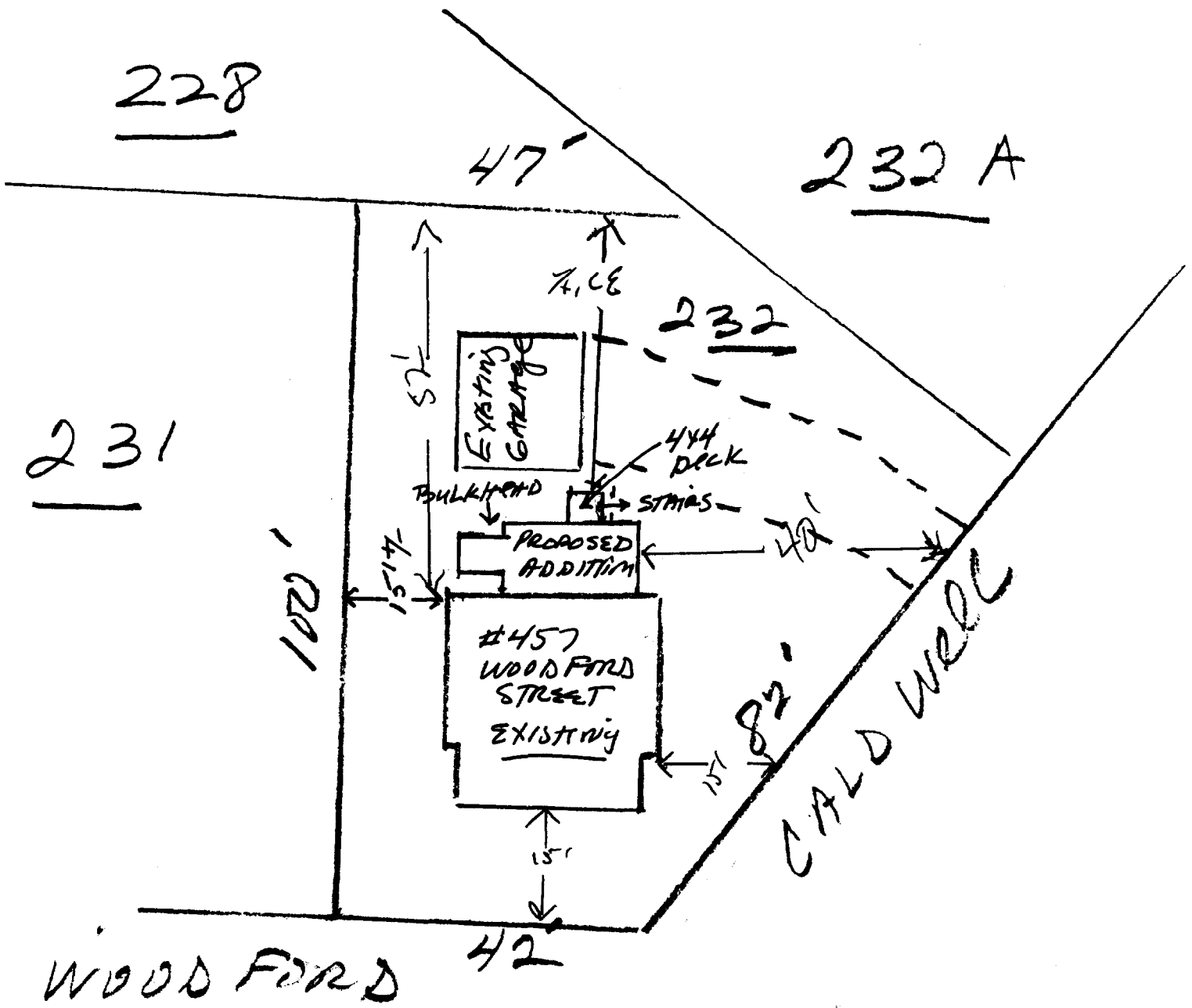
Location/Address of Construction:		
Total Square Footage of Proposed Structure <i>180 + 300 Bulkhead</i>	Square Footage of Lot <i>6,806</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>176</i> Block# <i>B</i> Lot# <i>4</i>	Owner: <i>STEPHEN CARMAHAN</i> <i>JUDITH TAYLOR</i>	Telephone: <i>775-5846</i>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <i>157 WOODFORD ST. PORTLAND, ME 04103</i>	Cost Of Work: <i>\$20,000</i> Fee: \$
Current use: <u><i>Single Family Home</i></u>		
If the location is currently vacant, what was prior use: <u><i>N/A</i></u>		
Approximately how long has it been vacant: <u><i>N/A</i></u>		
Proposed use: <u><i>ADDITION TO EXISTING BUILDING - LIVING SPACE</i></u>		
Project description: <u><i>Please see Attached Description</i></u>		
Contractor's name, address & telephone: Robert <i>RSTCO RENOVATORS INC.</i> <i>775-6309</i> <i>19 DEERING AVE. PORTLAND ME.</i>		
Who should we contact when the permit is ready: <u><i>SAM STANUE</i></u> <i>05101</i>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <i>775-5846</i> <i>CALL 233-2465</i>		

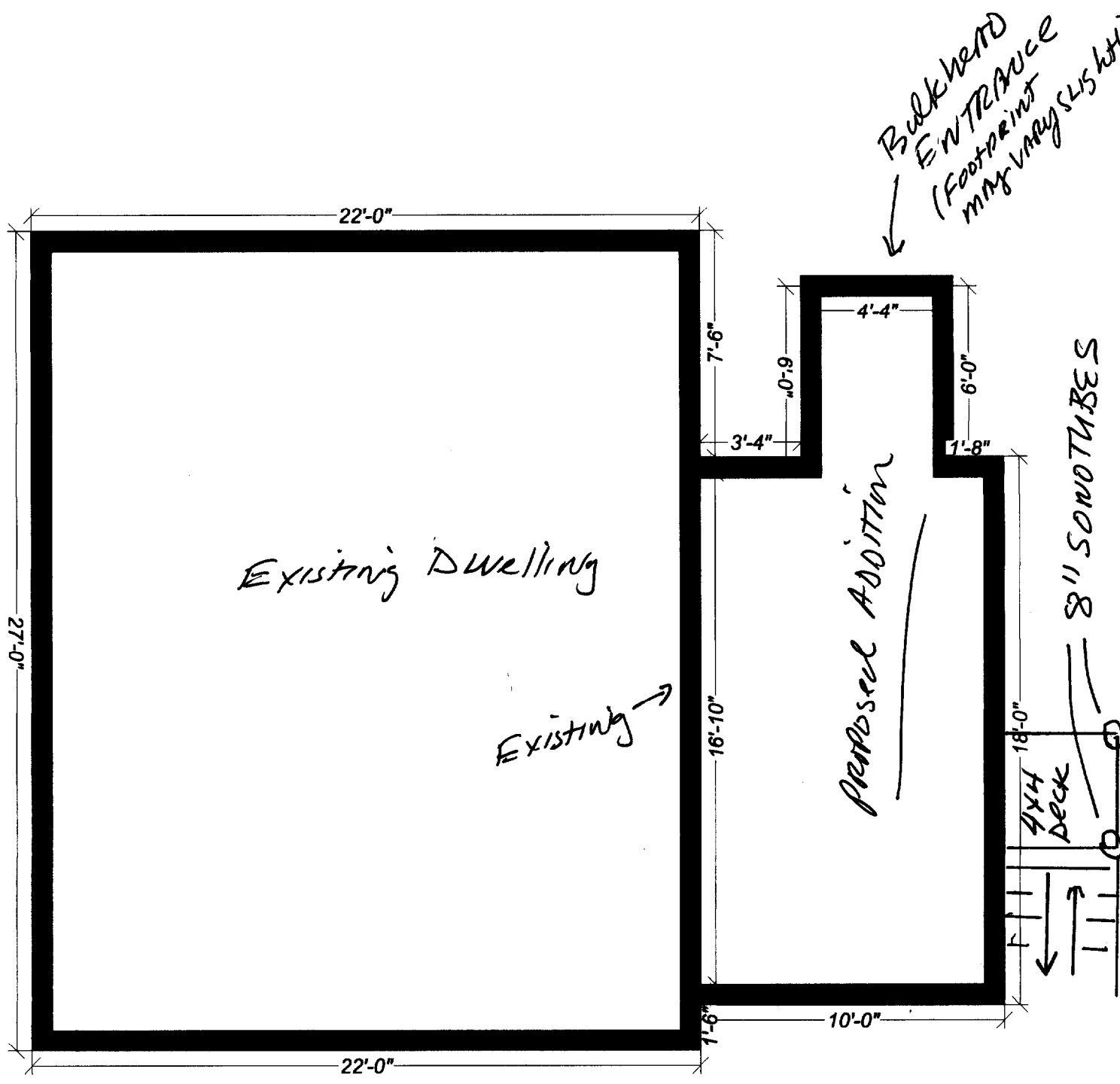
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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.

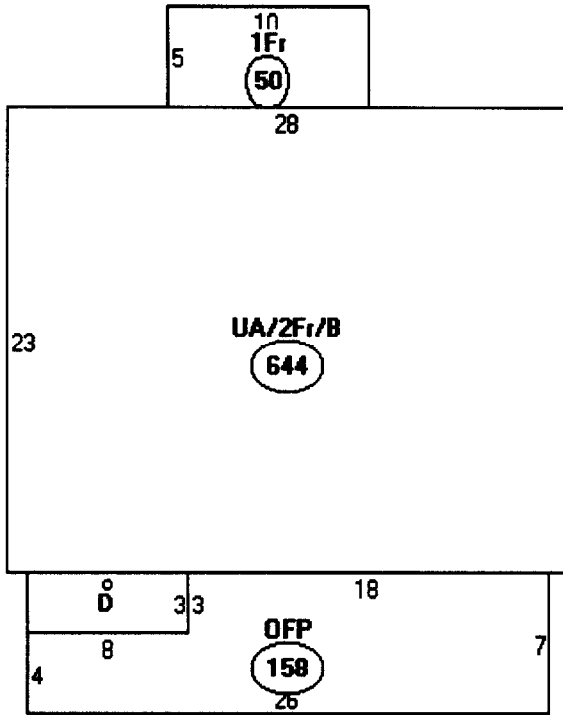
Signature of applicant:	Date:
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall





FOUNDATION PLAN
 457 WOODFORDS STREET



Descriptor/Area

- A: UA/2Fr/B
644 sqft
- B: 1Fr
50 sqft
- C: OFF
158 sqft
- D: FBAY/B
24 sqft

876 house
360 garage

1236

R-S
6906
x .4

2722.4 SF
Allowed

- 1236

1486 left
lot cov.

R-S
front - 20'
rear - 8'
side - 8'
15' on side street

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 B004001
Location	457 WOODFORD ST
Land Use	SINGLE FAMILY
Owner Address	CARNAHAN STEPHEN & JUDITH B TAYLOR JTS 457 WOODFORD ST PORTLAND ME 04103
Book/Page	14034/25
Legal	176-B-4 WOODFORD ST 455-457 CALDWELL ST 2-6 6806 SF

Valuation Information

Land	Building	Total
\$31,400	\$66,990	\$98,390

Property Information

Year Built 1920	Style Old Style	Story Height 2	Sq. Ft. 1362	Total Acres 0.156		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic Unfin	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1950	Size 18X20	Grade D	Condition F
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Sales Information

Date 08/03/1998	Type LAND + BLDING	Price \$105,000	Book/Page 14034-025
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Picture and Sketch

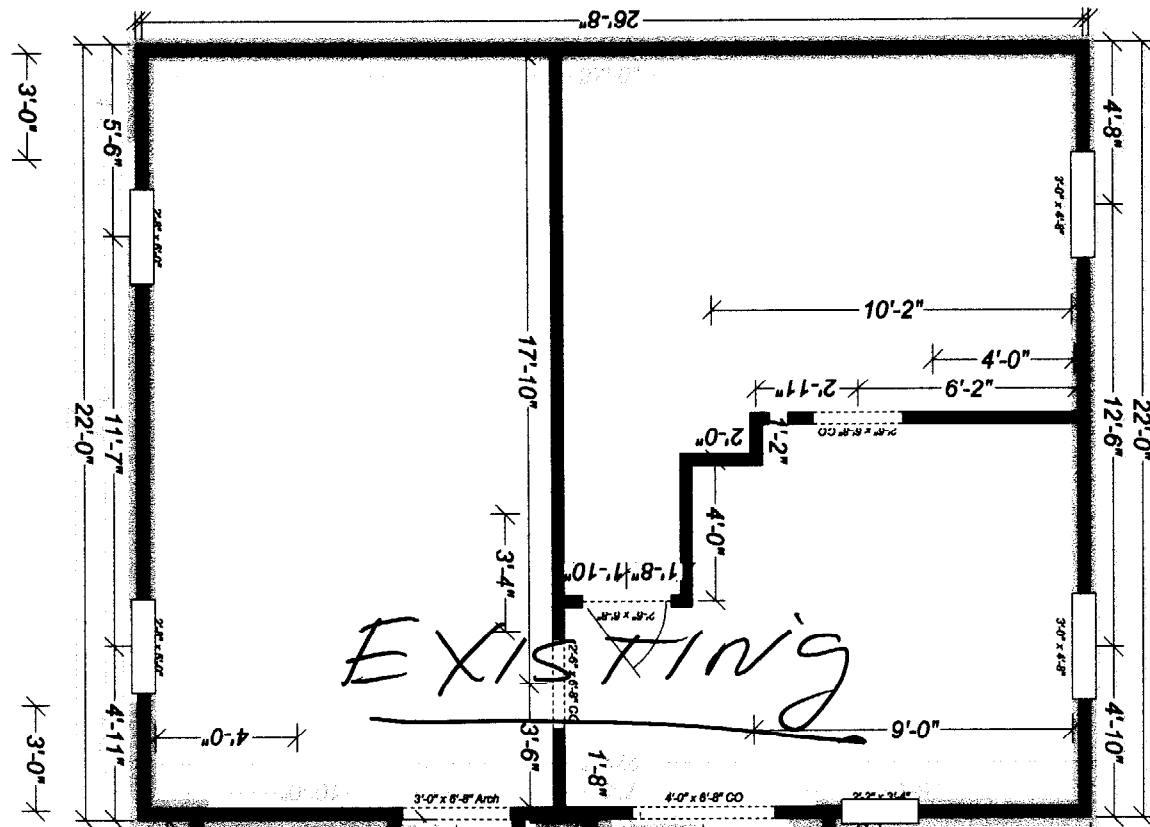
Picture

Sketch

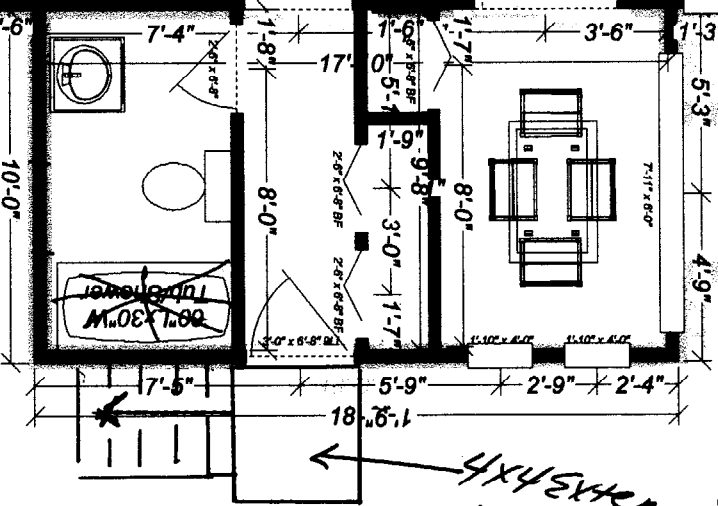
[Click here to view Tax Roll Information.](#)

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





Proposed Addition
10x18 room
No tub/shower in back



Bulkheads (Proposed)

4x4 exterior deck with stairs

2x6 CEILING JOIST
16" OC
(INTERNAL CEILING TO
BE VENTILATED)

PLATE

Pitch = 4/12 +/-

2x8 RAFTERS
16" OC

10'-0" OK

1/2" PLY SHEATHING

PLATE

EXISTING DWELLING

2x6 TIES AT
LOCATION OF INTERNAL
WALLS

2x4 - 16" OC

1/2" OSB SHEATHING

2x10 PLATE
LAGGED TO
EXISTING BUILDING
5/8" PT

2x6" PT SILL

1/2" dia min - 6'-0" OC MAX
WALL COATED
BELOW GRADE

2x10 JOISTS
16" OC
10' SPAN -
OK

GRADE

No new
access from
existing house.

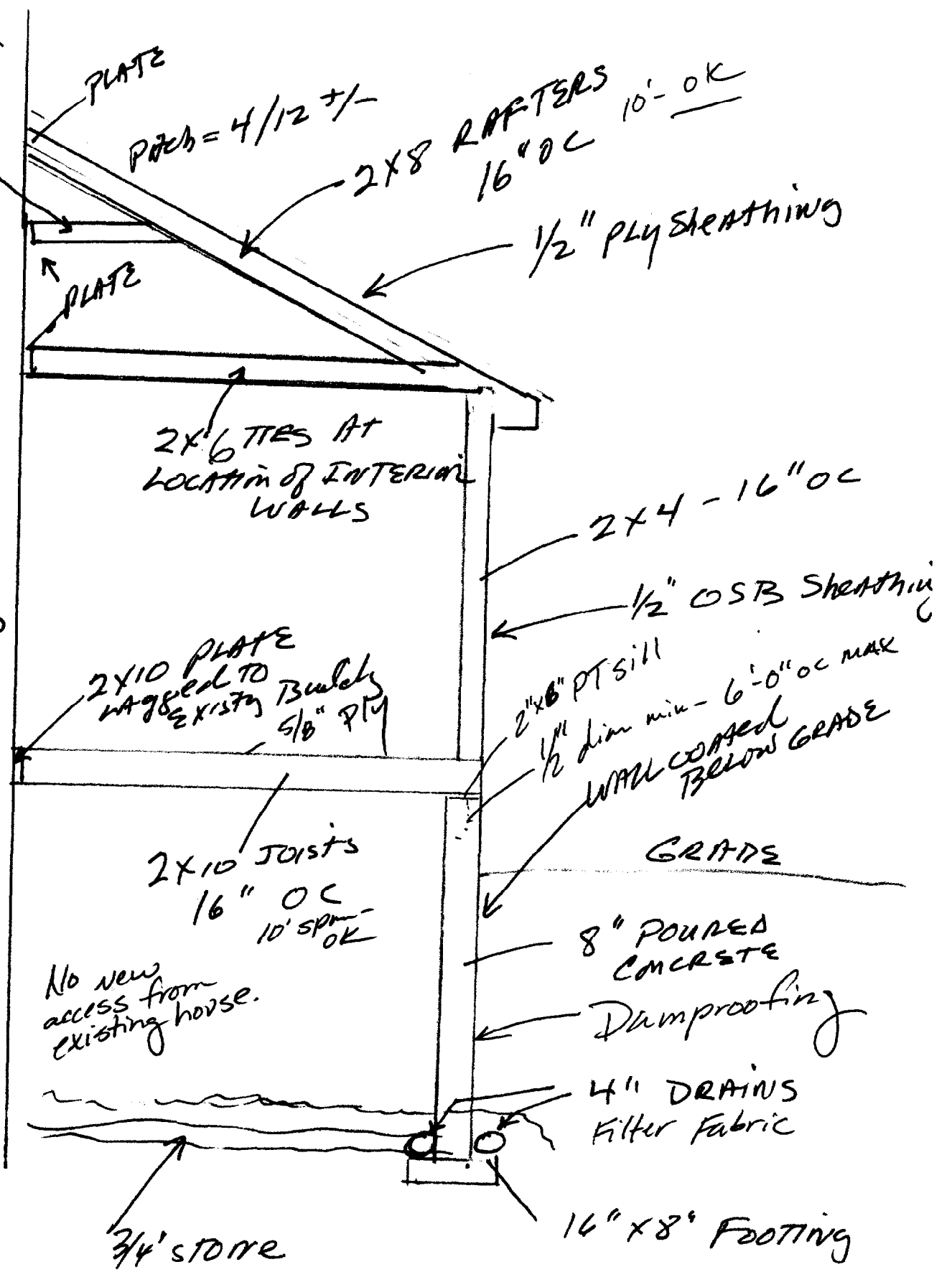
8" Poured
CONCRETE

DAMP PROOFING

4" DRAINS
Filter Fabric

3/4' stone

16" x 8" FOOTING



36" RAIL
w/ 2" round BALUSTES
3 1/2" APART

Existing BLDG

2x6 joists
16" OC

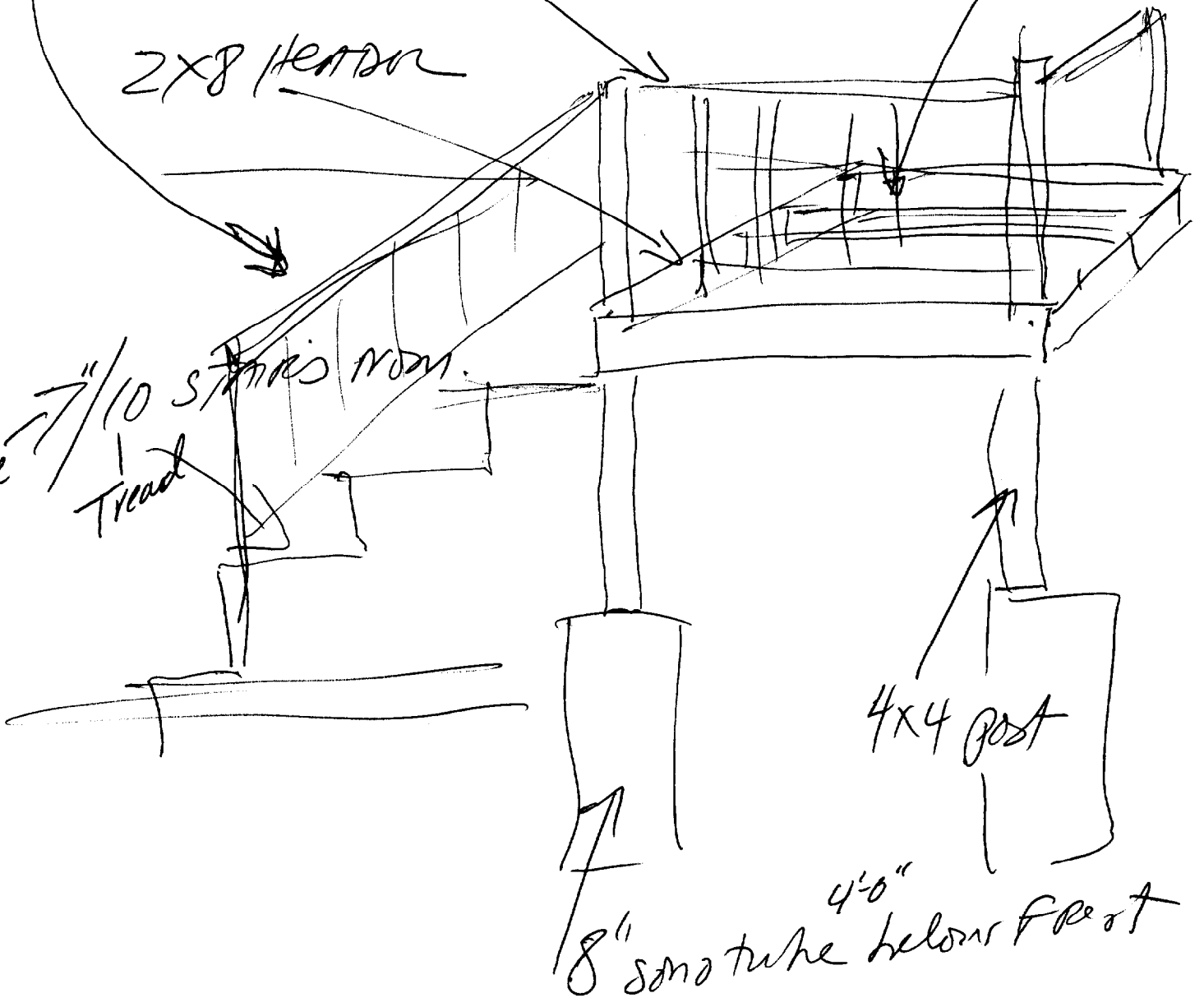
2x8 Header

Rise 7 1/10 stairs non.
Tread

4x4 post

8" sonotube below post
4'-0"

457 WOODBARD ST
Deck Entry



**DESCRIPTION OF PROPOSED WORK
457 WOODFORDS STREET**

1. Remove, and dispose of, existing addition and deck at rear of house.
2. Modify existing window and door openings, as per attached plan to access proposed addition.
3. Excavate and pour 10' x 18' (nominal measurement) 8' x 8" concrete wall, poured on 18" by 8" concrete footing. Elevation of top of wall to be approximately 2' above grade. Foundation to be coated and drained inside and out with 4" perimeter drains. Bulkhead entrance to be provided measuring approximately 6' by 5' located at left rear of footprint. Floor will be 3/4" crushed stone.
4. Build 18'x10' (nominal measurement) addition at rear of house on new foundation. As per attached plans.

Door schedule:

Description	Number
3-0 x 6-8 exterior hinged	1
2-6 x 6-8 interior hinged	1
3-0 x 6-8 cased opening	1
4-0 x 6-8 cased opening	1
3-0 x 6-6 bi-fold	3

Window schedule:

95" x 72" bow	1
22" x 48" double hung	2

Header schedule

*Headers to be 2x6 smooth ASM.
opening to finette: 2x8 smooth
GABLE picture window; 2x10 smooth
OR 3-2x8*