

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1411	Issue Date:	CBL: 273 C024001
------------------------------	--------------------	----------------------------

Location of Construction: 202 TAFT AVE	Owner Name: WILLIAMS MELODIE	Owner Address: 202 TAFT AVE	Phone:
Business Name:	Contractor Name: Wayne Vallimont	Contractor Address: 61 Sleepy Hollow Newmarket	Phone 6039696183
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home - add deck & handicap ramp	Permit Fee: \$90.00	Cost of Work: \$6,505.00	CEO District: 3
Proposed Project Description: add deck & handicap ramp		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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: 11/12/2010	Zoning Approval		
------------------------------------	--	------------------------	--	--

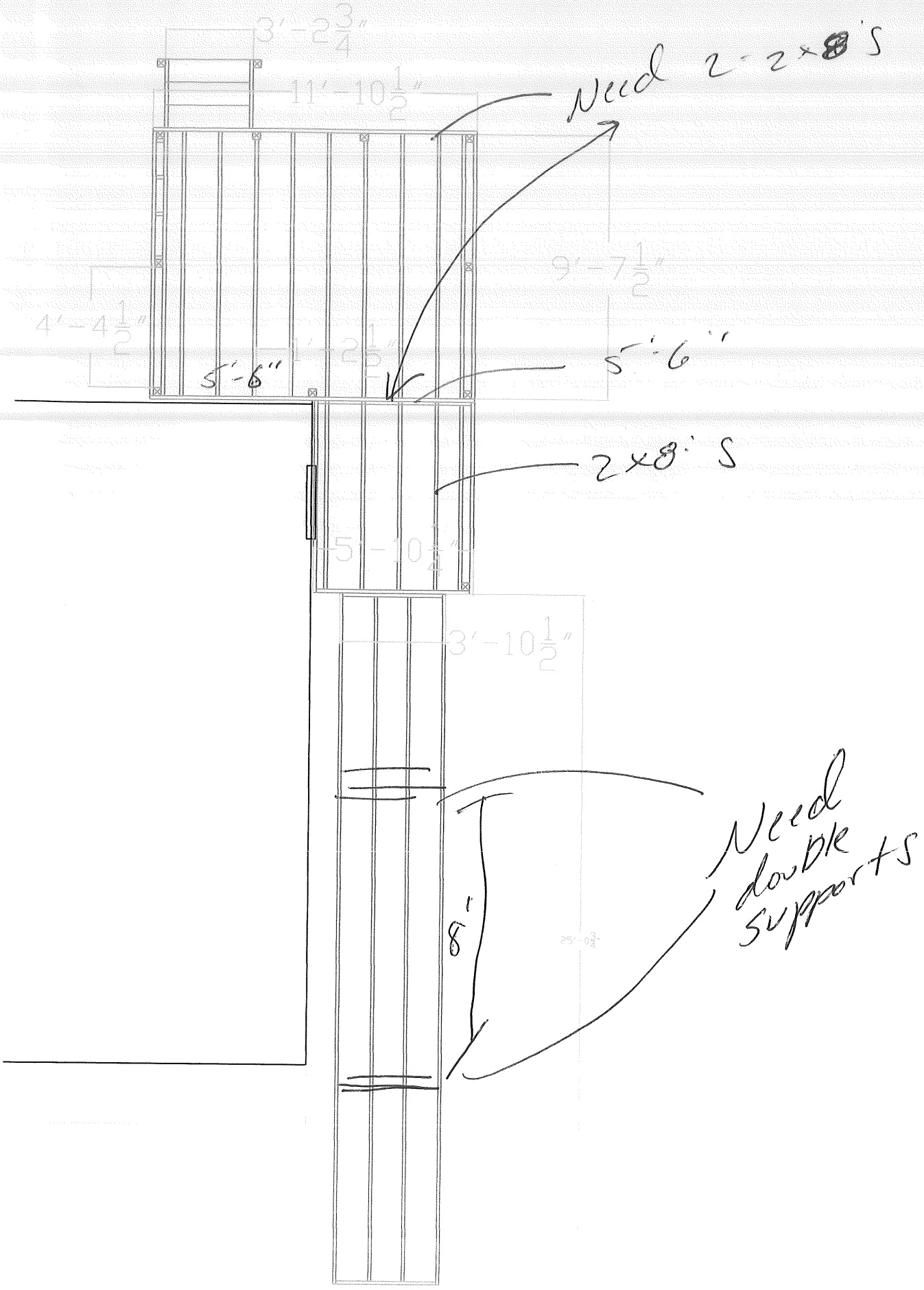
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <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:	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 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:
---	---	---	---

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
---	------	-------



Required deck information for application

Deck with Handicap Ramp

Owner

Melodie Williams

202 Taft Ave.

Portland, ME

Contractor

Wayne Vallimont

61 Sleepy Hollow

Newmarket, NH

1. Plan included.
2. Type of foundation system.
 - a. 8" Sona Tube 4' long.
 - b. 4' (feet)
 - c. Either Simpson Strong Ties; ABA44 (page 47) with 8" x 1/2" "J" bolt or PB44 (page 49).
 - d. Max tube spacing 10' (feet)
3. Columns members supporting framing of flooring system.
 - a. 4" x4" Pressure treated posts.
 - b. Either Simpson Strong Ties; ABA44 (page 47) with 8" x 1/2" "J" bolt or PB44 (page 49).
 - c. All 4" X 4" Post will be anchored to framing members with Gav. 3/8" Carriage Bolts.
4. Framing members
 - a. No ledger attached to building.
 - b. N/A
 - c. N/A
 - d. 2" x 10" max span no more than 11'-6"
 - e. Joist size 2" x 8", Span 9'-1/2", spacing 16" O.C.
 - f. Joist hangers "Simpson Strong Ties" LUS28 (page 62)
 - g. Decking size 5/4" x 6" Pressure treated .
5. Guardrails & Handrail Details.
 - a. Guardrail Height 36"
 - b. Baluster spacing 4" O.C.
 - c. Handrail Height 36"
6. Stair Details
 - a. Tread depth (11")
 - b. Riser height (8")
 - c. 5/4" X 6" Pressure Treated decking (no more than 1/2")
 - d. Width of stairs (not less than 36")
 - e. Railing Pressure treated railing with balusters both sides.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 101411

NOV 18 2010

Please Read Application And Notes, if Any, Attached

This is to certify that WILLIAMS MELODIE Wayne Vallimon

has permission to add deck & handicap ramp

AT 202 TAFT AVE

Call 273-6024001

City of Portland

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 lathed or otherwise closed-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

PENALTY FOR REMOVING THIS CARD

Handwritten signature of the Director of Building & Inspection Services

Director of Building & Inspection Services

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.

 X Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1411	Date Applied For: 11/12/2010	CBL: 273 C024001
-----------------------	---------------------------------	---------------------

Location of Construction: 202 TAFT AVE	Owner Name: WILLIAMS MELODIE	Owner Address: 202 TAFT AVE	Phone:
Business Name:	Contractor Name: Wayne Vallimont	Contractor Address: 61 Sleepy Hollow Newmarket	Phone (603) 969-6183
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add deck & handicap ramp	Proposed Project Description: add deck & handicap ramp
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 11/16/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) 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: Tammy Munson	Approval Date: 11/16/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			
2) 2- 2" x 8"-s must be installed @ 8'-4" oc supporting the 25' ramp.			
3) The riser height for the stairs is 7 & 3/4" maximum.			
4) The rim joists supporting the floor joists must be 2 - 2" x 8"-s @ maximum 6'-0" o.c.			

Comments:
11/15/2010-amachado: Left vcm for Wayne Vallimont, contractor. Need right, title & interest. Need to know that shed is 5' from side property line because not permitted.
11/16/2010-amachado: Received deed. Shed was existing and it is in poor shape. It is more than 5' from property line.



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: 202 Taft Ave Portland, ME		
Total Square Footage of Proposed Structure/Area 276	Square Footage of Lot 9800	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 273-C-24-25-26 28077/172 Book and Page 27433/188	Applicant * must be owner, Lessee or Buyer * Name <i>Melodie Williams</i> Address <i>202 Taft Ave</i> City, State & Zip <i>Portland, ME</i>	Telephone: <i>761-2004</i>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <i>6505.00</i> C of O Fee: \$ <i>0.00</i> Total Fee: \$ <i>0</i>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family with Deck and handicap Ramp</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: _____		
Contractor's name: <u>Wayne C. Vallimont</u> Address: <u>61 Sleepy Hollow</u> City, State & Zip <u>Newmarket, NH 03857</u> Telephone: <u>603-969-6183</u> Who should we contact when the permit is ready: <u>Wayne C. Vallimont</u> Telephone: _____ Mailing address: <u>61 Sleepy Hollow Newmarket, NH 03857</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: *Melodie A. Williams* Date: *11-12-10*

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

273-C-24-25-26
9-14-2010

Return to:

Melodie A. Williams
202 Taft Avenue
Portland, ME 04102

PERMIT ISSUED

NOV 16 2010

City of Portland

WARRANTY DEED

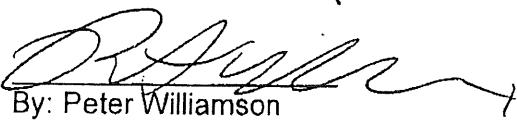
KNOW ALL MEN BY THESE PRESENTS: That **C & G Capital LLC**, a Maine Limited Liability Company, with a mailing address of 11 Inverness Street, Falmouth, ME 04105, for consideration paid, grants to **Melodie A. Williams**, of 2 Sand Pond Road, Hollis Center, ME 04042, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Deutsche Bank National Trust Company, as Indenture Trustee dated October 28, 2009 recorded at Book 27433, Page 188 in the Cumberland County Registry of Deeds.

Executed this 10 day of September, 2010.

C & G CAPITAL LLC

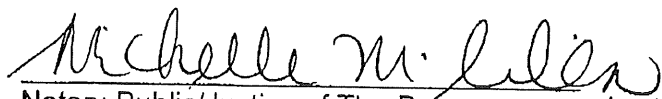


By: Peter Williamson
Its: Manager
Duly Authorized

State of ~~New Hampshire~~ maine
County of Cumberland

9 / 10 / 2010

Then personally appeared, Peter Williamson, Manager, duly authorized on behalf of C & G Capital LLC, and acknowledged that he executed the same for the purposes contained therein.


Notary Public/Justice of The Peace Michelle M. Citea
Commission expiration: 7/13/2013

MAINE REAL ESTATE TAX PAID

11/16/10
[Handwritten initials]

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Taft Avenue in Portland, in the County of Cumberland and State of Maine, bounded and described as follows.

Beginning at an iron pipe set in the ground in said northwesterly side of said Taft Avenue at the southerly corner of Lot No. 265 as shown on Plan of Lots in Portland Gardens, dated July 1, 1912, and recorded in the Cumberland County Registry of Deeds in Plan Book 12 at Page 23, thence northeasterly along said northwesterly side of said Taft Avenue ninety-eight (98) feet to an iron pipe set in the ground, said iron pipe being northeasterly thereon eight (8) feet from the southerly corner of Lot No. 268 as shown on said Plan, thence northwesterly along a line parallel with the southwesterly side of said Lot No. 268 one hundred (100) feet to the northwesterly side line of Lots No. 268, thence southwesterly along the northwesterly side line of Lots No. 268, 267, 286, and 265 as shown on said plan ninety-eight (98) feet to an iron pipe set in the ground at the westerly corner of said Lot No. 265, thence southeasterly along the southwesterly side line of said Lot No. 265 one hundred (100) feet to the point of beginning.

Being all of Lots No. 265, 266, 267 and eight (8) feet from the southwesterly portion of Lot No. 268 as shown on said Plan.

PERMIT ISSUED

NOV 16 2010

City of Portland

Received
Recorded Register of Deeds
Sep 14, 2010 03:06:37P
Cumberland County
Famela E. Lovley

3'-4"

12'

10'

17'

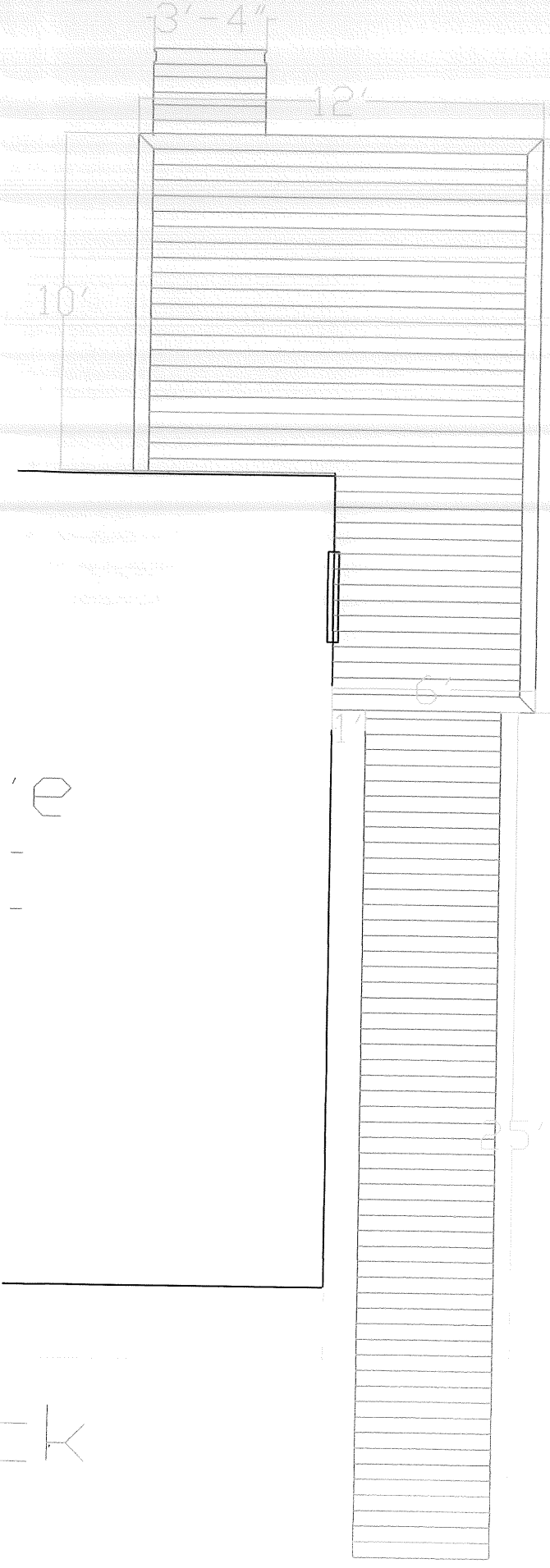
6'

1'

25'

'e

'k



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1411	Issue Date:	CBL: 273 C024001
-----------------------	-------------	---------------------

Location of Construction: 202 TAFT AVE	Owner Name: WILLIAMS MELODIE	Owner Address: 202 TAFT AVE	Phone:
Business Name:	Contractor Name: Wayne Vallimont	Contractor Address: 61 Sleepy Hollow Newmarket	Phone: 6039696183
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - add deck & handicap ramp	Permit Fee: \$90.00	Cost of Work: \$6,505.00	CEO District: 3
---------------------------------	--	------------------------	-----------------------------	--------------------

Proposed Project Description: add deck & handicap ramp	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>S23</i> <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: ldobson	Date Applied For: 11/12/2010	Zoning Approval
-----------------------------	---------------------------------	------------------------

<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> <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"/> <i>OK w/ conditions</i> Date: <i>11/16/10</i> <i>ABU</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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>ABU</i> Date: _____
---	---	---	--

PERMIT ISSUED

NOV 18 2010

City of Portland

CERTIFICATION

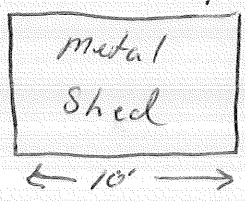
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

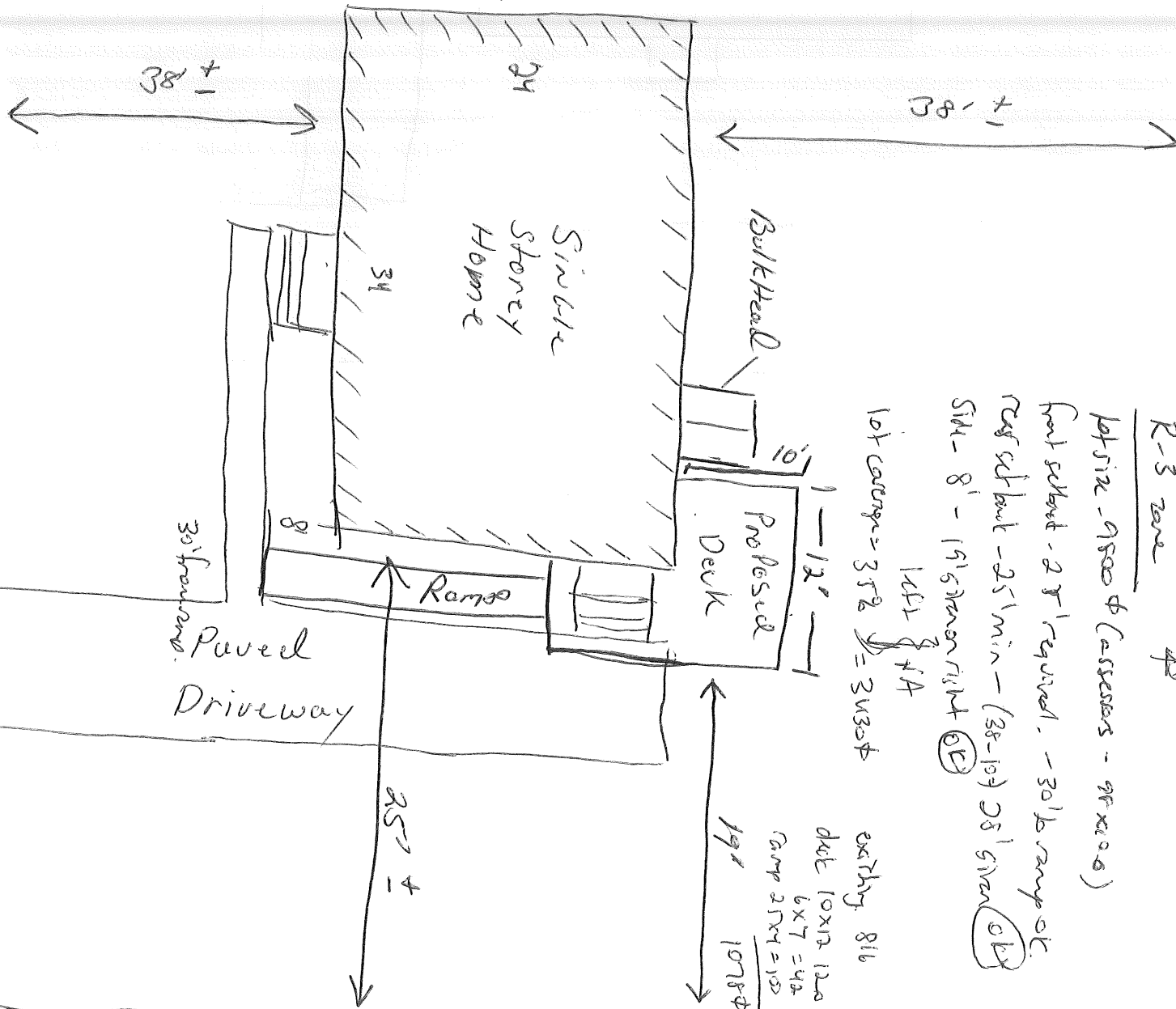
11-30-2010 DWM Provide direct bearings on ~~ledger~~^{joists} to sootmg.
Provide 2 4' sones to be at base of ramp. ~~Remove~~ Provide hangers at ramp
joists. Remove cantilever at house corner + sister joists. ~~12/1/13~~

Subgrade set up to 87
 front yard setback 100' (OK)



5' setback

28' ±



98'

R-3 zone

lot size - 9500 sq ft (assessors - 96,000 sq ft)

front setback - 25' required, - 30' to ramp ok.

rear setback - 25' min - (35-10) 25' from (OK)

Side - 8' - 19' from right (OK)
 left 4' ±
 lot coverage - 35% = 3335 sq ft

bathing 816

deck 10x12 120
 6x7 = 42
 ramp 25x4 = 100

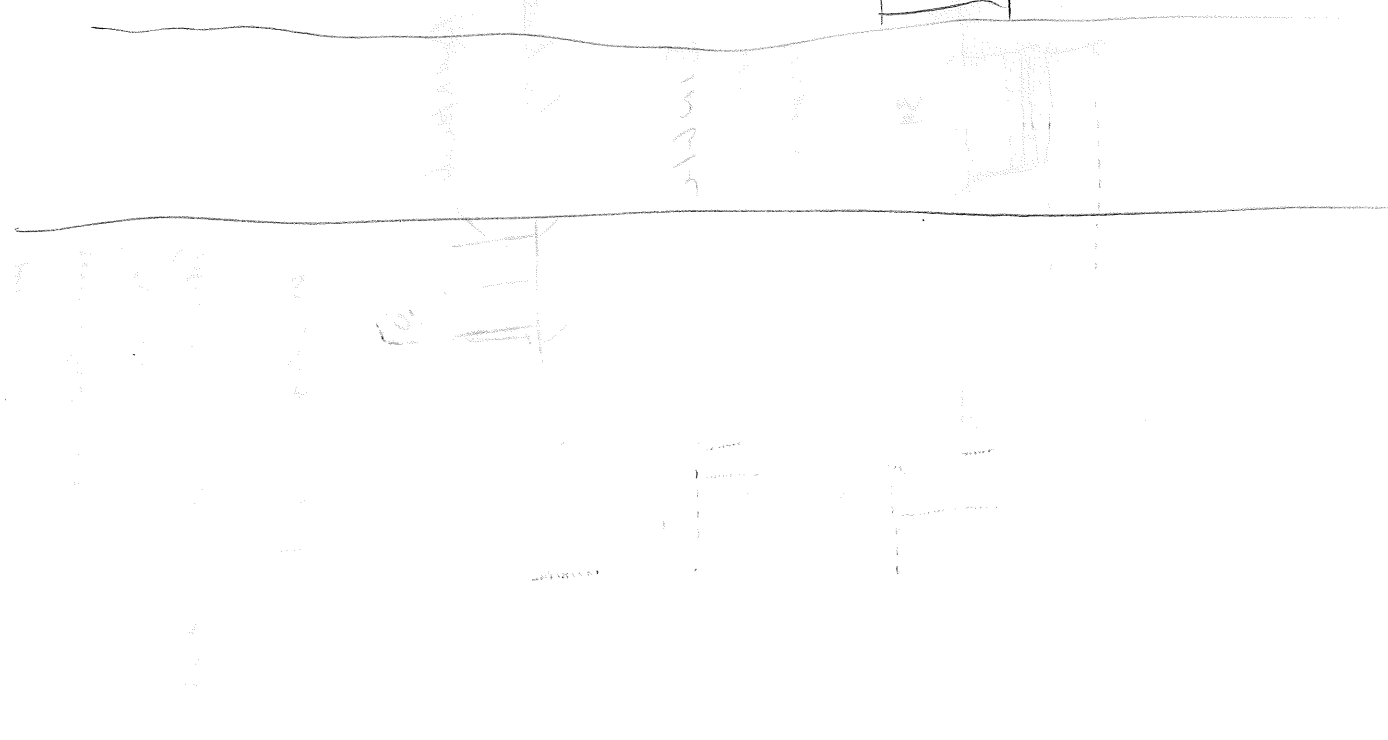
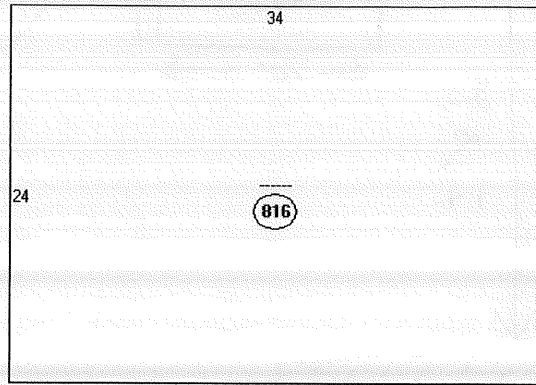
460
 1138 sq ft total

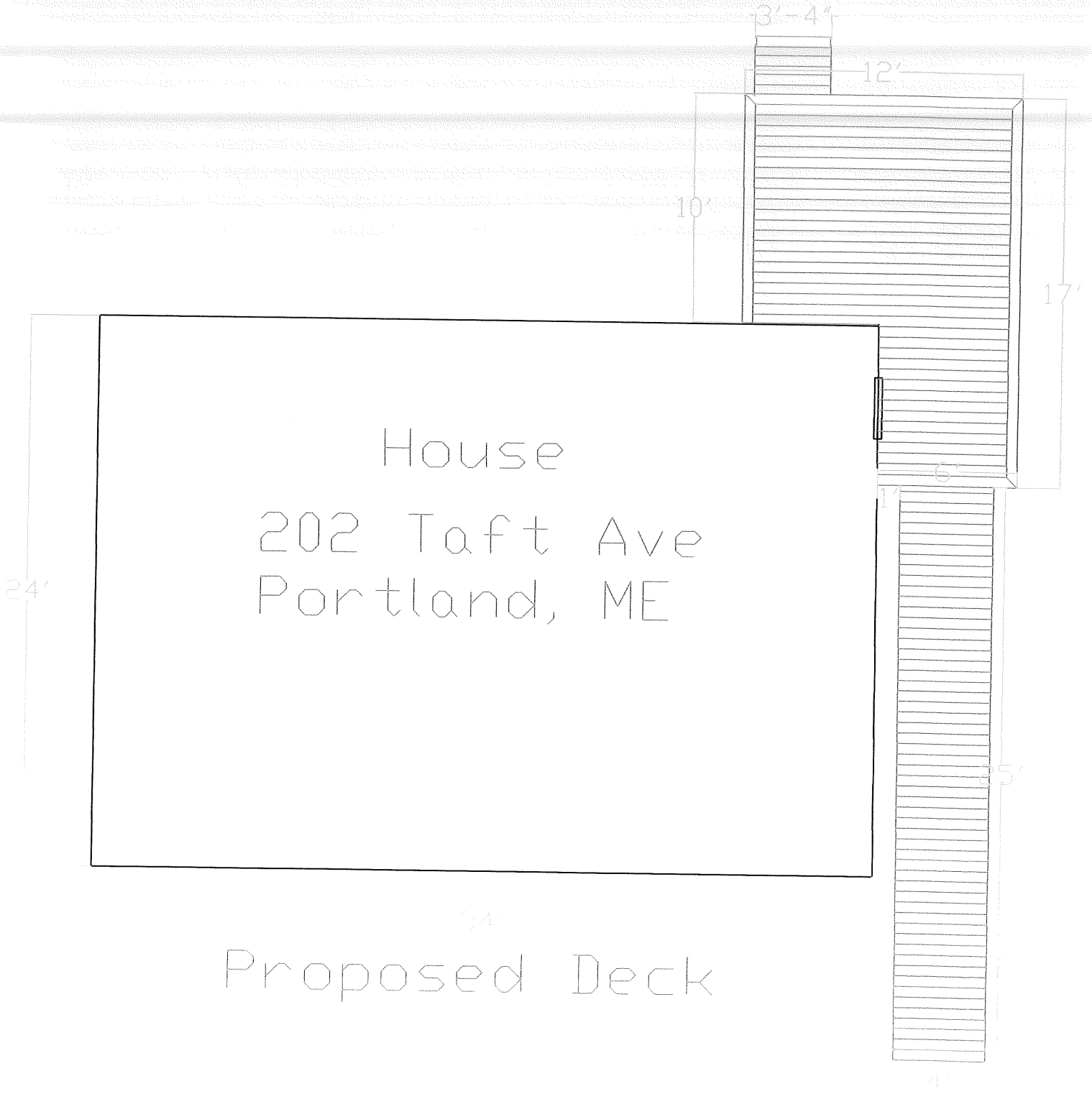
permitted

100'

Descriptor/Area

A: -----
816 sqft





House
202 Taft Ave
Portland, ME

Proposed Deck

Location of Construction: 202 TAFT AVE	Owner Name: WILLIAMS MELODIE	Owner Address: 202 TAFT AVE	Phone:
Business Name:	Contractor Name: Wayne Vallimont	Contractor Address: 61 Sleepy Hollow Newmarket	Phone 6039696183
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/16/2010
Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tammy Munson **Approval Date:** 11/16/2010
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) 2- 2" x 8"-s must be installed @ 8'-4" oc supporting the 25' ramp.
- 3) The riser height for the stairs is 7 & 3/4" maximum.
- 4) The rim joists supporting the floor joists must be 2 - 2" x 8"-s @ maximum 6'-0" o.c.

Comments:

11/15/2010-amachado: Left vcm for Wayne Vallimont, contractor. Need right, title & interest. Need to know that shed is 5' from side property line because not permitted.

11/16/2010-amachado: Received deed. Shed was existing and it is in poor shape. It is more than 5' from property line.

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