

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0614	Issue Date: <b>JUN 04 2003</b>	CBL: 274 B033001
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Location of Construction: 94 Taft Ave	Owner Name: Graham Heather L	Owner Address: 94 Taft Ave	Phone: 772-2719
Business Name:	Contractor Name: Vose, Larry	Contractor Address: 15 Hearn Road Scarborough	Phone: 2078832986
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee:	Cost of Work: \$36,500.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999 Signature: JMB 6/4/03	

**Proposed Project Description:**  
 Add second floor to existing ranch & build 5x9 second story deck w/stairs

Signature: \_\_\_\_\_  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 06/04/2003	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	<b>Special Zone or Reviews</b> <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: 6/4/03 JMB	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: JMB
	<i>Approved</i>		

**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 \_\_\_\_\_

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0614	<b>Date Applied For:</b> 06/04/2003	<b>CBL:</b> 274 B033001
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<b>Location of Construction:</b> 94 Taft Ave	<b>Owner Name:</b> Graham Heather L	<b>Owner Address:</b> 94 Taft Ave	<b>Phone:</b> ( ) 772-2719
<b>Business Name:</b>	<b>Contractor Name:</b> Vose, Larry	<b>Contractor Address:</b> 15 Hearn Road Scarborough	<b>Phone:</b> (207) 883-2986
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Add second floor to existing ranch & build 5x9 second story deck w/stairs
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/04/2003
<b>Note:</b>			<b>Ok to Issue:</b> <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.			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/04/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Design load specs for the engineered I-joists need to be submitted to this office			
2) Separate permits are required for any electrical or plumbing work.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			


# 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.

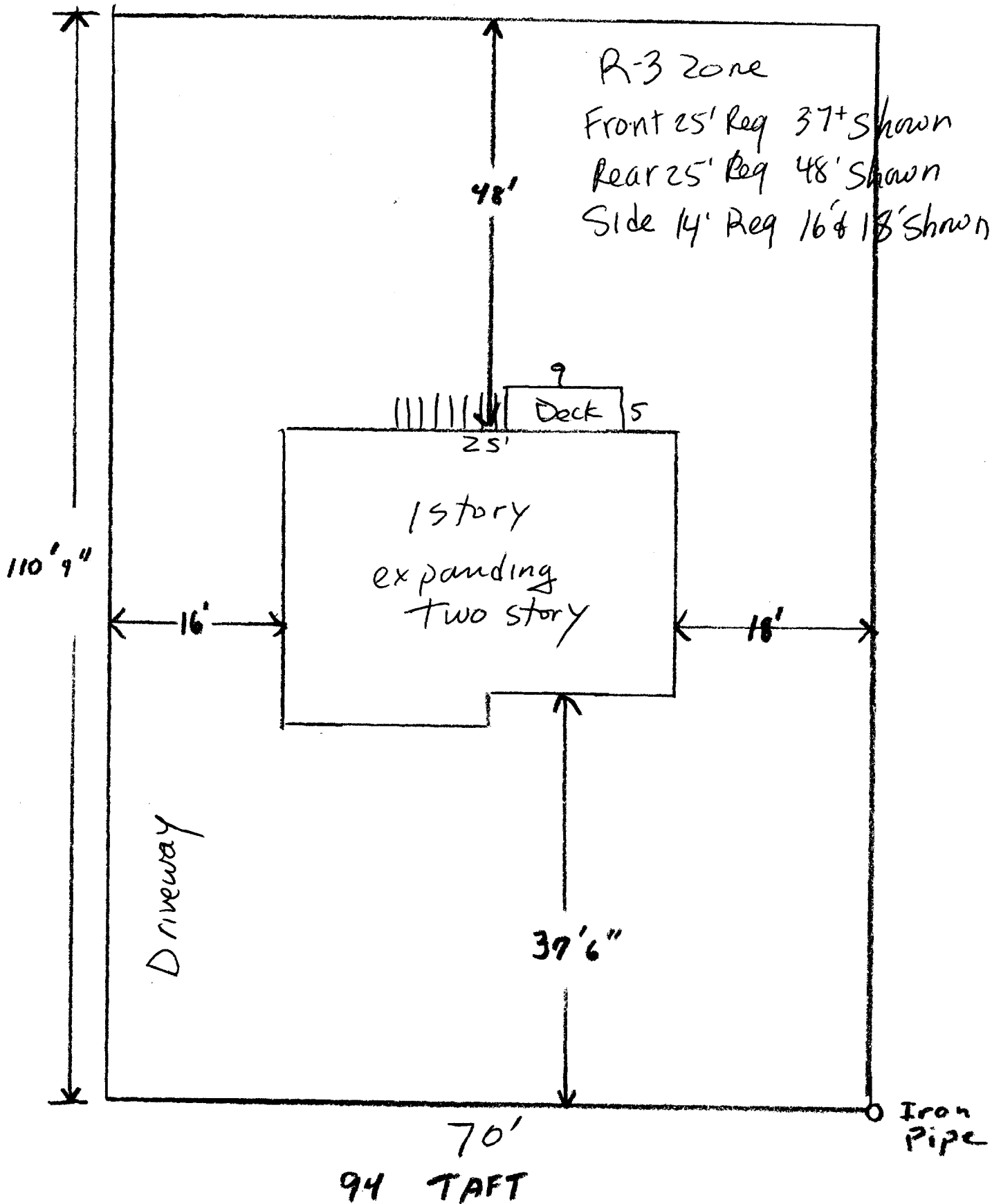
Location/Address of Construction: <u>94 Taft Ave</u>		
Total Square Footage of Proposed Structure <u>1100 Deck/stairs 775 sq. ft above existing</u>		Square Footage of Lot <u>7,000</u>
Tax Assessor's Chart, Block & Lot Chart# <u>274</u> Block# <u>B</u> Lot# <u>33 &amp; 34</u>	Owner: <u>Heather Graham</u> <u>Dan Dumond</u>	Telephone: <u>7722719</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>36,500.00</u> Fee: \$ <u>282.00</u>
Current use: <u>Single family home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Add 2nd floor 775 SF 2 bedrooms above</u>		
Project description: _____		
Contractor's name, address & telephone: <u>Lawrence T. Vose</u>		
Who should we contact when the permit is ready: <u>Lawrence T. Vose</u>		
Mailing address: <u>15 Hearn Rd Scarborough, Me 04074</u> <u>883-2986</u>		
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: <u>883.2986</u>		

**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.**

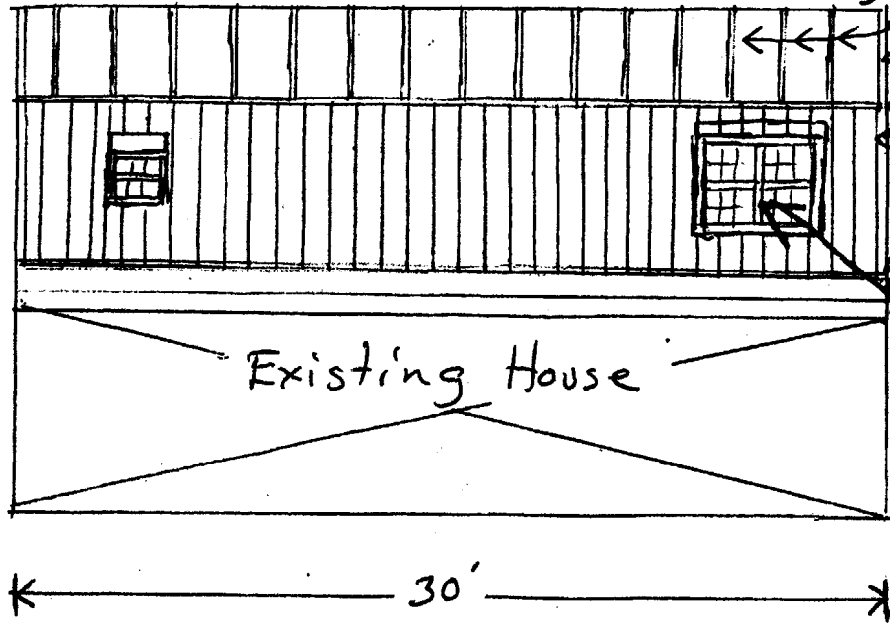
*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>5/27/03</u>
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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 4<sup>th</sup> floor of City Hall

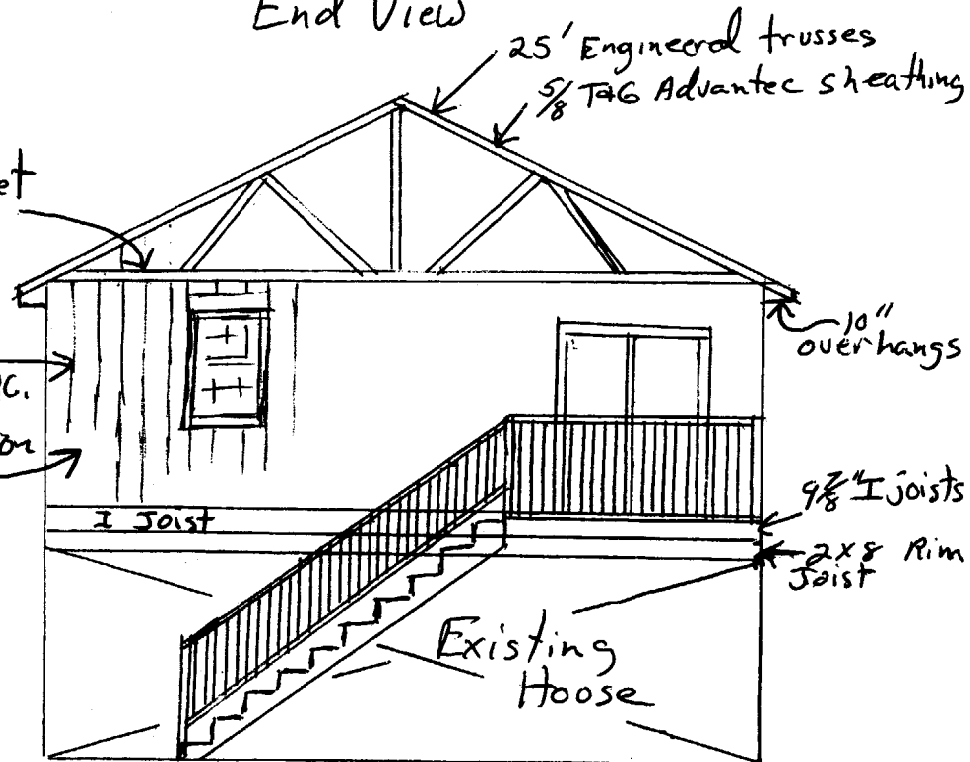


2nd Floor Plan - (Front of house)



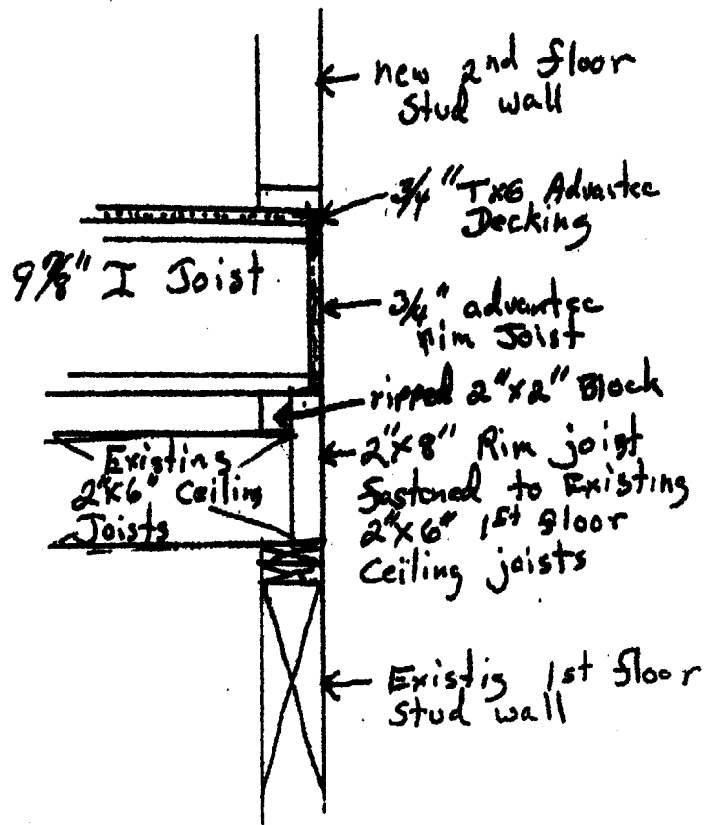
- ← Roof Sheathing w/ 5/8" T&G Advantec
- ← 27' Trusses 2' O.C. 5/12 pitch
- ← Double 2x4 Top plate
- ← 2x4 wall Studs 16" O.C.
- ← Single 2x4 Bottom Plate
- ← 9 7/8" x 25' I Joist Sill this space
- ← 2" x 8" Rim Joist
- ← Egress Windows to be used

End View



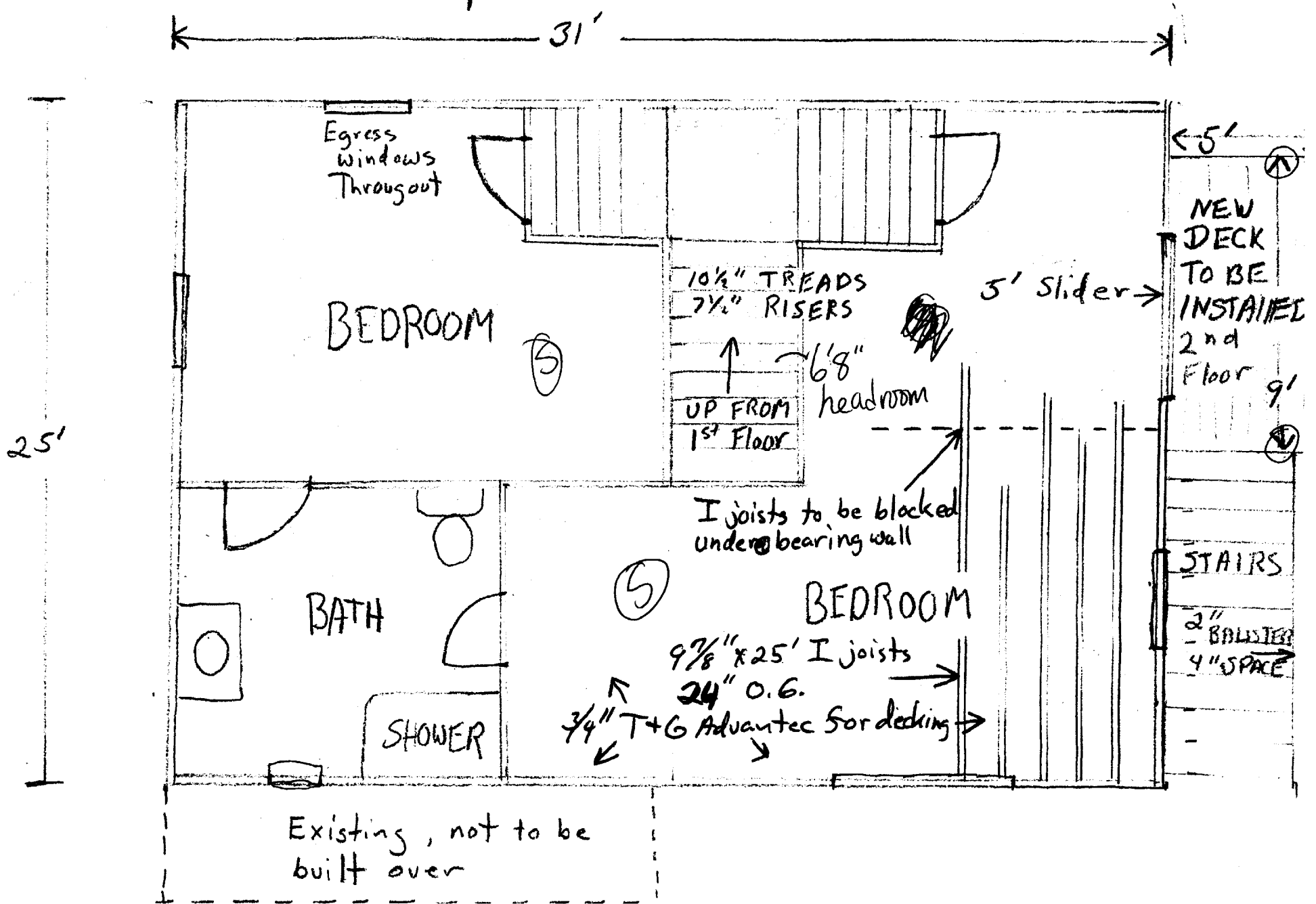
Allic Blanket Insulation

2x4 wall Studs 16.O.C.  
3 1/2" insulation in walls



Proposed deck = 5' x 9'  
 2 x 8 joists 10 1/2" Treads + 7 1/2" risers  
 2 - 2x8 Rims 4" space with balusters  
 6x6 posts 40" high railing on deck  
 w/ Graspable Rail w/ ends returned Framed w/ 2x8 P.T.

# Proposed 2nd Floor Plan



25'

31'

Egress Windows Throughtout

BEDROOM

10 1/2" TREADS  
7 1/2" RISERS

UP FROM 1st Floor

6'8" headroom

5' slider

NEW DECK TO BE INSTALLED 2nd Floor 9'

I joists to be blocked under bearing wall

BATH

SHOWER

BEDROOM

9 7/8" x 25' I joists

24" O.G.

3/4" T+G Advantec for decking

STAIRS

2" BALUSTERS  
4" SPACE

Existing, not to be built over

wel

Scale 1/4" = 1'

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	274 B033001
<b>Location</b>	94 TAFT AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	GRAHAM HEATHER L 94 TAFT AVE PORTLAND ME 04102
<b>Book/Page</b>	18498/089
<b>Legal</b>	274-B-33-34 TAFT AVE 94-98 VINE ST 7000 SF

### Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$30,030	\$46,830	\$76,860

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1969	Ranch	1	658	0.161	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
2	1		4	None	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
12/01/2002	LAND + BLDING	\$79,900	18498-89
06/01/1993	LAND + BLDING	\$84,000	10758-063

### Picture and Sketch

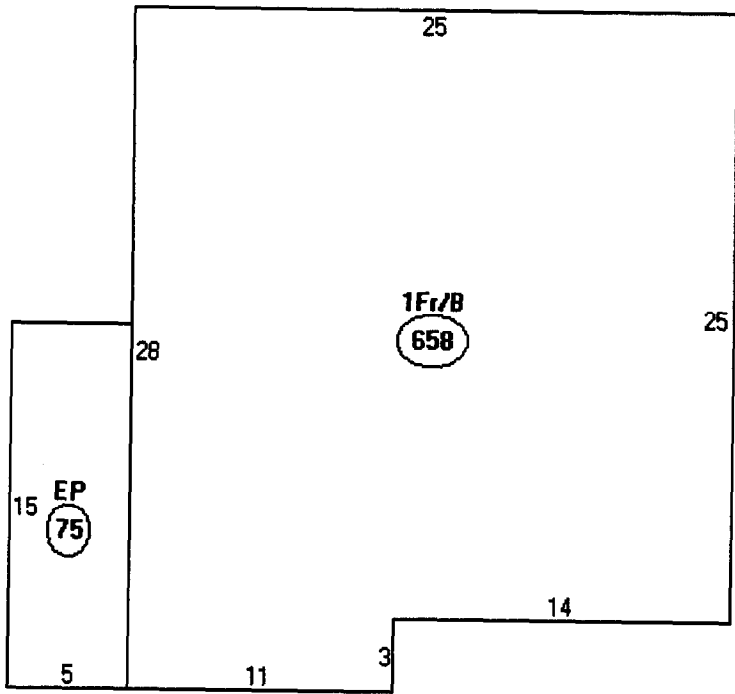
[Picture](#)

[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](#).

**New Search**



Descriptor/Area

A: 1Fr/B  
658 sqft

B: EP  
75 sqft

733

OK

Lot 7000

x.25%

1750





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

Please Read Application And Notes, If Any, Attached

## PERMIT

PERMIT ISSUED

Permit Number: 030614

JUN 04 2003

This is to certify that Graham Heather L/Vose, La  
has permission to Add second floor to existing ch & bu 6x9 second story deck w/stairs  
AT 94 Taft Ave 274 B033001

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 occupied or closed-in. **HEAR 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

*Janine Bonte* 6/4/03  
Director - Building & Inspection Services

**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 initialzing 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.

JB ~~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

NA ~~Re-Bar Schedule Inspection:~~ Prior to pouring concrete

NA ~~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.

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

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL:

274-B-33 Building Permit #: 03-0614