



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Ruth S Taylor

Located At 11 ALLISON AVE.

has permission to Add Second bath & renovations 2nd floor

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CARD.

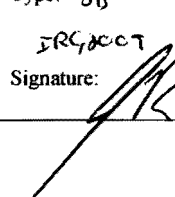
PERMIT ISSUED

100-10-1000

100-10-1000

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-01-340- ADDR Allison	Date Applied: 1/25/2011	CBL: 353 - - A - 014 - 001 - - - - -	
Location of Construction: 11 ALLISON	Owner Name: RUTH S TAYLOR	Owner Address: 11 ALLISON AVE PORTLAND, ME - MAINE 04103	Phone: 797-7963
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-2
Past Use: Single Family	Proposed Use: Single Family	Cost of Work: 15000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB JRC, JCC Signature: 
Proposed Project Description: 11 Allison Ave - add second bathroom on second floor		Pedestrian Activities District (P.A.D.)	

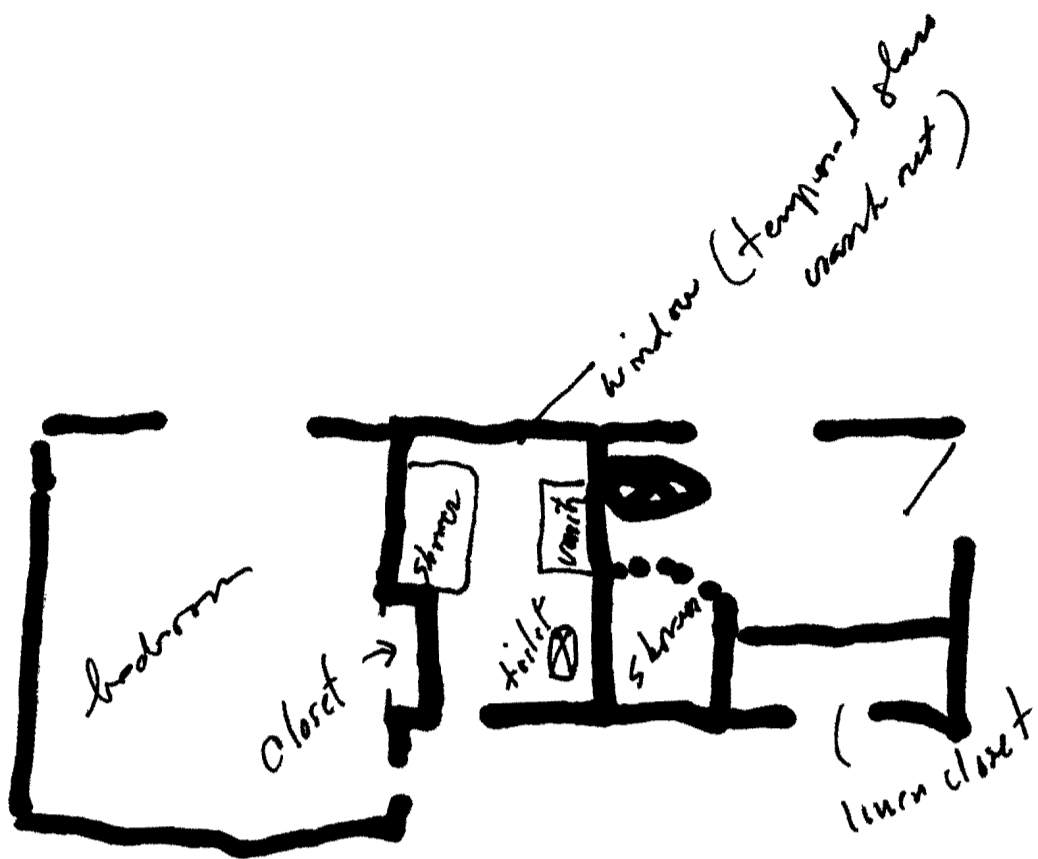
Permit Taken By:	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work. PERMIT ISSUED FEB - 8 2011	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/condition 1/27/11 ABU	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 Dist 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: ABU
	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	PHON

2-16-11 DWM Contact Owner Kent + Frammer Wayne.

Framing + elec incomplete. Plumbing not under test + not to code. Holes in joists exceed limits.



Revisions:

- 1.) closet in back bedroom opening into bedroom
- 2.) re arrangement of shower vanity and toilet in guest bath

RECEIVED

FEB 17 2011

Dept. of Building Inspections
City of Portland Maine

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL 353 A014001
Land Use Type SINGLE FAMILY
Property Location 11 ALLISON AVE
Owner Information TAYLOR RUTH S
 11 ALLISON AVE
 PORTLAND ME 04103
Book and Page 8653/179
Legal Description 353-A-14
 ALLISON AVE 9-13

Acres 0.311

Current Assessed Valuation:

TAX ACCT NO.	37792	OWNER OF RECORD AS OF APRIL 2010	TAYLOR RUTH S
LAND VALUE	\$74,500.00		11 ALLISON AVE
BUILDING VALUE	\$212,400.00		PORTLAND ME 04103
HOMESTEAD EXEMPTION	(\$10,000.00)		
NET TAXABLE - REAL ESTATE	\$276,900.00		
TAX AMOUNT	\$4,962.06		

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 1

Year Built 1987
Style/Structure Type CONTEMP
Stories 2
Bedrooms 3
Full Baths 2
Total Rooms 7
Attic NONE
Basement FULL
Square Feet 2204

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

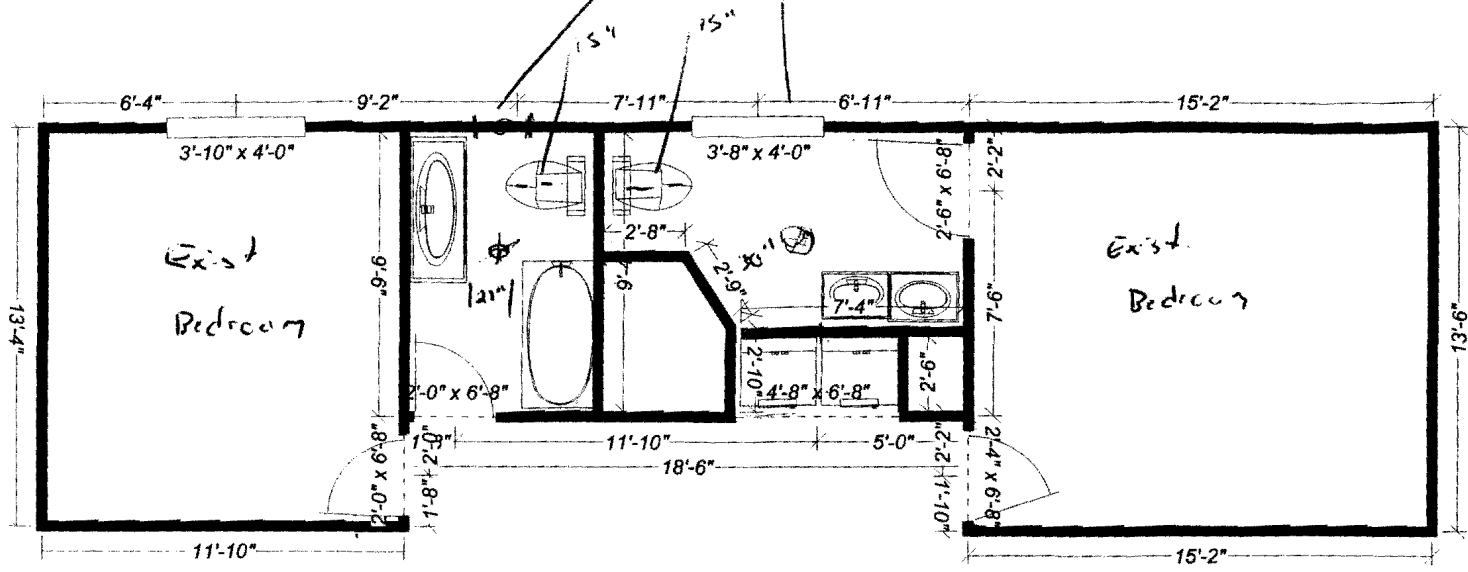
Sale Date	Type	Price	Book/Page
2/8/1989	LAND + BUILDING	\$0.00	8653/179

[New Search!](#)

Laurie Carlson
874-8767

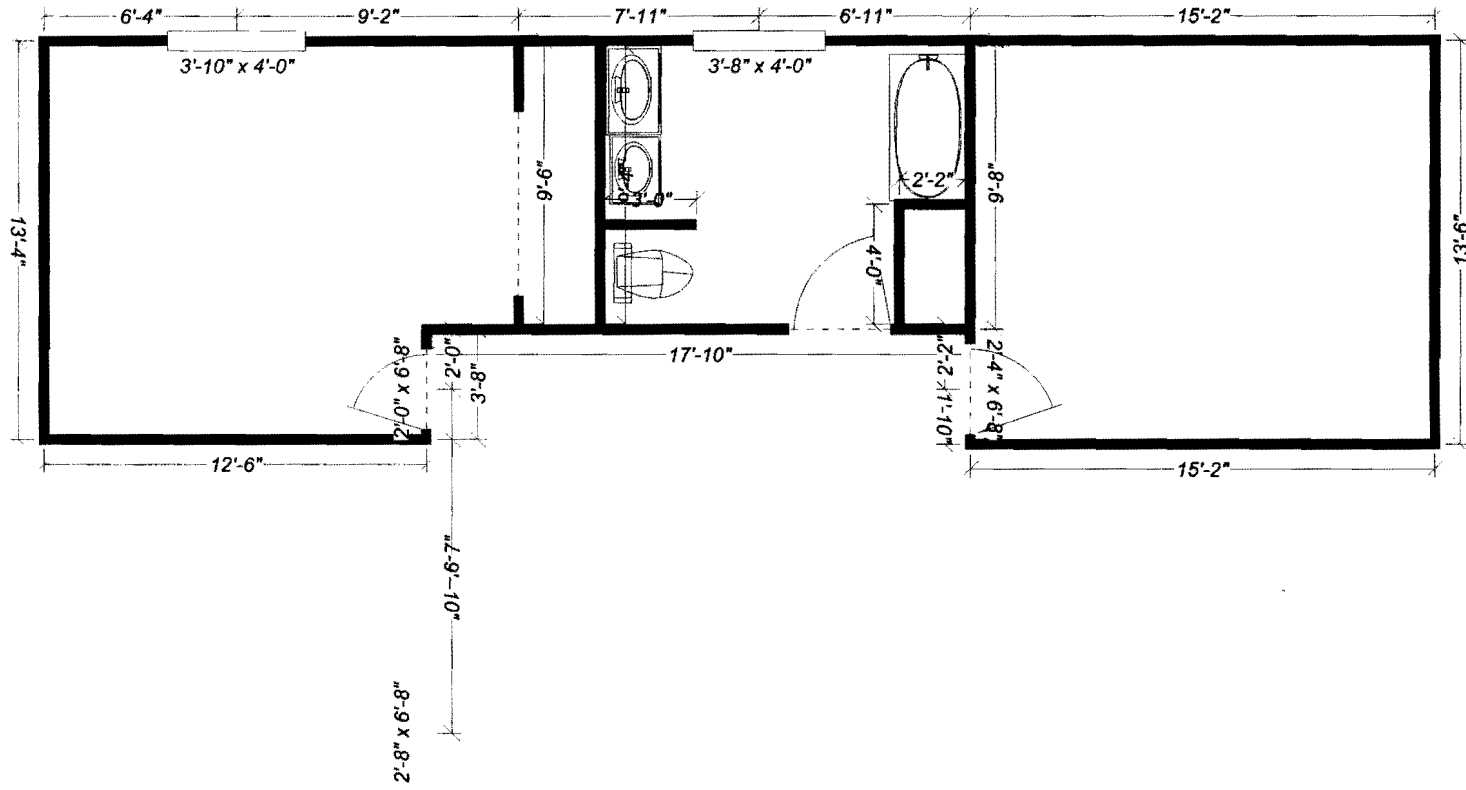
Proposed 2 Bathrooms

Safety Glaze
may be required - step 22



SD CC - required

Current Configuration 1/25/11



Job Summary Report
Job ID: 2011-01-340-ADDR

Report generated on Jan 26, 2011 8:03:56 AM

Page 2

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag			
							Fees Details		
Fee Code	Charge	Permit Charge	Permit Charge Adj	Payment	Receipt	Payment	Payment Adjustment	Payment Adj	
Description	Amount	Adjustment	Remark	Date	Number	Amount	Amount	Comment	
Job Valuation Fees	\$170.00								



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>11 Allison Ave Portland, ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>353</u> Block# <u>A</u> Lot# <u>14</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Kent & Ruth Taylor</u> Address <u>11 Allison Ave</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>207 797-7963</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15K</u> C of O Fee: \$ _____ Total Fee: \$ <u>170</u>
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: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Add second bath up stairs.</u>		
Contractor's name: <u>David Deherty</u> WIP/UC Address: <u>Proctor landscaping</u> City, State & Zip <u>Saxford, ME</u> Telephone: _____ Who should we contact when the permit is ready: <u>Kent Taylor</u> Telephone: <u>797-7963</u> Mailing address: <u>11 Allison Ave 04103</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.

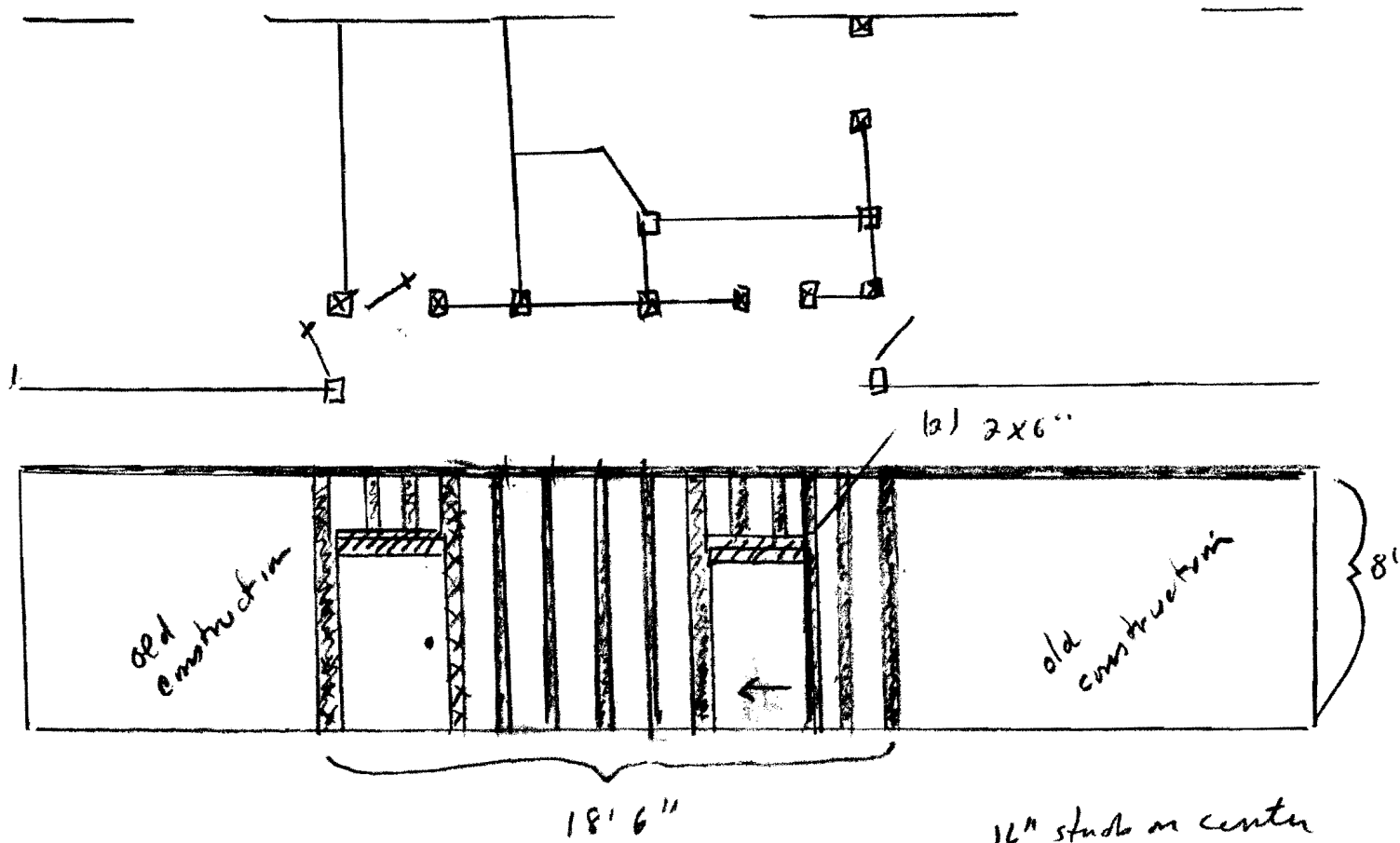
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable time to enforce the provisions of the codes applicable to this permit.

RECEIVED
JAN 25 2011
Dept. of Building Inspections
City of Portland, Maine

Signature: [Signature] Date: 1/25/11

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



16" studs on center
 ← = pocket door
 = header above door

Job Summary Report
Job ID: 2011-01-340-ADDR

-Allegation

Report generated on Jan 26, 2011 8:03:56 AM

Job Type:	Addition Residential SF	Job Description:	11 Allison Ave	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	546	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	15,000	Square Footage:			
Related Parties:		RUTH TAYLOR		<i>Property Owner</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 37792

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
T03885	353 A 014 001		M				-70.30018	43.712224

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				11 ALLISON AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE	<i>R-2</i>				DISTRICT 8	NORTH DEERING

Structure Details

Structure: Single Family Home

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			11 ALLISON AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value

Permit #: BLDG-943

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
37792	Single Family Home	Initialized	Add Second bath & renovations 2nd floor			

Inspection Details

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

LOT 32 (DEERING TOWN)

No. 608-62

TO THE LENDING INSTITUTION AND ITS TITLE INSURER —
I hereby certify that the location of the dwelling shown
on this plan did not conform with the local zoning
laws in effect at the time of construction. The property
does not fall within a special flood hazard zone.

ALLISON AVE

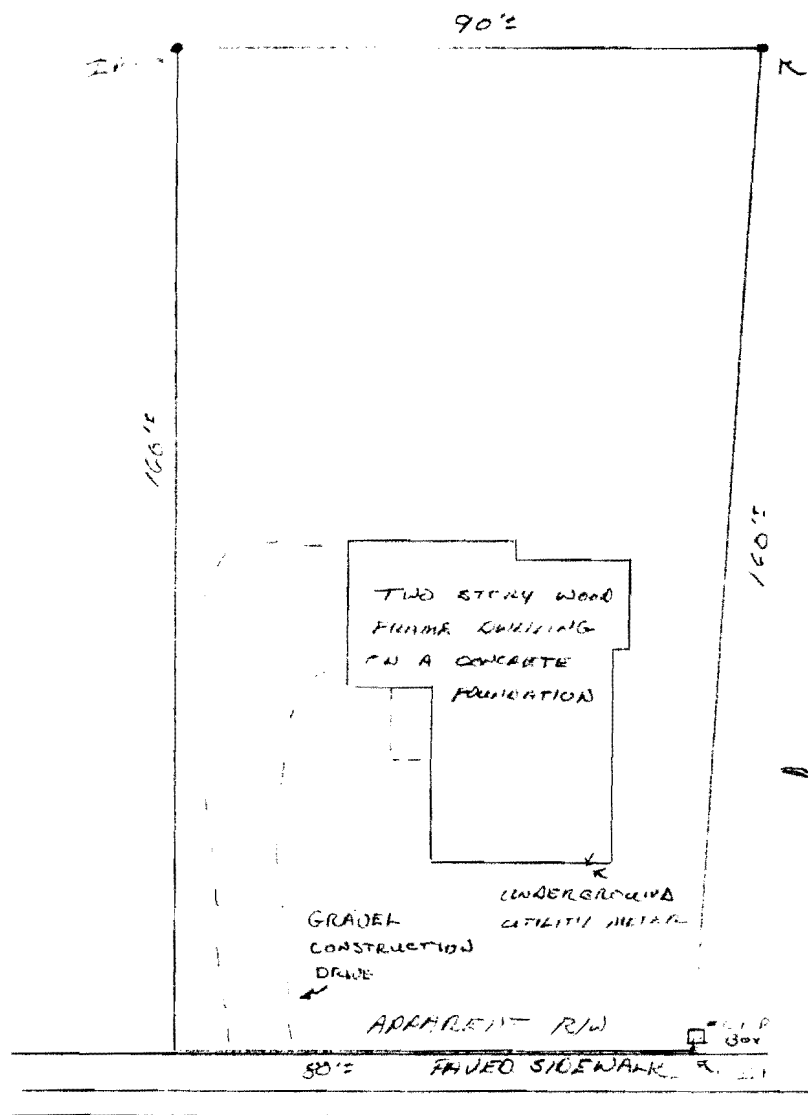
PORTLAND

BOOK _____ PAGE _____ COUNTY CUMBERLAND

BUYER: KENT G + RUTH S.
TAYLOR

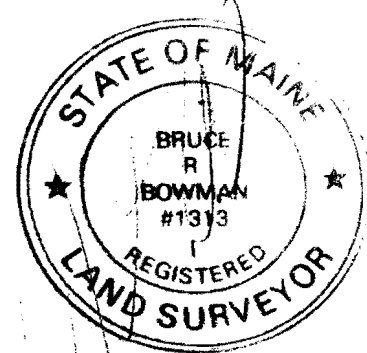
PLAN BOOK 164 PAGE 51 LOT 32

R-2



RIP lot size - 13,514 sq ft
lot coverage - 20% = 2712.8 sq ft
existing - 1792 sq ft
R/W setback - 25'
SIDE - 10'

NOTE: PROPERTY IS
SUBJECT TO DEEDED
CONVEYANCES, EASEMENTS
AND RESTRICTIONS



ALLISON AVENUE
(RETURNABLES)

TO DEERING
ROAD TOWN

THIS IS NOT A BOUNDARY SURVEY. This plan is based
strictly on information provided by others and
does not take into consideration any conflicts
which abutting descriptions may contain.
This plan was not made from an instrument survey.
The certifications are for mortgage purposes only.
This plan applies only to conditions existing as of
the date shown hereon. This plan is not for recording.

Date 11-10-87 Scale 1" = 30'

RP TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By JFL

Good Faith Agreement

Hello Kent,

Sorry for the delay getting back to you, the holidays have been nothing but hectic. In regards to the estimate, i believe the best way to go is a hourly rate. All remodels have some unknowns not seen until the work starts. I would like to charge an hourly rate of \$40. I can guarantee that the work will completed within 80-90 hours and may be less than that. The materials on my end of the job should run no more than \$1000. So, my estimate for the job would be about \$4500, which would be the high end. If all goes well it may be \$1000 less than that. Feel free to call with any questions. 756-4838.

--- On **Thu, 12/9/10, Kent Taylor** <ktaylor@maine.rr.com> wrote:

From: Kent Taylor <ktaylor@maine.rr.com>

Subject: Specs and Estimate

To: "Andy Racki" <andyracki@yahoo.com>

Date: Thursday, December 9, 2010, 8:40 AM

From:

Kent and Ruth Taylor

11 Allison Avenue

Portland , ME 041103

Home: 207.707.7063

Cell 1.207.699.9401 (Ruth is '02)

E-mail: ktaylor@maine.rr.com

Rutay34@maine.rr.com

Hello Andy:

Per our discussion earlier if you can give us an estimate based on the following, Ruth and I will get right back to you. I have not included tiling and assume that any painting that needs to be done, Ruth and I will do. I will obtain the building permit.

Guest Bath :

1. Install a guest bathroom between current master bath and back bedroom; take in area approx. 9"x5" out of back bedroom to create the new bathroom; install entrance door from upstairs hall into new bath using closet door from master bathroom; install window in new bath of appropriate size and position (should be an Anderson window in keeping with the design of other windows in the house).
2. All necessary wiring and plumbing for guest bath; switches for overhead and vent, and vanity lighting to be placed on interior wall by the door; provide 36" vanity cabinet and top, toilet (to be provided by client), and install bath tub currently in master bath in guest bath; Durock insulated sheetrock to be used around tub installation; install vanity wall mirror/ medicine chest/light unit in guest bath (fixture provided by client);

3. Install floor board heating unit in guest bath. Install floor molding wherever required.
4. Two by four interior walls with studs, sheetrock, and headers will conform to code.
5. All wiring and plumbing installations will conform to code.

Master Bath

1. Remove current door to master bath and install in master bedroom opening into master bath;
2. Remove bath/shower stall and install in new guest bath
3. Reconfigure linen closet, vanity and laundry area, installing all plumbing, electrical wiring, and venting in keeping with blue print attached. Frame up appropriate opening for louvered doors to laundry and linen closet from upstairs hallway. Install louvered doors.
4. Install appropriate flooring material in laundry area and install catch pan under washer
5. Frame up walk-in shower area with 45 degree cut for glass door using waterproof membrane and sheet rock wherever necessary; work with client and potential tile shower installers to assure that frame-up is in keeping with the needs for waterproof membranes and pan. Flanking walls to the shower area should extend floor to ceiling.
6. Move current toilet to location near window;
7. Re-set electrical switches for vent, overhead light and vanity to left of new entrance door;
8. Install vent to service shower and open bathroom space into one pipe leading to exterior south wall of house. Can this be combined with vent pipe from dryer in laundry area??
9. Install new overhead light separate from venting mechanism.
10. Install floor molding wherever needed.

Backroom Closet

1. Closet with door to be installed in back bedroom; install brackets, shelving, rod and doors provided by client; painting to be done by client.

Builder's Warrantee

1. Contractor agrees to guarantee workmanship and materials for up to one year following completion of the project.
2. Contractor provides a good faith estimate that the time required to complete the project will be three weeks.
3. Contractor agrees that the cost of materials and labor as outlined will not exceed estimate.
4. All structural alterations, wiring and plumbing will conform to code.

Total Estimate Labor and Materials: _____

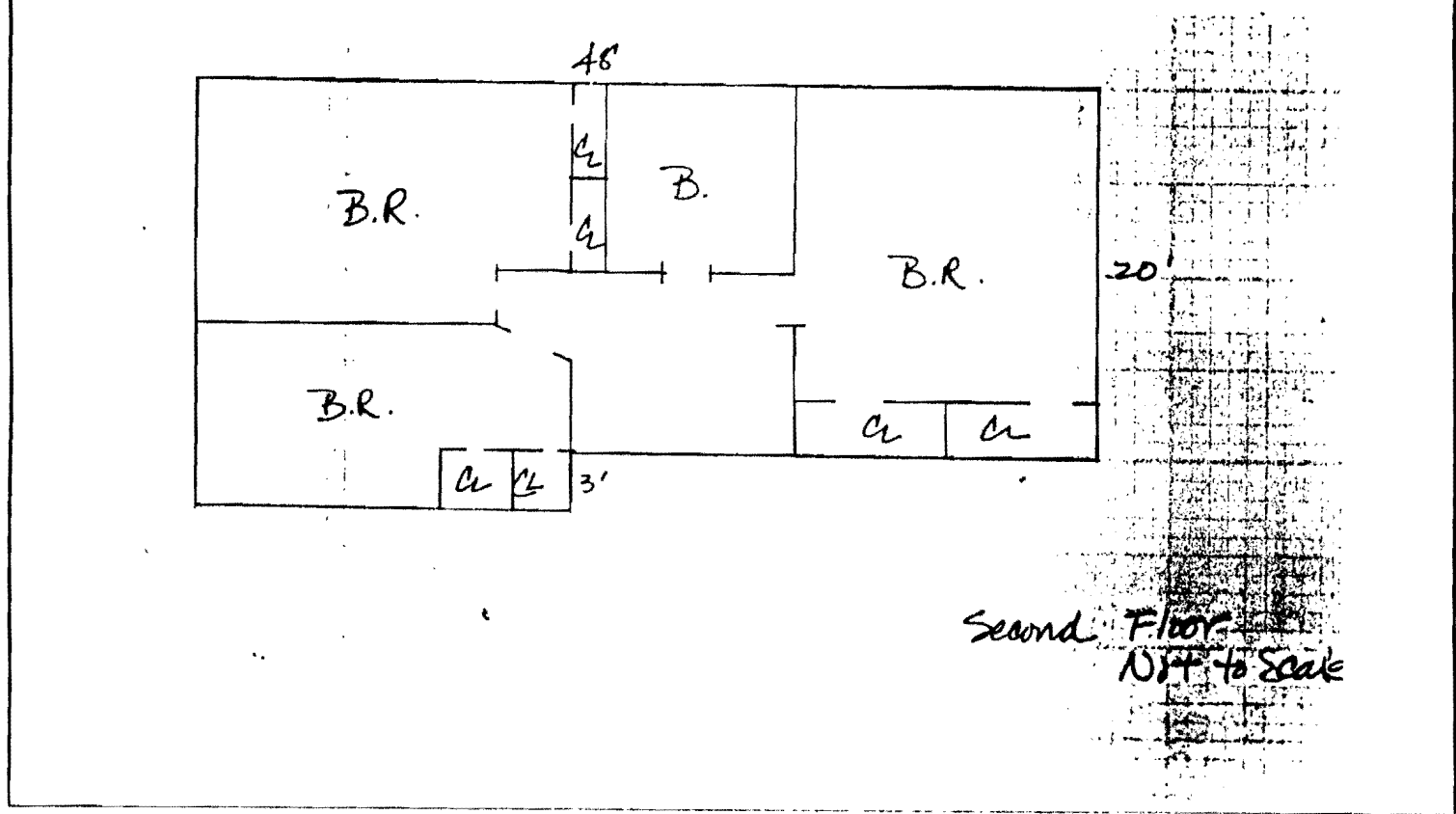
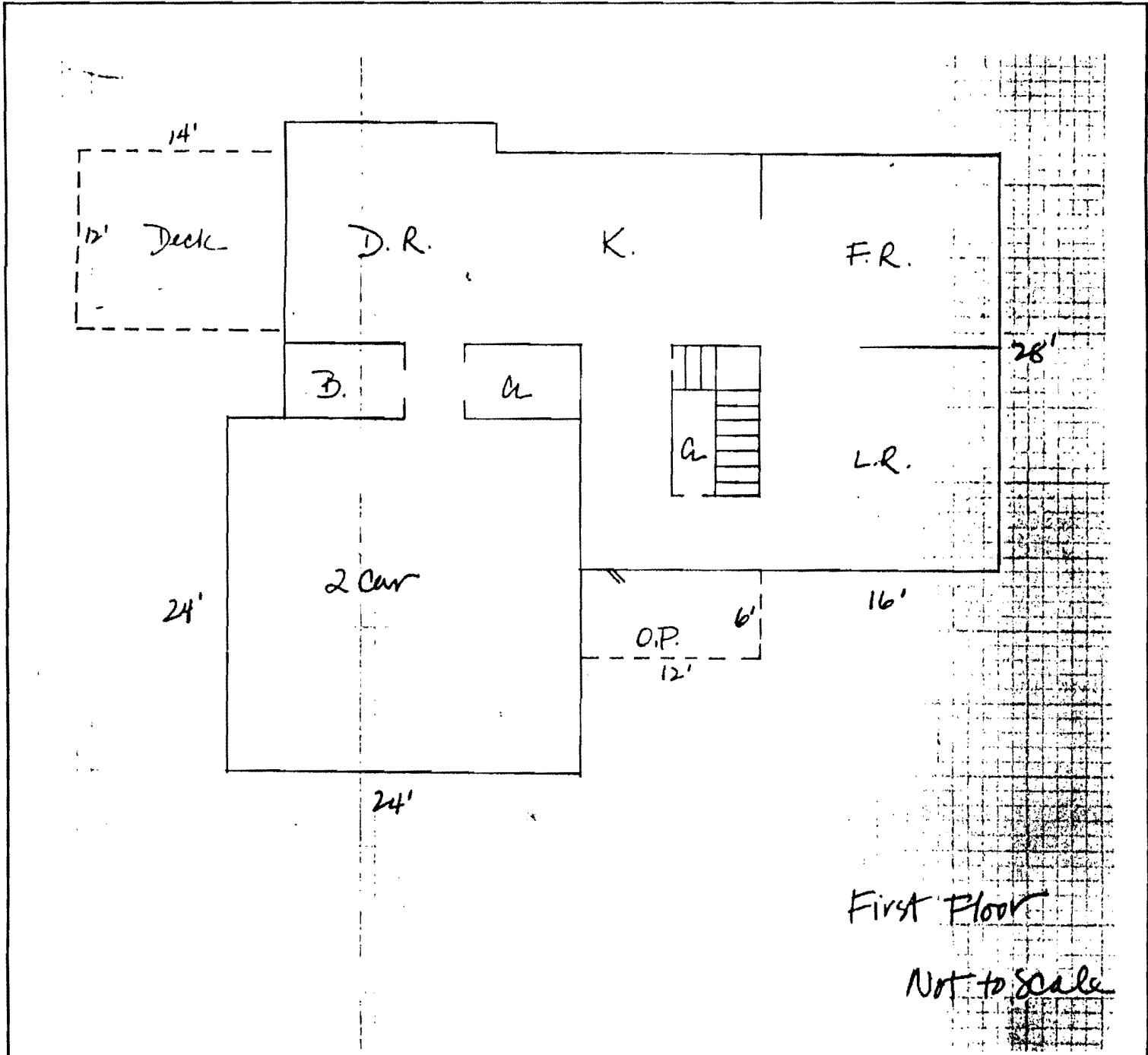
Signature _____ Date _____

2-16-11 DWM Contact Owner Kent + Frammer Wayne.

Framing + elec incomplete. Plumbing not under test + not to code. Holes in joists exceed limits.

BUILDING SKETCH

Borrower/Client	Kent & Ruth Taylor						
Address	11 Allison Avenue						
City	Portland	County	Cumberland	State	ME	Zip Code	04103
Lender/Client	First Portland Mortgage Corp						





CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

1-26 2011

Received from

Ruth Taylor

Location of Work

11 Millis

Cost of Construction \$ _____

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 170

Building (I1)

Plumbing (I5) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL: 353-A 14-

Check #: 1068

Total Collected \$ 170

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: J. H.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy