

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1280	Issue Date: NOV 13 2002	CBL: 434 B002001
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Location of Construction: 278 Veranda St	Owner Name: Gordon Michael	Owner Address: 278 Veranda St	Phone: 207871-1544
Business Name:	Contractor Name: R. P. Morrison Builders	Contractor Address: 270 Roosevelt Trail Windham	Phone: 2078929418
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: single family	Proposed Use: single family - interior renovations, window replacement, & kitchen remodel	Permit Fee: \$394.00	Cost of Work: \$53,000.00	CEO District: 2	8000
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B BOCA 1999	

Proposed Project Description:
 interior renovations, window replacement, & kitchen remodel
*replace front porch deck boards & re-build
 enclosed guard wall.*

Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 11/13/2002	Zoning Approval
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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..	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>within 250' but well beyond 75'</i> <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>HWM</i> <input type="checkbox"/> Subdivision <i>Panel 8 Zone C</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 11/13/02 JMB	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: 11/13/02
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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1-3-03 1-3-03

Did busp.

Close in kitchen
living room

OK to ~~Street~~ road
run

8/14/03 Final inspection called # can't reach Rolana. Left
message. Also went to property. Could not get in JK



CITY OF PORTLAND, MAINE
Department of Building Inspections

Nov. 13 2002

Received from R P Morrison Builders

Location of Work 278 Veranda

Cost of Construction \$ 53,000

Permit Fee \$ 394.00

Building (IL) ☒ Plumbing (I5) ☐ Electrical (I2) ☐ Site Plan (U2) ☐

Other ☐

CBL: 434-B-2

Check #: 1819

Total Collected \$ 394.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

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>278 VERANDA ST. PORTLAND</u>		
Total Square Footage of Proposed Structure <u>RENOVATIONS TO EXISTING STRUCTURE</u>	Square Footage of Lot <u>8000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>434</u> Block# <u>B</u> Lot# <u>002</u>	Owner: <u>MICHAEL GORDON</u> # <u>871-1544</u>	Telephone: H <u>871-1544</u> W <u>874-7189</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>R.P. MORRISON BUILDERS</u> <u>270 ROOSEVELT TRAIL</u> <u>WINDHAM, ME 892-9418</u>	Cost Of Work: \$ <u>53,000</u> Fee: \$ <u>394-</u>
Current use: <u>SINGLE FAMILY RESIDENTIAL</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>SINGLE FAMILY RESIDENTIAL</u>		
Project description: <u>Removal of Interior Non-Bearing Partitions</u> <u>Replacement of 6 Windows, Kitchen Remodel</u>		
Contractor's name, address & telephone: <u>R.P. MORRISON BUILDERS</u> <u>892-9418</u> <u>270 ROOSEVELT TRAIL WINDHAM,</u>		
Who should we contact when the permit is ready: <u>ROLAND MORRISON</u>		
Mailing address: <u>ABOVE</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>892-9418</u>		

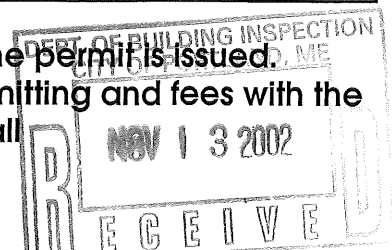
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u>	Date: <u>11-13-02</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 4th floor of City Hall

R-5 8000 SF



Application ID Number: 2-1280

Delete Review

Save

Close

Department: Building

Status Approved with Conditions

Reviewer

Jeanine Bourke

Comments:

Approval Date

11/13/2002

Given On Date

☒ OK to Issue Permit

Name

Jeanine Bourke

Date

11/13/2002

Date 2

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



Separate permits are required for any electrical or plumbing work.



In this remodel if there are any structural members that need to be re-sized these must be submitted to this office. This includes any deck framing.



Create Date: 11/13/2002 By gg

Update Date: 11/13/2002 By gg

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	434 B002001
Location	278 VERANDA ST
Land Use	TWO FAMILY
Owner Address	GORDON MICHAEL 278 VERANDA ST PORTLAND ME 04103
Book/Page	11896/134
Legal	434-B-2 VERANDA ST 278
	8000 SF

Valuation Information

Land	Building	Total
\$43,160	\$85,890	\$129,050

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	1.5	1895	0.184	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
6	2		10	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
04/27/1995	LAND + BLDING		11896-134

Picture and Sketch

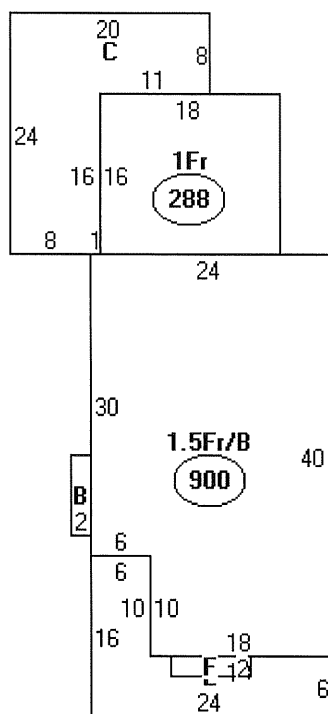
<u>Picture</u>	<u>Sketch</u>
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[Click here](#) to view Tax Roll Information.

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

New Search!





Descriptor/Area

A: 1.5Fr/B
900 sqft

B: FBAY
16 sqft

C: WD
304 sqft

D: 1Fr
288 sqft

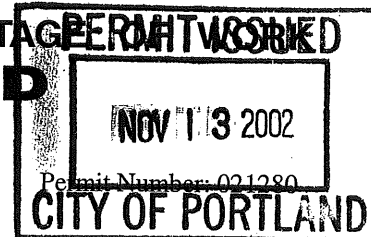
E: OFP
204 sqft

F: FBAY
16 sqft

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached



BUILDING INSPECTION

PERMIT

This is to certify that Gordon Michael/R. P. Morris Builder
has permission to interior renovations, window placement & kitchen remodel
AT 278 Veranda St 434 B002001

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 altered or closed-in. **48 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 _____

Jeannie Bonte 11/13/02
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 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.

DB **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.

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

[Signature]
Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 434-B-2 Building Permit #: 02-1280

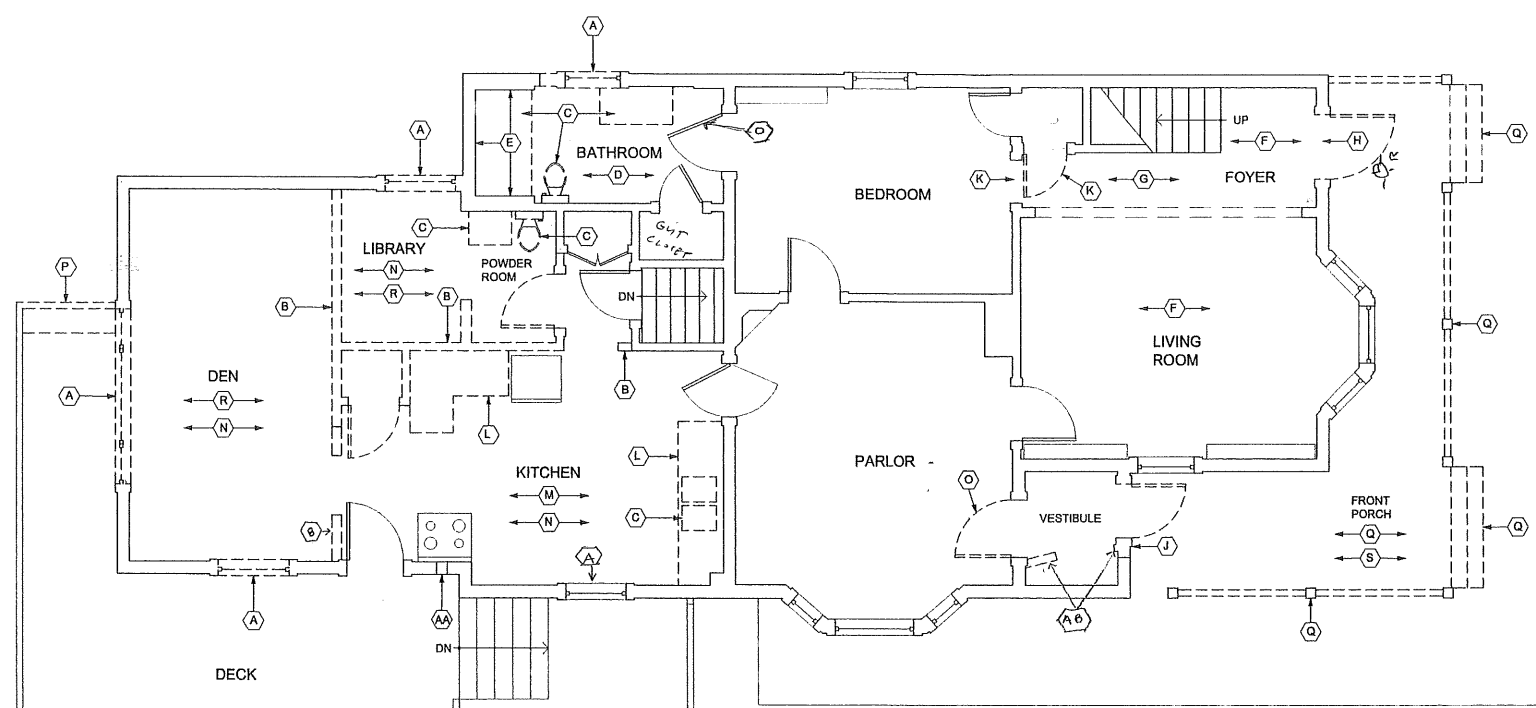
TURK TRACEY & LARRY
ARCHITECTS, LLC
92 EXCHANGE STREET
PORTLAND, MAINE 04101
TEL. 207.761.9662
FAX. 207.761.9698

Rehabilitation of the
Gordon/Kirk Residence
278 Veranda Street
Portland, Maine

Date: 29 October 2002
Scale: As Shown
Revisions:

Title:
**Second Floor Plan
Demolition**

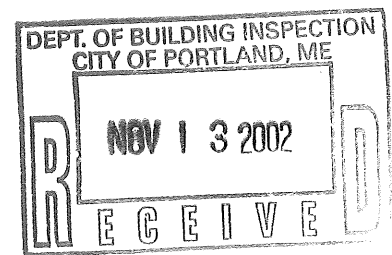
Sheet:
D-2



1 FIRST FLOOR DEMOLITION PLAN
A-2

DEMOLITION KEY NOTES

- ✓ (A) REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW - IF POSSIBLE USE EXISTING PICTURE WINDOW for Den (EXPAND SIDE WINDOW)
- ✓ (B) REMOVE EXISTING PARTITION. PREP REMOVAL POINTS TO MATCH EXISTING TO REMAIN.
- ✓ (C) REMOVE EXISTING PLUMBING FIXTURE. REPLACE FIXTURE OR PATCH TO MATCH (SEE RENOVATION PLANS).
- ✓ (D) REMOVE EXISTING CERAMIC TILE FLOORING. PREP FOR NEW CERAMIC TILE.
- ✓ (E) REMOVE EXISTING CERAMIC WALL TILE. PREP FOR NEW CERAMIC WALL TILE - NOT ACCURATE (LEAVE TUB & WALLS AS IS. REPLACE CEILING WALLS WITH SHEET ROCK OR BOARD)
- ✓ (F) REMOVE EXISTING CARPETING. PREP EXISTING HARDWOOD FOR REFINISH.
- ✓ (G) REMOVE EXISTING MOULDINGS THROUGHOUT ROOM. PREP FOR NEW. - INCLUDE Foyer and Living Room
- ✓ (H) REMOVE EXISTING EXTERIOR DOOR, CASING, SILL. PREP FOR NEW INFILL.
- ✓ (J) REMOVE EXISTING EXTERIOR DOOR, CASING, SILL AND PORTION OF WALL. PREP FOR NEW DOOR, CASING AND SILL.
- ✓ (K) REMOVE EXISTING INTERIOR DOOR. PREP FOR NEW INFILL WALL TO MATCH SURROUNDING.
- ✓ (L) REMOVE EXISTING CASEWORK. PREP REMOVALS POINTS FOR NEW FINISHES.
- ✓ (M) REMOVE EXISTING CERAMIC TILE FLOORING AND SHEATHING. PREP FOR NEW HARDWOOD and walls
- ✓ (N) REMOVE EXISTING SHEETROCK CEILING THROUGHOUT ROOM. PREP FOR NEW.
- ✓ (O) REMOVE EXISTING DOOR AND PREP FOR NEW.
- ✓ (P) REMOVE EXISTING SEAT/RAILING AND PREP FOR DECK EXTENSION TO MATCH. - TO ACCOMMODATE WIDER WINDOW
- ✓ (Q) REMOVE EXISTING DECKING, RAILING AND SPINDLE COLUMNS. STABILIZE FRAMING AND PREP FOR NEW.
- ✓ (R) REMOVE EXISTING CARPETING. PREP FOR NEW HARDWOOD FLOORING.
- ✓ (S) REMOVE EXISTING BEADBOARD CEILING. PREP FOR NEW TO MATCH.
- ✓ (T) REMOVE EXISTING WALLPAPER. PREP FOR PAINT.
- ✓ (U) REMOVE EXISTING PANELING. PREP FOR PAINT.
- ✓ (V) REMOVE EXISTING DOOR CASINGS THROUGHOUT CORRIDOR (CORRIDOR SIDE ONLY). PREP FOR NEW.
- ✓ (W) PROVIDE LINE ITEM TO REMOVE SPRAY-ON ACOUSTICAL TREATMENT FROM STAIRWELL CEILING / PREP FOR PAINT.
- ✓ (X) REMOVE EXISTING SHEET VINYL FLOORING. PREP FOR NEW CERAMIC TILE.
- ✓ (Y) REMOVE EXISTING WALL SURFACES THROUGHOUT ROOM. PREP FOR NEW SHEETROCK THROUGHOUT AND NEW CERAMIC TILE AT TUB SURROUND.
- ✓ (Z) REMOVE EXISTING PARTITION. PREP FOR NEW DOOR AND CASING
- ✓ (AA) REMOVE EXISTING EXHAUST FAN.
- ✓ AB REMOVE PARTITIONS - PATCH

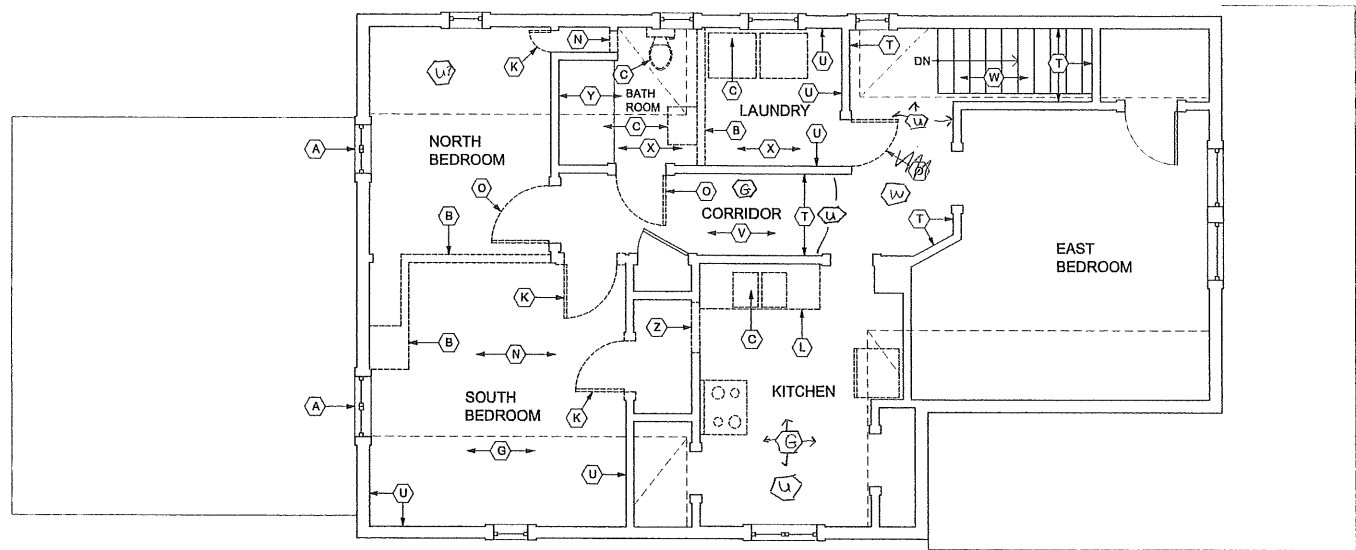


Rehabilitation of the
Gordon/Kirk Residence
278 Veranda Street
Portland, Maine

Date: 29 October 2002
Scale: As Shown
Revisions:

Title:
**Second Floor
Demolition Plan**

Sheet:
D-3



1
D-3

SECOND FLOOR DEMOLITION PLAN



DEMOLITION KEY NOTES

1. ?
- (A) REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW
 - (B) REMOVE EXISTING PARTITION. PREP REMOVAL POINTS TO MATCH EXISTING TO REMAIN.
 - (C) REMOVE EXISTING PLUMBING FIXTURE. REPLACE FIXTURE OR PATCH TO MATCH (SEE RENOVATION PLANS).
 - (D) REMOVE EXISTING CERAMIC TILE FLOORING. PREP FOR NEW CERAMIC TILE.
 - (E) REMOVE EXISTING CERAMIC WALL TILE. PREP FOR NEW CERAMIC WALL TILE.
 - (F) REMOVE EXISTING CARPETING. PREP EXISTING HARDWOOD FOR REFINISH.
 - (G) REMOVE EXISTING MOULDINGS THROUGHOUT ROOM. PREP FOR NEW.
 - (H) REMOVE EXISTING EXTERIOR DOOR, CASING AND SILL. PREP FOR NEW INFILL.
 - (J) REMOVE EXISTING EXTERIOR DOOR, CASING, SILL AND PORTION OF WALL. PREP FOR NEW DOOR, CASING AND SILL.
 - (K) REMOVE EXISTING INTERIOR DOOR. PREP FOR NEW INFILL WALL TO MATCH SURROUNDING.
 - (L) REMOVE EXISTING CASEWORK. PREP REMOVALS POINTS FOR NEW FINISHES.
 - (M) REMOVE EXISTING CERAMIC TILE FLOORING AND SHEATHING. PREP FOR NEW HARDWOOD.
 - (N) REMOVE EXISTING SHEETROCK CEILING THROUGHOUT ROOM. PREP FOR NEW. *MASTER BATH & PORTION ONLY*
 - (O) REMOVE EXISTING DOOR AND PREP FOR NEW.
 - (P) REMOVE EXISTING SEAT/RAILING AND PREP FOR DECK EXTENSION TO MATCH.
 - (Q) REMOVE EXISTING DECKING, RAILING AND SPINDLE COLUMNS. PREP FOR NEW.
 - (R) REMOVE EXISTING CARPETING. PREP FOR NEW HARDWOOD FLOORING.
 - (S) REMOVE EXISTING BEADBOARD CEILING. PREP FOR NEW TO MATCH.
 - (T) REMOVE EXISTING WALLPAPER. PREP FOR PAINT.
 - (U) REMOVE EXISTING PANELING. PREP FOR PAINT.
 - (V) REMOVE EXISTING DOOR CASINGS THROUGHOUT CORRIDOR (CORRIDOR SIDE ONLY). PREP FOR NEW.
 - (W) PROVIDE LINE ITEM TO REMOVE SPRAY-ON ACOUSTICAL TREATMENT FROM STAIRWELL CEILING / PREP FOR PAINT.
 - (X) REMOVE EXISTING SHEET VINYL FLOORING. PREP FOR NEW CERAMIC TILE.
 - (Y) REMOVE EXISTING WALL SURFACES THROUGHOUT ROOM. PREP FOR NEW SHEETROCK THROUGHOUT AND NEW CERAMIC TILE AT TUB SURROUND. *(Keep OLD TUB)*
 - (Z) REMOVE EXISTING PARTITION. PREP FOR NEW DOOR AND CASING

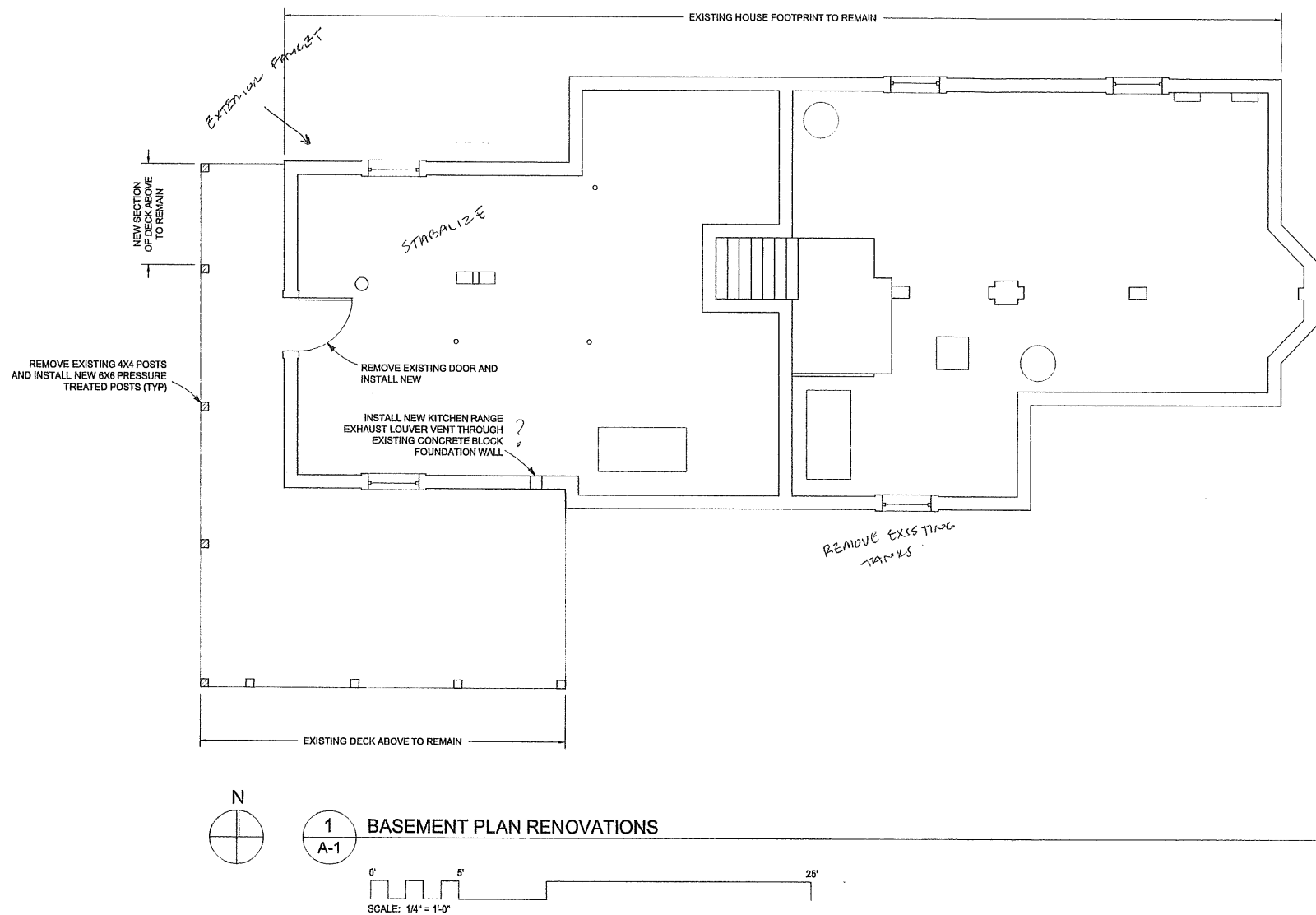
TURK TRACEY & LARRY
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FAX. 207.761.9698

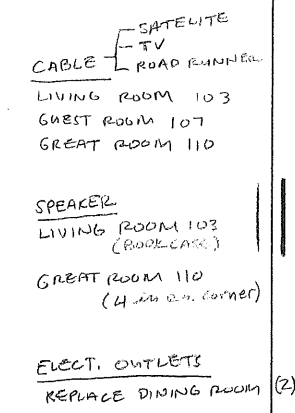
Rehabilitation of the
Gordon/Kirk Residence
278 Veranda Street
Portland, Maine

Date: 29 October 2002
Scale: As Shown
Revisions:

Title:
**Basement Plan
Renovations**

Sheet:
A-1





Rehabilitation of the
Gordon/Kirk Residence
278 Veranda Street
Portland, Maine

Sheet:

A-2

0' 5' 25'

SCALE: 1/4" = 1'-0"

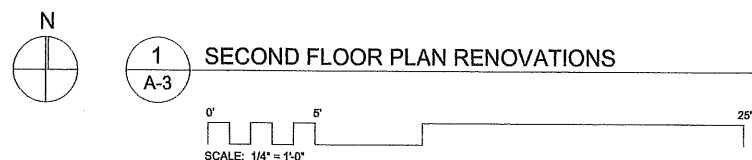
FWB?

[illegible]

GENERAL - LEVEL FLOODS 1st & 2nd

- STABILIZE SUPPORT INFRASTRUCTURE FOR GREAT RIVER KITCHEN

Rehabilitation of the
Gordon/Kirk Residence
278 Veranda Street
Portland, Maine



GW B?
CEILING MOLDING

FRANCH EXP.

Title:
**Second Floor Plan
Renovations**

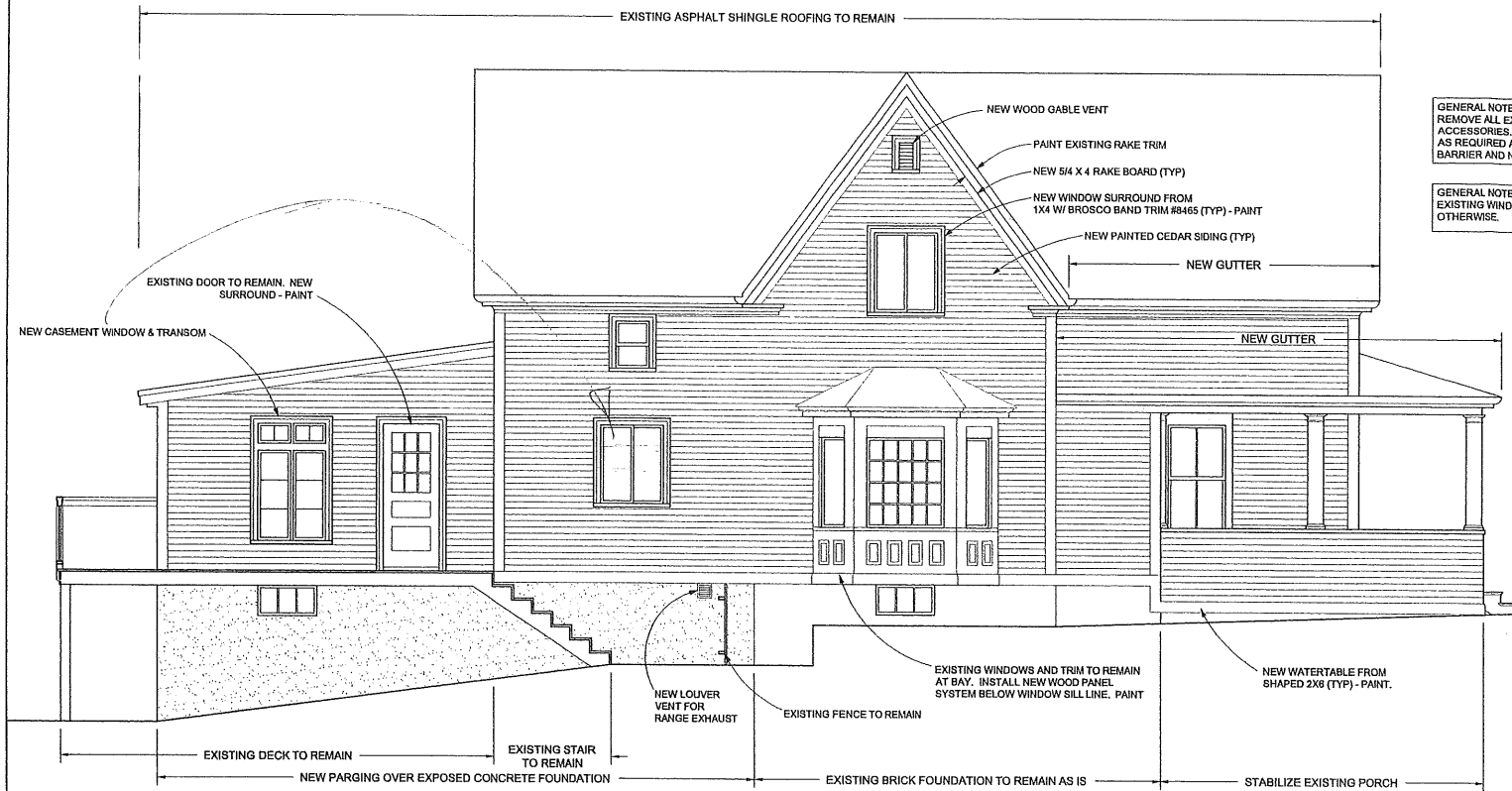
Sheet: **A-3**

Rehabilitation of the
Gordon/Kirk Residence
278 Veranda Street
Portland, Maine

Date: 29 October 2002
Scale: As Shown
Revisions:

Title:
**Exterior Elevation
Renovations**

Sheet:
A-4

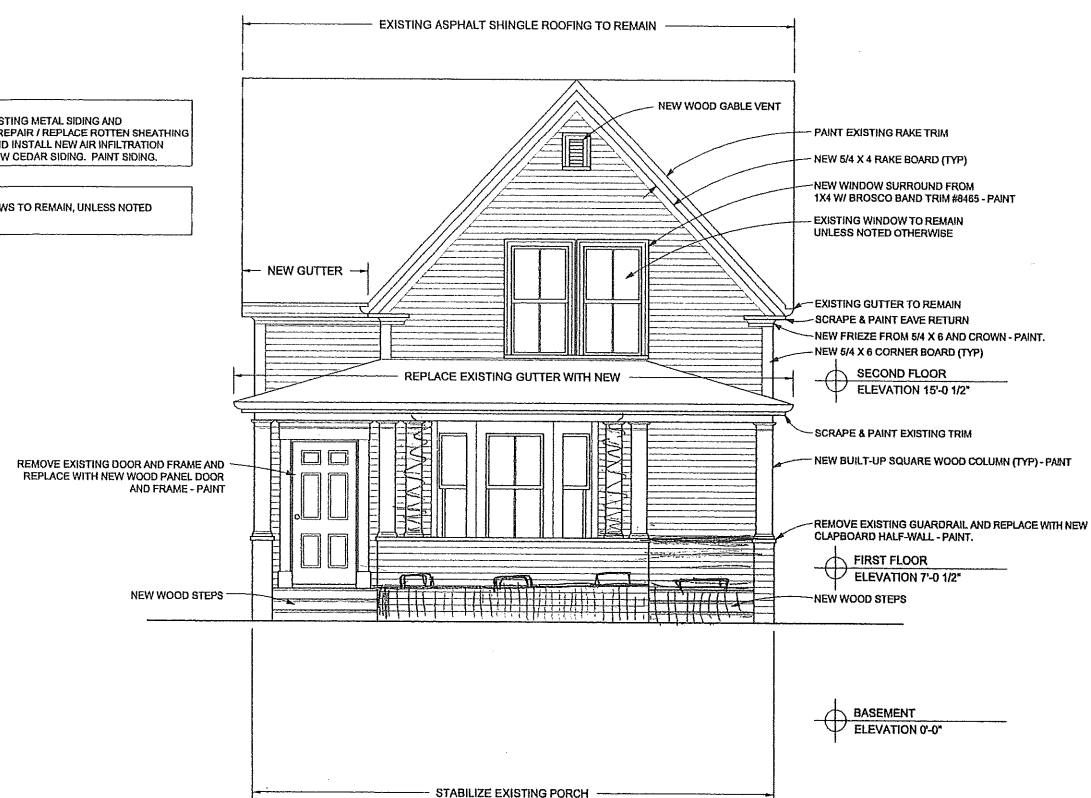


1 SOUTH ELEVATION RENOVATIONS
A-4

0' 5' 25'
SCALE: 1/4" = 1'-0"

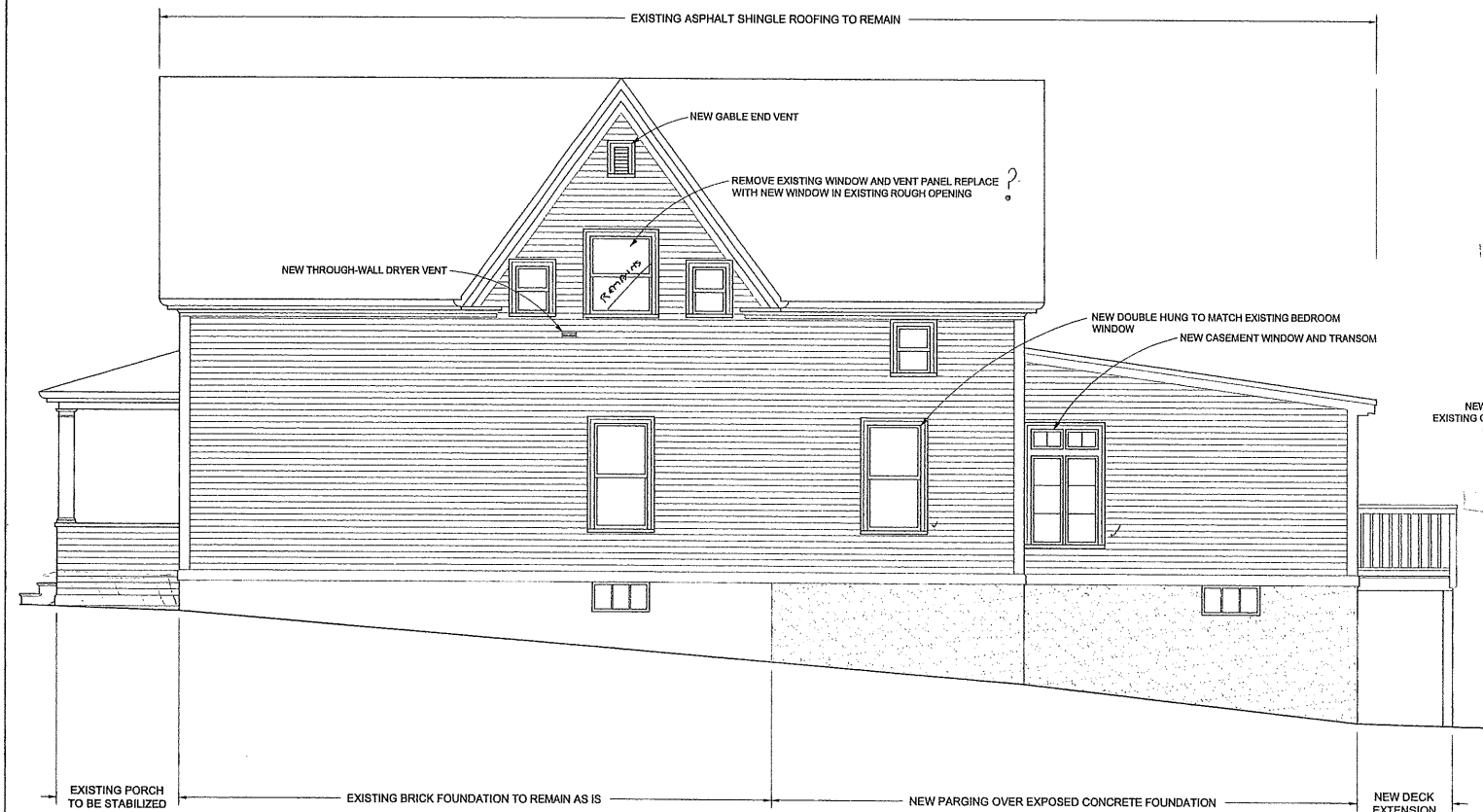
GENERAL NOTE:
REMOVE ALL EXISTING METAL SIDING AND
ACCESSORIES. REPAIR / REPLACE ROTTEN SHEATHING
AS REQUIRED AND INSTALL NEW AIR INFILTRATION
BARRIER AND NEW CEDAR SIDING. PAINT SIDING.

GENERAL NOTE:
EXISTING WINDOWS TO REMAIN, UNLESS NOTED
OTHERWISE.



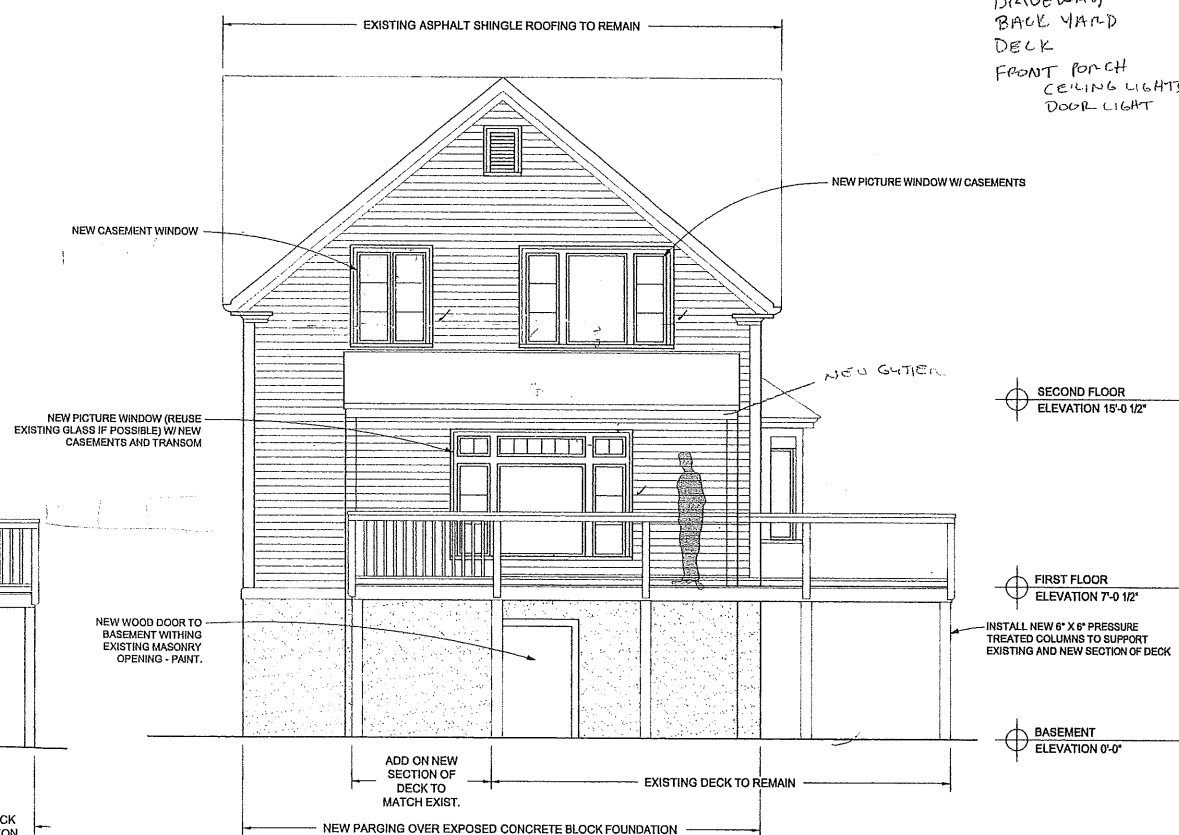
2 EAST ELEVATION RENOVATIONS
A-4

SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION RENOVATIONS
A-4

SCALE: 1/4" = 1'-0"



4 WEST ELEVATION RENOVATIONS
A-4

SCALE: 1/4" = 1'-0"

Exterior Lights
DRIVEWAY
BACK YARD
DECK
FRONT PORCH
CEILING LIGHTS
DOOR LIGHT