

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

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

**PERMIT ISSUED**

Permit No:

02-1280

Issue Date:

NOV 13 2002

CBL:

434 E002001

<b>Location of Construction:</b> 278 Veranda St		<b>Owner Name:</b> Gordon Michael		<b>Owner Address:</b> 278 Veranda St		<b>Phone:</b> 207 874-1544					
<b>Business Name:</b>		<b>Contractor Name:</b> R. P. Morrison Builders		<b>Contractor Address:</b> 270 Roosevelt Trail Windham		<b>Phone:</b> 207 892 9418					
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Alterations - Dwellings			<b>Zone:</b> R-5				
<b>Past Use:</b> single family		<b>Proposed Use:</b> single family - interior renovations, window replacement, & kitchen remodel		<b>Permit Fee:</b> \$394.00		<b>Cost of Work:</b> \$53,000.00	<b>CEO District:</b> 2				
<b>Proposed Project Description:</b> interior renovations, window replacement, & kitchen remodel <i>replace front porch deck boards &amp; re-build enclosed guard wall.</i>				<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: R-3 Type: 5B BOCA 1999					
				Signature:		Signature: <i>SMB 11/13/02</i>					
<b>Permit Taken By:</b> gg				<b>Date Applied For:</b> 11/13/2002				<b>Zoning Approval</b>			

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**

- ☒ Shoreland *within 250' but well beyond 75' HWM*  
☐ Wetland  
☒ Flood Zone *Panel 8 Zone C*  
☐ Subdivision  
☐ Site Plan  
Maj ☐ Minor ☐ MM ☐

Date: *11/13/02 SMB***Zoning Appeal**

- ☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

**Historic Preservation**

- ☒ Not in District or Landmark  
☐ Does Not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ Denied

Date: *11/13/02***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

# 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: _____		
Mailing address: <u>ROLAND MORRISON</u> <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>		

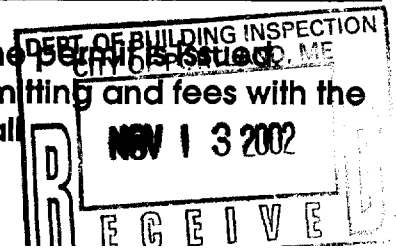
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 4<sup>th</sup> 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		Approval Date: 11/13/2002	
Comments:		<div></div>					
		Given On Date		<div></div>			
<div><input checked="" type="checkbox"/> OK to Issue Permit</div> <div>Name: Jeanine Bourke</div> <div>Date: 11/13/2002</div> <div>Date 2: </div>							
<div>Conditions Section:</div> <div><div>Add New Condition From Default List</div><div>Add New Condition</div><div>Delete Condition</div></div> <div>Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</div> <div><input type="checkbox"/></div> <div>Separate permits are required for any electrical or plumbing work.</div> <div><input type="checkbox"/></div> <div>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.</div> <div><input type="checkbox"/></div>							
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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	434 B002001
<b>Location</b>	278 VERANDA ST
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	GORDON MICHAEL 278 VERANDA ST PORTLAND ME 04103
<b>Book/Page</b>	11896/134
<b>Legal</b>	434-B-2 VERANDA ST 278 8000 SF

### Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$43,160	\$85,890	\$129,050

### Property Information

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

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

<b>Date</b> 04/27/1995	<b>Type</b> LAND + BLDING	<b>Price</b>	<b>Book/Page</b> 11896-134
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### Picture and Sketch

[Picture](#)

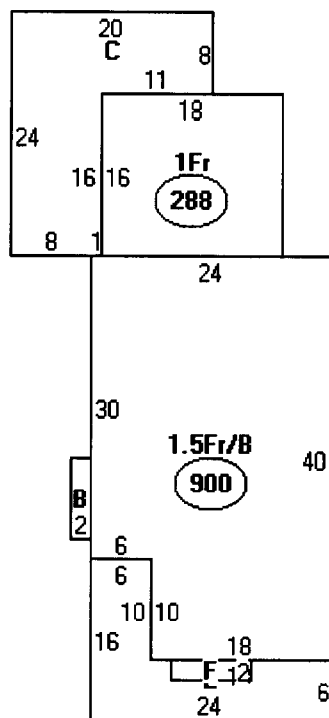
[Sketch](#)

[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.

**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

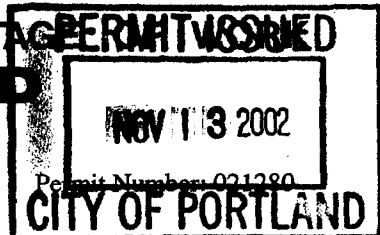
Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

**CITY OF PORTLAND**

**BUILDING DEPARTMENT**

**PERMIT**



Please Read  
Application And  
Notes, If Any,  
Attached

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 when permission is procured before this building or part thereof is occupied or closed-in. 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 **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of applicant/designee

Date

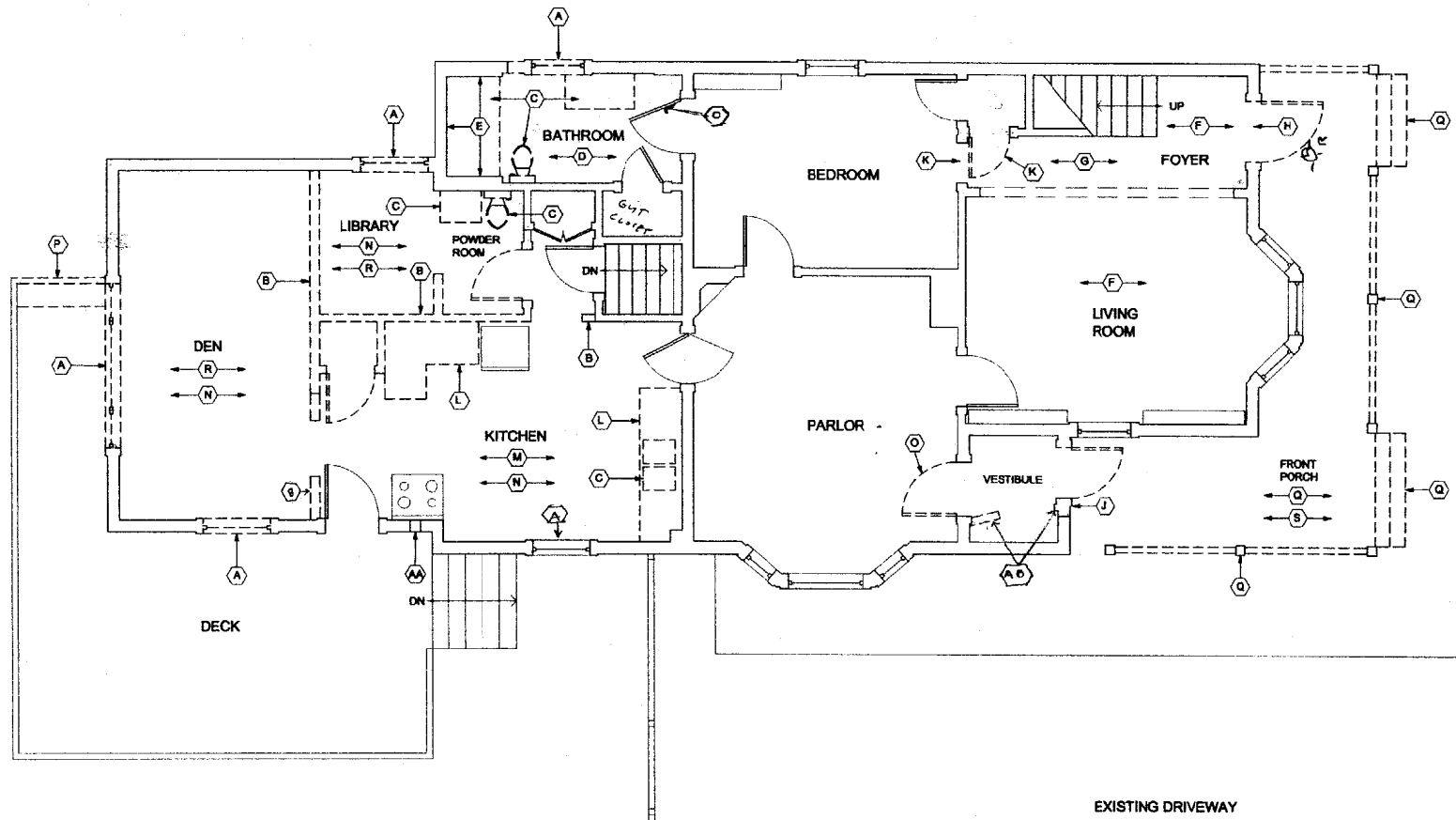
[Signature]  
Signature of Inspections Official

Date

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



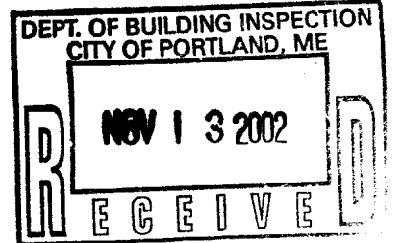
Rehabilitation of the  
**Gordon/Kirk Residence**  
278 Veranda Street  
Portland, Maine



N  
1  
A-2  
FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

DEMOLITION KEY NOTES

- ✓ (A) REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW - IF POSSIBLE USE EXISTING PICTURE WINDOW for Den *Extend 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. REPAIR CERAMIC 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 AND SILL. PREP FOR NEW INFILL.
- ✓ (I) REMOVE EXISTING EXTERIOR DOOR, CASING, SILL AND PORTION OF WALL. PREP FOR NEW DOOR, CASING AND SILL. *Is this necessary?*
- ✓ (J) REMOVE EXISTING INTERIOR DOOR. PREP FOR NEW INFILL WALL TO MATCH SURROUNDING.
- ✓ (K) REMOVE EXISTING CASEWORK. PREP REMOVALS POINTS FOR NEW FINISHES.
- ✓ (L) REMOVE EXISTING CERAMIC TILE FLOORING AND SHEATHING. PREP FOR NEW HARDWOOD.
- ✓ (M) REMOVE EXISTING SHEETROCK CEILING THROUGHOUT ROOM. PREP FOR NEW.
- ✓ (N) REMOVE EXISTING DOOR AND PREP FOR NEW.
- ✓ (O) REMOVE EXISTING SEATRILING AND PREP FOR DECK EXTENSION TO MATCH. - TO ACCOMMODATE LARGER WINDOW
- ✓ (P) 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 RETURN - PATCH

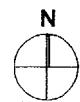
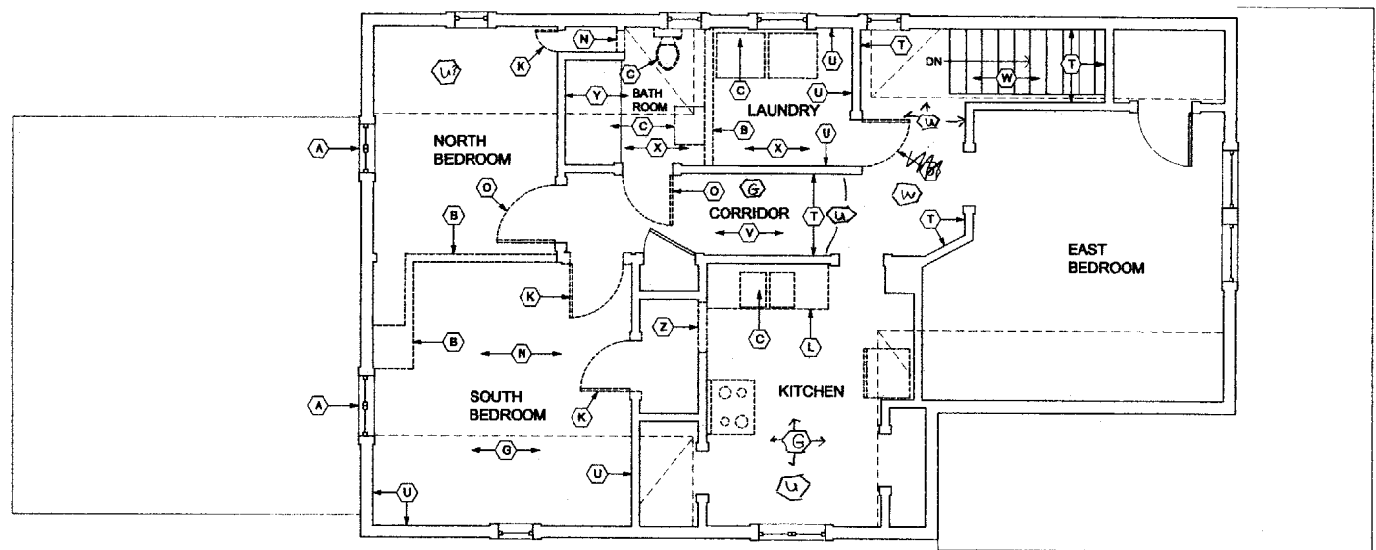


Date: 29 October 2002  
Scale: As Shown  
Revisions:

Title:  
Second Floor Plan  
Demolition

Sheet:  
D-2

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



1  
D-3

**SECOND FLOOR DEMOLITION PLAN**



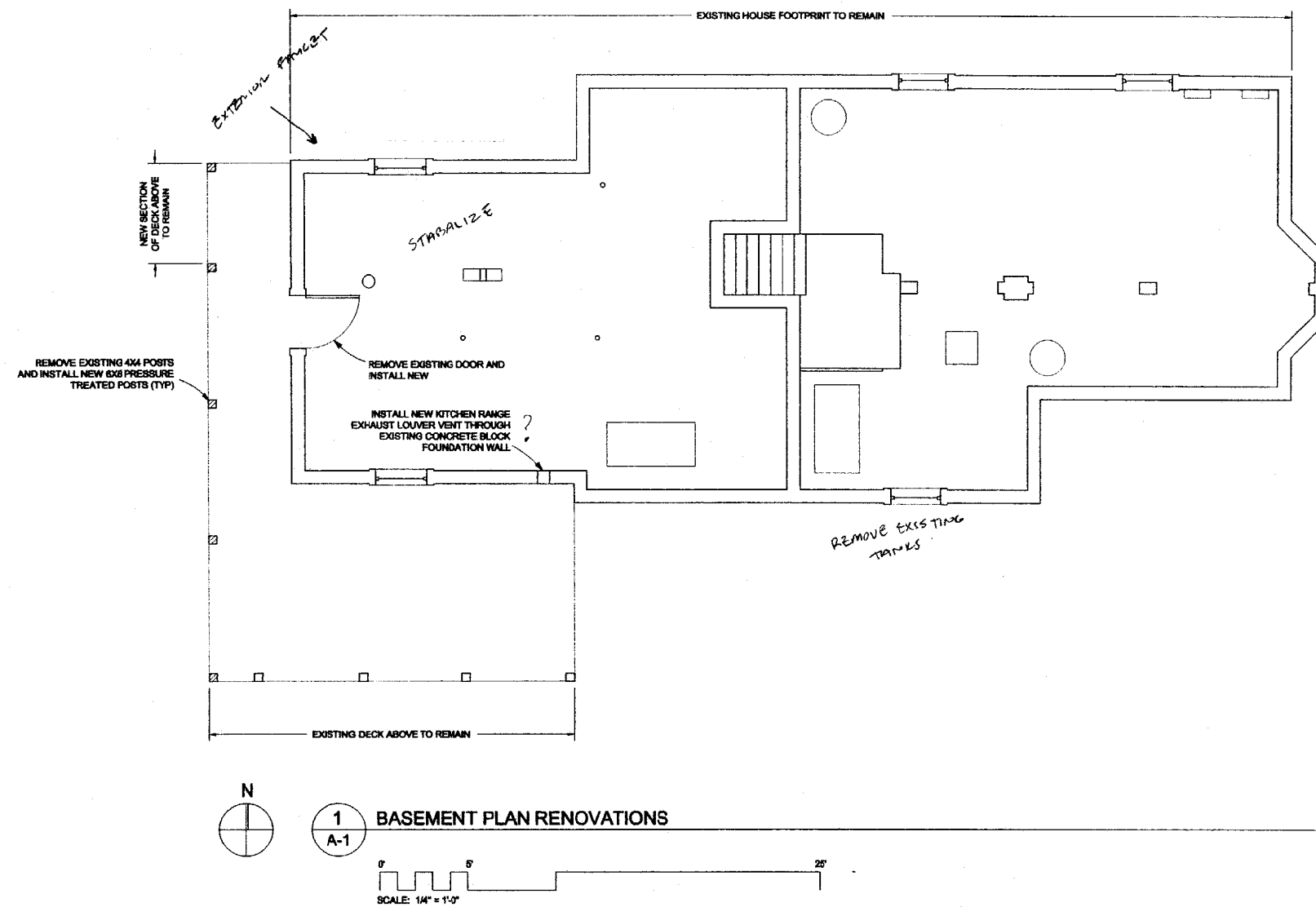
**DEMOLITION KEY NOTES**

- (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.

Date: 29 October 2002  
Scale: As Shown  
Revisions:

Title:  
**Second Floor  
Demolition Plan**

Sheet:  
**D-3**



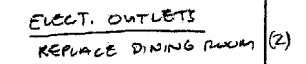
TURK TRACEY & LARRY  
ARCHITECTS, LLC  
92 EXCHANGE STREET  
PORTLAND, MAINE 04101  
TEL. 207.781.9882  
FAX. 207.781.9888

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**



0' 5' 2'

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

GWB?

FIRST FLOOR DOOR SCHEDULE	
#	REMARKS
✓ 1	NEW WOOD PANEL DOOR, HARDWARE AND WOOD SURROUND. PAINT
✓ 2	NEW WOOD FRENCH DOOR AND HARDWARE TO FIT EXISTING OPENING. NEW WOOD CASING ON VESTIBULE SIDE. PAINT
✓ 3	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT ?
✓ 4	EXISTING DOOR AND HARDWARE TO REMAIN. DO NOT PAINT.
✓ 5	EXISTING DOOR AND HARDWARE TO REMAIN. DO NOT PAINT.
✓ 6	<del>EXISTING DOOR AND HARDWARE TO REMAIN. DO NOT PAINT.</del> NEW WOOD PANEL DOOR - SURROUND
✓ 7	EXISTING DOOR AND HARDWARE TO REMAIN. BURNISH PAINT.
✓ 8	EXISTING DOOR AND HARDWARE TO REMAIN - PAINT KITCHEN SIDE.
✓ 9	EXISTING DOOR AND HARDWARE TO REMAIN - PAINT. NEW HARDWARE
✓ 10	EXISTING DOOR AND HARDWARE TO REMAIN - PAINT. ? SHOULD MATCH KITCHEN CABINETS
✓ 11	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT. ?

Sheet: **A-2**

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



1.5" 2"

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

GW B?  
CEILING MOLDING

FRENCH APR 2

Sheet:

