

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Please Read Application And Notes, if Any, Attached

**PERMIT ISSUED**

Permit Number: 100388  
 MAY 11 2010

**CITY OF PORTLAND**

This is to certify that KEFFER, MARC D. & ELIZABETH M. SELLERS, JTS/Cape Const  
 has permission to Master Bath Remodel w/ 2 windows, remove 2 closet walls  
 AT 65 COYLE ST CBL 126 E006001

**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

*[Signature]*  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 10-0388	Issue Date:	CBL: 126 E006001
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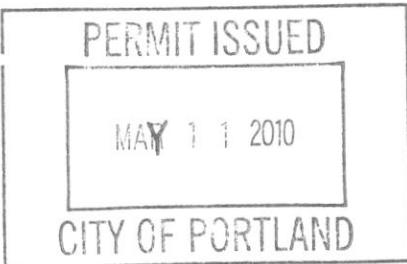
Location of Construction: 65 COYLE ST	Owner Name: KEFFER MARC D & ELIZABETH	Owner Address: 65 COYLE ST	Phone:
Business Name:	Contractor Name: Cape Construction & Renovation /Je	Contractor Address: 777 Cape Road Limington	Phone: 2078072070
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Master Bath Remodel w/ 2 windows, remove 2 closet walls	Permit Fee: \$400.00	Cost of Work: \$37,650.00	CEO District: 3	6,000 <sup>#</sup>
Proposed Project Description: Master Bath Remodel w/ 2 windows, remove 2 closet walls		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <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: Idobson	Date Applied For: 04/20/2010	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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: <i>ok with conditions</i> <i>4/20/10</i>	<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:
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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
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

Permit No: 10-0388	Date Applied For: 04/20/2010	CBL: 126 E006001
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Location of Construction: 65 COYLE ST	Owner Name: KEFFER MARC D & ELIZABETH	Owner Address: 65 COYLE ST	Phone:
Business Name:	Contractor Name: Cape Construction & Renovation /Je	Contractor Address: 777 Cape Road Limington	Phone (207) 807-2070
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Master Bath Remodel w/ 2 windows, remove 2 closet walls	Proposed Project Description: Master Bath Remodel w/ 2 windows, remove 2 closet walls
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/20/2010

**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** 05/10/2010

**Note:** **Ok to Issue:**

- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

or email: [buildinginspections@portlandmaine.gov](mailto: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.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

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

Department of Building Inspections

## Original Receipt

4.20 20 10

Received from

Cape Coast.

Location of Work

65 Coyle

Cost of Construction \$ \_\_\_\_\_

Building Fee: 3

Permit Fee \$ \_\_\_\_\_

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 400

Building (IL) \_\_\_\_\_

Plumbing (I5) \_\_\_\_\_

Electrical (I2) \_\_\_\_\_

Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 126-E-6

Check #: 344

Total Collected \$ 400

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

Taken by: S.M.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



# 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>65 COYLE ST.</u>		
Total Square Footage of Proposed Structure/Area <u>70 sq'</u>		Square Footage of Lot <u>8970</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>126</u> <u>E</u> <u>6</u>	Applicant <b>'must be owner, Lessee or Buyer'</b> Name <u>ELIZABETH SELLERS</u> Address <u>65 COYLE ST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-807-2070</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>37,650.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>400</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>MASTER BATHROOM REMODEL. - GUT OF EXISTING BATH, ONLY STRUCTURAL CHANGES ARE INSTALL OF TWO WINDOWS AND REMOVAL OF TWO CLOSET WALLS (NO BEARING)</u>		
Contractor's name: <u>JEREMY LAWRENCE (CAPE CONSTRUCTION + RESTORATION)</u> Address: <u>777 CAPE RD</u> City, State & Zip <u>UMINISTON, ME 04049</u> Telephone: <u>207-807-2670</u> Who should we contact when the permit is ready: <u>JEREMY</u> Telephone: <u>207-807-2070</u> Mailing address: <u>SAME</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](http://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: \_\_\_\_\_

Date: 4/20/10

RECEIVED  
APR 20 2010  
Dept. of Building Inspections  
City of Portland Maine

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

# - 65 COYLE BATH RENO -

(EXISTING CONDITION)

9'6"

SHOWER

TOILET

MASTER BATH

{ REMOVAL OF TWO  
NON-BEARING WALLS }

CLOSET

TO BE ELIMINATED

SINK

COMMON BATH

MASTER BEDROOM

NOTE:

ONLY STRUCTURAL CHANGES ARE REMOVAL OF CLOSET WALLS  
(NON-BEARING), AND INSTALL OF TWO WINDOWS, (SEE DETAIL BELOW)

WINDOW FRAMING DETAIL =

- 2X8 HEADER W/ PLYWOOD -

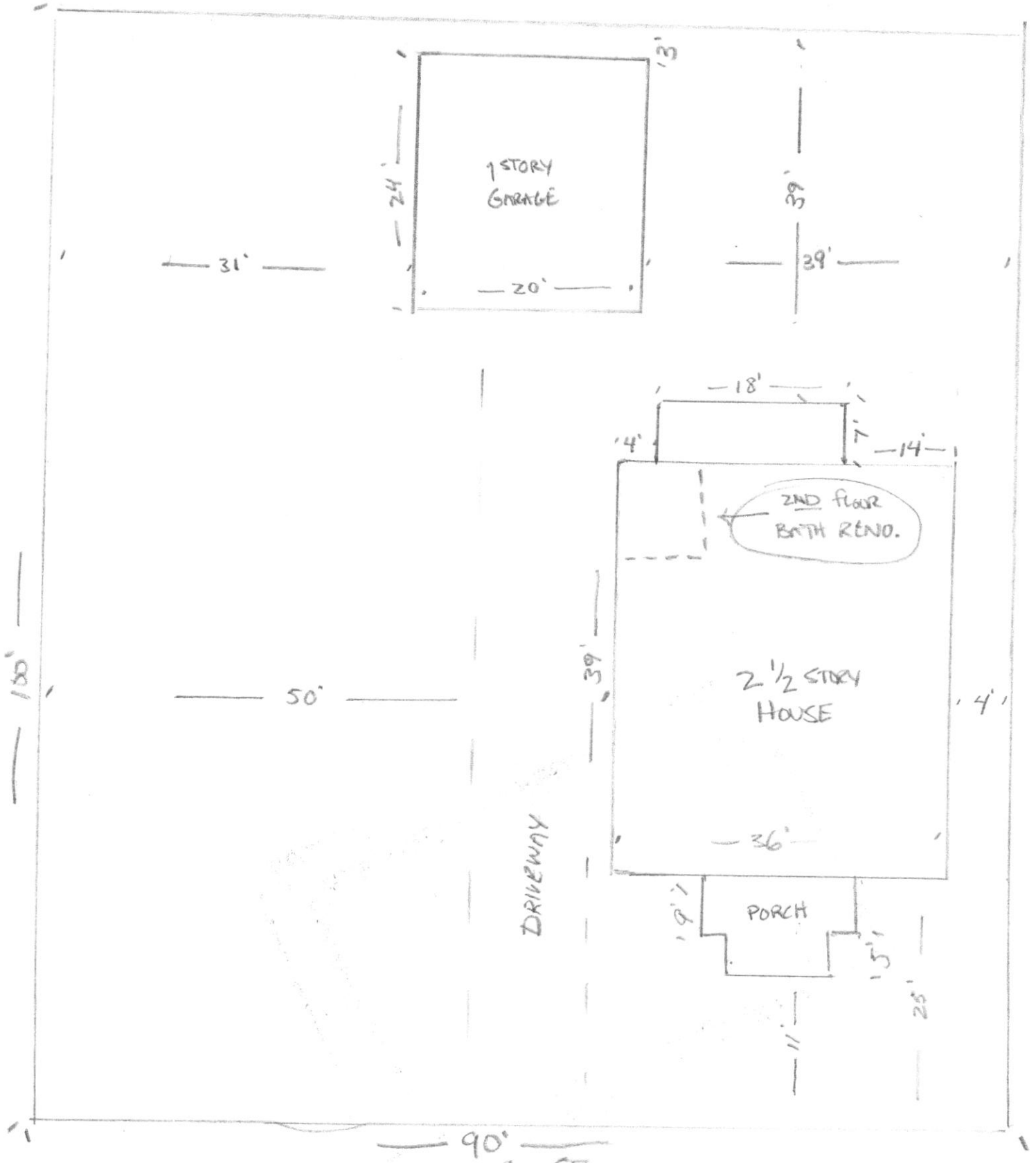


CAPE CONSTRUCTION

777 Cape Road  
Limington, Maine 04049

QUESTIONS: 207-807-2070, JEREMY

# - 65 COILE PLOT PLAN -







**LOCATION MAP**  
N.T.S.

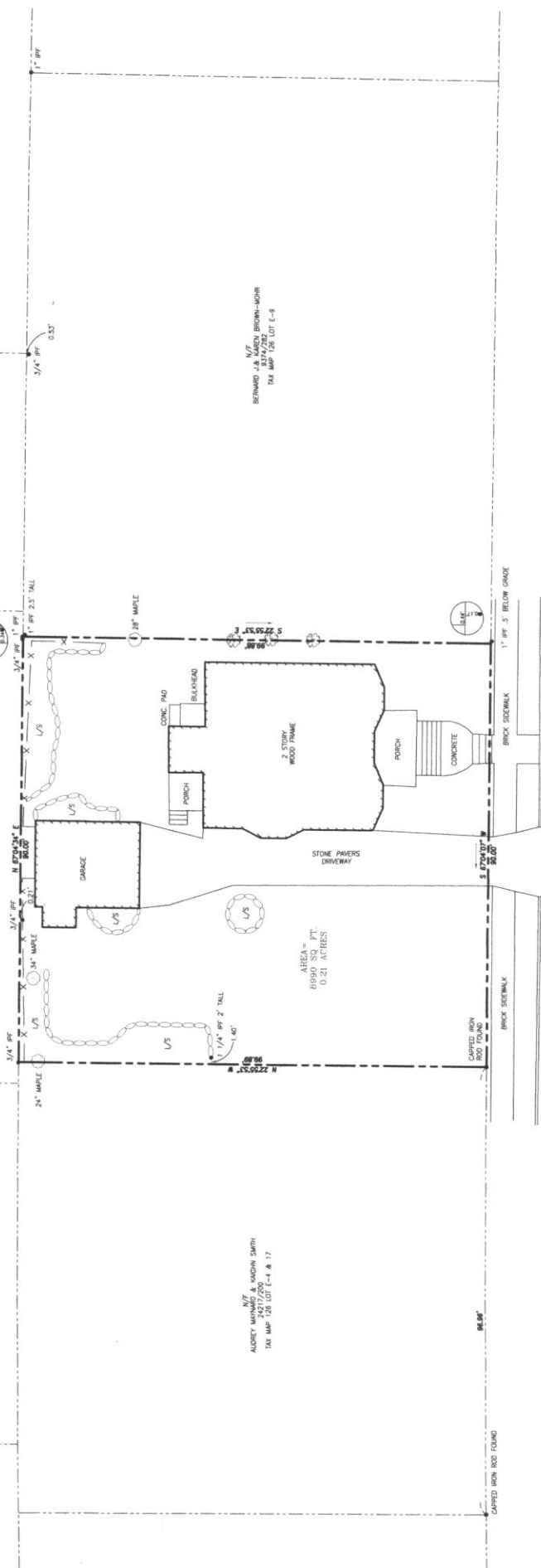
N/T  
HARRIS, JAMES HUBBARD  
TAX MAP 126 LOT E-7

N/T  
MICHAEL M. HARRIS & ERN P. BRENNAN  
TAX MAP 126 LOT E-5

N/T  
RUDOLF P.K. & VENNIE A. CASPARIS  
TAX MAP 126 LOT E-3

N/T  
AGREY MAINT N. WOOD SMITH  
TAX MAP 126 LOT E-4 & 17

N/T  
BERNARD J. & MAREN BROWN-MOHR  
TAX MAP 126 LOT E-8



**COYLE STREET**  
PAVED-PUBLIC-50 WIDE

**LEGEND**

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- CATCH BASIN
- CONCRETE CURB
- CONCRETE FENCE
- STONE WALL
- OVERHEAD WIRES
- UNDISCOVERED AREA

**GRAPHIC SCALE**



**PLAN REFERENCES**

1. PLAN OF COYLE STREET, PORTLAND, MAINE'S SUBDIVISION FOR L.W. LEIGHTON BY E.C. CORNELL DATED 1886 AS RECORDED IN THE CHANDLER COUNTY REGISTRY OF DEED IN PLAT BOOK 9 PAGE 21.

**GENERAL NOTES**

1. OWNER OF RECORD: MARK D. KETTER & ELIZABETH M. SELLERS
2. THE SURVEYED PREMISES IS LOT E-8 & 11 AS SHOWN ON THE CITY OF PORTLAND TAX ASSESSORS MAP 126.
3. BEARINGS ARE BASED ON MAGNETIC 1920.

**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON THE RESULTS OF AN ON THE GROUND FIELD SURVEY AND THAT THE SURVEYED PREMISES IS LOT E-8 & 11 AS SHOWN ON THE CITY OF PORTLAND TAX ASSESSORS MAP 126. IT CONFORMS TO THE BOARD OF LAND SURVEYING FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE \_\_\_\_\_ JOHN W. SMITH, P.L.S. NO. 1038

**BOUNDARY SURVEY**  
ON  
MADE FOR  
**BETH SELLERS**  
85 COYLE STREET, PORTLAND, MAINE 04101

**OWEN HASKELL, INC.**  
1980 U.S. ROUTE ONE, FAIRBANKS, ME 04101 (897)774-0434  
PROFESSIONAL LAND SURVEYING

Drawn By	JWS	Scale	1" = 10'
Checked By	JWS	Date	AUGUST 21, 2009
Book No.	1087	Sheet	2009-109 P
Drawn No.		Drawn No.	

- PERMITTING -

**CAPE CONSTRUCTION AND RESTORATION**

777 Cape Rd  
Limington, ME 04049

**CONTRACT**

Date
4/9/2010

For:
Beth Sellers and Marc Keffer 65 Coyle st Portland, Me 04101

**Work to be Performed**

Renovation of master bathroom, to include:

Removal and disposal of existing room finishes, fixtures, flooring and wall and ceiling board.

Will rework closet as shown on print to enlarge bath.

Will remove all subflooring and expose framing so to replumb and check for/fix water damage caused by existing shower leak.

Repair of downstairs ceiling under bath (where leaking).

Install of new subfloor and cement backer for tile.

All wall and ceiling framing to be exposed, will inspect and insulate properly.

Install of two windows, style and placement as shown on print. (Will finish exterior to match existing windows in trim and finish.)  
(CHANGE: Window's chosen by homeowner, + \$1,000.00)

Will use cement board backer behind tiles on wall and moisture resistant sheetrock above tile and ceiling, finished smooth ready for paint.

To tile floor and walls up six feet as shown with details and tile chosen by architect. (CHANGE: Tile chosen by homeowner, + \$5,000.00)

Install of custom shower, floor and wall tile as shown on print with fixtures specked and frameless glass enclosure.

Install of two custom built-in units as shown.

Interior trim to match existing with crown molding to be chosen.

Rework of all rough electrical and plumbing.

**Total 37,650.00**

Signature \_\_\_\_\_

Phone #	Fax #	E-mail
207-807-2070	207-637-2363	capeconstruction@fairpoint.net



WINDOW SCHEDULE				
WINDOW #	TYPE	UNIT SIZE	OPERATION	NOTES
201	A	1'-0" x 2'-11/8"	Casement	
202	B	2'-2" x 5'-11/8"	Casement	

Notes:

- 1 Window s by Marvin.
- 2 Unit to be pre-crimped w/ windows. Paint to match surrounding woodwork.

FINISH SCHEDULE				
BATHROOM SURFACE	MATERIAL	FINISH	COLOR	NOTES
Floor	PT (product # P100-HA-FD)	1/4"	White	
Base	6" square CT base (product # 66CB00, typical except @ corners)	Gloss/Sold	White	
Wall Tile	CT w/ 5'-0" AFF (product # 18PC00, typical except @ headerboard)	Gloss/Sold	White	
Accent Tile	CT at top course of the below showers	Cross/Sold	TBD by owner	
Wall Tile Balunose	Top @ 4'-0" AFF (product # 18PC00, typical except @ corners & MOW & DR frames)	Gloss/Sold	White	
Walls Above 4'-0" AFF	1/2" MR-GMB	PTD	Color By Architect	
Ceiling	1/2" MR-GMB	PTD	Color By Architect	
Crown Molding	W/D	PTD	Color By Architect	Profile TBD
Casework	W/D	PTD	Color By Architect	
Trim	W/D	PTD	Color By Architect	Window trim detailing to match existing. Door trim is existing trim re-used.

Notes:

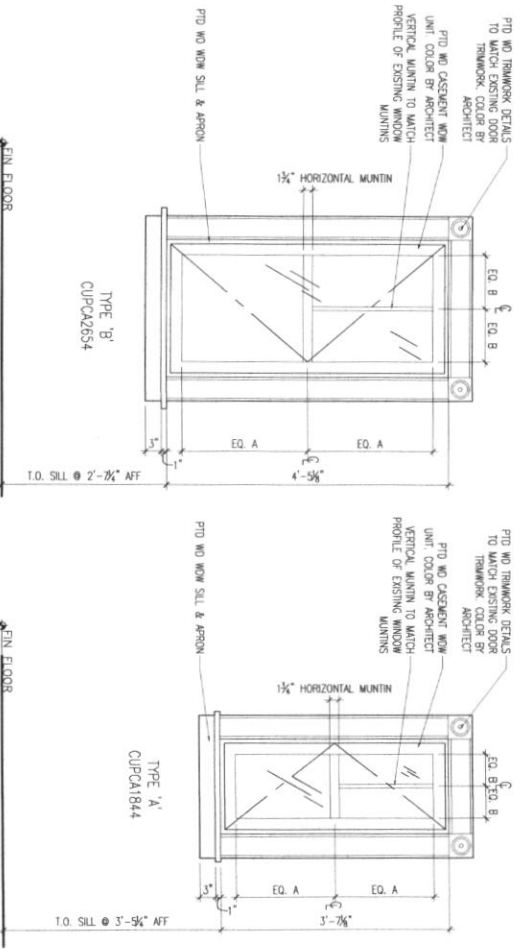
- 1 The product numbers are based on products by Subway Ceramics. Alternates must be equal.
- 2 All the product fit to be matching white.
- 3 Provide switch & outlet cover plates based on Subway Ceramics products to match wall tile color & finish. Alternates must be equal.
- 4 Window & Door trim to match existing.

LIGHTING FIXTURES SCHEDULE				
FIGURE	Model	MATERIALS	FINISH	NOTES
Sources	Existing	Existing	Existing	Focus salvaged fixtures from existing bathroom
Callig-noured fixture	Baker AA 2945 by Relux (analog or equal)	NAT'L/CL	brushed nickel, frosted glass	

Notes:

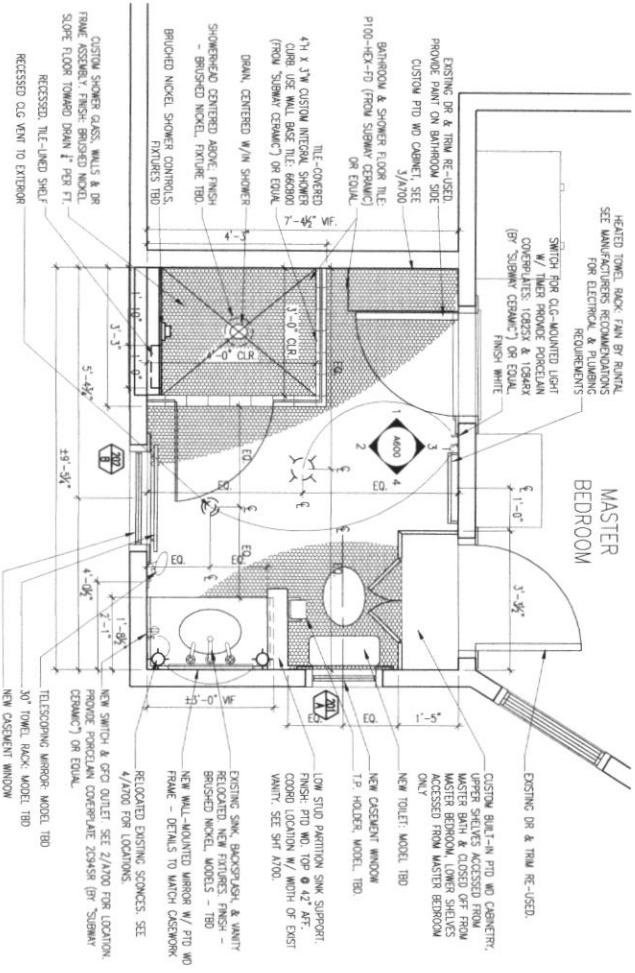
- 1 See floor plan for layout of controls & outlets
- 2 Electrical work must meet requirements of National Electrical Code

NOTE ELECTRICAL WORK MUST MEET REQUIREMENTS OF NATIONAL ELECTRICAL CODE.



## 2 WINDOW TYPES

3/4"=1'-0"



## 1 MASTER BATHROOM

1/2"=1'-0"

**BARBARA WHEELOCK**

ARCHITECTURE  
PRESERVATION  
DESIGN

500 CONGRESS STREET  
PORTLAND, MAINE 04101  
TEL 207 772 2722  
FAX 207 772 3667

REGISTERED ARCHITECT  
STATE OF MAINE

Issued For/Revisions:

1. 04-20-20 Existing Conditions
2. 05-29-20 Schematic Design - Major
3. 06-29-20 Bid
4. 08-13-20 Schematic Design - Major
5. 08-13-20 Bid
6. 10-20-20 Schematic Design - Major
7. 11-16-20 Owner Review - Major
8. 11-17-20 Bid

**SELLERS-KEFFER**  
**RESIDENCE**  
MASTER BATH RENOVATIONS  
PORTLAND, MAINE

Title:  
SECOND FLOOR PLAN

Project No: 200904  
Date: 05/01/2009  
Drawing No: **A102**

BARBARA WHEELLOCK  
ARCHITECTURE  
PRESERVATION  
DESIGN

500 CONGRESS STREET  
PORTLAND, MAINE 04101  
TEL 207 772 2722  
FAX 207 772 3667



Issued For/Revisions:

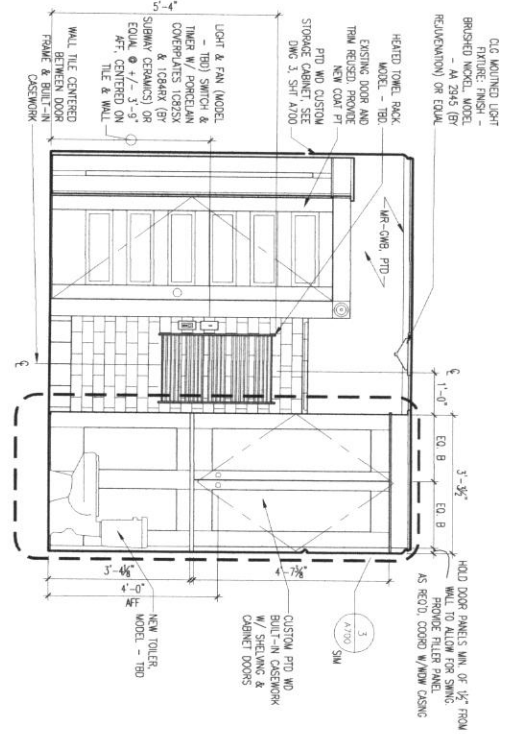
1.	09-23-08	Early Conditions
2.	09-24-08	Contract Design - Master
3.	09-25-08	Contract Design - Master
4.	10-20-08	Revised Contract Design - Master
5.	11-14-08	Contract Design - Master
6.	11-17-09	Final Bidder's Set for Construction - Master

**SELLER-KEFFER  
RESIDENCE**  
MASTER BATH RENOVATIONS

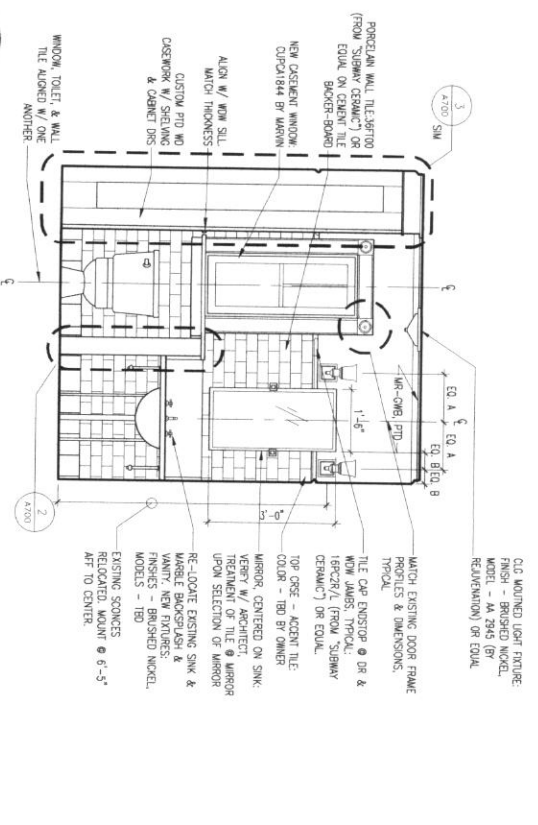
PORTLAND, MAINE  
MASTER BATH ELEVATIONS

Project No: 200904  
Date: 05/01/2009  
Drawing No:

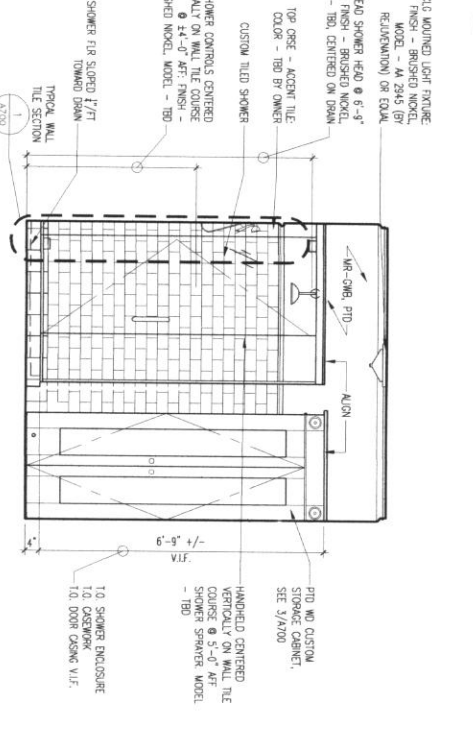
**A600**



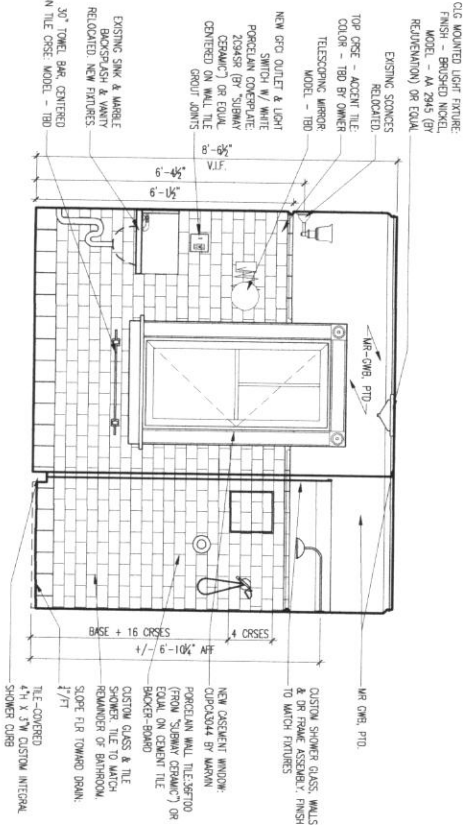
3 SOUTH ELEVATION  
1/2"=1'-0"



5 WEST ELEVATION  
1/2"=1'-0"



1 EAST ELEVATION  
1/2"=1'-0"



2 NORTH ELEVATION  
1/2"=1'-0"

BARBA+WHEELLOCK

ARCHITECTURE  
PRESERVATION  
DESIGN

500 CONGRESS STREET  
PORTLAND, MAINE 04101  
TEL 207 772 2722  
FAX 207 772 3867



- Issued For/Revisions:
- 06-03-08 Existing Conditions
  - 06-03-09 Schematic Design - Master Bath
  - 08-12-09 Schematic Design - Master Bath
  - 10-30-09 Schematic Design - Kitchen
  - 11-14-09 Owner Review - Master Bath Bidder's Specification
  - 11-17-09 Permitting - Master Bath

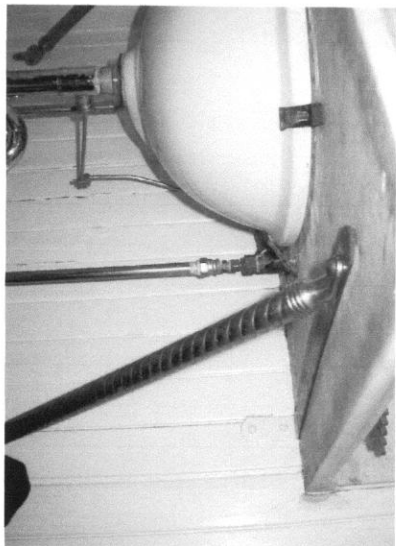
**SELLERS-KEEFER  
RESIDENCE**  
MASTER BATH RENOVATIONS

PORTLAND, MAINE

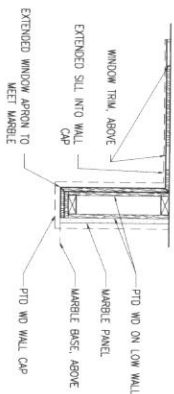
Title: DETAILS

Project No: 200904  
Date: 05/01/2009  
Drawing No:

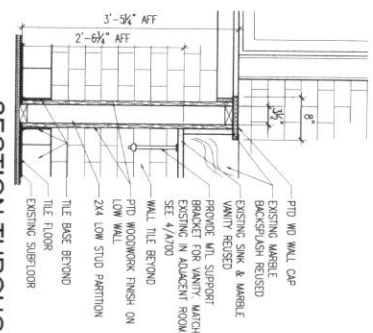
**A700**



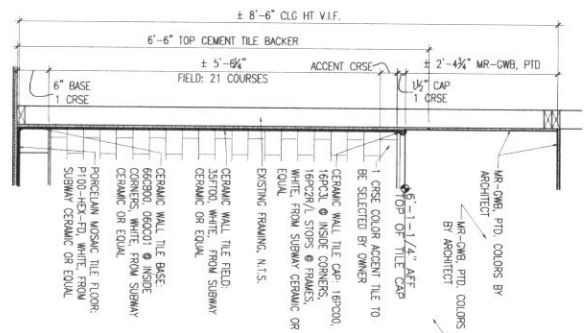
4 SINK SUPPORT BRACKET  
NTS



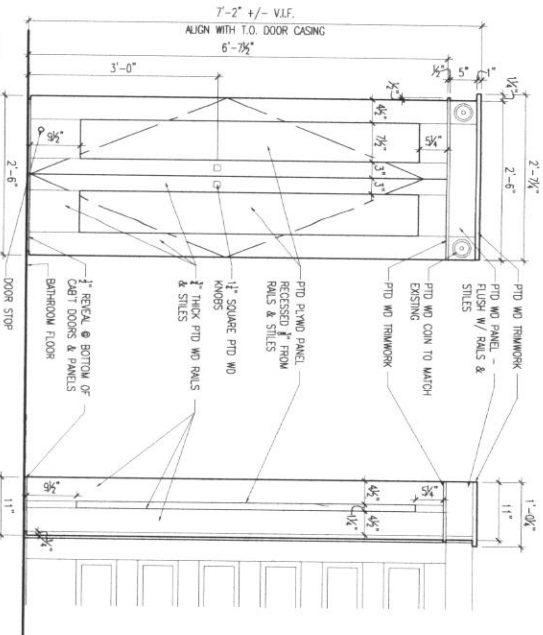
5 SECTION OF LOW WALL CAP IN PLAN  
3/4"=1'-0"



2 SECTION THROUGH PARTITION WALL @ VANITY  
3/4"=1'-0"



1 TYPICAL TILE SECTION  
3/4"=1'-0"



3 CUSTOM CABINET ELEVATIONS  
3/4"=1'-0"

**CAPE CONSTRUCTION AND RESTORATION**

777 Cape Rd  
Limington, ME 04049

**CONTRACT**

Date
4/9/2010

For:
Beth Sellers and Marc Keffer 65 Coyle st Portland, Me 04101

**Work to be Performed**

Electrical includes everything as shown on print.

Plumbing includes all fixtures chosen by architect, reworking marble sink and install of towel bar/room heater. (CHANGE: Figured adding heating zone, will not, - \$1,000.00)

Estimate includes all accessories shown in pricing set of plans.

Estimate is all inclusive except painting.

Work area will be sealed off from rest of house and will be kept clean and safe.

Duration of project will be three weeks.

Original estimate amount was \$ 32,650.00. Revised amount after changes is \$ 37,650.00.

NOTE: PAID \$12,000.00 toward total on 3/29/10 ck #1124, thank you.

<b>Total 37,650.00</b>
------------------------

Signature \_\_\_\_\_

Phone #	Fax #	E-mail
207-807-2070	207-637-2363	capeconstruction@fairpoint.net