

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 090233

Please Read Application And Notes, If Any, Attached

This is to certify that MURRAY DONALD L & MARIE L K M of ITS/Maine has permission to Finish Basement to Create a Workshop and Family Room AT 30 MAJORS CT CB# 153 A025030

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

*Thomas H. Mackley* 3/26/09  
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

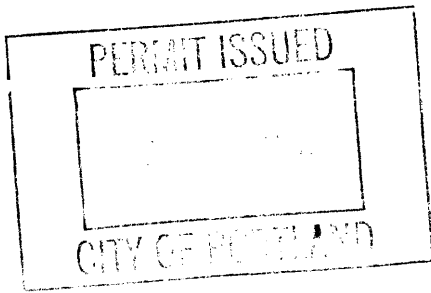
Permit No: 09-0233	Issue Date:	CBL: 153 A025030
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Location of Construction: 30 MAJORS CT	Owner Name: MURRAY DONALD L & MABEL	Owner Address: 30 MAJORS CT	Phone: 207-899-4195
Business Name:	Contractor Name: Maine Properties, Inc.	Contractor Address: PO Box 368 Scarborough	Phone: 2078833753
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone:

Past Use: Single Family Residential Condo	Proposed Use: Single Family Residential Condo - Finish Basement to Create a Workshop and Family Room	Permit Fee: \$370.00	Cost of Work: \$34,269.00	CEO District: 4
Proposed Project Description: Finish Basement to Create a Workshop and Family Room		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB  IRC 2003	
		Signature: _____		Signature: <i>Jm</i> 3/26/09
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: lmd	Date Applied For: 03/25/2009	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>OR</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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: <i>Jm</i> 3/26/09	Date: _____	Date: <i>Jm</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

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**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.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

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

  X   Final inspection required at completion of work.

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.**

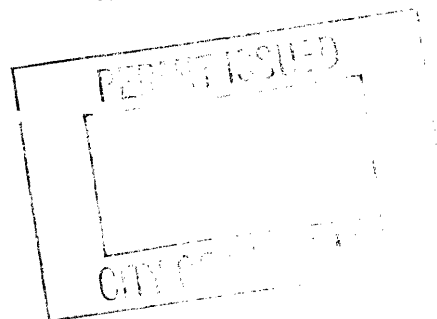
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

*Thomas H. McAuley*  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*3/26/09*  
\_\_\_\_\_  
Date





# 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>30 Majors Ct. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>1400</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>153      A      025030</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Donald L. Murray</u> <u>Mabelle K. Murray</u> Address <u>30 Majors Ct.</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>207-899-4195</u>
Lessee/DBA (If Applicable)  <u>MAR 25 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>34,269.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
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>Finish basement. See attachments: Board approval, contract, floor plan, electrical, lighting + flooring plans. Also door + window schedule</u>		
Contractor's name: <u>MAINE PROPERTIES, INC</u>		
Address: <u>197 US Rt 1 P.O. Box 368 Scarborough,</u>		
City, State & Zip <u>Scarborough, ME 04070-0361</u>		Telephone: <u>207-883-3753</u>
Who should we contact when the permit is ready: <u>OWNER/APPLICANT</u>		Telephone: <u>207-899-4195</u>
Mailing address: <u>AS ABOVE</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: [Signature] Date: March 24 2009

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

Mabelle K. Murray

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

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

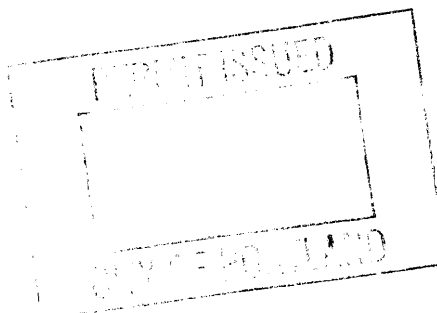
<b>Permit No:</b> 09-0233	<b>Date Applied For:</b> 03/25/2009	<b>CBL:</b> 153 A025030
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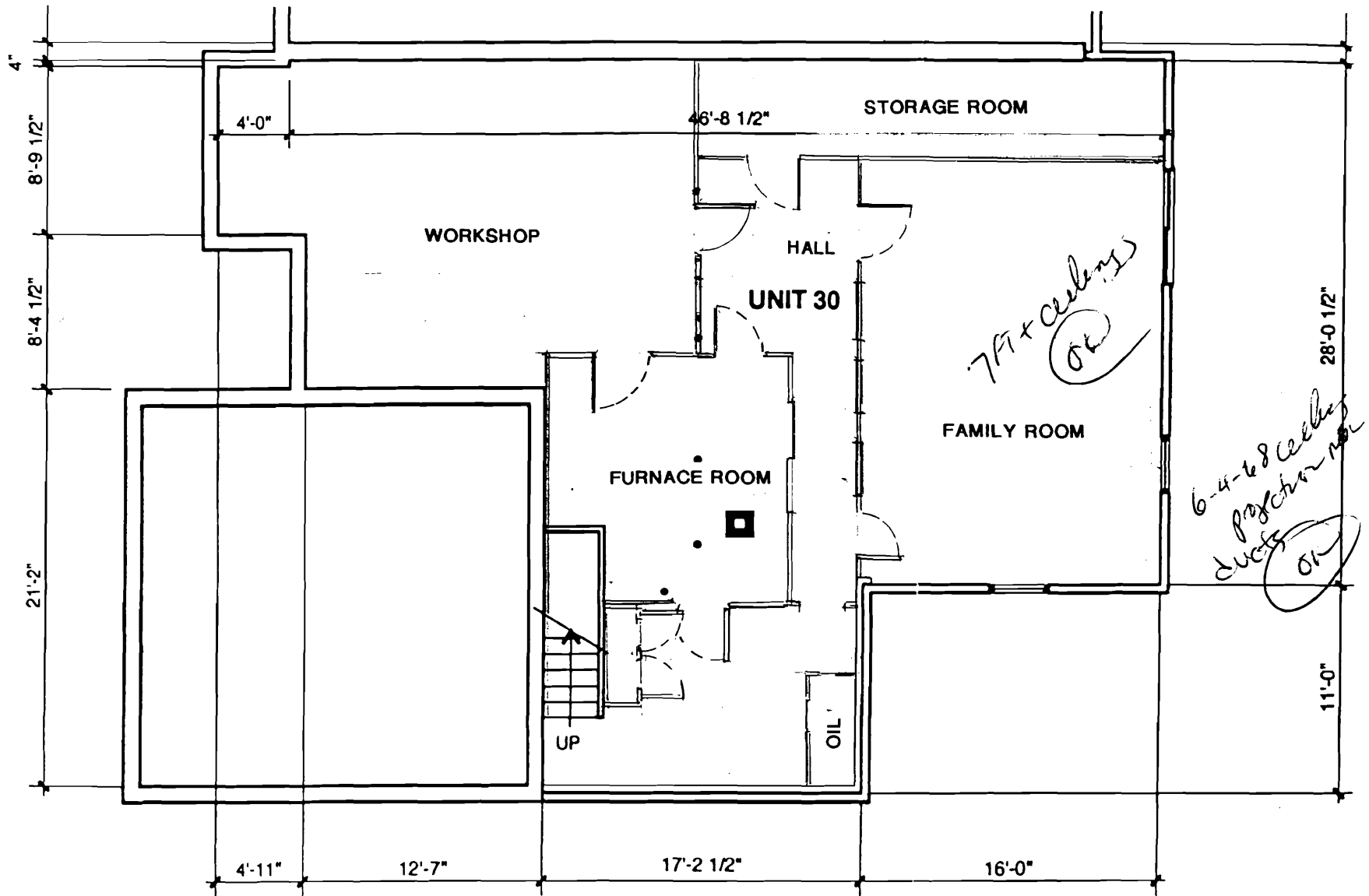
<b>Location of Construction:</b> 30 MAJORS CT	<b>Owner Name:</b> MURRAY DONALD L & MABEL	<b>Owner Address:</b> 30 MAJORS CT	<b>Phone:</b> 207-899-4195
<b>Business Name:</b>	<b>Contractor Name:</b> Maine Properties, Inc.	<b>Contractor Address:</b> PO Box 368 Scarborough	<b>Phone:</b> (207) 883-3753
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Residential Condo - Finish Basement to Create a Workshop and Family Room	<b>Proposed Project Description:</b> Finish Basement to Create a Workshop and Family Room
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 03/26/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) 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.			
2) 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> Tom Markley	<b>Approval Date:</b> 03/26/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			

<b>Comments:</b>
3/25/2009-lmd: Permit by appt scheduled for this application
3/26/2009-tm: called and left a message for Travis Blake of Maine properties that I need the height of ceiling for basement renovations.





D.L. MURRAY

1

BASEMENT FLOOR PLAN UNIT

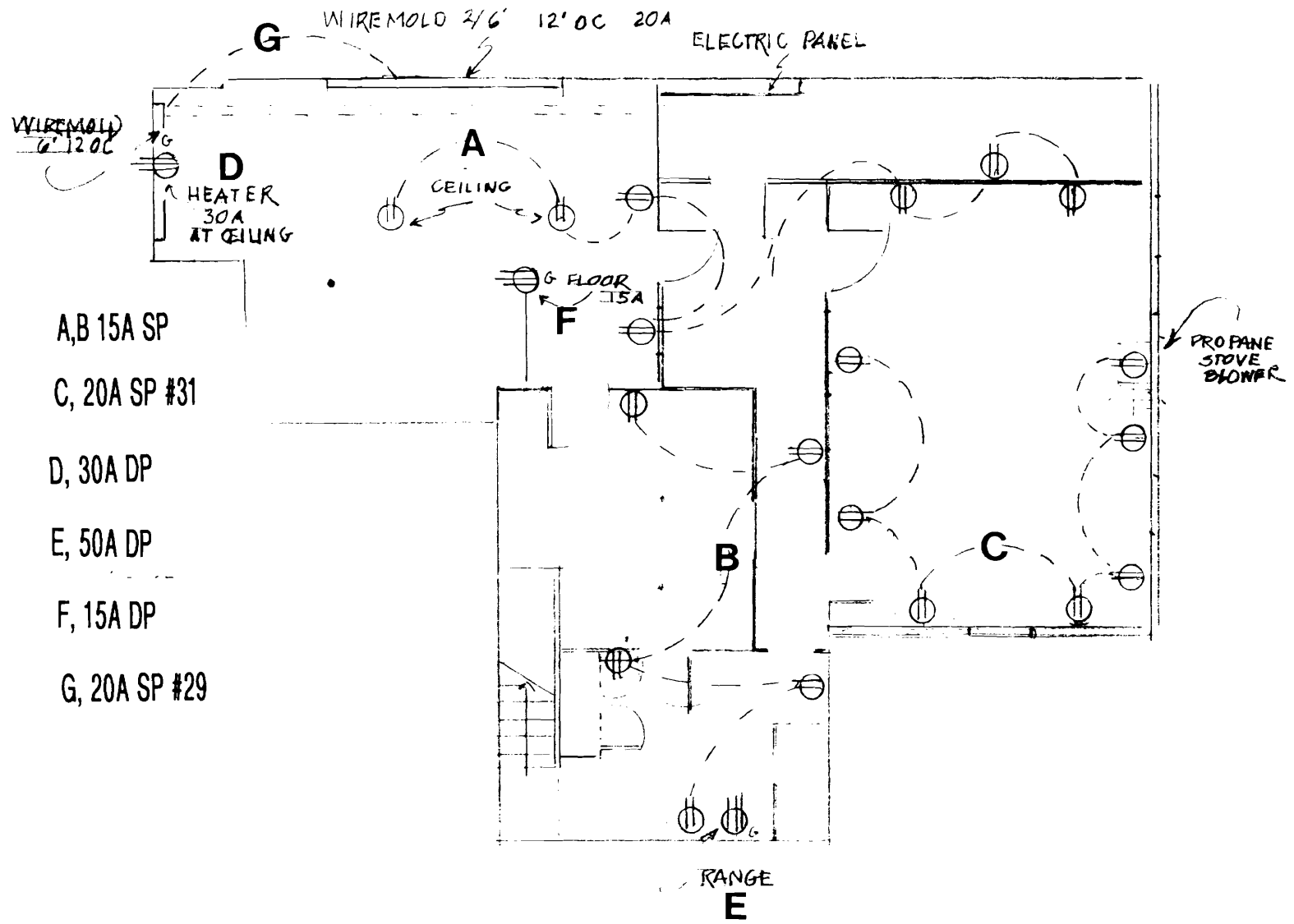
30

30 MAJORS COURT  
BASEMENT CONCEPT PLAN

SCALE: 1/8" = 1'-0"

Modified 02/18/09

02/2009



SCALE: 1/8" = 1'0"

D.L. MURRAY

### 30 MAJORS CT. BASEMENT ELECTRIC PLAN

25 EACH

LIGHTOLIER LYTECASTER  
1104ICXN/S

TRIM:1176WH

LAMP: DuraMax 65W  
120V BR40 FL

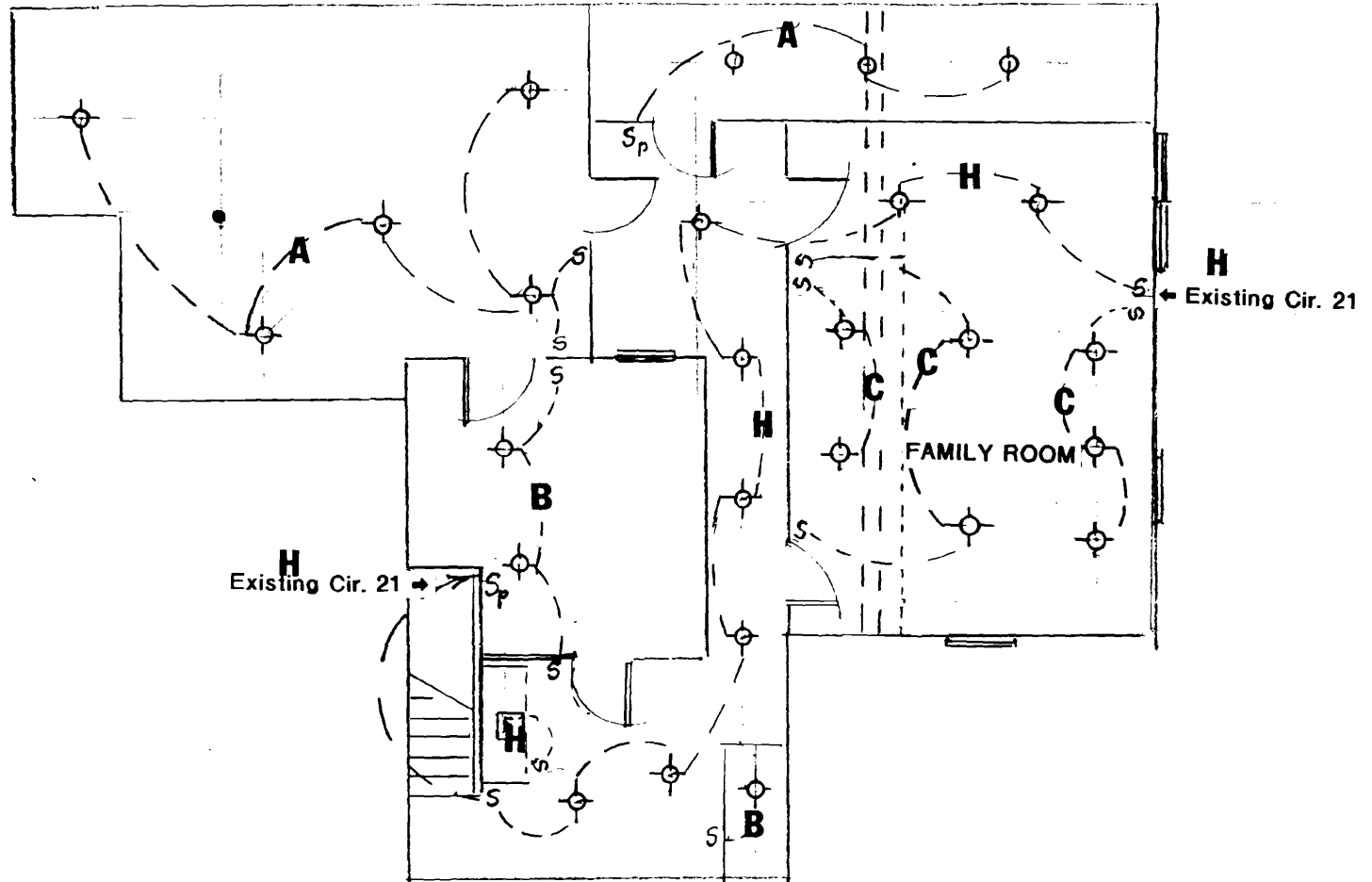
F

CLOSET FLUORESCENT

A,B 15A SP

C 20A SP #31

H 15A SP #21

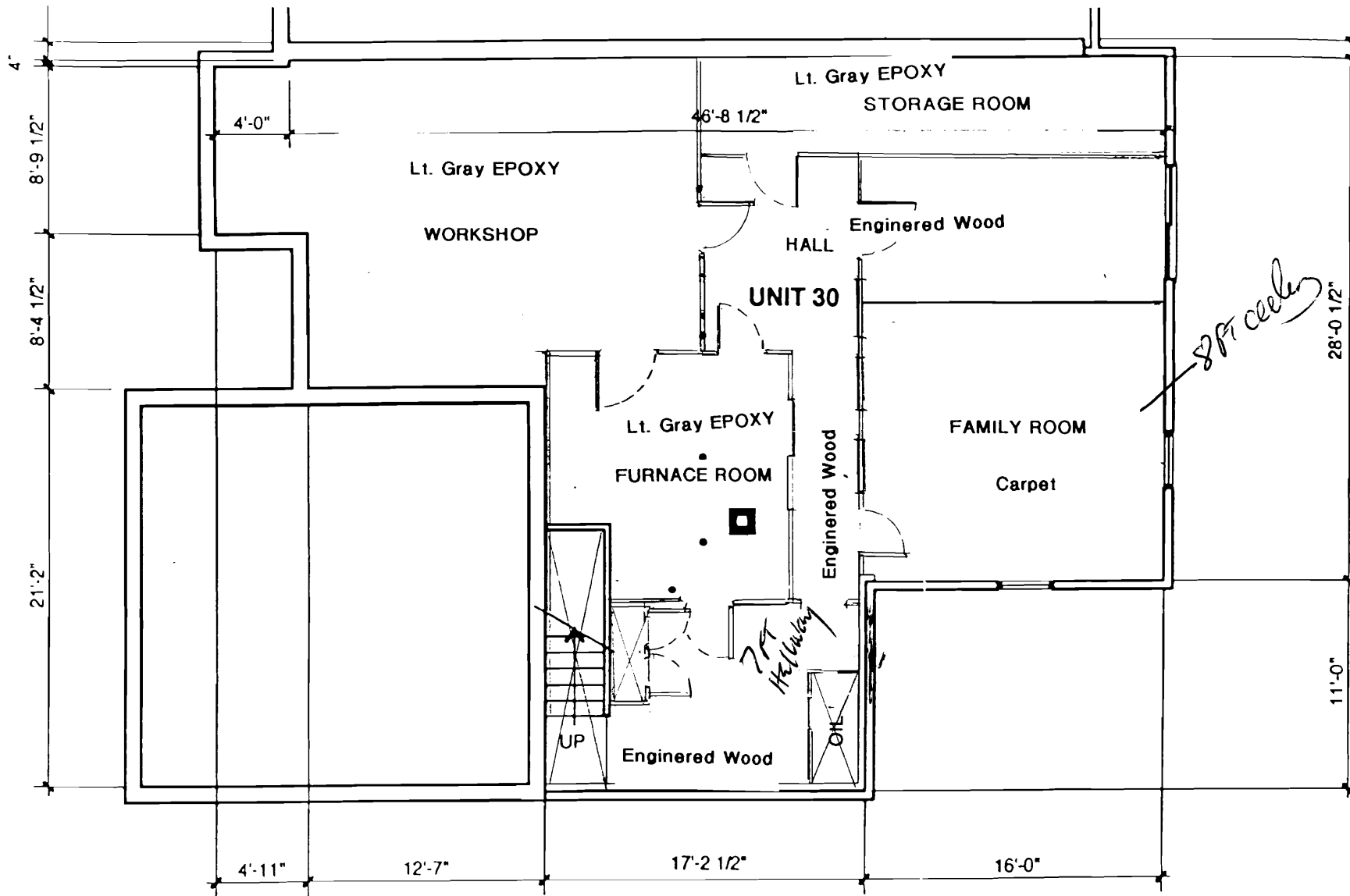


### 30 MAJORS CT. LIGHTING PLAN (BASEMENT)

SCALE: 1/8" = 1'-0"

D.L. MURRAY 02/22/09





D.L. MURRAY

1

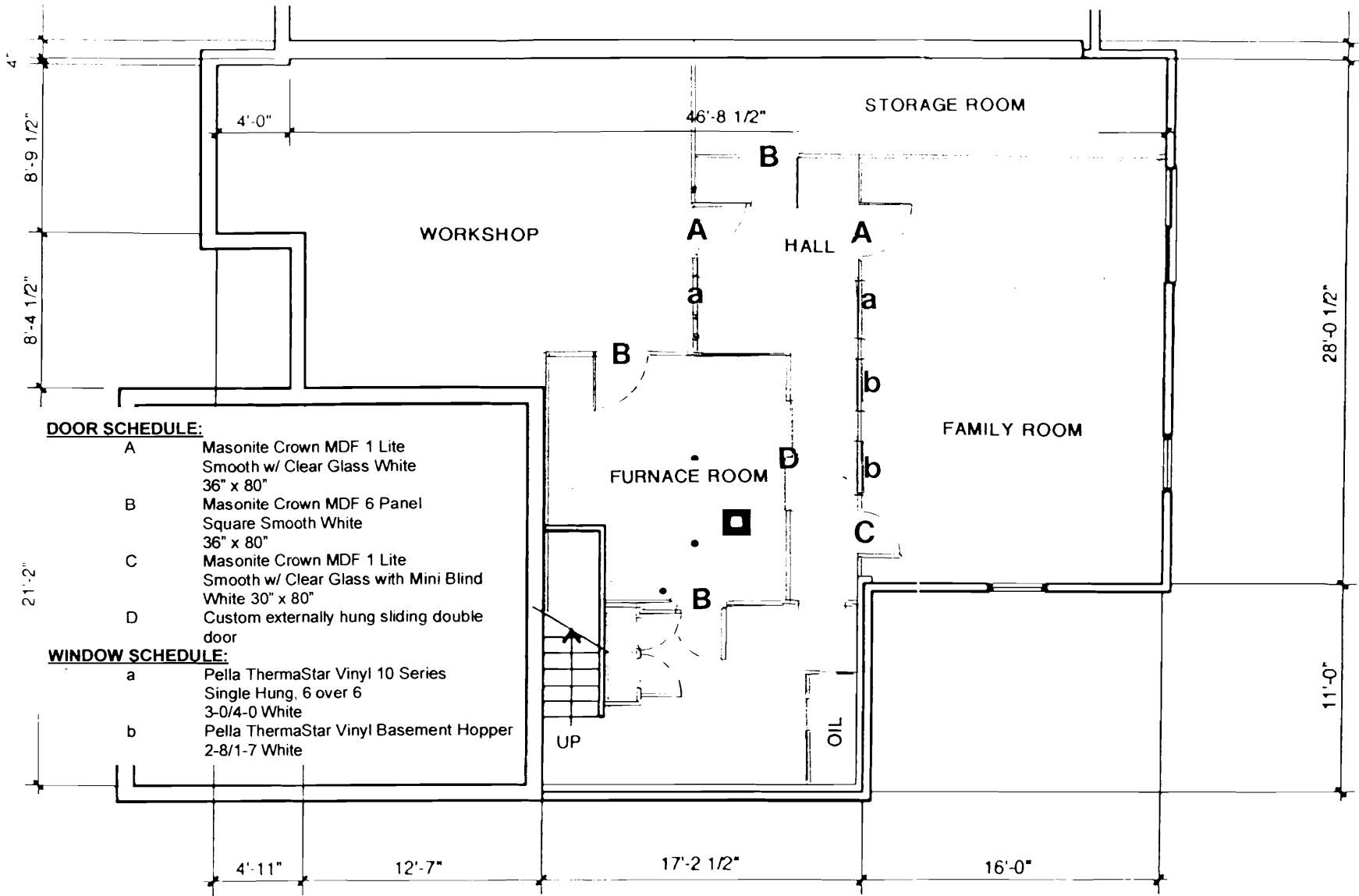
30 MAJORS CT. BASEMENT FLOORING PLAN

30 MAJORS COURT  
BASEMENT CONCEPT PLAN

SCALE 1/8" = 1'-0"

Modified 02/18/09

02/2009



**DOOR SCHEDULE:**

- A Masonite Crown MDF 1 Lite  
Smooth w/ Clear Glass White  
36" x 80"
- B Masonite Crown MDF 6 Panel  
Square Smooth White  
36" x 80"
- C Masonite Crown MDF 1 Lite  
Smooth w/ Clear Glass with Mini Blind  
White 30" x 80"
- D Custom externally hung sliding double  
door

**WINDOW SCHEDULE:**

- a Pella ThermaStar Vinyl 10 Series  
Single Hung, 6 over 6  
3-0/4-0 White
- b Pella ThermaStar Vinyl Basement Hopper  
2-8/1-7 White

D.L. MURRAY

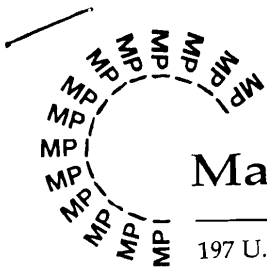
**30 MAJORS CT. BASEMENT DOOR/WINDOW PLAN**

30 MAJORS COURT  
BASEMENT CONCEPT PLAN

SCALE 1/8" = 1'-0"

Modified 02/18/09

02/2009



# Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368

207 / 883-3753

Fax • 207 / 883 - 0364

## AGREEMENT BETWEEN OWNER AND CONTRACTOR

**Contract # 38610**

Made as of this 23<sup>rd</sup> day of March in the year Two Thousand and Nine.

BETWEEN the Owner: Donald L. Murray  
Mabelle K. Murray  
30 Majors Court  
Portland, ME 04103

And the Contractor: Maine Properties, Inc.  
PO Box 368  
197 U.S. Route 1  
Scarborough, ME 04070-0368  
207-883-3753

Location of work: 30 Majors Court, Portland ME 04103  
Basement Remodel

Description of work: (See Addendum A)

The Owner and Contractor agree as set forth below.

### **1. THE WORK**

The Contractor shall perform the work for the Residential Project titled above. Description of work is attached in Addendum A

### **2. TIME OF COMMENCEMENT AND SUBSTANTIAL COMPLETION.**

The parties anticipate the commencement of work will be Around March 31,2009 and the work will be substantially completed by May 1, 2009.\* This is an estimate only, with no guarantee as to the accuracy of the dates. The Buyer understands and acknowledges these dates are subject to change.

### 3. CONTRACT PRICE

The Owner shall pay the Contractor in current funds for the performance of the Work subject to additions and deductions by a Change Order as provided herein, the Contract Sum of \$ 34,269.00 Any initial down payment shall not exceed one-third of the Contract Sum. Payment of the Contract Sum shall be made as follows:

1. \$6,854.00 (20%) with signed contract. *paid chk # 144 3/24 [Signature]*
2. \$6,854.00 upon completion of rough framing complete
3. \$6,854.00 upon completion of sheetrock
4. \$6,854.00 upon completion of trim work
5. Balance upon completion minus \$ 2,000 until punch list complete

\*\* Change Orders explained below in section 7

### 4. ENERGY STANDARDS

Contractor and Owner acknowledge that 10 M.R.S.A. § 1411 et seq. establishes minimum energy efficiency standards for residential construction. To the extent the work includes the building of an addition, both parties acknowledge that the addition to be constructed hereunder does meet or exceed such standards.

### 5. DISPUTE RESOLUTION

If a dispute arises concerning the provisions of this contract or the performance of the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

(a) Binding arbitration as regulated by the Maine Uniform Arbitration Act, with parties agreeing to accept as final the Arbitrator's decision; or

(b) Non-binding arbitration, with the parties free to not accept the Arbitrator's decision and to seek satisfaction through other means, including a law suit; or

(c) Mediation, with the parties agreeing to enter into good-faith negotiations through a neutral mediator in order to attempt to resolve their differences.

### 6. WARRANTIES

In addition to any additional warranties agreed to by the parties and contained herein, the Contractor warrants that the work will be free from faulty materials; constructed according to the building code applicable for this location (building code of the Municipality of Portland, Maine); constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

## 7. CHANGE ORDERS

Any alteration or deviation from the construction specifications contained herein or attached hereto that involve the revisions of the contract price will be executed only upon the parties entering into a written change order. The change order shall operate as an amendment to this contract. Each change order must be in writing and becomes a part of and shall be in conformance with this contract unless otherwise stated in the change order. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated. The change order must detail all changes to the original contract that resulted in revision of the sales price. The previous contract sales price must be stated and the revised price shall also be stated. Both parties must sign the change order.

## 8. MISCELLANEOUS

8.1 This Contract contains the entire agreement between the Owner and Contractor and may not be modified except by a writing signed by both parties.

8.2 The Contract shall be governed by the law of the State of Maine.

This Agreement entered into as of the day and year first written above.

**Owner:**

March 24, 2009

Donald L. Murray  
Donald L. Murray

March 24, 2009

Mabelle K. Murray  
Mabelle K. Murray

**Contractor:**

\_\_\_\_\_

By Pete Garrett  
Pete Garrett  
President, Maine Properties Inc

*PG*

\*As of September 1, 2006 this contract must also include as an addendum the Maine Attorney General's website warning on home repair and construction, which includes information on home contractors successfully sued by the State. Consumers are strongly advised to call the Attorney General's Consumer Protection Division at (207) 626-8849 or 1-800-436-2131 or to visit the Attorney General's website for information on how to enforce their rights when constructing or repairing their home. Go to <http://www.maine.gov/ag/>.



# Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368 207 / 883-3753 Fax • 207 / 883-2135

March 23, 2009

Don Murray  
30 Majors Court  
Portland, ME 04103

RE: Basement Finish                      ADDENDUM A

Maine Properties, Inc proposes to supply labor and materials to complete the following scope of work.

Scope of Work:

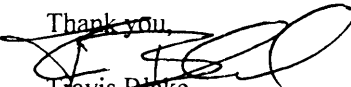
- Frame walls with KD studs and PT sill as shown on plan
- Install 2" Foam T & G on all concrete walls
- Over foam install 2 x 3 KD studs (recommend over strapping to have room for outlets and strength to the wall)
- Install sheetrock over all framed wall except where noted (inside boiler room, inside closet)
- Tape, compound, and sand sheetrock
- Supply and install windows per window schedule
- Construct closet by stairs finish outside only
- Install carpet in approx 12 x 16 area of family room
- Install hardwood with backer in other part of living room and hallway
- Epoxy paint closet, boiler room and workshop floor
- Install 3" PVC pipe from boiler room to exterior back wall with exterior vent(board approval required for vent)
- Insulate ceiling with R-30 Fiberglass insulation and poly( I don't believe you would be happy with the blown-in)
- Suspended ceiling to be installed in the first area of the hallway by stairs
- Creative ceiling will be done in area of duct work(probably luaun plywood we discussed)
- Sheetrock ceiling in family room
- Electrical as spelt out in lighting and electrical plan discussed between Chris and Don
- Removal of all debris created by basement finish

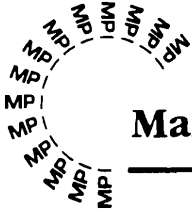
**Not included:**

- Base trim
- Closet finish by stairs
- Stairs
- Ceiling in workshop
- Moving of duct work

Painting	
Base Price	\$ 23,000.00
Flooring Allowance	\$ 6,069.00
Electrical	\$ 5,200.00
Total for scope for scope of work	\$ 34,269.00

Thank you,

  
Travis Blake  
Project Manager  
Maine Properties, Inc



## Maine Properties, Inc.

Residential -- Commercial -- Condominium Management  
Office 207-883-3753 • Fax 207-883-2135 • TTY 207-883-2135

*Rec. 3/13/09*

March 12, 2009

Don and Mikki Murray  
30 Majors Ct  
Portland, ME 04103

Dear Don and Mikki:

Per our conversation this morning, the Radcliffe Glen Board of Directors approved your unit alteration request at their meeting held on March 11, 2009. Please remember that this approval is subject to your submission of contractor insurances and all necessary permits to Maine Properties, Inc. prior to beginning construction.

If you have questions regarding this communication, please contact me at the office, 883-3753.

Sincerely,

Randy Garrett, CMCA, AMS  
Property Manager  
Maine Properties, Inc.

Cc: Radcliffe Glen Board of Directors

March 2, 2009

30 Majors Ct. Radcliffe Condominiums  
Don and Miki Murray  
Basement Finishing Project

FILE COPY

BRIEF SCOPE OF WORK

1. All interior walls to be 2x4 fir with pressure treated sills attached with low VOC construction adhesive and power accentuated concrete nails.
2. All concrete walls to be covered with a 6 mil poly water barrier and 2" high density closed cell blue board.
3. All finished wall surfaces to be sheetrock wall board except in workshop.
4. Workshop walls to be finished with #3 shiplap pine mounted on 7/8" hat channel with sound proofing clips. Workshop to be sound insulated throughout.
5. Ceilings to be insulated with blown cellulose and a reinforced poly membrane.
6. Certain ceiling areas to be finished with sheetrock wall board.
7. A 3" PVC pipe extended from the furnace room to the house exterior for fresh air supply for the furnace with a basic screen cover on the exterior.
8. A Jøtul GF 300 DV Allagash direct vent propane gas stove will be installed in the Family Room. This may require swapping the current 100# exterior tank for a larger size. To be determined by stove dealer and propane supplier.
9. Owner to obtain city building permit.
10. All debris will be removed by builder and associates and care will be taken to mitigate dust and noise.
11. This scope represents the best planning judgment for this project at this time.

END OF BRIEF SCOPE OF WORK





# Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

**This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.**

## Eligible Projects

**Please submit a complete application with the required plans**

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: 	Date: <i>March 24, 2009</i>
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This is not a permit; you may not commence ANY work until the permit is issued.

*Mabelle K. Murray*



# Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

**Please submit a complete application with the required plans**

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

*Shabelle K. Murray*

Date:

*March 25, 2009*

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

*Shabelle K. Murray*