

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: 04-0868	Issue Date: JUL 13 2004	CBL: 263 D013001
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Location of Construction: 110 Terrace Ave	Owner Name: Stevens Andrew D &	Owner Address: 110 Terrace Ave CITY OF PORTLAND	Phone: 838-6022
Business Name:	Contractor Name: Richard Jordan	Contractor Address: Portland	Phone: 2078318102
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3
Past Use: Single Family w/detached garage	Proposed Use: Single Family w/finishing of 2nd floor of detached garage for game room	Permit Fee: \$183.00	Cost of Work: \$18,000.00
Proposed Project Description:		CEO District: 3	15,348
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: accessory BOCA 1999
		Signature:	Signature: JMB 7/13/04
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: jmb	Date Applied For: 06/24/2004	Zoning Approval	
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<ol style="list-style-type: none"> 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 <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: JMB 7/14/04	<i>Home</i> 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: JMB
	approved to remain panel 12 lot partially in AE zone structures in zone X		

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>110 TERRACE AVE</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>15,348</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>263</u> Block# <u>D</u> Lot# <u>13-19</u>	Owner: <u>Drew & Robm Stevens</u>	Telephone: <u>207-734-5205</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Drew Stevens</u> <u>same address as above</u> <u>phone " "</u>	Cost Of Work: \$ <u>18,000</u> Fee: \$ <u>183.00</u>
Current use: <u>Garage, Storage 24x30 EXISTING</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Rumpus room</u>		
Project description: <u>Finish upstairs, incl. plumbing, heat, air bathroom</u>		
Contractor's name, address & telephone: <u>Richard Jordan PO Box 2045 Scarborough ME</u>		
Who should we contact when the permit is ready: <u>Drew Stevens (cell: 207-838-6022) 83181-02</u>		
Mailing address: <u>110 Terrace Ave</u> <u>Portland, ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and view 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>H 207-734-5205</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>Drew Stevens</u>	Date: <u>6.24.04</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0868	Date Applied For: 06/24/2004	CBL: 263 D013001
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Location of Construction: 110 Terrace Ave	Owner Name: Stevens Andrew D &	Owner Address: 110 Terrace Ave	Phone: () 838-6022
Business Name:	Contractor Name: Richard Jordan	Contractor Address: Portland	Phone: (207) 831-8102
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/finishing of 2nd floor of detached garage for game room	Proposed Project Description: Finish existing 2nd floor of garage to create a game room & bathroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/13/2004
Note: **Ok to Issue:**
 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.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 07/13/2004
Note: **Ok to Issue:**
 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
 2) Separate permits **are** required for any electrical, plumbing, or heating.
 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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.

*6/24 Drew
finish garage*

Current Owner Information

Card Number 1 of 1
 Parcel ID 263 DOL3001
 Location 110 TERRACE AVE
 Land Use SINGLE FAMILY

Owner Address STEVENS ANDREW D & ROBIN C STEVENS JTS
 110 TERRACE AVE
 PORTLAND ME 04102

Permitted

Book/Page 19481/001
 Legal 263-D-13 TO 19
 TERRACE AVE
 15348 SF

*#868
Parcel 12
AE
X
Structures in
X*

Valuation Information

Land	Building	Total
\$26,150	\$69,400	\$95,550

Property Information

Year Built 1907	Style Old Style	Story Height 2	Sq. Ft. 1564	Total Acres 0.352
Bedrooms 2	Full Bath8 2	Half Baths	Total Rooms 6	Attic None
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1986	Size 24X30	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
06/01/2003	LAND + BLDING	\$194,500	19481-1
06/01/2002	LAND + BLDING	\$202,000	17739-169

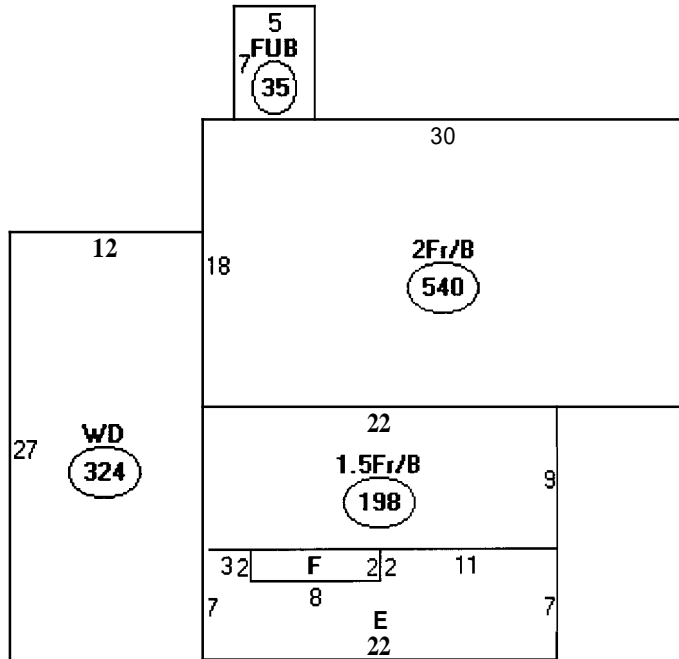
Picture and Sketch

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: 2Fr/B
540 sqft
- E: WD
324 sqft
- C: FUE
35 sqft
- D: 1.5Fr/B
198 sqft
- E: FBAY
138 sqft
- F: OFP
16 sqft



THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 17739 PAGE 169 COUNTY Cumberland
PLAN BOOK 11 PAGE 13 LOT 98-104

ADDRESS: 110 Terrace Avenue, Portland, Maine

Job Number:

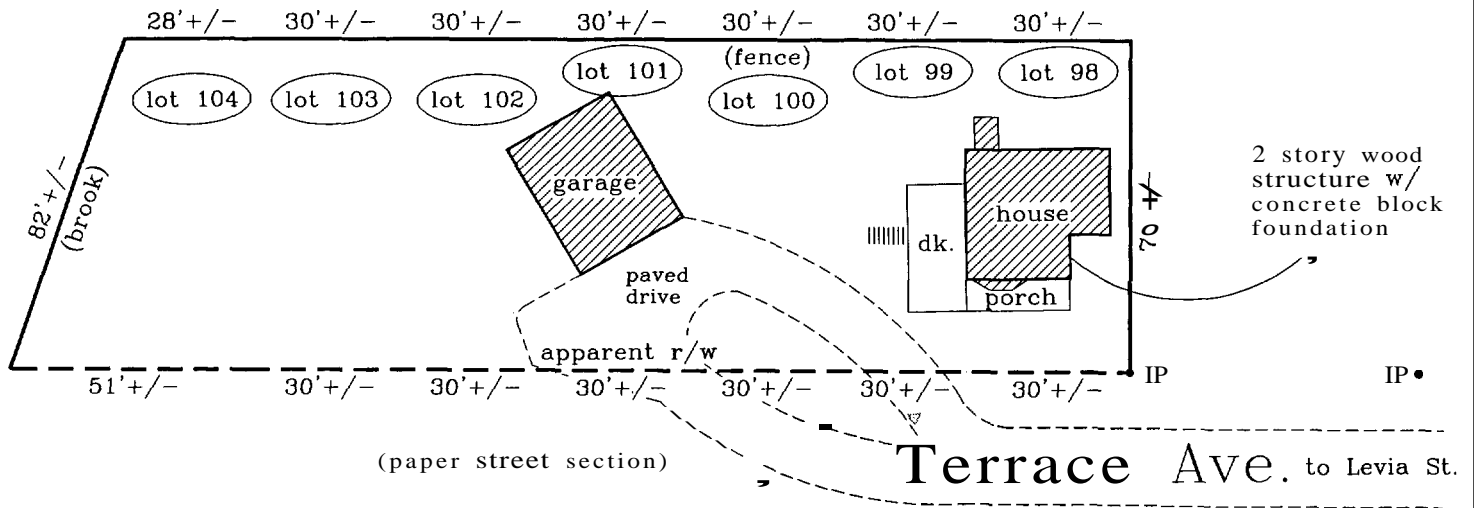
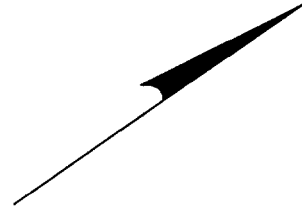
Inspection Date: 4-30-03

Buyers: Robin C. & Andrew D. Stevens II

Scale:

Client File#: 30850

Sellers: City Enterprises II, LLC



Note:
Lines of occupation
are shown.
A boundary survey
may yield different
results.

ADS by GAR
RES by GAR

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright © 1994

I HEREBY CERTIFY TO: Bay Area Title Services, Inc; First Horizon Home Loan Corp. and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel: 230051-0012 B
- The structure does not fall within the special flood hazard zone.
- The land does ~~not~~ fall within the special flood hazard zone.

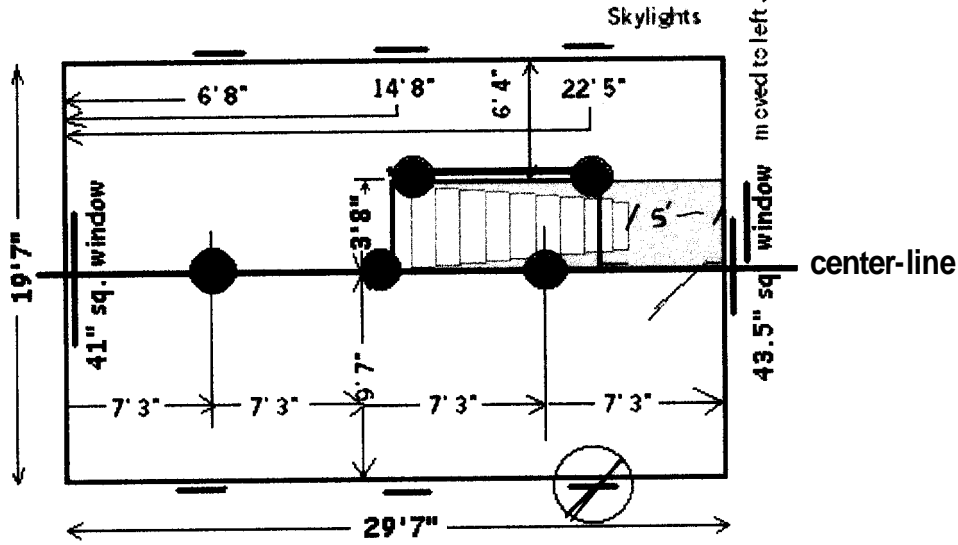
Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Drew Stevens
 home: 774-5205
 cell: 838-6022

Quality-One
 Richard Jordan
 06/07/04
 REVISED 2: 7/2/04

Additional floor support



- additional downstairs vertical support columns
- existing vertical support column
- additional support horizontal beam

— cut slab for footings!

JUL 13 2004
 RECEIVED

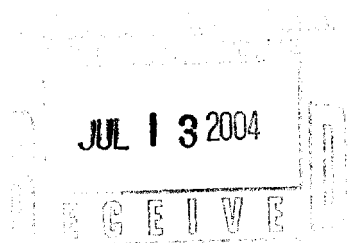
07/02/04 Drew Stevens

Additional work and/or modifications to original plans to be performed:

Build a new enclosed staircase to conform to standards and code (**7 ¼"** rise and **10"** run at the cut). Relocate staircase header to provide a minimum of **7' 2"** head clearance. Install a horizontal support beam under the floor joists on the left side of the staircase. Install four additional vertical support beams: two centered on the existing horizontal beam between the existing vertical support and the walls and two under the new support joist on the left side of the staircase. Encase the entire downstairs with insulation and cover with **5/8"** sheetrock. Frame in and install a minimum "**45 minute**" fire resistant entry door on the left side of the staircase.

Drawings for the new staircase' dimensions and clearances to the surrounding walls **is** attached.

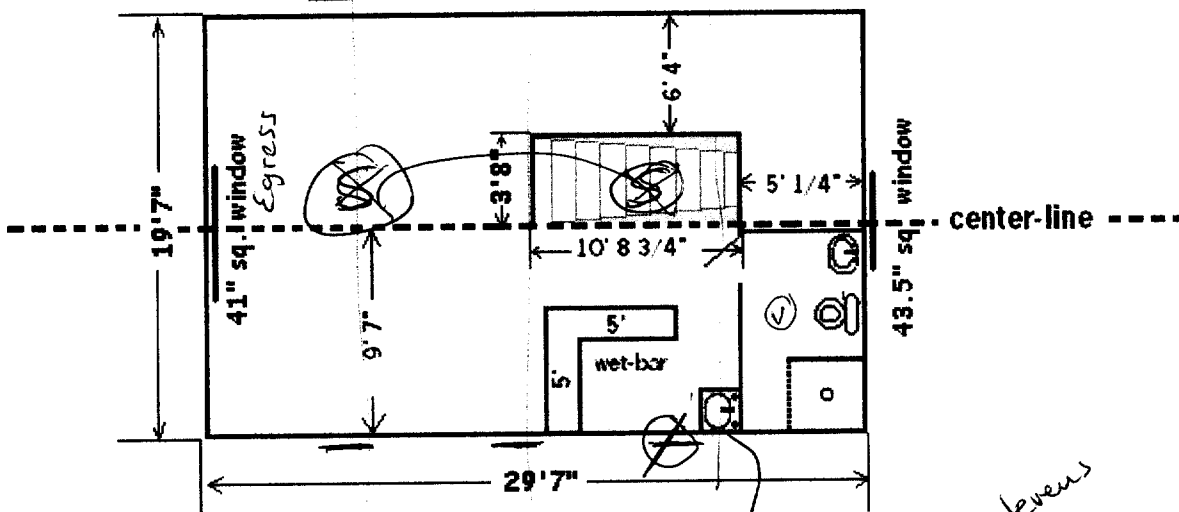
The new floor plan for the upstairs is attached: it includes the new location for the bathroom and wet-bar, as well as all of the dimensions and bathroom **fixt**ure locations and **12"x14"** wet-bar sink location.



Drew Stevens
home: 774-5205
cell: 838-6022

Quality-One
Richard Jordan
06/07/04
REVISED 2: 7/6/04

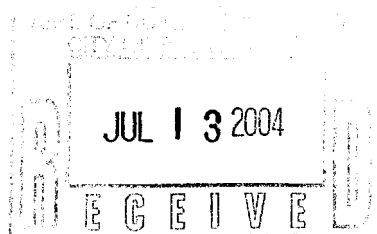
Bathroom and wet-bar details



Relocate header: Staircase to header: min. 7' 2"
Staircase: rise & run: 7 1/4" x 10"
New staircase length: 11' 6 3/4"

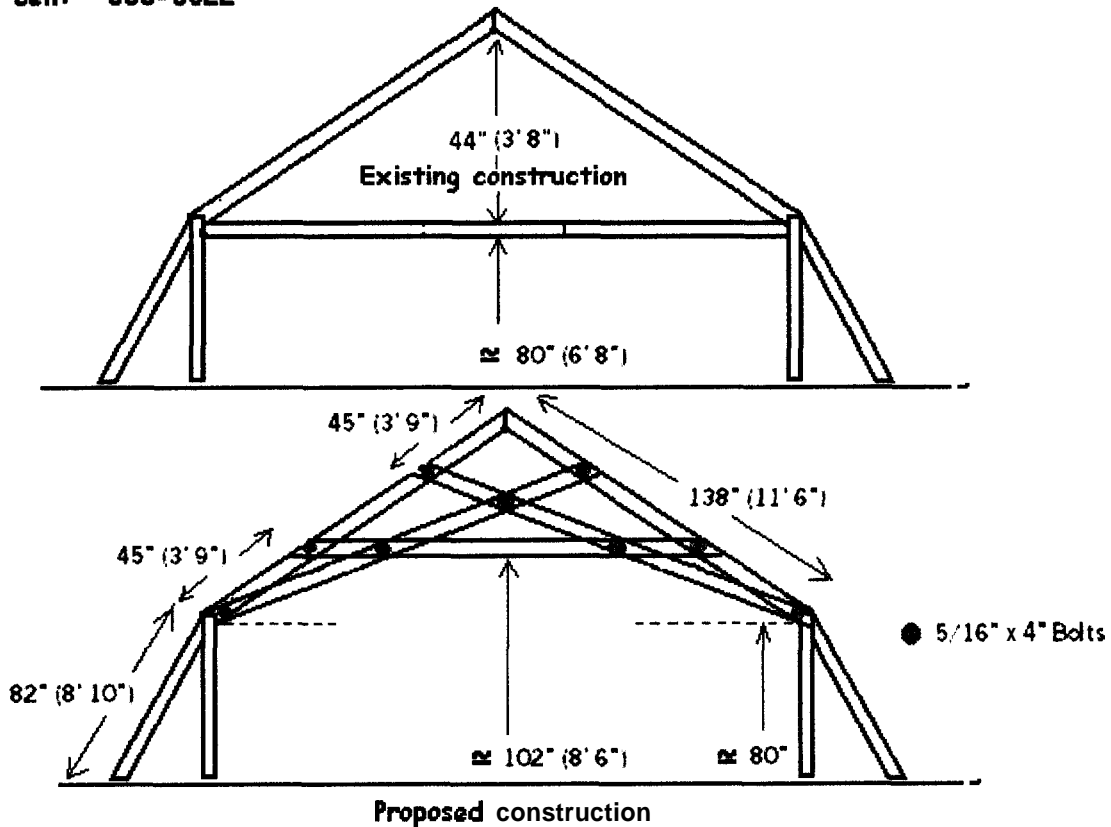
*Small
Bar sink
per Drew Stevens*

2 smoke detectors interconnected



Drew Stevens
home: 774-5205
cell: 838-6022

Raise ceiling approx. 22" (1' 10")



Drew Stevens 06/07/04

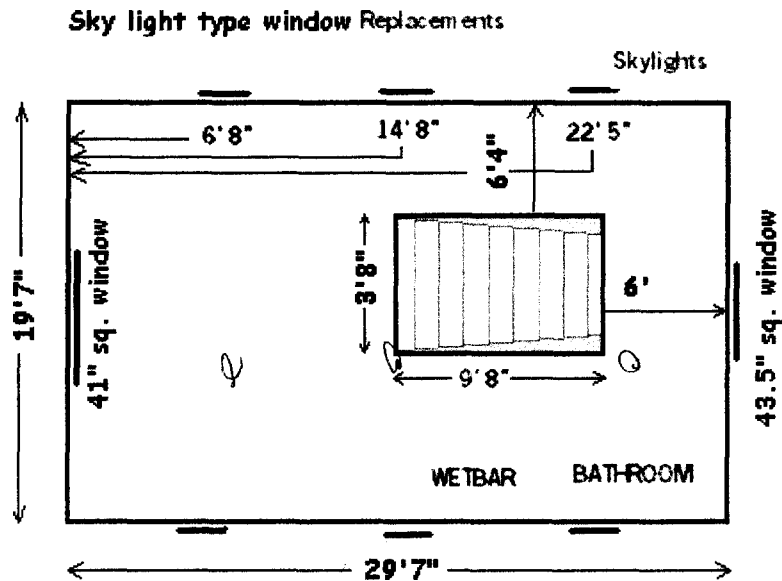
Estimate: Raise Ceiling

Notes: All construction will be bolted together. All ceiling pieces tied together with ceiling tile strapping for later installation of ceiling tiles, one foot (center to center.) Lower tie-rafters will be moved up less than 1/3 total roof rafter length and cross braced as illustrated. The total ceiling height will be moved from 6' 8" to 8' 6". The lowest points on the extreme sides will be 6' 8" and quickly rise to 8' 6". The 16" on center roof rafters will be insulated 6" between the rafters and fire resistant ceiling tiles will be installed below the vapor barrier. The walls will be built along the vertical studs already in place. The skylights will be removed and windows will be framed in (as described on a separate attached sheet)

Drew Stevens
home: 774-5205
cell: 838-6022

Upstairs remodeling:

Quality-One
Richard Jordan
06/07/04
RHSED6/27/04



Floor Area:
Approx. 600 sq.'
(20-4'x8' sheets)

Wall Area:
5 sheets down / 8 sheets across
6 sheets interior staircase
(32- 5/8" drywall upstairs)

Note: Ceiling area to be determined after height is fixed and necessary trusses installed.

Drew Stevens 06/07/04 Revised 06/27/04

Upstairs Floor, Bathroom and Staircase Frame-up Work

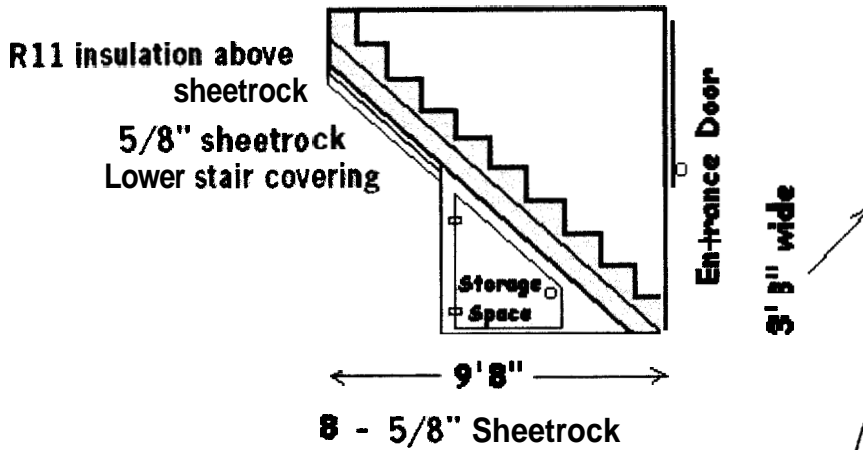
Remove all skylights and frame in vertical, double hung, insulated windows approx. size of 15" x 30". Slope outside lower sill approx. 20 degrees toward ground and install flashing under and around existing shingles. Glue and screw down 3/4" plywood flooring over existing 3/8" flooring. Remove existing stair surround and replace with a 48" high wall with outside shelving surround. Frame in and replace front facing window with egress, double hung, insulated window (American Craftsman #3045 - rough opening of 38 1/4" x 57 1/4") Rebuild or replace existing interior shutter. Replace rear facing window with double hung, insulated 43" square window.

Drew Stevens
Home: 774-5205
Cell: 838-6022

Downstairs :

Quality-One
Richard Jordan
06/07/04
REWSED06/27/04

Frame in and cover bott'om of stairs and frame in staircase. Insulate and enclose with 5/8" drywall.



Drew Stevens 06/07/04

Estimate: Lower floor staircase work

Notes: Frame in front, lower staircase, insulate and cover lower stair casing with 5/8" sheetrock, install min. 45 minute fire resistant entry door and hardware. Install storage area access door and hardware on right side of framed in enclosure at front of staircase. Relocate stair forward header to provide minimum of 6' 8" height from closest step to top header beam. (Note: Rise and Run is 7 1/4" x 8 1/4" (respectively). It is a manufactured, pre-cut stair frame. The runs are 2x10 lumber which gives an effective run of 9") The rise will be covered with 3/4" plywood and insulated as required before it is framed in.

06/28/2004

Quality-One[®]

ESTIMATE

Richard Jordan Sr.
(207) 831-8102
(207) 883-5812

Additional Notes to Drew Stevens Project

Proposed "game-room" in upstairs over the garage.

The downstairs (please refer to attached pictures) will be revised with additional vertical support beams as required - both on the center beam and on the left side of the staircase. It will be entirely encased in insulation and covered with 5/8" sheetrock. The necessary plumbing will be framed in and well insulated in an approx. **4-foot** square column extending from the floor to the ceiling. This column will contain the hot water heater and the necessary plumbing for the upstairs bathroom. If necessary, it will also contain a small heater to prevent freezing during the winter months. The propane tank for the upstairs heater will be anchored and adequately secured on a concrete slab on the outside of the right rear corner of the garage. The original bathroom plans will remain approximately the same with the exception of the location which will be moved to the right rear of the upstairs (please refer to attached drawing) The wet-bar will remain the same but will be located more toward the front of the building due to the new location of the bathroom.

The bathroom ~~will~~ have a waterproof under-floor and "green" sheetrock walls under the waterproof wall coverings. It will consist of a toilet, a small sink and a shower. It will also have a combination exhaust fan (vented to the outside) and an overhead light. All electrical wiring into the bathroom and around the wet-bar will be GFCI protected. The wet bar will contain only a small sink.

The entire upstairs will not be partitioned off and will remain open. A small, interior "half-door" may be added to the upstairs' staircase opening at the owner's discretion.

Richard Jordan



Owner, Quality-One[®]

Tele: (207) 831-8102

Existing beam
3-2x10
max span 8'9"
Added footing under new posts

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED
JUL 13 2004
Permit Number: 040868
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

This is to certify that Stevens Andrew D & /Richard Jordan
has permission to Finish existing 2nd floor of garage to create a game room & bathroom
AT 110 Terrace Ave Call 263 D013001

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 work on permit in progress before this building or part thereof is closed 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 Bonke 7/14/04
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.

JB 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/Ce** . 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] _____ Date 7/13/04
Signature of Applicant/Designee
[Signature] _____ Date 7/13/04
Signature of Inspections Official

CBL: 263-D-13 Building Permit #: 04-0868