

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 091304

Please Read Application And Notes, If Any, Attached

This is to certify that MAURICE DAVID L & ANNE GAUTIER MAURICE J T as PERMIT ISSUED

has permission to Single Family w/ accessory Dwelling unit - construct kitchen adjacent to bathroom

AT 125 HARRIS AVE CE 339 E001001 DEC - 1 2009

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 lath or other used-in. 2 HOURLY 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 M. Mackley 11/30/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Other permit connected / permit # 09-1027 Has Plans

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1304	Issue Date:	CBL: 339 E001001
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Location of Construction: 125 HARRIS AVE	Owner Name: MAURICE DAVID L & ANNE M	Owner Address: 125 HARRIS AVE	Phone:
Business Name:	Contractor Name: David Maurice	Contractor Address: PO Box 103 New Glouster	Phone 2079265947
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family w/ accessory Dwelling unit -construct a kitchen area adjacent to bathroom	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 5
Proposed Project Description: Single Family w/ accessory Dwelling unit -construct a kitchen area adjacent to bathroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>508</i> <i>IRC 2003</i>	
		Signature: _____ Signature: <i>Jm 11/30/09</i>		
		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: Ldobson	Date Applied For: 11/13/2009	Zoning Approval		
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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"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Approved <i>5-0</i>	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied <i>ABU</i>
Date: _____	Date: <i>10/27/09</i>	Date: _____

PERMIT ISSUED

DEC - 1 2009

City of Portland

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

4.26.10

discussed fire separation w/owner

$\frac{5}{8}$ x between Garage + Dining Room floor 1

Floor joists in added B.R. & Kitchen ^{ATH} 2^d floor

filled w/ Roxul Insulation

Fire safe to 2300°

2nd floor wall between units

4.28.10

Called owner & am requested permit be amended to

- ① include exit door at bottom of stairs to outside
- ② Fire door to insize main unit 45 min SMH



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>125 HARRIS AVENUE</u>		
Total Square Footage of Proposed Structure/Area <u>?</u>	Square Footage of Lot <u>15,425 SQ FT</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>339 E 1-5</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>DAVID MAURICE</u> Address <u>125 HARRIS AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-317-1355</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY WITH ACCESSORY DWELLING UNIT</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CONSTRUCT A KITCHEN AREA ADJACENT TO BATHROOM</u>		
Contractor's name: <u>DAVID MAURICE</u>		
Address: <u>125 HARRIS AVE</u>		
City, State & Zip <u>PORTLAND, ME 04103</u>		Telephone: _____
Who should we contact when the permit is ready: <u>DAVID MAURICE</u>		Telephone: <u>317-1355</u>
Mailing address: _____		

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 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 authorized 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 applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the designated 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.

RECEIVED
NOV 18 2009
Dept. of Building Inspections
City of Portland, Maine

Signature: David Maurice Date: 11/15/09

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



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: MAURICE ACCESSORY UNIT

PROJECT ADDRESS: 125 HARRIS AVE

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

TO ADD A KITCHEN TO AN APPROVED AND PERMITTED DWELLING EXPANSION. - (ZBA approved accessory dwelling unit in single family - 10/15/09)

CHART/BLOCK/LOT: 339 E 105

CONTACT INFORMATION:

OWNER/APPLICANT

Name: DAVID MAURICE

Address: 125 HARRIS AVE

FORTLAND, ME 04103

Zip Code: 04103

Work #: 238-4877 ANNE'S COLLEGE

Cell #: 317-1355

Fax #: _____

Home #: 317-1355

E-mail: DELRON@ME.PEPPER

CONSULTANT/AGENT

Name: _____

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

RECEIVED

NOV 20 2009

City of Portland
Planning Division

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>Y</u>	<u>yes</u>
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	<u>no</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>Y</u>	<u>yes</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>no</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>yes</u>
f) Do the curbs and sidewalks comply with ADA?	<u>Y</u>	<u>yes</u>
g) Is there any additional parking?	<u>N</u>	<u>no</u>
h) Is there an increase in traffic?	<u>N</u>	<u>no</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>no</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>yes</u>
k) Are there adequate utilities?	<u>Y</u>	<u>yes</u>

Planning Division Use Only

Exemption Granted ^{w/ condition} Partial Exemption Exemption Denied

The applicant shall obtain all required building permits from the Inspection Division

Planner's Signature Barbara Barhydt

Date Dec 1, 2009



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.

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Total Square Footage of Proposed Structure/Area <u>?</u>	Square Footage of Lot <u>15,425 SQ FT</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>334 E 1-5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>DAVID MAURICE</u> Address <u>125 HARRIS AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-819-1355</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY WITH ACCESSORY DWELLING UNIT</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CONSTRUCT A KITCHEN AREA ADJACENT TO BATHROOM</u>		
Contractor's name: <u>DAVID MAURICE</u> Address: <u>125 HARRIS AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: _____ Who should we contact when the permit is ready: <u>DAVID MAURICE</u> Telephone: <u>319-1355</u> Mailing address: _____		

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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RECEIVED
NOV 16 2009
Dept. of Building Inspections
City of Portland, Maine

Signature: David Maurice Date: 11/15/09

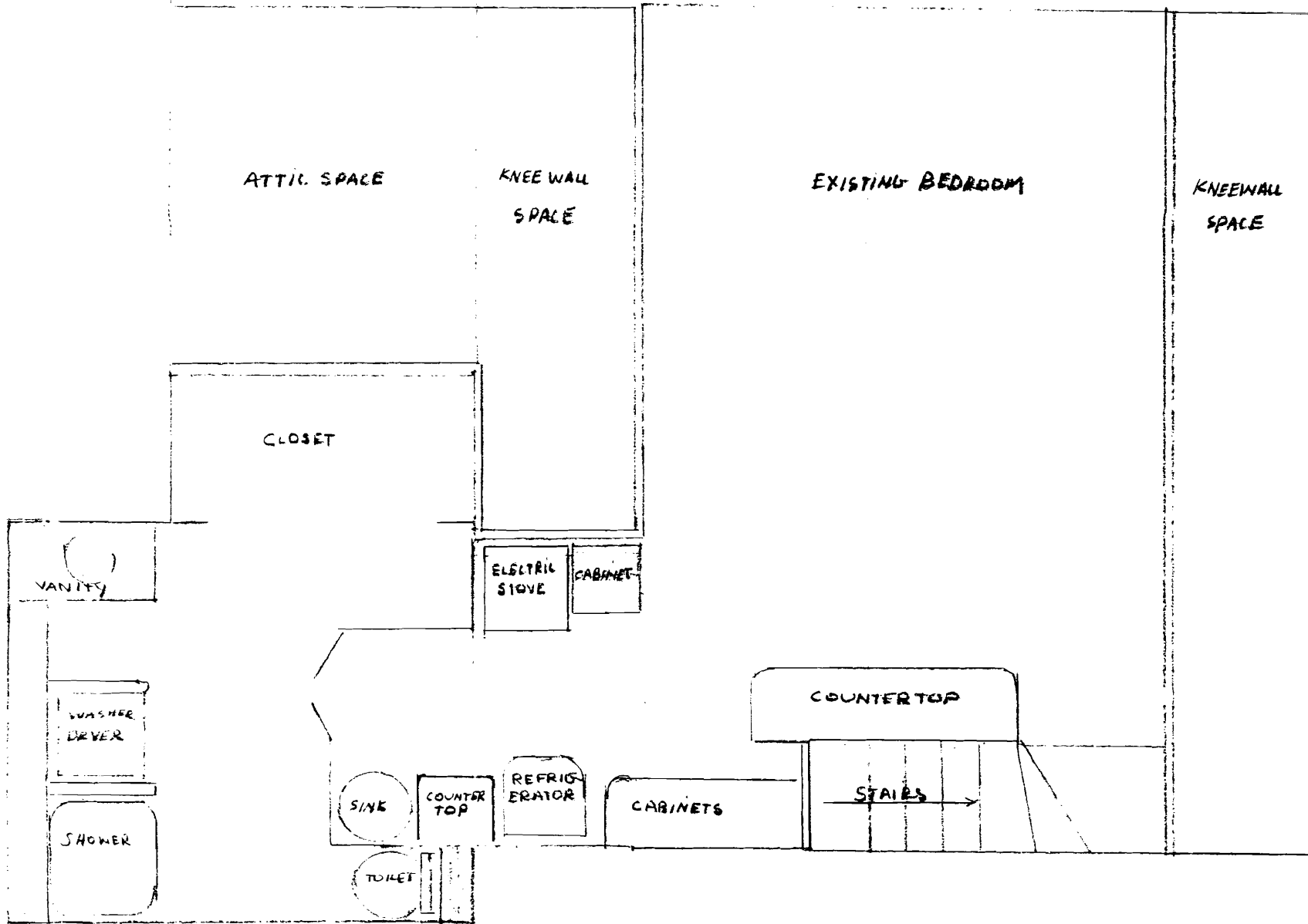
This is not a permit; you may not commence ANY work until the permit is issue

Planning Barbara Barhydt

December 1, 2009

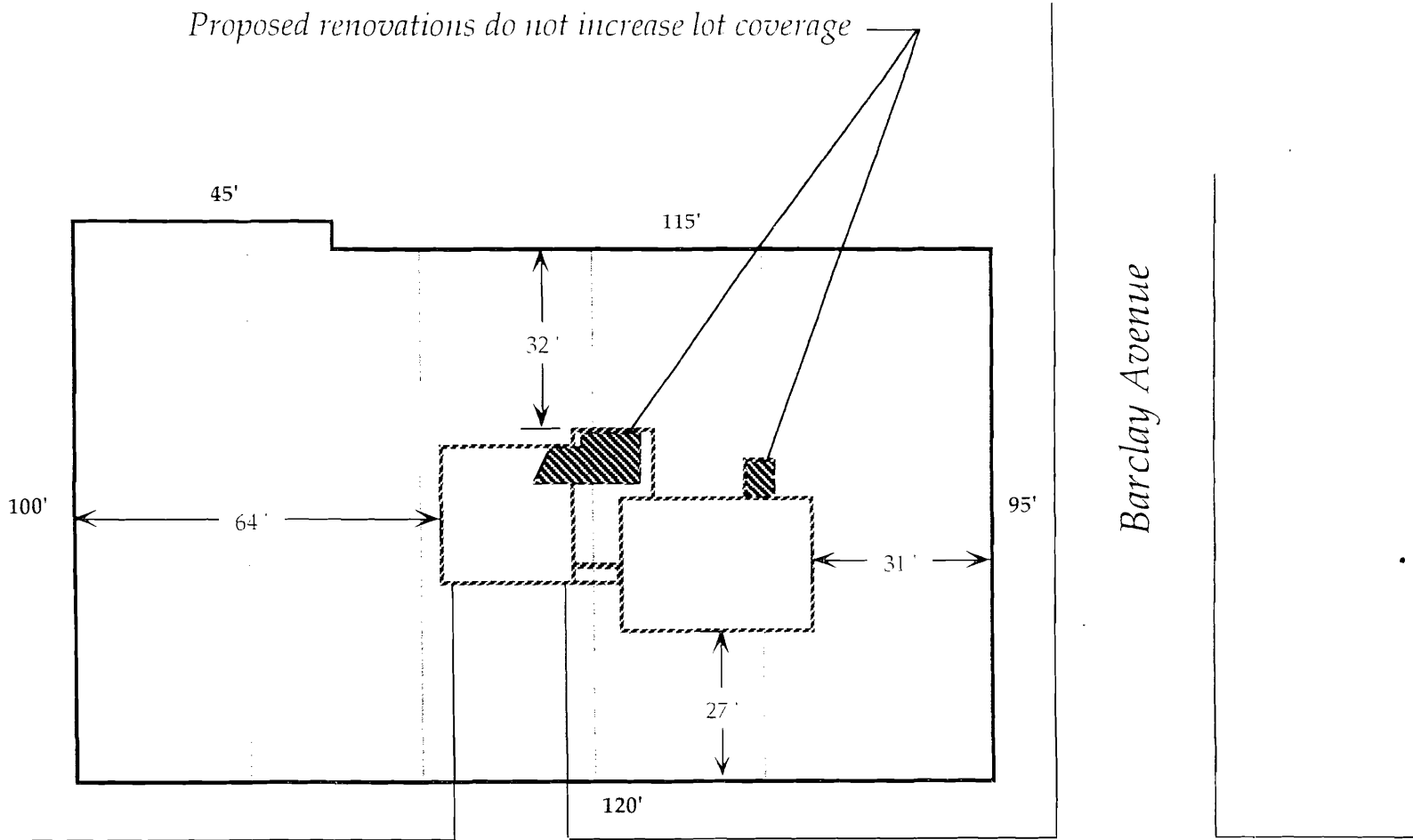
The plans for the accessory unit were presented at the development review meeting by Jean Fraser and Alex Jaegerman on 11/24/09. No issues were identified. The exemption is granted with no conditions, except that the applicant obtain all required building permits from the Inspection Division.

DAVID MAURICE
125 HARRIS AVE
339 E 1-5th
BATHROOM/KITCHEN
PLANS



SCALE: 1 SQUARE EQUALS 1 FOOT

*Note:
Proposed renovations do not increase lot coverage*



David Maurice
125 Harris Avenue
Portland, Maine
207-400-0765
Map 339 Lots E001 - E005
Zone R3
15425 sq.ft

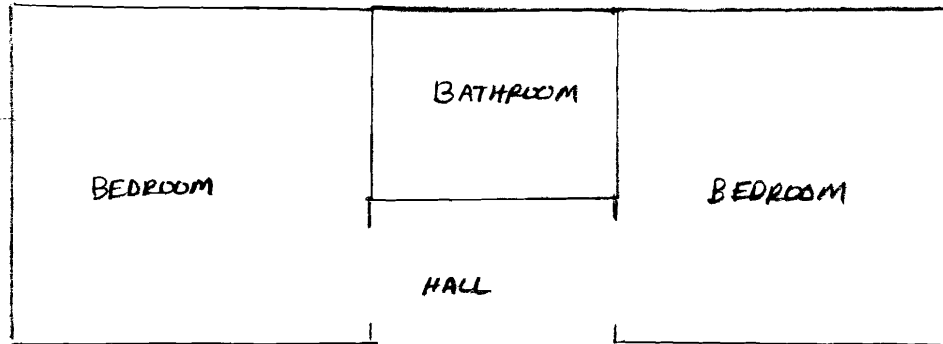
Harris Avenue

Barclay Avenue

Measurements of existing structures by tape

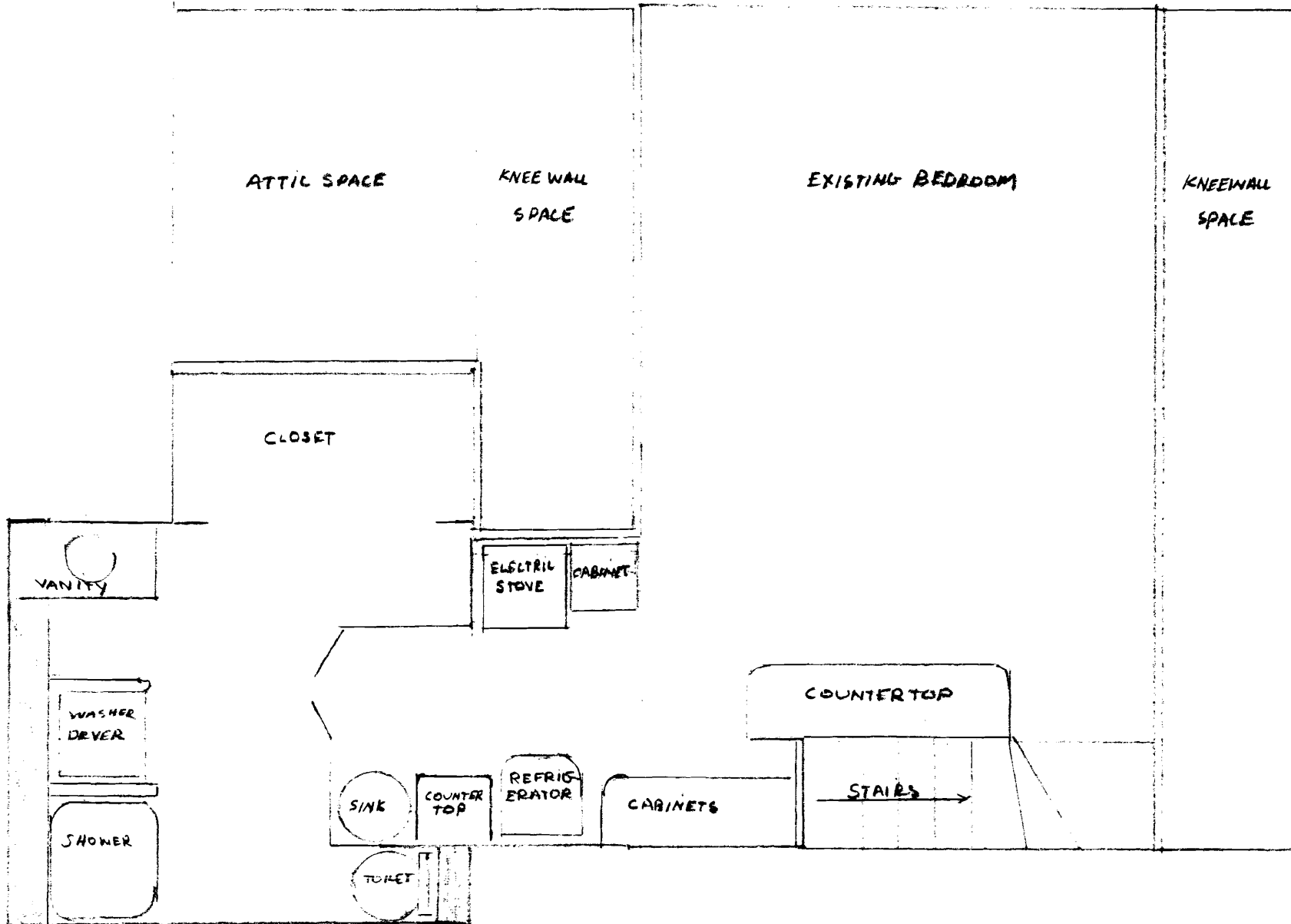
Drawing: Maurice Residence - Plot Plan	Date: Sept. 10, '09	Scale: 1" = 30'
Whole Home Resource 3 Tide Mill Lane, Scarborough, ME 04074	WholeHomeResource.com	207.883.6050

DAVID MAURLIE
125 HARRIS AVE
339 E 1-S
SECOND FLOOR PLAN



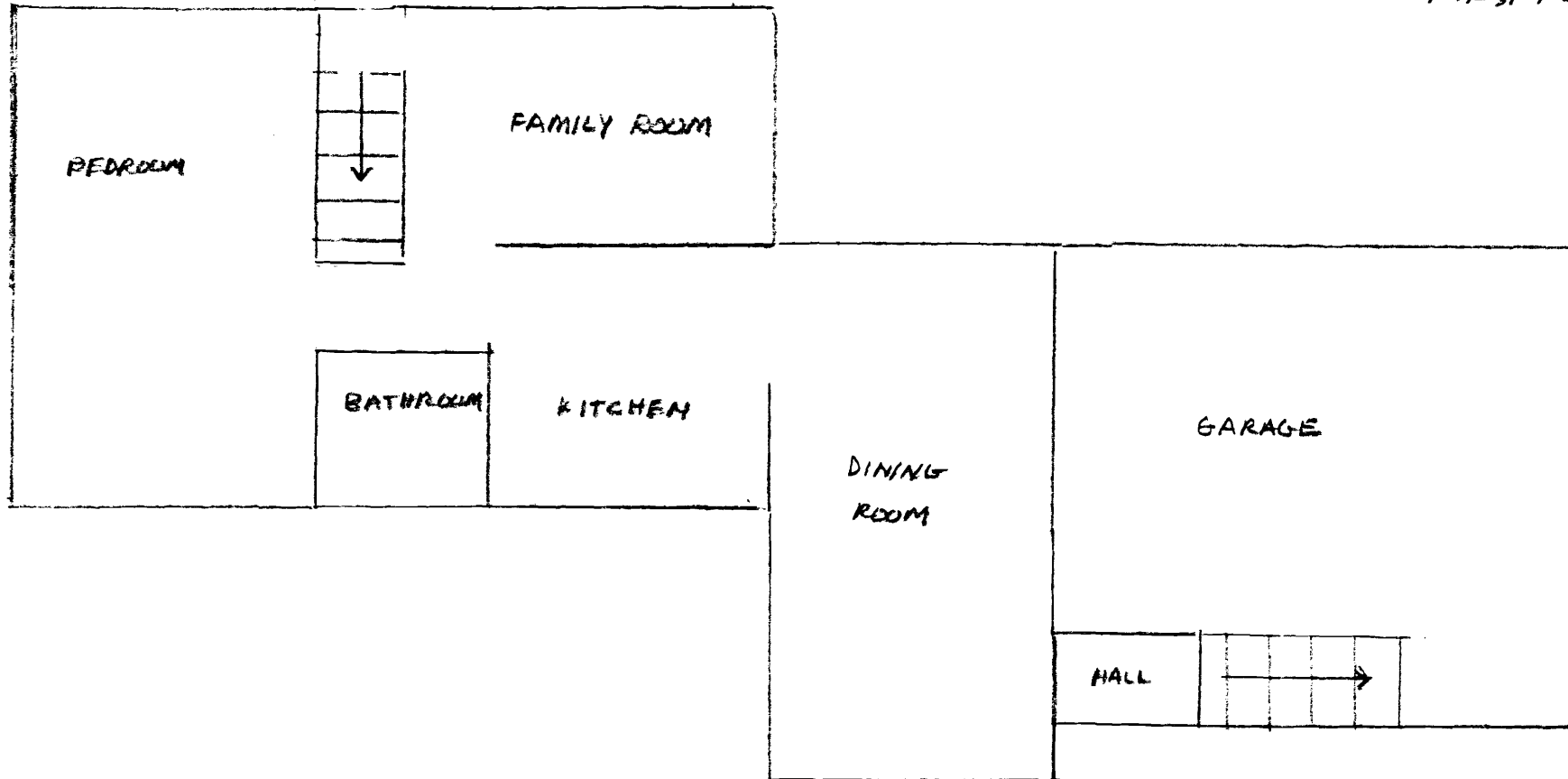
SCALE: 1 SQUARE EQUALS 2 FEET

DAVID MAURICE
125 HARRIS AVE
339 E 1-5
BATHROOM/KITCHEN
PLANS



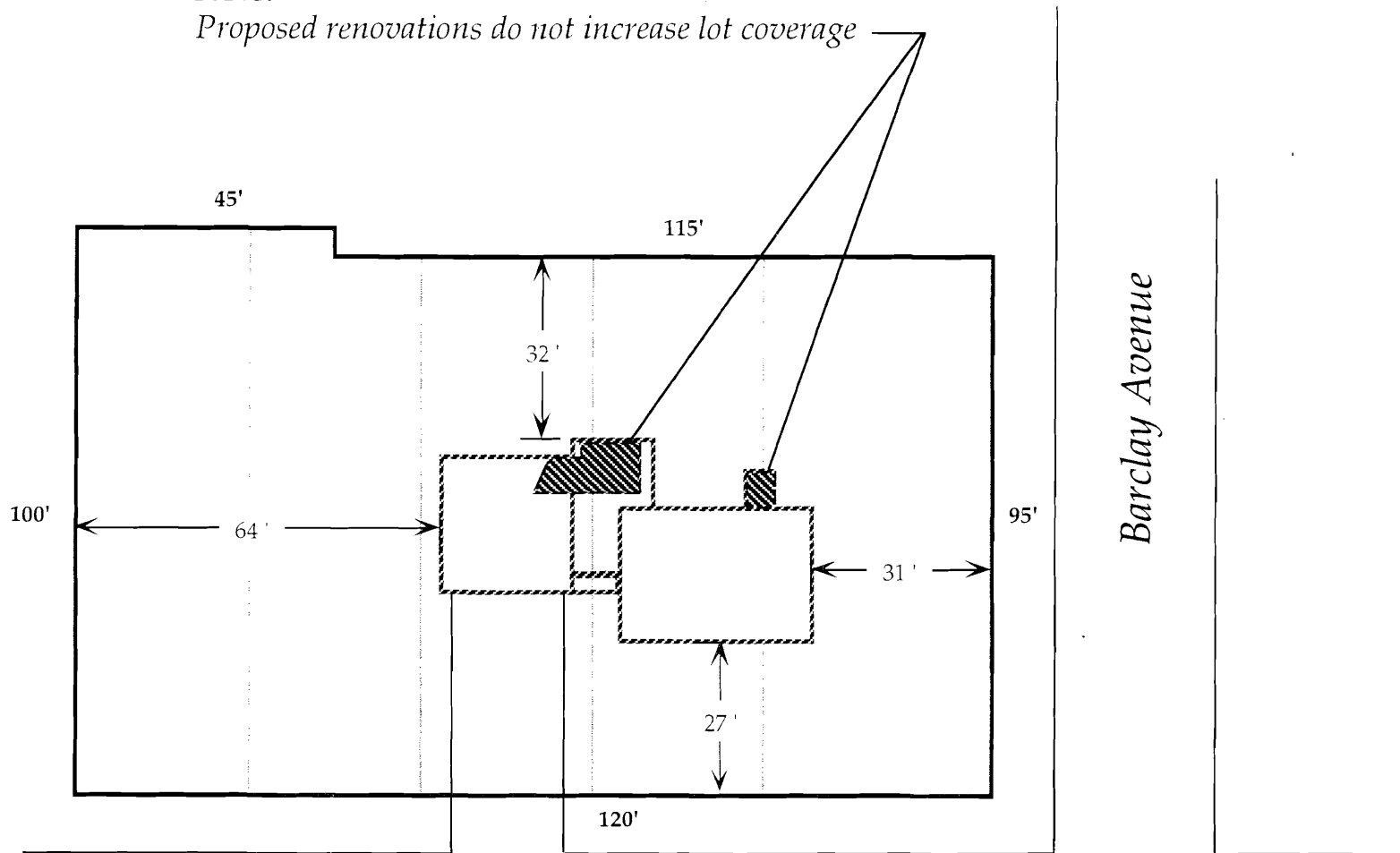
SCALE: 1 SQUARE EQUALS 1 FOOT

DAVID MAURICE
125 HARRIS AVE
339 E 1-5
FIRST FLOOR PLAN



SCALE: 1 SQUARE EQUALS 2 FEET

*Note:
Proposed renovations do not increase lot coverage*



David Maurice
125 Harris Avenue
Portland, Maine
207-400-0765
Map 339 Lots E001 - E005
Zone R3
15425 sq.ft

Harris Avenue

Barclay Avenue

Measurements of existing structures by tape

Drawing: Maurice Residence - Plot Plan

Date: Sept. 10, '09

Scale: 1" = 30'

Whole Home Resource

3 Tide Mill Lane, Scarborough, ME 04074

WholeHomeResource.com

207.883.6050

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: October 22, 2009

RE: Action taken by the Zoning Board of Appeals on October 15, 2009.

Members Present: Jill Hunter (acting secretary), Sara Moppin, Peter Coyne (acting chair), Trish McAllister, and William Getz.

Members Absent: Gordon Smith, Phil Saucier

1. New Business:

A. Conditional Use Appeal:

121-133 Harris Avenue, David L. Maurice & Anne M. Gauthier-Maurice, owners, Tax Map 339, Block E, Lots 001 thru 005, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners. **The Board voted 5-0 to grant the conditional use appeal.**

Enclosure:

Agenda of October 15, 2009

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

Penny St. Louis Littell, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

T.J. Martzial, Housing & Neighborhood Services Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-3 Residential Zone Accessory Unit:

Conditional Use Appeal

DECISION

Date of public hearing: October 15, 2009

Name and address of applicant: David Maurice
125 Harris Ave.
Portland, ME

Location of property under appeal: 125 Harris Ave.

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

David Maurice

Exhibits admitted (e.g. renderings, reports, etc.):

submitted

Findings of Fact and Conclusions of Law:

Applicant is proposing to add an accessory dwelling unit to his single family home in which he resides. The total floor area of the house is 1,909.50 sq. ft. The floor area of the accessory unit would be 437.50 sq. ft., which equals 23% of the gross floor area of the house. There will be no open outside stairways or fire escapes above the ground floor. The lot size is 15,425 sq. ft.

A. Conditional Use Standards pursuant to Portland City Code §14-88(a)(2):

1. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit.

Satisfied Not Satisfied

Reason and supporting facts:

Exhibits and testimony support this finding.

2. There shall be no open outside stairways or fire escapes above the ground floor.

Satisfied Not Satisfied

Reason and supporting facts:

Testimony and exhibits support this finding.

3. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied Not Satisfied

Reason and supporting facts:

Exhibits and testimony satisfy this finding.

4. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.

Satisfied Not Satisfied

Reason and supporting facts:

Exhibits and testimony satisfy this finding.

5. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.

Satisfied Not Satisfied

Reason and supporting facts:

Exhibits and testimony satisfy this finding.

6. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied Not Satisfied

Reason and supporting facts:

Exhibits and testimony support this finding

7. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

Satisfied Not Satisfied

Reason and supporting facts:

Testimony that daughter will be living in unit while applicant will occupy the principal unit satisfy this finding.

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes No

Reason and supporting facts:

Testimony and exhibits do not show any unique or distinctive characteristics of this use.

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes No

Reason and supporting facts:

Testimony of applicants supports this use and no testimony from opposing was made showing

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes No

Reason and supporting facts:

Testimony of applicant and application itself show that this use is not substantially different.

Conclusion: (check one)

Option 1: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

Option 2: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that not all of the standards (1 through 7) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Please note that, pursuant to Portland City Code 14-88(a)(2)(i), if approved the project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:

1. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building; and
2. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

Dated: 10/15/09


Peter Coyne
Board Chair

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BU TION

PERMIT

Permit Number: 091027

Please Read Application And Notes, If Any, Attached

This is to certify that MAURICE DAVID & SONS INC/prof has permission to add a 3/4 bathroom w/ dormer and new entry AT 125 HARRIS AVE

PERMIT ISSUED
OCT 15 2009
CBL 839 50010015
CITY OF PORTLAND

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 lath or other closed-in. 2 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 M. Marley 10/5/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1027	Issue Date:	CBL: 339 E001001
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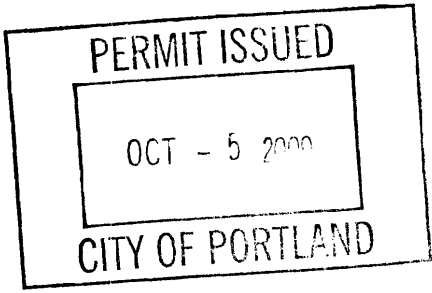
Location of Construction: 125 HARRIS AVE	Owner Name: MAURICE DAVID & ANNE	Owner Address: 125 HARRIS STREET	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - add a 3/4 bathroom w/ new dormer and new rear entry	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 5	15,425#
Proposed Project Description: add a 3/4 bathroom w/ new dormer and new rear entry		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		

Signature:		Signature: <i>2m 10/5/09</i>	
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: Ldobson	Date Applied For: 09/16/2009	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 Date: <i>9/9/09</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: <i>S</i>
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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

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.

David Maurice
Signature of Applicant/Designee

10/5/09
Date

Thomas N. Mahley
Signature of Inspections Official

10/5/09
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>125 HARRIS AVE</u>		
Total Square Footage of Proposed Structure/Area <u>22 SQ FT</u>		Square Footage of Lot <u>.35 ACRE</u>
Tax Assessor's Chart, Block & Lot Chart# <u>339</u> Block# <u>E</u> Lot# <u>1-5</u>	Applicant <u>must be owner, Lessee or Buyer</u> Name <u>DAVID MAURILE</u> Address <u>125 HARRIS AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-471-0230</u> <u>NUMERIC PAGER</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5000.00</u> C of O Fee: \$ <u>70.00</u> Total Fee: \$ <u>70.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>SINGLE FAMILY</u> Proposed Specific use: <u>BATHROOM</u> Is property part of a subdivision? <u>3/4</u> If yes, please name _____ Project description: <u>TO CONSTRUCT A THREE QUARTER BATHROOM.</u> <u>New dormer - New cellar</u> <u>entrance</u>		
Contractor's name: <u>DAVID MAURILE</u> Address: <u>125 HARRIS AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>PAGER-DAVID MAURILE</u> <u>207-471-0230</u> Who should we contact when the permit is ready: <u>DAVID MAURILE</u> Telephone: <u>838-4277</u> Mailing address: <u>125 HARRIS AVE, PORTLAND, ME 04103</u> <u>ANNE MAURILE</u> <u>CELL #</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, 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: David Maurile Date: Sept 8, 2009

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1027	Date Applied For: 09/16/2009	CBL: 339 E001001
------------------------------	--	----------------------------

Location of Construction: 125 HARRIS AVE	Owner Name: MAURICE DAVID & ANNE	Owner Address: 125 HARRIS STREET	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add a 3/4 bathroom w/ new dormer and new rear entry	Proposed Project Description: add a 3/4 bathroom w/ new dormer and new rear entry
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/18/2009**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.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

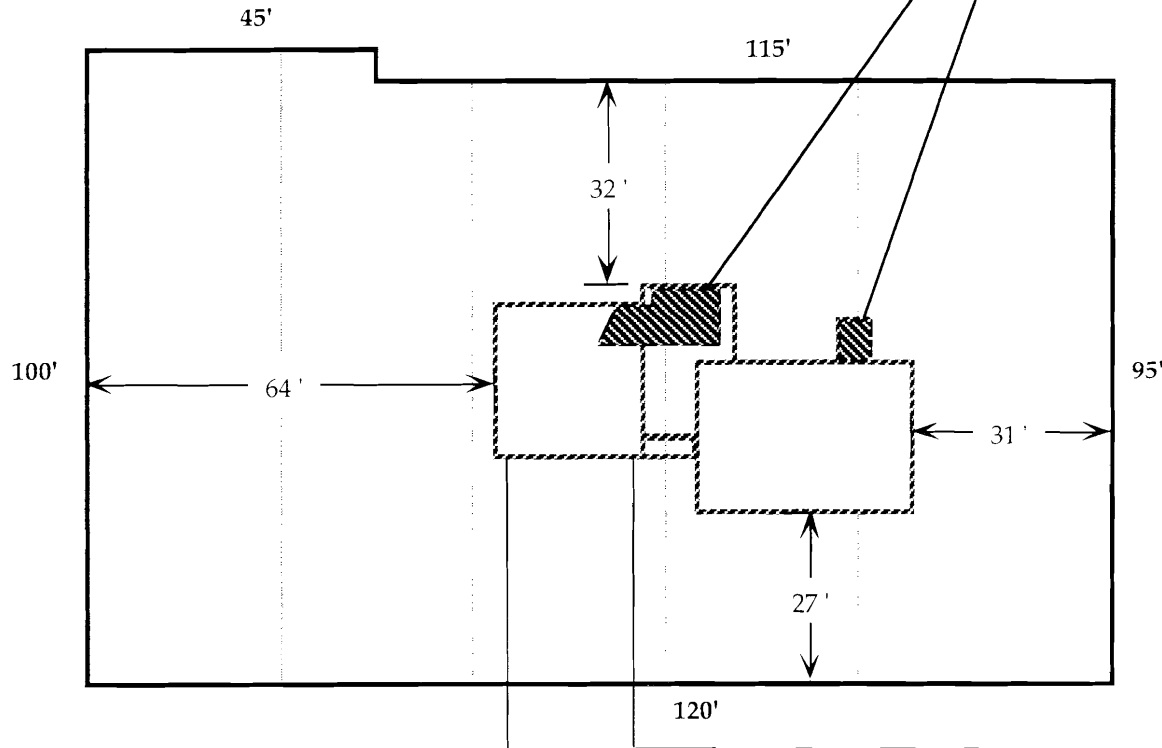
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/05/2009**Note:** **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) 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.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

9/21/2009-mes: I received a copy of the owner's deed for the file - I will put with the permit.

*Note:
Proposed renovations do not increase lot coverage*



David Maurice
125 Harris Avenue
Portland, Maine
207-400-0765
Map 339 Lots E001 - E005
Zone R3
15425 sq.ft

Harris Avenue

Barclay Avenue

Measurements of existing structures by tape

Drawing: Maurice Residence - Plot Plan

Date: Sept. 10, '09

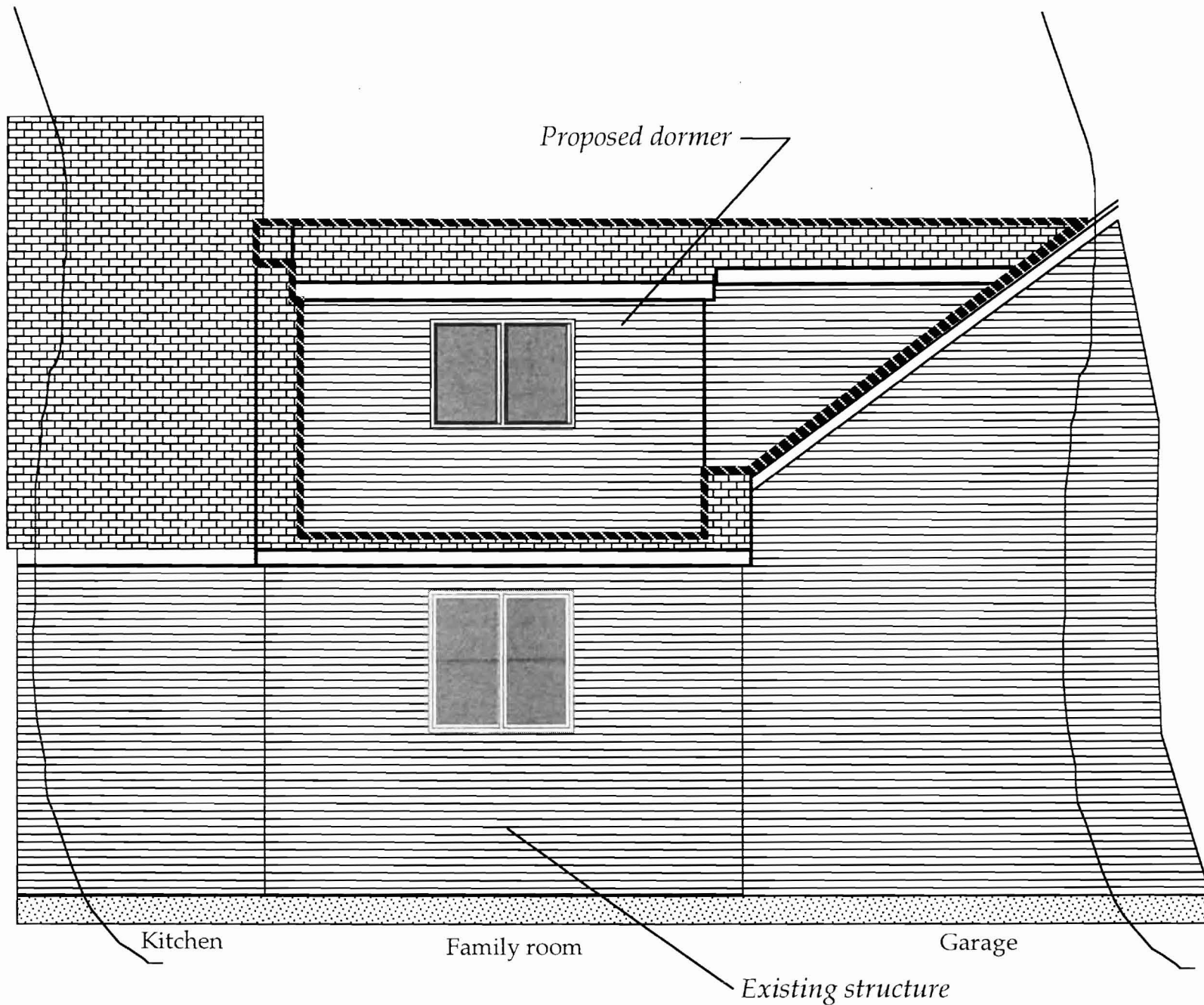
Scale: 1" = 30'

Whole Home Resource

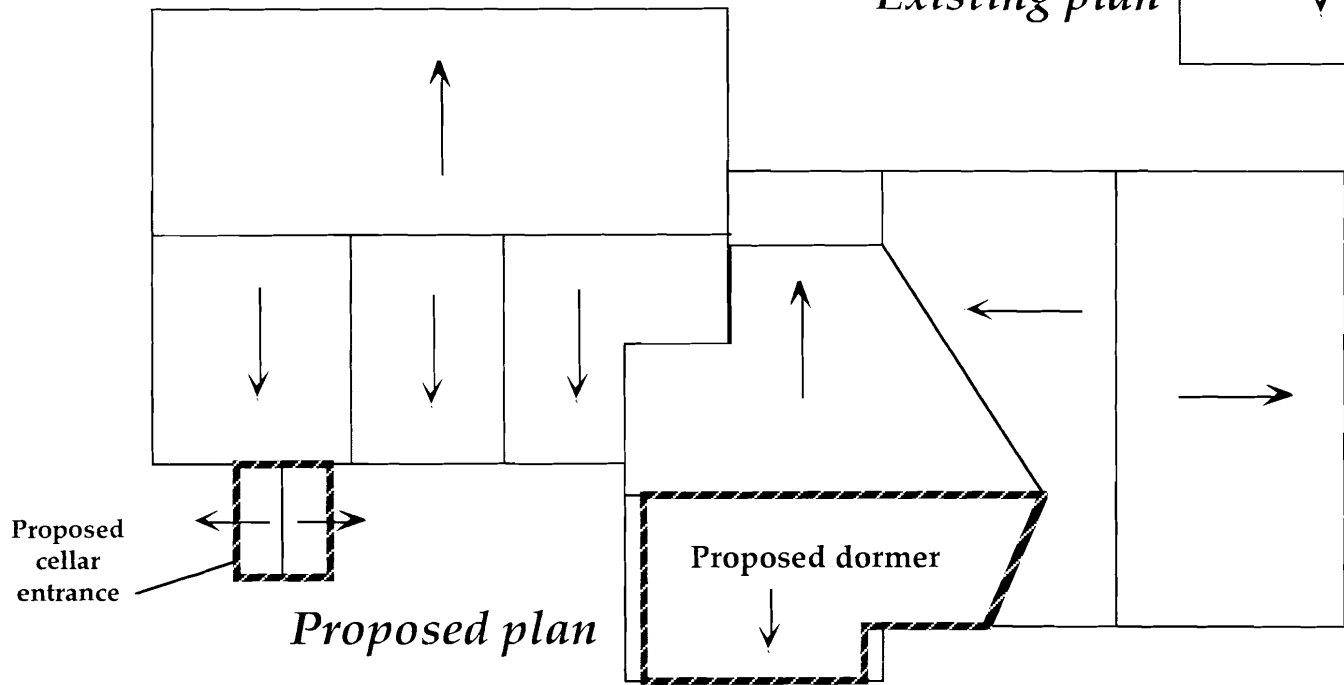
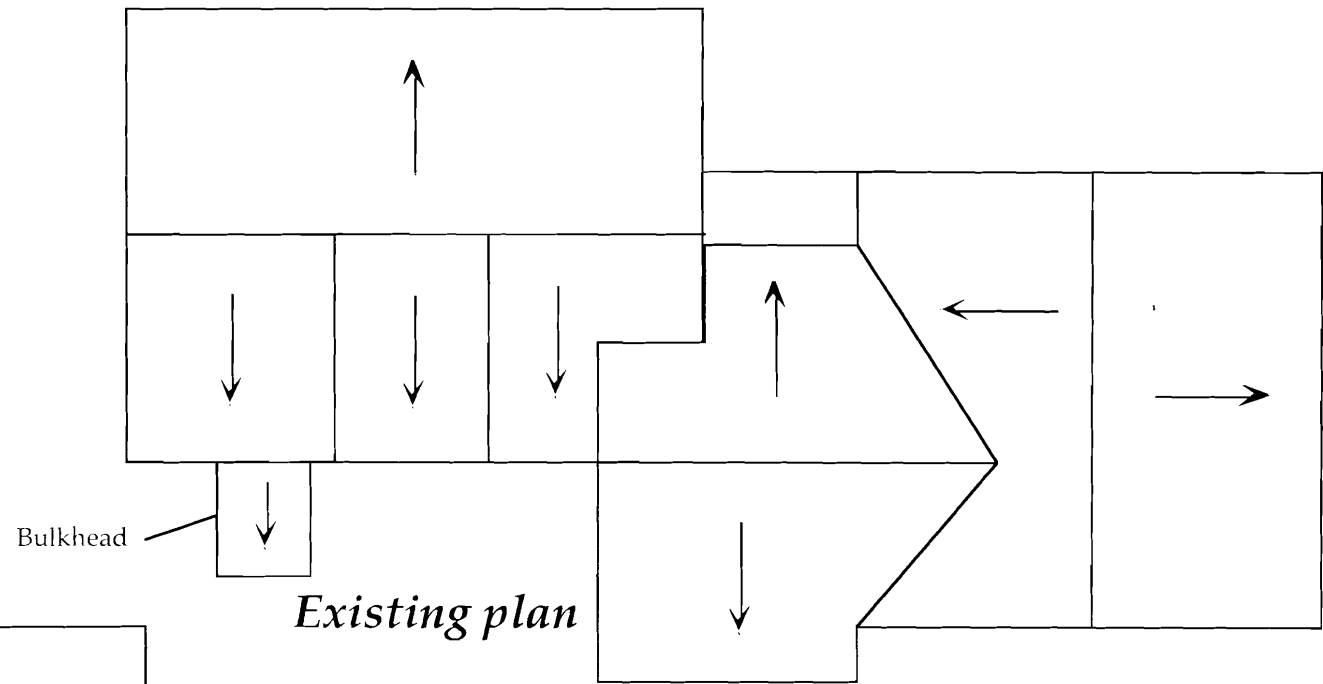
3 Tide Mill Lane, Scarborough, ME 04074

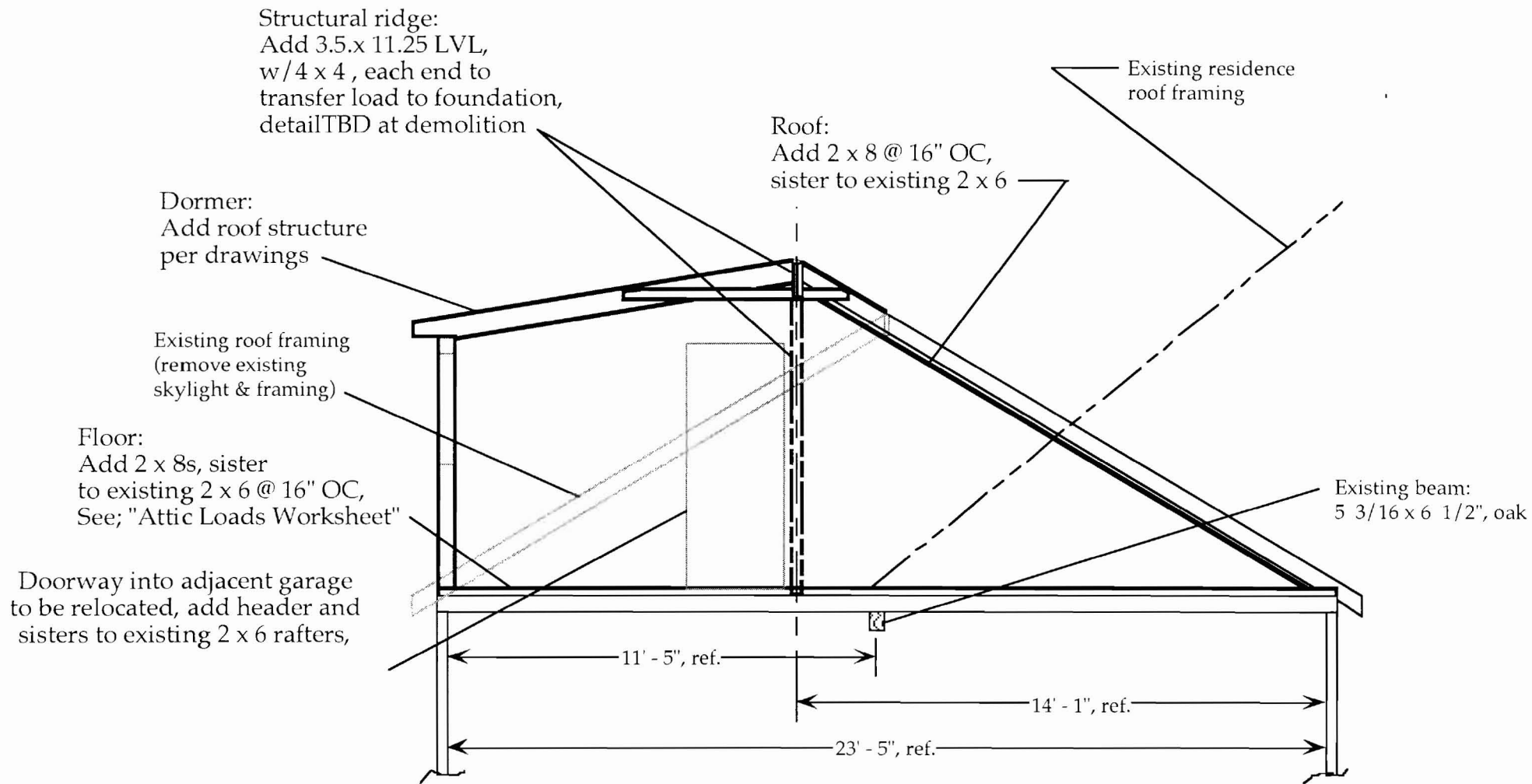
WholeHomeResource.com

207.883.6050



Drawing: Maurice - Rear Elevation Proposed	Date: Aug. 31, '09	Scale: 1" = 4'
Whole Home Resource 3 Tide Mill Lane, Scarborough, ME 04074	WholeHomeResource.com	207.883.6050





Drawing: Maurice - Project Scope, Attic Conversion to Bathroom

Date: Aug. 31, '09

Scale: 1" = 4'

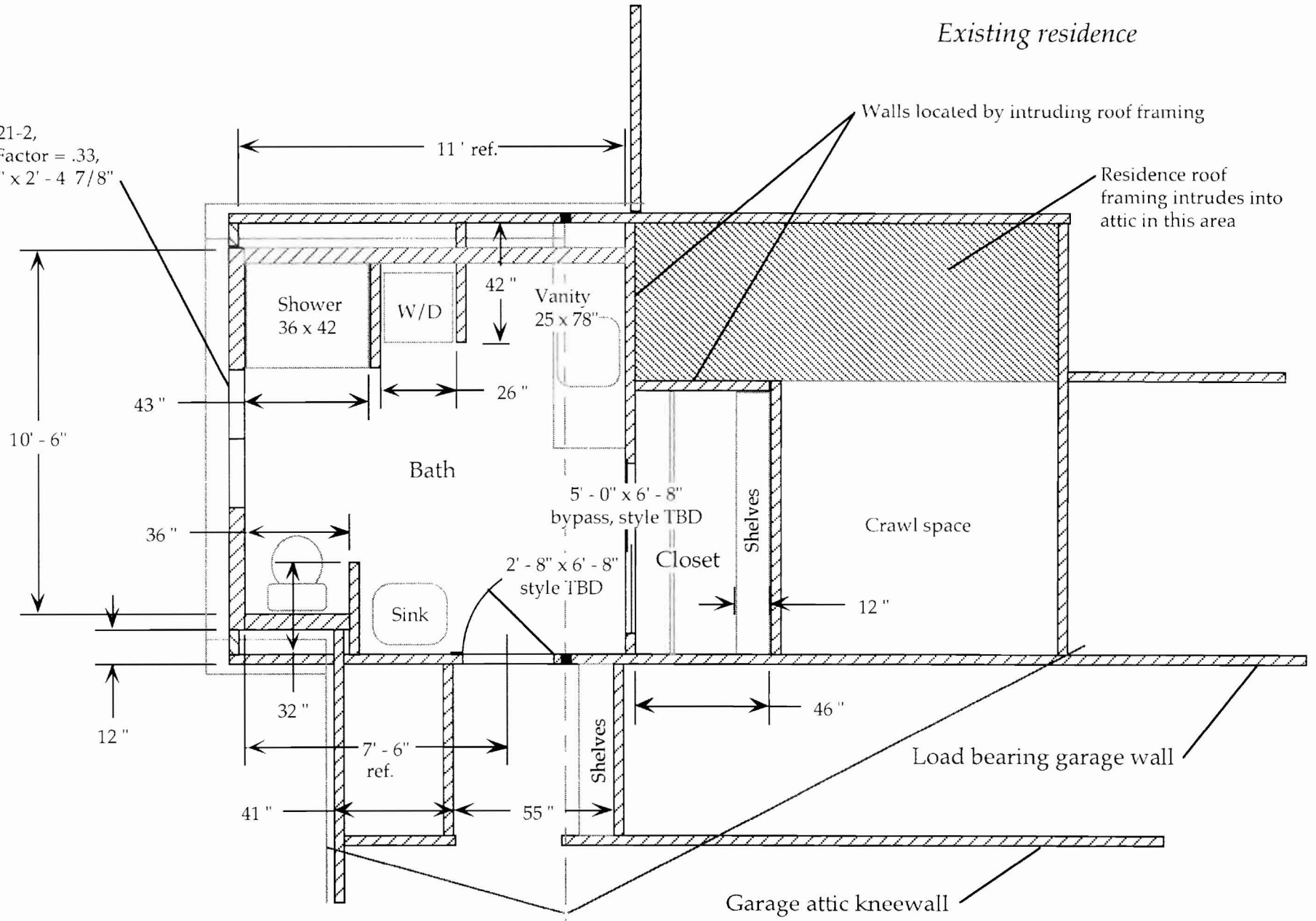
Whole Home Resource

3 Tide Mill Lane, Scarborough, ME 04074

WholeHomeResource.com

207.883.6050

Andersen AW21-2,
 HP Low-E, U-Factor = .33,
 R/O 4' - 0 7/8" x 2' - 4 7/8"



Drawing: Maurice - Attic Framing Plan

Date: Aug. 31, '09

Scale: 1" = 4'

Whole Home Resource

3 Tide Mill Lane, Scarborough, ME 04074

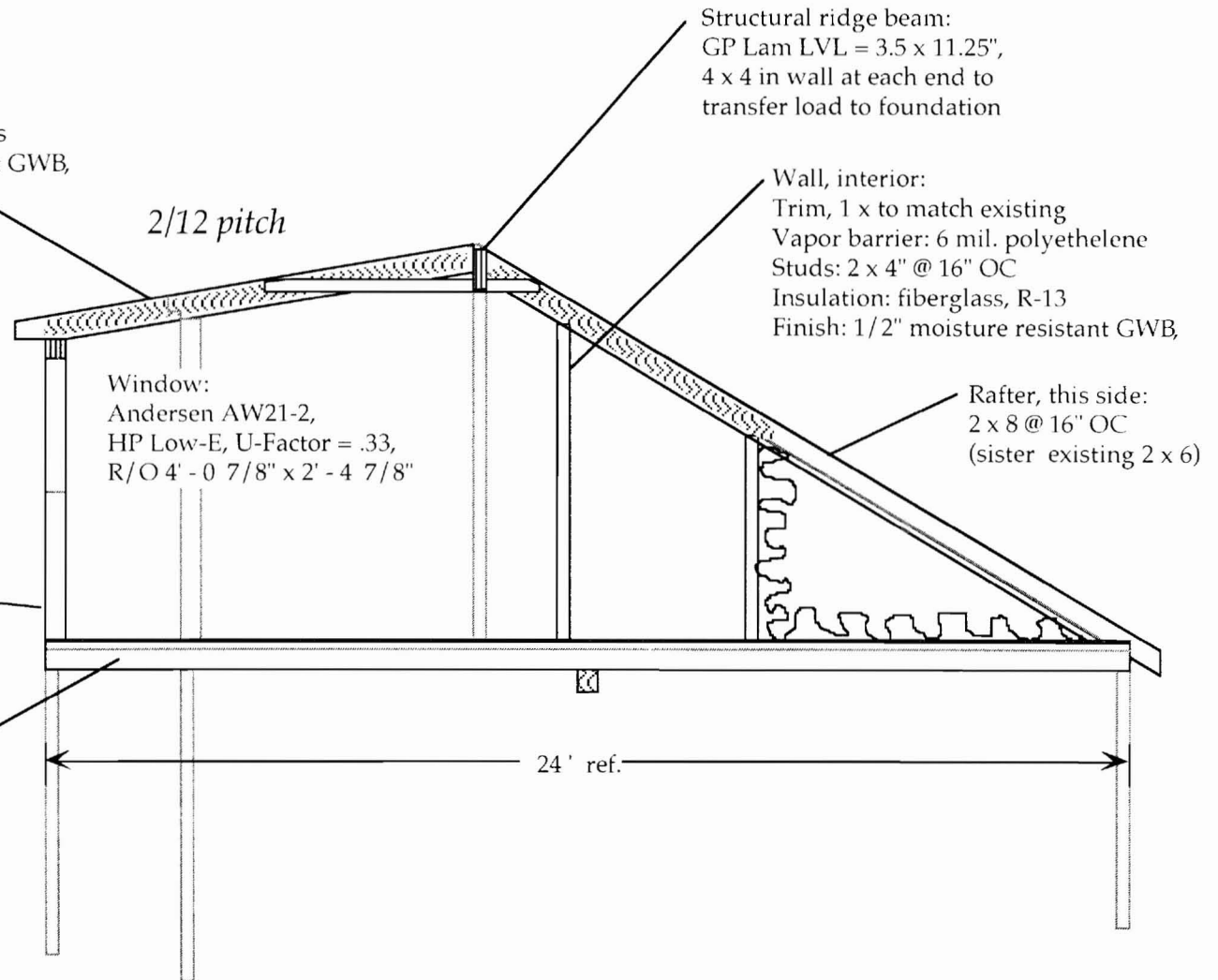
WholeHomeResource.com

207.883.6050

Roof:
 Covering: asphalt shingles to match existing
 Bituthane membrane all over
 Sheathing: 5/8 CDX plywood, or equiv. OSB
 Rafter: 2 x 8 @ 16" OC
 Structural ridge: 3.5 x 11.25 LVL, GP Lam or equiv.
 Ceiling rafter: 2 x 4
 Insulation: 6" polyisocyanurate R-42, between rafters
 Finish, interior: 1 x 4 furring, 1/2" moisture resistant GWB,
 exterior: 1 x to match existing eaves & rake trim

Wall, exterior:
 Clapboards: to match existing
 Trim, 1 x to match existing
 Vapor barrier, nonwoven membrane,
 bituthane tape around openings
 Sheathing: 1/2" CDX plywood, or equiv. OSB
 Studs: 2 x 6" @ 16" OC
 Vapor barrier: 6 mil. polyethelene
 Insulation: high density fiberglass, R-20
 Finish, interior: 1/2" moisture resistant GWB,
 exterior: 1 x to match existing

Floor system:
 Finish floor: to be determined
 Subfloor: 3/4 AdvanTech OSB,
 or equiv.
 Floor system: 2 x 8 @ 16" OC
 (sister existing 2 x 6)



Drawing: Maurice - Construction Section, Attic Conversion

Date: Aug. 31, '09

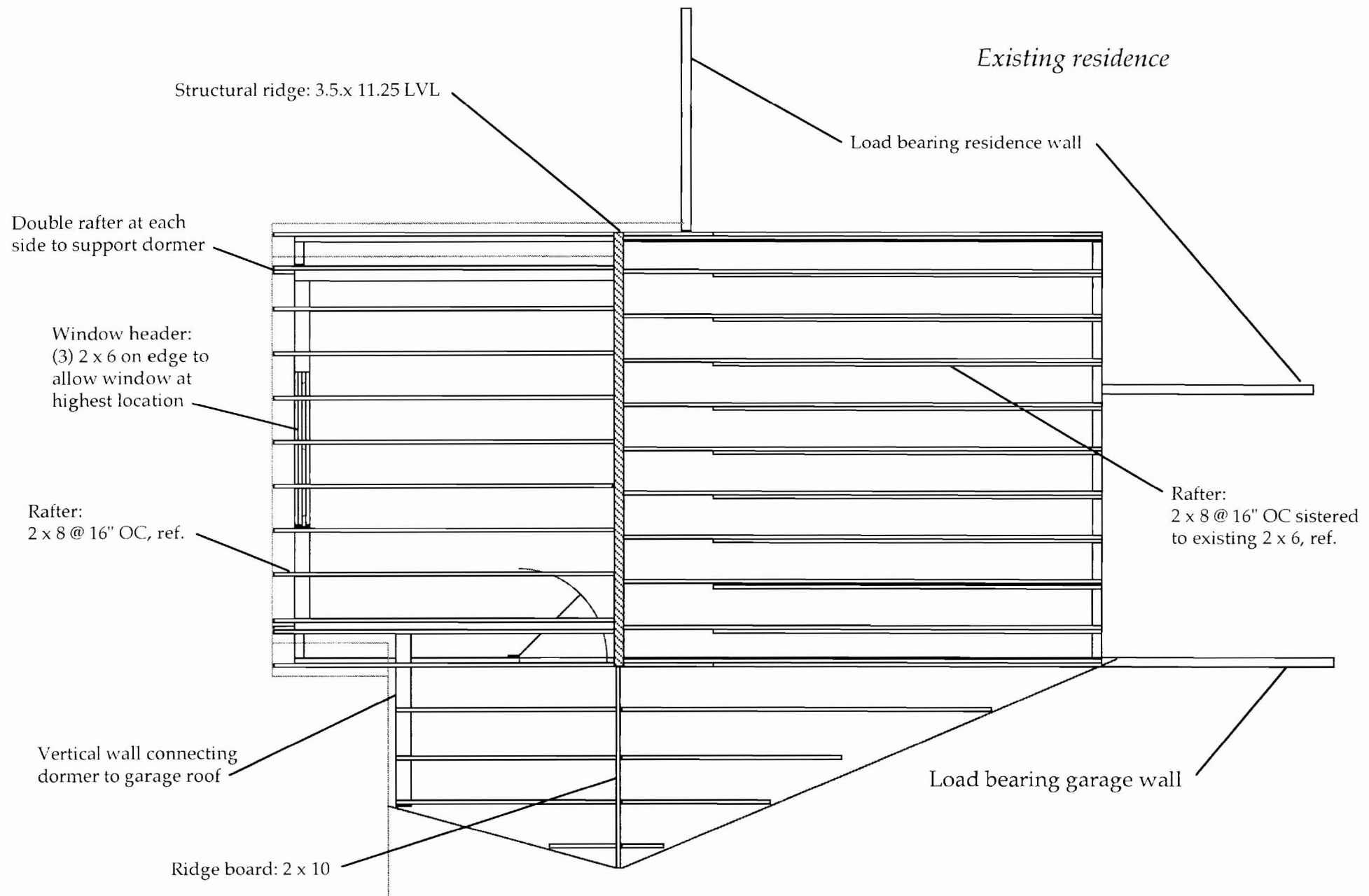
Scale: 1" = 4'

Whole Home Resource

3 Tide Mill Lane, Scarborough, ME 04074

WholeHomeResource.com

207.883.6050



Drawing: Maurice - Roof Framing Plan

Date: Aug. 31, '09

Scale: 1" = 4'

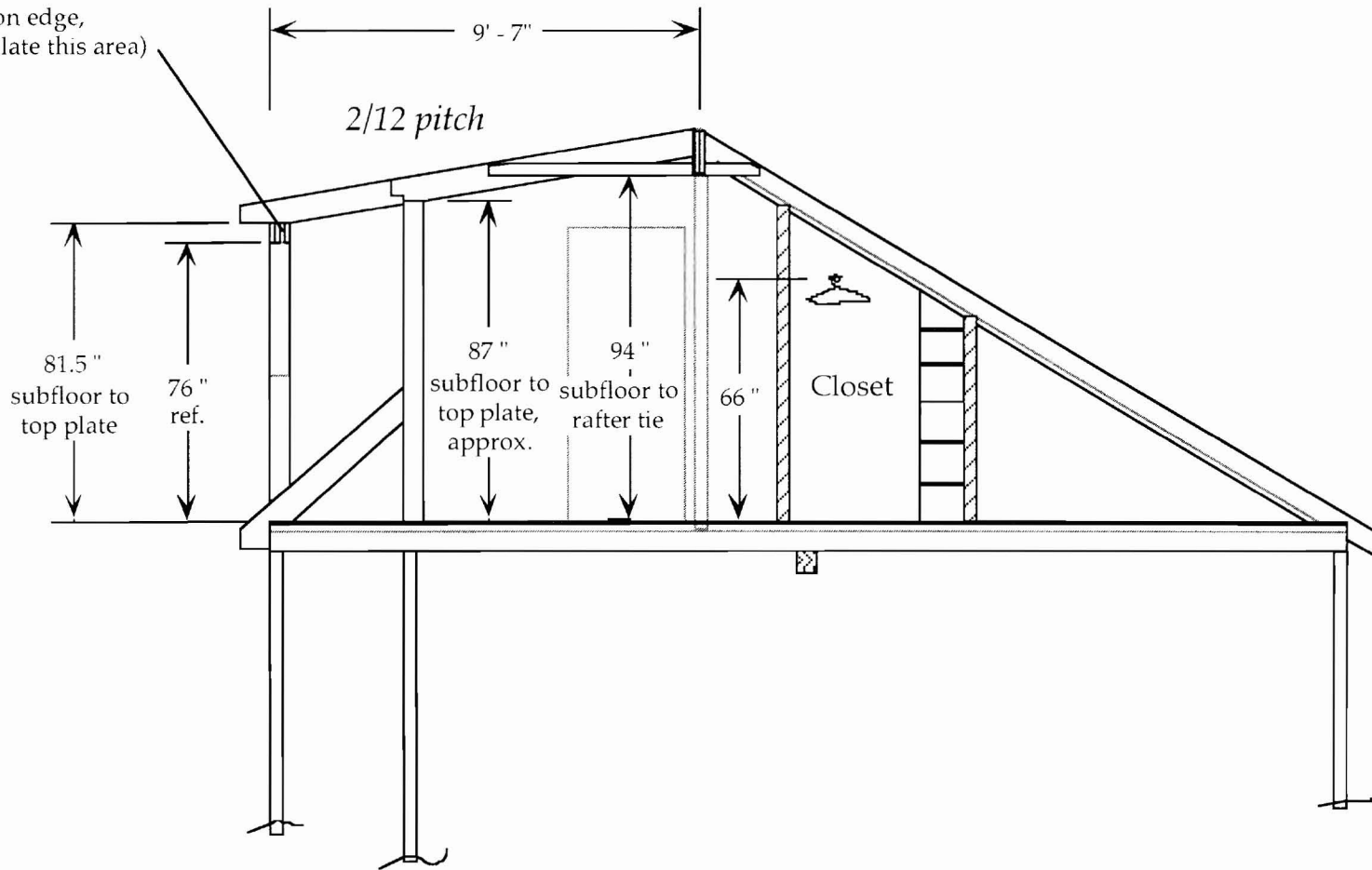
Whole Home Resource

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207.883.6050

Window header:
(3) 2 x 6 on edge,
(no top plate this area)



Drawing: Maurice - Construction Dimensions, North View

Date: Aug. 31, '09

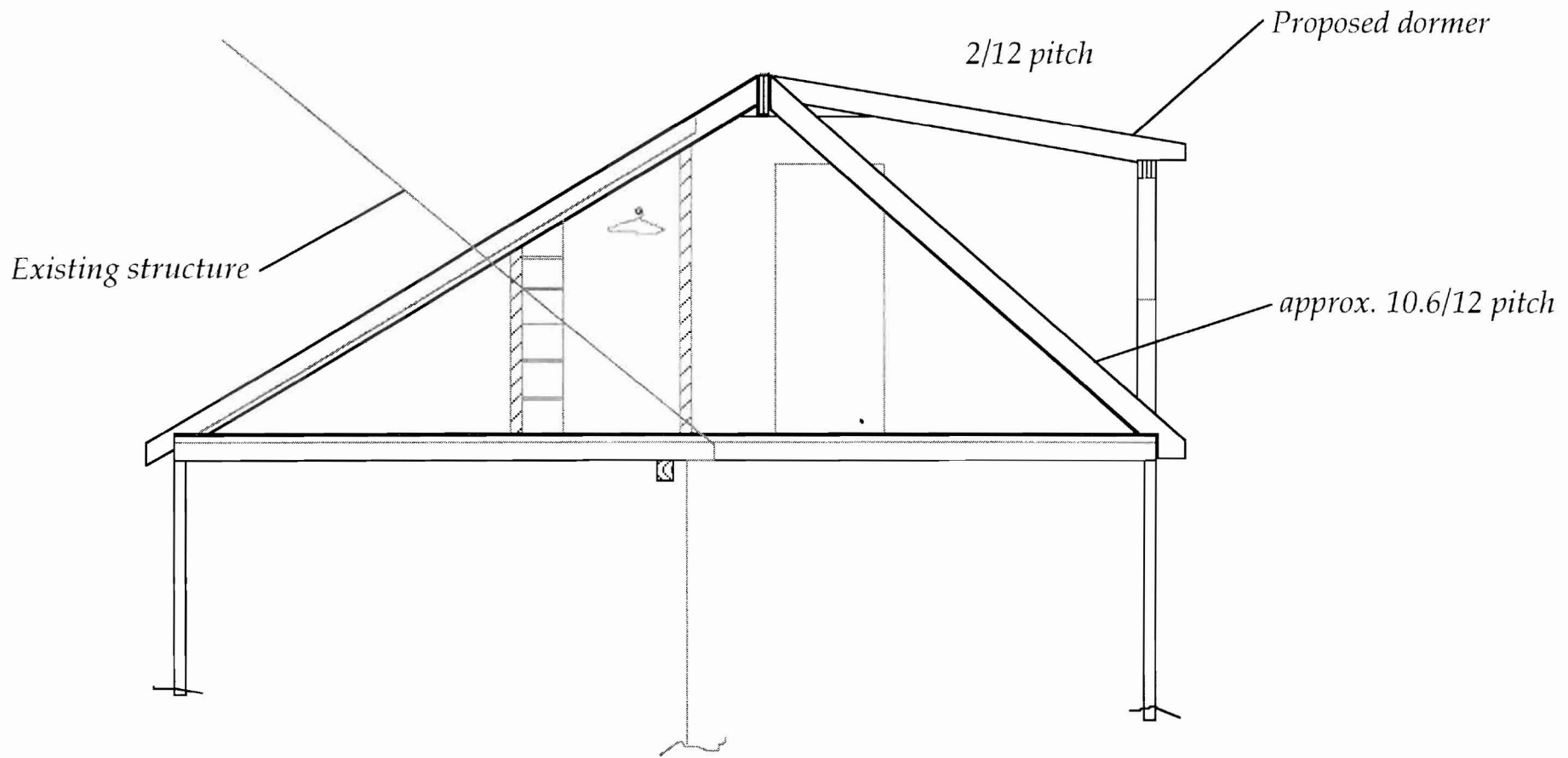
Scale: 1" = 4'

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Drawing: Maurice - Construction Dimensions, South View

Date: Aug. 31 '09

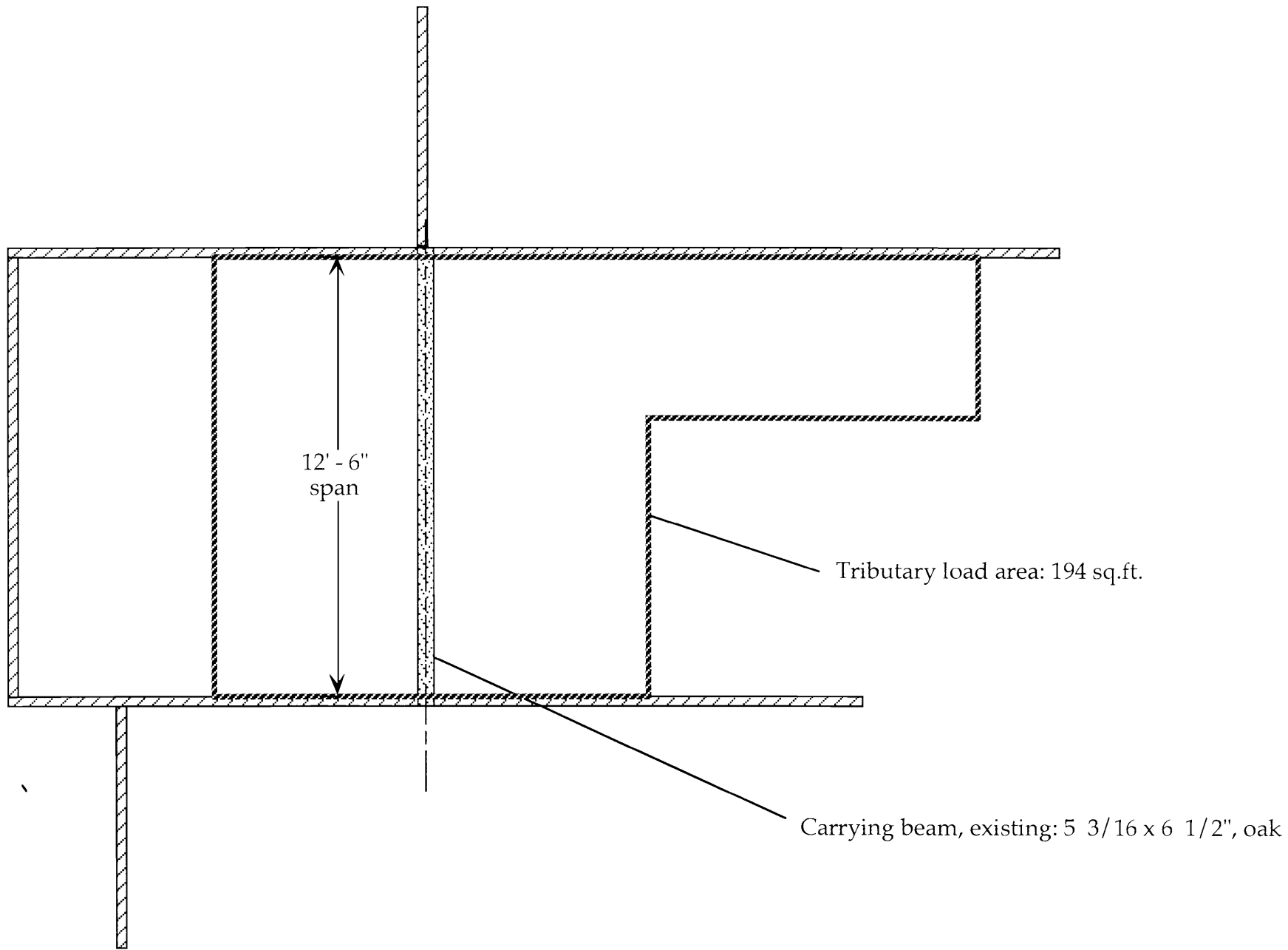
Scale: 1" = 4'

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Drawing: Maurice - Worksheet, Load on Oak Carrying beam

Date: Aug. 31, '09

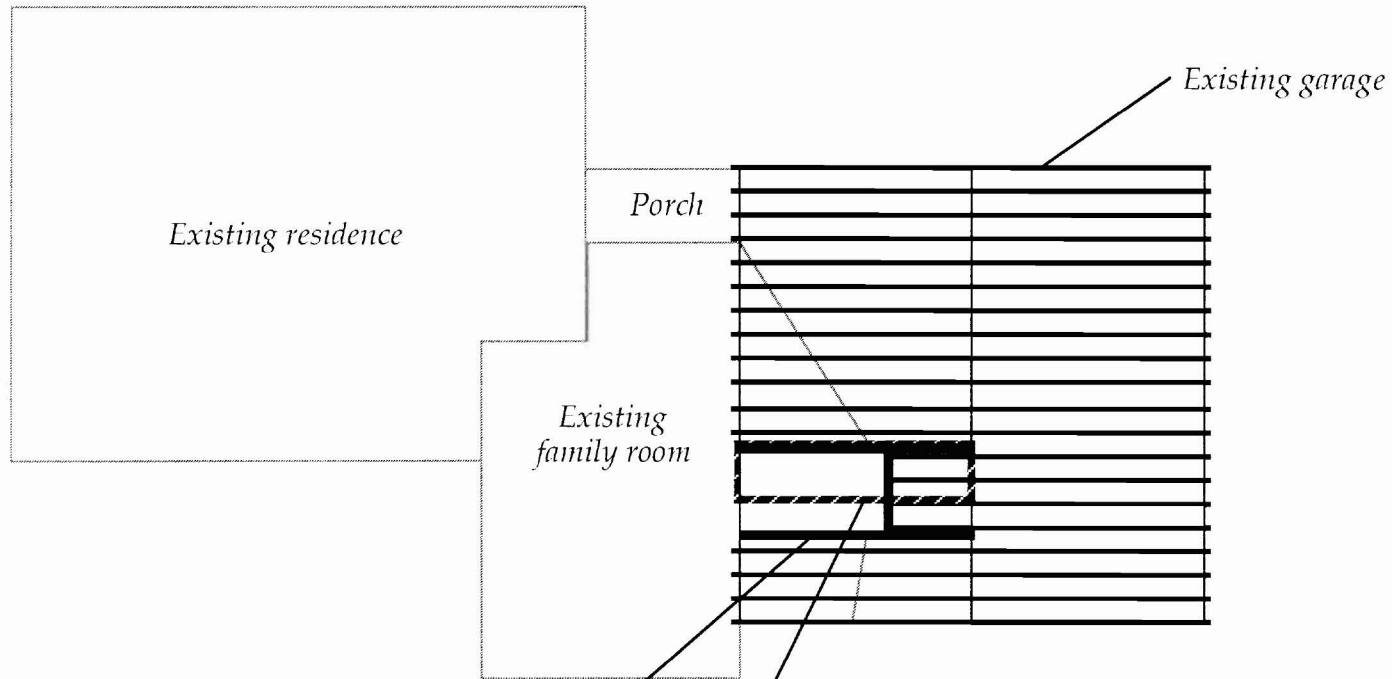
Scale: 1" = 4'

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Note:
 Add (2) 2 x 6 rafters at
 each side of roof opening

Tributary load, each side of opening:
 51 sq.ft. x 60 lb./sq.ft. = 3060 lb.

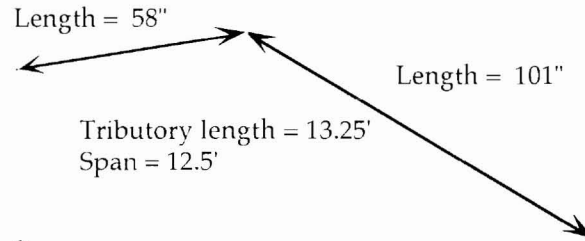
Deflection, (2) 2 x 6 rafters, 3 x 5.5':

$$D = PL^3/48EI$$

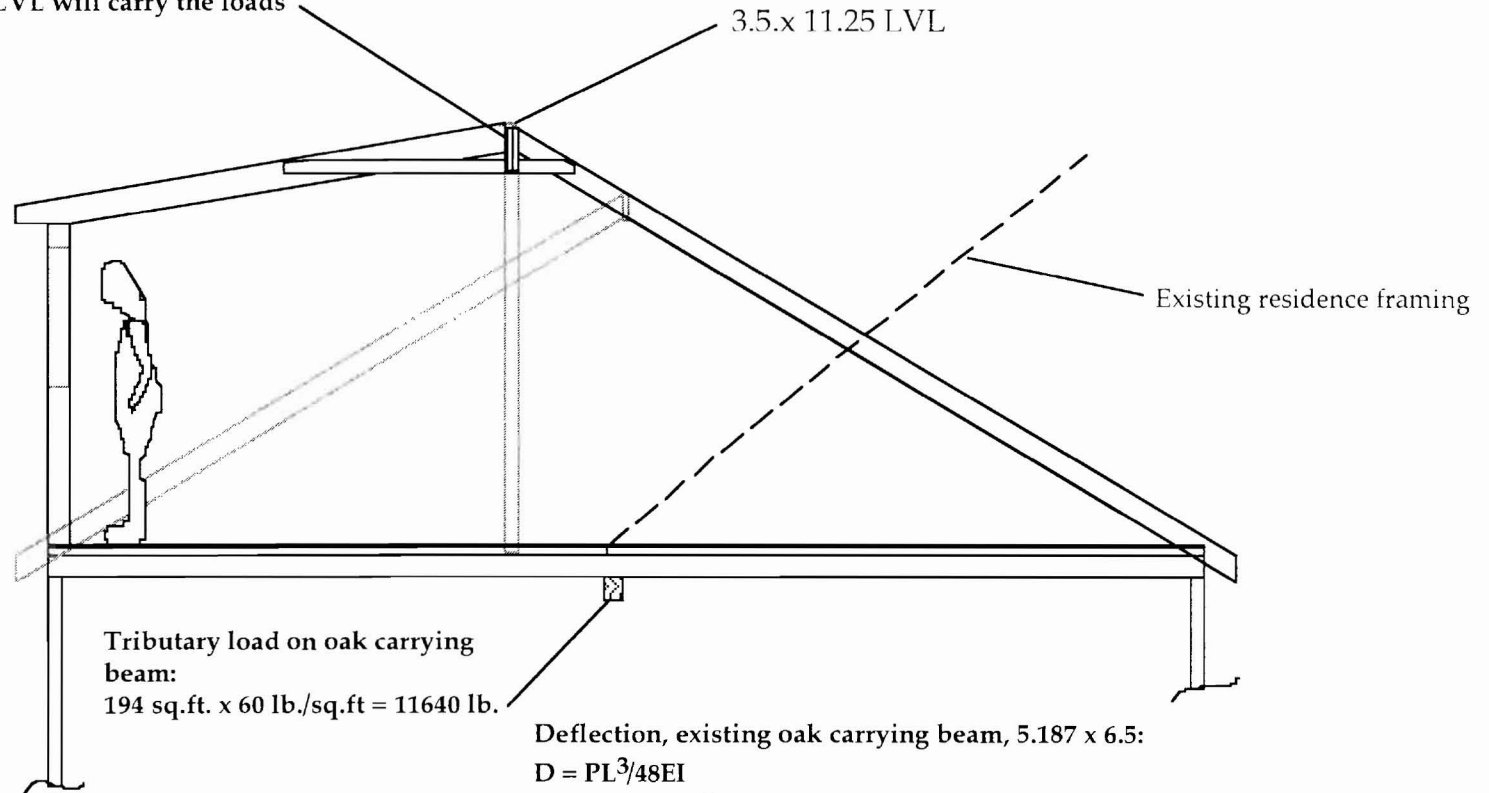
$$D = 3060 * 17^3 / 48 * 1,200,000 * 1.375$$

Actual deflection = .189"

Allowable deflection @ L/480 = 17'/480 = .425"



Tributary load area, structural ridge : 165.6 sq. '
 Total load/lin.ft.: 13.25' x 50 lb./sq.ft. = 662.5 lb./lin.ft.
 From the Georgia Pacific "Residential Floor & Roof System
 Product Guide" 3.5 x 11.25 LVL will carry the loads



Deflection, existing oak carrying beam, 5.187 x 6.5:
 $D = PL^3/48EI$
 $D = 11640 * 12.5^3 / 48 * 1,600,000 * 2.809$
 Actual deflection = .105"
 Allowable deflection @ L/480 = 12.5'/480 = .312"

Drawing: Maurice - Worksheet, Attic Loads

Date: Aug. 31, '09

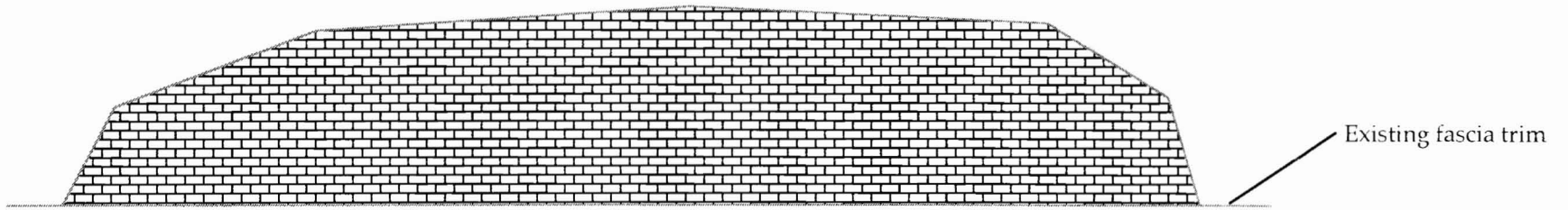
Scale: 1" = 4'

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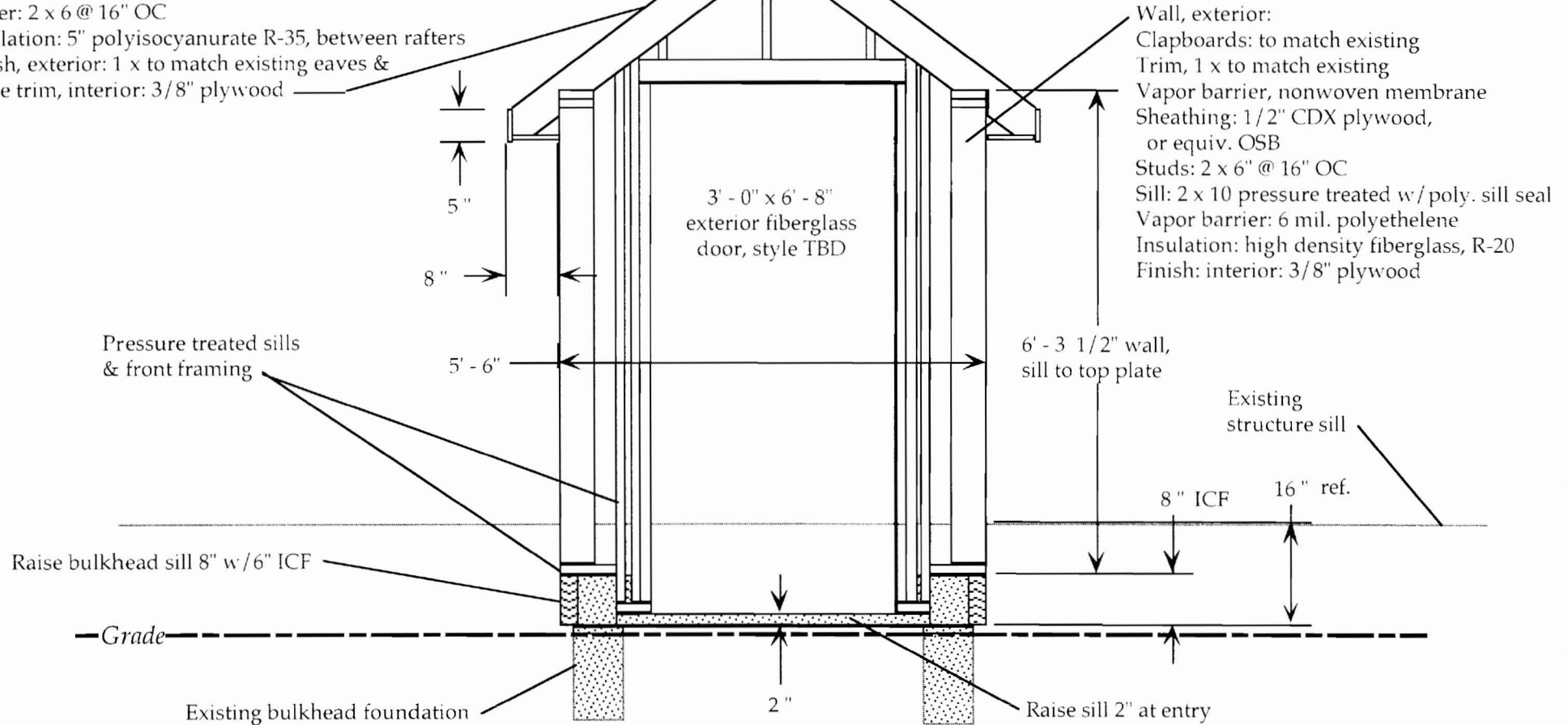


Roof:

Covering: asphalt shingles to match existing
 Bituthane membrane all over
 Sheathing: 5/8 CDX plywood, or equiv. OSB
 Rafter: 2 x 6 @ 16" OC

Insulation: 5" polyisocyanurate R-35, between rafters
 Finish, exterior: 1 x to match existing eaves & rake trim, interior: 3/8" plywood

9/12 pitch



Drawing: Maurice - Cellar Entrance Framing, East View

Date: Aug. 31, '09

Scale: 1" = 2'

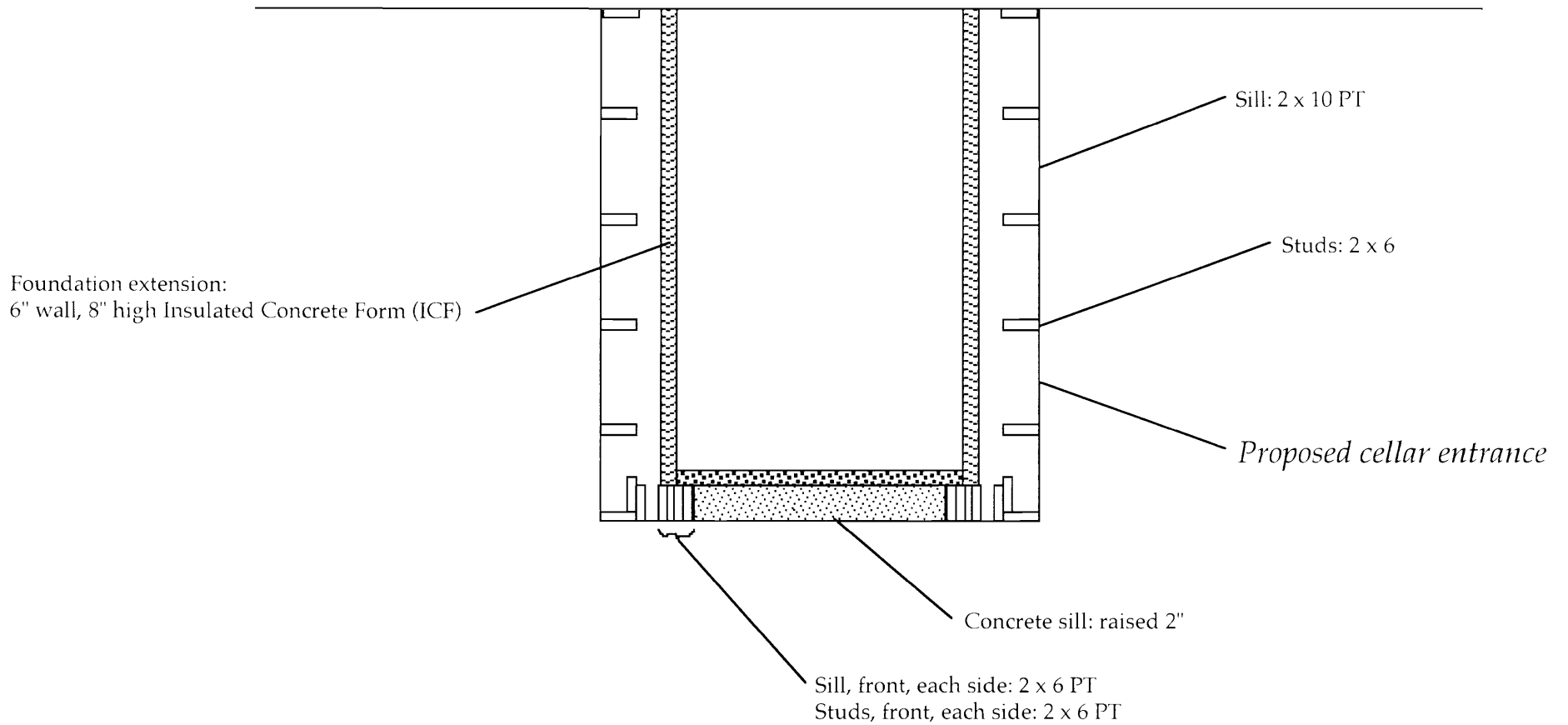
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WholeHomeResource.com

207.883.6050

Existing structure



Drawing: Maurice - Cellar Entrance Framing Section

Date: Aug. 31, '09

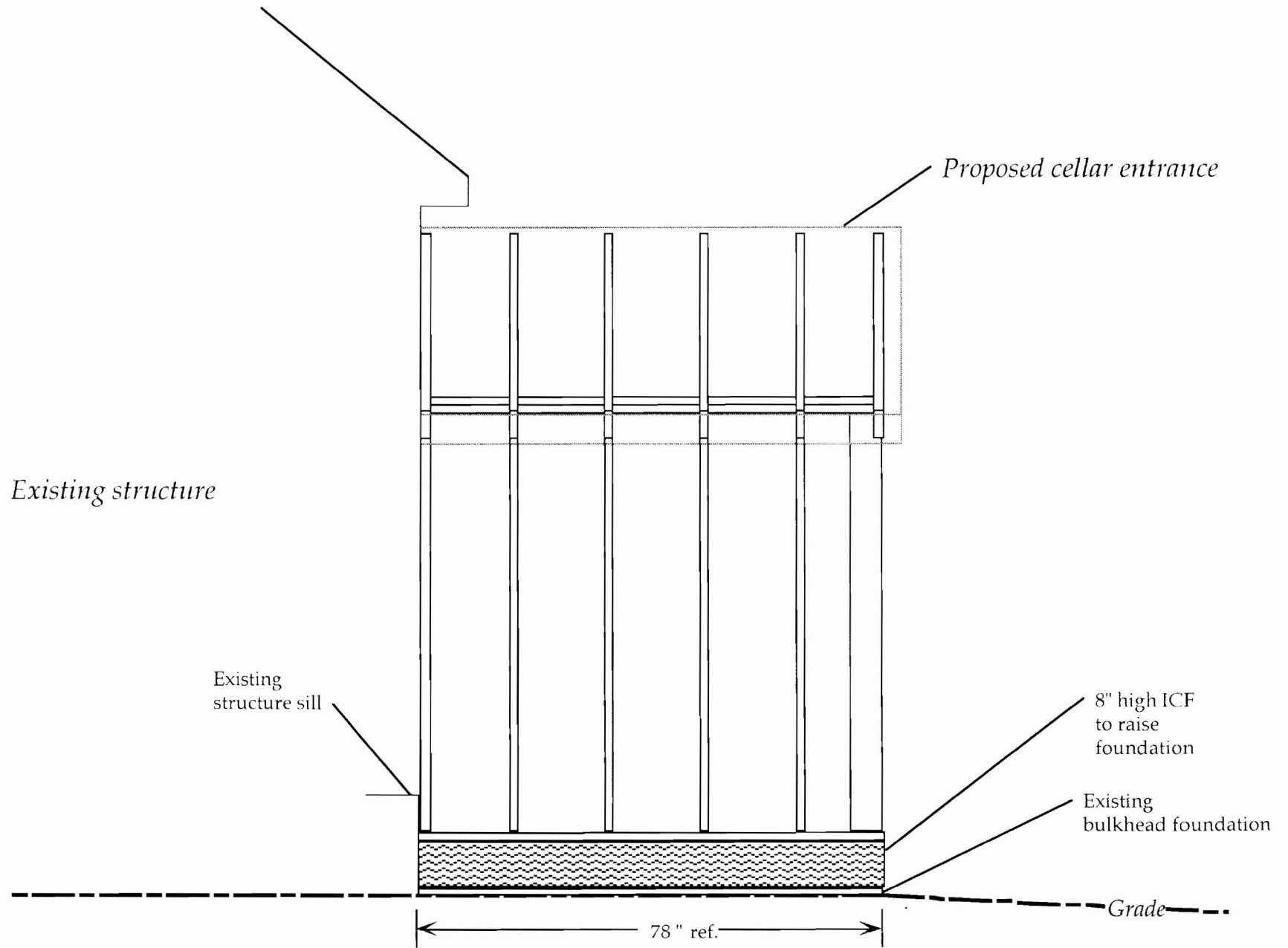
Scale: 1" = 4'

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207.883.6050



Drawing: Maurice - Cellar Entrance Framing, South View

Date: Aug. 31, '09

Scale: 1" = 2'

Whole Home Resource

3 Tide Mill Lane, Scarborough, ME 04074

WholeHomeResource.com

207.883.6050

TO: Marge

Room 315, Code Enforcement and Planning

From: David Maurice

125 Harris Avenue

Portland, ME

CBL: 339 E 1-5

RE: Proof of ownership

SEP 21 2009

TRUSTEE'S DEED
(Statutory Short Form)
Joint Tenancy

I, **Stephen Monaghan**, Trustee under the **125 Harris Ave Residential Land Trust**, dated April 16, 2009, with any amendments thereto, whose mailing address is 14 Eastfield Road, Cape Elizabeth, ME 04107, in my capacity as, for consideration paid grants to **DAVID L. MAURICE and ANNE M. GAUTHIER-MAURICE, as Joint Tenants**, whose mailing address is P.O. Box 152, Bath, ME 04530, a certain lot or parcel of land located in Portland, County of Cumberland, and State of Maine, being bounded and described as follows:

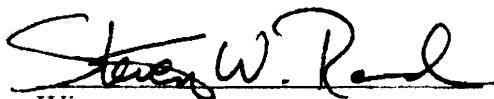
**SEE EXHIBIT "A" ATTACHED HERETO MADE A PART HEREOF AND
INCORPORATED BY REFERENCE HEREIN**

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

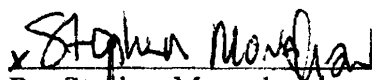
Being the same premises conveyed by deed of Luis Armando Juarez a/k/a Luis Juarez to Stephen Monaghan, Trustee of the 125 Harris Ave Residential Land Trust, dated April 16, 2009 and recorded in the Cumberland County Registry of Deeds in Book 26809, Page 180.

IN WITNESS WHEREOF, Stephen Monaghan, Trustee of the 125 Harris Ave Residential Land Trust, dated April 16, 2009, has set his hand and seal this 10th of July, 2009.

125 Harris Ave Residential Land Trust



Witness

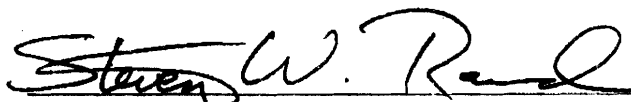

By: Stephen Monaghan
Its: Trustee

State of Maine
County of Cumberland, ss.

July 10, 2009

Then personally appeared the above-named Stephen Monaghan as Trustee of the 125 Harris Ave Residential Land Trust and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the 125 Harris Ave Residential Land Trust, April 16, 2009.

Before me,


Attorney at Law/Notary Public

STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS
PURSUANT TO 4 M.R.S.A. 1056)

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the Southeasterly sideline of Harris Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the Southeasterly sideline of Harris Avenue and the Northeasterly sideline of Barclay Avenue as shown on a Plan of Harris Farms, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19; thence Northeasterly by the sideline of Harris Avenue one hundred sixty (160') feet to the most Westerly comer of Lot No. 242; thence Southeasterly by the Southwesterly sideline of Lot No. 242, one hundred (100') feet to the Northwesterly sideline of Lot No. 239; thence Southwesterly by said Lot No. 239 to the most Westerly comer thereof; thence Northwesterly by the prolongation of the Southwesterly sideline of said Lot No. 239; five (5') feet to a point; thence Southwesterly on a course parallel to the said sideline of Harris Avenue one hundred fifteen (115') feet, more or less, to the sideline of Harris Avenue one hundred fifteen (115') feet, more or less, to the Northeasterly sideline of Barclay Avenue ninety-five (95') feet to the point of beginning.

Being Lot No. 225, 226, 227, 240 and 241 as shown on said Plan of Harris Farms, excepting a five (5) foot strip of land from the rear of Lots No. 225, 226, 227, and part of Lot No. 240.

Subject to sewer line right of way taken by eminent domain by City of Portland recorded in said Registry of Deeds in Book 3673, Page 290, insofar as it may affect said premises.

Subject to an easement granted by Darryl J. Delponte, et at, to the City of Portland in a deed dated August 19, 1986 and recorded in: Book 7547, Page 204.

TO: Marge

Room 315, Code Enforcement and Planning

From: David Maurice

125 Harris Avenue

Portland, ME

CBL: 339 E 1-5

RE: Proof of ownership

TRUSTEE'S DEED
(Statutory Short Form)
Joint Tenancy

I, **Stephen Monaghan**, Trustee under the **125 Harris Ave Residential Land Trust**, dated April 16, 2009, with any amendments thereto, whose mailing address is 14 Eastfield Road, Cape Elizabeth, ME 04107, in my capacity as, for consideration paid grants to **DAVID L. MAURICE and ANNE M. GAUTHIER-MAURICE, as Joint Tenants**, whose mailing address is P.O. Box 152, Bath, ME 04530, a certain lot or parcel of land located in Portland, County of Cumberland, and State of Maine, being bounded and described as follows:


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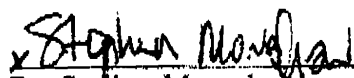
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IN WITNESS WHEREOF, Stephen Monaghan, Trustee of the 125 Harris Ave Residential Land Trust, dated April 16, 2009, has set his hand and seal this 10th of July, 2009.

125 Harris Ave Residential Land Trust


Witness

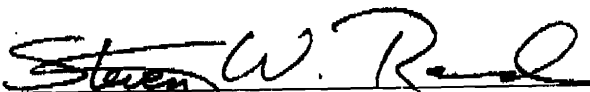

By: Stephen Monaghan
Its: Trustee

State of Maine
County of Cumberland, ss.

July 10, 2009

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Before me,


Attorney at Law/Notary Public

STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS
PURSUANT TO 4 M.R.S.A. 1056)

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