

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND PERMIT ISSUED

BUILDING PERMIT

Permit Number 101338
NOV 5 2010

Please Read
Application And
Notes, If Any,
Attached

This is to certify that MASTERS KELLY E & JOHN HARMON networks
has permission to remove existing attached garage into play room City of Portland

AT 46 MAINE AVE City 408 A016001

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 let into or otherwise used-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

Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1333	Issue Date:	CBL: 408 AD10001
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Location of Construction: 46 MAINE AVE	Owner Name: MASTERS KELLY E & JOHN P H	Owner Address: 46 MAINE AVE	Phone:
Business Name:	Contractor Name: Woodworks One/ Stephen Lailer	Contractor Address: P.O. Box 386 Limington	Phone: 2078072218
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Fast Use: Single Family Home	Proposed Use: Single Family Home - renovate existing attached garage into playroom	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 4	6,000 ⁰⁰
Proposed Project Description: renovate existing attached garage into playroom		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IAC 2003		

Signature:		Signature: <i>[Signature]</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: Idobson	Date Applied For: 10/22/2010	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Review</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p>Date: <i>10/26/10</i></p>	<p>Date: <i>10/26/10</i></p>	<p>Date: <i>[Signature]</i></p>

PERMIT ISSUED

NOV - 5 2010

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

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

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1333	Date Applied For: 10/22/2010	CBL: 408 A010001
-----------------------	---------------------------------	---------------------

Location of Construction: 46 MAINE AVE	Owner Name: MASTERS KELLY E & JOHN P H	Owner Address: 46 MAINE AVE	Phone:
Business Name:	Contractor Name: Woodworks One/ Stephen Lailer	Contractor Address: P.O. Box 386 Limington	Phone: (207) 807-2218
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - renovate existing attached garage into playroom	Proposed Project Description: renovate existing attached garage into playroom
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schnuckal	Approval Date: 10/26/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) It is understood by your letter that the garage will not be discontinued entirely. There is a co-use of the garage. If there is any changes to that understanding, please let this office know in advance.</p> <p>2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 11/05/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) The design load spec sheets for any engineered beam(s) must be submitted to this office.</p> <p>2) A site inspection will verify the existing garage door separating the residence; this shall be solid wood not less than 1 3/8" inch thickness, solid or honeycomb steel door not less than 1 3/8" inches thick, or a 20-minute fire-rated door.</p> <p>3) Fastener schedule per the IRC 2003</p> <p>4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p>			

Comments:
10/25/2010-mes: Applicant is eliminating it's only official parking space in the 1 car garage - does not have enough room to park another car without having it extending into the existing front yard setback of 25'. Will call and write a letter.
10/26/2010-mes: Spoke to Kelly Masters. She explained that the garage is really not a full conversion to a playroom. A car can still be parked within it. But they wanted to finish the inside of the garage to also make it an area that the kids can play in. The garage door will still be there. It is not intended to be removed. She will give me a cover letter to confirm this information.
11/5/2010-jrioux: Spoke with Owner interior renovations only; finish headroom height" is 9"; the back deck is existing.

From: "kelly masters" <kellymasters@maine.fr.com>
To: <mes@portlandmaine.gov>
Date: 10/26/2010 2:37 PM
Subject: List for marge.city
Attachments: List for marge.city.docx

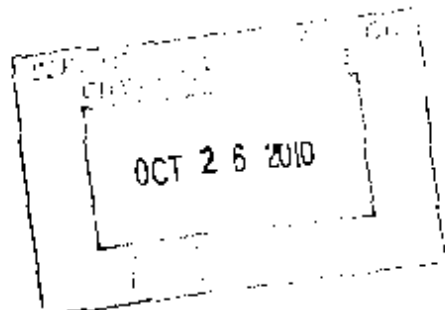
Hello Marge,

Here is a letter I wrote clarifying our intention for our garage at 48 Maine Ave.

Thanks!

Kelly Masters

NOT removing Their garage use -
 OK S 10/26/10



Hello Marge,

As per our conversation this morning, this letter is to clarify our permit application for our garage project at 46 Maine Ave. in Portland.

The purpose of this project is to provide an area that we can use part-time for a play area for our 2-1/2 year old twin boys, one of whom was recently diagnosed on the autism spectrum. In addition to the garage serving this part-time purpose, it will also be used in for its intended purpose as a garage as well. We will be keeping our overhead garage door in place and will on occasion park our car in the garage.

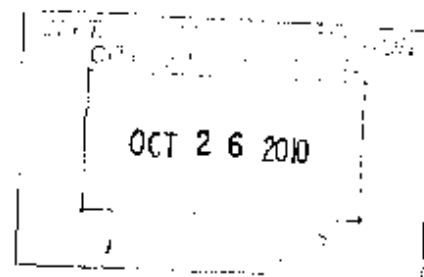
The drawings and application I dropped off last week contain the following:

- Permit Application
- Cover sheet with notes
- Existing Floor Plan
- Proposed Floor Plan
- Elevations and Section showing location of proposed windows
- Existing Condition Interior and Exterior Photos
- Plot Plan
- Site Plan

Please let me know if you need further clarification or more information from me to secure a building permit. Thank you for your time and consideration,

Kelly Masters

831.3420 (cell. try first), 878.2590 (home), kellymasters@maine.rr.com





CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

10-22-10

Kelly McKus.

Received from

Number of Work

Permits for

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

70

Plumbing (15)

Electrical (12)

Site Fee (42)

108410

Check #

CC

Total Collected \$ 70

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

Taken by:

417

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>46 MAINE AVENUE PORTLAND, ME. 04103</u>			
Total Square Footage of Proposed Structure/Area <u>274 SQ. FT. (21'-9" x 12'-9")</u>		Square Footage of Lot <u>APPROX. 1500 SQ. FT.</u>	Number of Stories <u>ONE</u>
Tax Assessor's Chart, Block & Lot Chart# <u>408</u> Block# <u>A</u> Lot# <u>10</u>	Applicant *must be owner, Lessee or Buyer* Name <u>KELLY MASTERS + JOHN WELTMAN</u> Address <u>46 MAINE AVE</u> City, State & Zip <u>PORTLAND, ME. 04103</u> <i>call mail</i>		Telephone: <u>878.2590 (H.)</u> <u>831.3420 (C.)</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip		Cost of Work: \$ <u>5000.00</u> C of O Fee: \$ Total Fee \$ <u>70</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? Proposed Specific use: <u>PLAY ROOM</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>RENOVATE EXISTING ATTACHED GARAGE INTO PLAY ROOM</u>			
Contractor's name: <u>STEPHEN LAZEL - WOODWORKS ONE</u> Address: <u>P.O. BOX 386</u> City, State & Zip: <u>LIMINGTON, ME. 04049</u> Telephone: <u>807.2218</u> Who should we contact when the permit is ready: <u>KELLY MASTERS</u> Telephone: <u>831.3420</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.com, or stop by the Inspections Division office, room 315 City Hall or call 874-8705.

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 the 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.

RECEIVED
OCT 22 2010
DEPT. OF BUILDING & PERMITS
CITY OF PORTLAND, MAINE

Signature: [Signature] Date: 10/22/10

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

Garage renovation: 46 Maine Ave. Portland, Me. 04103

Contact info:

Bullder: Steve Lailer, Woodworks One: 807.2218

Electrician: J.B. Folsom, Folsom Electric 671.2484

Home owners: John Harmon and Kelly Masters, 831.3420 (cell, try first), 878.2590 (home), kellymasters@maine.rr.com

Planning department: located at City Hall, 3rd floor, rm. 315. They are open Monday, Tuesday, Wednesday and Friday 8-4 and Thursday 8-1. Phone number is 874.8719.

The purpose of renovating the garage is to add useable square footage and to make a sensory room for our 2-1/2 year old twin boys, one of whom was recently diagnosed on the autism spectrum.

Drawing Set Contains:

- Permit Application
- Cover sheet with notes
- Existing Floor Plan
- Proposed Floor Plan
- Elevations and Section showing location of proposed windows
- Existing Condition Interior and Exterior Photos
- Plot Plan
- Site Plan

Renovation:

- Insulate and hang drywall on (4) walls. At Elevation D (see elevation marker on existing condition drawing), use 5/8" thick sheetrock at wall separating garage from house to provide for fire separation. This existing wall is a masonry wall faced in stucco. At other three existing 2" x 4" rough cut stud walls, install kraft-faced R-19 fiberglass insulation with 1/2" sheetrock, builder will strap wall 16" O.C. prior to hanging sheetrock, see elevation and section for details
- Trim out windows, doors and baseboard as necessary.
- Hang 2'x4' drop ceiling with fluorescent lighting from strapping 16" O.C. Above ceiling; provide un-faced R-38 fiberglass Insulation.
- Install (2) 30" wide x 56" high double hung windows at Elevation B. Header type: 4" x 12" LVL, double jack studs at end of both windows support header. There are (2) exterior doors in room providing egress. If window also needs to provide egress, we will increase window width to 36".

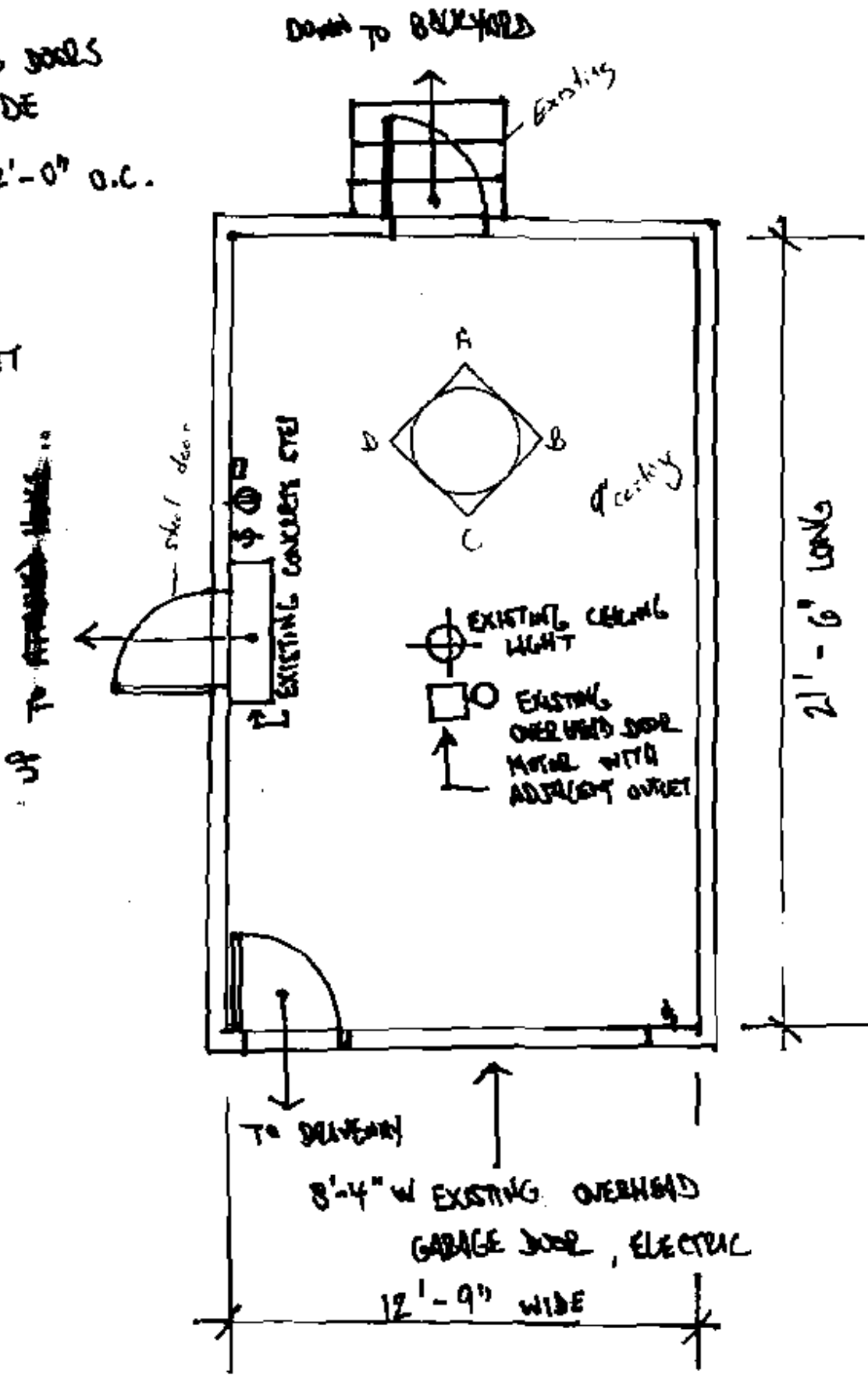
Thank you for your consideration!

NOTES:

- ALL EXISTING DOORS ARE 32" WIDE
- STUDS ARE 2'-0" O.C.

LEGEND:

- ⊙ DUPLEX OUTLET
- ⌘ LIGHT SWITCH
- GARAGE DOOR OPENER



EXISTING FLOOR PLAN: 46 MAINE AVENUE

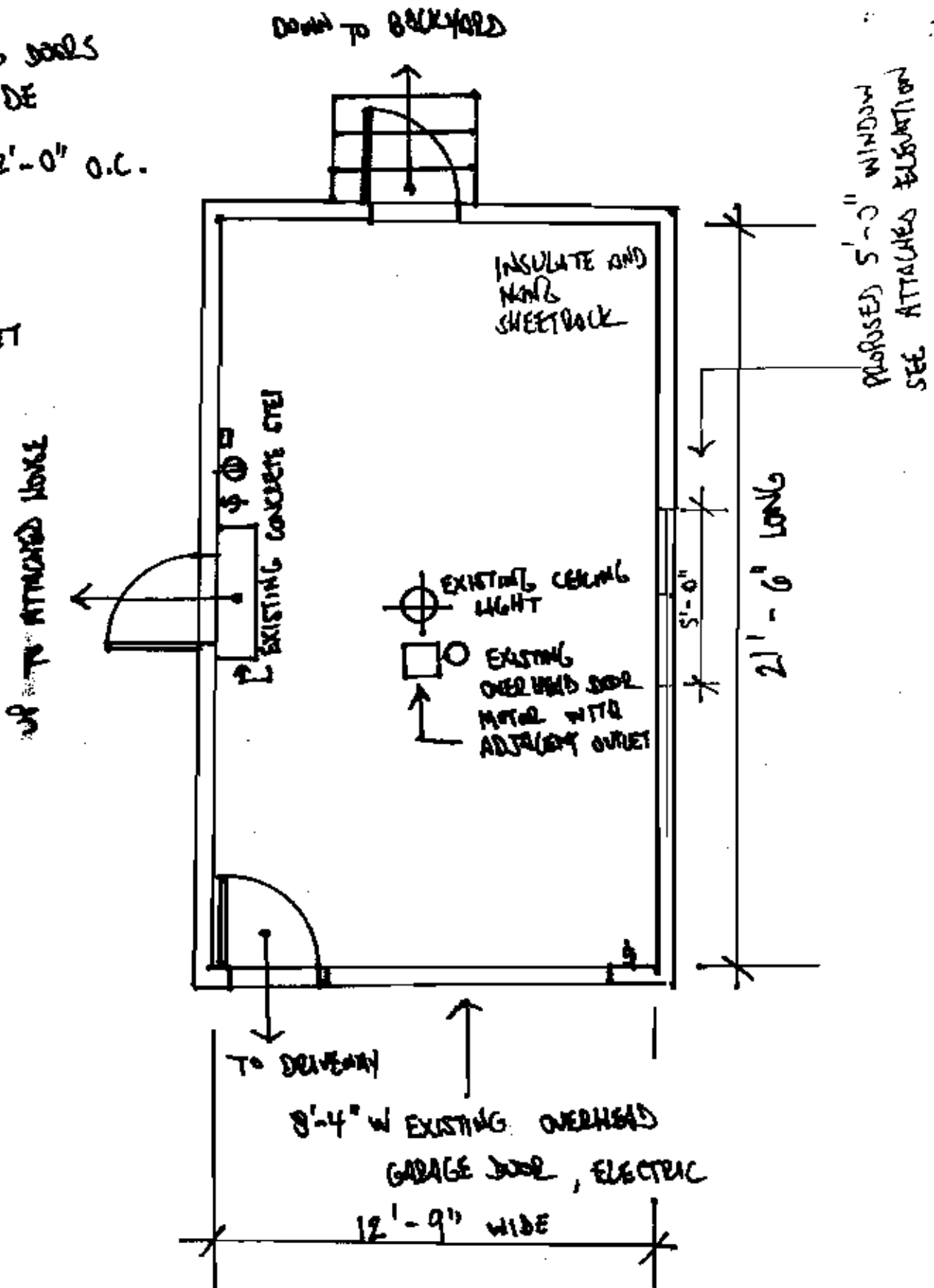
APPROXIMATE SCALE: 1/4" = 1'-0"

NOTES:

- ALL EXISTING DOORS ARE 32" WIDE
- STUDS ARE 2'-0" O.C.

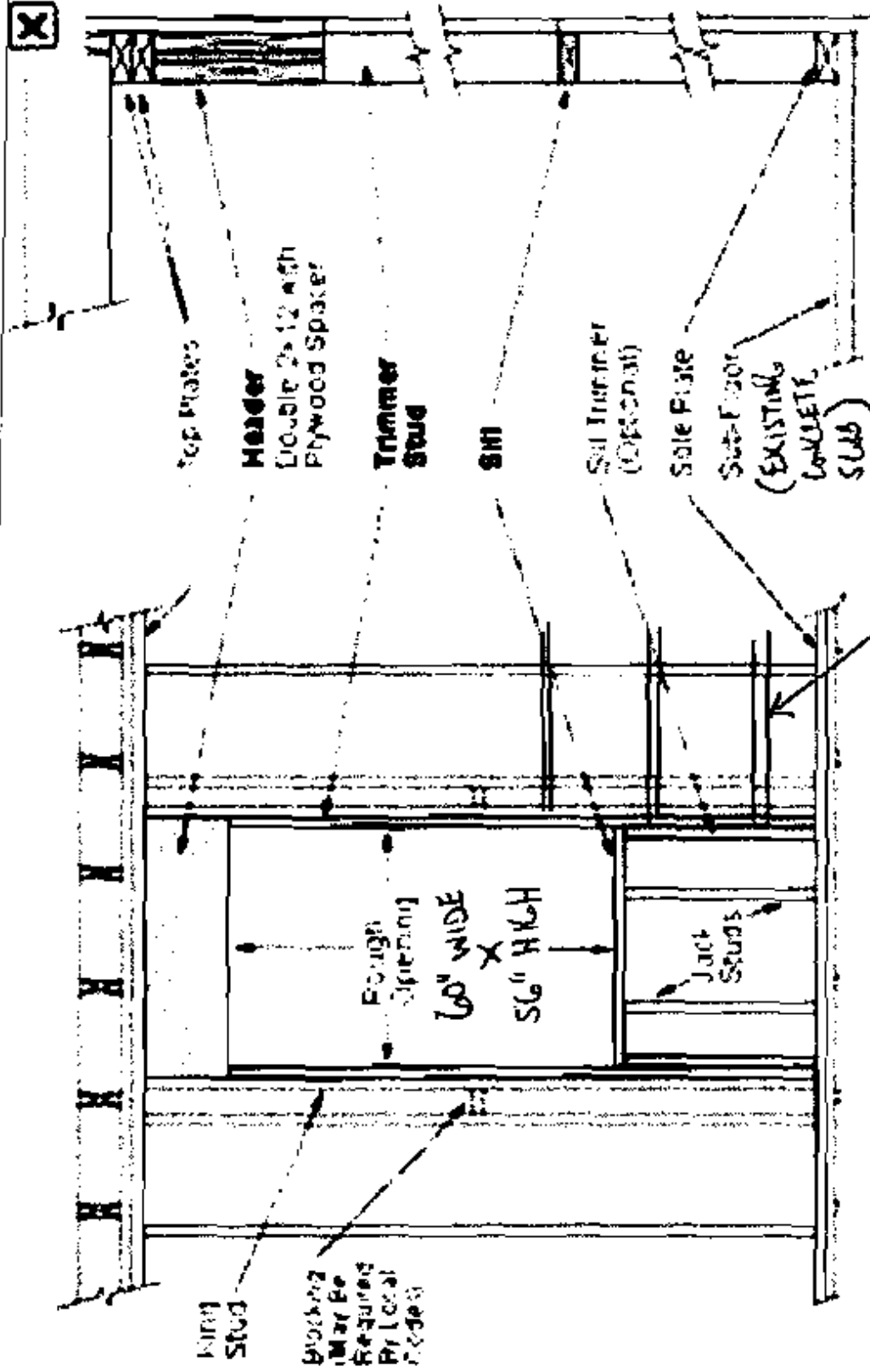
LEGEND:

- ⊙ DUPLEX OUTLET
- ⊙ LIGHT SWITCH
- GARAGE DOOR OPENER



PROPOSED FLOOR PLAN: 4/6 MAINE AVENUE WITH NEW 5'-0" WINDOW
 APPROXIMATE SCALE: 1/4" = 1'-0"

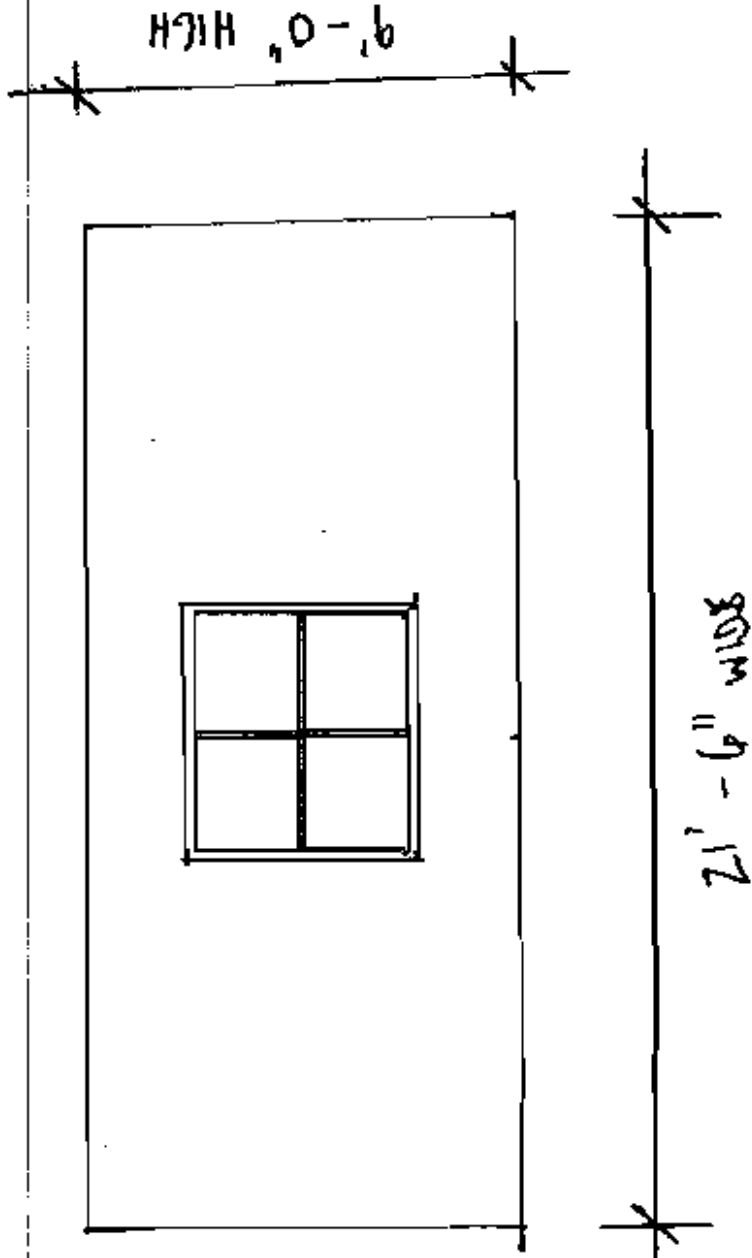
ELEVATION & SECTION SHOWING PROPOSED WINDOW; NOT TO SCALE
 * ADD 16" WIDE SPACED STOPPING AT CEILING



Stud Pattern.
 29" O.C.

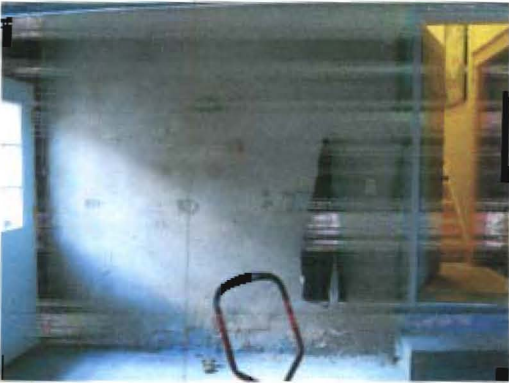
ADD 1" x 3" STOPPING
 16" O.C. HORIZONTALLY
 (TYPICAL)

ADD TWO NEW 30" WIDE DOUBLE HUNG WINDOWS
ON CENTER IN EXISTING WALL



PROPOSED ELEVATION: 46 MAIN AVENUE (ELEVATION B)

APPROXIMATE SCALE: $\frac{1}{4}" = 1'-0"$



↑ ELEVATION & EXTERIOR,
PROPOSED LOCATION OF NEW
WINDOW, CENTER ON THIS ELEVATION

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

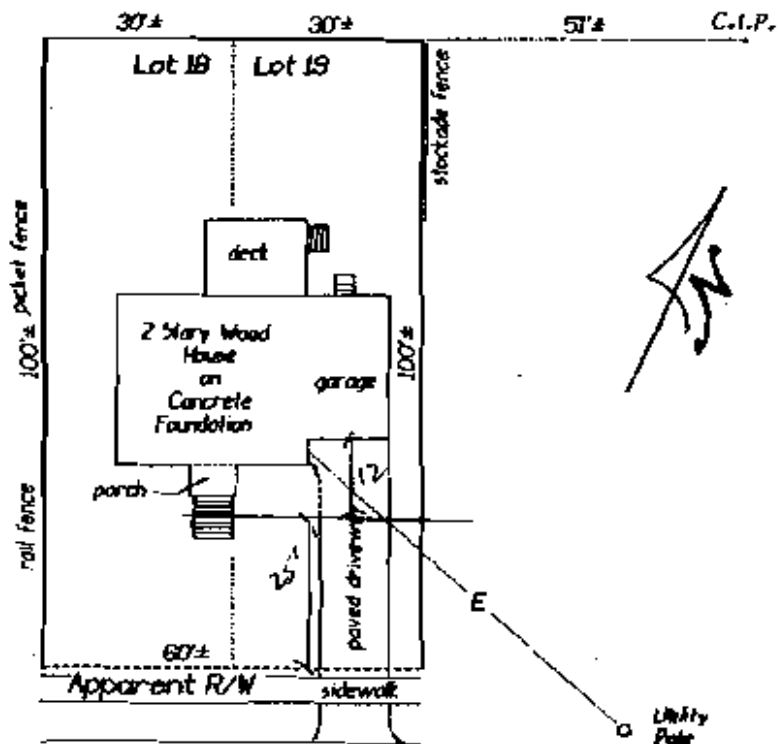
I HEREBY CERTIFY TO Douglas Title Co.

46 Maine Avenue
Portland, Maine

Job Number: 363-70
Inspection Date: 02-21-02
Scale: 1" = 30'

The monumentation is ~~set~~ in harmony with current deed description.
The building setbacks are ~~set~~ in conformity with town zoning requirements. "Grandfathered"
The dwelling does ~~not~~ appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
The land does ~~not~~ appear to fall within the special flood hazard zone as indicated on community-panel # 230051 0007 B.

BUYER: Kelly E. Masters
SELLER: Damon & Judith Miller



Washington Avenue

Maine Avenue
(bituminous)

[Handwritten signature]

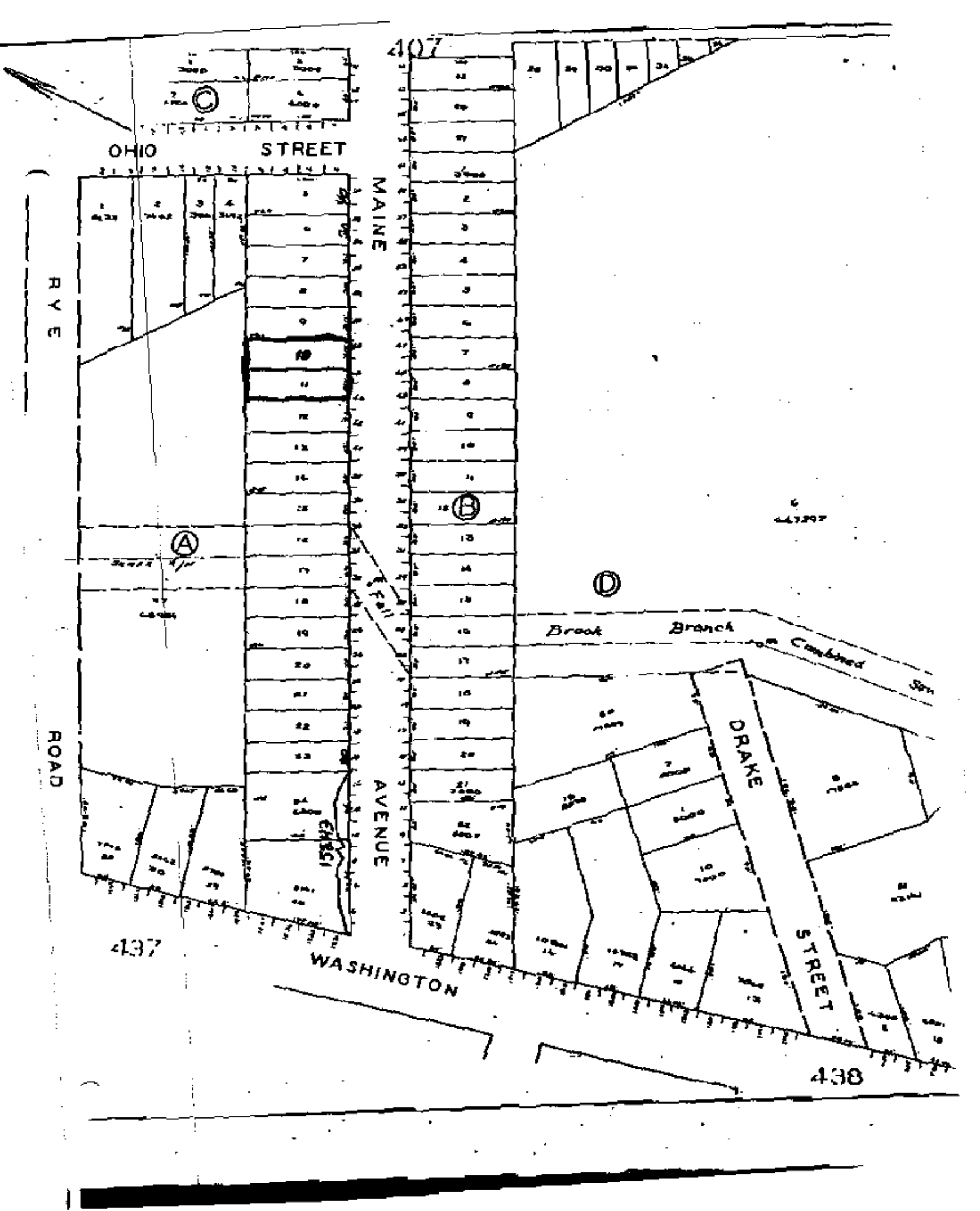
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3859
Fax: (207) 829-3522



PLAN BOOK 16 PAGE 28 LOT 18,19
DEED BOOK _____ PAGE _____ COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*



OHIO STREET

MAINE AVENUE

MAINE AVENUE

WASHINGTON STREET

DRAKE STREET

STREET

RYE ROAD

ROAD

407

437

438

6 44797

C

A

B

D

Brook Branch Combined Sp

CHICK