

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0791	Issue Date: JUL 14 2010	CBL: 408 B010001
-----------------------	-----------------------------------	---------------------

Location of Construction: 37 MAINE AVE	Owner Name: FLANAGAN AMANDA L	Owner Address: 37 MAINE AVE	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address: City of Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - extend 2nd floor dormer to match existing footprint of 1st floor to increase sq ft of 2nd floor 115 sq ft	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 4
Proposed Project Description: extend 2nd floor dormer to match existing footprint of 1st floor to increase sq ft of 2nd floor 115 sq ft		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied 		INSPECTION: Use Group: R-3 Type: SB
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 07/02/2010	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..		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: 7/7/10 ABM	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: ABM

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	

5-20-10

WCS Ready

Hydric test between Rods at Churner
make sure posted to basement

hopper

need to tie in grout Hydrants

need a water close in

NLP

2-1-11 DWM Ryan 807-1771

Provide test on waste

Secure water lines to lav + toilet

Elec incomplete

2-3-11 DWM Ryan 807-1771

OK to close-in bathroom.

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.**

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

 X **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.

PERMIT ISSUED

JUL 14 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0791	Date Applied For: 07/02/2010	CBL: 408 B010001
------------------------------	--	----------------------------

Location of Construction: 37 MAINE AVE	Owner Name: FLANAGAN AMANDA L	Owner Address: 37 MAINE AVE	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use:

Single Family Home - extend 2nd floor dormer to match existing footprint of 1st floor to increase sq ft of 2nd floor 115 sq ft

Proposed Project Description:

extend 2nd floor dormer to match existing footprint of 1st floor to increase sq ft of 2nd floor 115 sq ft

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/07/2010**Note:** **Ok to Issue:** ✓

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/14/2010**Note:** **Ok to Issue:** ✓

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) A CO detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

PERMIT ISSUED**JUL 14 2010****City of Portland**

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 100791

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that FLANAGAN AMANDA L /Property Ownerhas permission to extend 2nd floor dormer to match existing footprint of 1st floor to increase sq ft of 2nd floor 115 sq ftAT 37 MAINE AVE CE 408-B010001

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 used-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. JUL 14 2010Health Dept. Appeal Board Other City of Portland

Department Name

Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

7.2. 20 10

Received from

Wallace

Location of Work

37 Maine Ave

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

120

Building (IL)

Plumbing (IS)

Electrical (IZ)

Site Plan (U2)

Other

CEIL:

408-B-10

Check #:

732

Total Collected \$

120

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

Taken by:

S. J.

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>37 Maine Avenue, Portland 04103</u>			
Total Square Footage of Proposed Structure/Area <u>existing: 1080 with proposed increase: 1195</u>		Square Footage of Lot <u>6,000 sq. ft.</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Amanda Franagan Wallace</u> Address <u>37 Maine Ave.</u> City, State & Zip <u>Portland ME 04103</u>		Telephone: <u>(207) 317.1591</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Appl. Work: \$ <u>10,000.00</u> C of O Fee: \$ Total Fee: \$ <u>120</u>	
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>remaining a single family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>extension of 2nd floor dormer to match existing footprint of 1st floor (back of the house only) to increase square footage of 2nd floor by 116 sq. ft.</u>			
Contractor's name: <u>Ryan T. Wallace</u> Address: <u>37 Maine Ave.</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>207.807.1771</u> Who should we contact when the permit is ready: <u>Ryan</u> Telephone: <u>207.807.1771</u> Mailing address: <u>37 Maine Ave., Portland, ME 04103</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.org, 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: 6.28.10

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

Plot Plan

Wallace House Renovation

37 Maine Avenue
Portland, ME 04103

Owner:

Amanda L. Flanagan Wallace
(207) 317-1591
amandaflan@gmail.com

Property Location: 37 Maine Ave.
Portland, ME 04103

CBL: 408 B010001

Land Use Type: SINGLE FAMILY

Book & Page: 27191/226

Legal Description: 408-B-10-11
MAINE AVE 37-39

Lot Size:

6,000 S.F.
0.138 acres

Legend:

Scale: 1' = 10'

S.F. = square feet

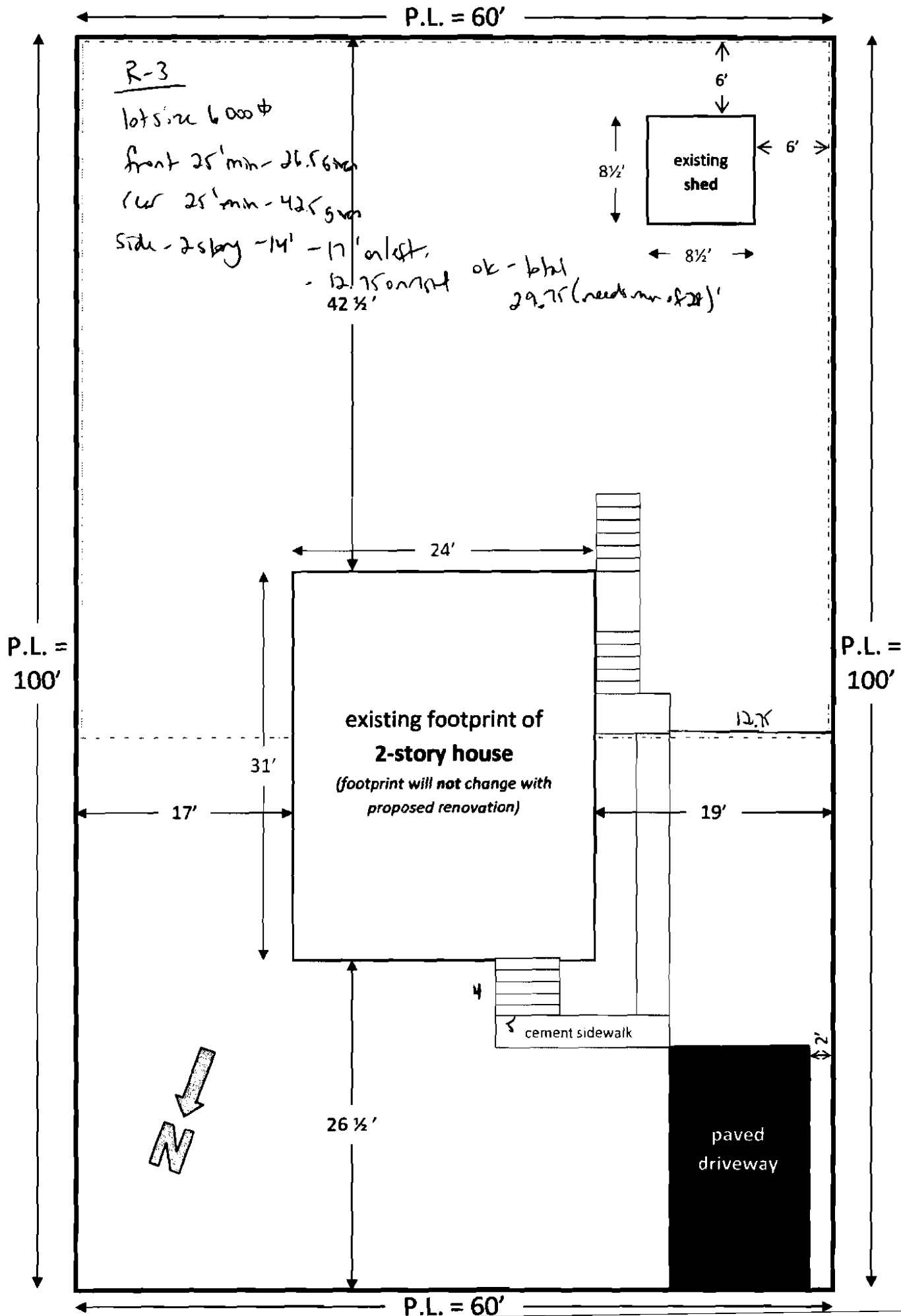
P.L. = property line

NNW P.L. faces Maine Avenue

----- 4' tall wooden picket fence (on this property)

..... 6' tall wooden stockade fence (on neighbor's property)

NOTE: all existing structure footprints will remain unchanged following proposed remodel



Wallace House Renovation

37 Maine Ave. | Portland, ME 04103

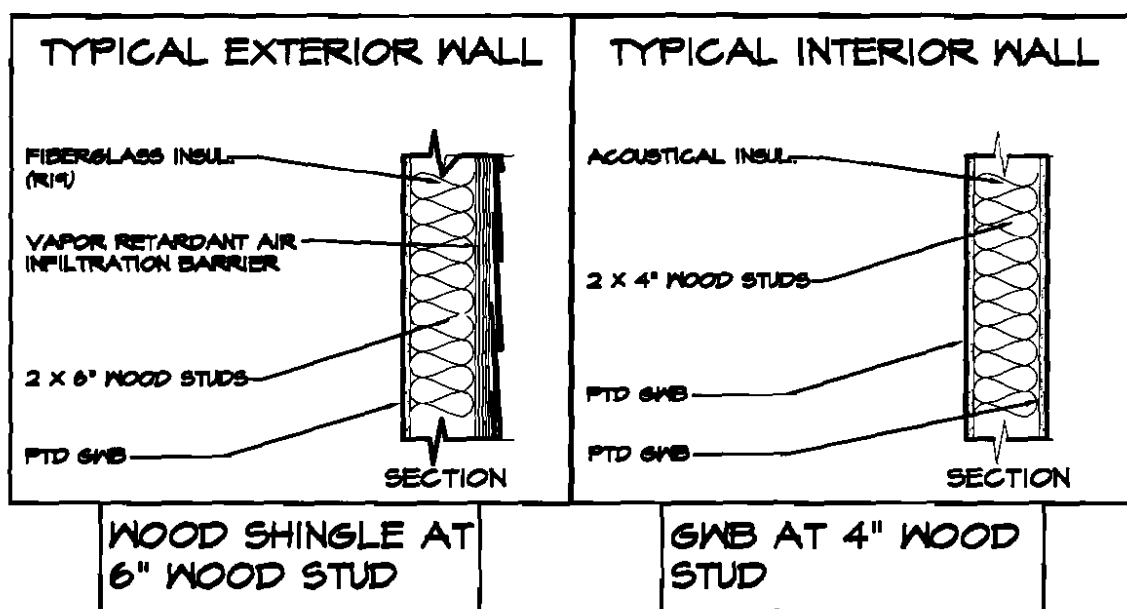
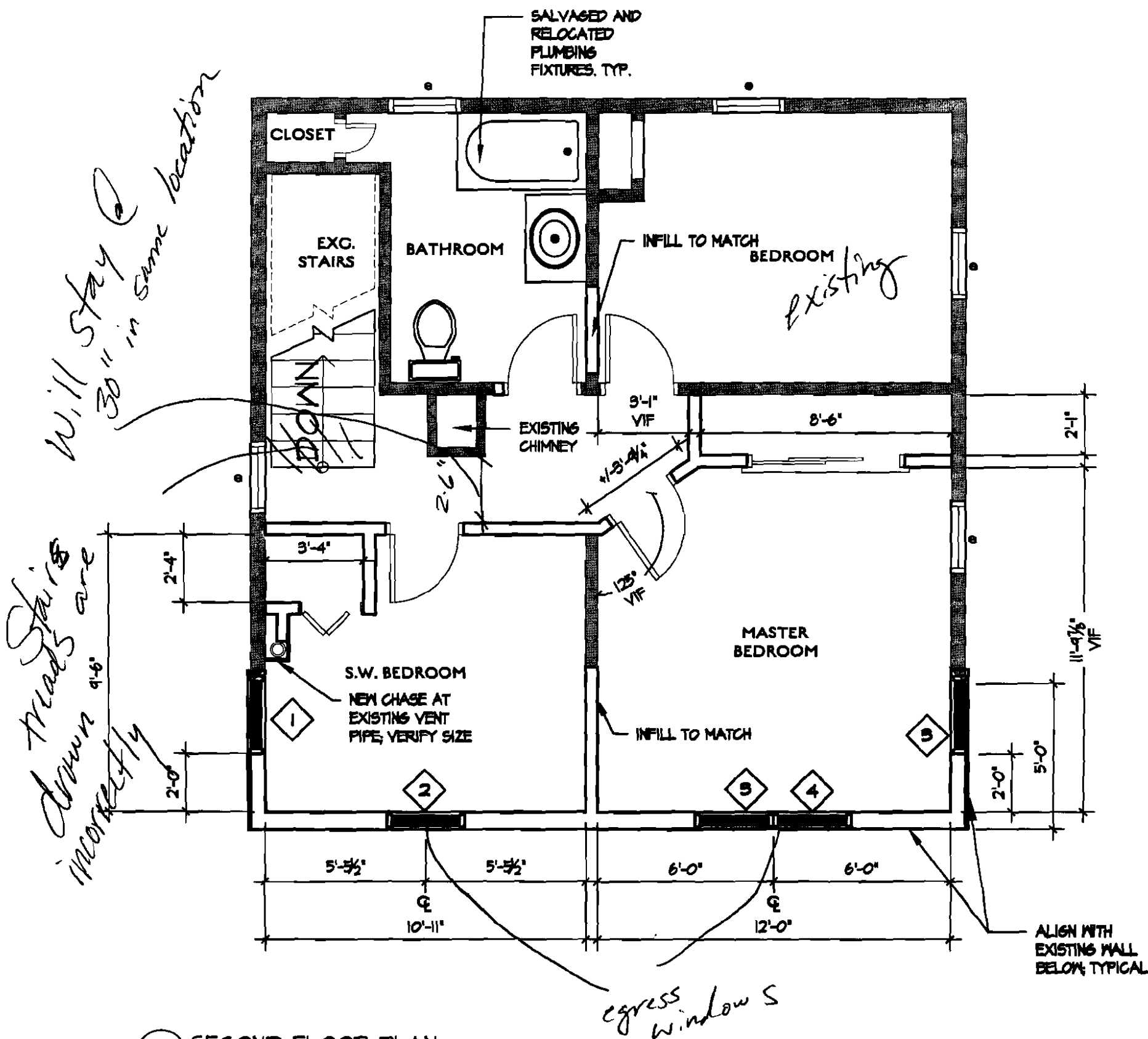
Window and Door Schedule

Windows					
Mark on Plans	Manufacturer	Style	ACTUAL WINDOW SIZE (FRAME TTT)		U-Factor
			Width	Height	
1	American Craftsman	Double Hung Window Model ID: 3000	33 3/4"	56 3/4"	LoE3/Argon - 0.30
2	American Craftsman	Double Hung Window Model ID: 3000	33 3/4"	56 3/4"	LoE3/Argon - 0.30
3	American Craftsman	Double Hung Window Model ID: 3000	33 3/4"	56 3/4"	LoE3/Argon - 0.30
4	American Craftsman	Double Hung Window Model ID: 3000	33 3/4"	56 3/4"	LoE3/Argon - 0.30
5	American Craftsman	Double Hung Window Model ID: 3000	33 3/4"	56 3/4"	LoE3/Argon - 0.30

Doors				
Location Type	Manufacturer	Style	Size	
			Width	Height
bathroom entrance passage door	JELD-WEN	1-3/8" Solid Core 6- Panel Pine Slab (Model # 3061)	28"	80"
front bedroom entrance passage door	JELD-WEN	1-3/8" Solid Core 6- Panel Pine Slab (Model # 3061)	28"	80"
s.w. bedroom entrance passage door	JELD-WEN	1-3/8" Solid Core 6- Panel Pine Slab (Model # 3061)	28"	80"
master bedroom entrance passage door	JELD-WEN	1-3/8" Solid Core 6- Panel Pine Slab (Model # 3038)	30"	80"
front bedroom closet door	JELD-WEN	6 Panel Molded Bifold (Model # 5318)	30"	80"
s.w. bedroom closet door	JELD-WEN	6 Panel Molded Bifold (Model # 5318)	30"	80"
master bedroom closet door	custom-built	bi-pass sliding doors	96"	80"

City of Portland, Maine
Inspections Divison
Inspection Results
All Results

Date	CBL	Dist. Nbr	Business	Appl ID	Appl Type	Sch. Type
09/23/2010	408 B010001	4		0010-0791	Building Permit	Close-in/Elec./Plmb./Framing
Status:			Ryan Wallace @ 807-1771 partial close in per Jon Rioux. /gg		Have a few issues before close in on back of permit. Need another insp before sheetrock and insulation NLA Wires need to be cut in, grounds made up, panel needs cut in, add smokes in bedrooms.....20 amp circuit for bath outlet.....need to go back before sheetrock.....9/23/2010 BKL	
02/01/2011	408 B010001	4		0010-0791	Building Permit	Certificate of Occupancy/Final
Status:			Final - 807-1771 Ryan Requesting around Either first thing or very last thing in the day but would prefer first thing in the morning			



CONCEPT DRAWINGS

WALLACE HOUSE
RENOVATION

37 MAINE AVE.
PORTLAND, ME 04103

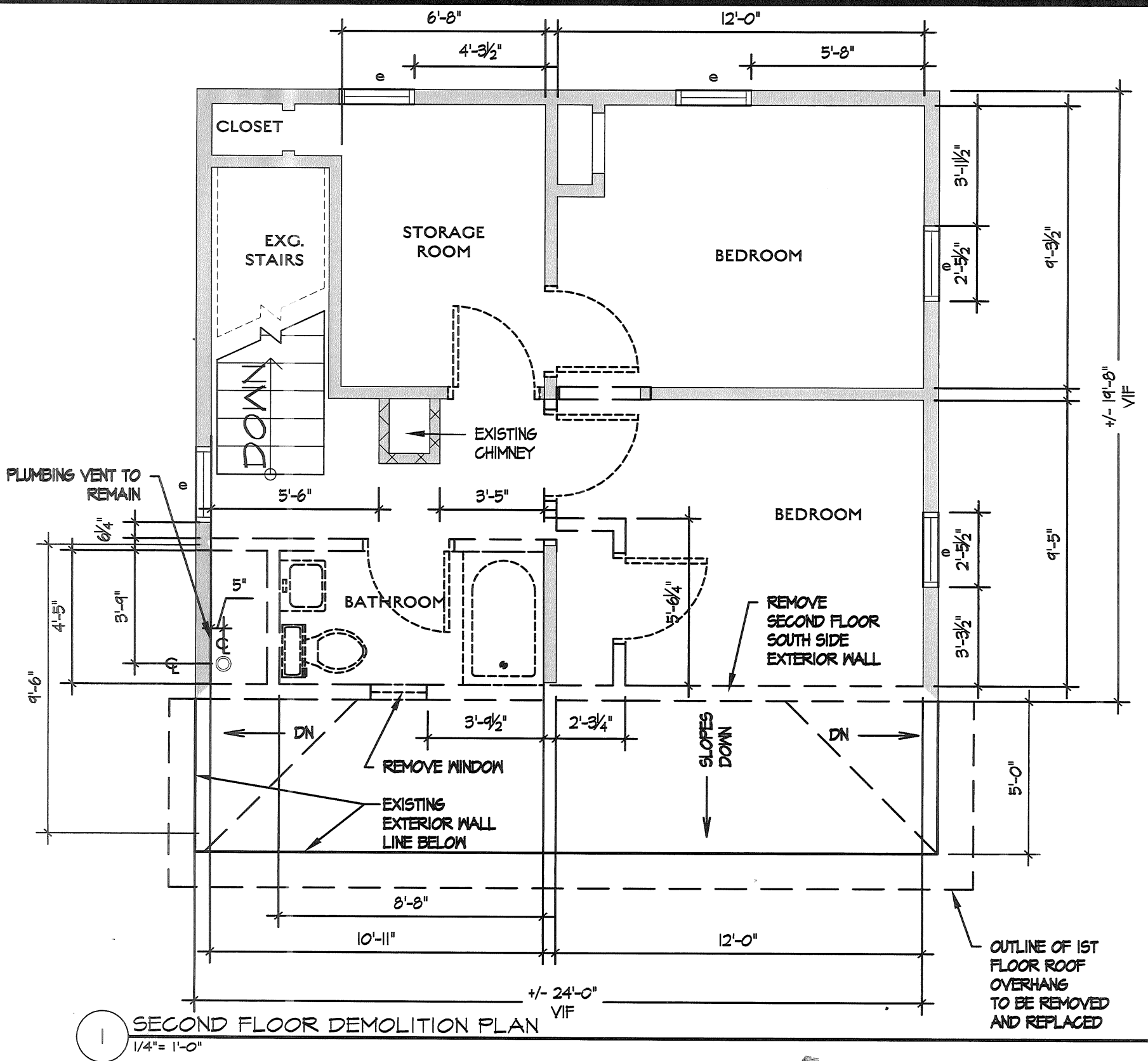
TITLE:
1. SECOND FLOOR PLAN
2. PARTITION TYPES

DRAFTING:
AARON KLEIN
408-570-1171

DATE:
JUNE 2010

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

2/4



DRAWING LEGEND:

EXISTING WALL TO BE DEMOLISHED	
EXISTING WALL TO REMAIN	
NEW WALL	
ITEMS TO BE DEMOLISHED OR REMOVED AND RELOCATED SHOWN AS DASHED	

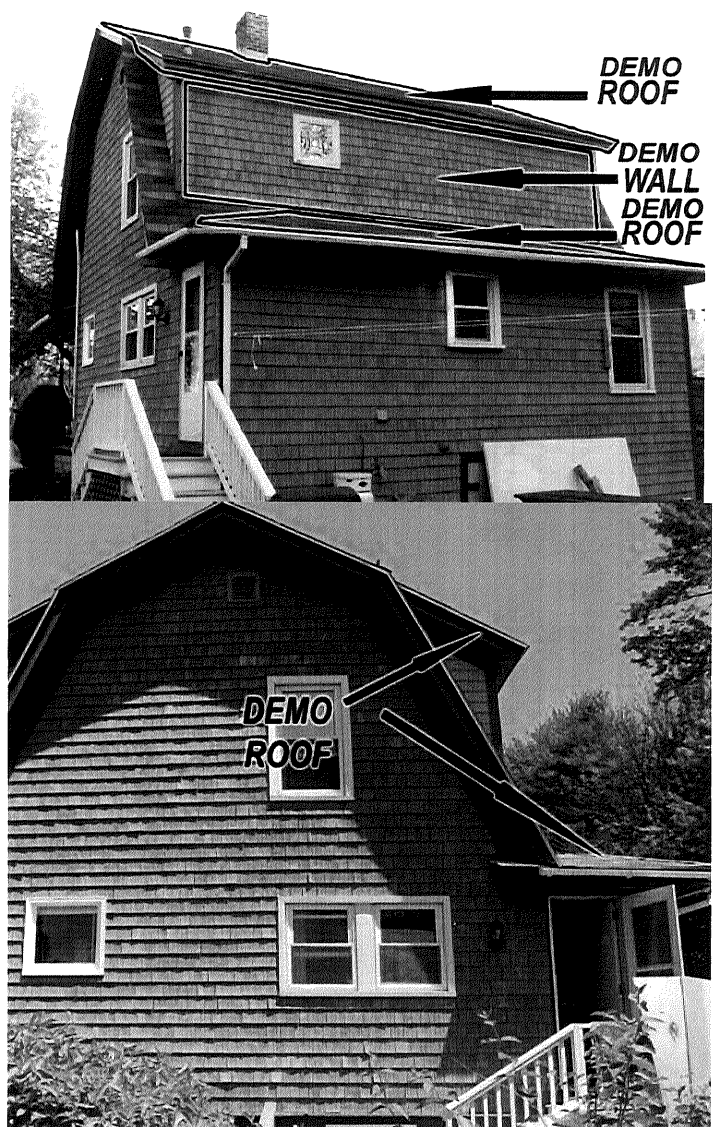
ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR
CL	CENTER LINE
CLR	CLEAR
DN	DOWN
e	EXISTING
EXG	EXISTING
MTL	METAL
O.C.	ON CENTER
TYP	TYPICAL
VIF	VERIFY IN FIELD
WD	WOOD

GENERAL NOTES:

- EXISTING BUILDING FOOTPRINT TO REMAIN.
- ALL NEW WORK SHALL BE WITHIN EXISTING FOOTPRINT.
- ALL SECOND FLOOR EXTERIOR WALL FINISH MATERIAL TO BE DEMOLISHED AS REQUIRED FOR INSTALLATION OF NEW INSULATION
- ALL DIMENSION ARE SHOWN TO FACE OF FINISH MATERIAL

CONCEPT DRAWINGS



DEMOLITION DIAGRAMS

WALLACE HOUSE
RENOVATION

37 MAINE AVE.
PORTLAND, ME 04103

TITLE:
LEGEND, PHOTOS

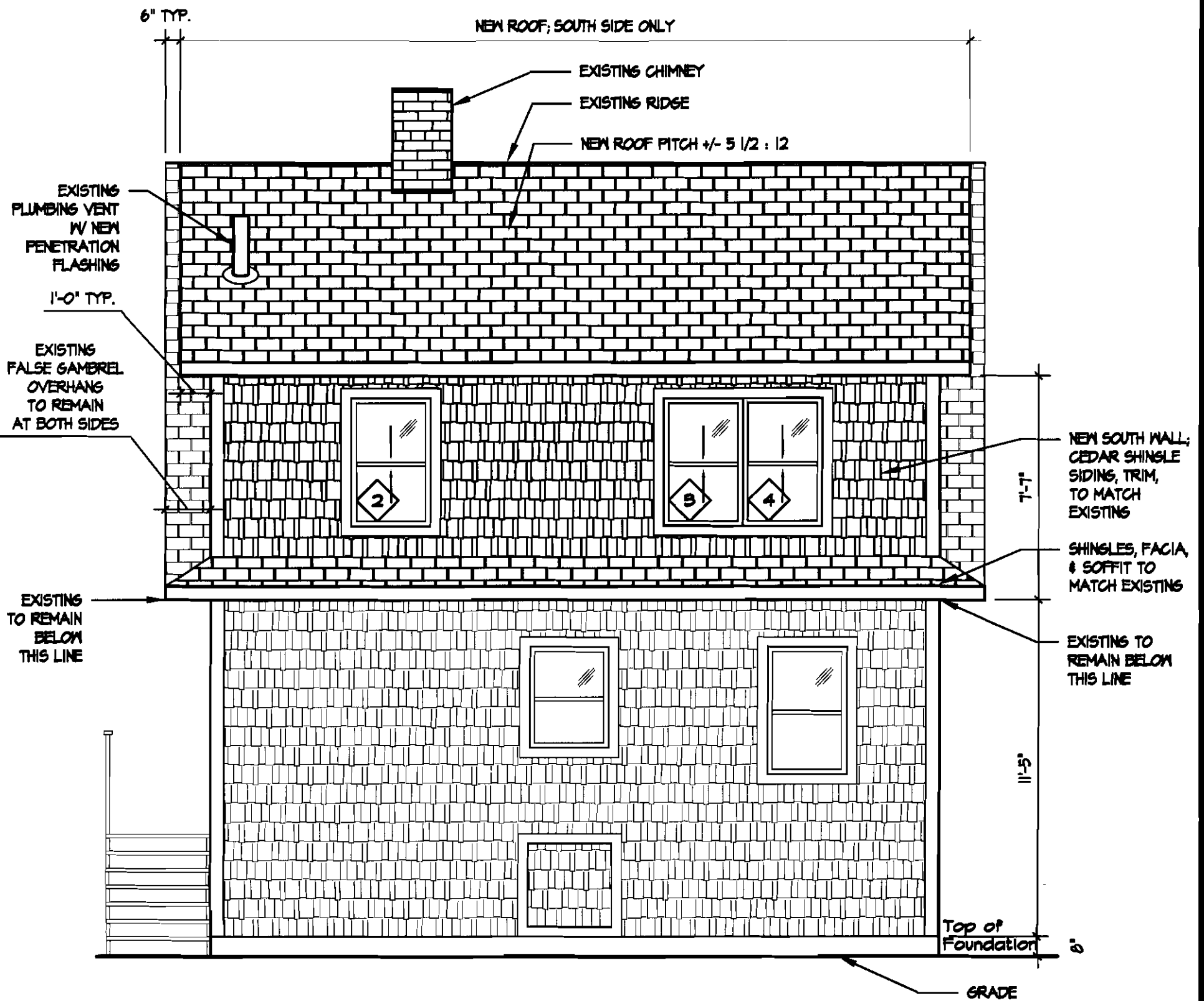
1. SECOND FLOOR DEMOLITION PLAN

DRAFTING:
AARON KLEIN
406-570-1171

DATE:
JUNE 2010

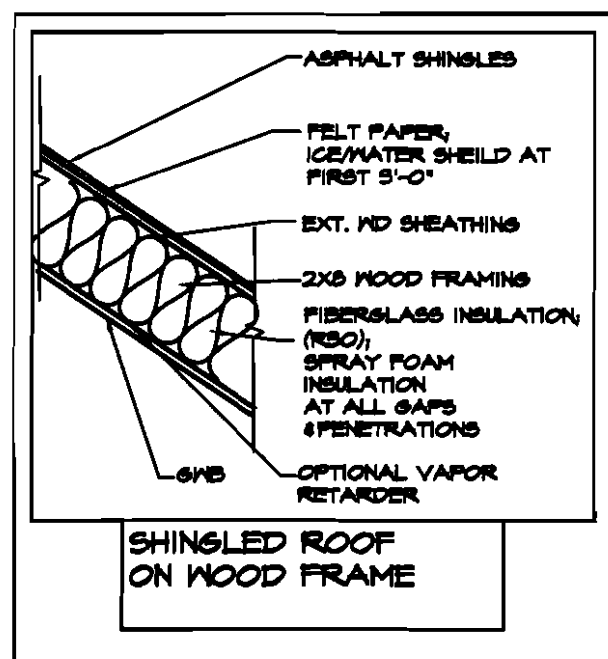
SCALE: 1/4"=1'-0"

1/4



1 SOUTH ELEVATION
1/4" = 1'-0"

TYPICAL ROOF ASSEMBLY



2 ROOF TYPE
3/4" = 1'-0"

CONCEPT DRAWINGS

WALLACE HOUSE
RENOVATION

37 MAINE AVE.
PORTLAND, ME 04103

TITLE:

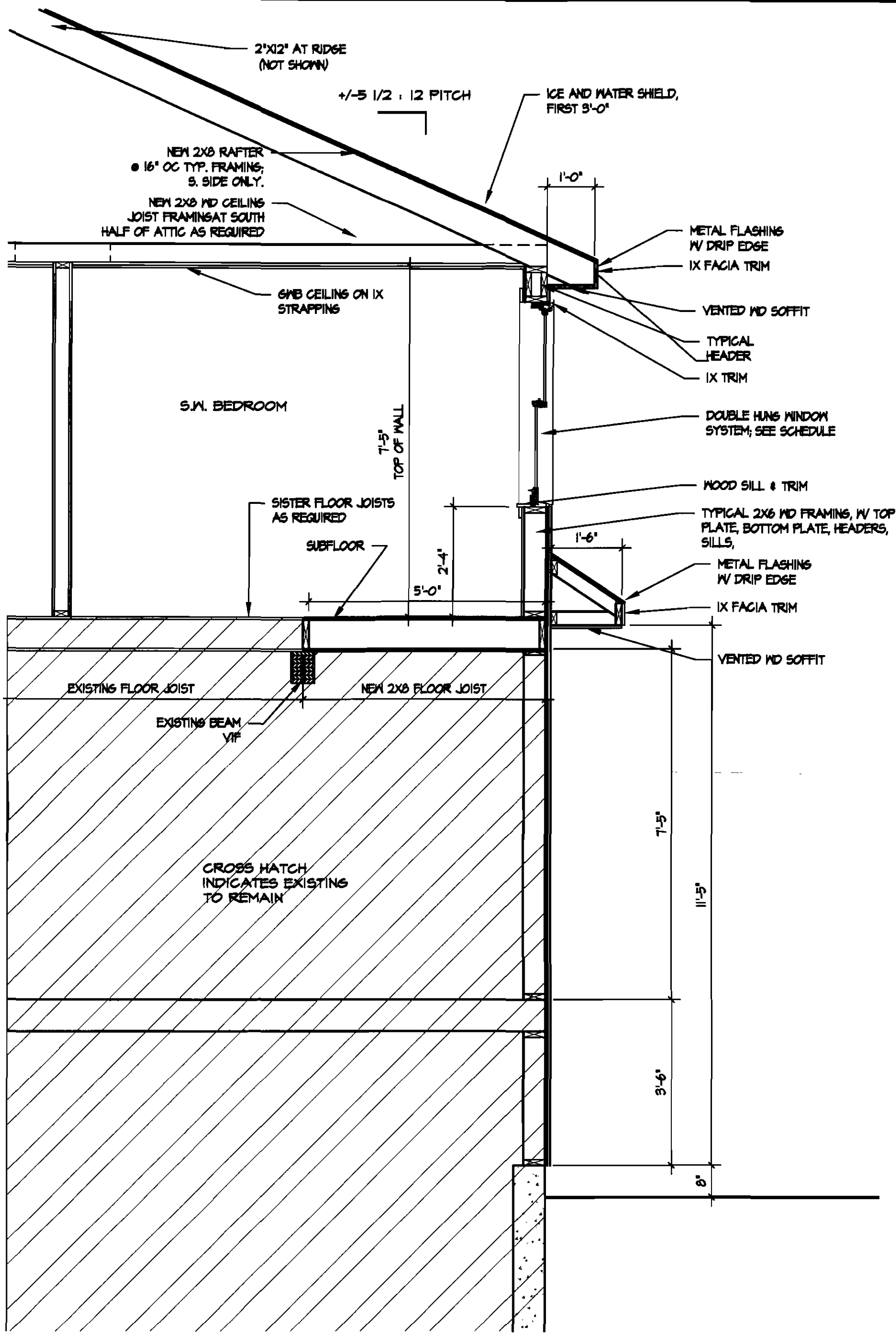
1. SOUTH ELEVATION

DRAFTING:
AARON KLEIN
408-570-1171

DATE:
JUNE 2010

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

3/4



1 SECTION
1/2" = 1'-0"

CONCEPT DRAWINGS

WALLACE HOUSE
RENOVATION

37 MAINE AVE.
PORTLAND, ME 04103

TITLE:

1. PARTIAL BUILDING SECTION

DRAFTING:
AARON KLEIN
406-570-1171

DATE:
JUNE 2010

SCALE: 1/2"=1'-0"

4/4