



Reviewed for Code Compliance
Inspector's Office
Approved with Conditions

Date: 03/03/15

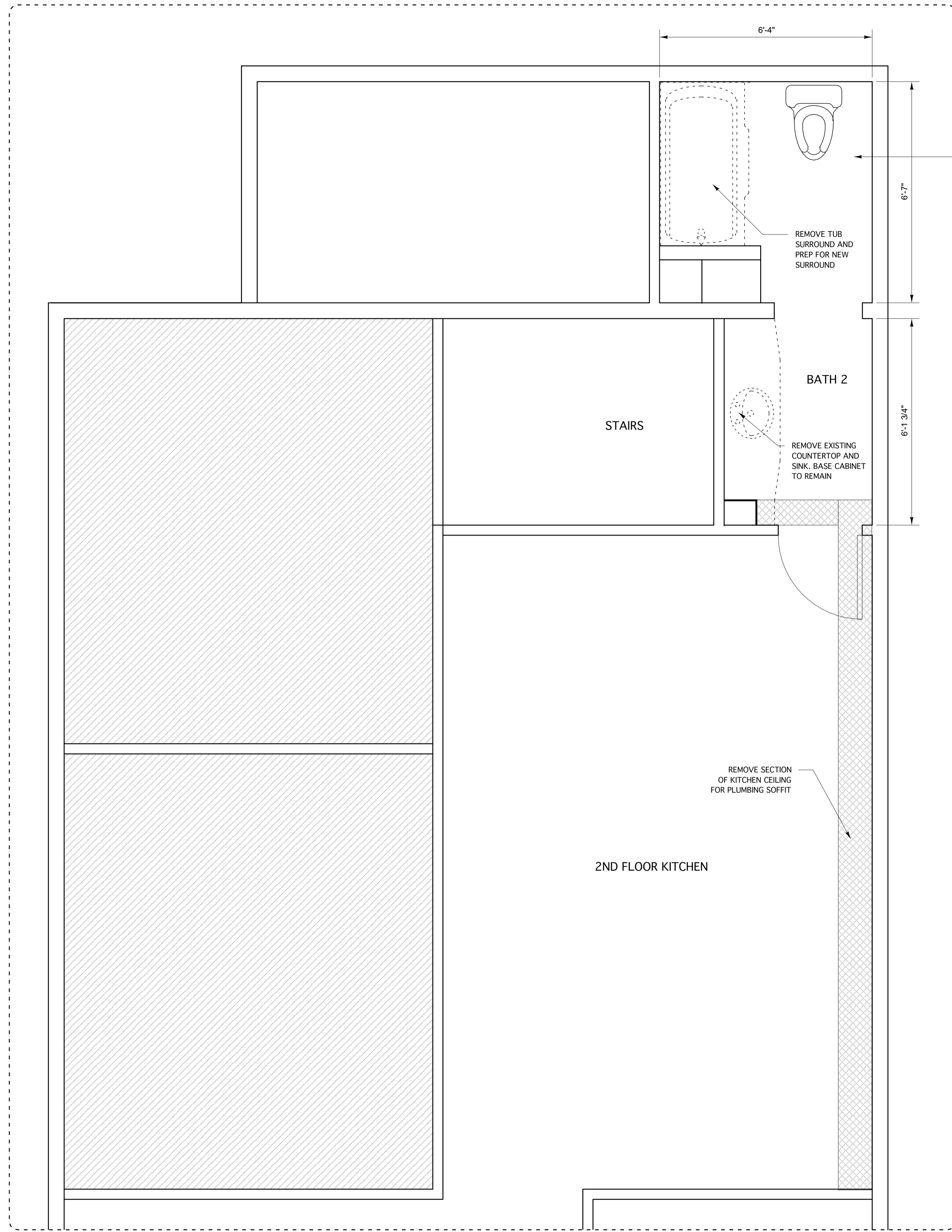
MOTTRAM
ARCHITECTURE
96 PRIDE ROAD
AUBURN, MAINE
(207)713-4591
mottramarchitecture@gmail.com

SUSTAINABLE STRUCTURES INC
HALLOWELL, MAINE

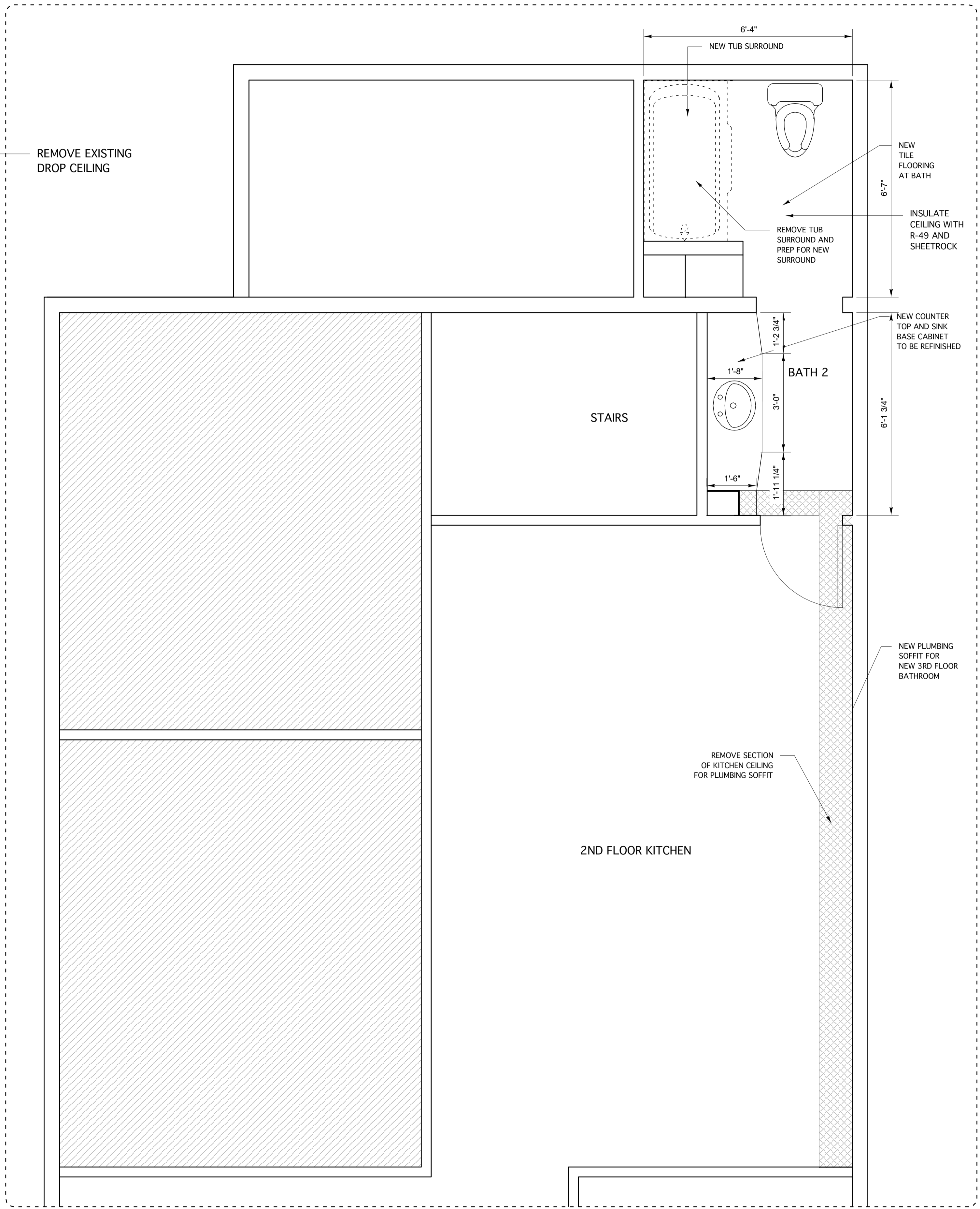
SARAH SHORT RENOVATION
47 ADAMS STREET
PORTLAND, ME 04101

UNIT 2 PLANS 2ND FLOOR
File Name: 2014-19 SARAH SHORT RENOVATION
Scale: 1/2" = 1'-0"
Date: 11.25.14

A2



3 SECOND FLOOR DEMOLITION PLAN
A2



4 SECOND FLOOR PLAN
A2



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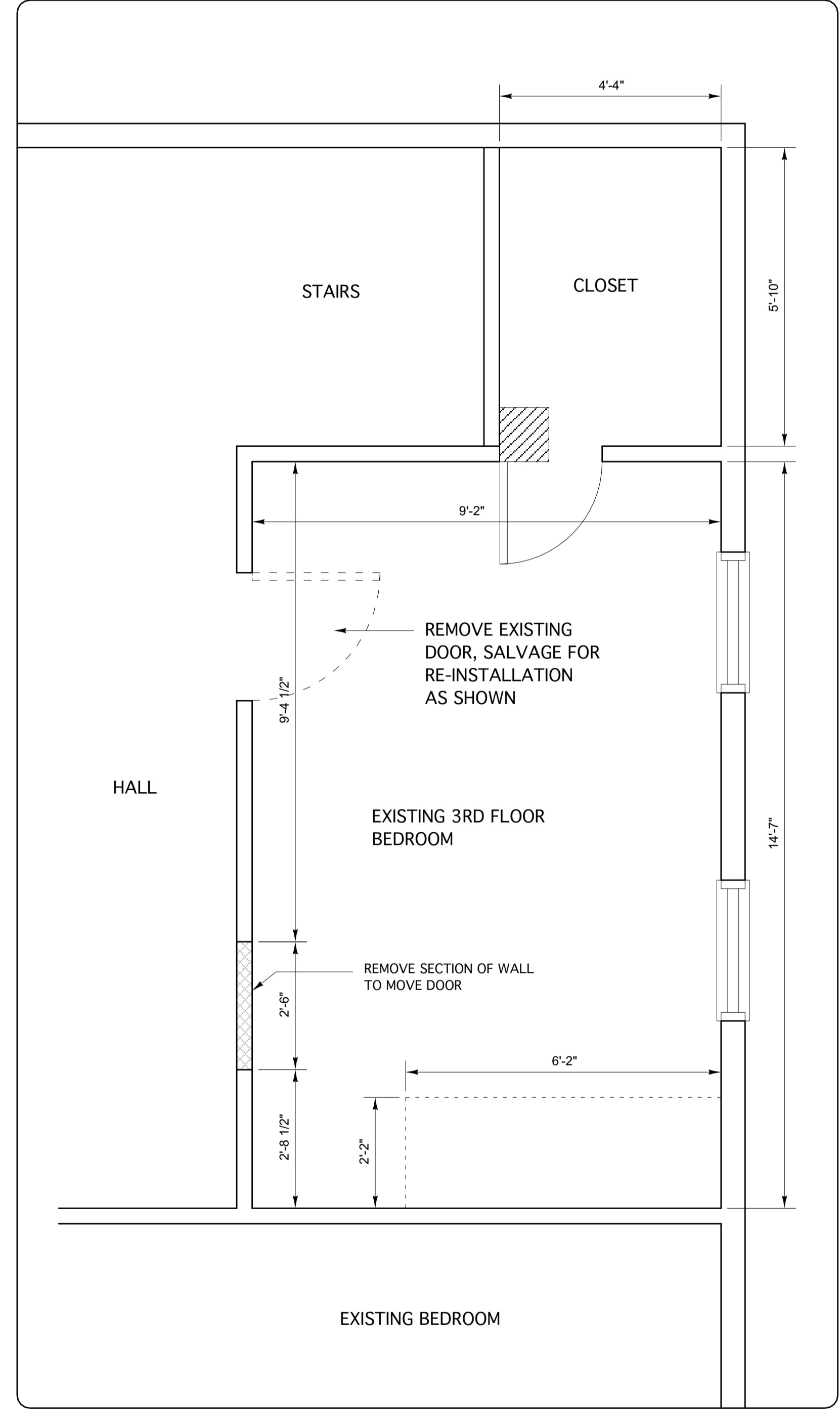
HALLOWELL, MAINE

SARAH SHORT RENOVATION

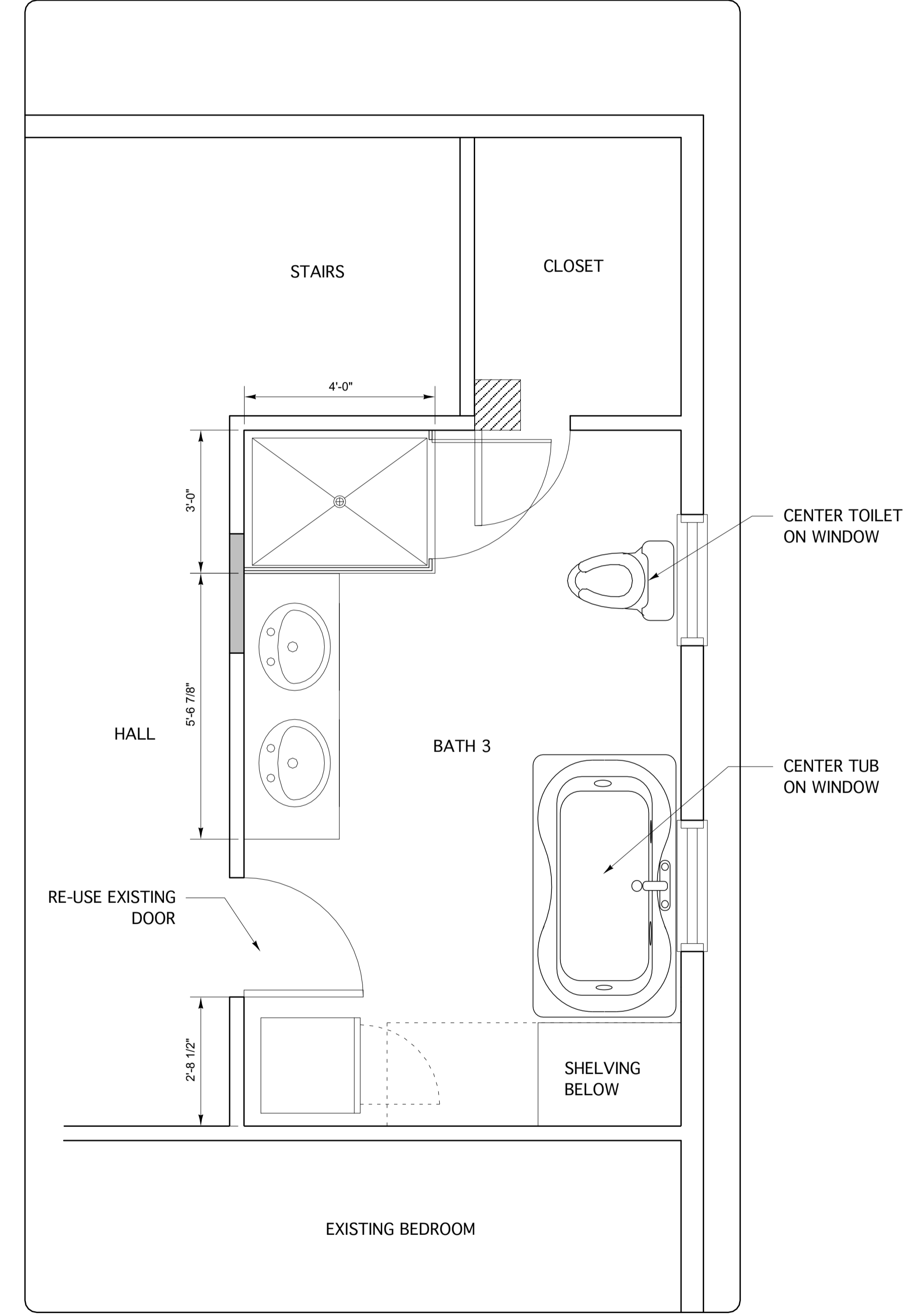
47 ADAMS STREET
PORTLAND, ME 04101

UNIT 2 THIRD FLOOR PLANS
File Name: 2014-19 SARAH SHORT RENOVATION
Scale: 1/2" = 1'-0"
Date: 11.25.14

A3



1 THIRD FLOOR DEMOLITION PLAN



2 THIRD FLOOR PLAN

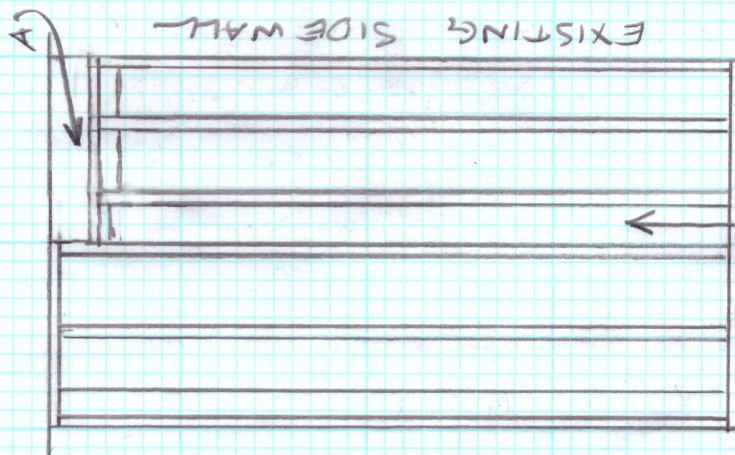


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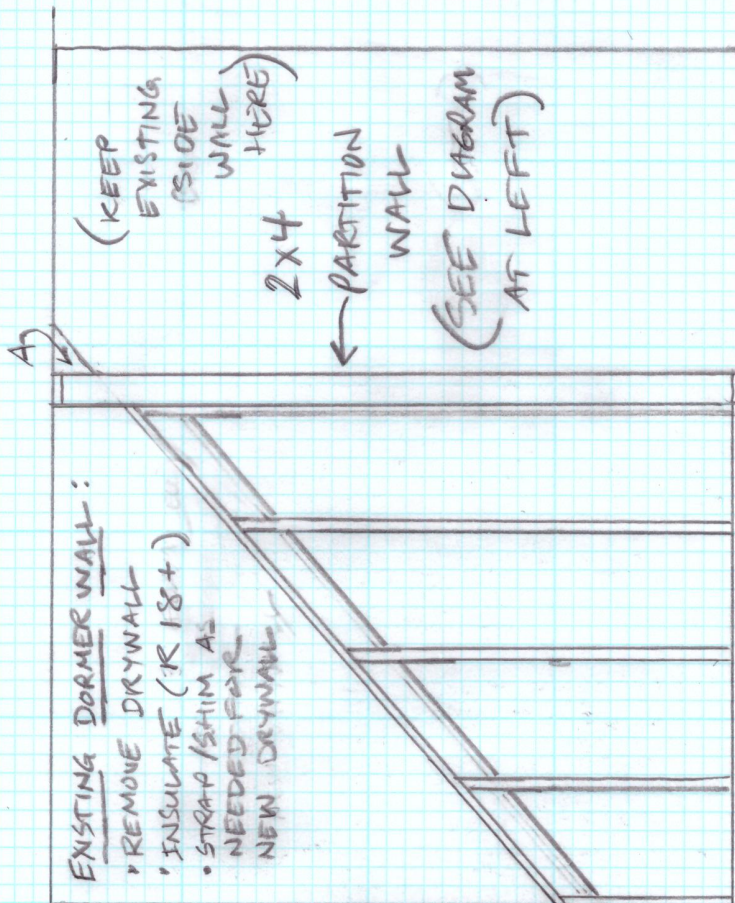
Date: 03/03/15

FRAMING PLAN FOR
PROPOSED NEW WALL UNDER
DORMER

2x4 PARTITION WALL



2x6 RECEIVING
STUD FOR
NEW WALL
UNDER DORMER



EXISTING DORMER WALL:
• REMOVE DRYWALL
• INSULATE (R 18+)
• STRAP/SHIM AS NEEDED FOR NEW DRYWALL

(KEEP EXISTING SIDE WALL HERE)

2x4

PARTITION WALL

(SEE DIAGRAM AT LEFT)

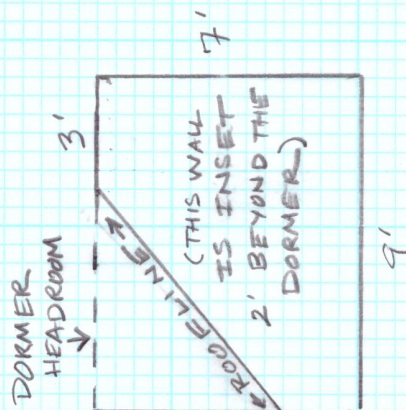
2x6 FRAME 16" OC.

*BUILT UNDER EXISTING DORMER WALL

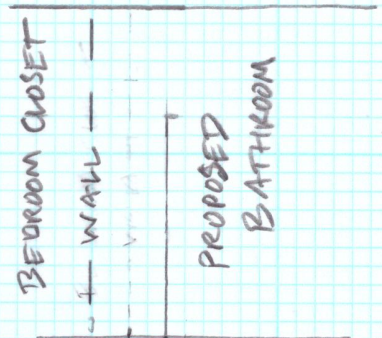
*2x6 E.I.

3RD STORY WALL CHANGE:

EXISTING:



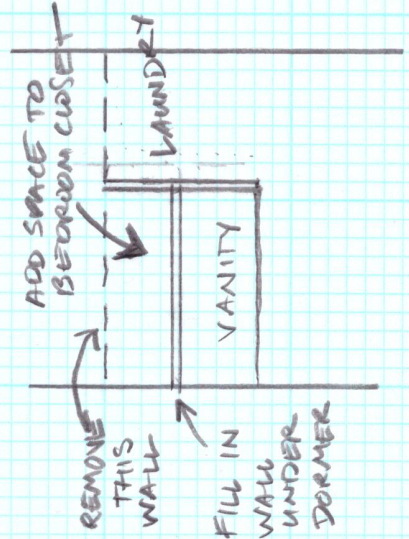
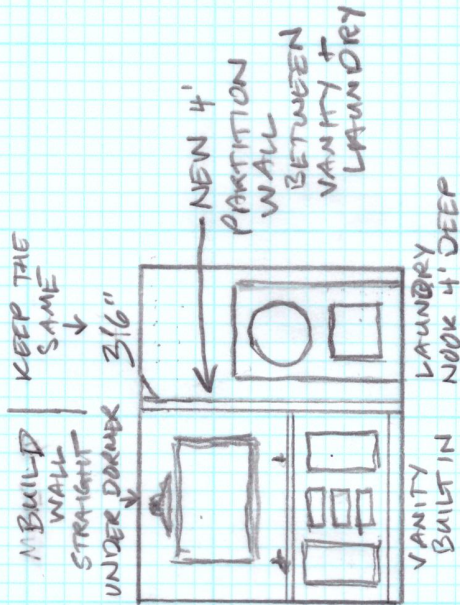
3RD FLOOR
SIDEWALL
SEPARATING
BR CLOSET
FROM
PROPOSED
BATH



OVERHEAD VIEW

EDGE OF DORMER

PROPOSED:



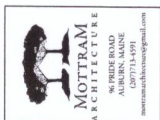
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90 FRIER ROAD
PORTLAND, MAINE
04107 (1.850.891)
www.mottramarchitecture.com

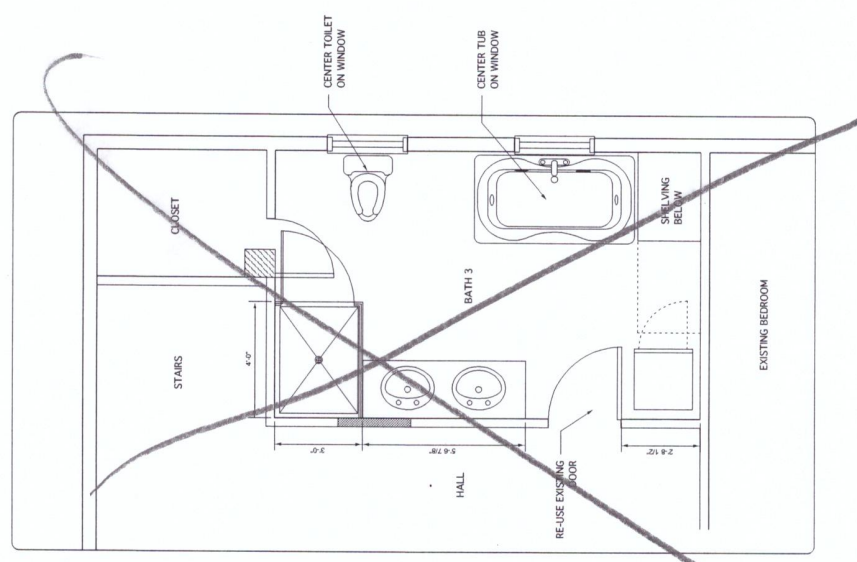
SUSTAINABLE STRUCTURES INC
HALLOWELL, MAINE

SARAH SHORT RENOVATION
47 ADAMS STREET
PORTLAND, ME 04101

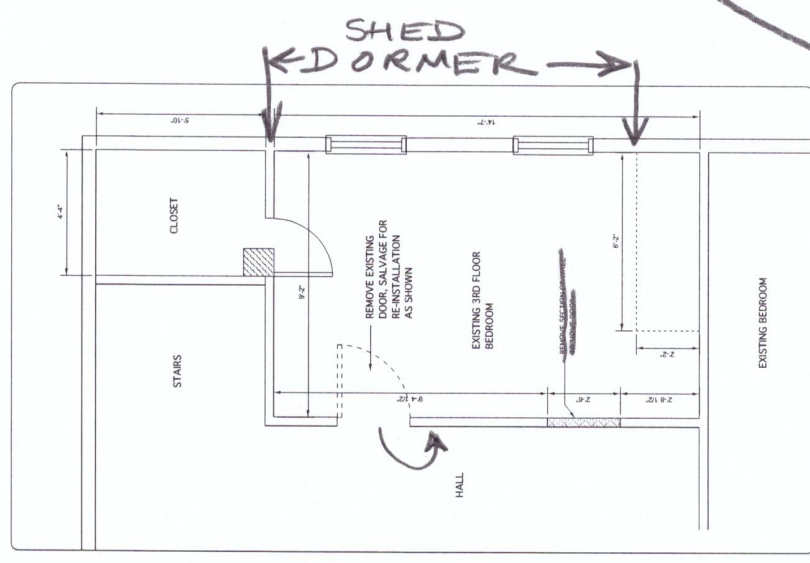
HIRD FLOOR PLANS
14-19 SARAH SHORT RENOVATION

PROPOSED:
(SEE GREAT NORTHERN'S
PLANS, ATTACHED)

EXISTING



1 THIRD FLOOR PLAN



1 THIRD FLOOR DEMOLITION PLAN

Acknowledgment of Code Compliance Responsibility- Fast 1



Reviewed for Code Compliance
Inspections Division
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Date: 03/03/15

I, Len Bugh / Great Northern Builders, Inc. am the owner or duly **authorized owner's agent** of the property listed below
Print Legal Name

47 Adams St, Portland, 04101
Physical Address

I am seeking a permit for the construction or installation of:

remodeling an existing kitchen and bath /
converting a bedroom to a full bath
Proposed Project Description

I understand that the permits obtained pursuant to this acknowledgement of code compliance responsibility will be in my name and that I am acting as the **general contractor** for this project. I accept full responsibility for the work performed.

I am submitting for a permit authorized by the **State of Maine Uniform Building and Energy Code (MUBEC), Fuel Board Laws and Rules and all locally adopted codes and standards applying to Plumbing, Electrical, Fire Prevention and Protection in anticipation of having it approved or approved with conditions.** I have read the following statement and understand that **failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained.** I certify that I have made a diligent inquiry regarding the need for concurrent state or federal permits to engage in the work requested under this building permit, and no such permits are required or I will have obtained the required permits prior to issuance of this permit. I understand that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations, including City of Portland historic preservation requirements, if applicable. I understand and agree that this permit does not authorize the violation of regulations.

In addition, I understand and agree that this building permit does not authorize the violation of the **12 M.R.S. § 12801 et seq. - Endangered Species.**

I certify under penalty of perjury and under the laws of the State of Maine the foregoing is true and correct. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application.

I hereby apply for a permit as a Owner's Agent of the below listed property and by so doing will assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.
Owner or Owner's Agent

I further understand that it is my responsibility to schedule inspections of the work as required and that the City's inspections will, at that time, check the work for code compliance. The City's inspectors may require modifications to the work completed if it does not meet applicable codes. UB INITIAL HERE

Sign Here: [Signature]
Owner or Owner's Authorized Agent

Date: 2/26/15

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE

Acknowledgment of Code Compliance Responsibility- Fast 1

OFFICE USE ONLY

PERMIT # _____

CBL # _____



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THIS PROJECT IS ELIGIBLE FOR FAST TRACK PERMITTING BECAUSE IT IS IN THE FOLLOWING CATEGORY / CATEGORIES (CHECK ALL THAT APPLY):

- One/Two Family Swimming Pools, Spas or Hot Tubs
- One/Two Family Decks, Stairs and Porches (attached or detached) First Floor Only
- One/Two Family Detached One Story Accessory Structures (garages, sheds, etc.) not to exceed 600sq ft with no habitable space
- Home Occupations (excluding day cares)
- One/Two Family Renovation/Rehabilitation (within the existing shell)
- Attached One /Two Family Garages /Additions/Dormers bearing the seal of a licensed design professional
- New *Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) – **MUST STILL RECEIVE LEVEL 1 SITE PLAN APPROVAL FROM PLANNING**
- One/Two Family HVAC (including boilers, furnaces, heating appliances, pellet and wood stoves)
- Interior office renovations with no change of use (no expansions; no site work; no load bearing structural changes are eligible) bearing the seal of a licensed design professional stating code compliance
- Interior Demolition with no load bearing demolition
- Amendments to existing permits
- Commercial HVAC systems (with structural and mechanical plans bearing the seal of a licensed design professional stating code compliance)
- Commercial HVAC for Boilers/Furnaces/Heating Appliances
- Commercial Signs or Awnings
- Exterior Propane Tanks
- Residential or Commercial Subsurface Waste Water Systems (No Rule Variance Only)
- Renewal of Outdoor Dining Areas
- Temporary Outdoor Tents and stages under 750 sq ft per tent or stage
- Fire Suppression Systems (Both non-water and water based installations)
- Fences over 6'-0" in height
- Site work only
- Retaining walls over 4ft in height with stamped plans (or approval from inspection staff)

I understand that if the property is located in a historic district this application will also be reviewed by Historic Preservation. I further understand that the Building Inspections Division reserves the right to deny a fast track eligible project.

Sign Here:


Owner or Owner's Authorized Agent

Date:

2/26/15

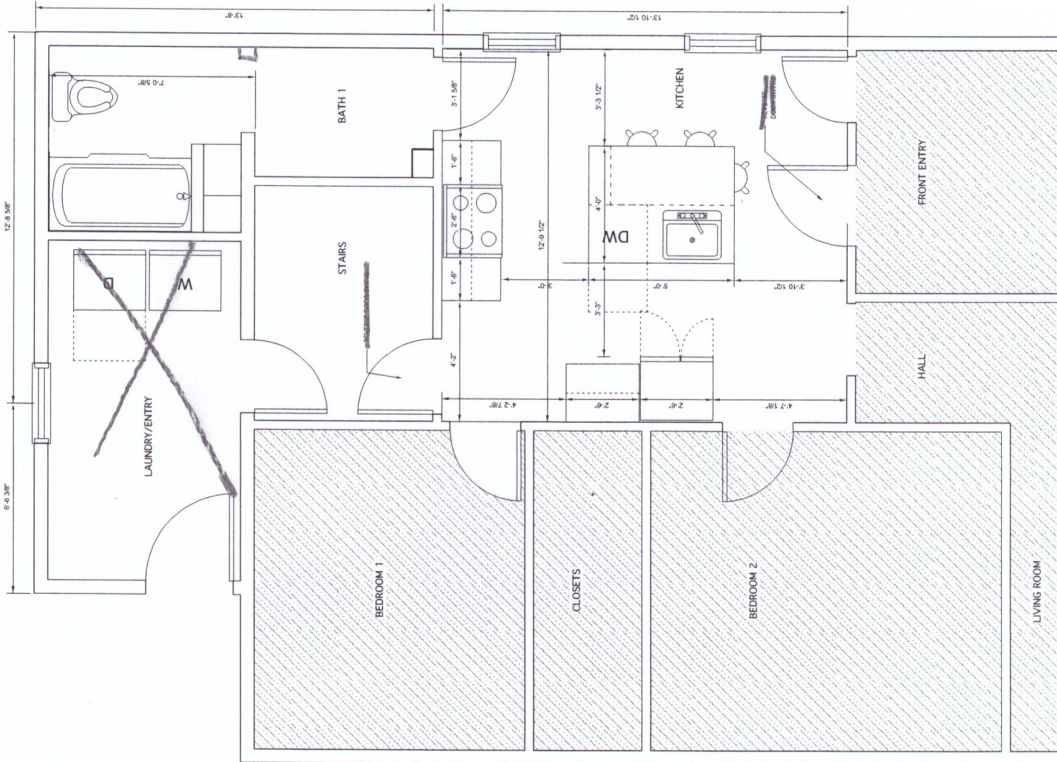


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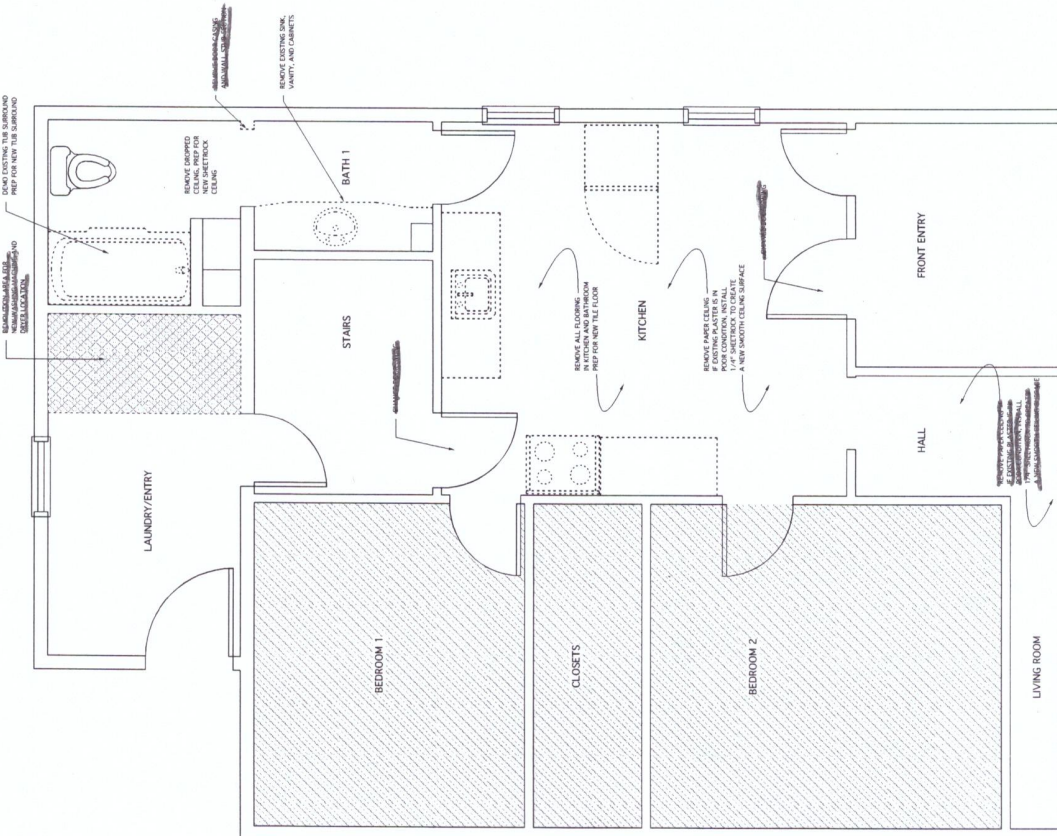
 MOTTRAM ARCHITECTURE 90 FRENCH ROAD PORTLAND, MAINE 04107-1439 mottram@mottramarchitect.com	SUSTAINABLE STRUCTURES INC HALLOWELL, MAINE	SARAH SHORT RENOVATION 47 ADAMS STREET PORTLAND, ME 04101	LANS 14-19 SARAH SHORT RENOVATION W/M
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NOTE: *NOTHING IS BEING DONE IN LAUNDRY/ENTRY
*NO DOOR SWINGS ARE BEING CHANGED



FIRST FLOOR
PROPOSED

1 FIRST FLOOR PLAN



FIRST FLOOR
EXISTING

1 FIRST FLOOR DEMOLITION PLAN



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or use within the City, payment arrangements must be made before permits of a

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Date: 03/03/15

Address/Location of Construction: 47 Adams Street, Portland, ME 04101		
Total Square Footage of Proposed Structure:		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant Name: Great Northern Builders, Inc. Address: 26 Butler St City, State & Zip: South Berwick, ME 03908	Telephone: 207-329-7937 Email: maya@greatnorthernbuilders.info
Lessee/Owner Name: Sarah Short (if different than applicant) Address: 47 Adams Street City, State & Zip: Portland, ME 04101 Telephone: 207-370-9708 E-mail: sas.short@gmail.com	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone: E-mail:	Cost Of Work: \$ 69,258.85 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) <u>Duplex, 1 owner-occupied unit, 1 to be rented after remodel.</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: Remodel an existing kitchen and bath / Convert a bedroom into a full bath		
Who should we contact when the permit is ready: Maya Bogh, Office Manager		
Address: 26 Butler Street		
City, State & Zip: South Berwick, ME, 03908		
E-mail Address: maya@greatnorthernbuilders.info		
Telephone: 207-329-7937		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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 <http://www.portlandmaine.gov/754/Applications-Fees> 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:	Date: 2/25/15
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This is not a permit; you may not commence ANY work until the permit is issued.



Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy M
Inspe

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Inspections Division
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Residential Additions/Alteratio Date: 03/03/15

Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- NIA [
- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
 - Location and dimensions of parking areas and driveways
 - A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

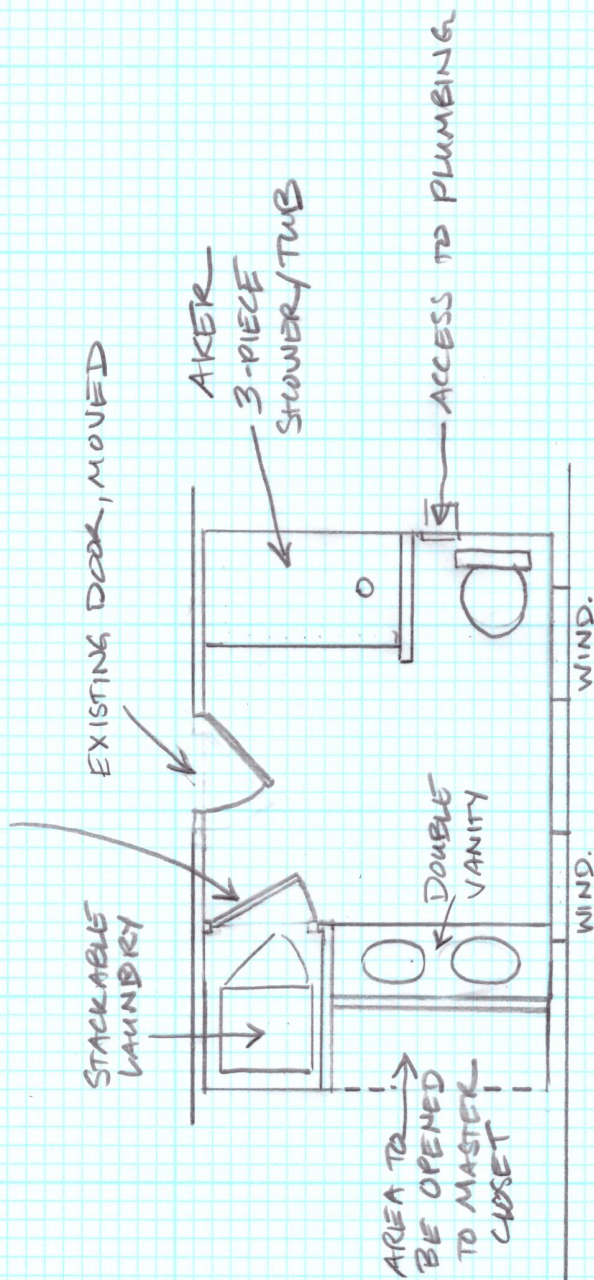
389 Congress Street * Portland Maine 04101-3509 * Phone: (207) 874-8703 * Fax: (207) 874-8716
<http://www.portlandmaine.gov/planning/buildinsp.asp> * E-Mail: buildinginspections@portlandmaine.gov



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"HIDE" LAUNDRY WITH A HIDDEN DOOR?



AMENDED 3RD STORY BATH