

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT**PERMIT ISSUED**
Permit Number: 101687

SEP 13 2010

This is to certify that Jeremy Stein/Sunrise Custom Networkinghas permission to Change of Use; from two units to a single family dwelling with interior renovationsAT 72 Gray St

City of Portland 044 1013001

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 lathed or otherwise dressed-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: 10-1081 | Issue Date: | CBL: 044 1013001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|--|---|----------------------|
| Location of Construction: 72 Gray St | Owner Name: Jeremy Stein | Owner Address: 85 Brackett St | Phone: |
| Business Name: | Contractor Name: Sunrise Custom Woodworking, Inc. | Contractor Address: P.O. Box 8096 Portland | Phone: 2078383808 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Dwellings | Zone: R-2 |

| | | | | |
|-------------------------|---|---|--|--------------------|
| Past Use: Two Family | Proposed Use: Change of Use : from two units to a single family dwelling with interior renovations. <i>Extended</i> | Permit Fee: \$595.00 | Cost of Work: \$50,000.00 | CEA District: 2 |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> | INSPECTION: Use Group: R3 Type: 50 IRC, 2003 | |

| | | |
|---|------------|------------|
| Proposed Project Description: Change of Use from two units to a single family dwelling with interior renovations. <i>Extended</i> | Signature: | Signature: |
| 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: GG | Date Applied For: 08/31/2010 | Zoning Approval |
|------------------------|---------------------------------|-----------------|

| | | | |
|---|---|--|--|
| <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 Review <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 checked="" type="checkbox"/> Denied <i>OK with conditions</i> Date: 9/7/10 | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" 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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>my exterior renovations require a separate review & approval</i> 9/8/10 D. Anderson |
| | PERMIT ISSUED SEP 13 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 |
|------------------------|---------|------|-------|

| | | |
|---|------|-------|
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE |
|---|------|-------|



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from

Lundquist Construction, Inc.

Location of Work

173 Gray St.

Cost of Construction \$

\$

\$

Building Fee: \$20,000

Permit Fee

\$

\$

Site Fee: 100

Certificate of Occupancy Fee: 150

Total: \$20,250

Building (B) ✓ Plumbing (P) ✓ Electrical (E) ✓ Gas Piping (G) ✓

Other

Permit 044 I 013

Check # 1964

Total Construction \$20,250

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

Taken by: [Signature]

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: 72 GRAY STREET | | | |
| Total Square Footage of Proposed Structure/Area 340.5 | | Square Footage of Lot 2,157.0 | Number of Stories 2 |
| Tax Assessor's Chart, Block & Lot Chart# 04 Block# 4 Lot# 013 | | Applicant *must be owner, Lessee or Buyer* Name Jeremy Stein / Lindsey Cadwallader Address 72 gray st City, State & Zip Portland 04102 | |
| Telephone: 780-1344 | | | |
| Lessee/DBA (If Applicable) AUG 31 2010 Dept. of Building Inspections City of Portland Maine | | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ 50,000 C of O Fee: \$ 175.00 Bldg Fee 500.00 Total Fee: 675.00 |
| Current legal use (i.e. single family) 2 UNIT Number of Residential Units 2 | | | |
| If vacant, what was the previous use? N/A | | | |
| Proposed Specific use: single family Change of Use | | | |
| Is property part of a subdivision? NO If yes, please name _____ | | | |
| Project description: renovation of existing addition | | | |
| Contractor's name: SUNRISE INC. | | | |
| Address: PO Box 8096 | | | |
| City, State & Zip: Portland, Maine 04104 Telephone: 799-4477 | | | |
| Who should we contact when the permit is ready: Jos VanMeekle Telephone: 838-3808 | | | |
| Mailing address: PO Box 8096, Portland, Me. 04104 | | | |

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 874.6703.

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: **9/20/10**

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

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------|-------------------|-------------|
| Permit No: | Date Applied For: | CBL: |
| 10-1081 | 08/31/2010 | 044 7013001 |

| | | | |
|---------------------------|----------------------------------|---------------------------|----------------|
| Location of Construction: | Owner Name: | Owner Address: | Phone: |
| 72 Gray St | Jeremy Stein | 85 Brackett St | |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| | Sunrise Custom Woodworking, Inc. | P.O. Box 8096 Portland | (207) 838-3808 |
| Lessee/Buyer's Name: | Phone: | Permit Type: | |
| | | Change of Use - Dwellings | |

| | |
|---|---|
| Proposed Use: | Proposed Project Description: |
| Change of Use: from two units to a single family dwelling with interior and exterior renovations. | Change of Use: from two units to a single family dwelling with interior & exterior renovations. |

Dept: Historic Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 09/08/2010
 Note: Ok to Issue: ☒

- 1) Project to meet all conditions of approval stipulated by HP Board during its 8/11/10 review of project.

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 09/07/2010
 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. This action to reduce the current number of dwelling units extinguishes any rights to the two unit occupancy. Any future change of use SHALL meet all the requirements of the underlying zone.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that all kitchen facilities for stove and refrigerator and sink for the second dwelling unit shall be removed entirely. All plumbing and electrical shall be located behind existin walls or underneath existing floors.

Dept: Building Status: Approved with Conditions Reviewer: Jonathan Rioux Approval Date: 09/13/2010
 Note: Ok to Issue: ☒

- 1) A Graspable rail must be installed at or between at 34" to 38"; stairwell window glazing required if window is within 60 inches above the nose of the tread
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Fastener schedule per the IRC 2003
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) 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.
- 6) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Comments:

9/8/2010-eg: received from historic on 09-08-10. /gg

| | | | |
|--|---|--|--------------------------------|
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| Business Name: | Contractor Name: Sunrise Custom Woodworking, Inc. | Contractor Address: P.O. Box 8096 Portland | Phone (207) 838-3808 |
| Lessor/Buyer's Name | Phone: | Permit Type: Change of Use - Dwellings | |
| 9/13/2010-jrioux: Spoke with Contractor all bedrooms will have at least one egress window. | | | |

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.

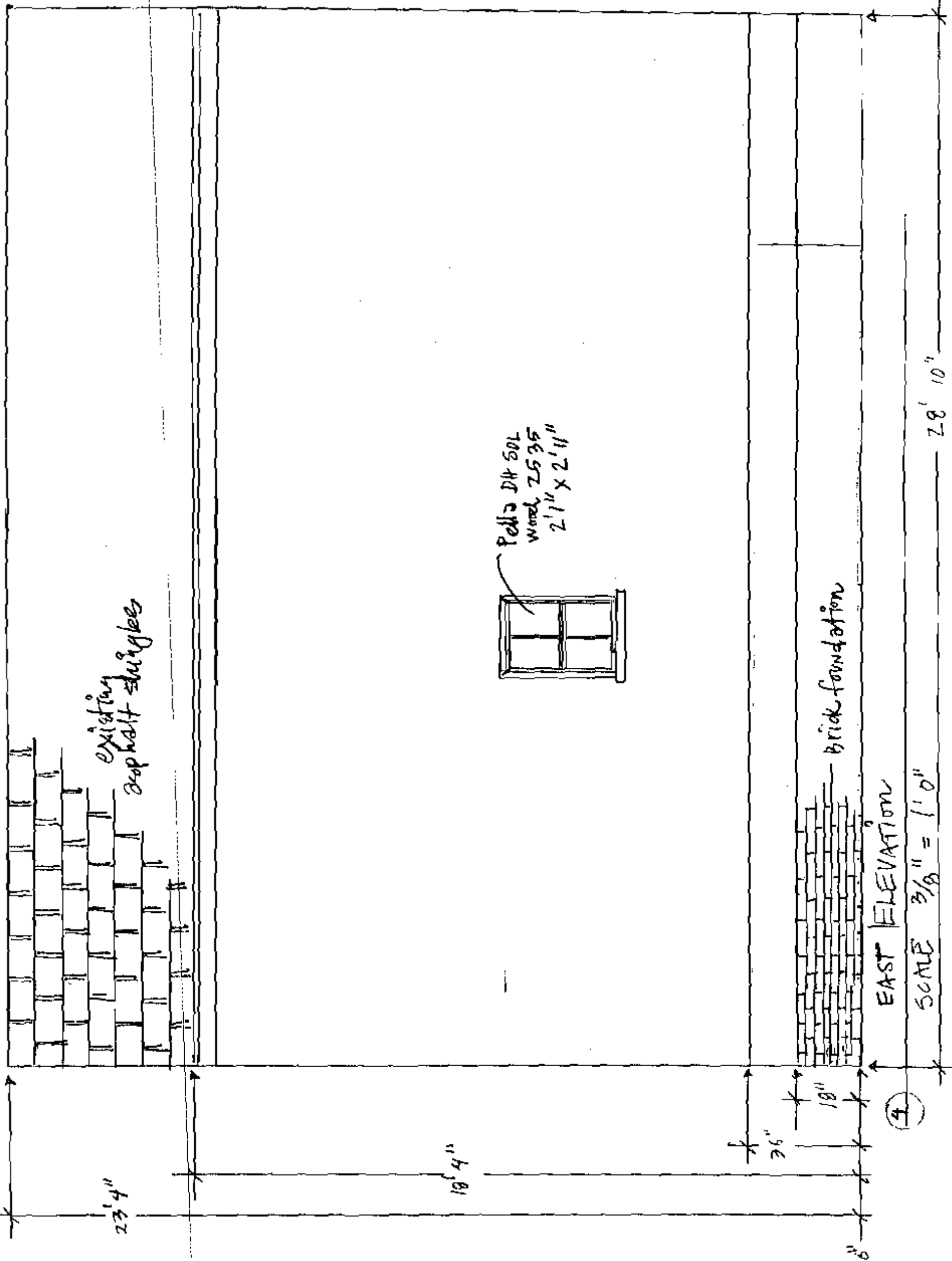
 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

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.

Main House



existing
asphalt shingles

Pella D4 50L
wood 2535
2'1" x 2'11"

brick foundation

EAST ELEVATION

SCALE 3/8" = 1'0"

28' 10"

Door schedule

| TY | style | QTY |
|----|-----------------|-----|
| A | PEL 6'0" x 6'8" | 1 |
| B | BRD 2'6" x 6'8" | 4 |
| C | BRD 2'0" x 6'8" | 1 |
| D | BRD 2'6" x 6'8" | 3 |

Window schedule

| TY | style | QTY |
|----|-----------------|-----|
| 1 | PEL DH SCL 3357 | 1 |
| 2 | PEL DH SCL 3357 | 2 |
| 3 | PEL DH SCL 3353 | 4 |
| 4 | PEL DH SCL 2535 | 1 |

Window & Door schedule

roof over door

36" rail height

3 3/4" spacing
interior floor level

brick foundation

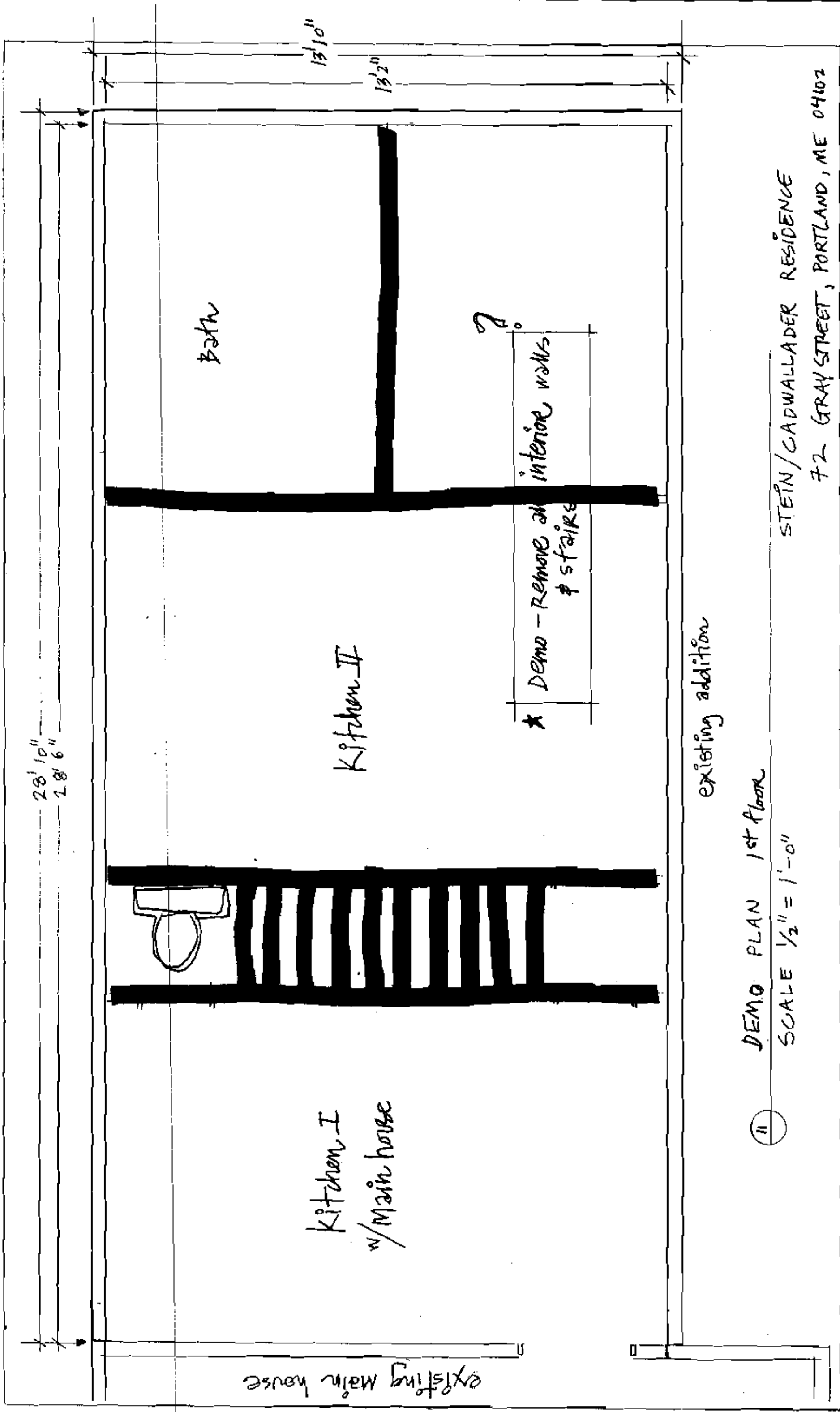
10" treads

7.25" rise

4" concrete slab

STAIRS construction

SCALE 1/2" = 1'-0"



existing main house

Kitchen I
w/ main house

Kitchen II

Bath

* Demo - Remove all interior walls & stairs

11

existing addition

DEMO PLAN 1st floor

SCALE 1/2" = 1'-0"

STEIN/CADWALLADER RESIDENCE

72 GRAY STREET, PORTLAND, ME 04102

existing main house

28' 10"
28' 6"

3 - 2" x 10"

2 x 10" floor joists 16" o.c.

w/ joist hangers

Post

existing addition

2nd

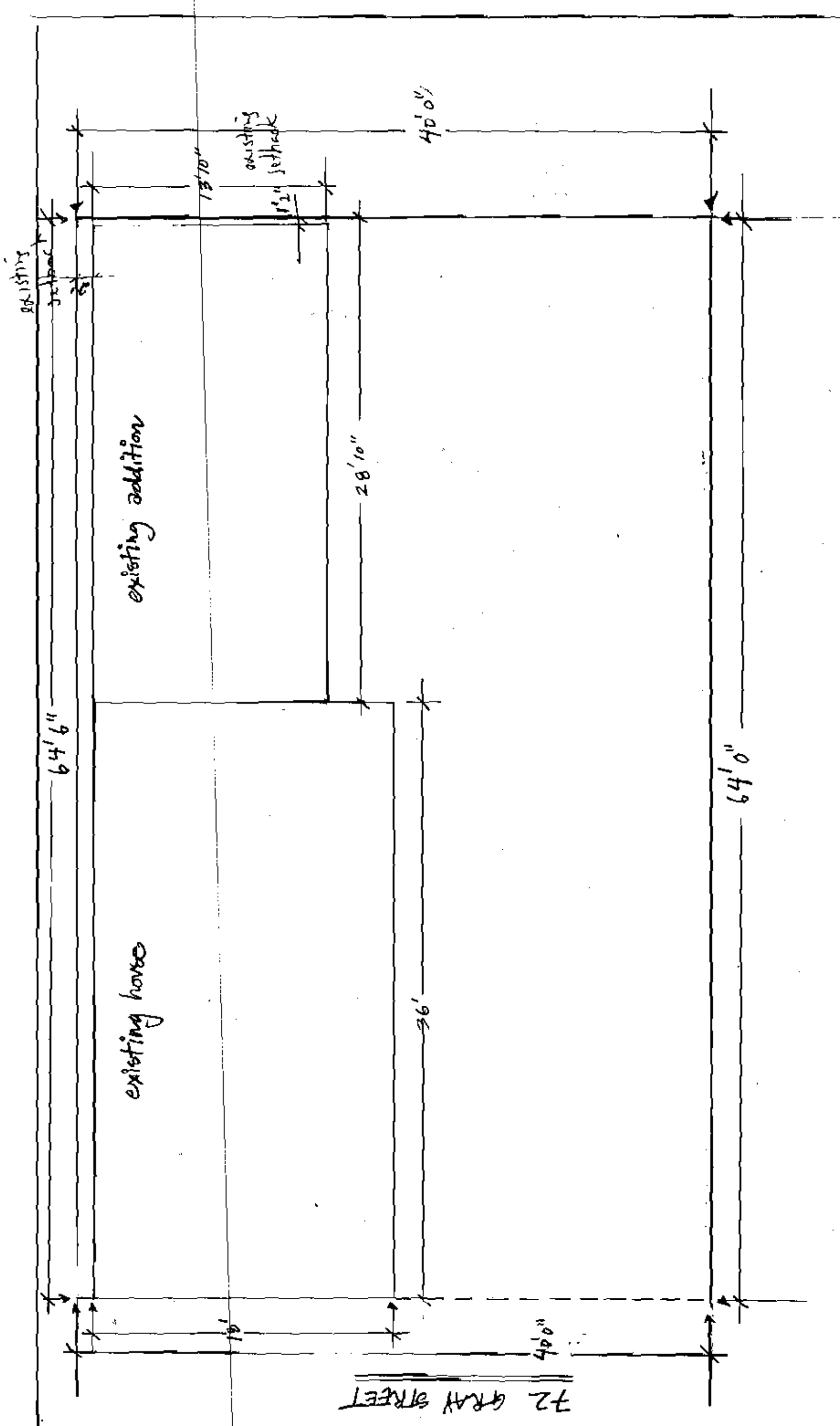
FLOOR PLAN FRAMING

SCALE 1/2" = 1'-0"

7

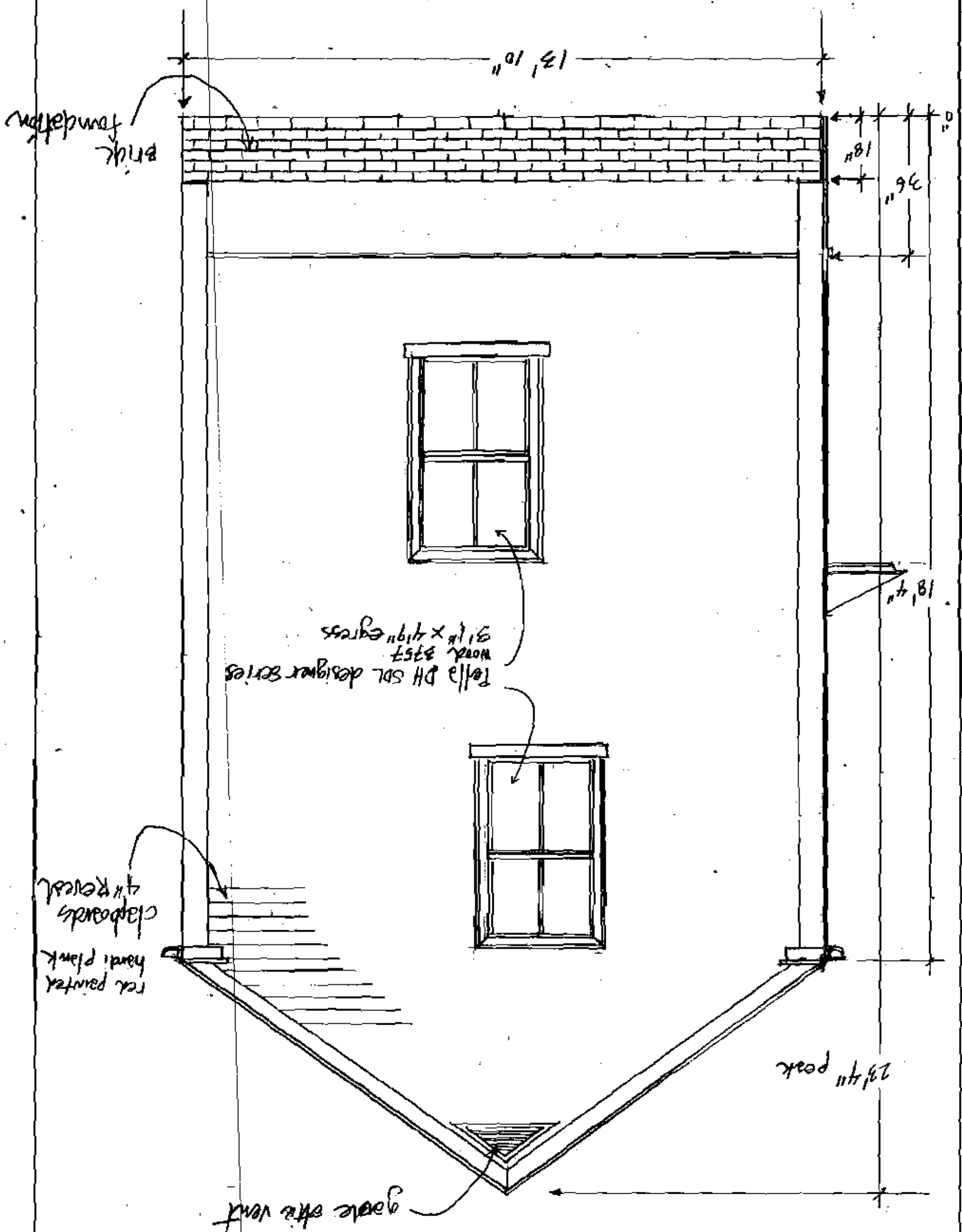
STEIN/CADWALLADER RESIDENCE

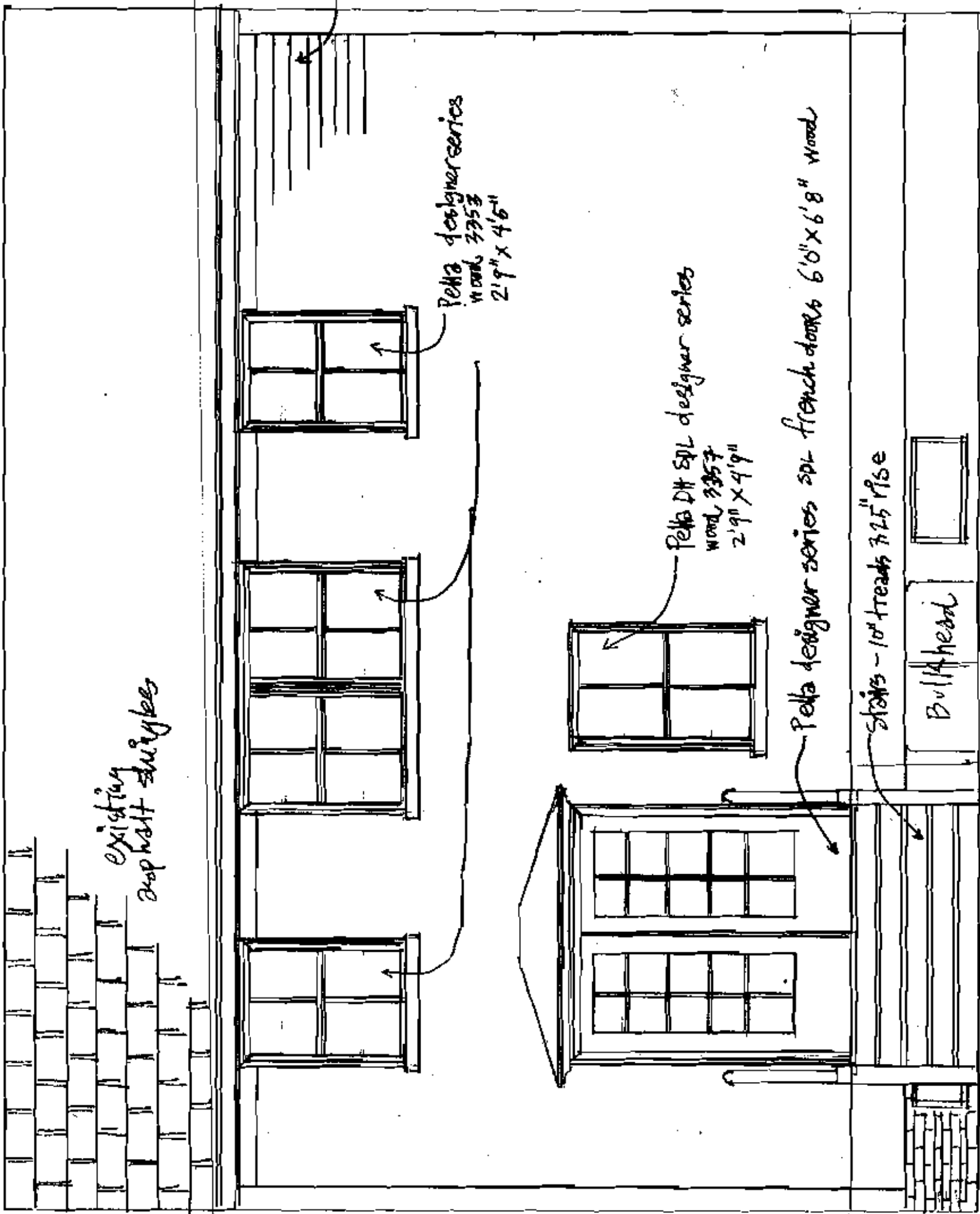
72 GRAY STREET, PORTLAND, ME 04102



LOT PLAN
 72 GRAY STREET
 SCALE 3/16" = 1'-0"

3
SOUTH ELEVATION
SCALE 1/2" = 1'-0"



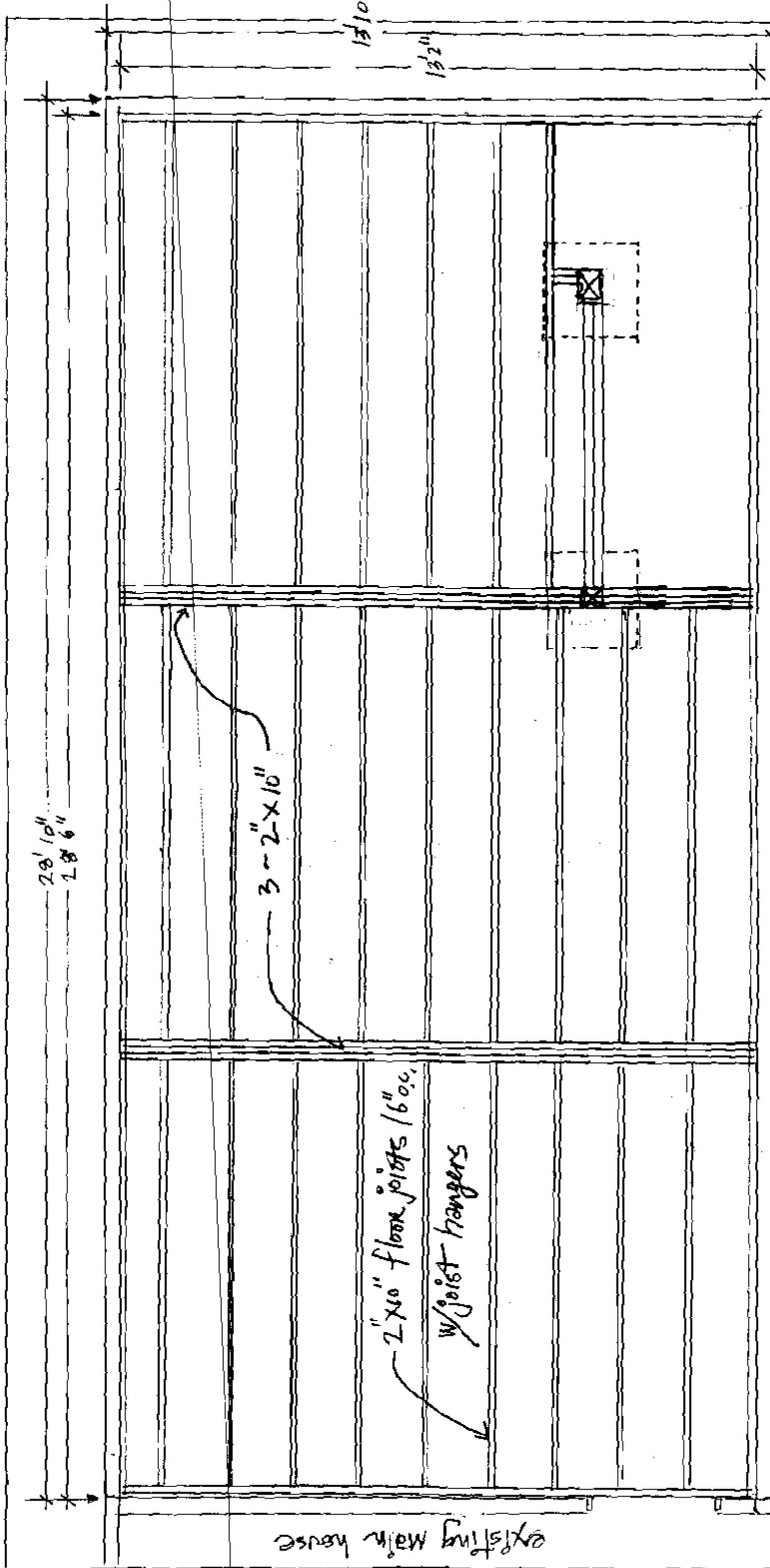


WEST ELEVATION

SCALE 3/8" = 1' 0"

28' 10"

2



existing main house

6

1st

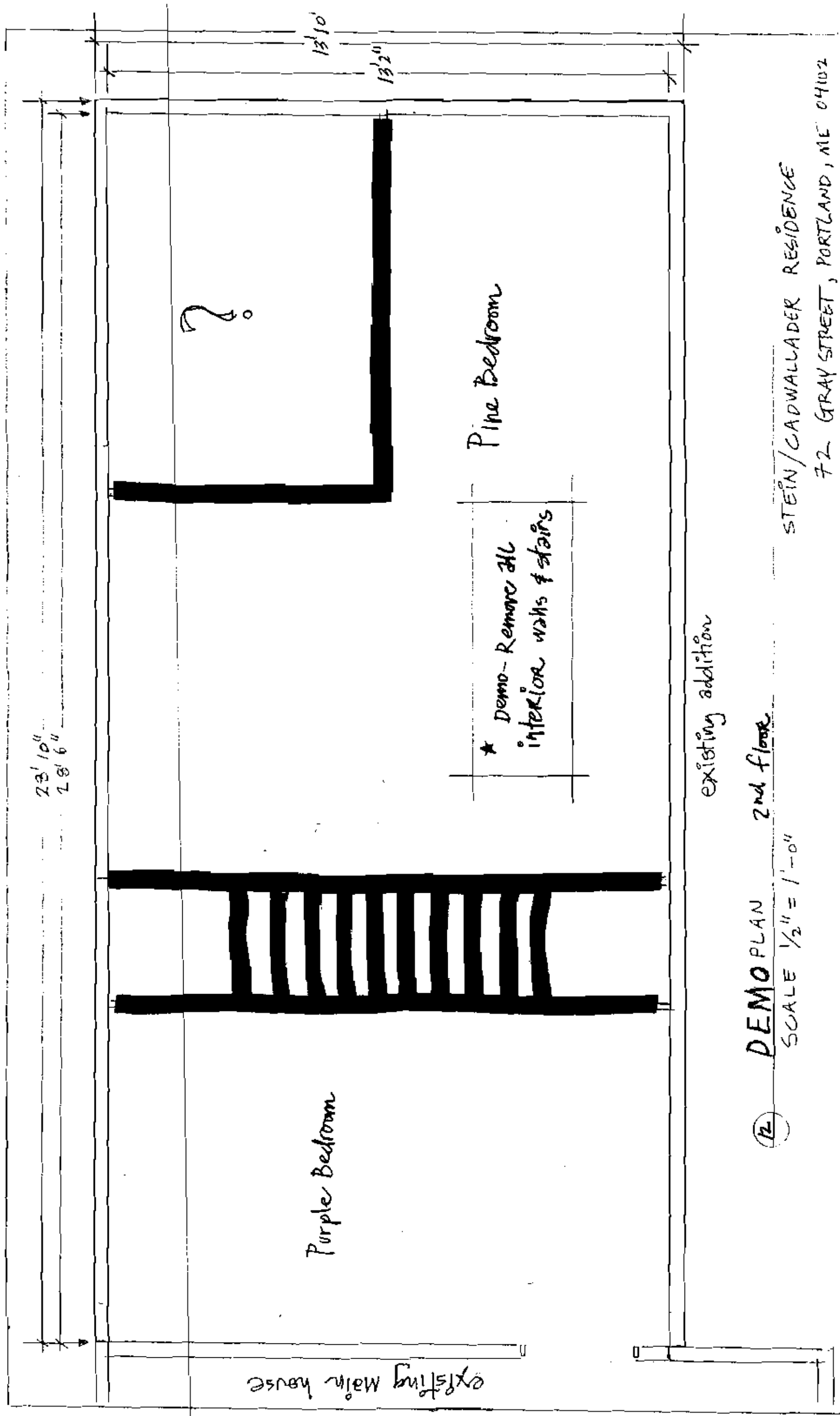
FLOOR PLAN FRAMING PLAN

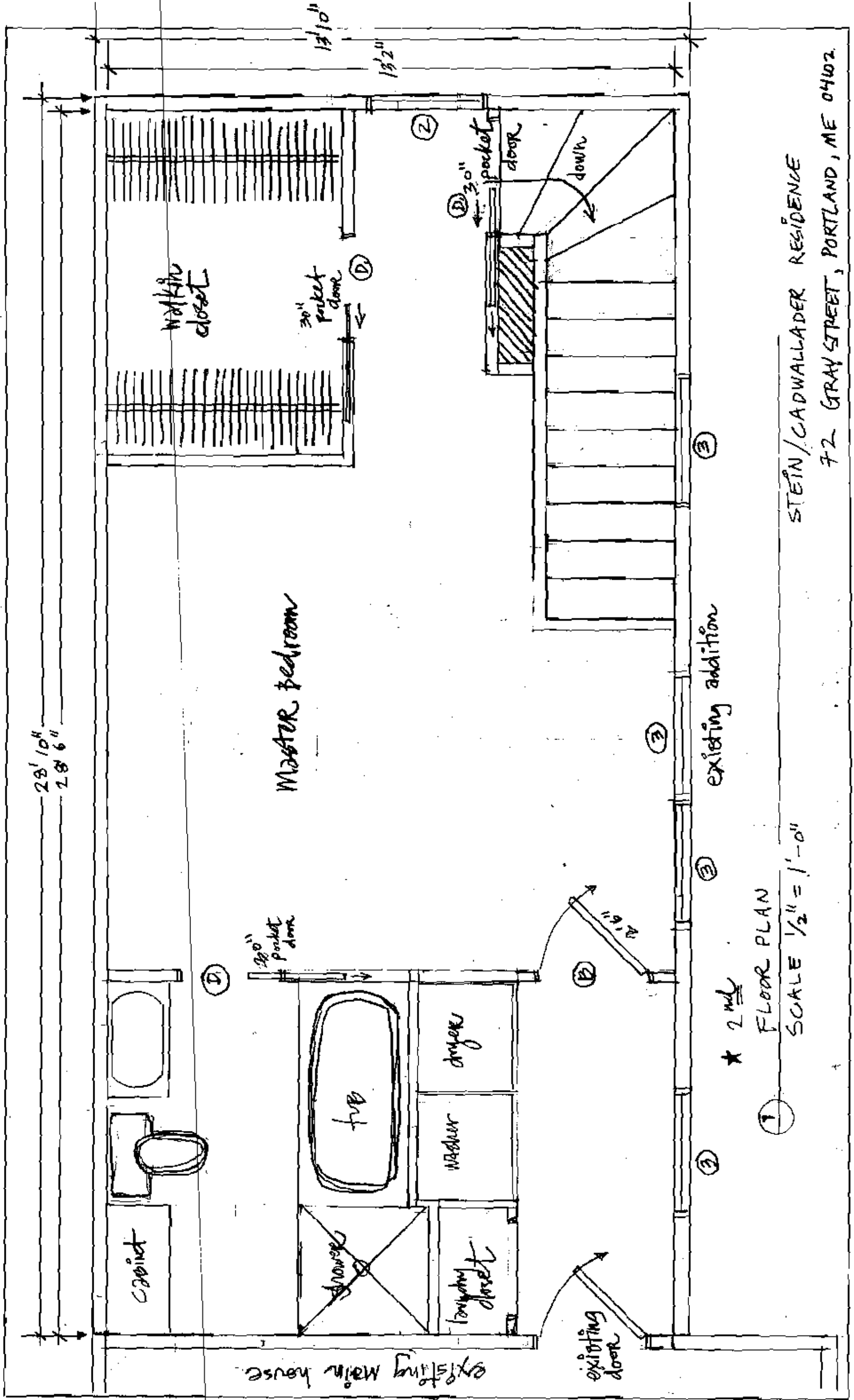
SCALE 1/2" = 1'-0"

existing addition

STEIN/CADWALLADER RESIDENCE

72 GRAY STREET, PORTLAND, ME 04102





STEIN/CADWALLADER RESIDENCE
72 GRAY STREET, PORTLAND, ME 04102

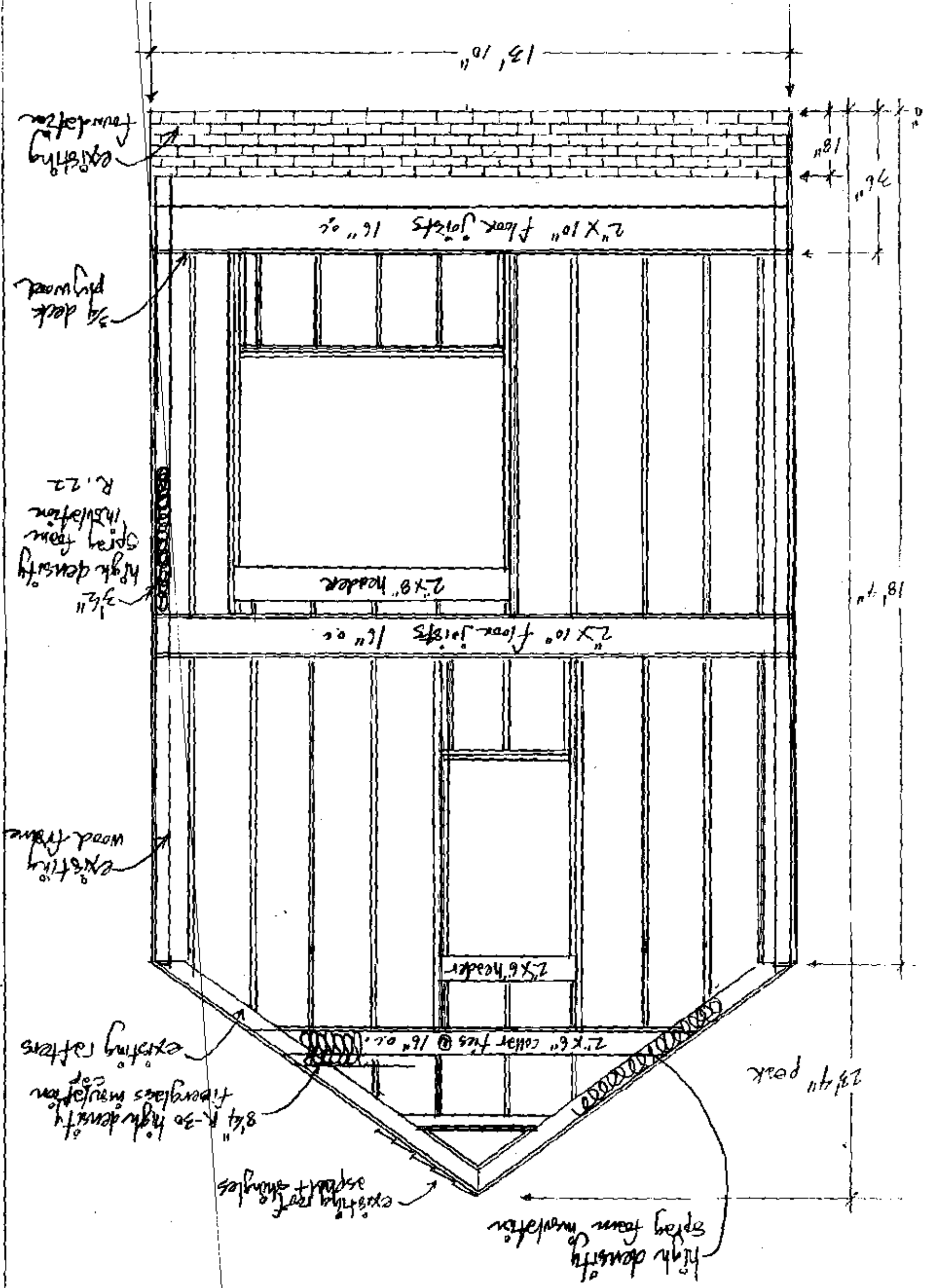
★ 2nd FLOOR PLAN
SCALE 1/2" = 1'-0"

5

SOUTH ELEVATION FRAMING PLAN

SCALE $\frac{1}{2}" = 1'-0"$

* all new framing 16" o.c. to match existing





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

72 Gray St

CBL 044 1013001

Issued to

Jeremy Stein/Sunrise Custom Woodworking, Inc.

Date of Issue

03/02/2011

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-108, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORION OF BUILDING OR PREMISES

Entire Building

APPROVED OCCUPANCY

Single Family Dwelling
IRC 2003 R3-5B

Limiting Conditions:

This is a temporary occupancy certificate which expires on July 1, 2011.

This certificate supersedes
certificate issued

Approved:

3-2-11

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from Lumise Construction Co. Inc.

Location of Work 113 1/2 Jay St.

Cost of Construction \$ _____ Building Fee: 590.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 15.00

Total: 595.00

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 044 I 013

Check #: 1966 Total Collected \$ 595.00

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

Taken by: [Signature]

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

11023-10

Inter connect SM + CM thruout.

dryer vent enclosed must be gauge metal.

install hatch to access equip in attic space.

install light in attic space.

2-15-11

Smoke & CO's they have

W Deck

Outside hasib remove

2x10 in Basement below shower fix

Nails in Joist Hangers

Clamps for ground electrode

Band all electrical Panels

Hammer Posters on W/D and Dish

Basement stores, on Riser, Handrail, fall protection

make sure to follow up

3-2-11 DWM JOS 836-3808

Corrections made except deck. Temp CO issued