

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 081456

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that NBDT LLC /Chris Smith Buildhas permission to interior renovations only - new or planAT 249 SPRING ST

CITY OF PORTLAND 056-G086001

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 work is 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 Mahley 12/1/08
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: 08-1456	Issue Date:	CBL: 056 G036001
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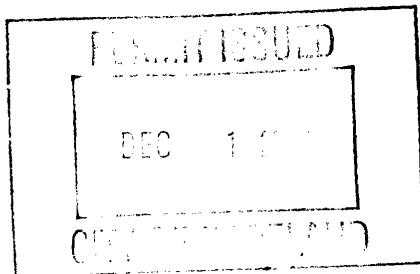
Location of Construction: 249 SPRING ST	Owner Name: NBDT LLC	Owner Address: 57 WALTON ST # 1	Phone:
Business Name:	Contractor Name: Chris Smith Builders	Contractor Address: P.O. Box 2004 Biddeford	Phone: 2072294623
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-6

Past Use: Duplex Family Home	Proposed Use: Duplex Family Home - interior renovations only - new floor plan	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 2	3353#
legal use: 2 residential D.U		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		
		Signature:	Signature: <i>jm</i> 12/01/08		

Proposed Project Description: interior renovations only - new floor plan	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: Idobson	Date Applied For: 11/14/2008	Zoning Approval
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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: <i>VS</i> 11/17/08	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 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>requires A</i>
	with Any exterior work Separate Review and Approval		



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



General Building Permit Application

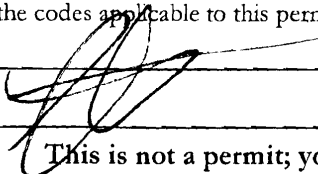
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>249 SPRING ST</u>		
Total Square Footage of Proposed Structure/Area <u>1st FLOOR 1080</u>	Square Footage of Lot <u>3353</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>67</u> Lot# <u>36</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>NBDT LLC</u> Address <u>57 WALTON ST</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>450-3687</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost \$ <u>49,000</u> Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>SEE ATTACHED PROJECT DESCRIPTION</u> <u>Interior Renovations only - New floor plan</u>		
Contractor's name: <u>CHRIS SMITH</u> Address: <u>57 WALTON ST</u> City, State & Zip: <u>PORTLAND, ME 04103</u> Telephone: <u>450-3687</u> Who should we contact when the permit is ready: <u>CHRIS SMITH</u> Telephone: _____ Mailing address: <u>SAME</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: 

Date: 11/14/08

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: 08-1456	Date Applied For: 11/14/2008	CBL: 056 G036001
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Business Name:	Contractor Name: Chris Smith Builders	Contractor Address: P.O. Box 2004 Biddeford	Phone (207) 229-4623
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Duplex Family Home - interior renovations only - new floor plan	Proposed Project Description: interior renovations only - new floor plan
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/17/2008

Note:**Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 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.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** 12/01/2008

Note:**Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Project Description

This property is a 2 family located at 249 Spring Street in the west end section of Portland, and is also within the historic district. The building has been neglected and therefore somewhat distressed. The building was constructed in the 1890's and is sound and plumb. The existing framing is full dimension material with 2x10 16"oc and spanning the entire width of the building. The new owner will leave the exterior completely intact and repair the existing vinyl siding as needed. Due to the location within the historic district all of the existing windows the majority of which are double hung windows will only be re glazed and have new putty installed as needed There are 2 fixed windows on the third floor in a small shed dormer.

The first floor interior foot print will remain the basically the same from a structural perspective, with 3 walls being removed . Two of these 3 walls run parallel to the floor framing. The third wall is being relocated 3 feet to allow for the expansion of the bathroom and relocation of the wet wall. and runs perpendicular to the floor framing. This wall will be 2x6 construction and will therefore act as a stronger support The kitchen will be removed, expanded and modernized. As will the bathroom with modern fixtures. The principal change will be the creation of a master bedroom from 2 smaller rooms.

Similar to the first floor the second floor will also have a new master bedroom created from 2 smaller bedrooms. The kitchen and bathroom will be expanded and updated with modern fixtures and cabinets. The rest of the foot print will remain intact

The third floor will remain the same except for 2 bedrooms which will be combined into a larger room with a walk in closet.

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.


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

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.

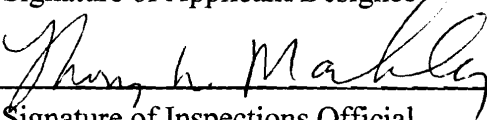
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

12/1/08

Date

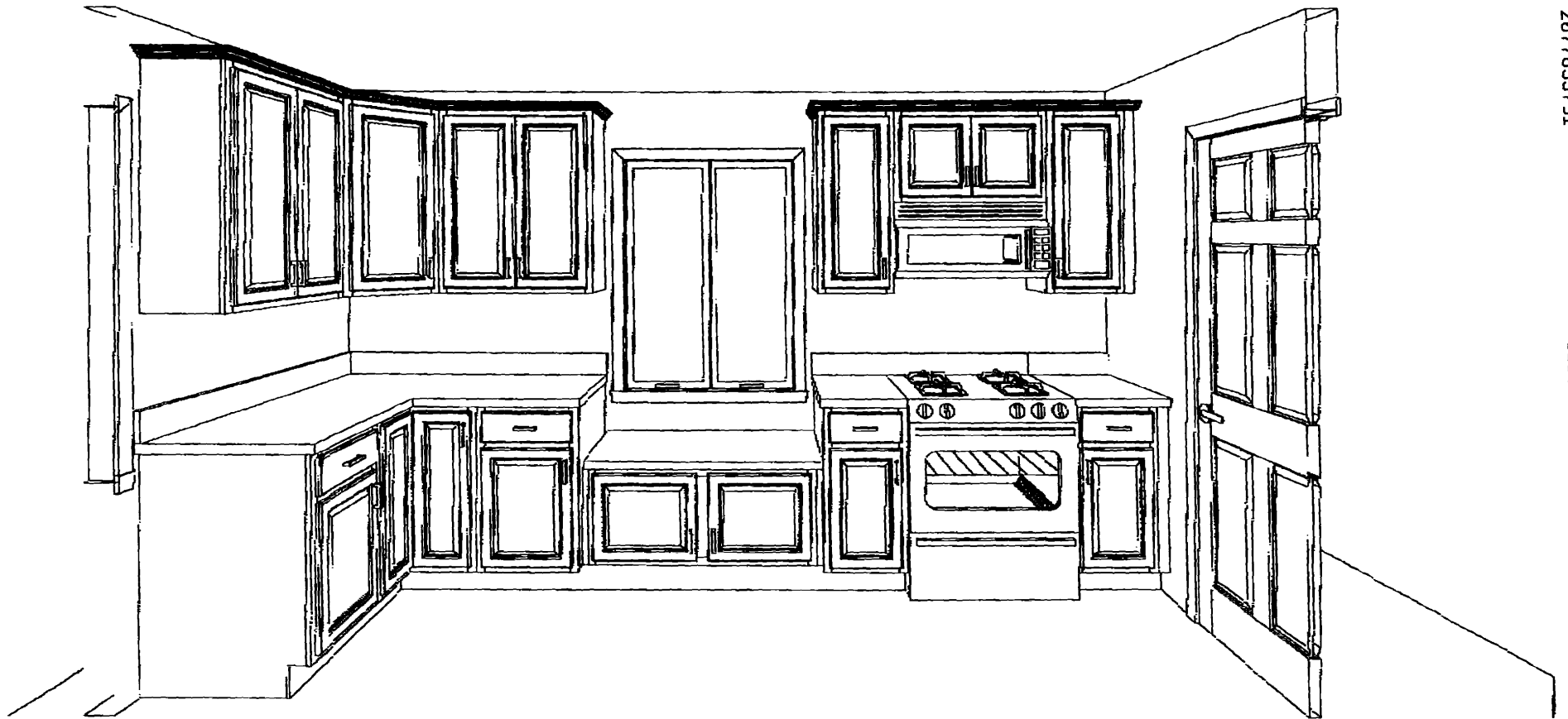


Signature of Inspections Official

12/01/08

Date

5593.17 Maple Raised Panel



11/14/2008 10:53

2077835791

CUSTOM LAMINATES

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020
TECHNOLOGIES

Designed: 11/3/200
Printed: 11/14/2008

PAGE 02/09

maine capital-1.kit

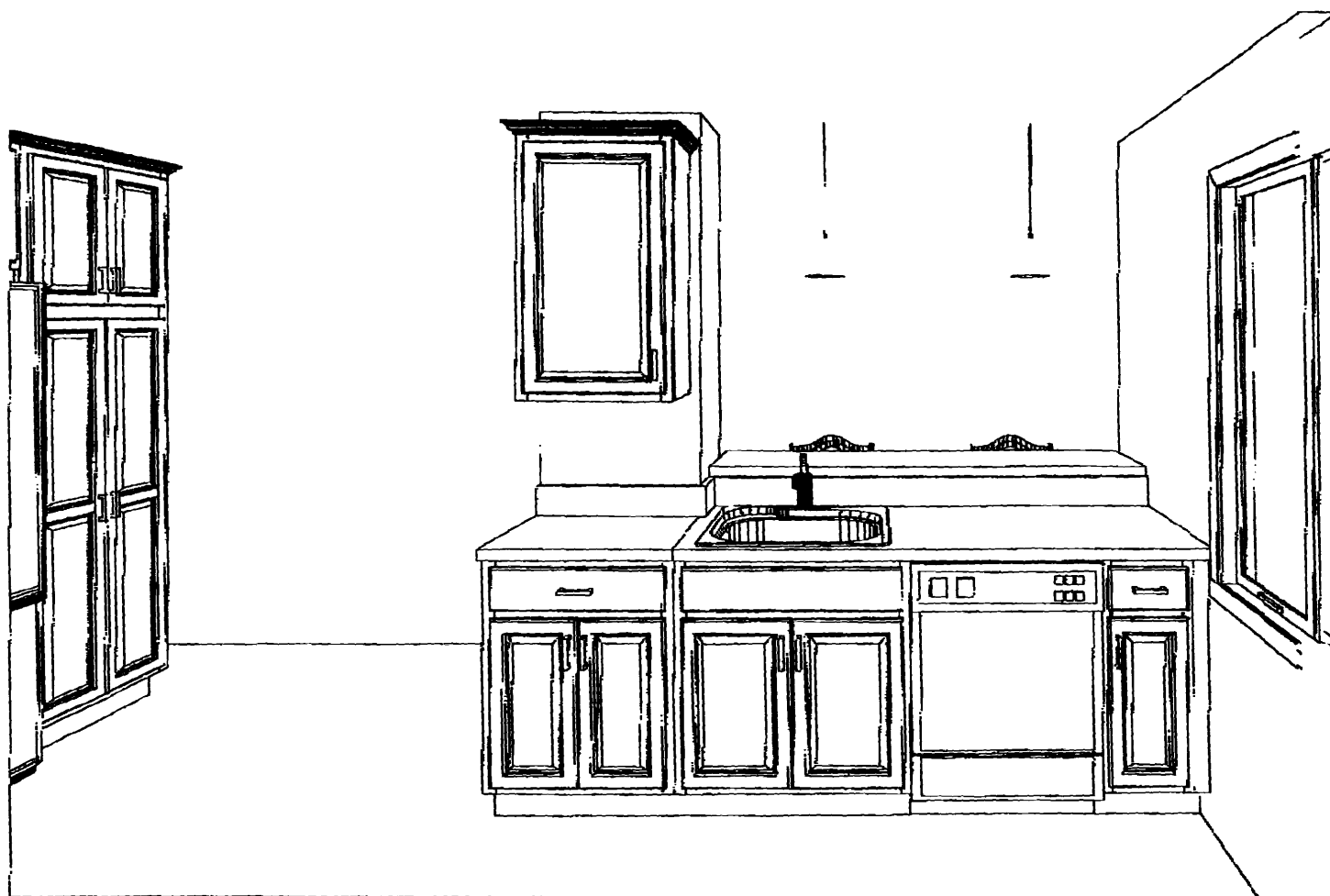
1 11



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

20 20
TECHNOLOGIES

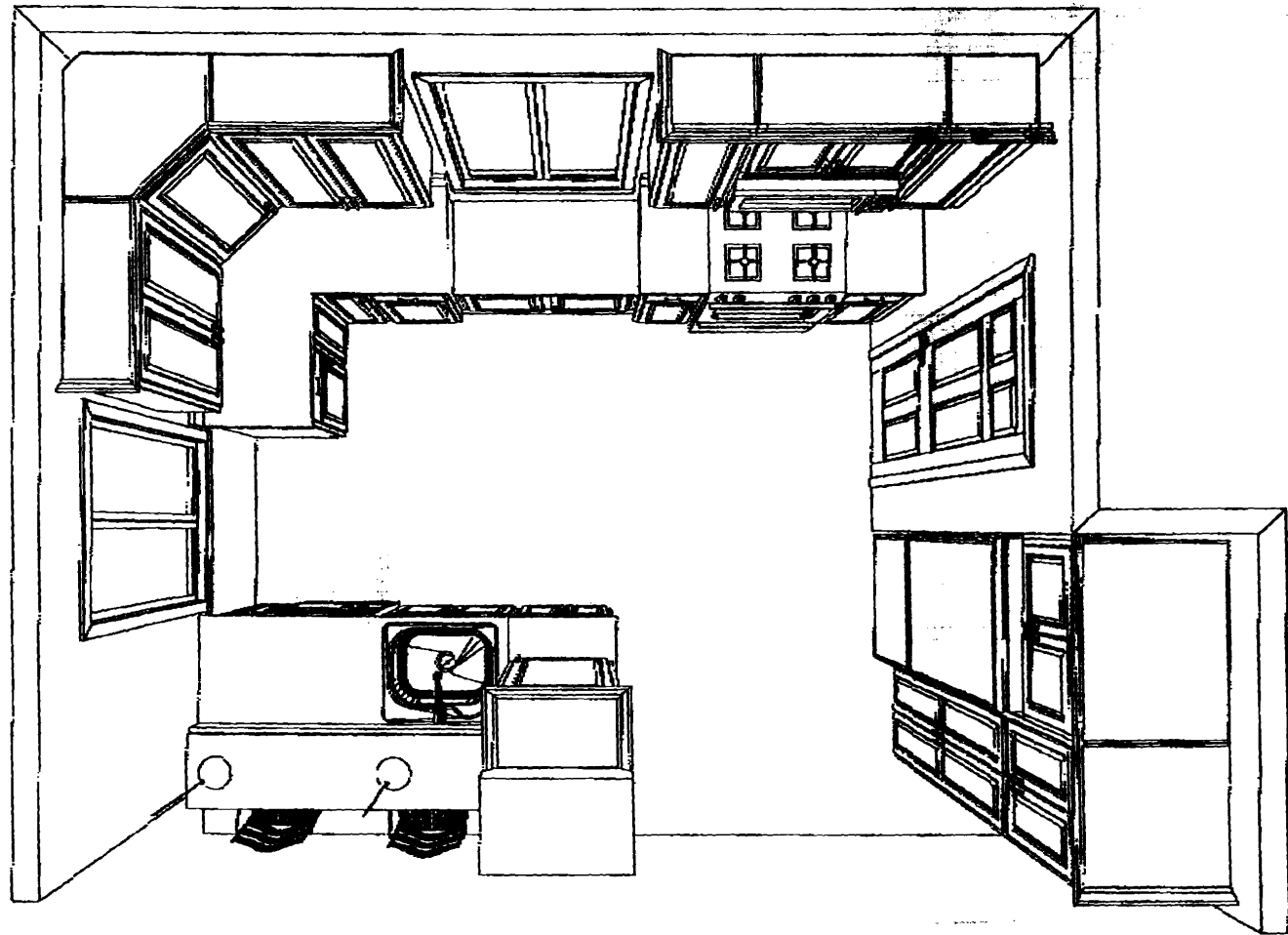
Designed: 1
Printed: 11/



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020
TECHNOLOGIES

Designed: 11/
Printed: 11/14



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

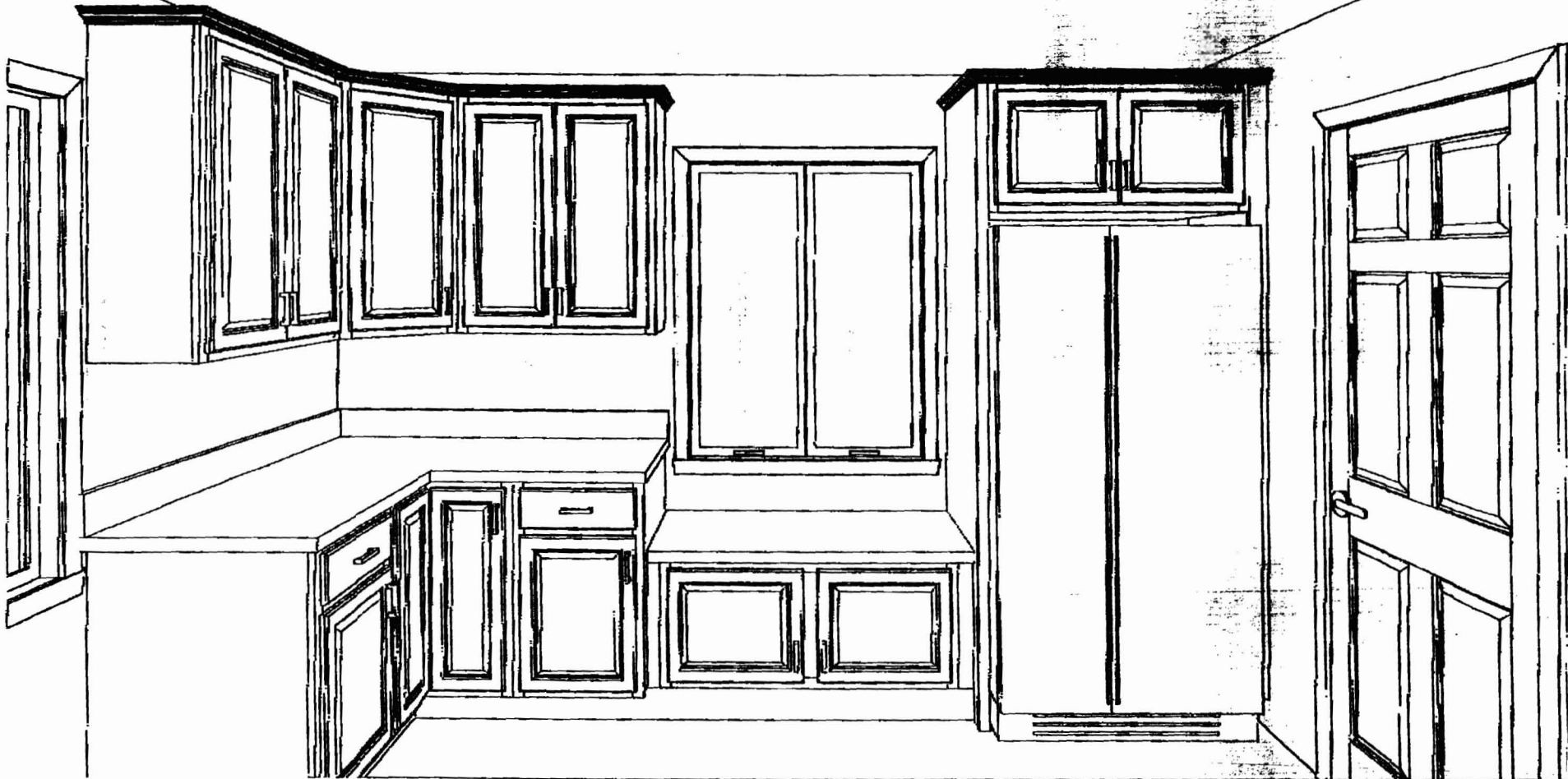
2020
TECHNOLOGIES

Designed: 11/1
Printed: 11/1

B5067.89

11/14/2008 10:53

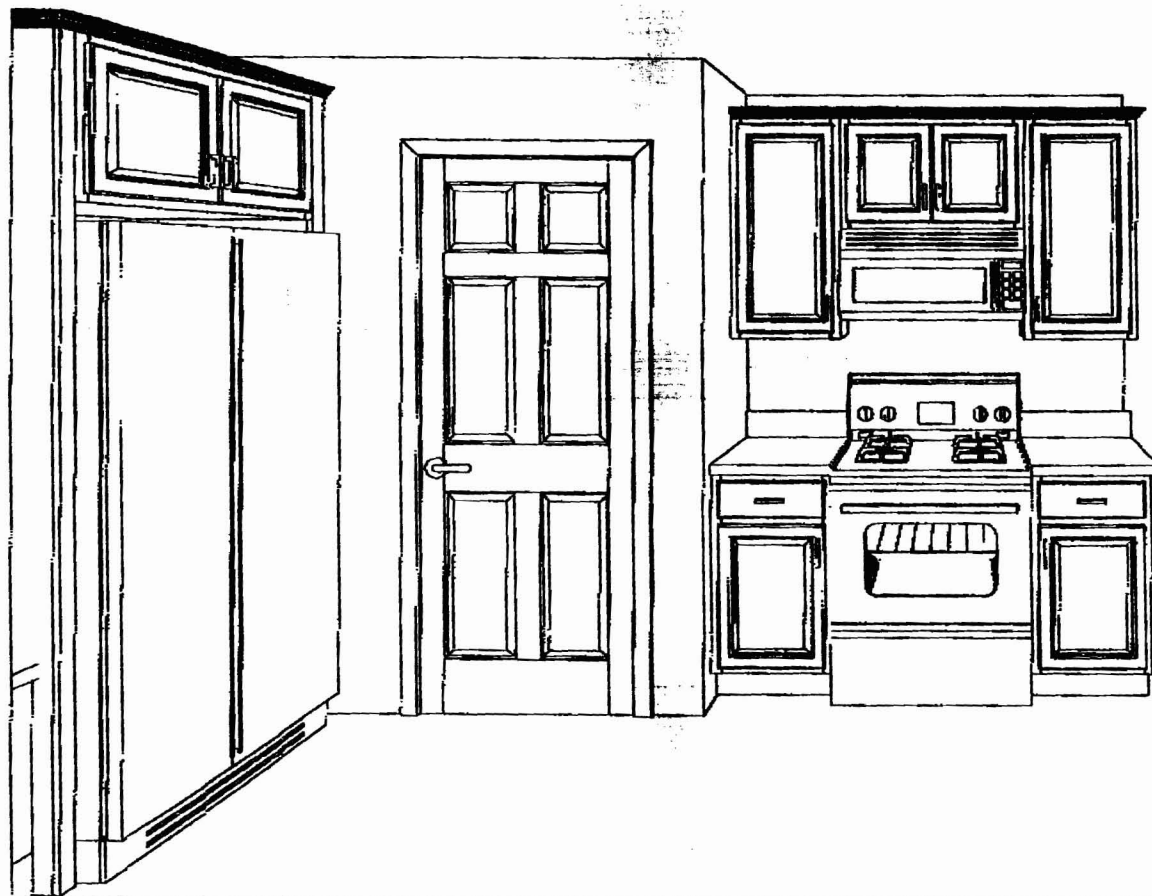
2077835791



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



Designed: 11/4/20
Printed: 11/14/20



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

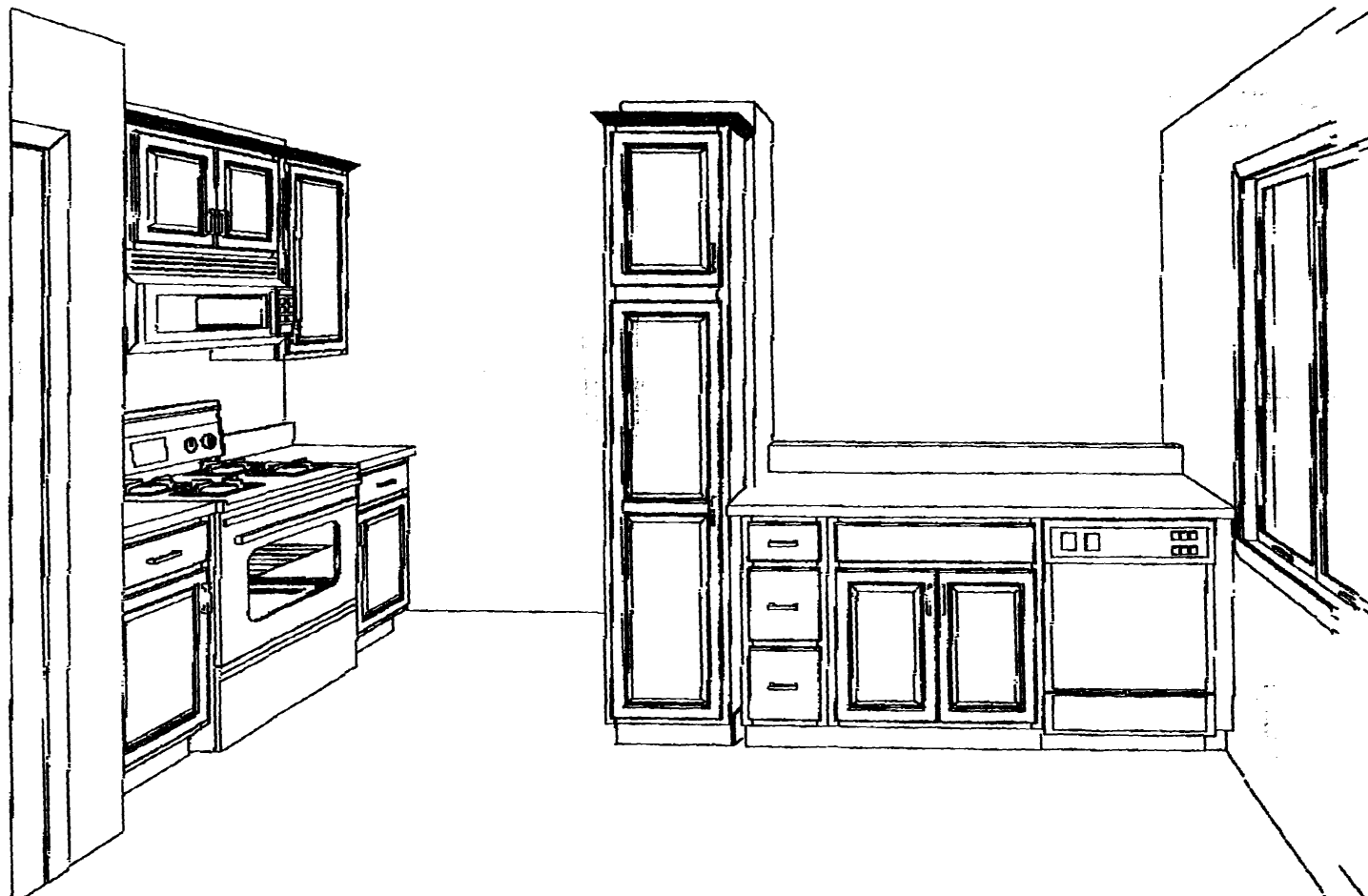
2020
10/10/2019

Designed: 1
Printed: 1/1

maine capital 2.kit

All

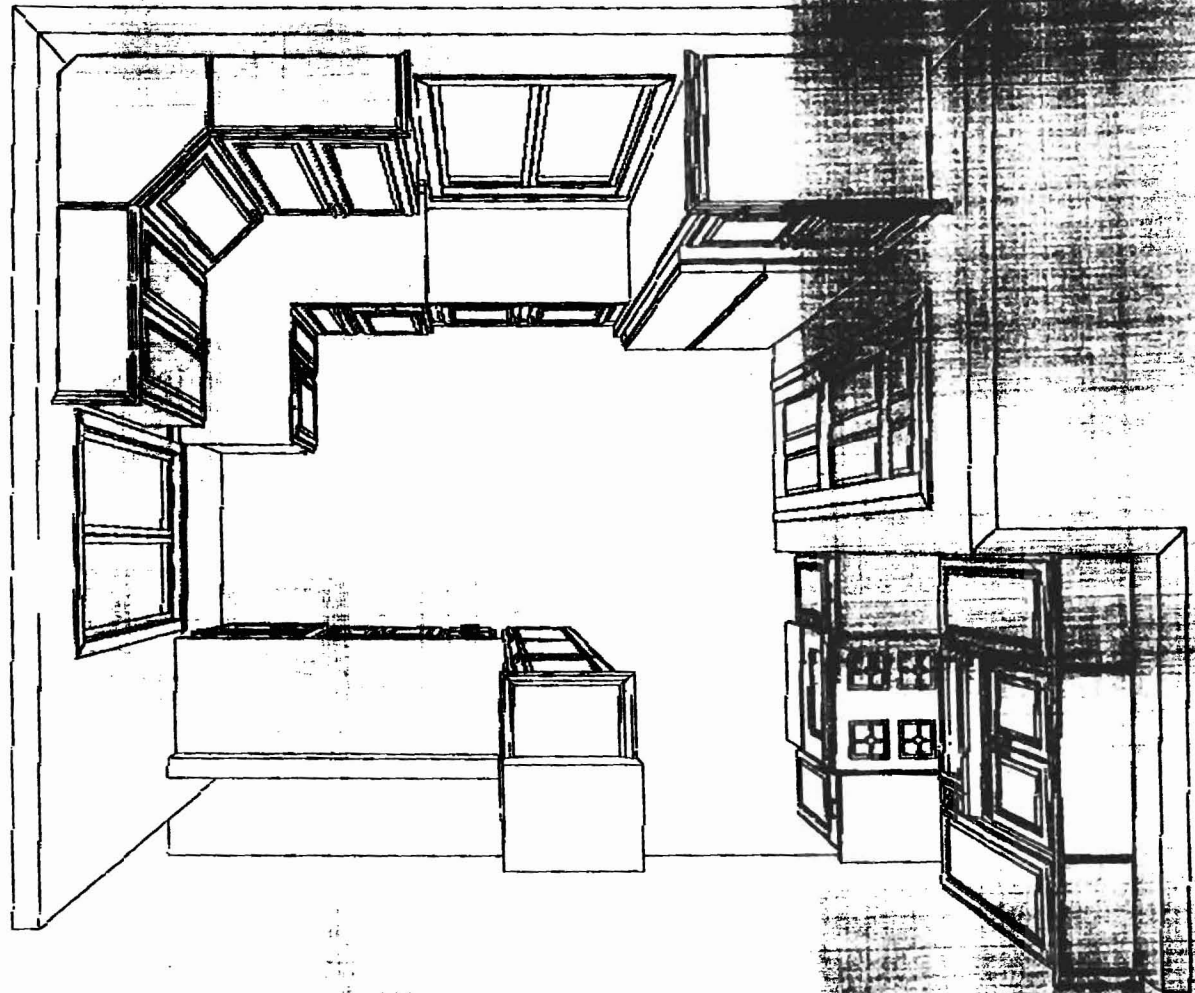
Draw



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

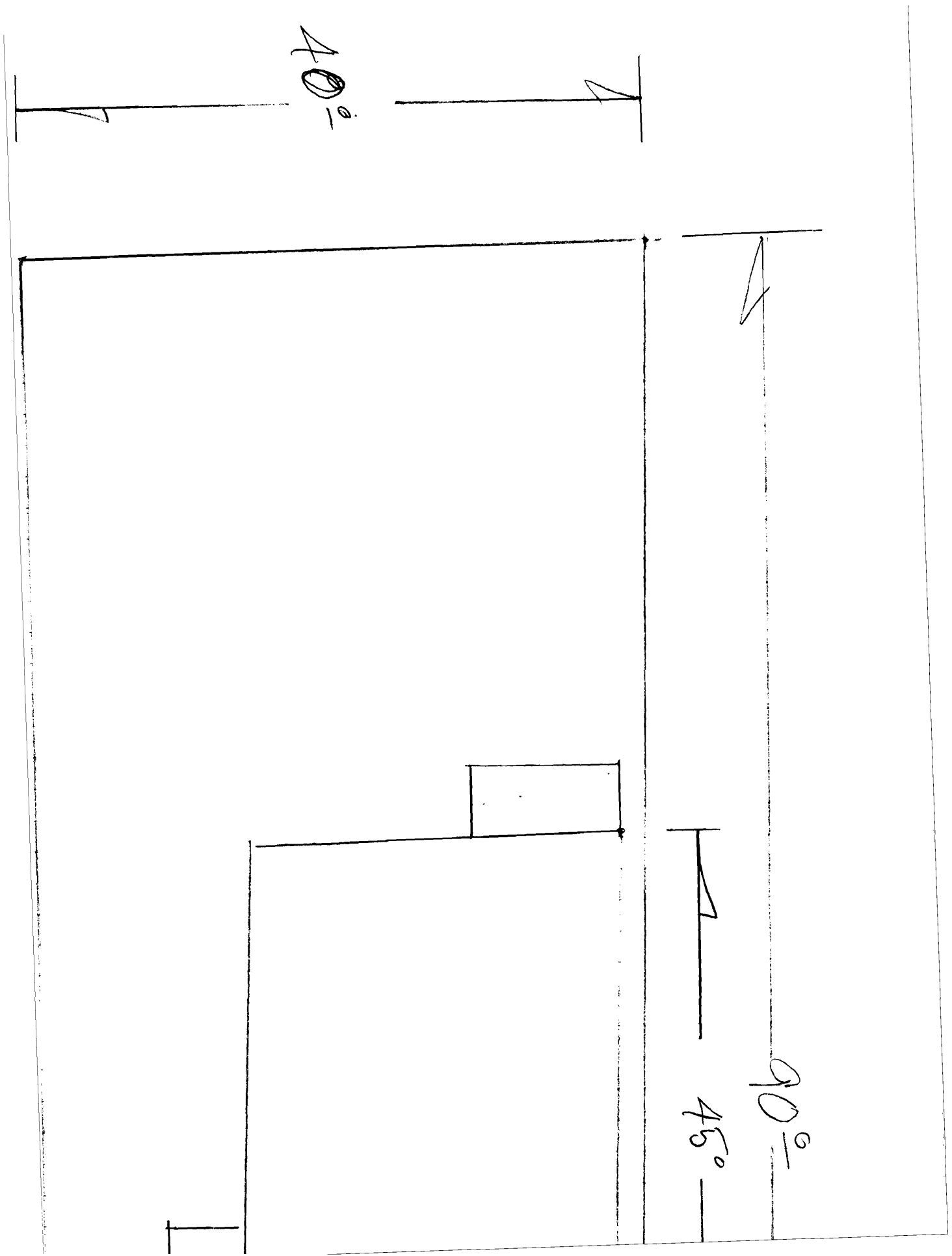
2020
TECHNOLOGIES

Designed:
Printed: 1



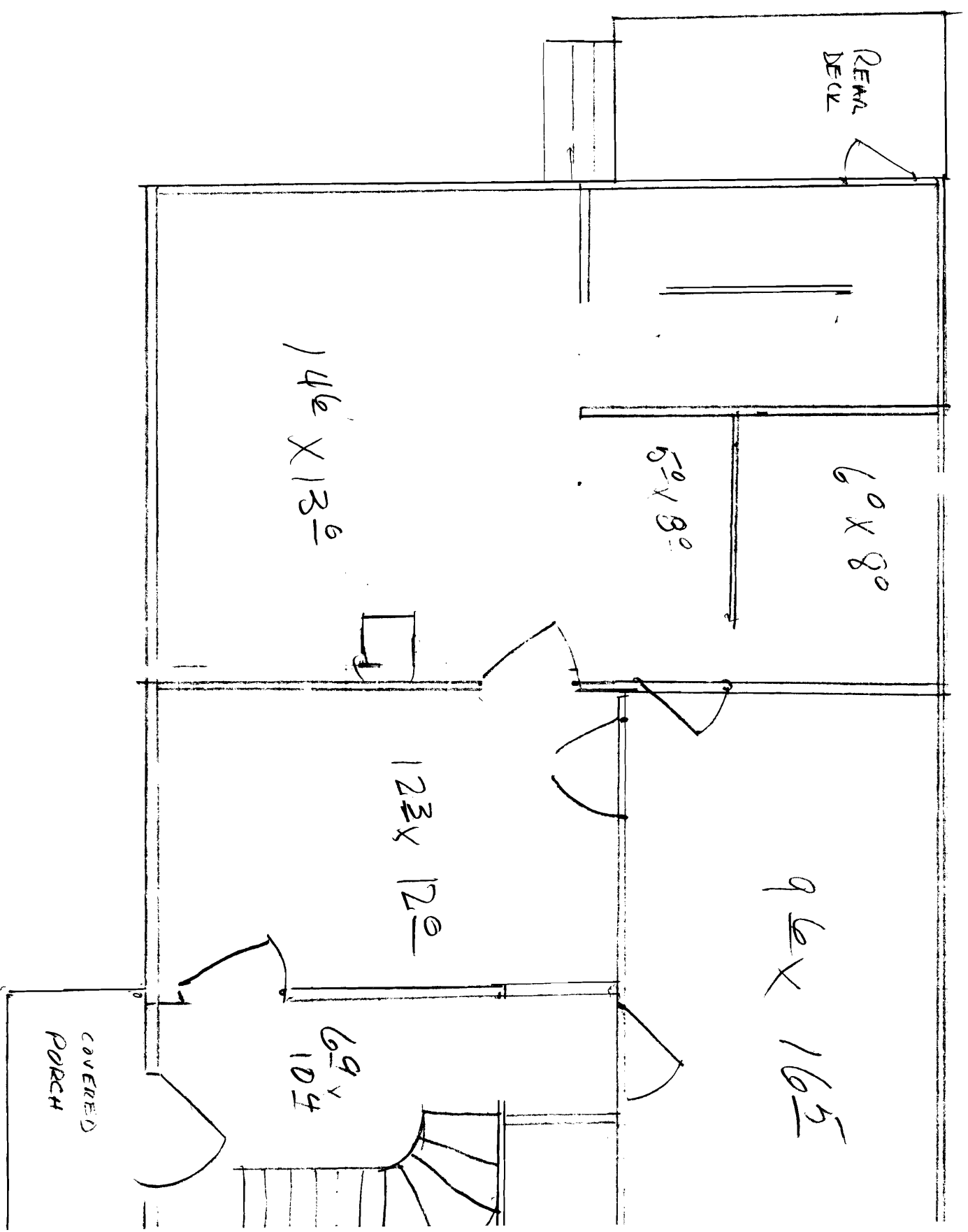
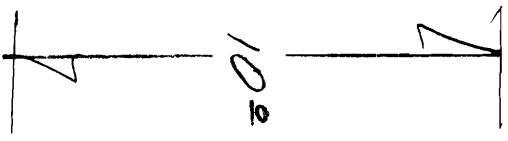
Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendering.

202011 Design Printed:

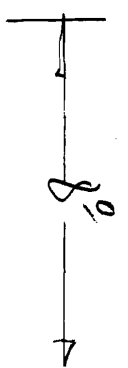




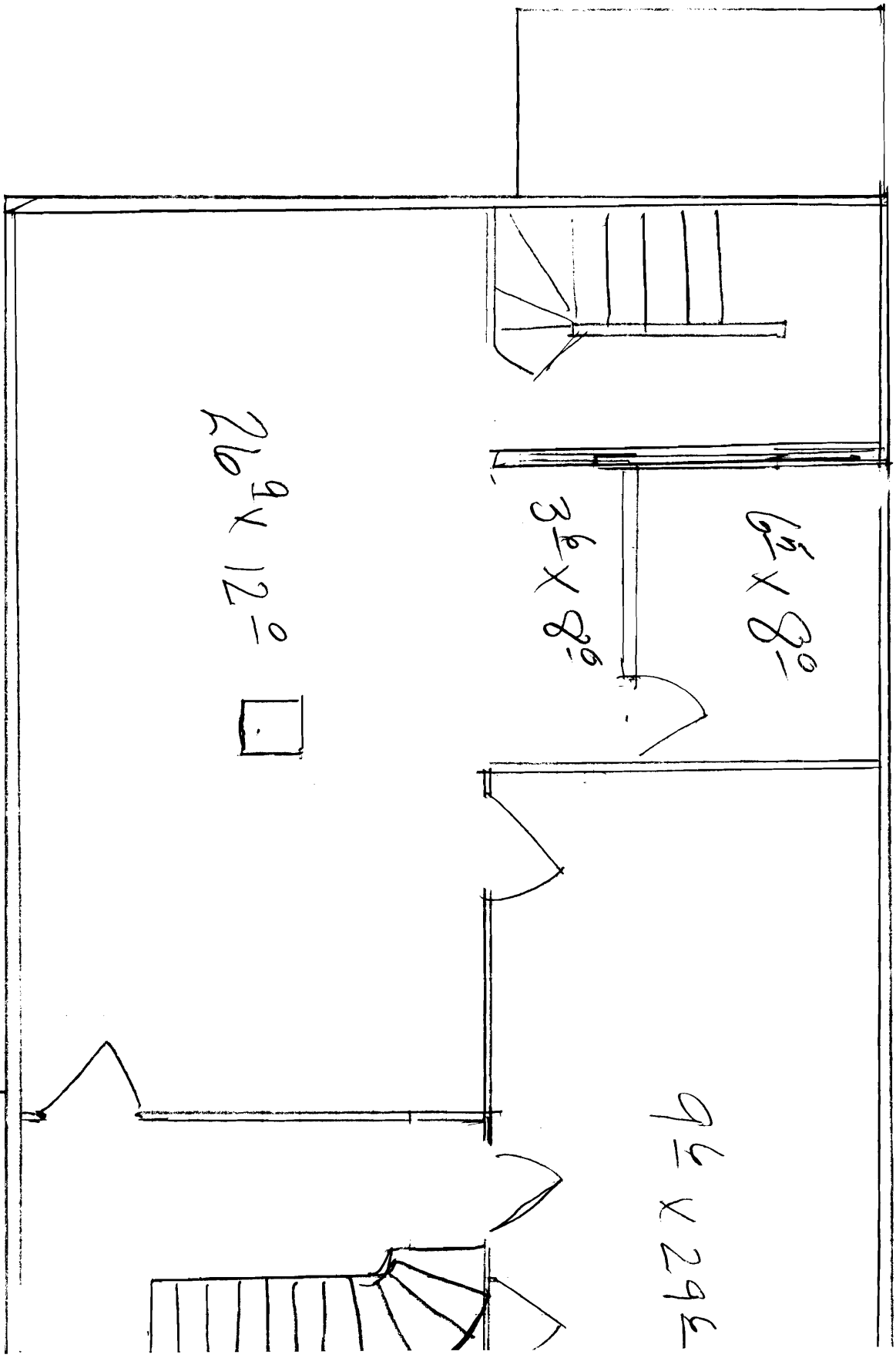
45°



FIRST FLOOR
EXISTING
249 SPRING



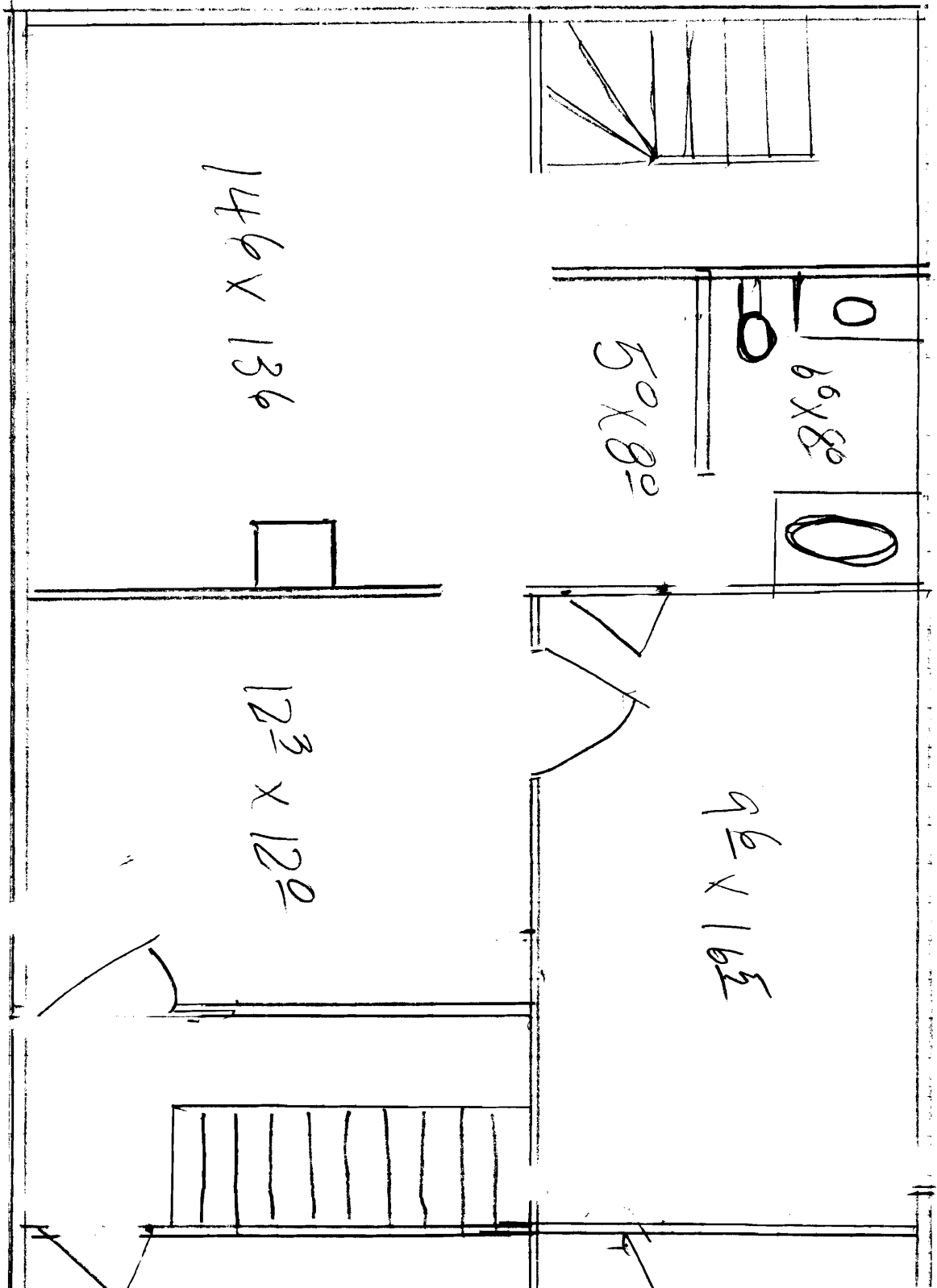
9° CEILING



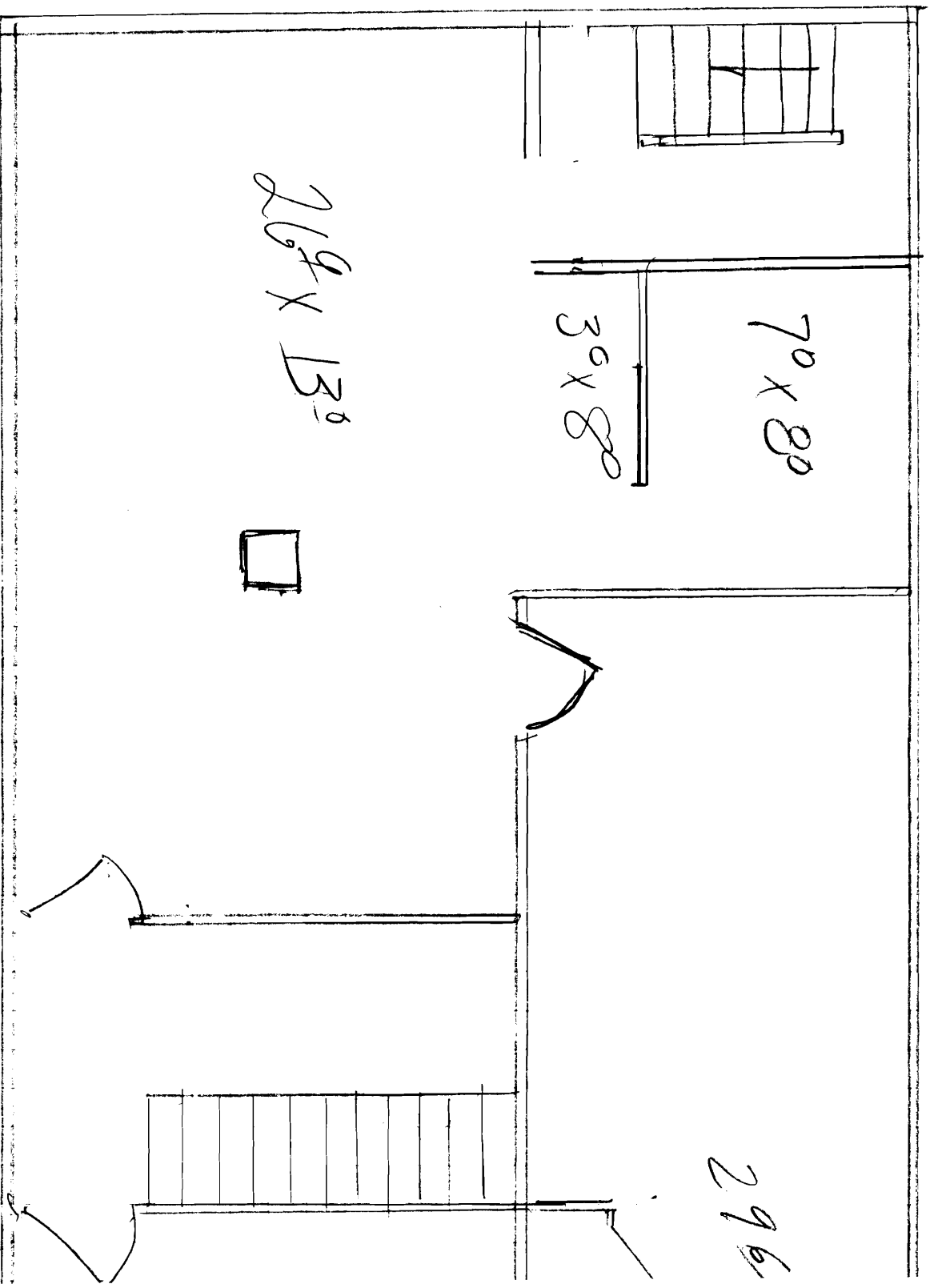
FIRST FLOOR
PROPOSED

249 SPRING

249

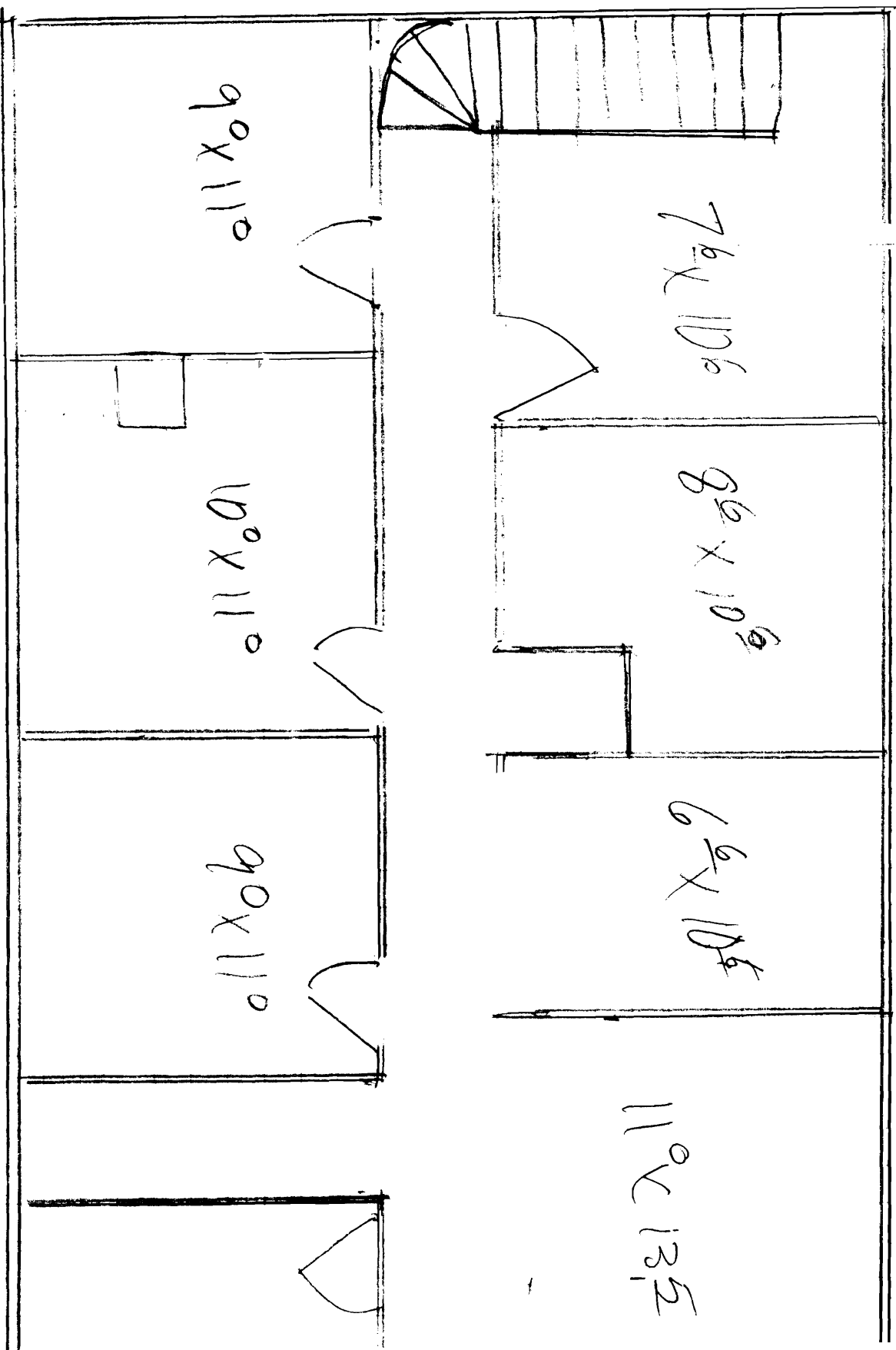


SECOND FLOOR
249 SPRING



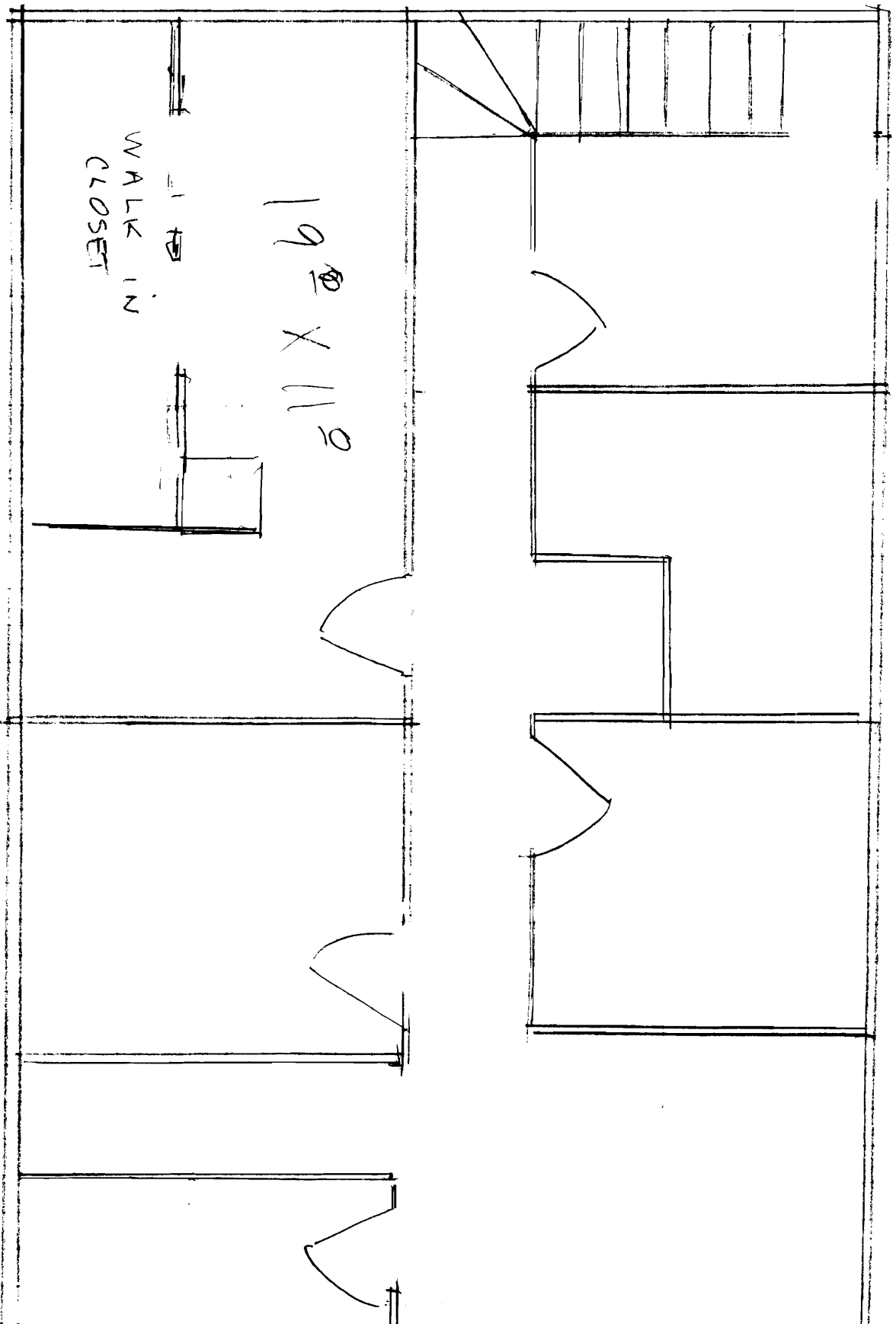
SECOND FLOOR
PROPOSED
244 SPRING

296



77 GILBERT

THIRD FLOOR
EXISTING
249 SPRINGS



WALK IN
CLOSET

19' x 11'

THIRD FLOOR
PROPOSED

249 SPRING