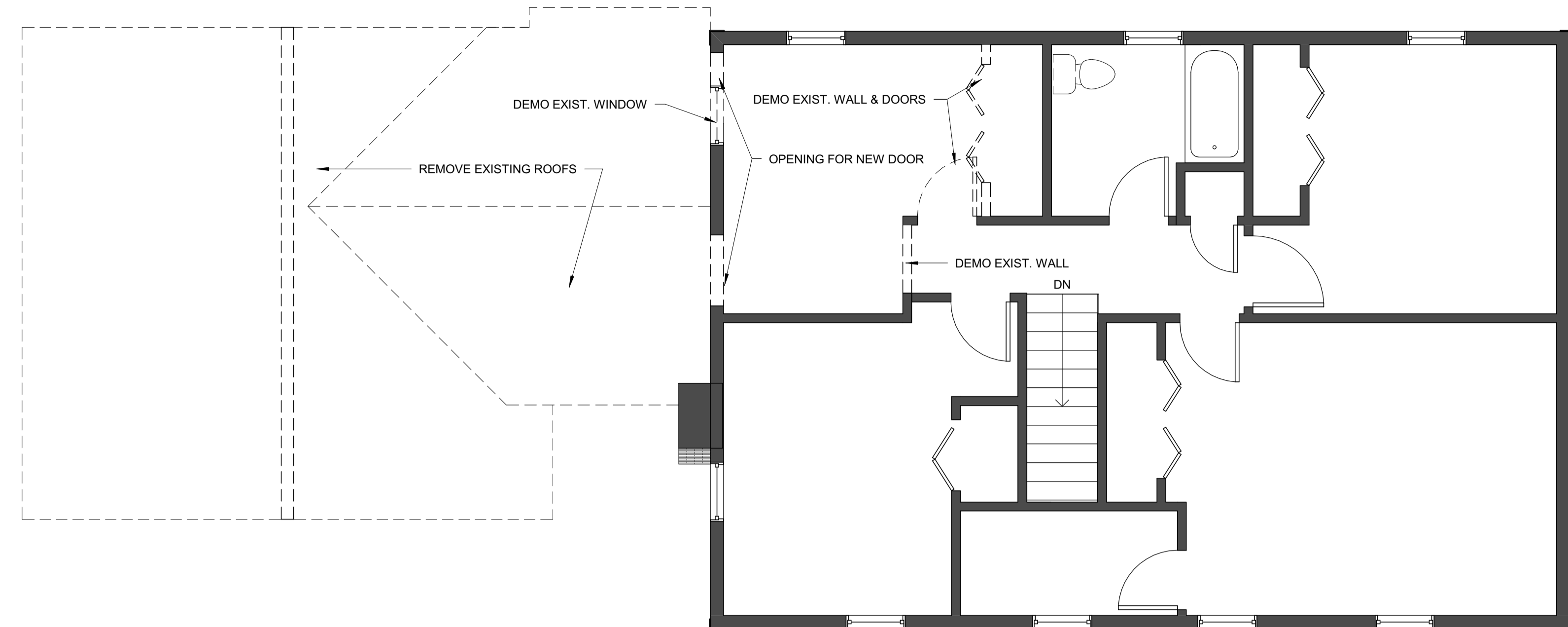


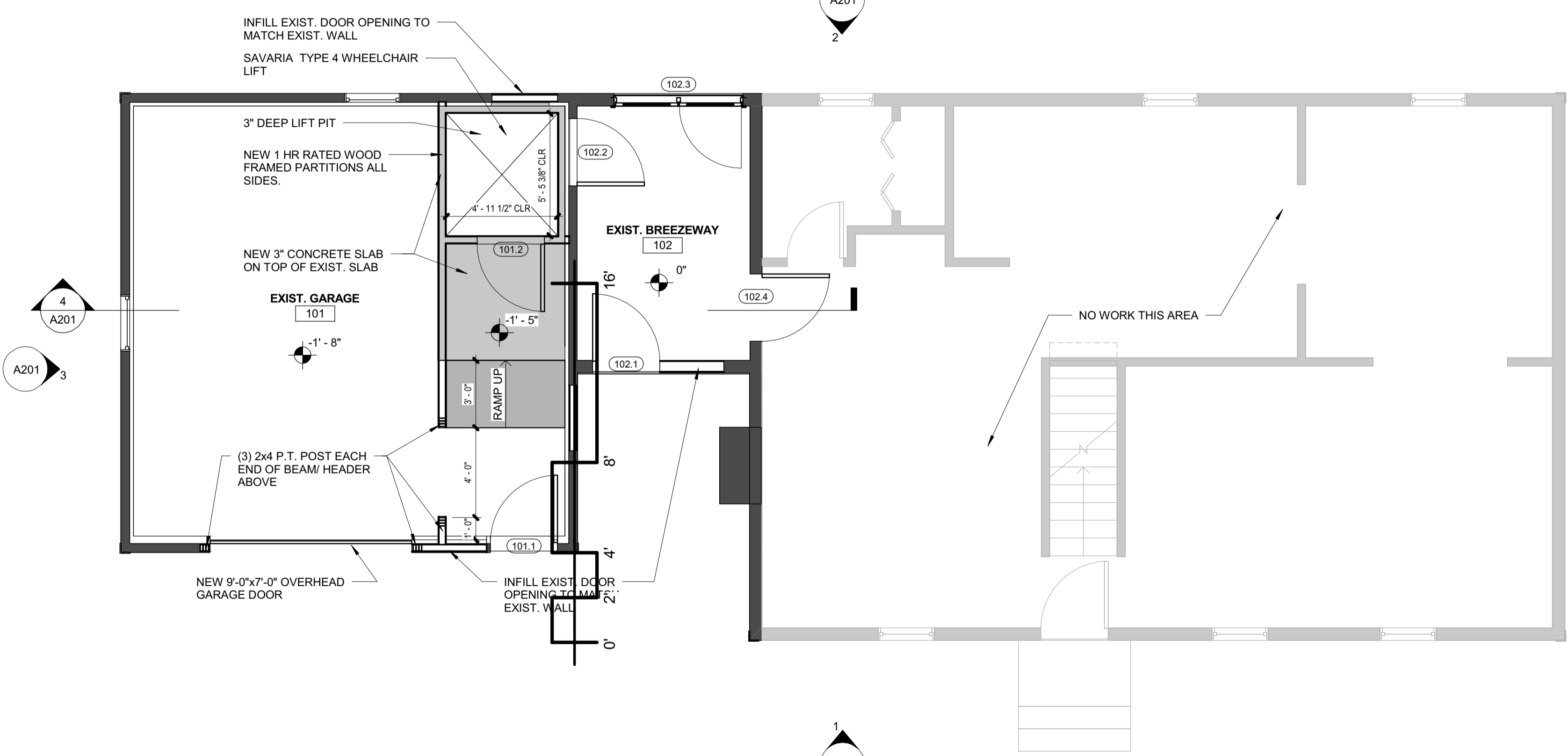
4 SECOND FLOOR - PROPOSED

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



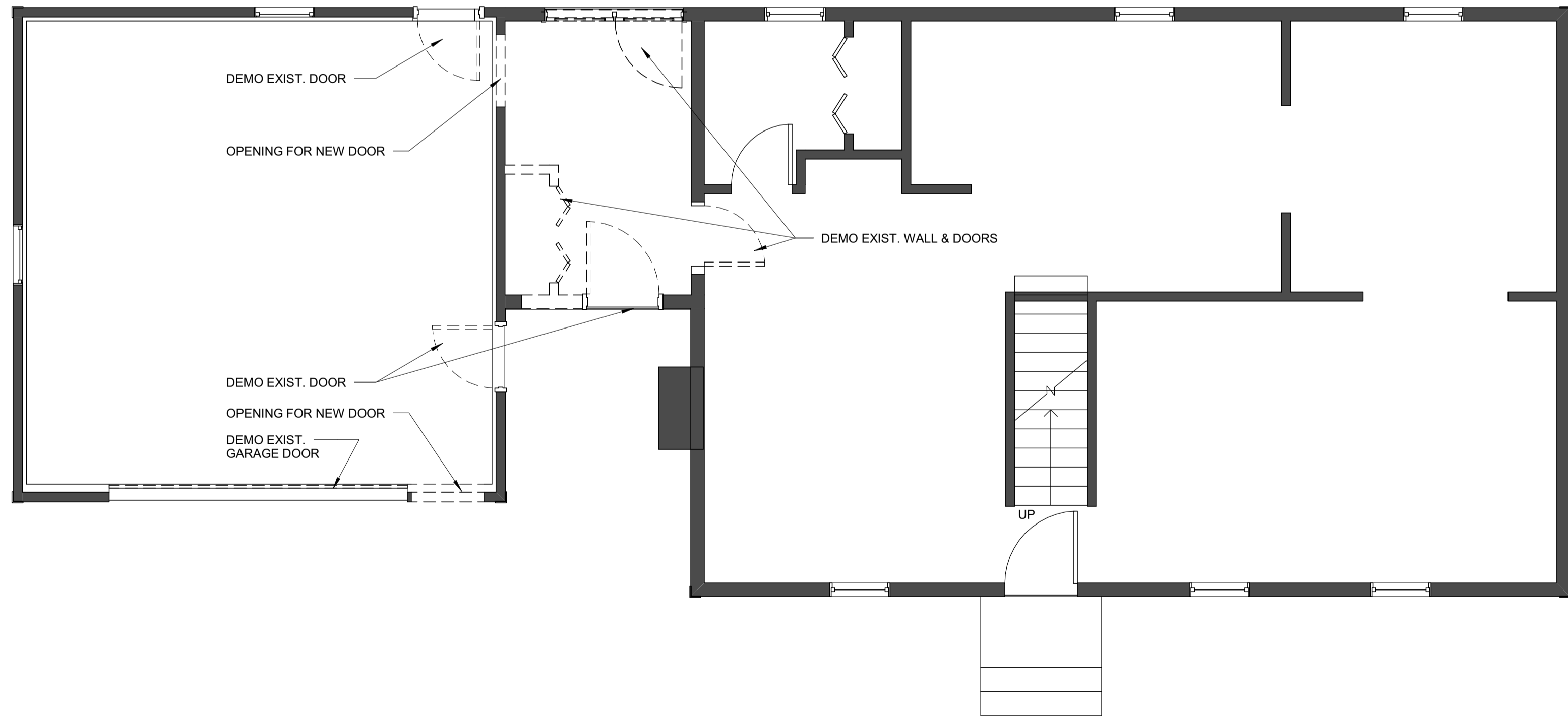
2 SECOND FLOOR - DEMO

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



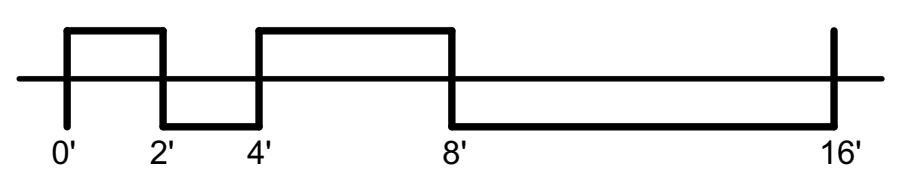
3 FIRST FLOOR - PROPOSED

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



1 FIRST FLOOR - DEMO

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



THE WALKER RESIDENCE  
 50 Wingate Dr.  
 Portland, Maine 04102

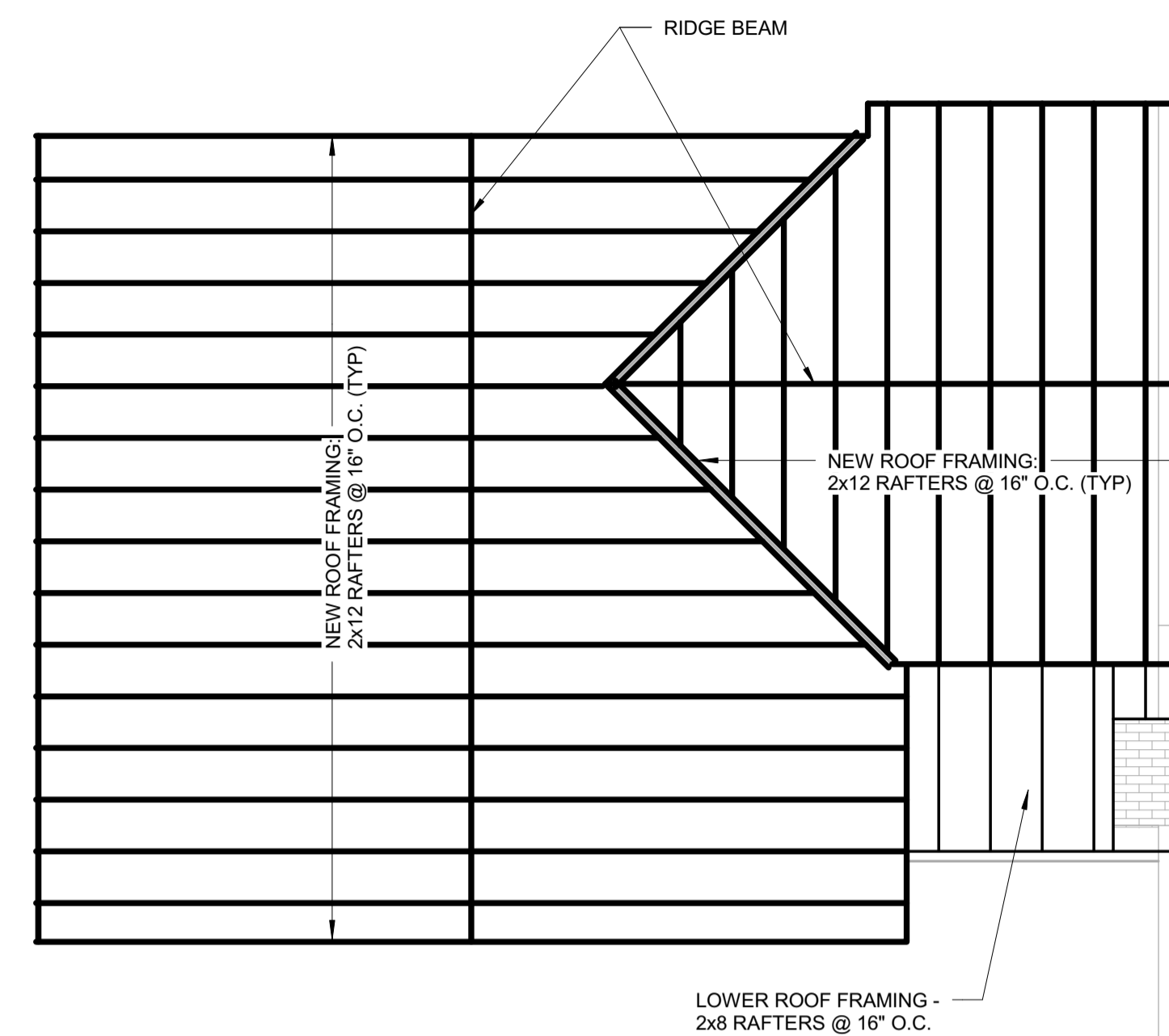
FLOOR PLANS - DEMO &  
 PROPOSED

**A101**

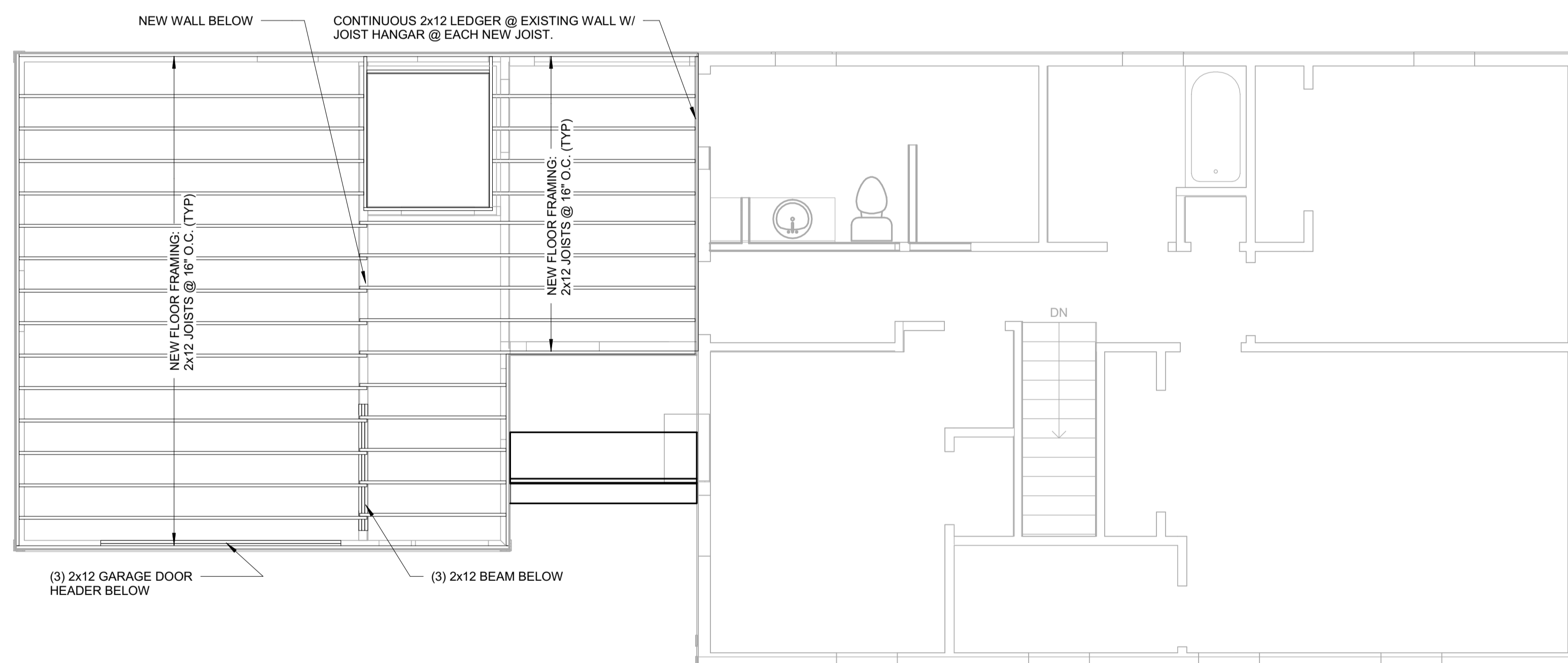
Scale 1/4" = 1'-0" Date 11/19/2014

Door Schedule					
Mark	Width	Height	Manufacturer	Description	U Value
101.1	3' - 0"	6' - 8"			
101.2	3' - 0"	6' - 8"			
102.1	3' - 0"	6' - 8"	Therma-Tru or equal	Insulated steel entry door w/ sidelight	.17 (door) / .21 (sidelight)
102.2	3' - 0"	6' - 8"			
102.3	5' - 9"	6' - 6"	Andersen or equal	Aluminum-clad wood Single Inswing French Door	.32
102.4	3' - 0"	6' - 8"			
201.1	3' - 0"	6' - 8"			
203.1	3' - 0"	6' - 8"			
203.2	3' - 0"	6' - 8"			
204.1	3' - 0"	6' - 8"			

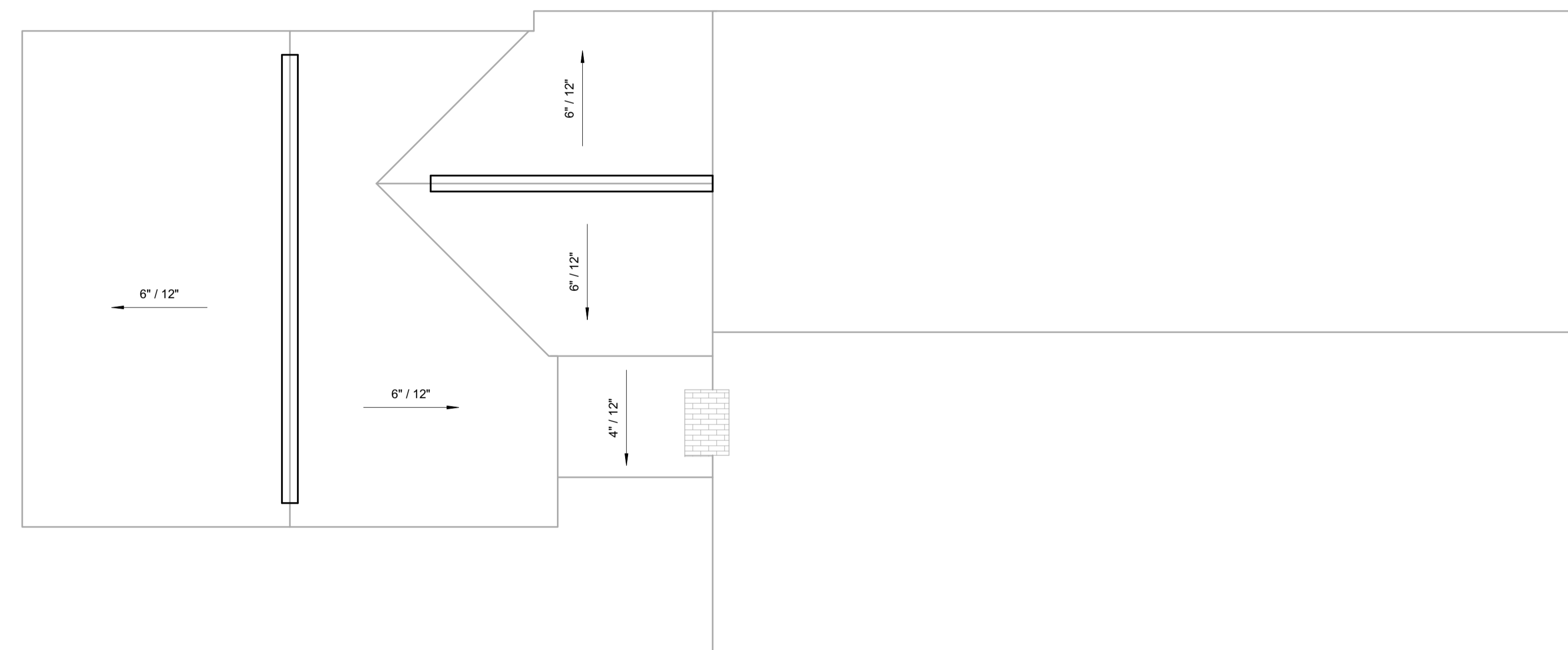
Window Schedule				
Type Mark	Width	Height	Manufacturer/ Model #	U Value
A	2' - 6"	4' - 0"	Mathews Brothers, Spencer Walcott - Custom	.28 (min.)



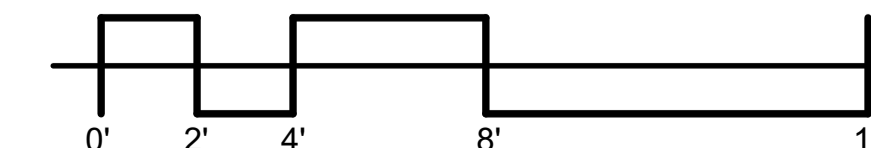
2 ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR - FRAMING  
SCALE: 1/4" = 1'-0"



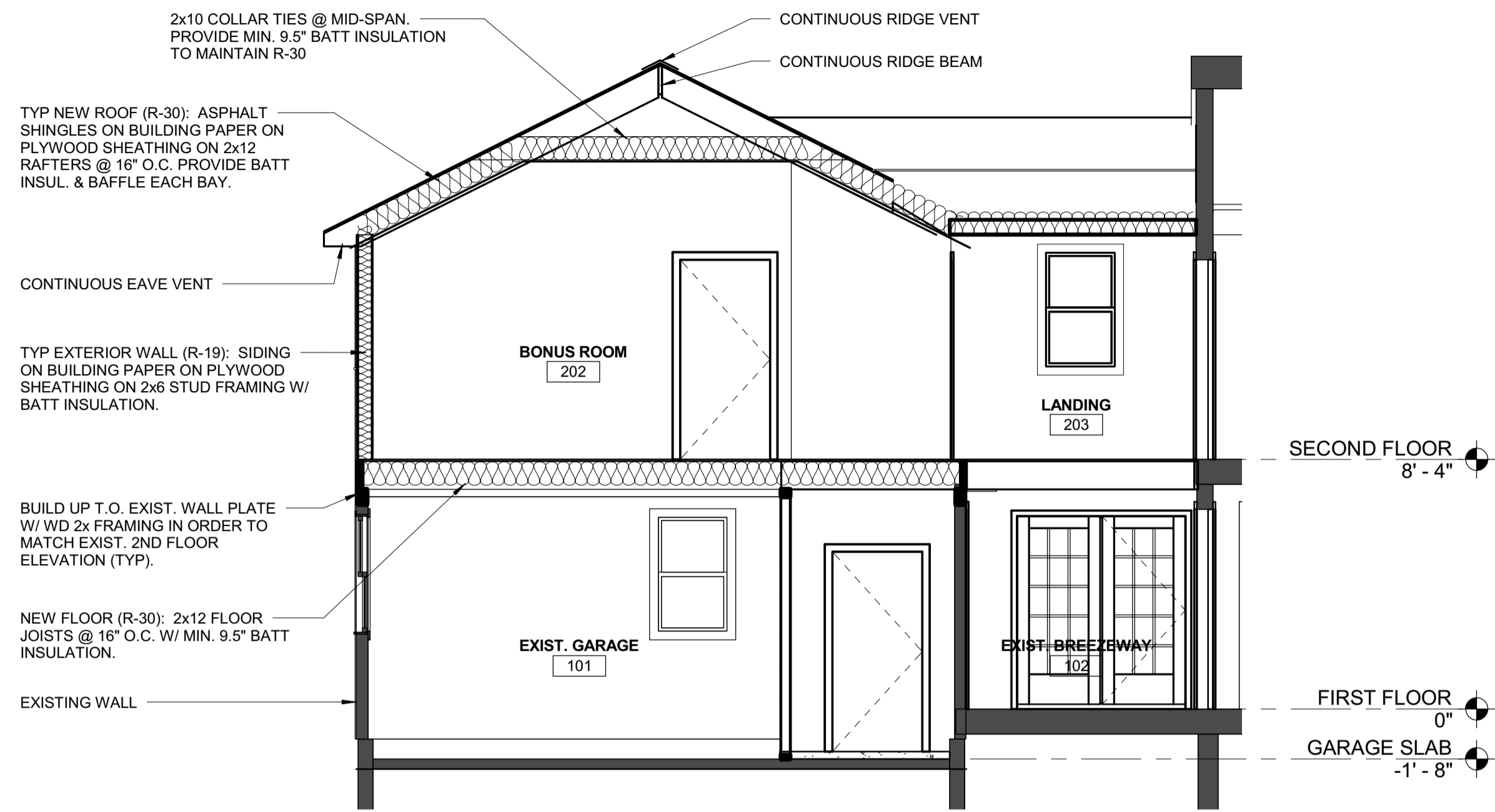
1 ROOF - PROPOSED  
SCALE: 1/4" = 1'-0"



THE WALKER RESIDENCE  
50 Wingate Dr.  
Portland, Maine 04102

FRAMING PLANS,  
SCHEDULES

A102



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



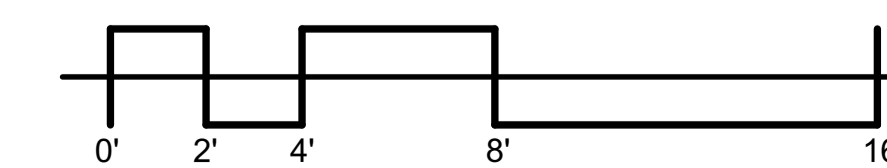
2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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



THE WALKER RESIDENCE  
50 Wingate Dr.  
Portland, Maine 04102

ELEVATIONS & BUILDING SECTION

A201

Scale 1/4" = 1'-0" Date 11/19/2014



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/21/14



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

### Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.


I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature:  Date: 11/19/14

I have provided digital copies and sent them on: HAND DELIVERED Date: 11/19/14

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



50 Wingate Dr.  
Portland, Maine 04102

(Residential)

		<u>COSTS</u>		<u>FEES PAID</u> <u>FEES DUE</u>	
Cost of Work		\$	15,000		
General Conditions	-	\$	-		
<b>Sub ttl</b>	<b>=</b>	<b>\$</b>	<b>15,000</b>		
HVAC Cost	-	\$	-		
<b>Sub ttl</b>	<b>=</b>	<b>\$</b>	<b>15,000</b>		
\$25.00 per 1st \$1,000	-	\$	1,000	\$	25
<b>Sub ttl</b>	<b>=</b>	<b>\$</b>	<b>14,000</b>		
\$11/ ea add \$1,000		\$	14,000		
\\$1000	=	\$	14		
*\$11.00	=	\$	154	\$	154
<b>Sub ttl</b>	<b>=</b>	<b>\$</b>	<b>154</b>		
Foundation Permit	-	\$	-		
Site Bond	-	\$	-		
3rd Party Fire Protection rev	-	\$	-	\$	-
Home Occupation					
<b>Sub ttl</b>	<b>=</b>	<b>\$</b>	<b>154</b>		
				<b>Sub ttl</b>	\$ -    \$ 179
C of O Fee		\$	-		\$ -
				<b>Total</b>	<b>\$ 179</b>



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/21/14

# 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.

<b>Address/Location of Construction:</b> 50 Wingate Drive, Portland, Maine 04102		
<b>Total Square Footage of Proposed Structure:</b>		564 Sqft
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 183A COO2 Zone R3	<b>Applicant Name:</b> Gavin Speaker Address 15 Whig St City, State & Zip Winterport, ME 04496	Telephone: 1-632-7067 Email: gspeaker@consigli.com
<b>Lessee/Owner Name :</b> Brian and Carrie Walker (if different than applicant) Address: 50 Wingate Dr City, State & Zip: Portland, ME 04102 Telephone 1-207-632-7067 E-mail: N/A	<b>Contractor Name:</b> (if different from Applicant) Address: City, State & Zip: Telephone E-mail:	Cost Of Work: \$ 15,000.00 C of O Fee: \$ N/A Historic Rev \$ N/A Total Fees : \$ 179.00
<b>Current use</b> (i.e. single family) <u>Single Family</u> <b>If vacant, what was the previous use?</b> <u>N/A</u> <b>Proposed Specific use:</b> <u>2nd story addition for ADA accessibility due to recent accident. *Work needs to be done by 12/17.</u> Is property part of a subdivision? <u>N</u> If yes, please name _____ <b>Project description:</b> <b>Add second floor to garage/breezeway. (FAST TRACK REQUESTED)</b>		
<b>Who should we contact when the permit is ready:</b> Gavin Speaker		
Address: 15 Whig St		
City, State & Zip: Winterport, Maine 04496		
E-mail Address: gspeaker@consigli.com		
Telephone: 1-207-233-6913		

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: 11/19/14

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 Munson, Director  
 Inspections Division

## Residential Additions/Alterations 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](http://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:

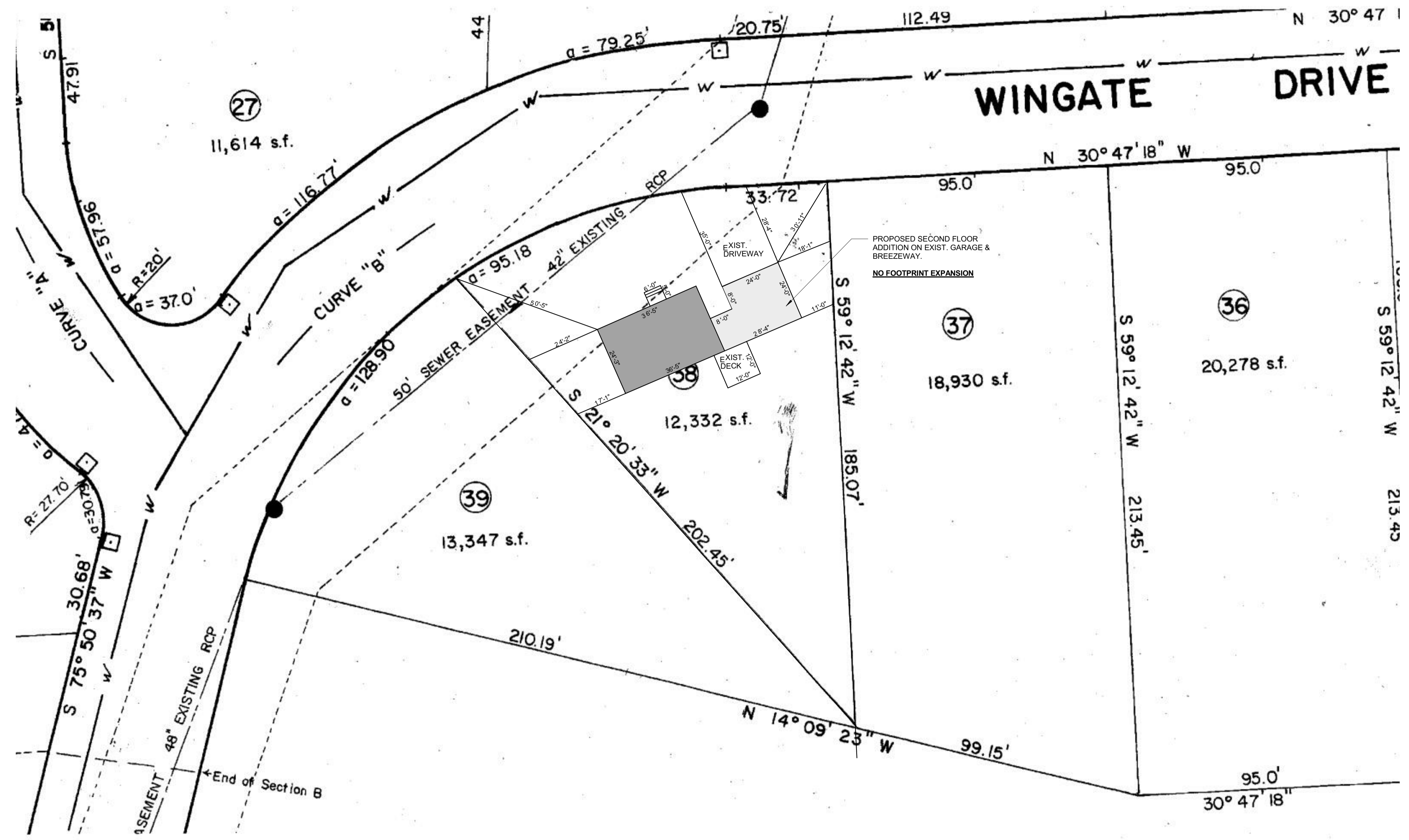
- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions 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 online at [www.portlandmaine.gov](http://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](mailto:buildinginspections@portlandmaine.gov)



1 SITE PLAN  
SCALE: 1" = 20'-0"

<p>THE WALKER RESIDENCE 50 Wingate Dr. Portland, Maine 04102</p>
<p>SITE PLAN</p>
<p>A000</p>
<p>Scale 1" = 20'-0" Date 11/19/2014</p>