

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 100338

Please Read Application And Notes. If Any, Attached

This is to certify that GALLACHER VINCENT & CLAIRE GALLACHER JTS/ Ultra Ho

has permission to Modify existing floor plan to add 2 bedrooms and 1 new bathroom

AT 4 ALICE CT CBL 386A A012001

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 closed-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

APR 15  
OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. City of Portland

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Handwritten Signature]*  
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:<br>10-0338 | Issue Date: | CBL:<br>386A A012001 |
|-----------------------|-------------|----------------------|

|   |   |   |                      |
|---|---|---|----------------------|
| Location of Construction:<br>4 ALICE CT | Owner Name:<br>GALLACHER VINCENT & CLAI | Owner Address:<br>4 ALICE CT                | Phone:               |
| Business Name:                          | Contractor Name:<br>Ultra House, Inc    | Contractor Address:<br>PO Box 2148 Portland | Phone:<br>2077993292 |
| Lessee/Buyer's Name                     | Phone:                                  | Permit Type:<br>Alterations - Dwellings     | Zone:<br>R-2         |

|  |   |   |   |                    |
|--|---|---|---|--------------------|
| Past Use:<br>Single Family Home  | Proposed Use:<br>Single Family Home - Modify existing floor plan to add 2 bedrooms and 1 new bathroom | Permit Fee:<br>\$460.00   | Cost of Work:<br>\$43,900.00  | CEO District:<br>5 |
| Proposed Project Description:<br>Modify existing floor plan to add 2 bedrooms and 1 new bathroom                         |   | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Denied<br><i>N/A</i> | INSPECTION:<br>Use Group: <i>R-3</i> Type: <i>SB</i><br><i>IRC 2003</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:<br>Idobson | Date Applied For:<br>04/06/2010 | <b>Zoning Approval</b> |  |  |
|-----------------------------|---------------------------------|------------------------|--|--|

- 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..

|   |   |  |
|---|---|--|
| <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland <i>- all work w/in interior</i><br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br><i>OK w/ cond. for</i><br>Date <i>4/6/10</i> <i>ASB</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><i>ABM</i><br>Date: |
|---|---|--|

**PERMIT ISSUED**

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 |

5-14-10

OK to close in

check fans for proper vent  
outside, SmelCor OK I CO in  
Hall, Frone + Plum OK

Elec will have GFI for  
each bathroom

check window above tub  
for temp; notified Jeff  
he needs to it. NLA

7/2/10

OK - Close SmelCor

**City of Portland, Maine - Building or Use Permit**

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

|                       |                                 |                      |
|-----------------------|---------------------------------|----------------------|
| Permit No:<br>10-0338 | Date Applied For:<br>04/06/2010 | CBL:<br>386A A012001 |
|-----------------------|---------------------------------|----------------------|

|   |   |   |                         |
|---|---|---|-------------------------|
| Location of Construction:<br>4 ALICE CT | Owner Name:<br>GALLACHER VINCENT & CLAI | Owner Address:<br>4 ALICE CT                | Phone:                  |
| Business Name:                          | Contractor Name:<br>Ultra House, Inc    | Contractor Address:<br>PO Box 2148 Portland | Phone<br>(207) 799-3292 |
| Lessee/Buyer's Name                     | Phone:                                  | Permit Type:<br>Alterations - Dwellings     |                         |

|   |  |
|---|--|
| Proposed Use:<br>Single Family Home - Modify existing floor plan to add 2 bedrooms and 1 new bathroom | Proposed Project Description:<br>Modify existing floor plan to add 2 bedrooms and 1 new bathroom |
|---|--|

|   |
|---|
| <p><b>Dept:</b> Zoning      <b>Status:</b> Approved with Conditions      <b>Reviewer:</b> Ann Machado      <b>Approval Date:</b> 04/06/2010</p> <p><b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> ✓</span></p> <p>1) 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.</p> <p>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p> |
| <p><b>Dept:</b> Building      <b>Status:</b> Approved with Conditions      <b>Reviewer:</b> Tammy Munson      <b>Approval Date:</b> 04/15/2010</p> <p><b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> ✓</span></p> <p>1) Tempered glass must be installed in the window near the whirlpool</p> <p>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p> <p>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.</p>   |

**PERMIT ISSUED**

APR 15

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

or email: [buildinginspections@portlandmaine.gov](mailto: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

APR 15

City of Portland



# 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: # 4 Alice Court Portland ME  |  |   |
| Total Square Footage of Proposed Structure/Area  |  | Square Footage of Lot   |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br>386      AA      12   | Applicant * <u>must</u> be owner, Lessee or Buyer*<br>Name Vincent and Claire Gallacher<br>Address #4 Alice Court<br>City, State & Zip Portland ME | Telephone:<br>797-7522  |
| Lessee/DBA (If Applicable)   | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip  | Cost Of Work: \$ 43,900.00<br>C of O Fee: \$<br>Total Fee: \$ |
| Current legal use (i.e. single family) <u>Single Family</u><br>If vacant, what was the previous use?<br>Proposed Specific use:<br>Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Auburn Pines</u><br>Project description:<br><u>Modify existing floor plan to add 2 bedrooms and 1 new bathroom.</u> |  |   |
| Contractor's name: <u>Ultra House, Inc.</u><br>Address: <u>P.O. Box 2148</u><br>City, State & Zip <u>So. Portland Maine 04116-2148</u> Telephone: <u>799-3292</u><br>Who should we contact when the permit is ready: <u>Jeff Bartlett</u> Telephone: <u>233-1255</u><br>Mailing address: <u>Same as above</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](http://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: Jeff Bartlett Date: 4/6/10

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

RECEIVED  
APR - 6 2010  
Dept. of Building Inspections  
City of Portland Maine

RE: Gallacher Job Description

A. Scope of Work to be Completed

✓ 1. All new interior partitions to be 2x4 @ 16" o.c. and are non-load bearing partitions.

✓ 2. New bedroom windows to be Andersen CW14. New windows have a clear opening width of 20" and are at least 5.7 sq. ft in area opening.

3. Interior entry doors to be 2/6x6/8 pine 6 panel.

✓ 4. Existing 5/8" firecode drywall at garage ceiling to be removed during construction to access existing electrical and plumbing work. New 5/8" firecode drywall will be reinstalled and type coated as necessary per code.

5. Electrical work consists of reworking electrical switches and outlets to new locations per code. Existing circuits to be reused.

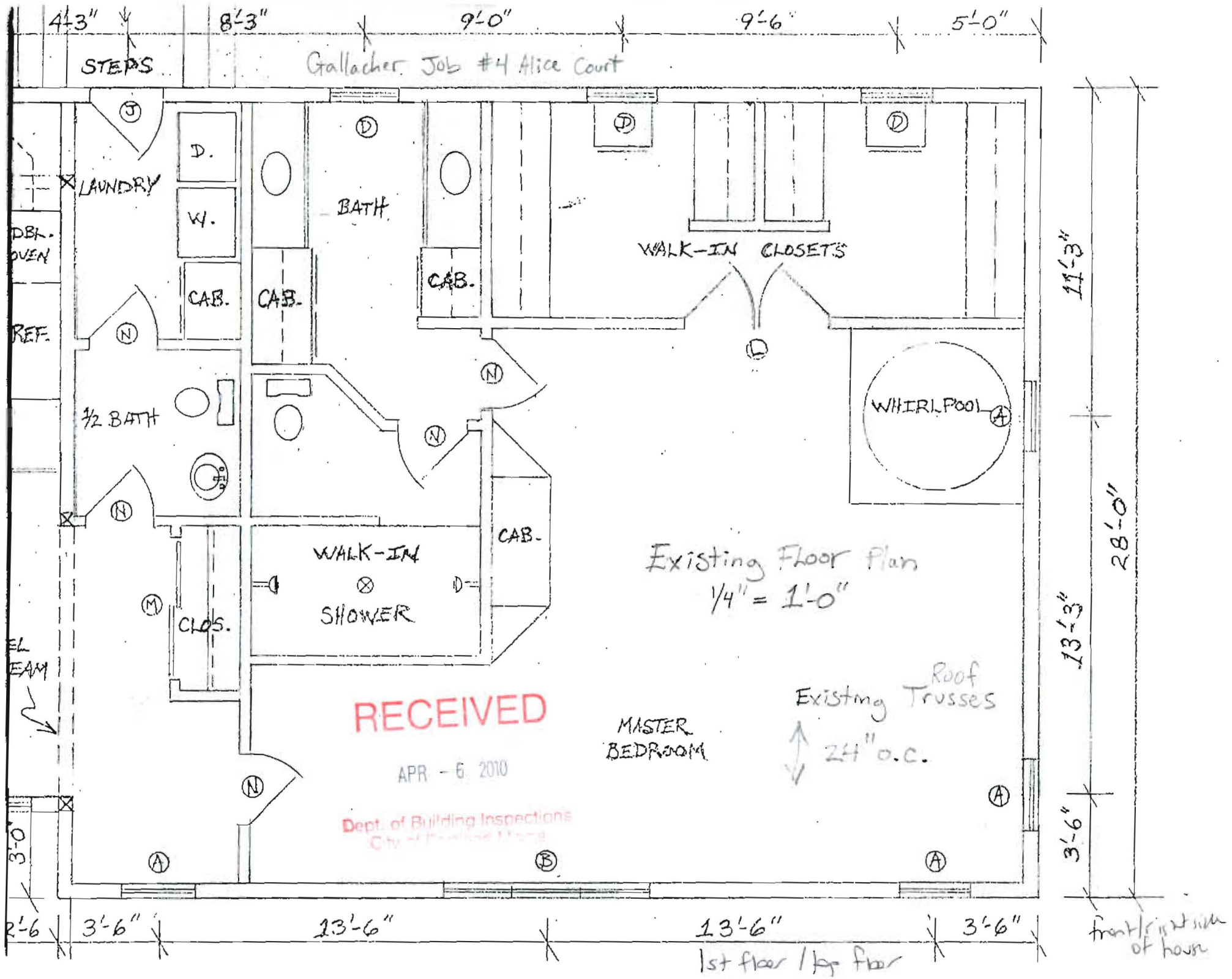
6. Plumbing work consists of adding one new tub/shower, two new sinks/faucets and one toilet. Two toilets, one laundry sink and an existing jacuzzi will be relocated and plumbed and vented per code.

The entry to the walk-in shower will be moved and retiled.

7. Bedrooms to receive hardwood flooring and bathroom floors to be tiled.

RECEIVED

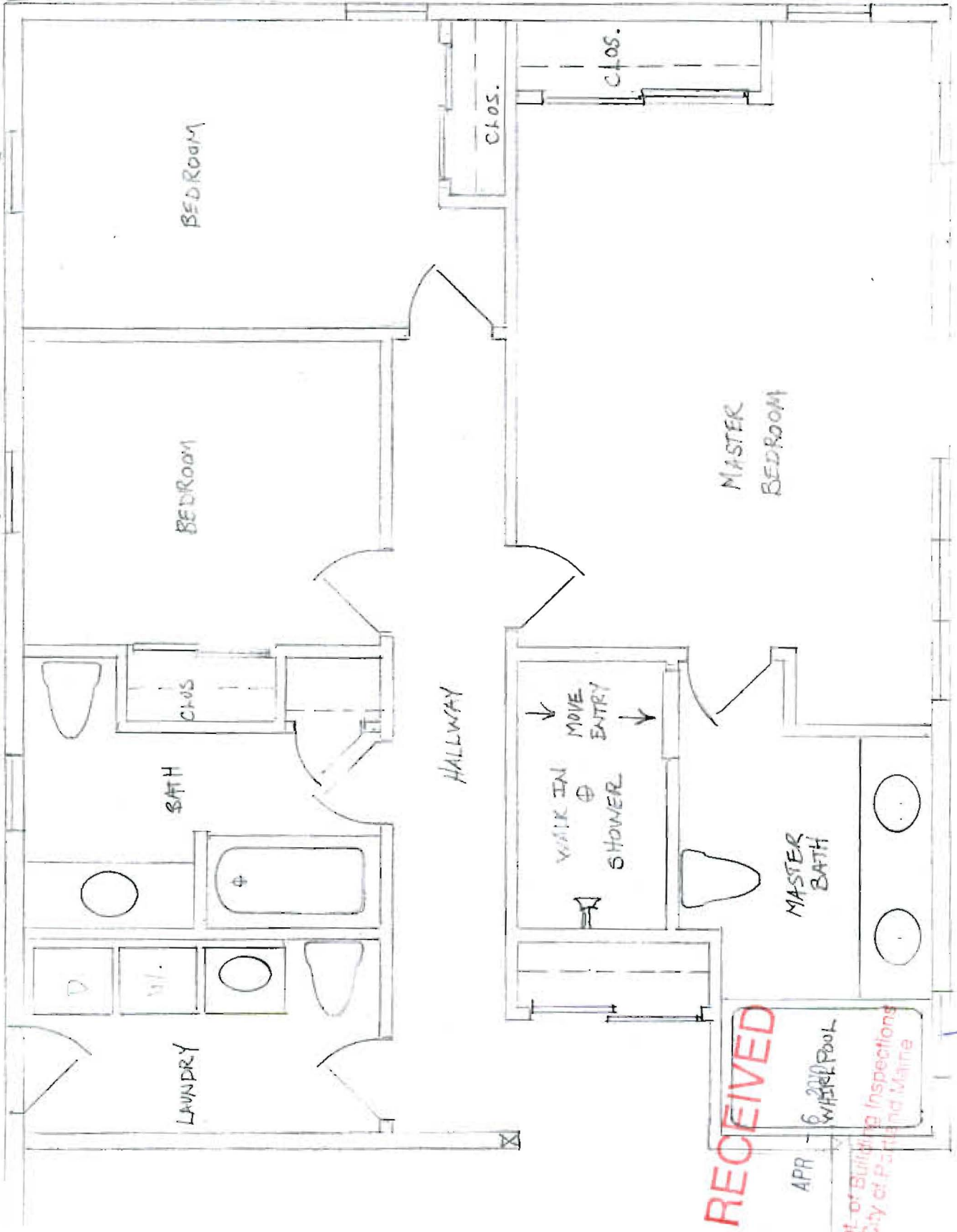
APR - 6 2010





Gallocher Job #4 Alice Court

NEW EGRESS WINDOWS



front light  
side of house

First floor / top floor

NEW FLOOR PLAN  
1/4" = 1'-0"

RECEIVED

APR

6 WHEEL POOL

Dept. of Building Inspections  
City of Portland, Maine

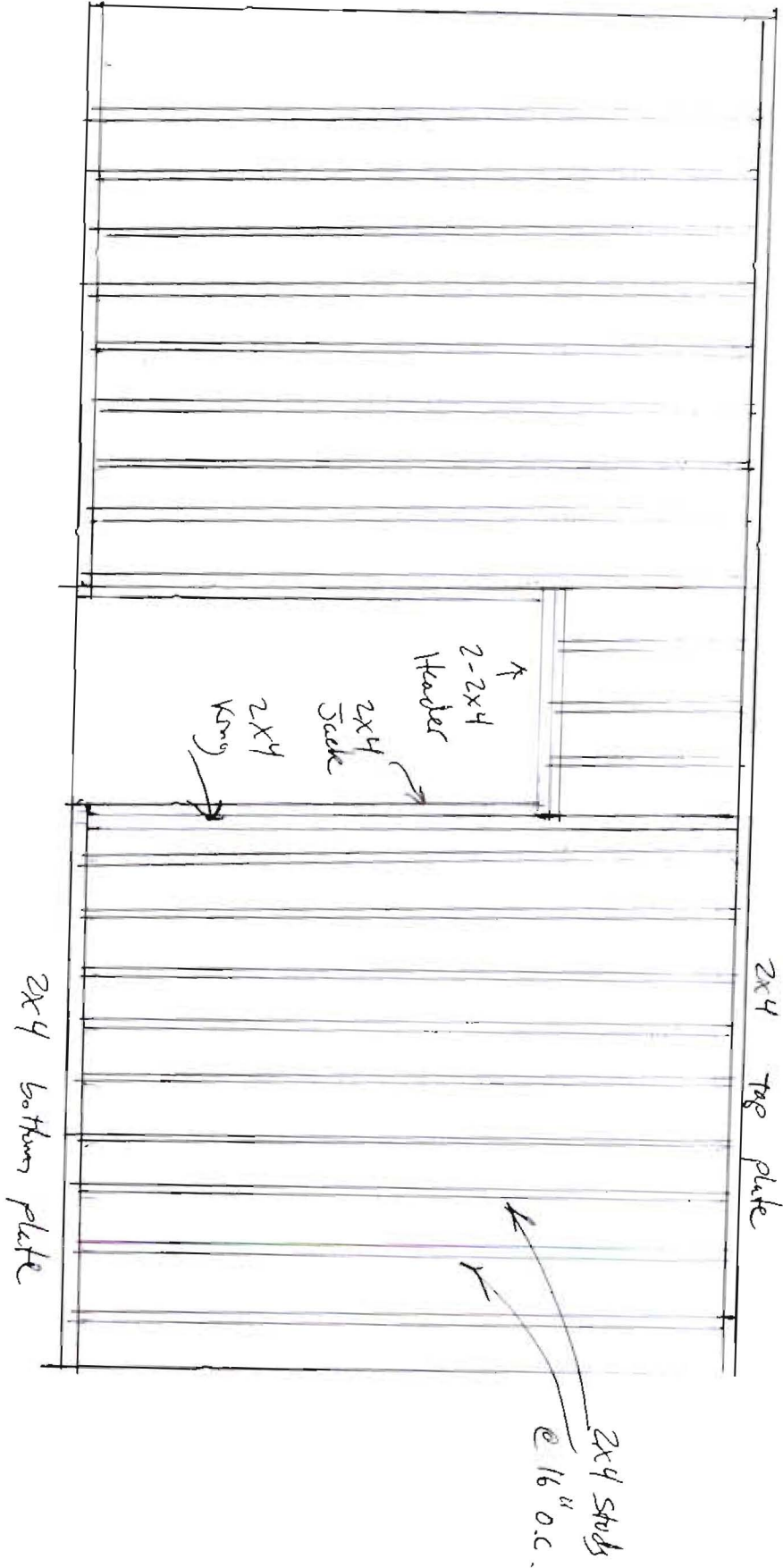
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APR - 6 2010

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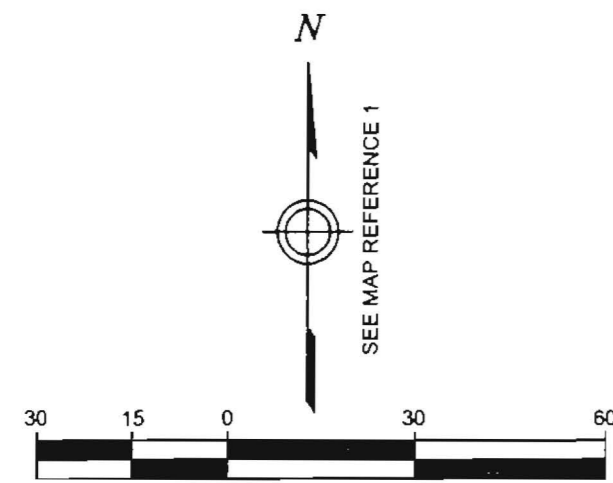
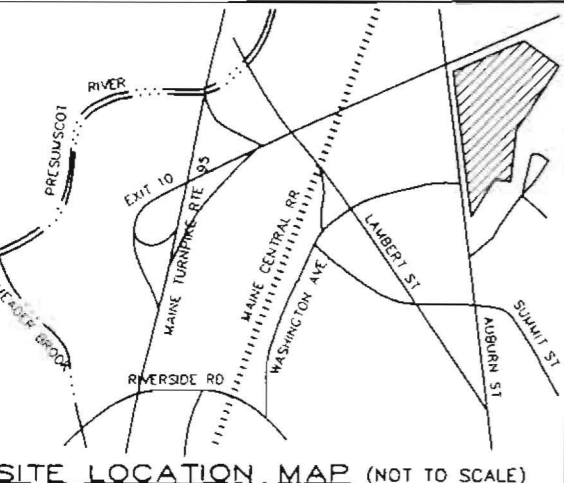
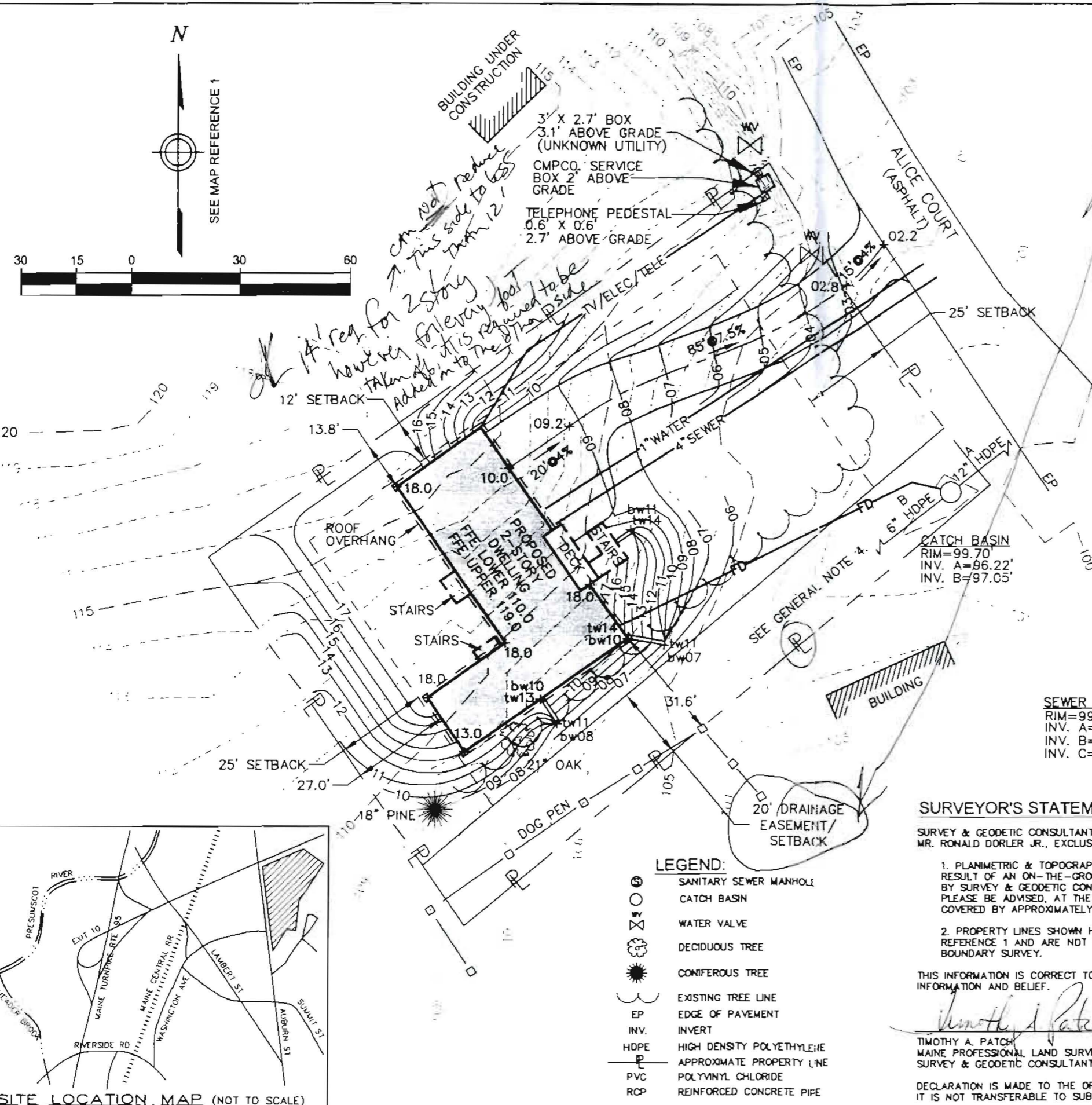
Gallacher Job

Contractor - Ultra House Inc.



Typical Interior Wall Section

\* Note - all interior partitions are non load bearing



**GENERAL NOTES:**

- 1) THE DETERMINATION OF THE STATUS OF ALICE COURT IS OUTSIDE THE REQUESTED SCOPE OF SERVICES. THEREFORE, NO DETERMINATION AS TO THE STATUS OF ALICE COURT HAS BEEN MADE.
- 2) RIM ELEVATIONS AS SHOWN HEREON ARE ± 0.05'.
- 3) ELEVATIONS AS SHOWN HEREON ARE BASED UPON SANITARY SEWER MANHOLE RIM ELEVATIONS AS PUBLISHED ON MAP REFERENCE 2.
- 4) 20' PRIVATE DRAINAGE EASEMENT FOR LOTS 7,8 AND 12 AS SHOWN ON MAP REFERENCE NUMBER 1.

**MAP REFERENCES:**

- 1) "NEPTUNE PROPERTIES, INC., 120 EXCHANGE ST., PORTLAND, ME, AUBURN PINES SUBDIVISION, AUBURN ST., PORTLAND, ME, SUBDIVISION PLAN, DATED APRIL 28, 1998, LAST REVISED JULY 7, 1999, PREPARED BY PINKHAM & GREER CONSULTING ENGINEERS, INC. FALMOUTH, MAINE, SHEET C1.
- 2) "NEPTUNE PROPERTIES, INC., 120 EXCHANGE ST., PORTLAND, ME, AUBURN PINES SUBDIVISION, AUBURN ST., PORTLAND, ME, ALICE COURT, PLAN & PROFILE", DATED APRIL 28, 1999, LAST REVISED JULY 7, 1999, PREPARED BY PINKHAM & GREER CONSULTING ENGINEERS, INC. FALMOUTH, MAINE, SHEET P1.



**PREPARED FOR:**  
 MR. RONALD DORLER JR.  
 526 SUMMIT STREET  
 PORTLAND, MAINE 04104

**DRAWN:** EGW  
**CHECK:** TAP

**TITLE:**  
 LIMITED SITE PLAN  
 LOT 12, AUBURN PINES SUBDIVISION  
 ALICE COURT  
 CITY OF PORTLAND  
 CUMBERLAND COUNTY

**DATE:** 02/28/00  
**SCALE:** 1" = 30'

**SURVEYOR'S STATEMENT:**

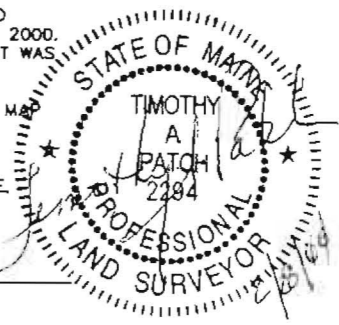
SURVEY & GEODETIC CONSULTANTS, INC. HEREBY STATES TO MR. RONALD DORLER JR., EXCLUSIVELY, THAT:

1. PLANIMETRIC & TOPOGRAPHIC DETAIL SHOWN HERE IS A RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. FEBRUARY 17, 2000. PLEASE BE ADVISED, AT THE TIME OF THE SURVEY THE LOT WAS COVERED BY APPROXIMATELY TWO FEET OF SNOW.
2. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM MAP REFERENCE 1 AND ARE NOT THE RESULT OF A STANDARD BOUNDARY SURVEY.

THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

*Timothy A. Patch*  
 TIMOTHY A. PATCH  
 MAINE PROFESSIONAL LAND SURVEYOR #2284  
 SURVEY & GEODETIC CONSULTANTS, INC.

DATE

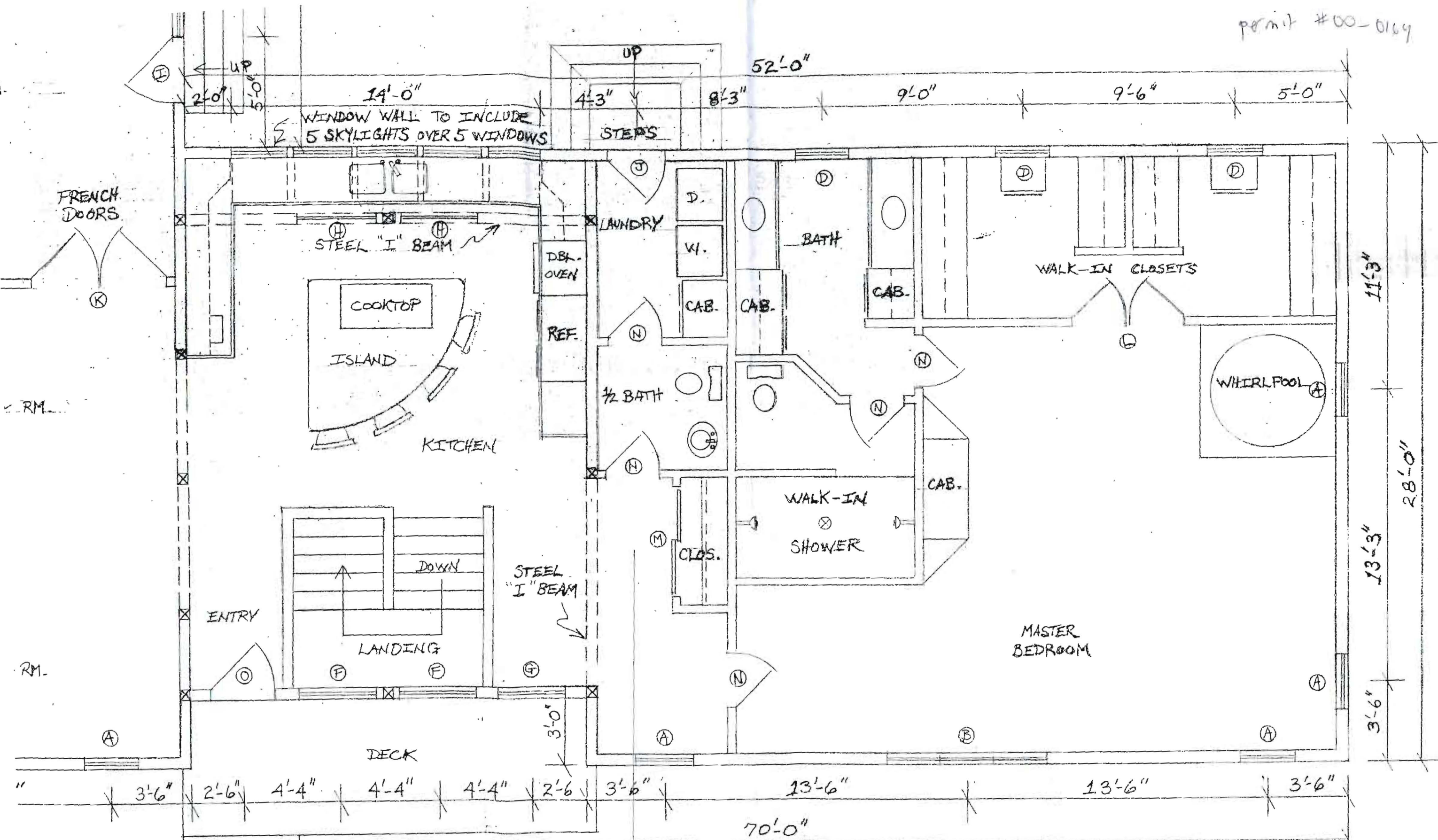


DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SITE PLAN. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS.

**LEGEND:**

|  |                           |
|--|---------------------------|
|  | SANITARY SEWER MANHOLE    |
|  | CATCH BASIN               |
|  | WATER VALVE               |
|  | DECIDUOUS TREE            |
|  | CONIFEROUS TREE           |
|  | EXISTING TREE LINE        |
|  | EDGE OF PAVEMENT          |
|  | INVERT                    |
|  | HIGH DENSITY POLYETHYLENE |
|  | POLYVINYL CHLORIDE        |
|  | REINFORCED CONCRETE PIPE  |

permit #00-0164



FIRST FLOOR PLAN

Garage below  
(front of house)

Egress window 2  
10 10.4



**CITY OF PORTLAND, MAINE**

Department of Building Inspections

**Original Receipt**

4.6. 20 10

Received from

Wilton House

Location of Work

4 Alice St

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total: 460

Building (11)

Plumbing (15)

Electrical (12)

Site Plan (U2)

Other

CBL: 286 A.7 12

Check #: 1707

Total Collected \$ 460

**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