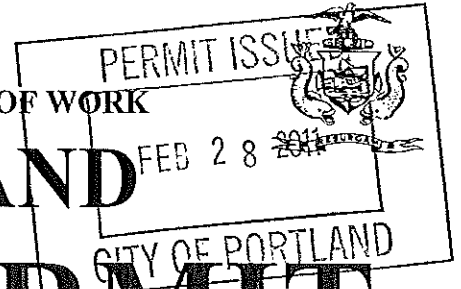




DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that **Bethany Roma/Monaghan Woodworks** Located At **17 HEATHER** CBL: 396 D003001

has permission to **Convert Existing room to Bedroom Suite** PERMIT# 2011-02-443

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

JMB N/A

Fire Prevention Officer

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Samuel B... 2/18/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

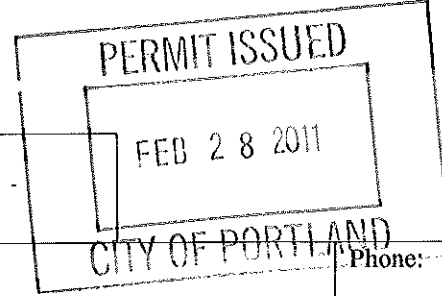
PENALTY FOR REMOVING THIS CARD.

SCANNED

*OK to close + SCAN
N/A*

City of Portland, Maine - Building or Use Permit Application

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



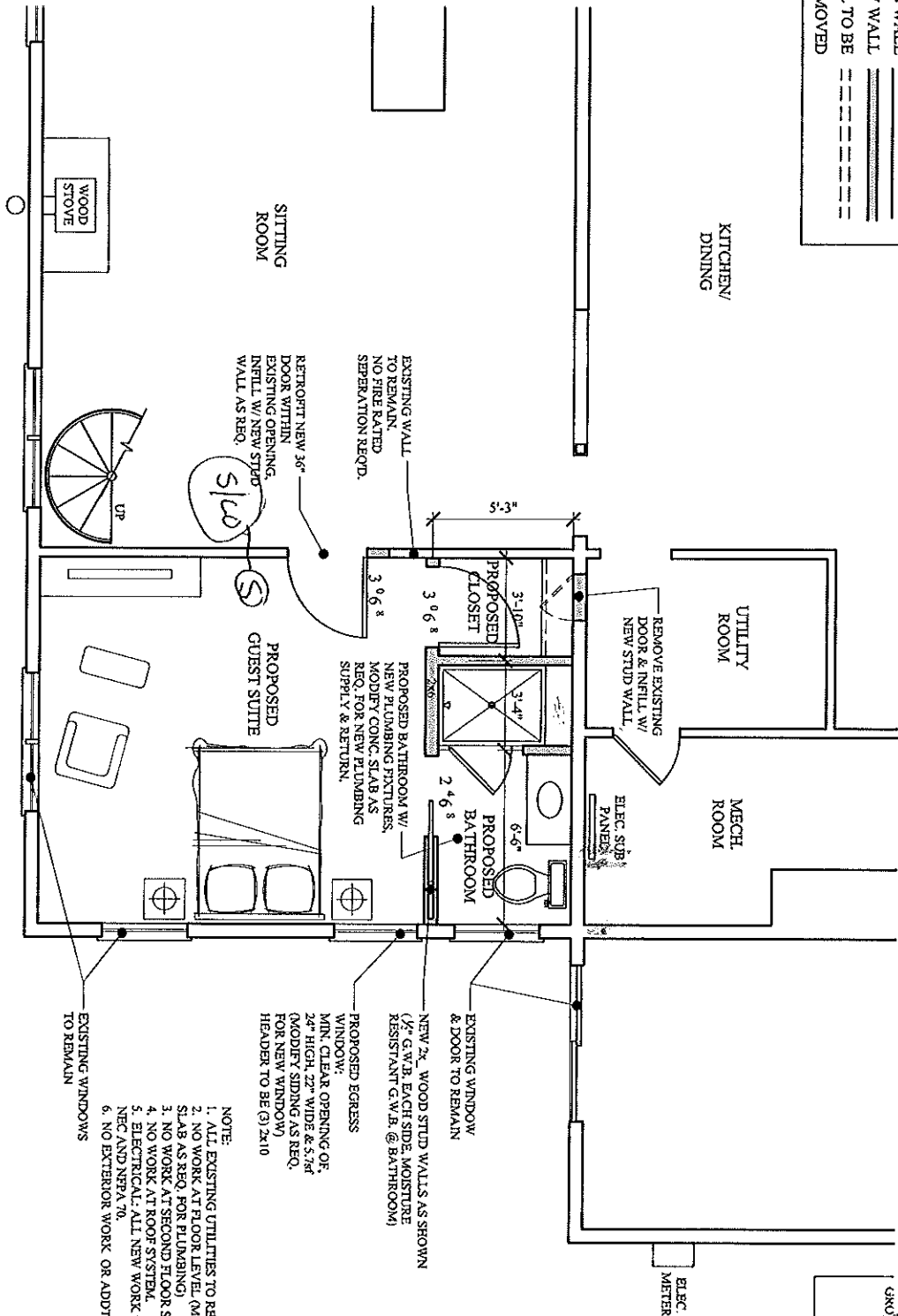
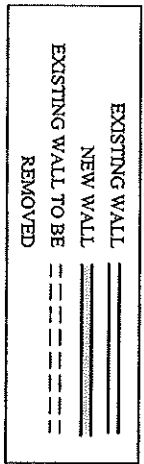
Job No: 2011-02-443-UI	Date Applied: 2/18/2011	CBL: 396 - - D - 003 - 001 - - - -	
Location of Construction: 17 HEATHER	Owner Name: Betany Roman <i>Bethany</i>	Owner Address: 17 HEATHER RD PORTLAND, ME 04103	Phone: 838-2622
Business Name:	Contractor Name: Finlay, Brad	Contractor Address: 100 COMMERCIAL ST PORTLANDMAINE04101	Phone: 775-2683
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-2
Past Use: Single Family	Proposed Use: Single Family – convert existing room to bedroom suite w/bathroom & closet	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: DB DRL-2009 Signature: <i>JMB</i>
Proposed Project Description: 17 Heather (Permit#101450 withdrawn) alterations		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition</i> <i>2/18/11 ABU</i>	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 checked="" type="checkbox"/> Not in Dist 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>ABU</i>

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	PHON



Floor Plan
SCALE: 1/8"=1'-0"

- NOTE:**
1. ALL EXISTING UTILITIES TO REMAIN, NO WORK
 2. NO WORK AT FLOOR LEVEL, (MODIFY CONC. SLAB AS REQ. FOR PLUMBING)
 3. NO WORK AT SECOND FLOOR SYSTEM.
 4. NO WORK AT ROOF SYSTEM.
 5. ELECTRICAL-ALL NEW WORK SHALL MEET THE NEC AND NEPA 70.
 6. NO EXTERIOR WORK OR ADDITIONS
- EXISTING WINDOWS TO REMAIN

RECEIVED

FEB 18 2011

Dept. of Building Inspections
City of Portland Maine

FOR PERMIT: JANUARY 27, 2011

17 HEATHER ROAD



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>17 HEATHER ROAD, PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>NAP- PERMS WITHIN EXISTING FOOTPRINT</u>		Square Footage of Lot <u>.504 ACRES 21953 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>396</u> Block# <u>D</u> Lot# <u>3</u>	Applicant *must be owner, Lessee or Buyer* Name <u>BETHANY ROMA</u> Address <u>17 HEATHER ROAD</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207-797-7236 (H)</u> <u>207-838-2622 (C)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ <u>120</u> Total Fee: \$ <u>120</u>
Current legal use (i.e. single family) <u>SF</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME - SF</u> Is property part of a subdivision? <u>N</u> If yes, please name _____ Project description: <u>CONVERT CURRENT FIRST FLOOR ROOM TO BEDROOM SUITE BY ADDING BATHROOM + CLOSET WITHIN EXISTING FOOTPRINT.</u>		
Contractor's name: <u>MONAGHAN WOODWORKS</u> Address: <u>100 COMMERCIAL ST.</u> City, State & Zip <u>PORTLAND ME 04101</u> Telephone: <u>207 775-2603</u> Who should we contact when the permit is ready: <u>BETHANY ROMA</u> Telephone: <u>207-797-7236</u> <u>207-838-2622</u> Mailing address: <u>17 HEATHER ROAD PORTLAND ME 04103</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.

RECEIVED
FEB 16 2011
Dept. of Building Inspections
City of Portland Maine

Signature: [Signature] Date: 2/16/11

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

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 Inspections 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.**

1. Close In Elec/Plmb/Framing
2. Final 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 OF 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.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-02-443-UI

Located At: 17 HEATHER

CBL396 - - D - 003 - 001 - - - -

Conditions of Approval:

Zoning

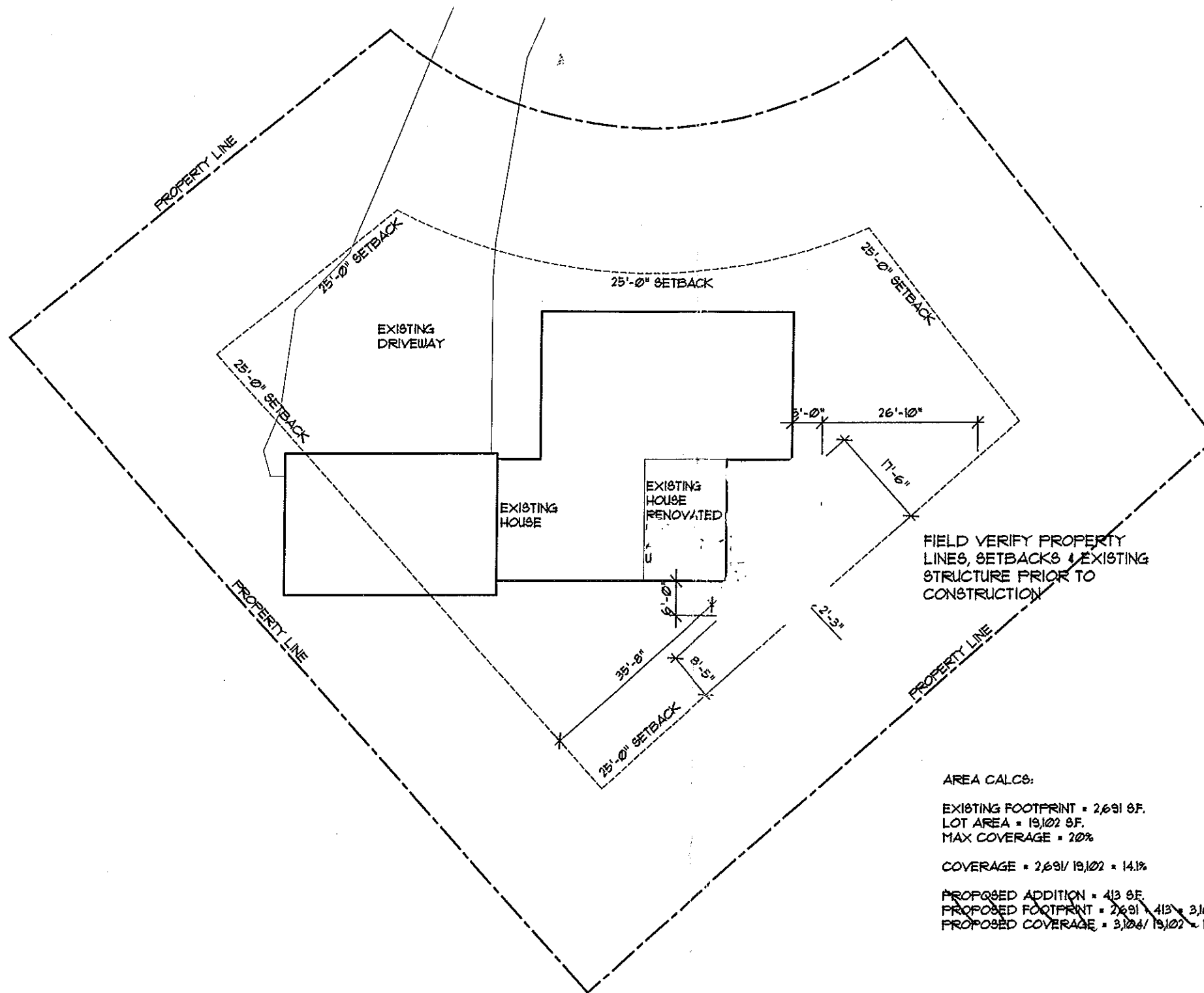
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
3. Per Section R314.3.1 of the IRC 2009, when alterations, repairs or additions requiring a permit occur, the dwelling unit shall be equipped with smoke alarms located as required for new dwellings. State Statute requires a carbon monoxide detector to be installed in areas giving access to bedrooms. This shall be powered by the electric system and battery.

3-21-11 DWM PH17 understab OK

gle to close in
NED



AREA CALC:

EXISTING FOOTPRINT = 2,691 SF.
 LOT AREA = 19,102 SF.
 MAX COVERAGE = 20%

COVERAGE = 2,691 / 19,102 = 14.1%

PROPOSED ADDITION = 413 SF.
 PROPOSED FOOTPRINT = 2,691 + 413 = 3,104 SF.
 PROPOSED COVERAGE = 3,104 / 19,102 = 16.2%

SITE PLAN

SCALE: 1" = 10'-0"



MARK
 MUELLER
 ARCHITECTS

A.I.A.

100 Commercial Street
 Suite 205
 Portland, Maine 04101
 Phone: 207.774.8067
 Fax: 207.773.3851
 Email: mmark@muellerschitects.com

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 MARK MUELLER ARCHITECTS

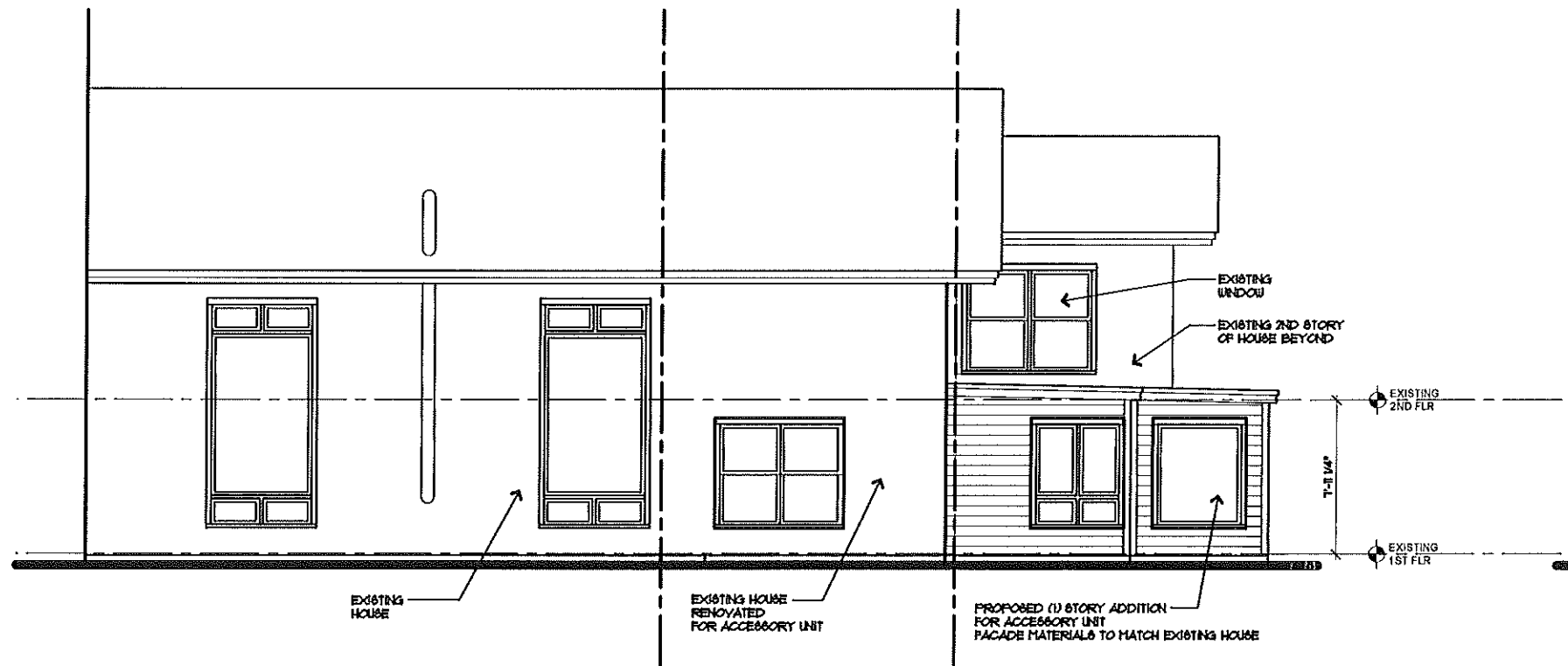
ADDITION FOR:
ROMA RESIDENCE
 17 HEATHER ROAD
 PORTLAND, MAINE

SITE PLAN

DATE	REVISION
AUGUST 31, 2010	
PROJECT	
ROMA RESIDENCE	
DRAWN BY	
ADP	
CHECKED BY	
MM	

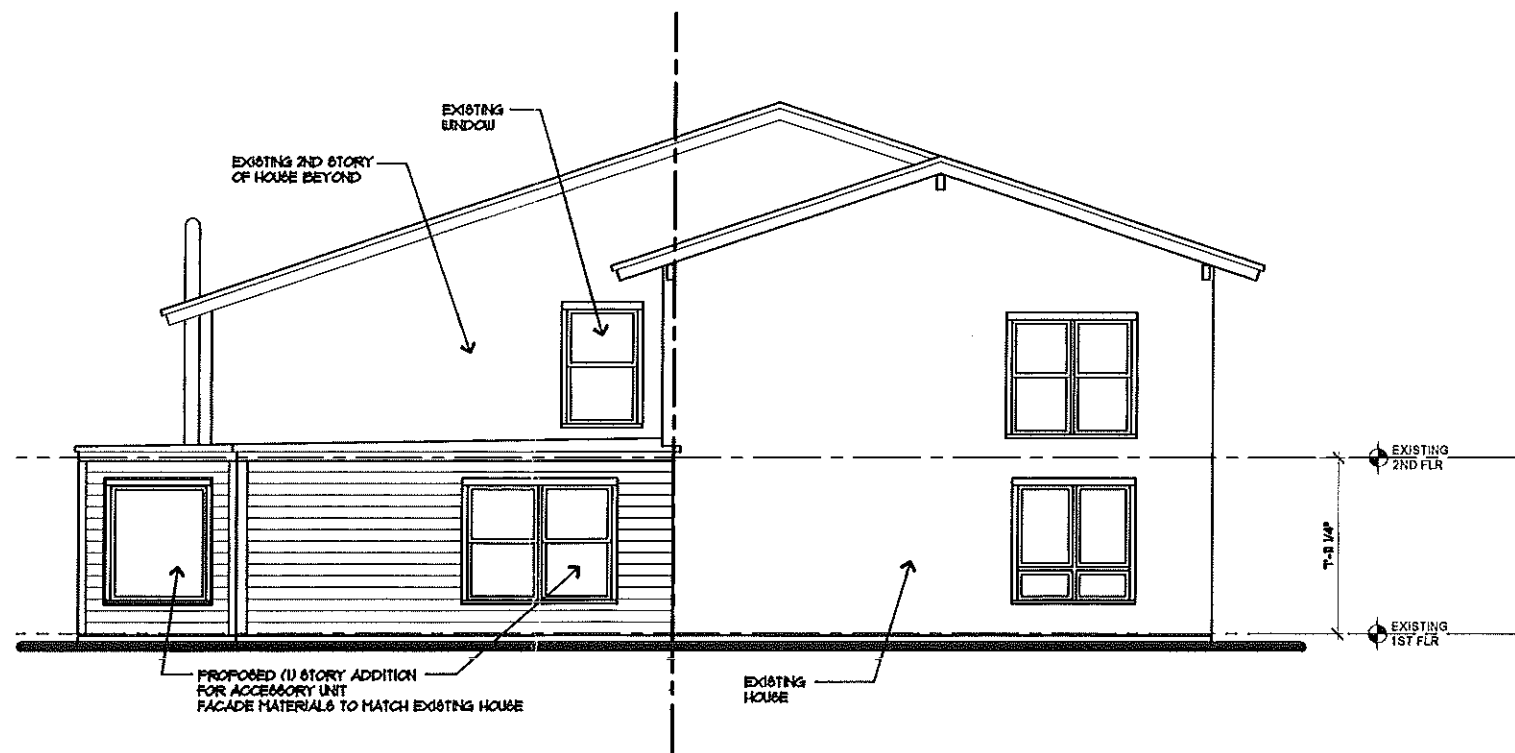
- FOR CONSTRUCTION -
 PERMIT SET: NOVEMBER 16, 2010

L-1.0



REAR ELEVATION

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



SIDE ELEVATION

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



**MARK
MUELLER
ARCHITECTS**
A.I.A.

100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.8267
Fax: 207.773.8881
Email: mark@muellerarchitects.com

REGISTERED
MECHANICAL ENGINEER

ADDITION FOR:
ROMA RESIDENCE
17 HEATHER ROAD
PORTLAND, MAINE

PROPOSED ELEVATIONS

DESIGNED BY
DATE
PROJECT
NOVA RESIDENCE
DRAWN BY
APP
CHECK BY
M.M.

- FOR CONSTRUCTION -
PERMIT SET: NOVEMBER 16, 2010

A-2.0



**MARK
MUELLER
ARCHITECTS**
A.I.A.

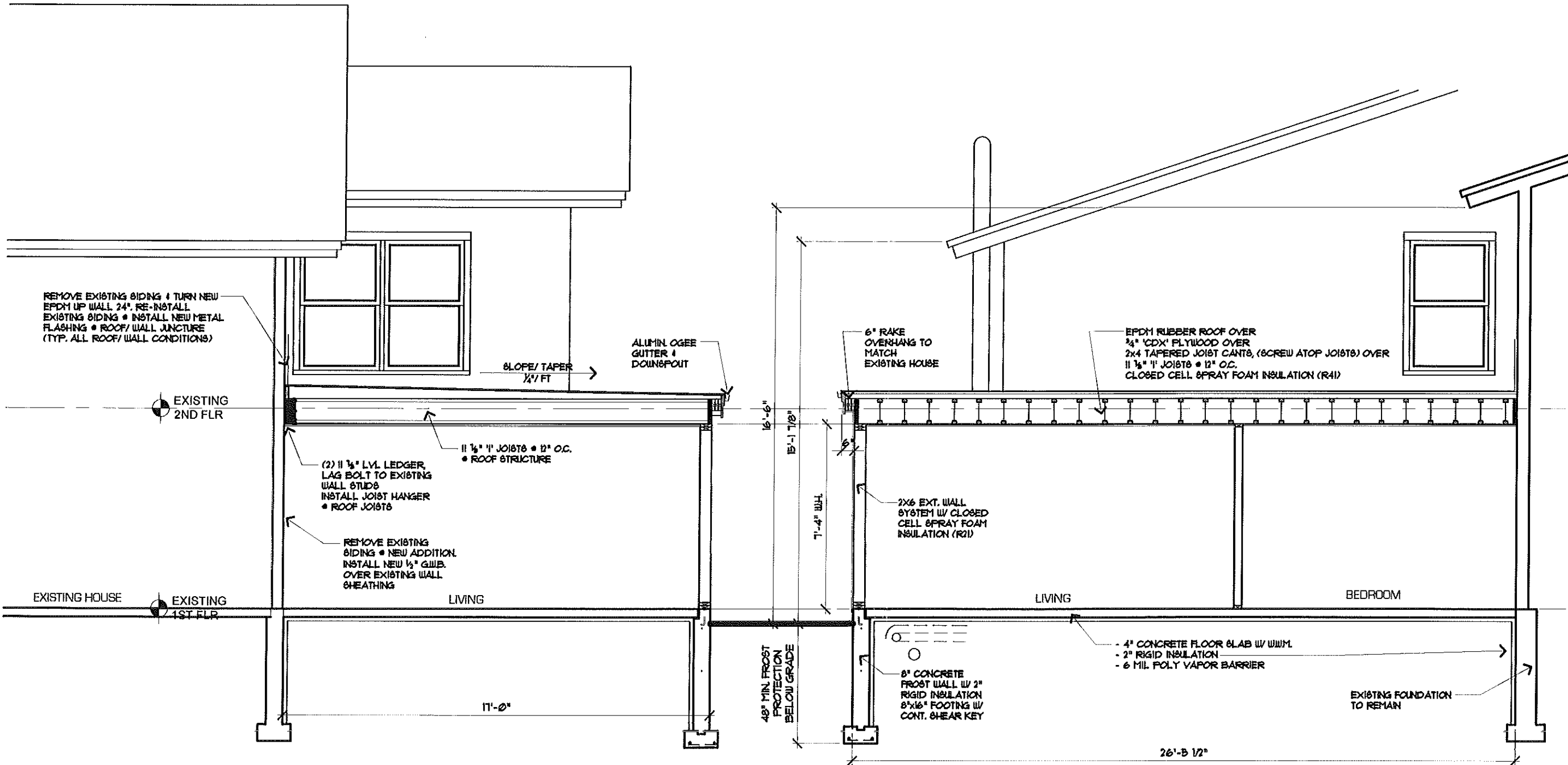
100 Commercial Street
Portland, Maine 04101
Phone: 207.774.9007
Fax: 207.773.3851
Email: mark@muelarchitects.com

REGISTERED
ARCHITECT

ADDITION FOR:
ROMA RESIDENCE
17 HEATHER ROAD
PORTLAND, MAINE

PROPOSED BUILDING SECTIONS

REVISIONS
DATE
AUGUST 31, 2010
PROJECT
ROMA RESIDENCE
DRAWN BY
JSP
CHECKED BY
MLM



BUILDING SECTION 'A'
SCALE: 1/2" = 1'-0"

BUILDING SECTION 'B'
SCALE: 1/2" = 1'-0"

- FOR CONSTRUCTION -
PERMIT SET: NOVEMBER 16, 2010

A-3.0



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Phone: 207.774.9057
Fax: 207.773.3851
Email: mark.mueller@markmuellerarchitects.com

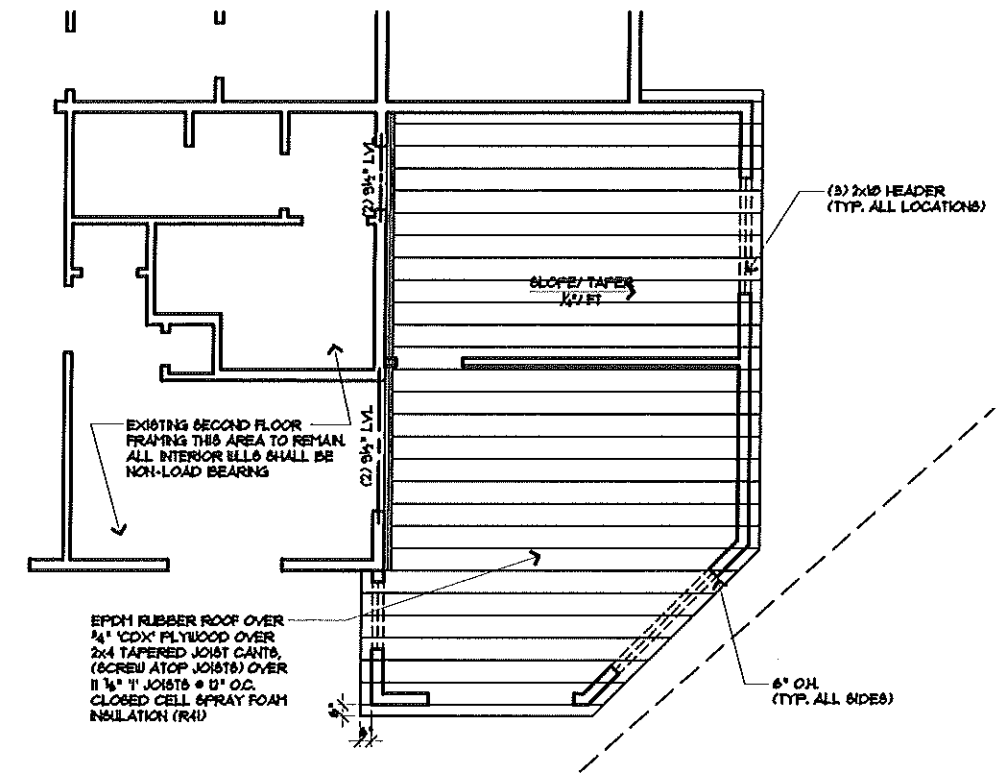
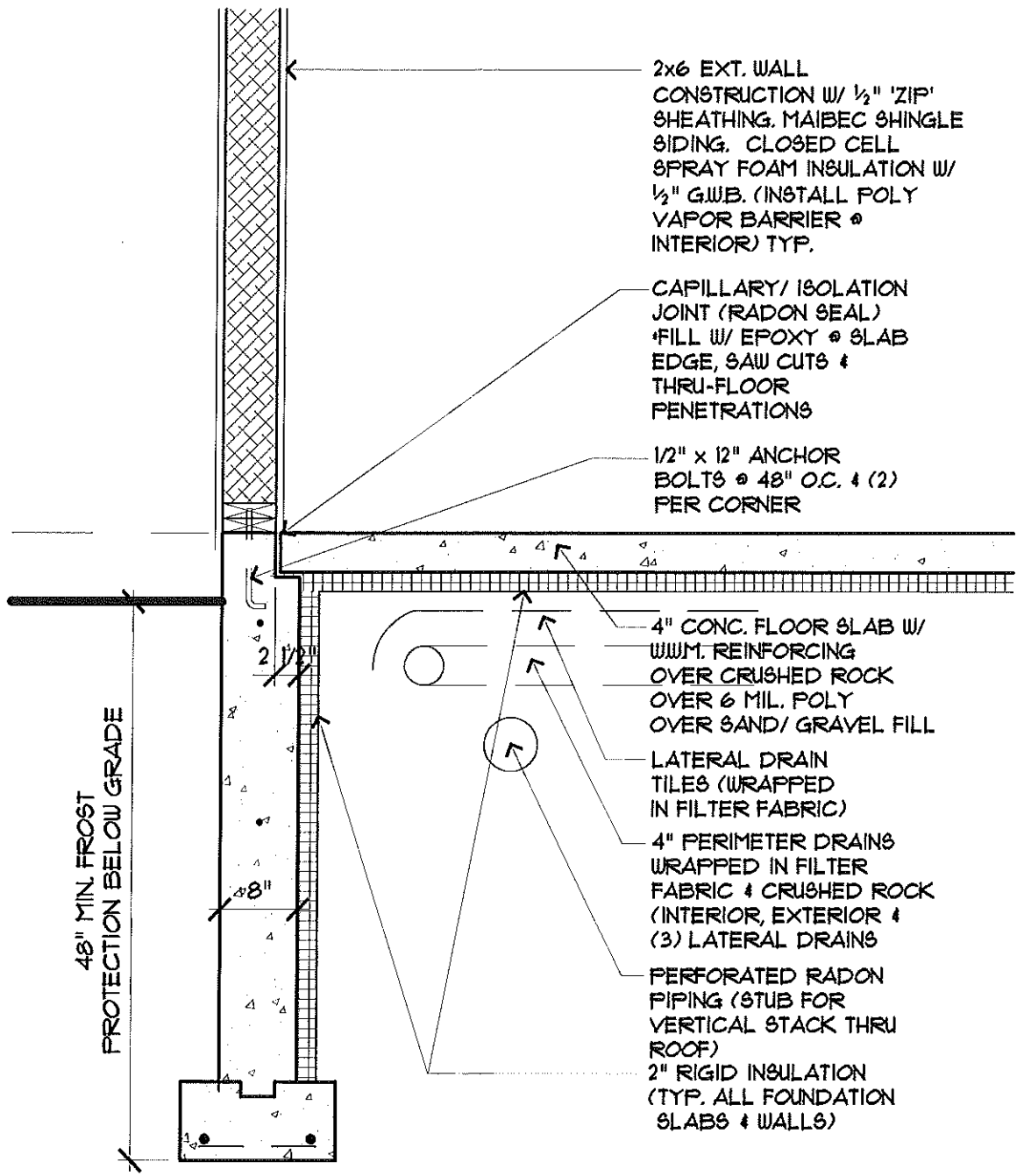
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ADDITION FOR:
ROMA RESIDENCE
17 HEATHER ROAD
PORTLAND, MAINE

FOUNDATION PLAN

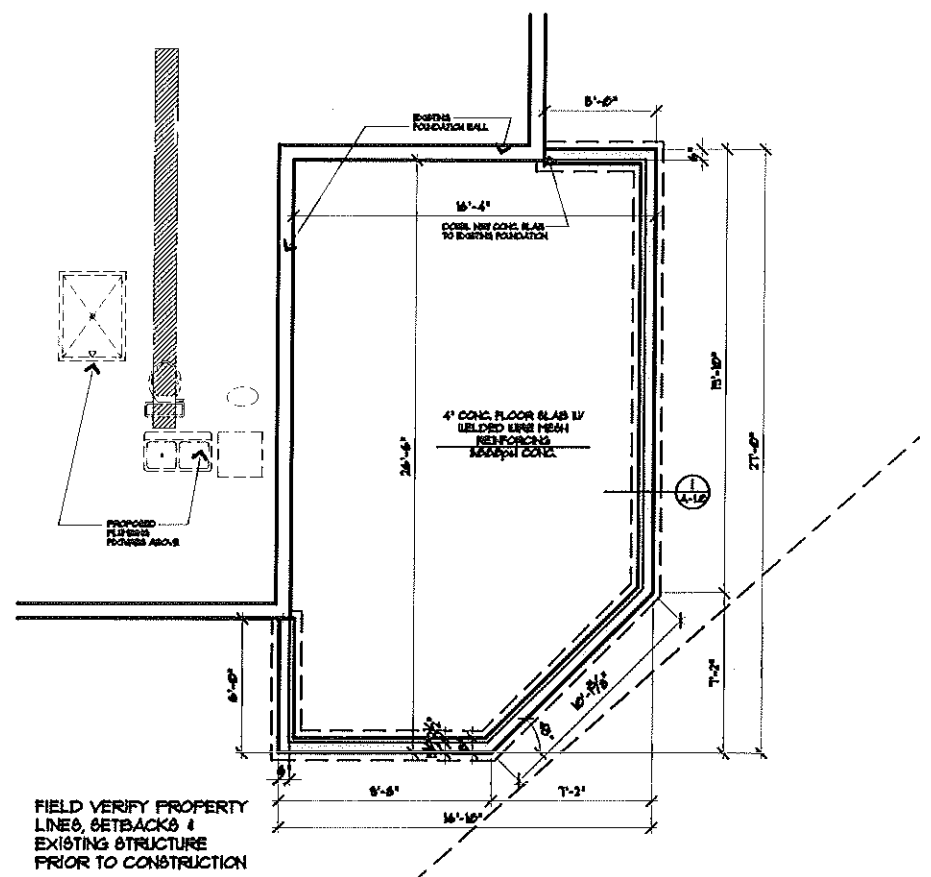
DATE	REVISION
AUGUST 31, 2011	
PROJ. NO.	
OWNER	
DESIGNED BY	
DRWN BY	
CHK'D BY	
APP'D BY	

A-4.0



FRAMING PLAN

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



FOUNDATION PLAN

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

- FOR CONSTRUCTION -
PERMIT SET: NOVEMBER 16, 2010