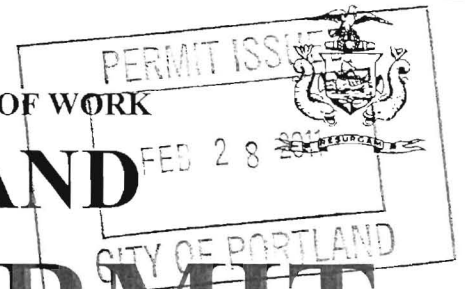




DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

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.

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.

[Signature]
Fire Prevention Officer

[Signature] 2/18/11
Code Enforcement Officer / Plan Reviewer

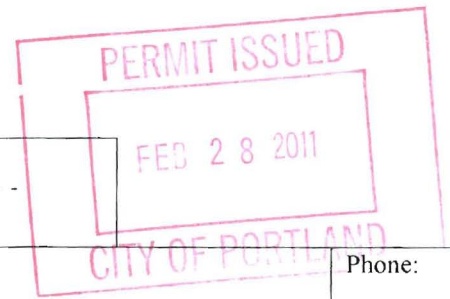
THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CARD.

SCANNED

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 Roma <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: SB IRC-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Proposed Project Description: 17 Heather (Permit#101450 withdrawn) alterations		Pedestrian Activities District (P.A.D.)	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		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/conditional</i> <i>Alisa ABU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
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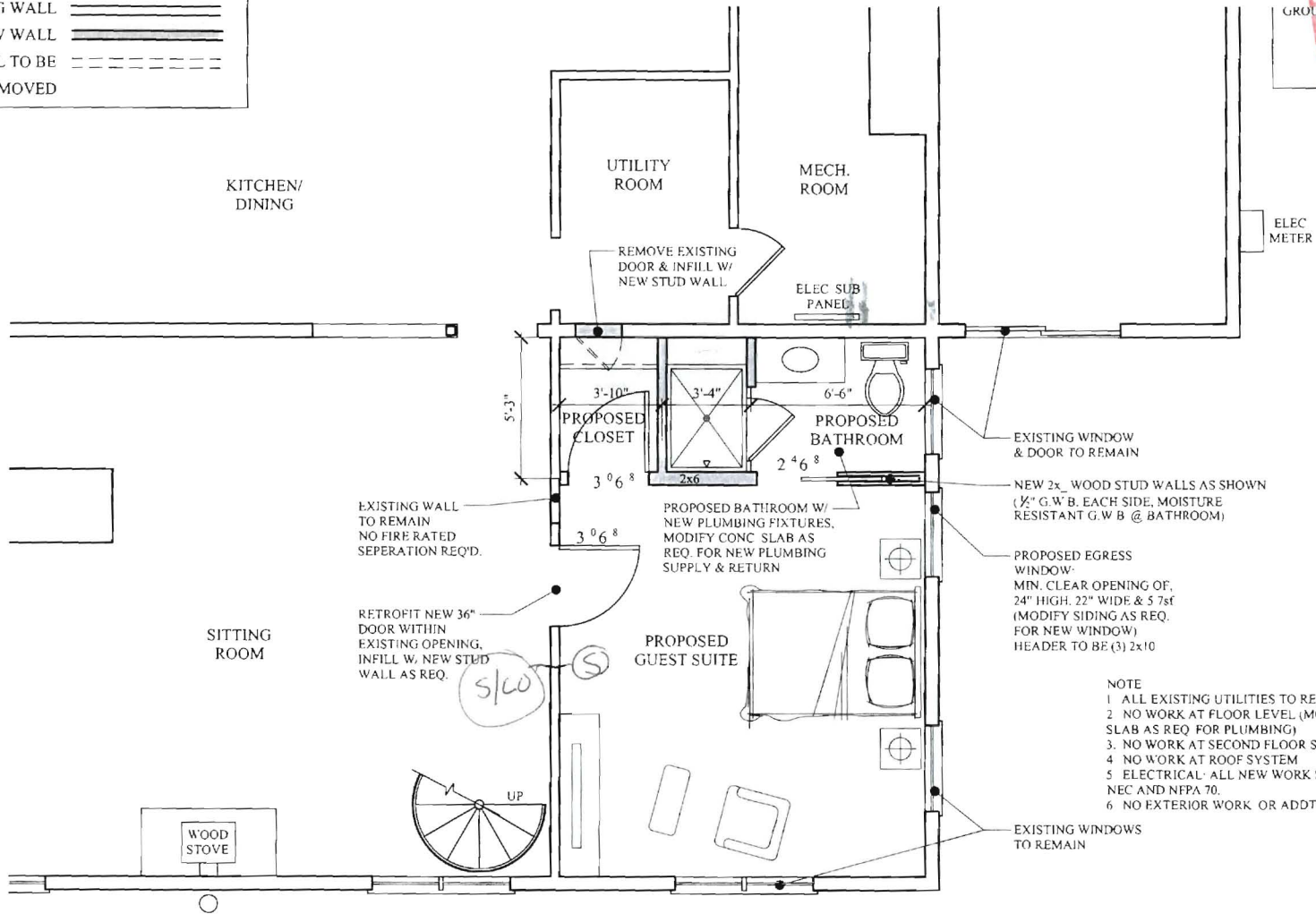
CERTIFICATION

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 appication 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

WALL LEGEND

EXISTING WALL	
NEW WALL	
EXISTING WALL TO BE REMOVED	



RECEIVED

FEB 18 2011
 Dept. of Building Inspections
 City of Portland Maine

- 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 NFPA 70.
 - 6 NO EXTERIOR WORK OR ADDITIONS

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



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- REHAB WITHIN EXISTING FOOTPRINT</u>		Square Footage of Lot <u>.504 ACRES 21,953 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>396 D 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> Mailing address: <u>17 HEATHER ROAD PORTLAND ME 04103</u> <u>207-838-2622</u>		

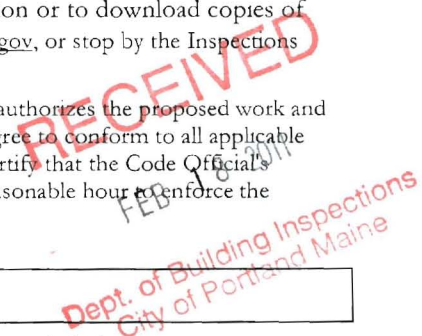
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: [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.

Job Summary Report
Job ID: 2011-02-443-UI

Report generated on Feb 18, 2011 11:03:07 AM

Page 1

Job Type:	UI - Building Permit	Job Description:	17 Heather Permit#101450	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	679	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:		Square Footage:			
Related Parties:		STEPHEN W NEMEROFF		<i>Property Owner</i>	
		Monaghan Woodworks - Brad Finlay		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 40708

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
F14800	396 D 003 001		M				-70.281579	43.711701

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				17 HEATHER ROAD EAST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE					DISTRICT 8	NORTH DEERING

Structure Details

Structure: Single Family Home

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			17 HEATHER ROAD EAST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
-----------	----------	-------	-------	-------	---------------	-----------------------------

Permit #: 20111375

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
40708	Single Family Home	Initialized	WITHDRAWN Permit#101450			

Job Summary Report
Job ID: 2011-02-443-UI

Report generated on Feb 18, 2011 11:03:07 AM

Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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Fees Details

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
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Permit #: 20111376

Permit Data

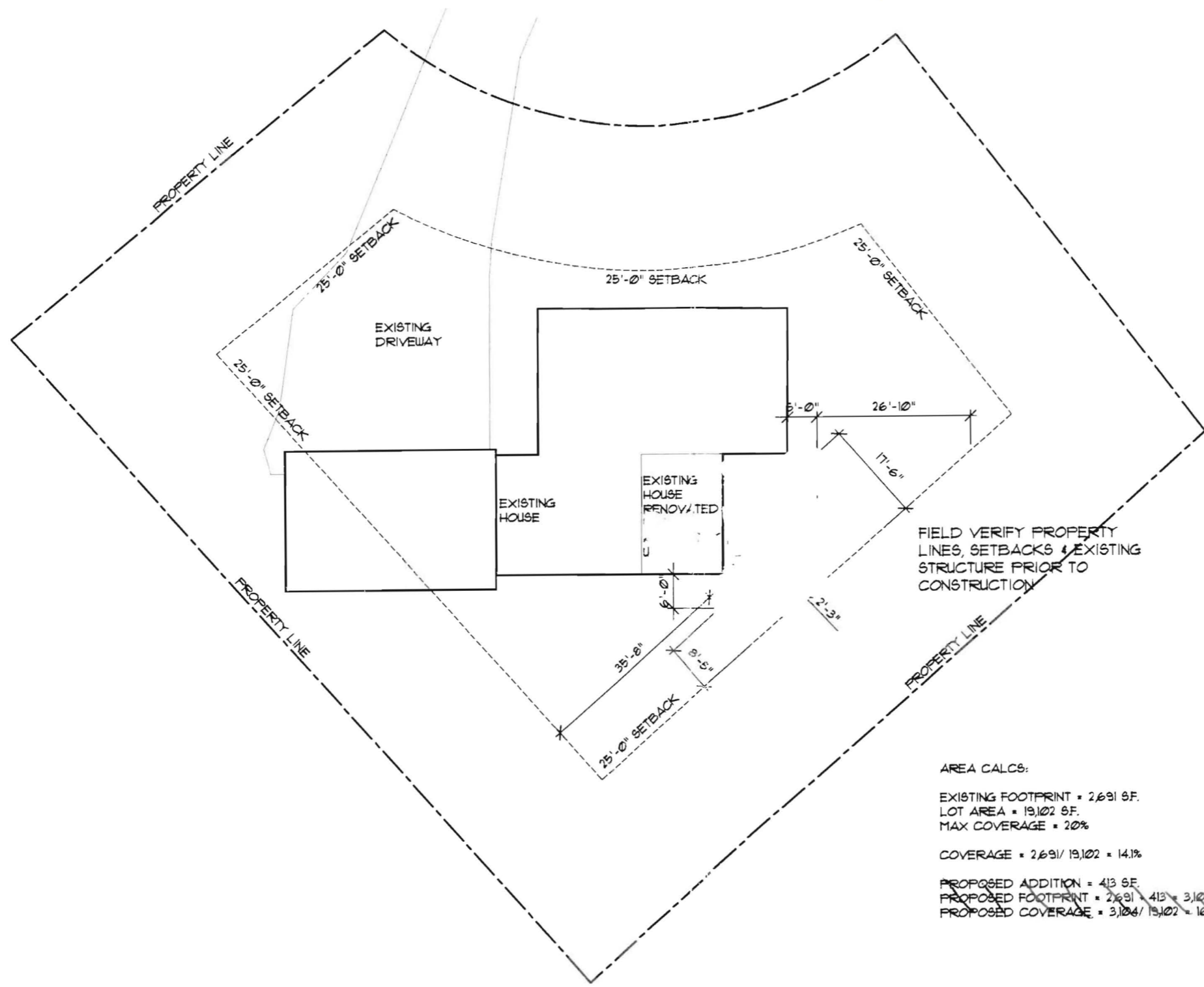
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
40708	Single Family Home	Initialized	Convert Existing room to Bedroom Suite			

Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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Fees Details

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
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AREA CALCS:

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: 207.774.9067
Fax: 207.773.9851
Email: mark@muellerarchitects.com

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MARK MUELLER ARCHITECTS, LLC

ADDITION FOR
ROMA RESIDENCE
17 HEATHER ROAD
PORTLAND, MAINE

SITE PLAN

DATE	AUGUST 24, 2010
PROJECT	ROMA RESIDENCE
DRAWN BY	JEM
CHECK BY	MM



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

100 Commercial Street
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Portland, Maine 04101
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Fax: 207.773.3861
Email: mark@muellerarchitects.com

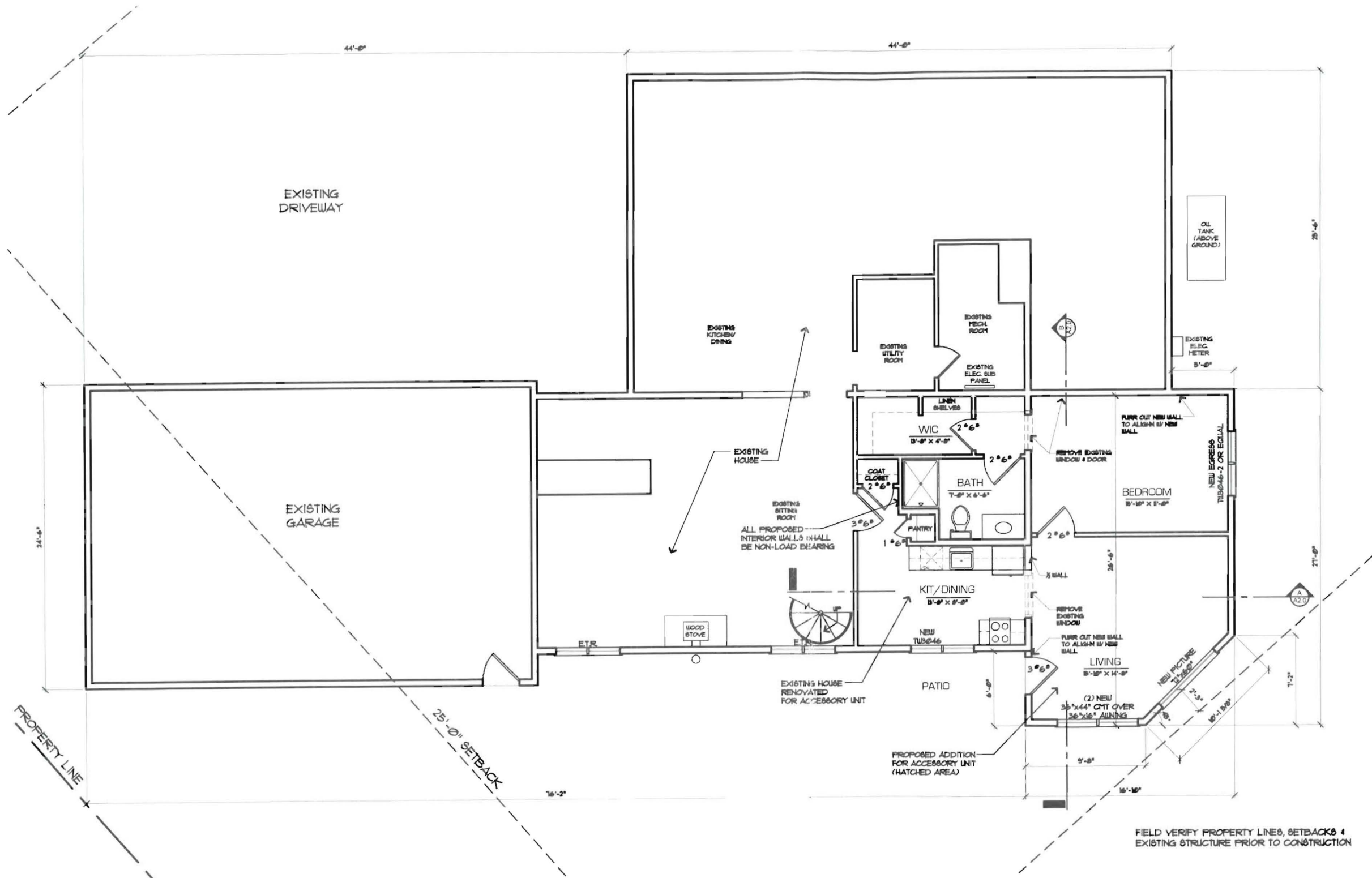
©COPYRIGHT
MUELLER ARCHITECTS, LLC

ROMA RESIDENCE
17 HEATHER ROAD
PORTLAND, MAINE

ADDITION FOR:

PROPOSED PLAN

ISSUING DATE: AUGUST 31, 2010
PROJECT: ROMA RESIDENCE
DRAWN BY: [blank]
APP: [blank]
CHECK BY: [blank]
SCALE: [blank]



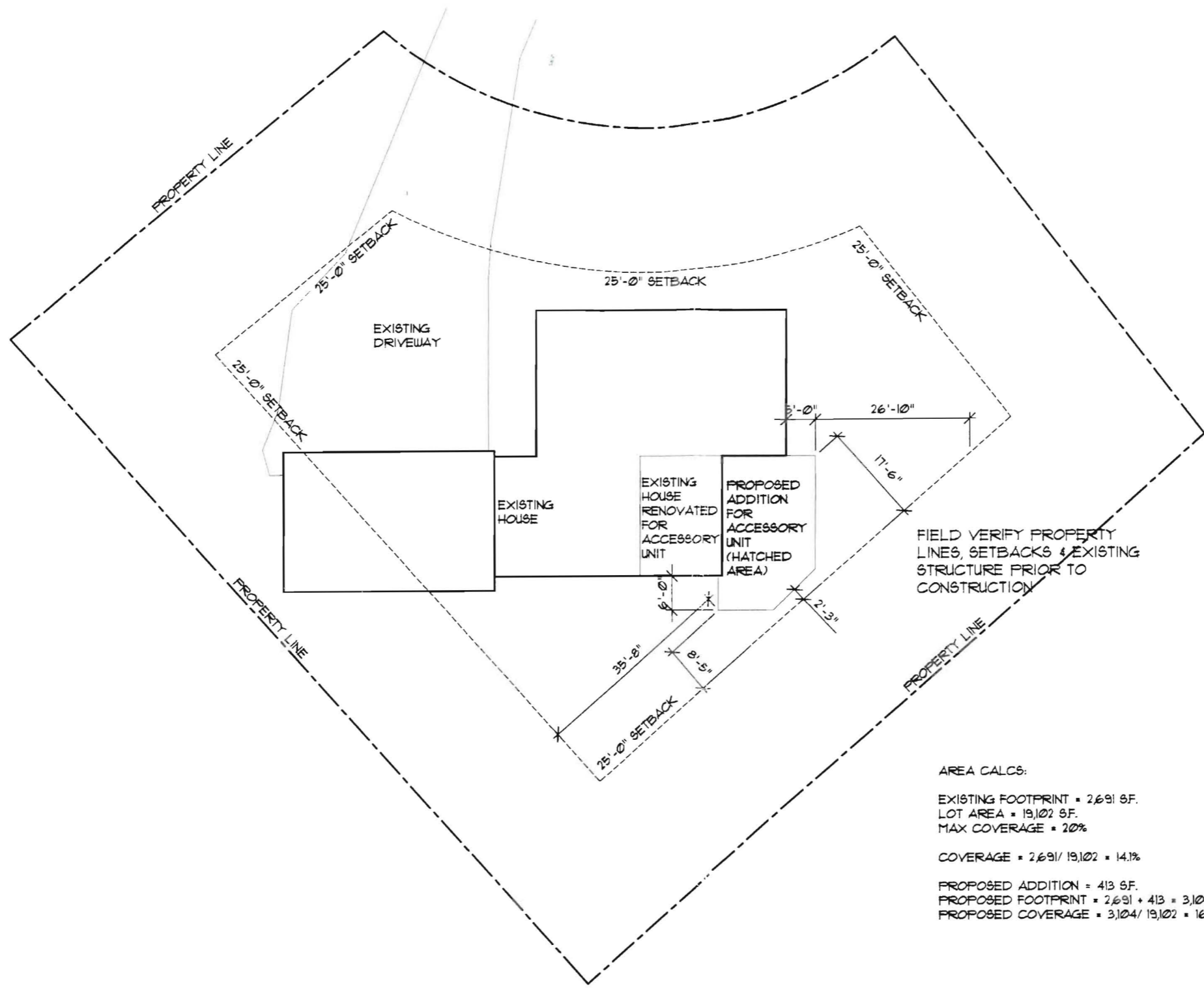
FIRST FLOOR PLAN

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

FIELD VERIFY PROPERTY LINES, SETBACKS &
EXISTING STRUCTURE PRIOR TO CONSTRUCTION

- FOR CONSTRUCTION -
PERMIT SET: NOVEMBER 16, 2010

A-1.0

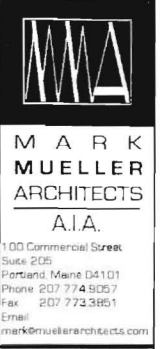


AREA CALCS:
 EXISTING FOOTPRINT = 2,691 SF.
 LOT AREA = 19,102 SF.
 MAX COVERAGE = 20%

 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%

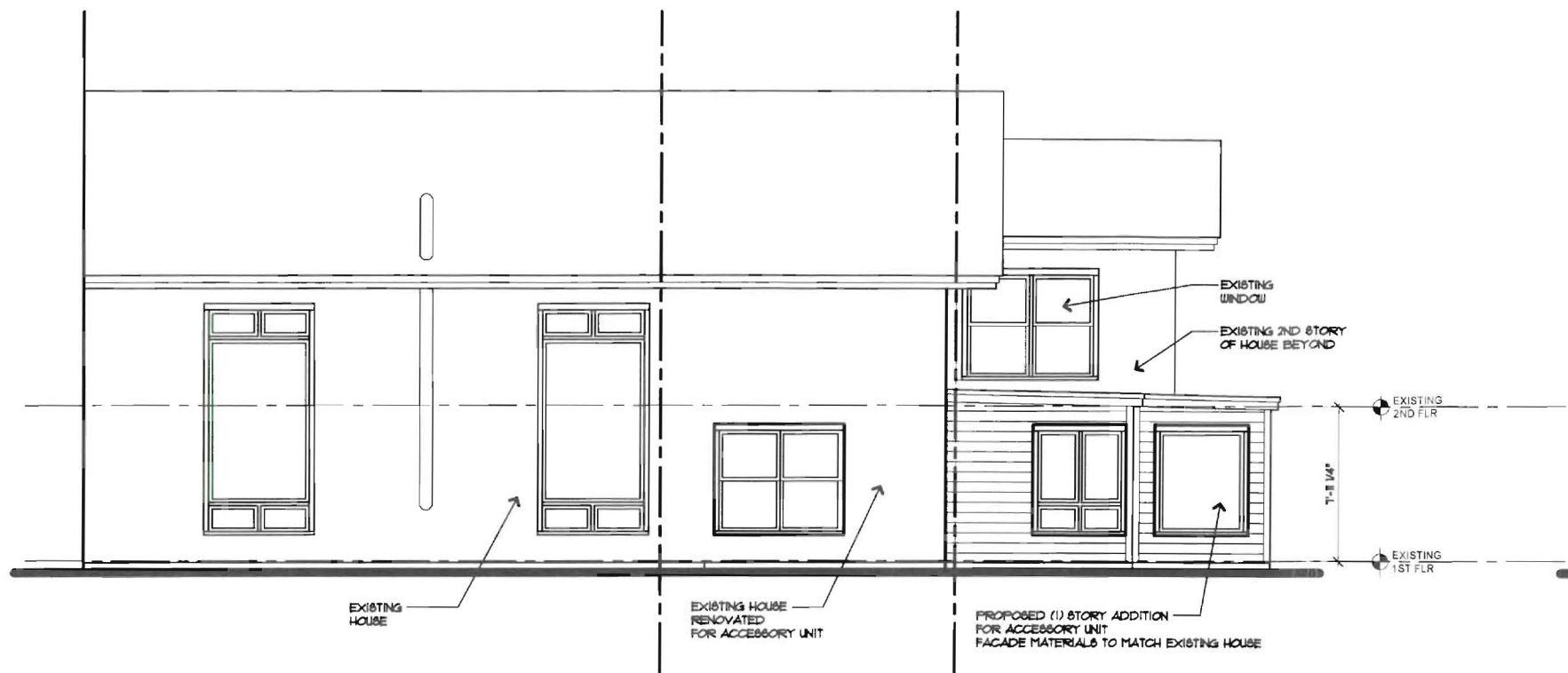
SITE PLAN
 SCALE: 1" = 10'-0"



ADDITION FOR
ROMA RESIDENCE
 17 HEATHER ROAD
 PORTLAND, MAINE

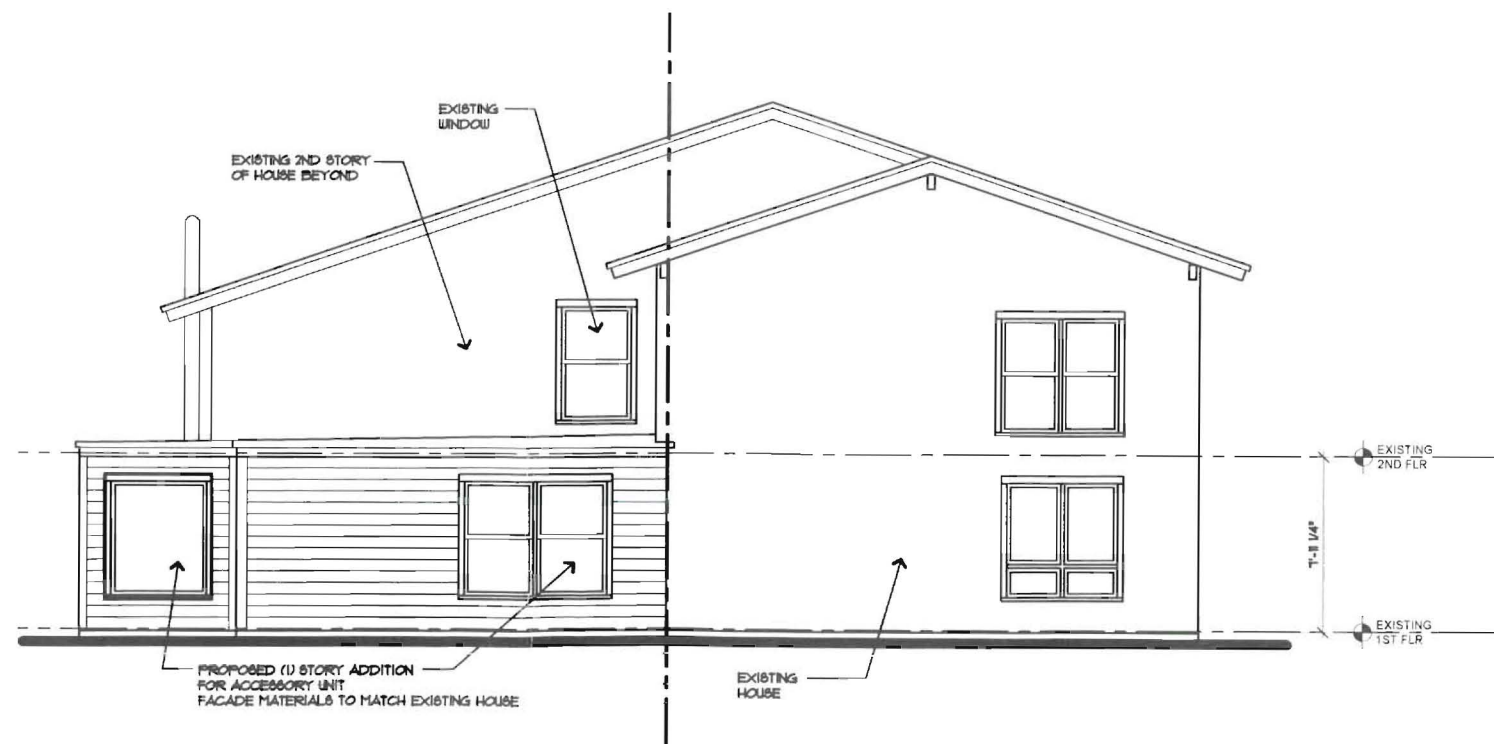
SITE PLAN

DATE	REVISION
AUGUST 31, 2010	
PROJECT	ROMA RESIDENCE
DRAWN BY	MEP
CHECK BY	MMU



REAR ELEVATION

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



SIDE ELEVATION

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

- FOR CONSTRUCTION -
PERMIT SET: NOVEMBER 16, 2010



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ADDITION FOR:
ROMA RESIDENCE
17 HEATHER ROAD
PORTLAND, MAINE

PROPOSED ELEVATIONS

REVISIONS
DATE
AUGUST 31, 2010
PROJECT
ROMA RESIDENCE
DRAWN BY
AP
CHECK BY
MM

A-2.0

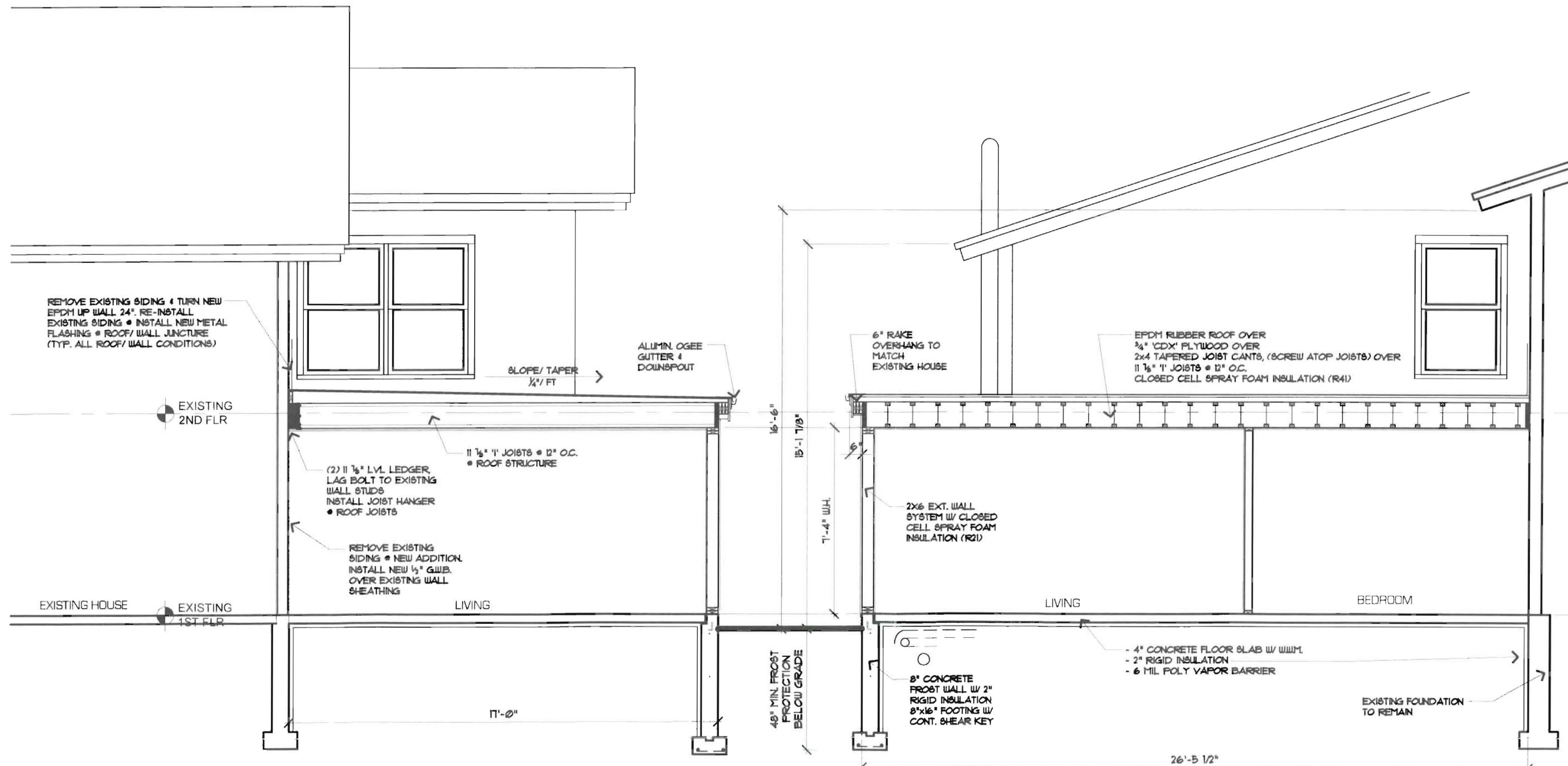


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ADDITION FOR:
ROMA RESIDENCE
17 HEATHER ROAD
PORTLAND, MAINE

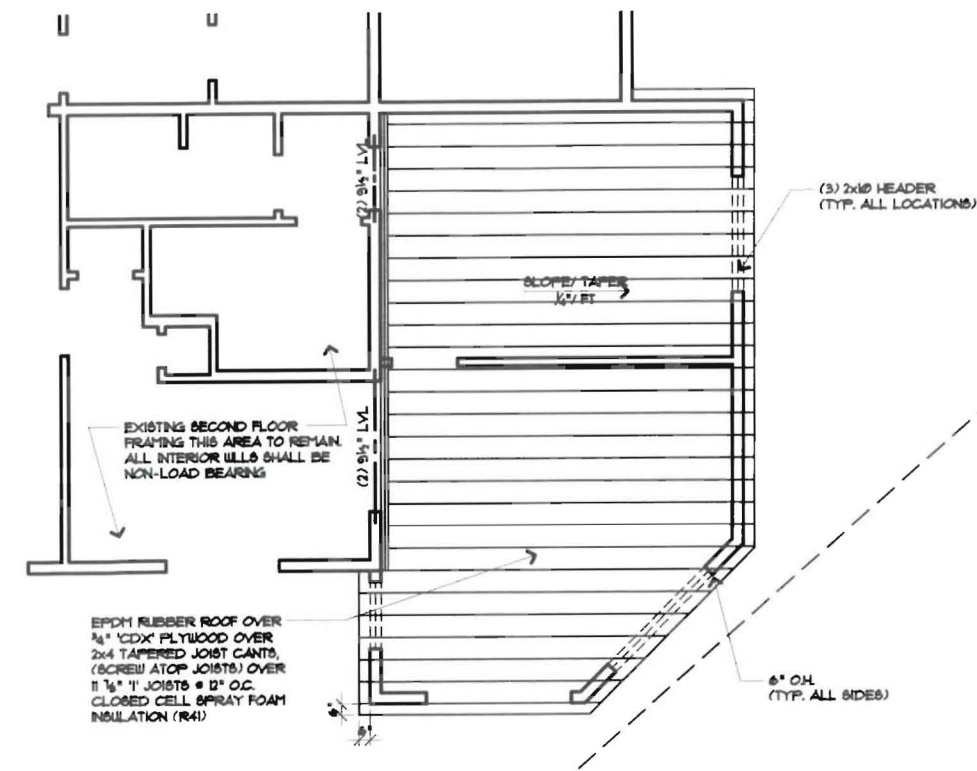
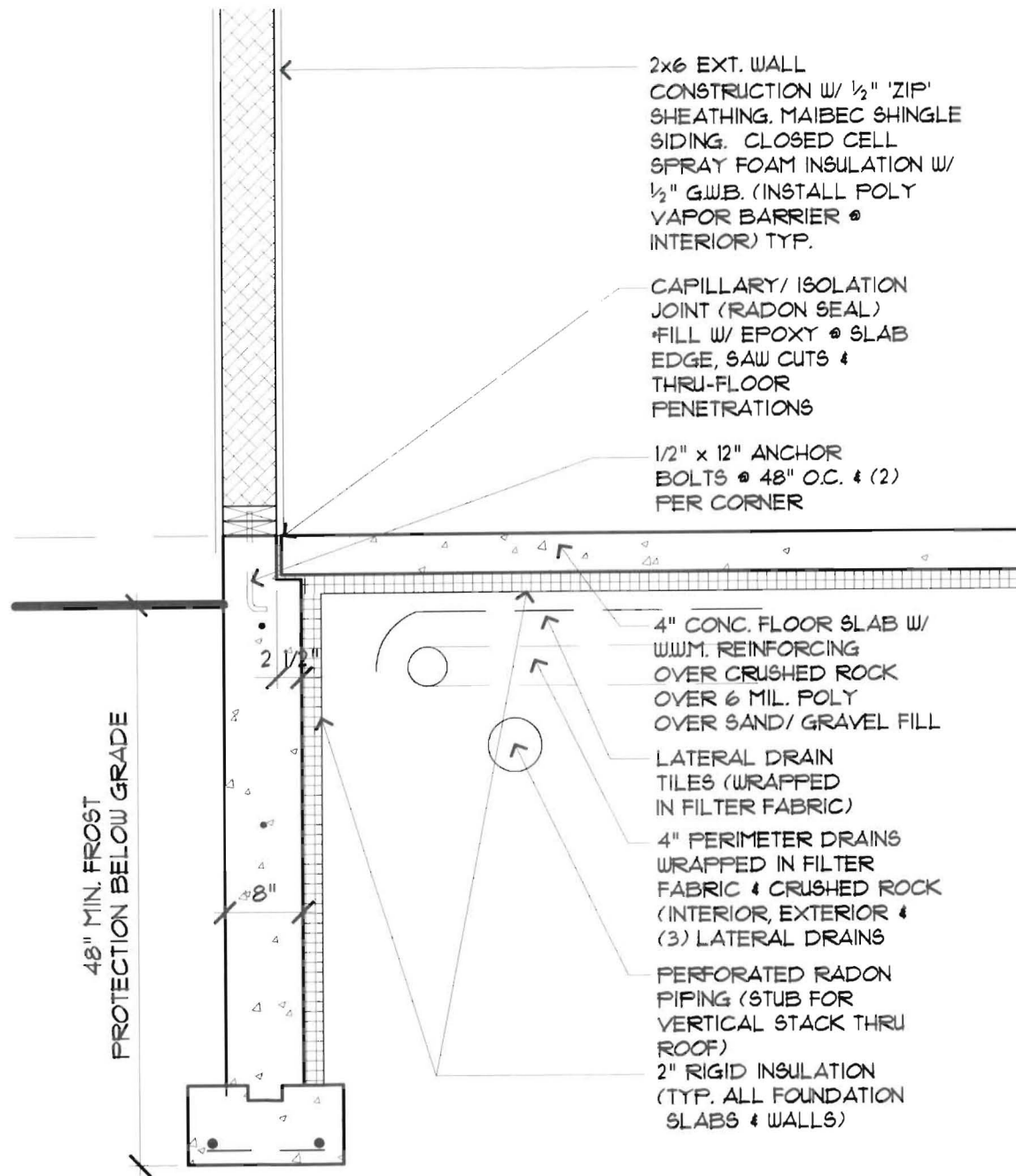


PROPOSED BUILDING SECTIONS

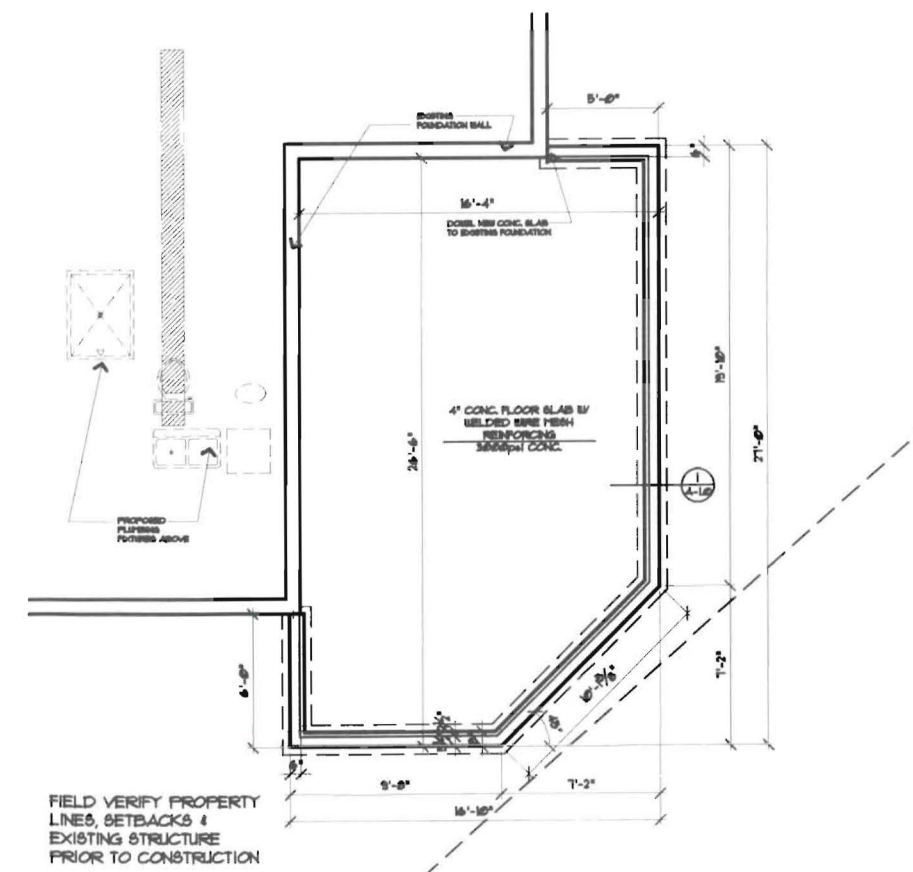
REVISIONS
DATE: AUGUST 31, 2010
PROJECT: ROMA RESIDENCE
DRAWN BY: ASP
CHECK BY: MMU

A-3.0

- FOR CONSTRUCTION -
PERMIT SET: NOVEMBER 16, 2010



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



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

- FOR CONSTRUCTION -
PERMIT SET: NOVEMBER 16, 2010

FOUNDATION PLAN	DATE	REVISION
	AUGUST 31, 2011	
	PROJECT	ROMA RESIDENCE
	DRAWN BY	MAP
	CHECK BY	MAP