

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND****BUILDING INSPECTION****PERMIT**

Please Read  
Application And  
Notes, If Any,  
Attached

Permit Number: 090126

This is to certify that SUSSMAN S DONALD/Mattson Development /Kevinhas permission to Renovate existing SFH update layout, remove existing window, replace door w/ window, remove exterior back stAT 154 Newbury St

CBL 028 P001001

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.

**OTHER REQUIRED APPROVALS**

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

Health Dept. \_\_\_\_\_

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

Other \_\_\_\_\_

Department Name

2/24/09 *Cheryl M*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

### Original Receipt

20 08

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** \_\_\_\_\_

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_ **Total Collected \$** \_\_\_\_\_

**No work is to be started until permit issued.**

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: \_\_\_\_\_

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

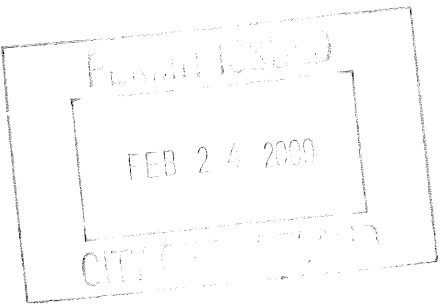
# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0126	Issue Date: 2/24/09	CBL: 028 P001001
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Location of Construction: 154 Newbury St	Owner Name: SUSSMAN S DONALD	Owner Address: 154 NEWBURY ST	Phone:
Business Name:	Contractor Name: Mattson Development /Kevin	Contractor Address: 10 Middle Road Augusta	Phone 2076228712
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - Renovate existing SFH update layout, remove existing window, replace door w/ window, remove exterior back steps	Permit Fee: \$1,520.00	Cost of Work: \$150,000.00	CEO District: 1
Proposed Project Description: Renovate existing SFH update layout, remove existing window, replace door w/ window, remove exterior back steps		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: SB IRC-2003 Signature: <i>[Signature]</i>
		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: Ldobson	Date Applied For: 02/17/2009	<b>Zoning Approval</b>		
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: 2/19/09 <i>[Signature]</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 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>[Signature]</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	PHONE

03/27/09 Close-in OKAY  
2nd Floor ~~MAZ~~

03/31/09 Kitchen Area & Bath Room OKAY  
1st Floor

11-12-09 See list: Damaged dishwasher, hammer on wash machine, dishwasher,  
ice maker and compliance letter on tempered glass kitchen ~~MAZ~~

12-1-09 OK-Final: list completed ~~MAZ~~

## 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.

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

  X   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.

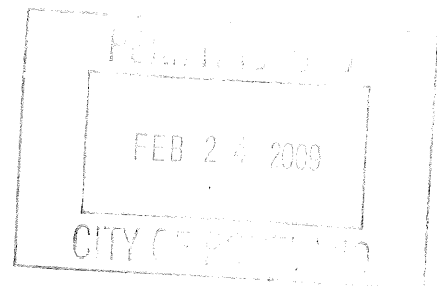
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

*X Amy Courtney*  
Signature of Applicant/Designee

2/24/09  
Date

*Sara*  
Signature of Inspections Official

2-24-09  
Date





50 INDIA STREET  
PORTLAND, ME 04101  
207-775-4106  
Fax # 207-775-5948

# Invoice

Date	Invoice #
4/16/2009	155143

Bill To
Courtney, John

Billing Date
4/16/2009
P.O. No.
154 Newbur...

Phone #	Job	Contact
774-4801		

Description	Quantity	Rate	Amount
18 x 36 tempered IGU in frame	4	83.25	333.00T
Labor		80.00	80.00
Bathroom CSG			

<b>Subtotal</b>	\$413.00
<b>Sales Tax (5.0%)</b>	\$16.65
<b>Total</b>	\$429.65
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$429.65

Received by: \_\_\_\_\_ Date: \_\_\_\_\_



# 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: 154 Newbury Street, Portland, ME		
Total Square Footage of Proposed Structure N/A	Square Footage of Lot 3,101.2 Square Feet	
Tax Assessor's Chart, Block & Lot Chart# 28 Block# P Lot# 1 & 2	Owner: S. Donald Sussman	Telephone: 207-541-3800
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Kevin Mattson Mattson Development 10 Middle Rd, Augusta, ME 04330 Phone: 207-622-8712	Cost Of Work: \$ 150,000.00 Fee: \$ 1,520.00 C of O Fee: \$ N/A
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u>Single Family</u> Proposed Specific use: <u>Single Family Residence</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: Renovate an existing two-story single family residence pursuant to local codes and ordinances with an updated layout and new plumbing, lighting, and kitchen fixtures. Remove one existing exterior window and replace one exterior door with a new window. Remove exterior back steps.		
Contractor's name, address & telephone: Kevin Mattson, Mattson Development, 10 Middle Rd, Augusta, ME 04330 Phone: 207-774-4801 Who should we contact when the permit is ready: <u>Blaine Buck or Mitch Daigle</u> Mailing address: Phone: <u>207-236-9970</u> Cordjia Capital Projects Group PO Box 1367 Camden, ME 04843		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant:

Kevin Mattson

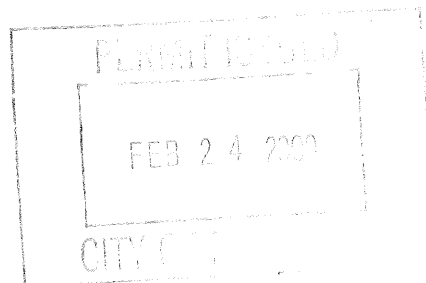
Date: February 9, 2009

**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

<b>Permit No:</b> 09-0126		<b>Date Applied For:</b> 02/17/2009		<b>CBL:</b> 028 P001001	
<b>Location of Construction:</b> 154 Newbury St		<b>Owner Name:</b> SUSSMAN S DONALD		<b>Owner Address:</b> 154 NEWBURY ST	
<b>Business Name:</b>		<b>Contractor Name:</b> Mattson Development /Kevin		<b>Phone:</b> (207) 622-8712	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Alterations - Dwellings	
<b>Proposed Use:</b> Single Family Home - Renovate existing SFH update layout, remove existing window, replace door w/ window, remove exterior back steps			<b>Proposed Project Description:</b> Renovate existing SFH update layout, remove existing window, replace door w/ window, remove exterior back steps		
<b>Dept:</b> Zoning <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 02/19/2009 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.					
<b>Dept:</b> Building <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Chris Hanson <b>Approval Date:</b> 02/24/2009 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> 1) Windows in 2nd floor bathroom must be tempered or equivalent as per section R308.4 of the IRC2003. 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 3) 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.					







# 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 2003
- ☐ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- ☒ Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- ☒ 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.**

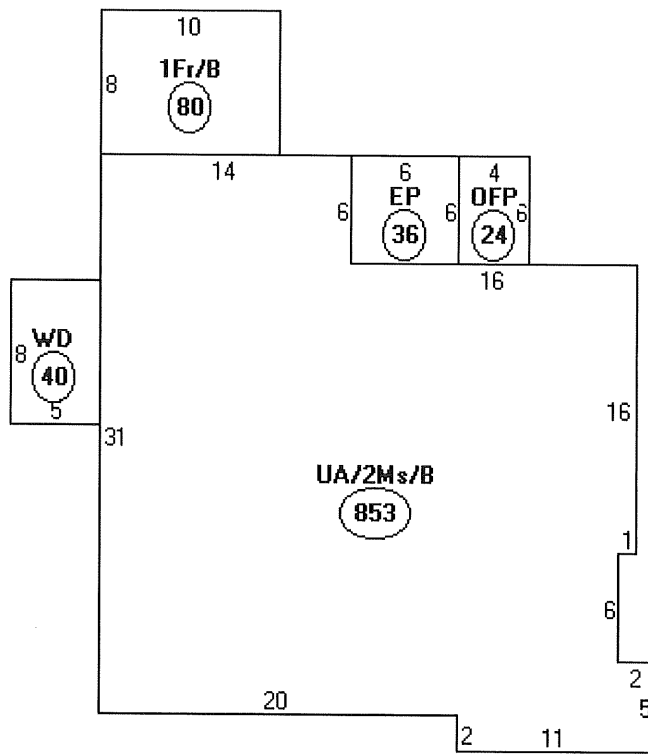
**If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:**

- ☒ 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 on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost  
This is not a Permit; you may not commence any work until the Permit is issued.**



## Descriptor/Area

A: UA/2Ms/B  
853 sqftB: WD  
40 sqftC: 1Fr/B  
80 sqftD: EP  
36 sqftE: OFF  
24 sqft

= 1148.25

993

1148.25

6x8 deck permitted 1986

#001650.

11.5x6.

L deck built bigger.  
would have met setbacks  
on plot plan from 1986.

deck 6 x 11.5 = 69

steps 4 x 6 = 24

8.5 x 4.5 = 38.25

4.25 x 4 = 17  
148.25.

lot size - 3101.2

coverage - 50% = 1550.6

existing 1141.25.

setbacks on stairs off side of side deck ok.

side - required 10' ~ 14.5'

rear 20' ok

front - 20' of average - buildings on either side  
18' ok right up to sidewalk

**154 Newbury Street**  
**General Building Permit Application**  
**For**  
**City of Portland, Maine**  
**Inspection Services Division**

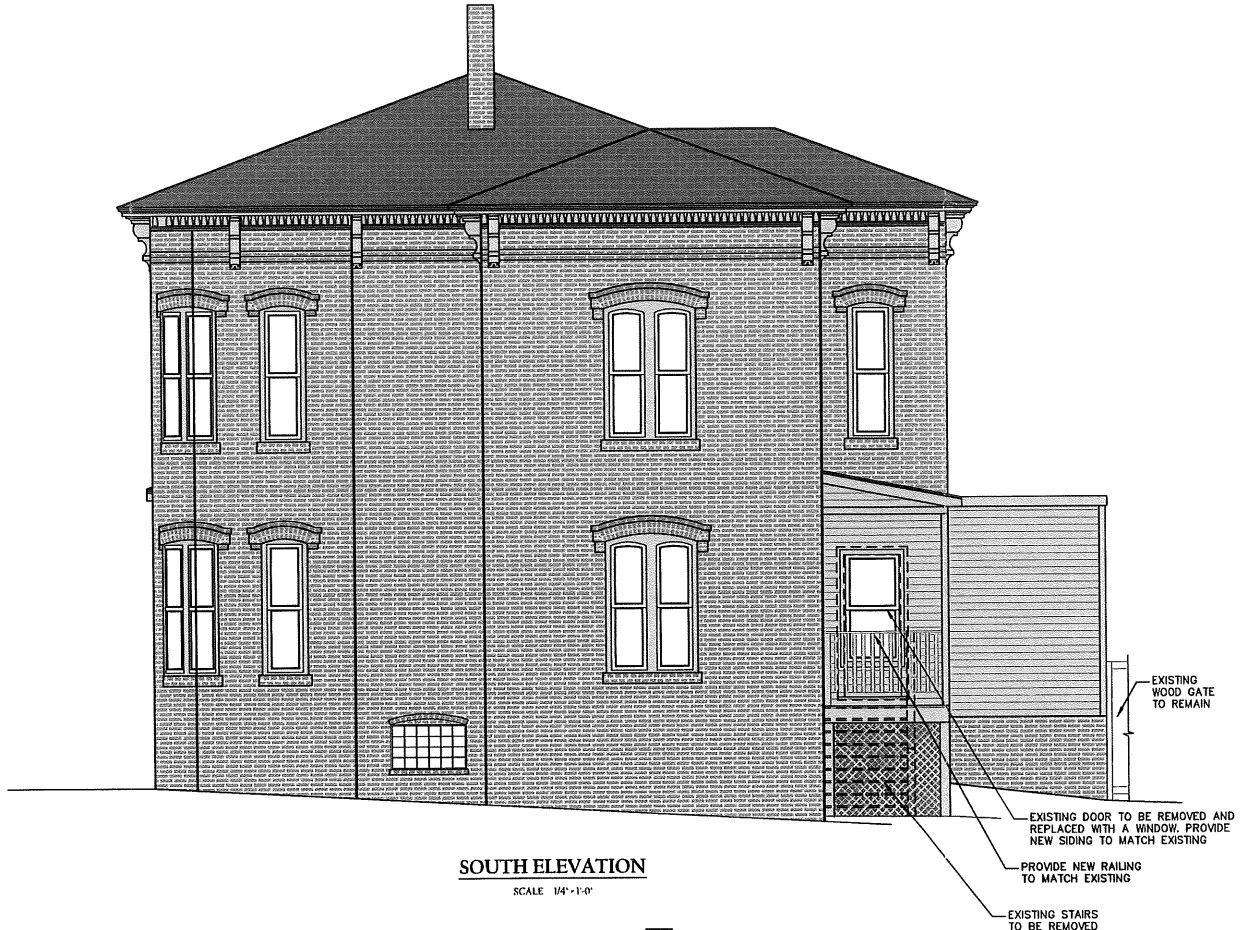
February 2009



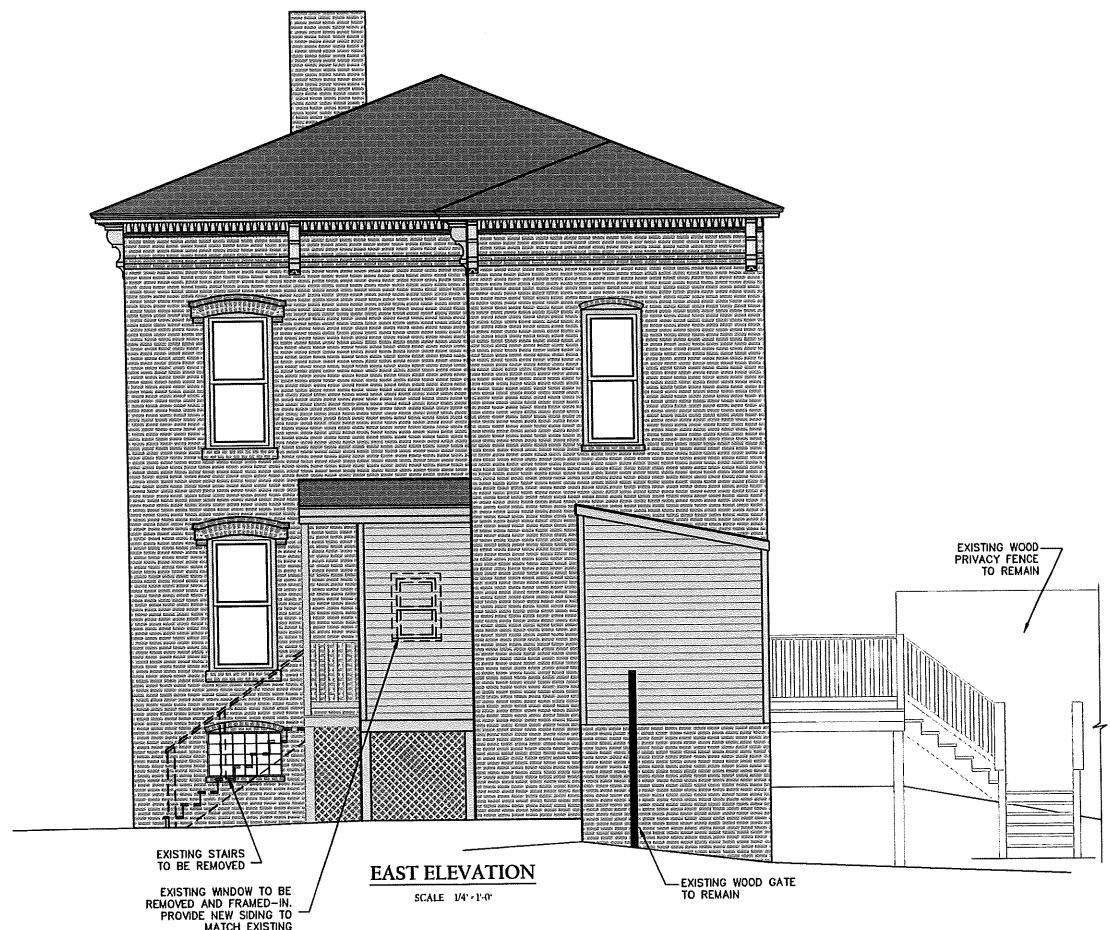
Cordjia Capital Projects Group, LLC  
15 Franklin Street, Portland Maine 04101  
16 Tannery Lane, Suite 23, P.O. Box 1367, Camden, ME 04843  
1007 N. Orange Street, Suite 610, Nemours Bldg., Wilmington, DE 19899  
PH: 207.236.9970 FX: 207.236.9971 [www.CordjiaCapitalProjects.com](http://www.CordjiaCapitalProjects.com)



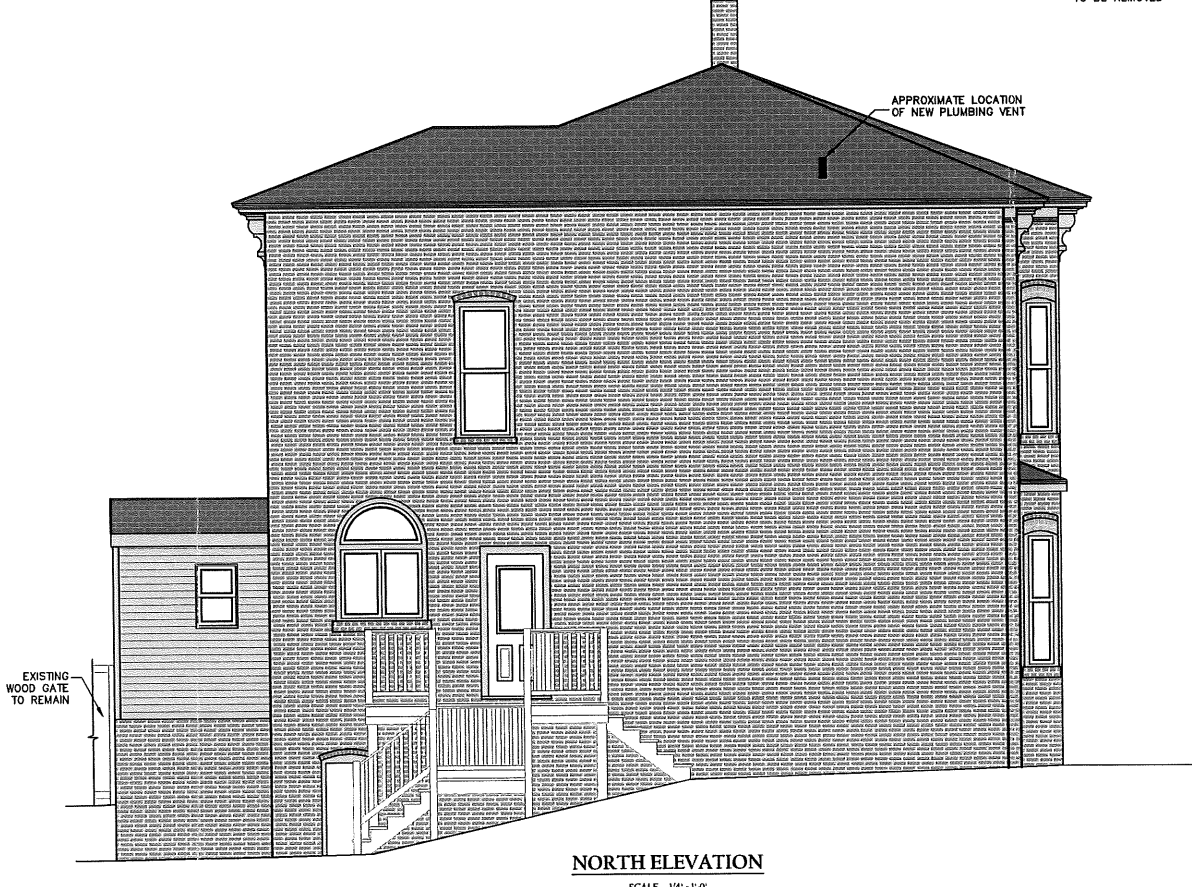
WEST ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



EAST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"

Project:  
**154 Newbury Street  
Renovations**  
Portland, Maine 04101

Client:  
**S. Donald Sussman  
Greenwich, Connecticut**

Legend:

Coord./Mail Name and Address:

Firm Name and Address:  
**CORDJIA**  
CAPITAL PROJECTS GROUP  
15 Franklin Street, Portland, Maine 04101  
16 Tenney Lane, Suite 23, P.O. Box 1361, Camden, Maine 04843  
1007 N. Orange Street, Suite 810, Newours Bldg., Wilmington, DE 19899  
PH: 207.236.9970 FX: 207.236.9971 www.CordJiaCapitalProjects.com

**EXISTING & PROPOSED  
BUILDING ELEVATIONS**

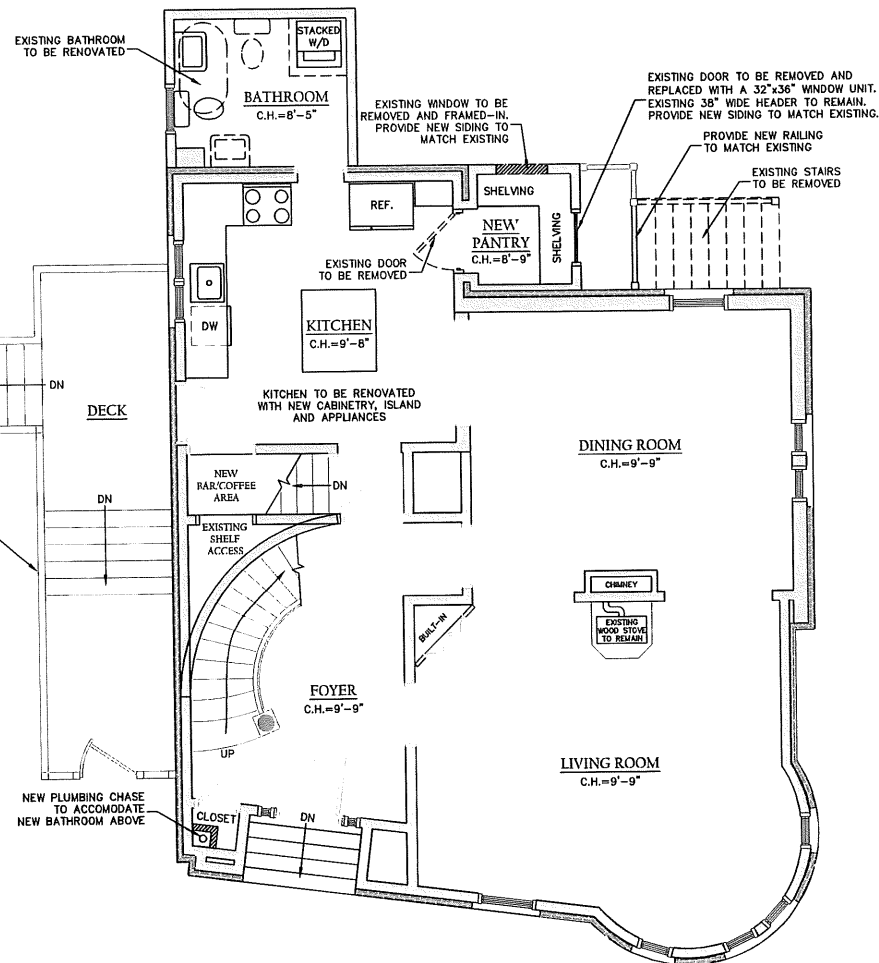
NO.	Revision/Issue	DATE

Design by:	Checked by:
Drawn by:	Approved by:
Project 154 Newbury	Date February 12, 2009

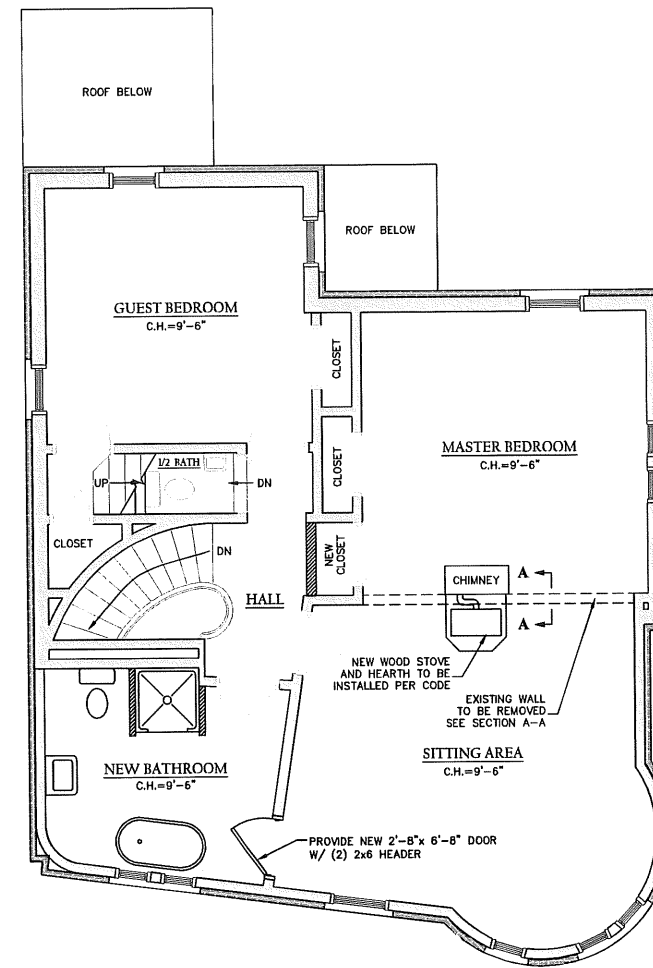
Sheet:  
**A-1**



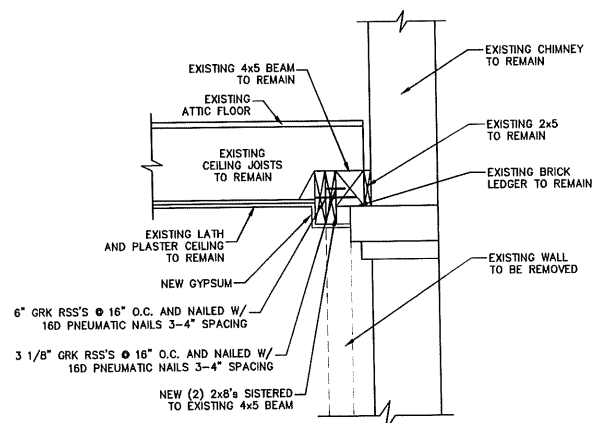
PLAN  
NORTH



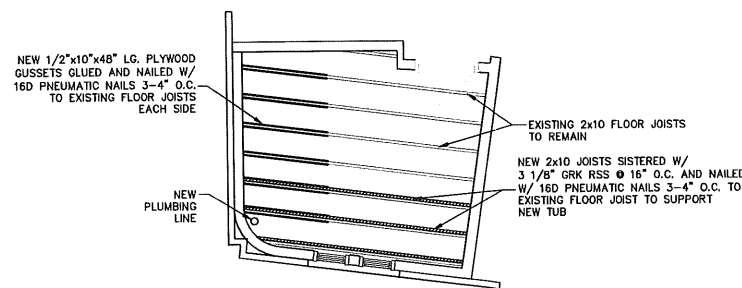
FIRST LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0"



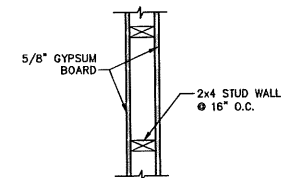
SECOND LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0"



SECTION A-A  
SCALE 1" = 1'-0"



BATHROOM SECOND FLOOR  
FRAMING PLAN  
SCALE 1/4" = 1'-0"



NEW WALL DETAIL  
SCALE 1" = 1'-0"

Project:

154 Newbury Street  
Renovations  
Portland, Maine 04101

Client:

S. Donald Sussman  
Greenwich, Connecticut

Legend:

LEGEND

TO BE REMOVED


NEW WALL

GROSS BUILDING AREA

FIRST LEVEL FLOOR AREA	= 1,060 S.F.
SECOND LEVEL FLOOR AREA	= 961 S.F.
DECK / PORCH	= 193 S.F.
TOTAL GROSS AREA	= 2,214 S.F.

Contract Name and Address:

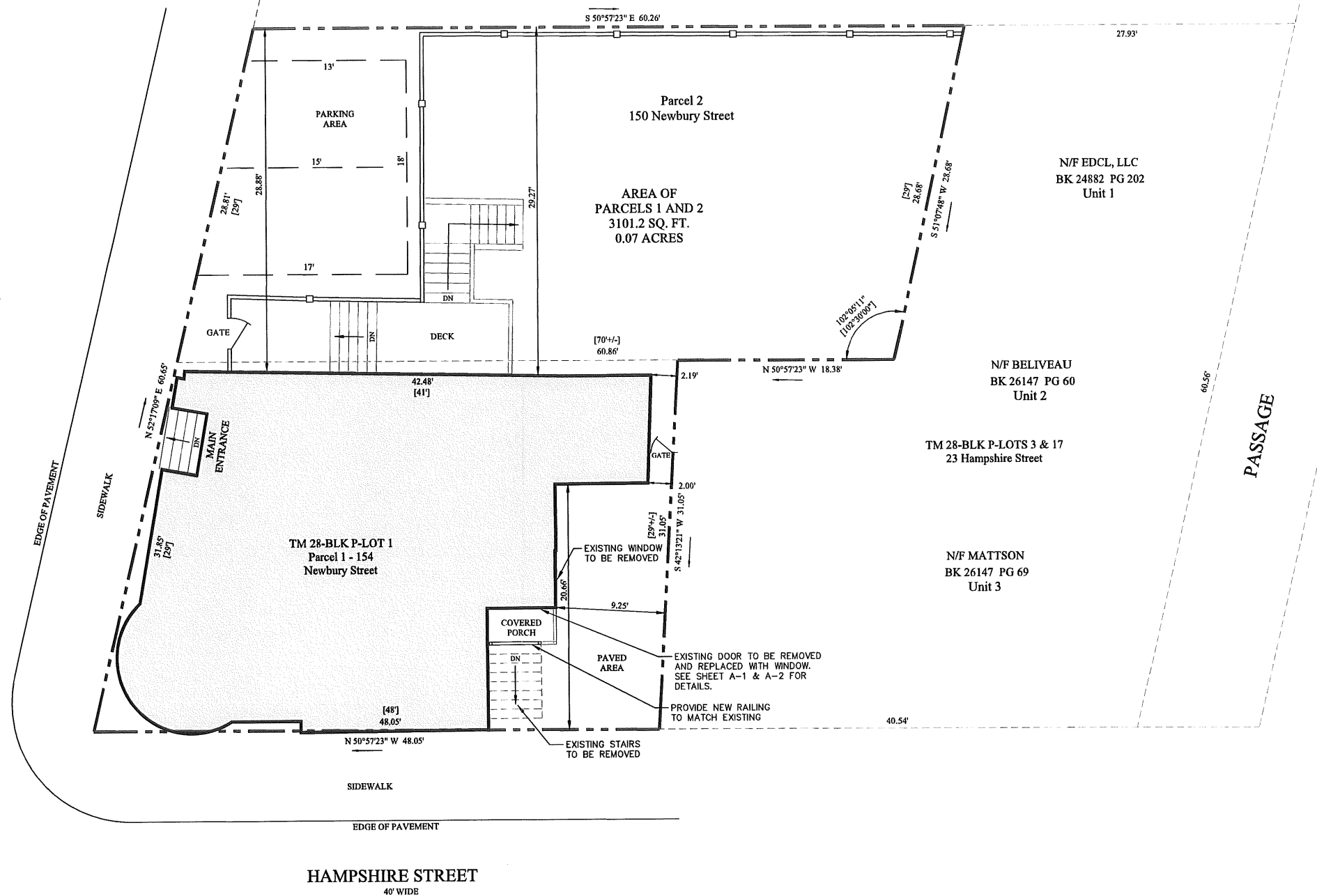
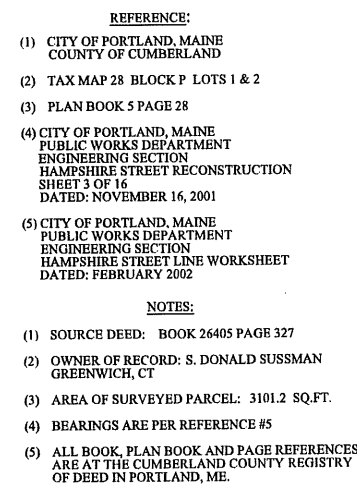
Firm Name and Address:

 **CORDJIA**  
CAPITAL PROJECTS GROUP

15 Franklin Street, Portland, Maine 04101  
16 Tannery Lane, Suite 21, P.O. Box 1347, Camden, Maine 04843  
1007 N. Orange Street, Suite 610, Nemours Bldg., Wilmington, DE 19899  
PH: 207.236.9970 FAX: 207.236.9971 www.CordjiaCapitalProjects.com

EXISTING & PROPOSED  
FLOOR PLANS  
AND DETAILS

NO.	Revision/Issue	DATE
Design by:	Checked by:	
Drawn by:	Approved by:	
Project 154 Newbury	Date February 12, 2009	
Sheet:	<div>A-2</div>	



Project:














**154 Newbury Street  
Renovations**

Portland, Maine 04101

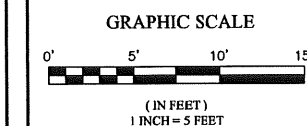
Client:

S. Donald Sussman  
Greenwich, Connecticut

Legend:

	UTILITY POLE
	WOOD FENCE
	NIP NOW OR FORMERLY
	EXISTING BUILDING
	EXISTING DECK / PORCH
	REGISTRY BOOK#
	REGISTRY PAGE #
	REGISTRY PLAN BOOK #
	CUMBERLAND COUNTY REGISTRY OF DEEDS
	APPARENT RIGHT OF WAY
	2/29 RECORDED
	IRON PIPE FOUND
	PROPERTY LINE

SURVEY PLAN, REFERENCES AND NOTES PROVIDED BY  
TKM LAND SURVEYORS, INC. DATED JANUARY 2009,  
REVISED FEBRUARY 6, 2009.



Consultant Name and Address:
------------------------------

**TKM**  
**LAND SURVEYORS, INC.**  
29 ROSEWOOD DRIVE  
WESTBROOK, MAINE 04092-2546  
TEL. (207) 854-4205

Firm Name and Address:
------------------------



## PLOT PLAN

NO.	Revision/Issue	DATE
Designed by:		Checked by:
Drawn by:		Approved by:
Project 154 Newbury	Date: February 12, 2009	

Sheet: C-1