

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU **PERMIT** ICTION

Permit Number: 081310

Please Read
Application And
Notes, If Any,
Attached

This is to certify that PULASKI MICHAEL & AMY SOMMER SKIJTS/Occ

has permission to add new bathroom to 3rd floor

AT 68 WINTER ST CB 045 E019001

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 lath or other work is set-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
CITY OF PORTLAND

PERMIT ISSUED
OCT 20 2008

Thomas H. Walker 10/20/08
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: 08-1310	Issue Date:	CBL: 045 E019001
-----------------------	-------------	---------------------

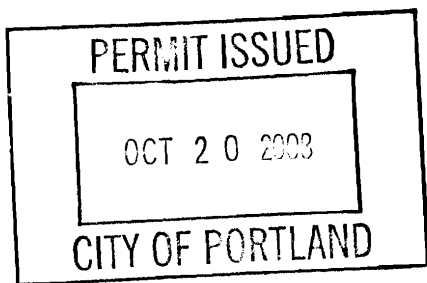
Location of Construction: 68 WINTER ST	Owner Name: PULASKI MICHAEL & AMY GR	Owner Address: 68 WINTER ST	Phone:
Business Name:	Contractor Name: Ocean Gate Plumbing & Heating	Contractor Address: 21 Ridge Terrace Drive Casco	Phone 2074186006
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R6

Past Use: Duplex	Proposed Use: Duplex - add new bathroom to 3rd floor	Permit Fee: \$50.00	Cost of Work: \$2,500.00	CEO District: 2
Proposed Project Description: add new bathroom to 3rd floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>[Signature]</i> Date: 10/24/08		

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: lmd	Date Applied For: 10/14/2008	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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <input 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
	<p>Date: <i>10/17/08</i></p>	<p>Date: _____</p>	<p>Date: _____</p>



Any exterior work requires a separate review & approval

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1310	Date Applied For: 10/14/2008	CBL: 045 E019001
------------------------------	----------------------------------------	----------------------------

Location of Construction: 68 WINTER ST	Owner Name: PULASKI MICHAEL & AMY GR	Owner Address: 68 WINTER ST	Phone:
Business Name:	Contractor Name: Ocean Gate Plumbing & Heating	Contractor Address: 21 Ridge Terrace Drive Casco	Phone: (207) 418-6006
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Duplex - add new bathroom to 3rd floor	Proposed Project Description: add new bathroom to 3rd floor
----------------------------------------------------------------	-----------------------------------------------------------------------

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 10/17/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 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. 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 10/20/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments:
10/20/2008-tm: called Amy for more detailed info on framing for new bathroom and also went to her office but she is out.
10/20/2008-tm: Amy stopped by and provided details.

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.

Signature of Applicant/Designee

Thomas W. Mackley

Signature of Inspections Official

Date

10/20/08

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: <u>68 Winter Street</u>			Total Square Footage of Proposed Structure/Area: <u>2514</u>			Square Footage of Lot: <u>0.081 Acres (3510 sf)</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>45</u> Block# <u>E</u> Lot# <u>19</u> <u>25317/21E - Book/Page</u>			Applicant *must be owner, Lessee or Buyer* Name <u>Amy Grammes Polaski + Mike Polaski</u> Address <u>68 Winter St</u> City, State & Zip <u>Portland ME 04102</u>			Telephone: <u>272 7336</u> <u>874 8731</u>		
Lessee/DBA (If Applicable) <u>NA</u> <u>OCT 14 2008</u>			Owner (if different from Applicant) Name <u>same</u> Address _____ City, State & Zip _____			Cost Of Work: \$ <u>2500</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>		
Current legal use (i.e. single family) <u>duplex</u>								
If vacant, what was the previous use? _____								
Proposed Specific use: <u>same</u>								
Is property part of a subdivision? <u>no</u> If yes, please name _____								
Project description: <u>Add New Bathroom to 3rd Floor - All within The existing structure ENVELOPE -</u>								
Contractor's name: <u>Self + Bert Ocean Gate Plumbing + Heating</u>								
Address: <u>Bert Serfes</u>								
City, State & Zip: _____						Telephone: <u>207-418-6006</u>		
Who should we contact when the permit is ready: <u>Amy Grammes Polaski</u>						Telephone: <u>874 8731 (c)</u> <u>272 7336 (c)</u>		
Mailing address: <u>Rm 312 City Hall</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: Amy Grammes Polaski Date: 10-14-08

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



New Residential Single Family 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, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

All new two-family residential developments will be required to go through the minor site plan review process.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations to scale
- NA* Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- NA* Window and door schedules *NA*
- NA* Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003 *1-40-2006*
- NA* Deck construction including: pier layout, framing, fastenings, guards, stair dimensions *2-10-2006*
- NA* Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- NA* 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.

Four (4) copies of the boundary survey/site plan are required and must include:

- A stamped boundary survey to scale showing north arrow, zoning district & setbacks to a scale of $\geq 1" = 20'$. The boundary survey should include the following:
- The footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches, steps, bow windows, cantilever sections and roof overhangs, sheds, pools, garages, and any other accessory structures and must be shown to scale. Photocopies of the plat or hand drawn footprints not to scale will not be accepted. The footprint should be consistent with the building plan.
- Location and dimensions of parking areas and driveways
- Finish floor or sill elevation (based on mean sea level datum)
- Location of proposed utilities
- Existing and proposed grades/contours
- Silt fence (erosion control) locations
- Location of two required street trees
- Separate requirements may apply for lots on unimproved streets
- A reduced boundary survey/site plan is required if original is larger than 11' x 17"

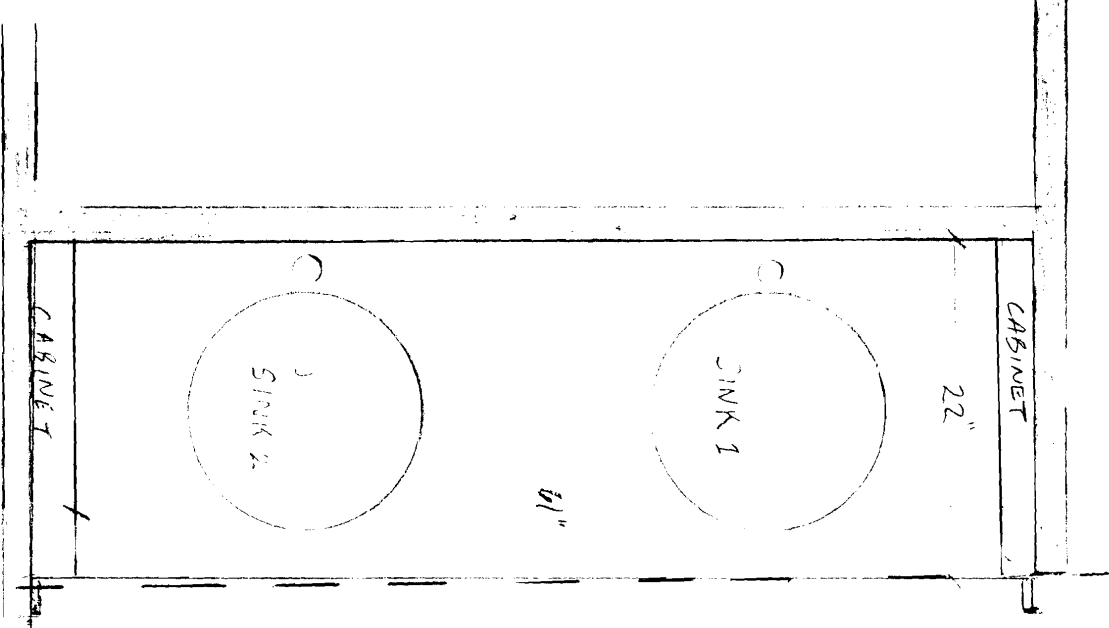
Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

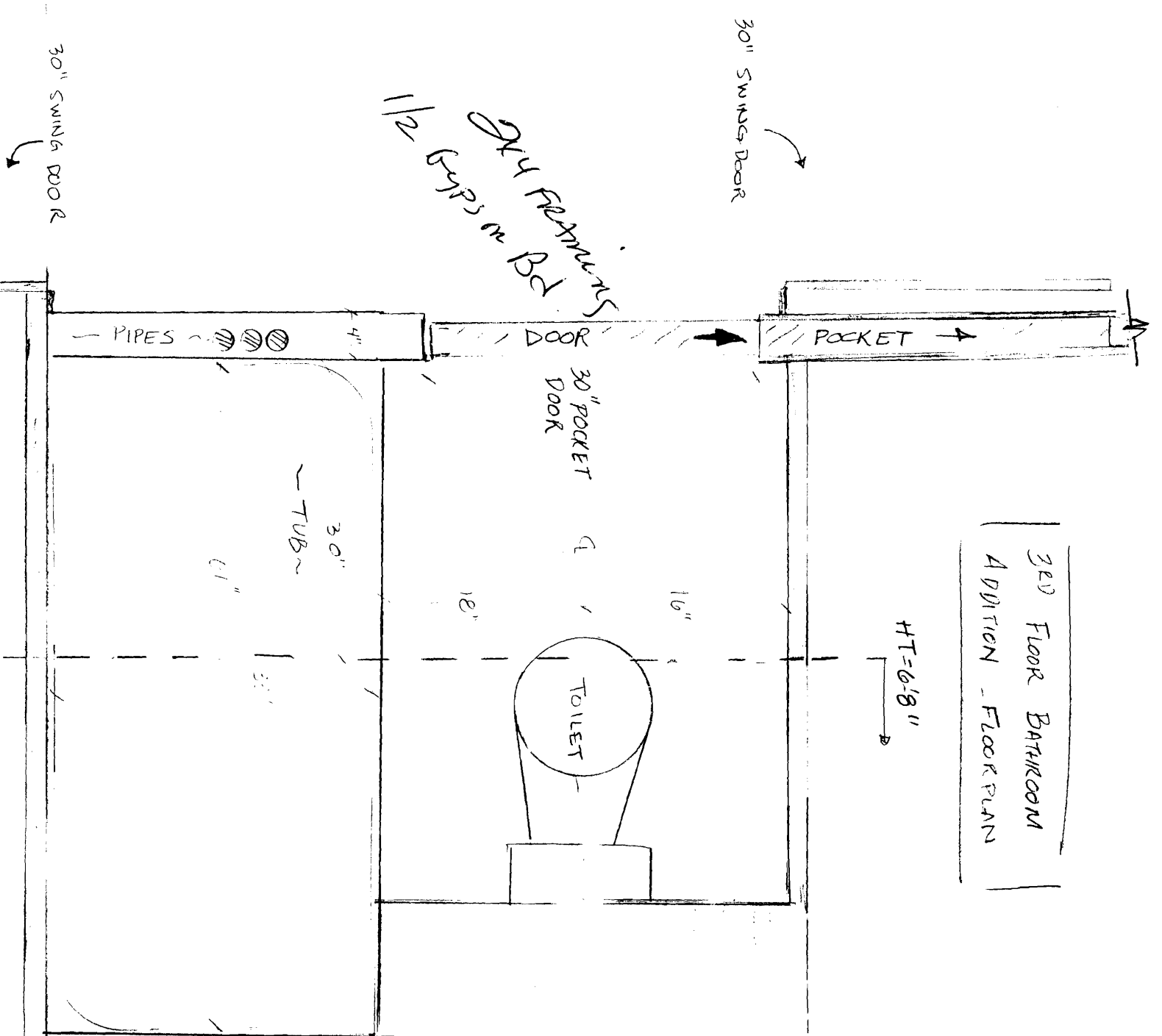
Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
Site plan review fee: \$300.00

This is not a Permit; you may not commence any work until the Permit is issued.

NOTE:
 CEILING R=40
 WALL R=19

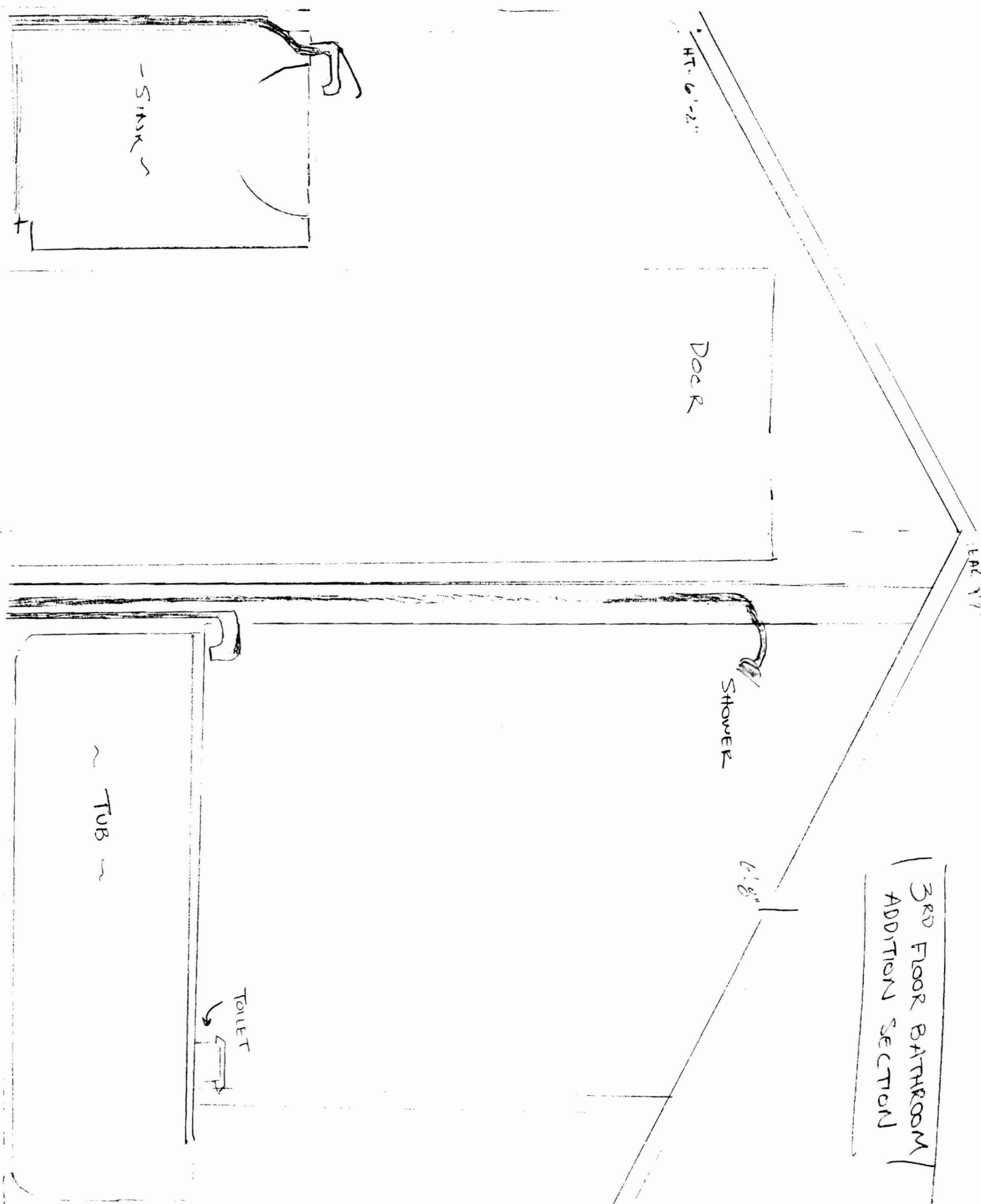


*SKY FRAMING
 1/2 GYPS on Bd*



2ND FLOOR BATHROOM
 ADDITION FLOOR PLAN

3RD FLOOR BATHROOM
ADDITION SECTION



HT. 6'-2"

DOOR

SHOWER

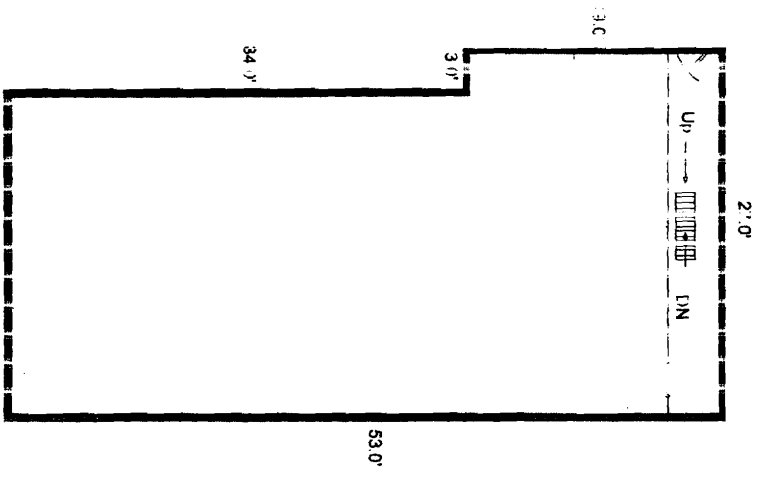
6'-8"

EAC 11"

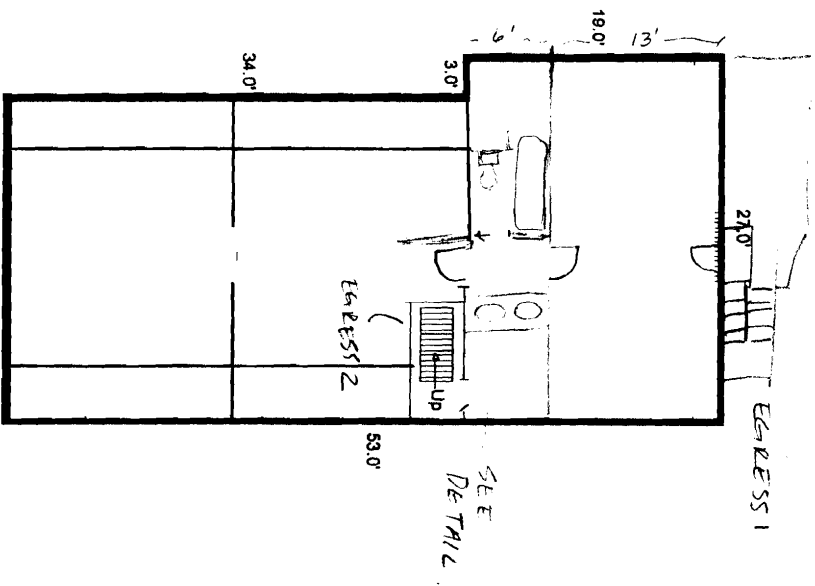
- SINKS

TUB

TOILET

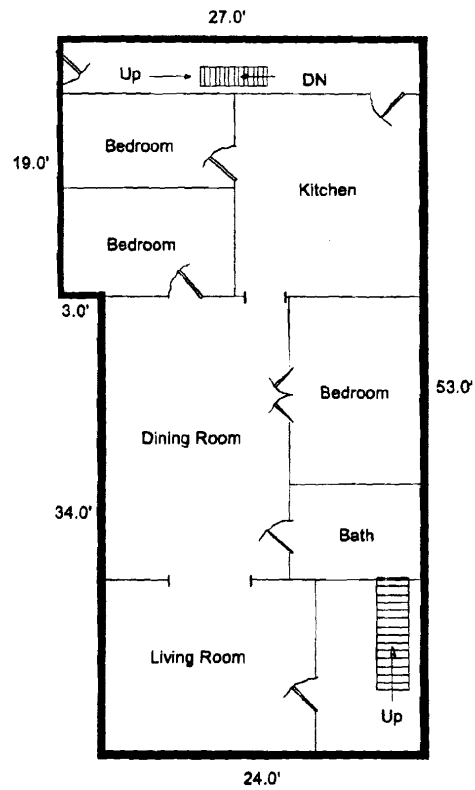


Basement

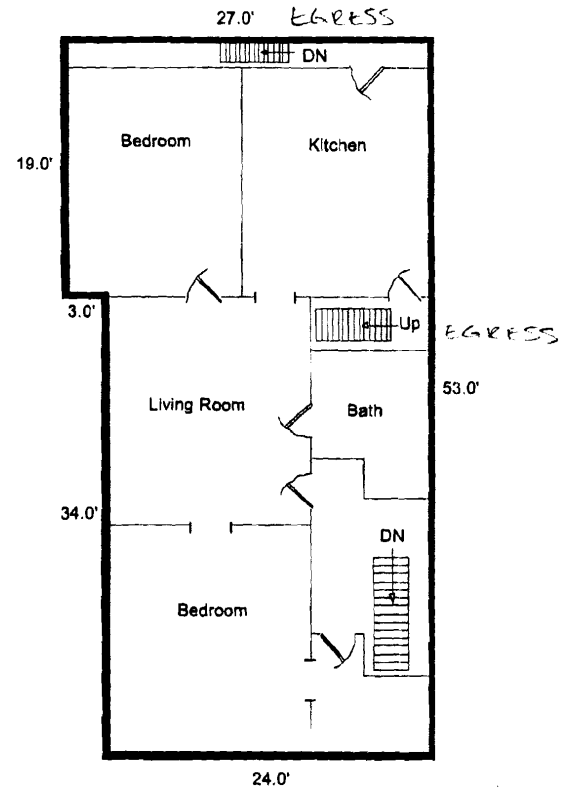


3rd Floor

S N - 10/10/11



UNIT 1



UNIT 2

Sketch by Apex IV™

Comments:

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	66-68	Winter		OF			1		45	E	19	

TAXPAYER ADDRESS AND DESCRIPTION

KING JAMES S & KRISTA D
OR SURVIVOR
68 WINTER ST CITY

LAND & BLDGS WINTER ST #66-68
ASSESSORS PLAN 45-E-19
AREA 3510 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
Conley, Lawrence & Dalia, of Tenors			54	2186	378

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
PAVED <input checked="" type="checkbox"/>	TREND OF DISTRICT
SEMI-IMPROVED	IMPROVING
DIRT	STATIC
SIDEWALK <input checked="" type="checkbox"/>	DECLINING
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	
45	78	42 ⁰⁰	91	38 ⁰⁰	1710	1023
TOTAL VALUE LAND					1710	1710
TOTAL VALUE BUILDINGS					4430	4630
TOTAL VALUE LAND AND BUILDINGS					6140	6340

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	900		
	BLDGS.	2650		
	TOTAL	3550		
1951	LAND	1025		
	BLDGS.	2650		
	TOTAL	3675		
1952	LAND	1025		
	BLDGS.	2775	125	
	TOTAL	3800	125	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

YEAR	ORIG. COST	RENTAL	960
YEAR	1946 SALE PRICE 7500	EXPENSE	20 E.
YEAR	U. S. R. S.	NET	940

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

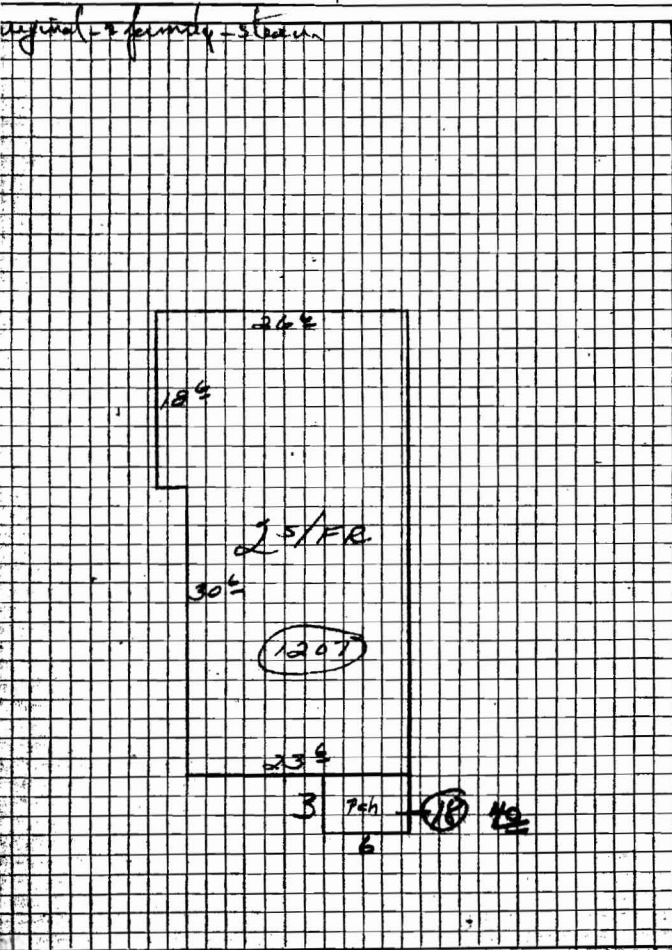
1238-H W Butler (replace) 123-AB, x 11/4
 1238-Annex (1238) - 2 D.B. instead of 1

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	2 <input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE		MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	2 <input checked="" type="checkbox"/>
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT	2 <input checked="" type="checkbox"/>
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE	<input checked="" type="checkbox"/>	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES				LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS		ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER		B	1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE	<input checked="" type="checkbox"/>	BSMT.	2ND 5
SOLID BRICK		HARDWOOD	<input checked="" type="checkbox"/>	1ST 6	3RD
STONE VENEER		PLASTER	<input checked="" type="checkbox"/>	OCCUPANCY	
CONC. OR CIND. BL.		UNFINISHED		SINGLE FAMILY	<input checked="" type="checkbox"/>
		METAL CLG.		TWO FAMILY	
TERRA COTTA				APARTMENT	
VITROLITE		RECREAT. ROOM		STORE	
PLATE GLASS		FINISHED ATTIC		THEATRE	
INSULATION		FIREPLACE		HOTEL	
WEATHERSTRIP		HEATING		OFFICES	
ROOFING		PIPELESS FURNACE		WAREHOUSE	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOT AIR FURNACE		COMM. GARAGE	
WOOD SHINGLES		FORCED AIR FURN.		GAS STATION	
ASBES. SHINGLES		STEAM	<input checked="" type="checkbox"/>	ECONOMIC CLASS	
SLATE TILE		HOT WAT. OR VAPOR	<input checked="" type="checkbox"/>	OVER BUILT	
METAL		NO HEATING		UNDER BUILT	
COMPOSITION		2-Boilers	<input checked="" type="checkbox"/>	DR. 3-30-59	AR. CS
ROLL ROOFING		GAS BURNER		LD. 3	PD. CS
INSULATION		OIL BURNER	53-21	MS.	CK. 51
		STOKER		REPL. VAL.	

COMPUTATIONS

UNIT	1951	1953
1207 S. F.	6210	6250
S. F.		
ADDITIONS	+ 40	40
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC Full	+ 460	460
FINISH		
FIREPLACE		
HEATING	+ 210	400 210
PLUMBING	+ 350	350
TILING		
M.F.	7620	670
TOTAL	7890	8290
FACT. +10	620 + 620	
REP. VAL.	8510	8910



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwg	A 2 1/2 FR	C	76		F	8510	50%	4260		4760	2550
GAR	B 2 C/FR 18x18	D	27		F.	280	40%	170		170	160
	C					8910	50	4460		4460	2675
	D										
	E										
	F										
	G										

YEAR	1953 51	1951 TOTAL BLDGS.	4430	2650
TAX VAL.	3775			
OLD VAL.	2650			
CHANGE	+ 1225			