

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

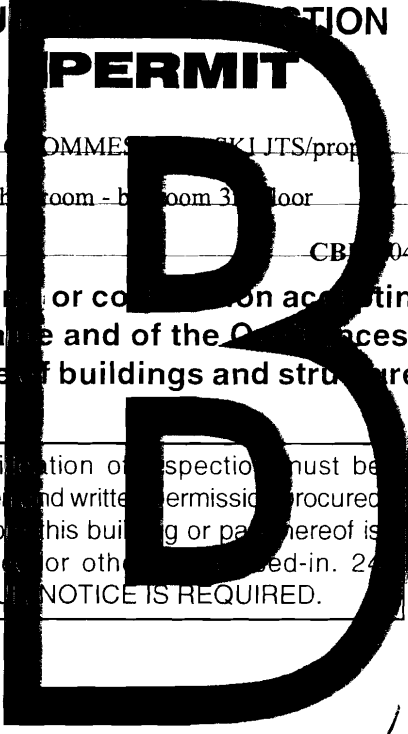
Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 090394

This is to certify that PULASKI MICHAEL & AMY COMMES SKYLITS/prop
has permission to Add 2 skylights, 1 dormer, finish room - b room 3 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 lathed or otherwise red-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

Thomas M. Manley 5/18/07
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: 09-0394	Issue Date:	CBL: 045 E019001
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Location of Construction: 68 WINTER ST	Owner Name: PULASKI MICHAEL & AMY GR	Owner Address: 68 WINTER ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-6

Past Use: 2 Unit Residential <i>legal use - 2.d.v.</i>	Proposed Use: 2 Unit Residential - Add 2 skylights, 1 dormer, finish 1 room - bedroom 3rd floor	Permit Fee: \$150.00	Cost of Work: \$12,500.00	CEO District: 2
Proposed Project Description: Add 2 skylights, 1 dormer, finish 1 room - bedroom 3rd floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		Signature:	Signature: <i>Jm 5/18/09</i>	
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: 04/30/2009	Zoning Approval		
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- 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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>using section 14-436 (b)</i> <input type="checkbox"/> Flood Zone <i>1% of allowable increase.</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/lead hair</i> Date: <i>5/17/09</i> <i>ABM</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 <i>yes</i> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/18/09</i> <i>SPH</i>
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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 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

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.

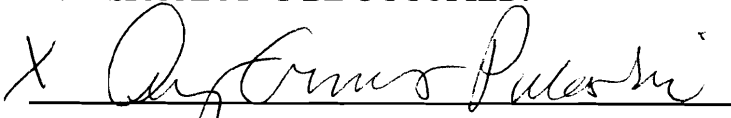
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

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.

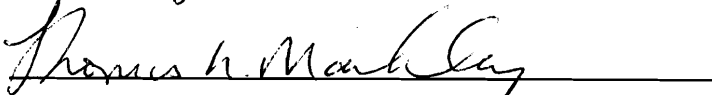
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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

X 

Signature of Applicant/Designee

5/18/09
Date



Signature of Inspections Official

5/18/09
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>153 SF</u>	Square Footage of Lot <u>2514</u>	Number of Stories <u>2.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>45</u> Block# <u>E</u> Lot# <u>19</u> Book/Page <u>25317/218</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Amy Pulaski</u> Address <u>68 Winter</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>212 7336</u> <u>874-8731</u>
Lessee/DBA (If Applicable) <u>NA</u>	Owner (if different from Applicant) Name <u>Same</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>12,500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Two Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Add 2 skylights & 1 dormer & finish 1 room - bedroom 3rd floor.</u>		
Contractor's name: <u>MIKE POLASKI</u> Address: _____ City, State & Zip <u>Same</u> Telephone: <u>207-400-084</u> Who should we contact when the permit is ready: <u>Amy Pulaski</u> Telephone: _____ Mailing address: _____		

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: <u>Amy Pulaski</u>	Date: <u>4/30/09</u>	APR 30 2009
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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

Permit No: 09-0394	Date Applied For: 04/30/2009	CBL: 045 E019001
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Location of Construction: 68 WINTER ST	Owner Name: PULASKI MICHAEL & AMY GR	Owner Address: 68 WINTER ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 Unit Residential - Add 2 skylights, 1 dormer, finish 1 room - bedroom 3rd floor	Proposed Project Description: Add 2 skylights, 1 dormer, finish 1 room - bedroom 3rd floor
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 05/15/2009

Note: **Ok to Issue:**

- 1) Approval contingent on final inspection upon completion of work.
- 2) Contractor to meet with HP staff to discuss final design details once owner selects contractor.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/07/2009

Note: Using section 14-436(b), 80% of the first floor footprint is 1068 sf. The dormer is adding 9.75 sf which is 1% of the allowable increase. **Ok to Issue:**

- 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.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This property shall remain a two 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.

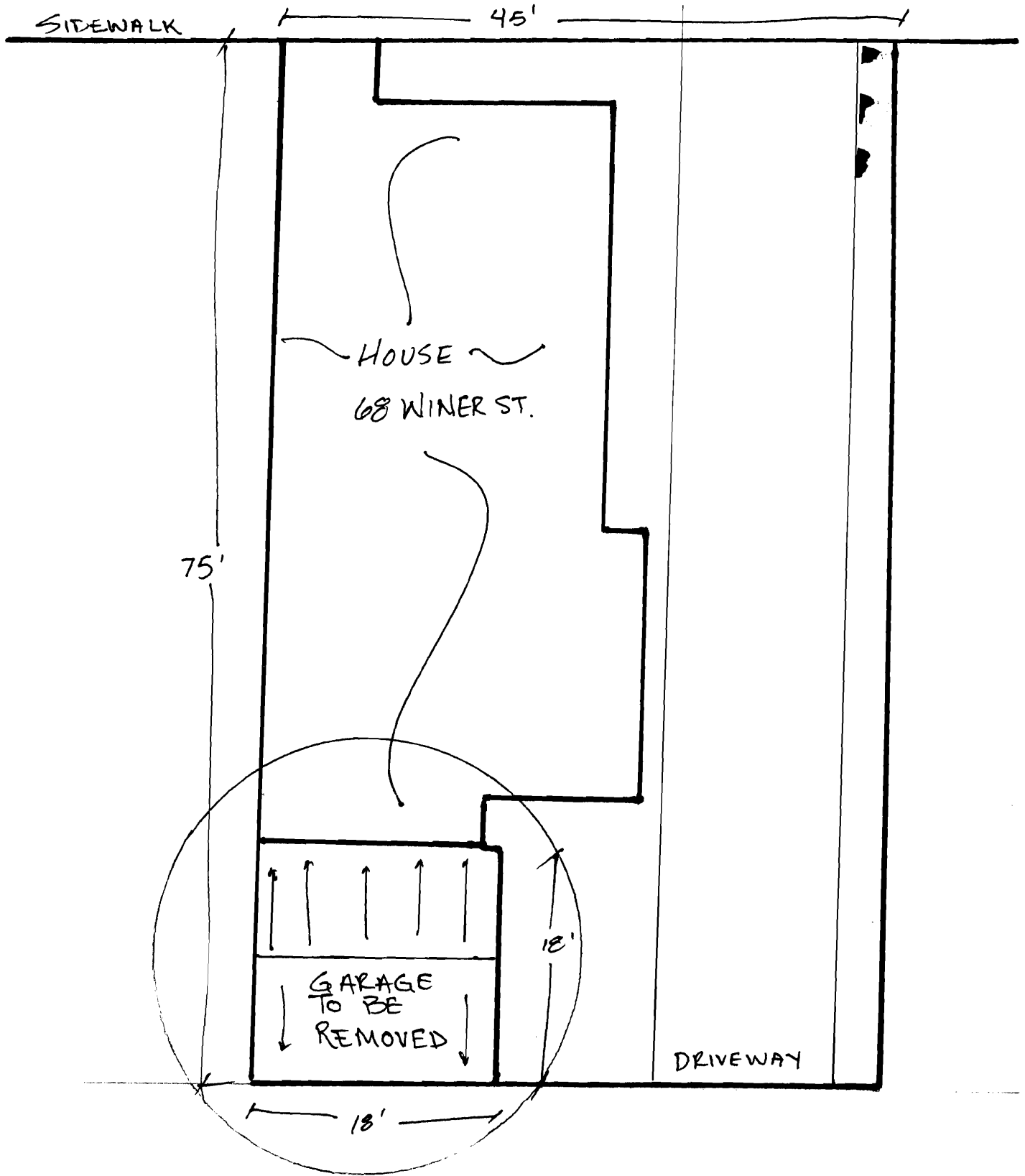
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 05/18/2009

Note: **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

5/15/2009-gg: recieved permit from historic on 5/15/09. /gg



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUL 27 2007

RECEIVED

Amy Grommes Pulaski

Structural Integrity

Consulting Engineers, Inc.

Aaron C. Jones, P.E.
President

p. 207-774-4614
f. 866-793-7835

www.structuralinteg.com
aaron@structuralinteg.com

77 Oak Street | Portland, ME 04101

63 WINDLER ST

TO GUEST ROOM

NEW 2x6

ADD 5/2" LVL STIEP TO
EXISTING RAFTERS TO
REMAIN

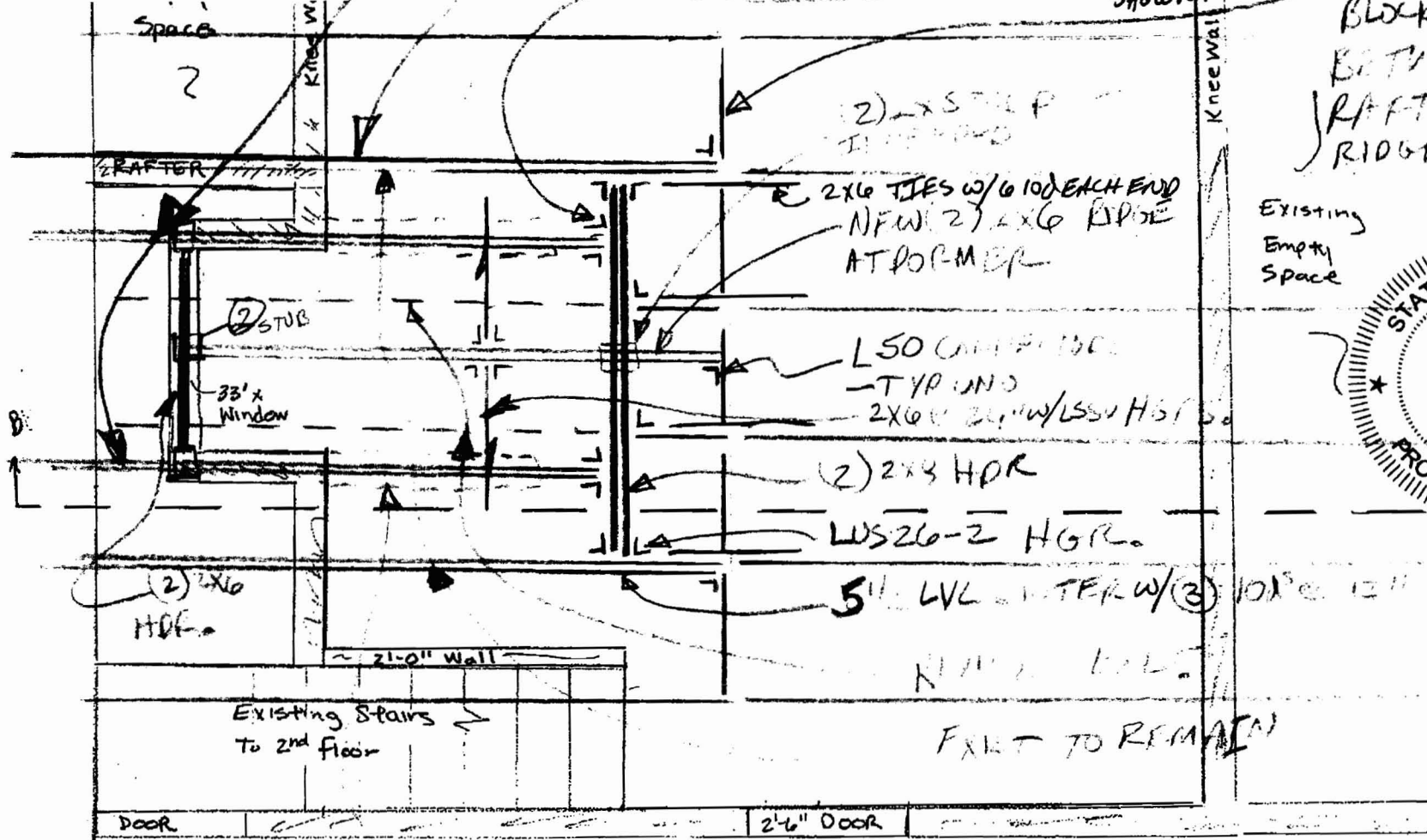
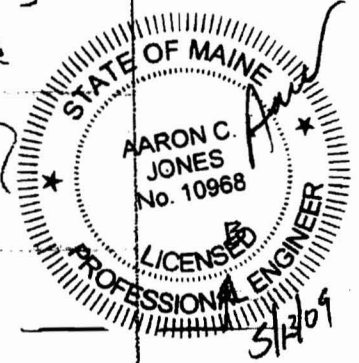
L50 EACH SIDE

Ⓞ (2) 2x6 AS
SHOWN.

ADD 2x
BLOCKING

BETWEEN
RAFTERS AT
RIDGE (S BAL)

Existing
Empty
Space



(2) 2x6 STIEP
INTERMED
2x6 TIES W/ 6 10' EACH END
NEW (2) 2x6 RISE
AT DORMER

L50 CHAIR BRACE
- TYP UNO
2x6 @ 24" W/ L50 HGT

(2) 2x8 HGR
LWS 26-2 HGR

5" LVL INTER W/ (3) 10' @ 12"

FRONT TO REMAIN

1 OF 4

5/12/09

DORMER WALLS Den (Center Room) 3rd Floor
Scale 1cm = 1'-0"
AS NE (2) 2x6 RAFTERS

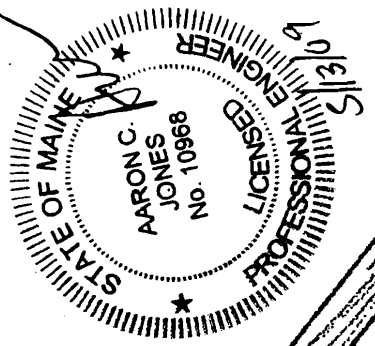
(2) 2x STUB POSTS
 (N) 2x LOCKING BETWEEN EXIST-

L50 CONNECTORS - TYP

(N) (2) 2x3 HPR w/LDS20-2 HDR

2x6 TIE w/(6) lod each end.
 Section B

Scale 1cm = 1'-0"



2x6 @ 24" DORMER
 RAFTERS, TYP.

(2) 2x6 RIDGE

(N) (2) 2x6

Wood
 Clapboard
 Siding
 (2) 2x6 HDR

Existing
 Door to
 far Room
 2'-5"

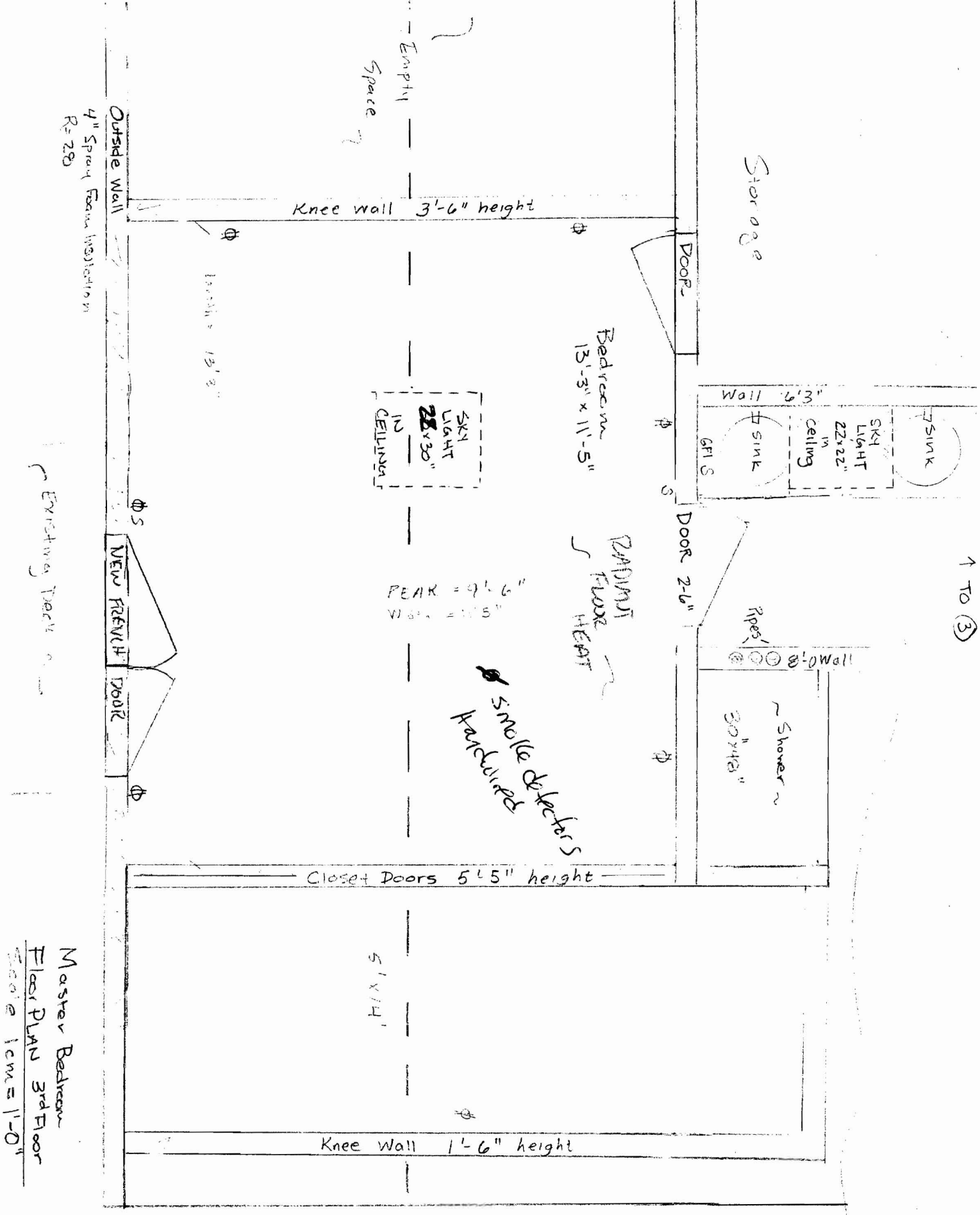
Door ht 6'-4"
 Room ht 6'-10"

Existing
 L50 FLASH
 SIDING (2) 2x6

Existing
 Knee Wall
 3'-0"

(N) 2x Plie over (N) (2) 2x6 HDR IN MAIN
 ROOF PLAIN w/ 2x6 16" DORMER WALL ABOVE

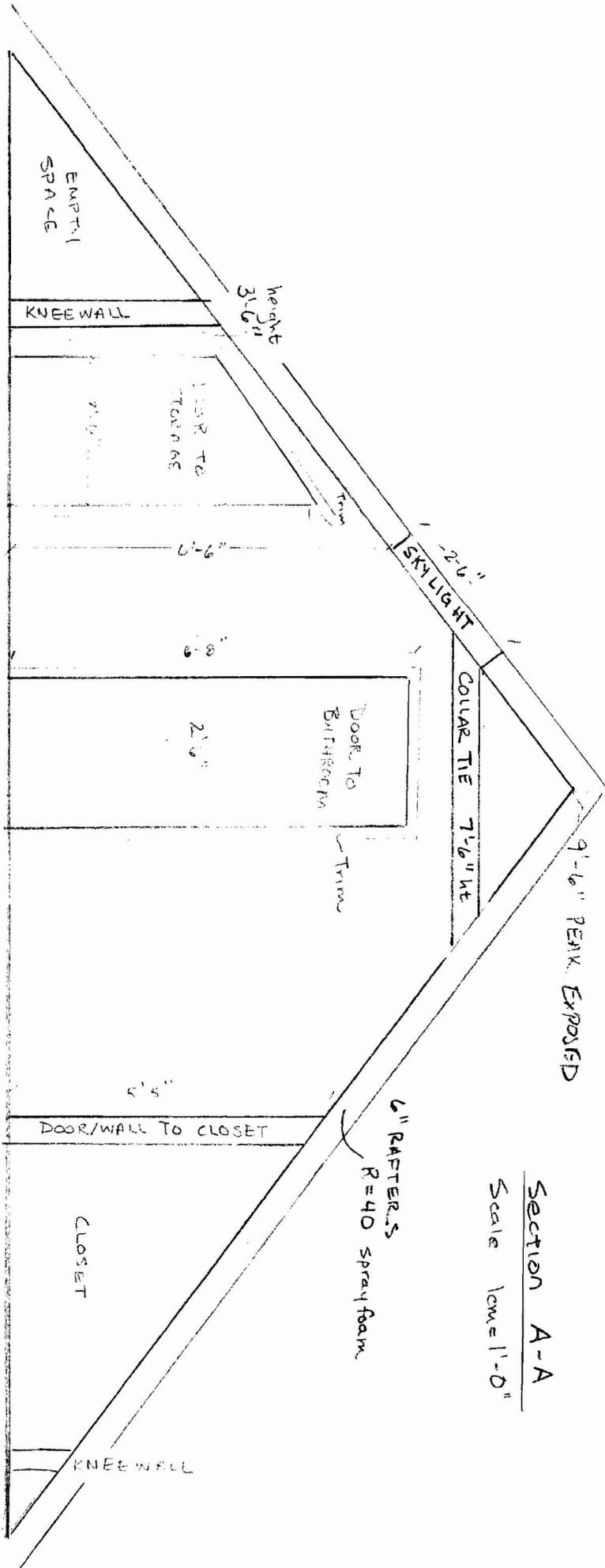
20F9 5/12/09



↑ TO ③

①

Master Bedroom
 Floor Plan 3rd Floor
 Scale 1cm = 1'-0"

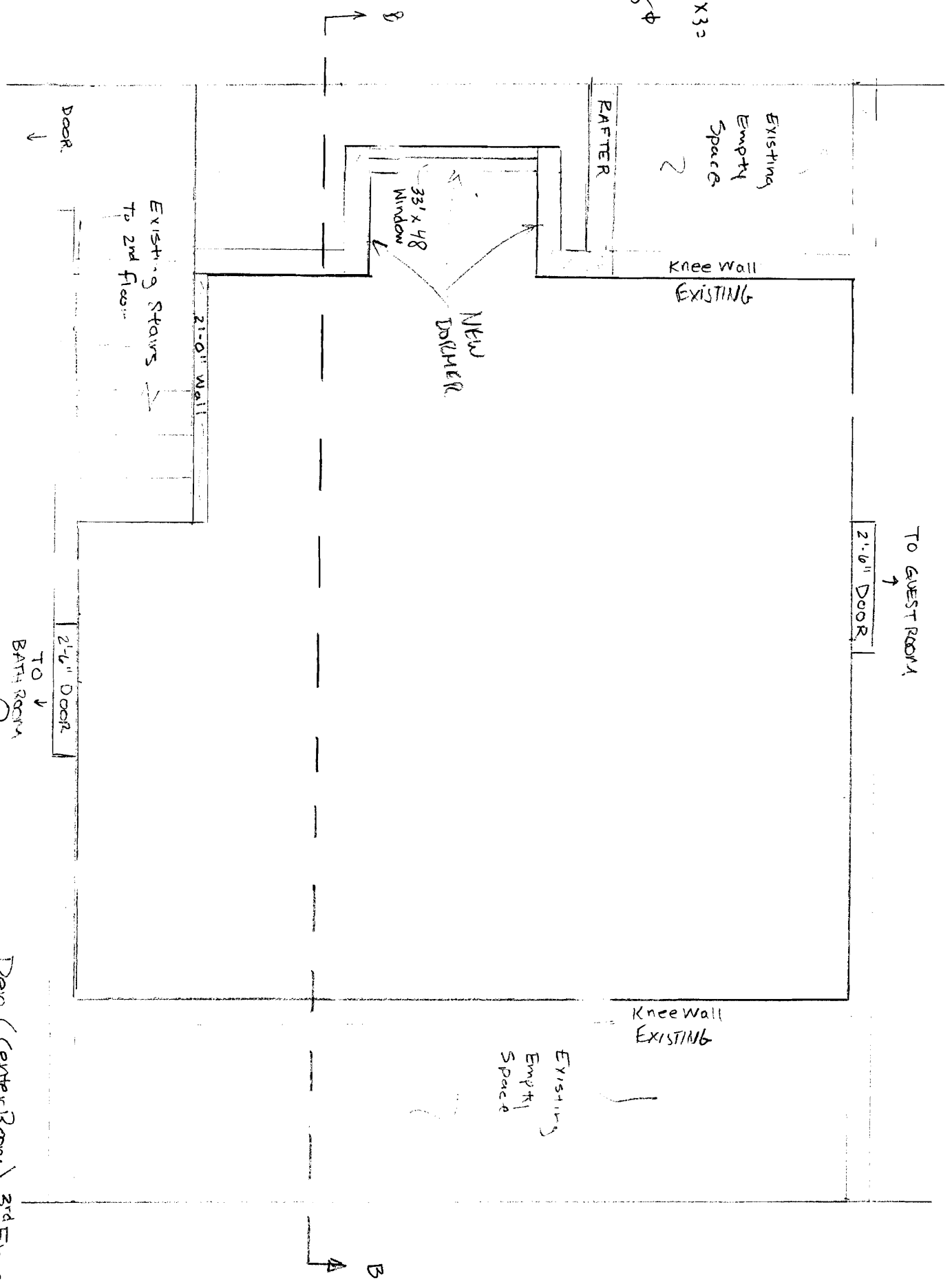


SECTION A-A

Section A-A
Scale 1/4" = 1'-0"

MASTER BEDROOM
SCALE 1/4" = 1'-0"

325x3 =
975'



DOOR ↓

EXISTING STAIRS
TO 2nd Floor

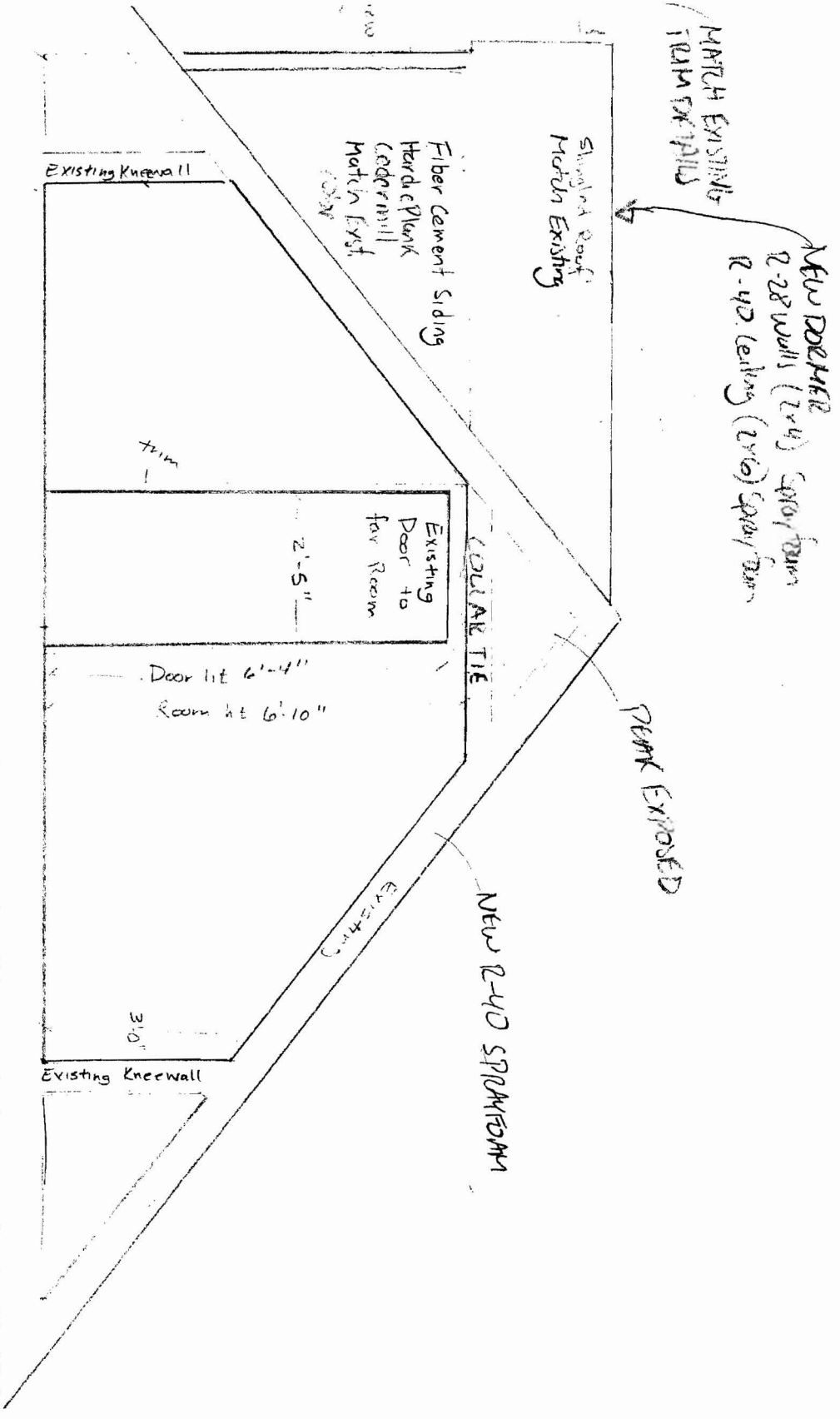
21'-0" Wall

TO GUEST ROOM
↓
21'-6" DOOR

21'-6" DOOR

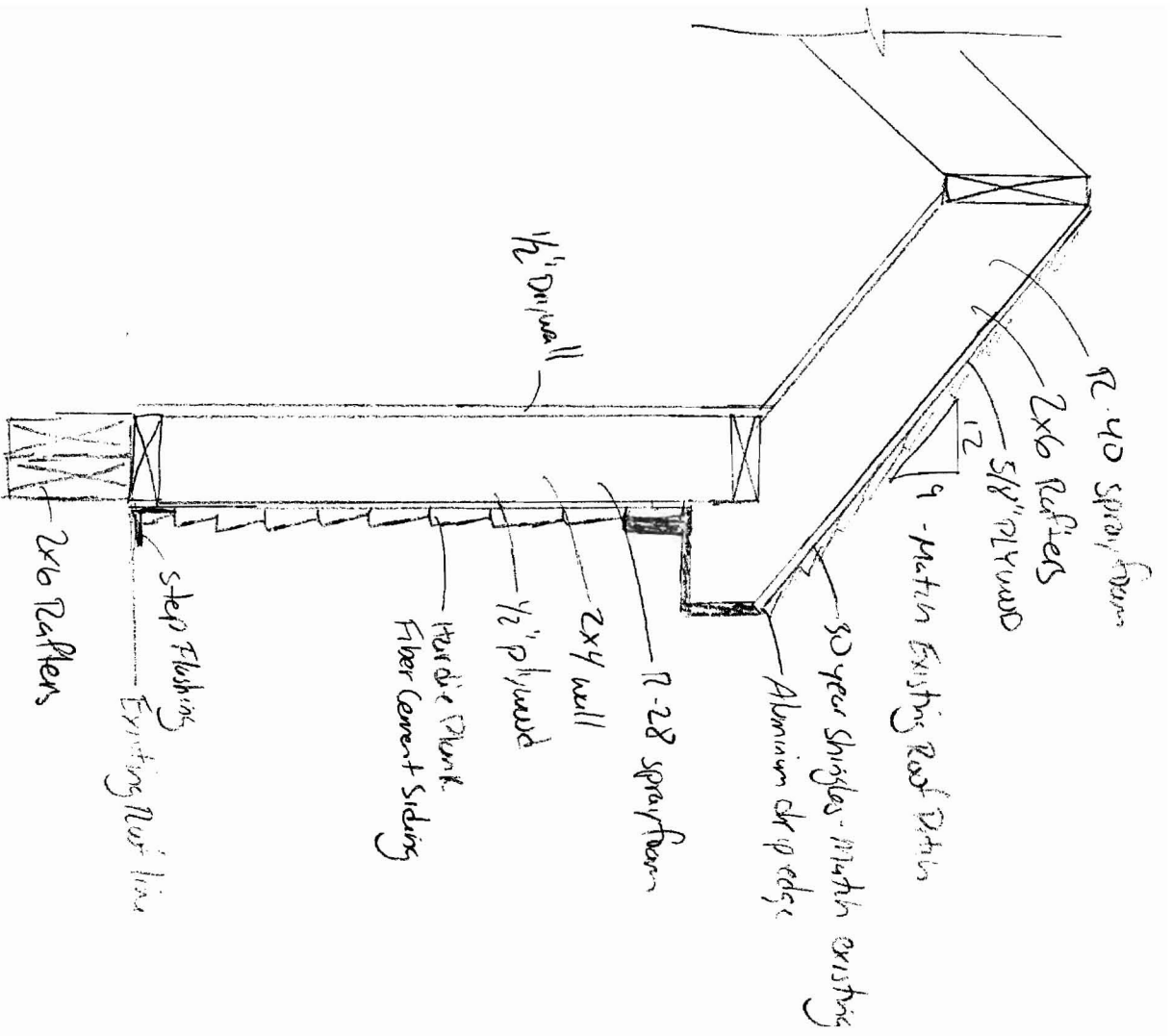
TO
BATH ROOM
TO

Den (Center Room) 3rd Floor
Scale 1/4" = 1'-0"



SECTION R-B

DEN (CENTR ROOM)
 5'6" clear HGT

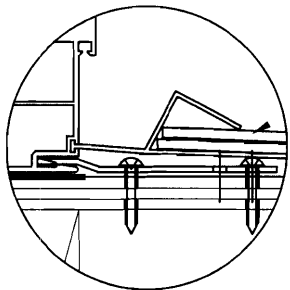
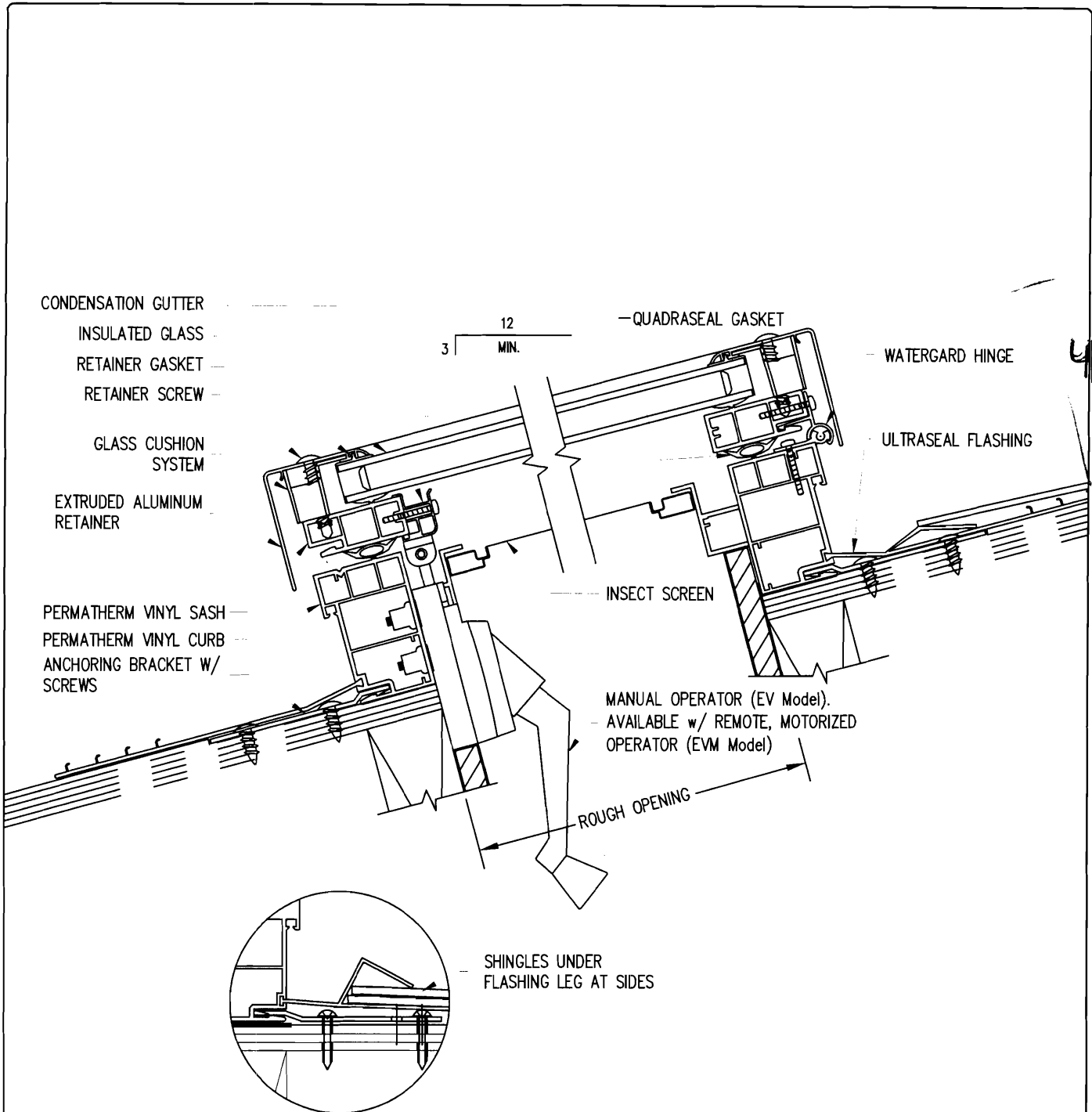


DORMER WALL SECTION

Not to Scale

Window and Door Schedule

Location	Type	Manufacturer	Model	Glazing	size	Description	U value	SHGC
Bedroom	Skylight	Wasco	E Class (EV)	High Performance Low e (Performance Plus 2x)	22"x30"	Manual Vented, Bronze Enamel Exterior Finish (standard)	0.23	0.34
Bathroom	Skylight	Wasco	E Class (EV)	High Performance Low e (Performance Plus 2x)	22"x22"	Manual Vented, Bronze Enamel Exterior Finish (standard)	0.23	0.34
Bedroom	Inswing French Door	Marvin	Integrity - IIFD5065 XXL	Tempered Low E II with Argon gas	5'x6'8"	Simulated Divided Lite	0.3	0.27
Den - Dormer	Window	Marvin	Integrity Wood Ultrex Double Hung	Low E II Argon	34"x48"	1 over 1 - match existing style	0.33	0.31



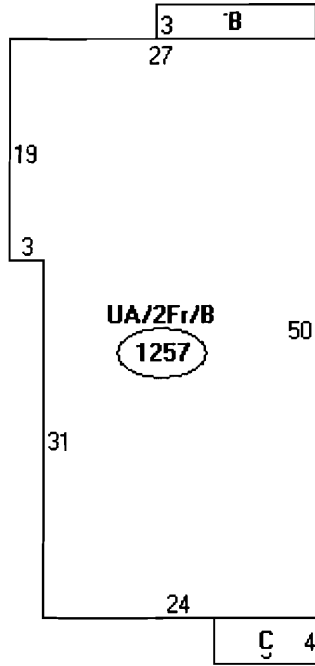
DETAIL D1A
FLASHING LEG AT SIDE JAMB LOCATIONS ONLY



WASCO PRODUCTS, INC.
22 PIONEER AVENUE, SANFORD, MAINE 04073
(207) 324-8060, FAX (207) 490-5271

EV-EVM
SILL DETAIL

D1



Descriptor/Area

A: UA/2Fr/B
1257 sqft

B: EP = 1335
42 sqft

C: WD
36 sqft

R-6

lot size = 3510

land area per du = 1,000 ok.

Side setback 10' - no house is on property line.

Using section 14-436 (b)

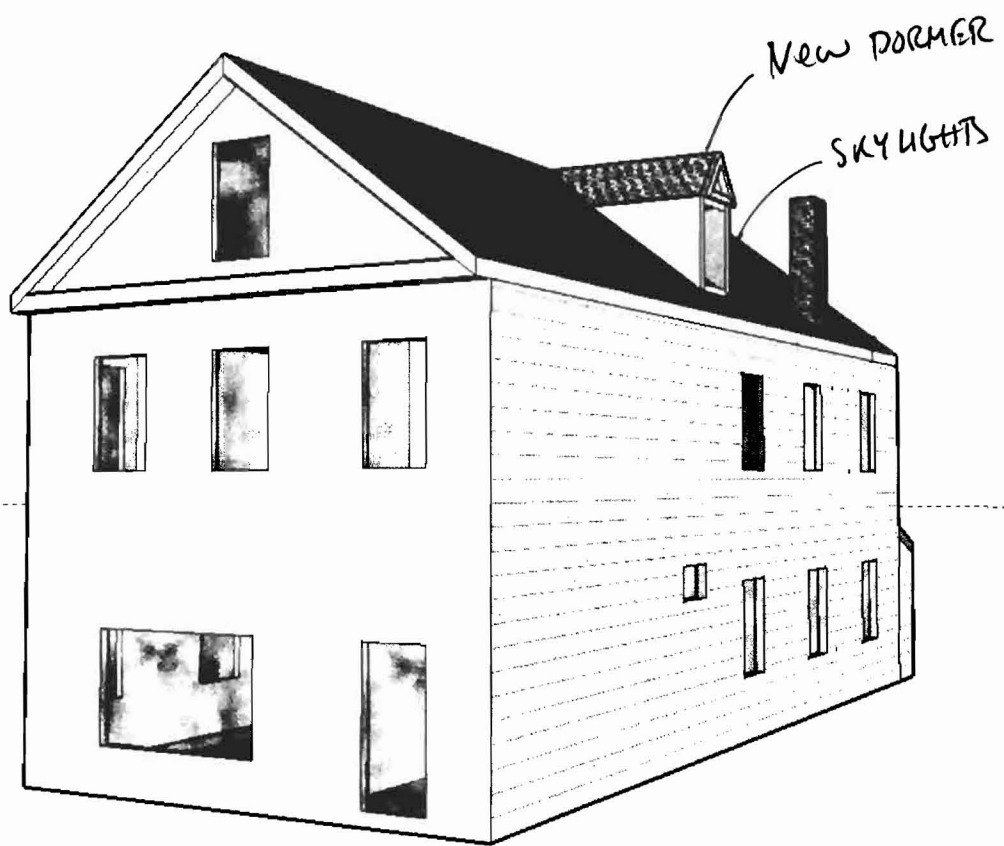
8% of 1st floor footprint = 1068 #

~~area~~
closer is adding 9,750 #

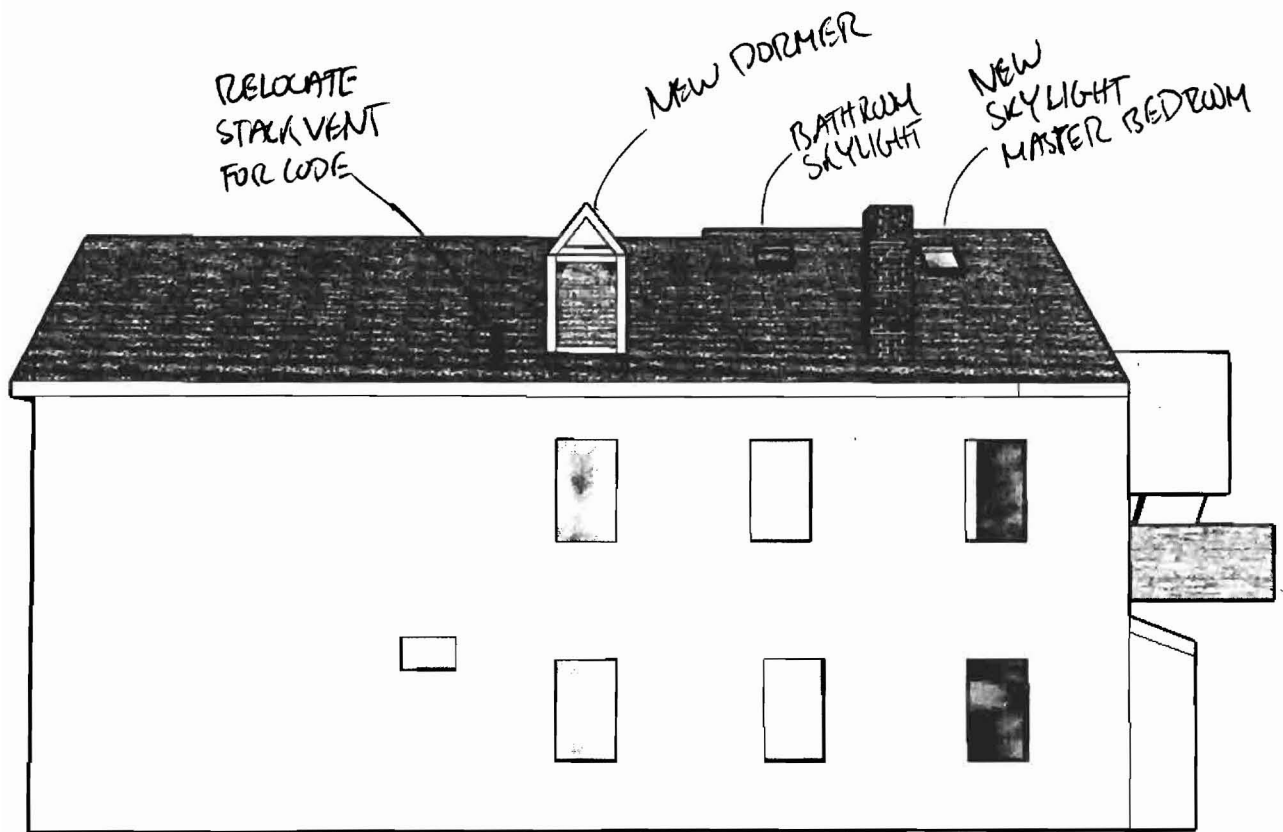
1% adding.



EXISTING VIEW FROM STREET



STREET VIEW PERSPECTIVE



WEST ELEVATION



124
Fran

HISTORIC DOORWAY EXAMPLE/MODEL



General Building Permit Application

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Location/Address of Construction: <u>68 Winter Street</u>		
Total Square Footage of Proposed Structure/Area <u>153 SF</u>	Square Footage of Lot <u>2514</u>	Number of Stories <u>2.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>45</u> Block# <u>E</u> Lot# <u>19</u> Book/Page <u>25317/218</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Amy Polaski</u> Address <u>68 Winter</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>212 7336</u> <u>874-8731</u>
Lessee/DBA (If Applicable) <u>NA</u>	Owner (if different from Applicant) Name <u>same</u> Address City, State & Zip	Cost Of Work: \$ <u>12,500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Two Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>2 skylights + 1 dormer, finish 3rd fl. bedroom, door.</u>		
Contractor's name: <u>MIKE POLASKI</u> Address: _____ City, State & Zip <u>same</u> Telephone: <u>207-400-084</u> Who should we contact when the permit is ready: <u>Amy Polaski</u> Telephone: _____ Mailing address: _____		

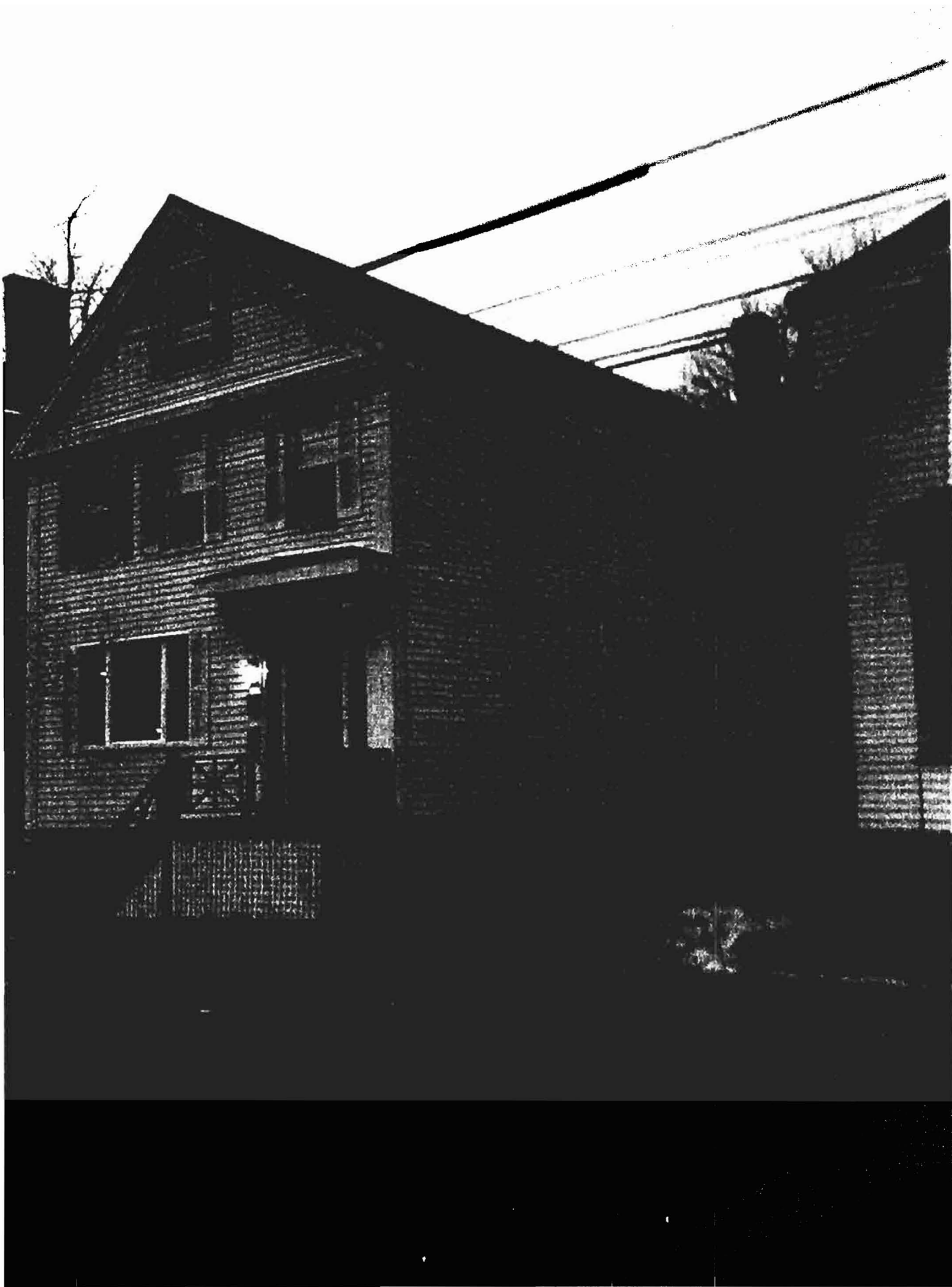
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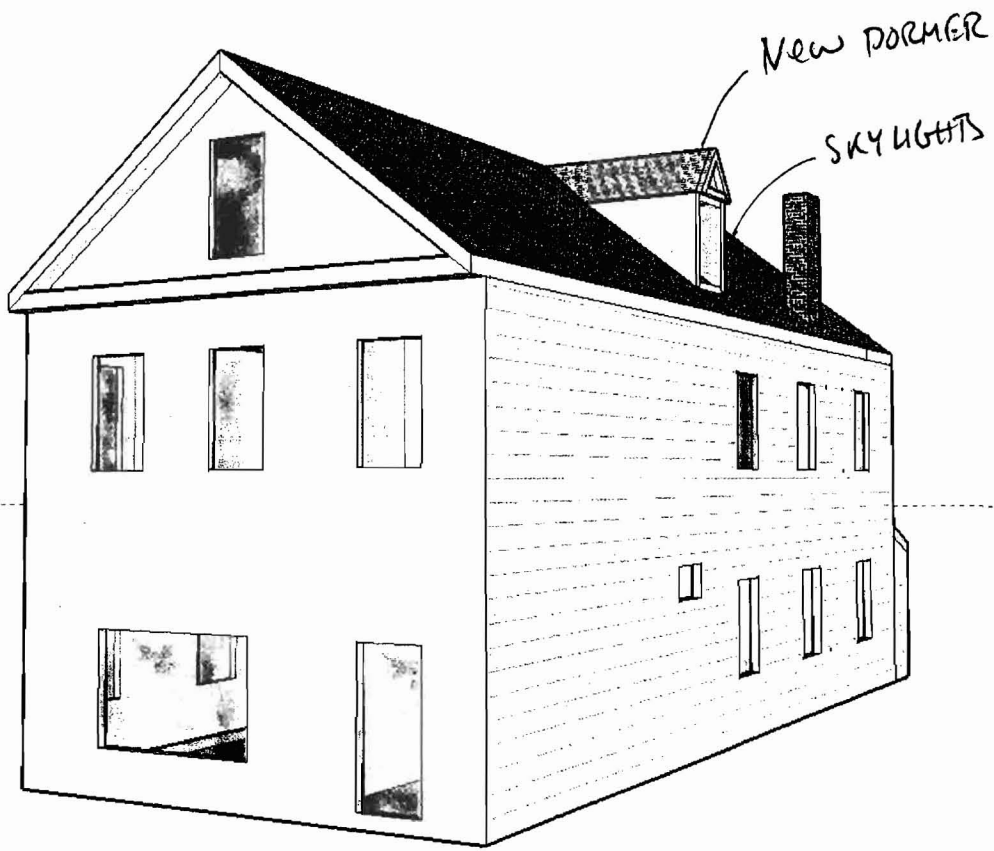
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Signature: Amy Polaski Date: 4/30/09

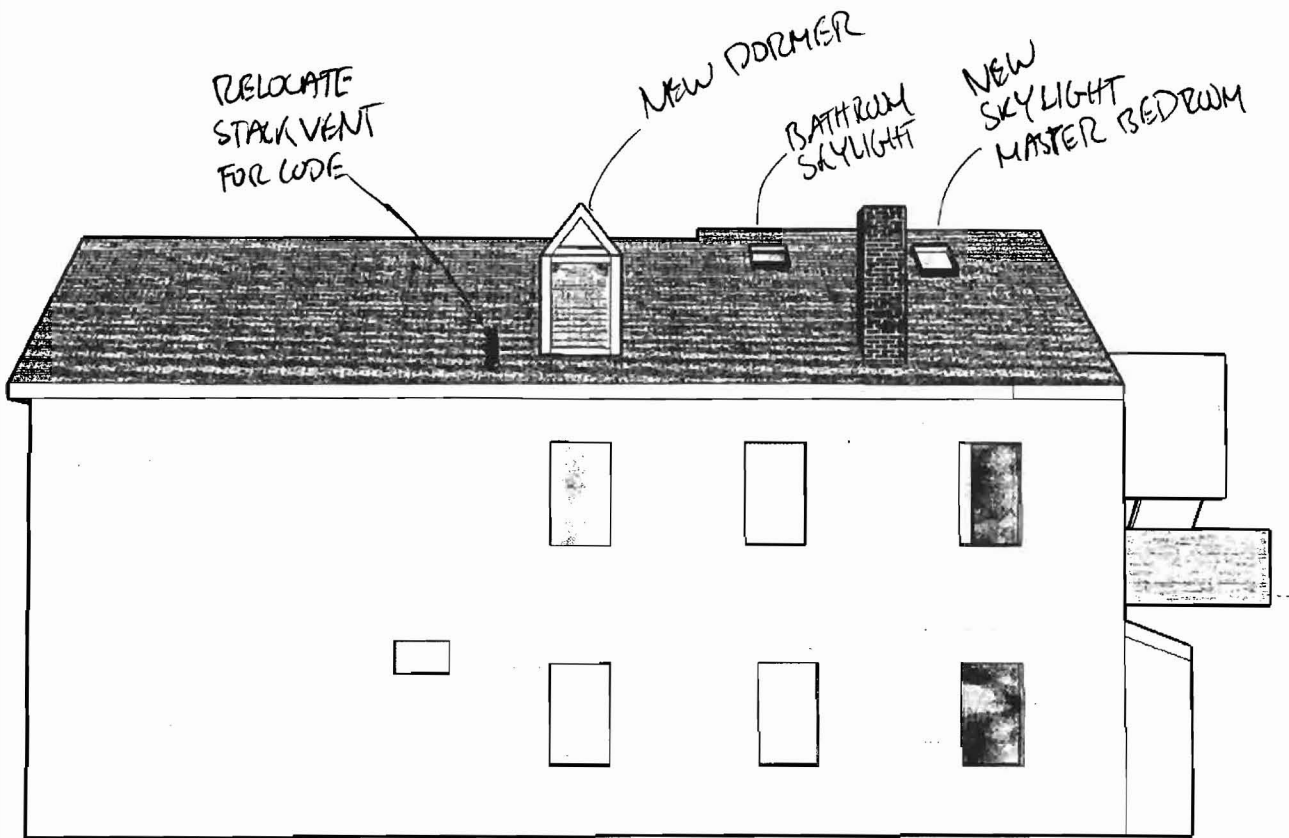
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EXISTING VIEW FROM STREET

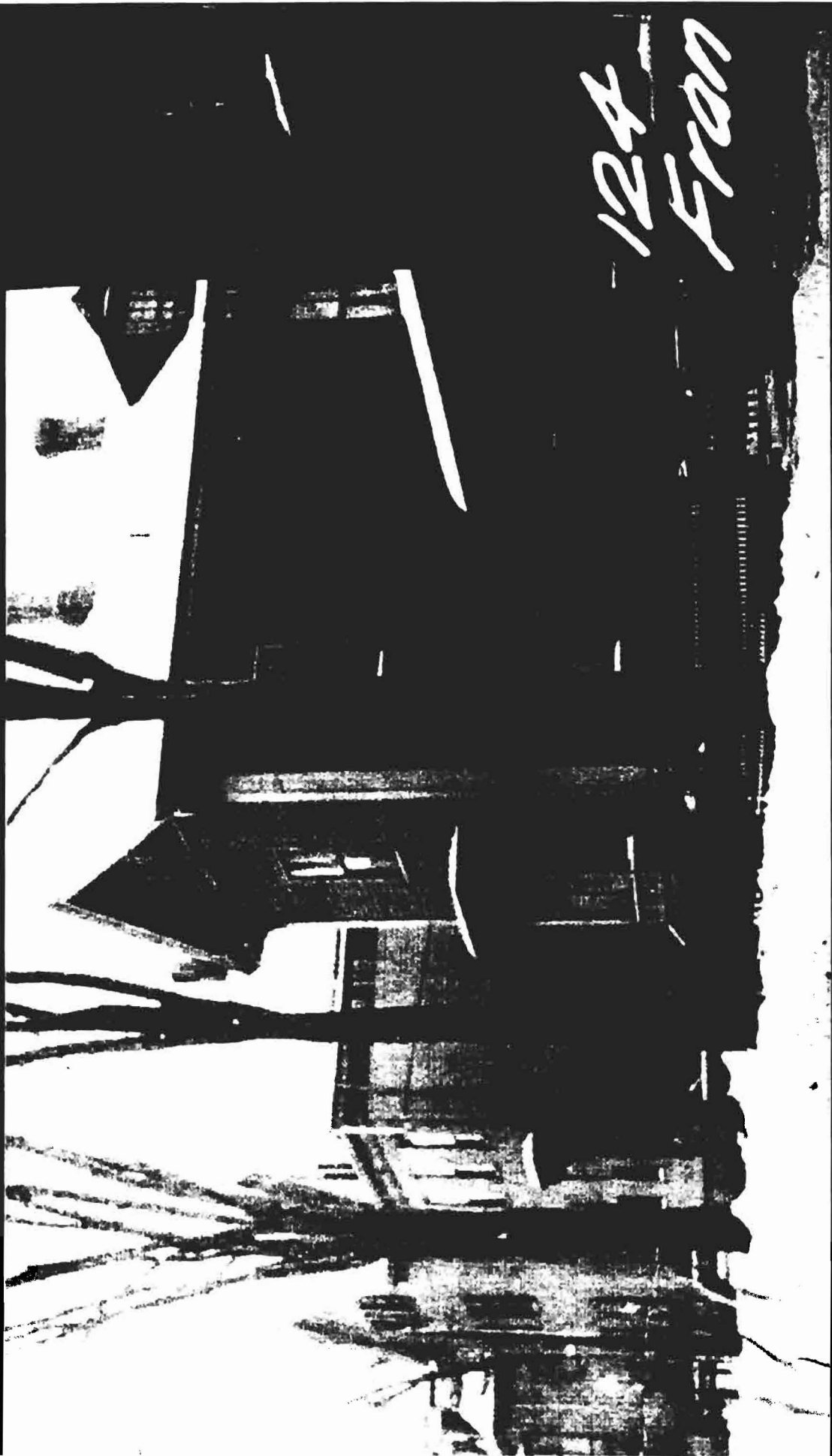


STREET VIEW PERSPECTIVE



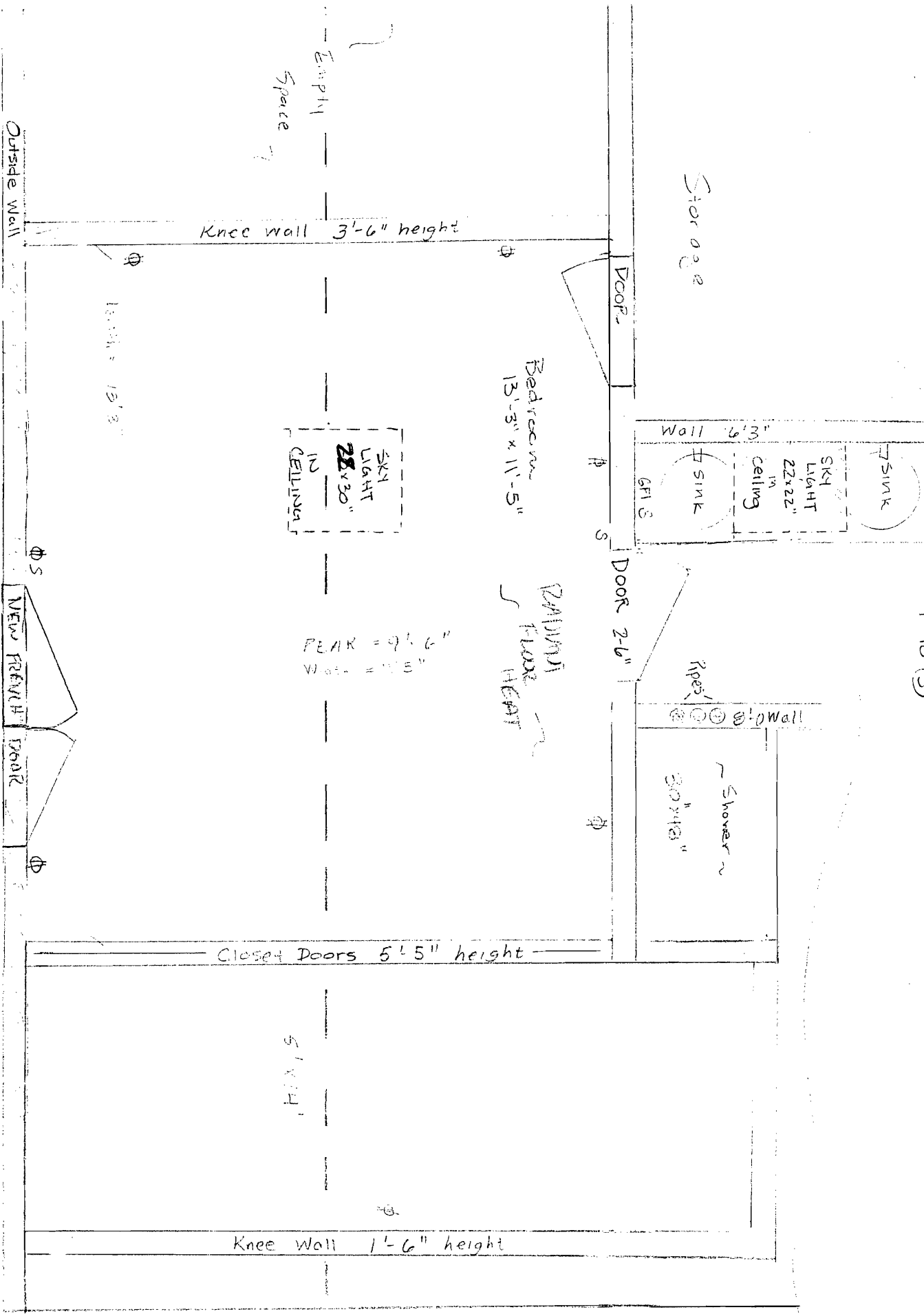
WEST ELEVATION

124
Fran



HISTORIC DOORER EXAMPLE/MODEL

4" Spray Foam Insulation
R=20



Existing Track

NEW FRENCH DOOR

Knee Wall 3'-6" height

SINK LIGHT 22" x 30" CEILING

Bedroom 13'-3" x 11'-5"

PEAK = 9'-6" Wall = 1'-5"

RAVINE FLOOR HEAT

Storage

Wall 6'-3"

DOOR

DOOR 2'-6"

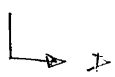
SINK CEILING 22" x 22" SINK

Shower 30" x 48"

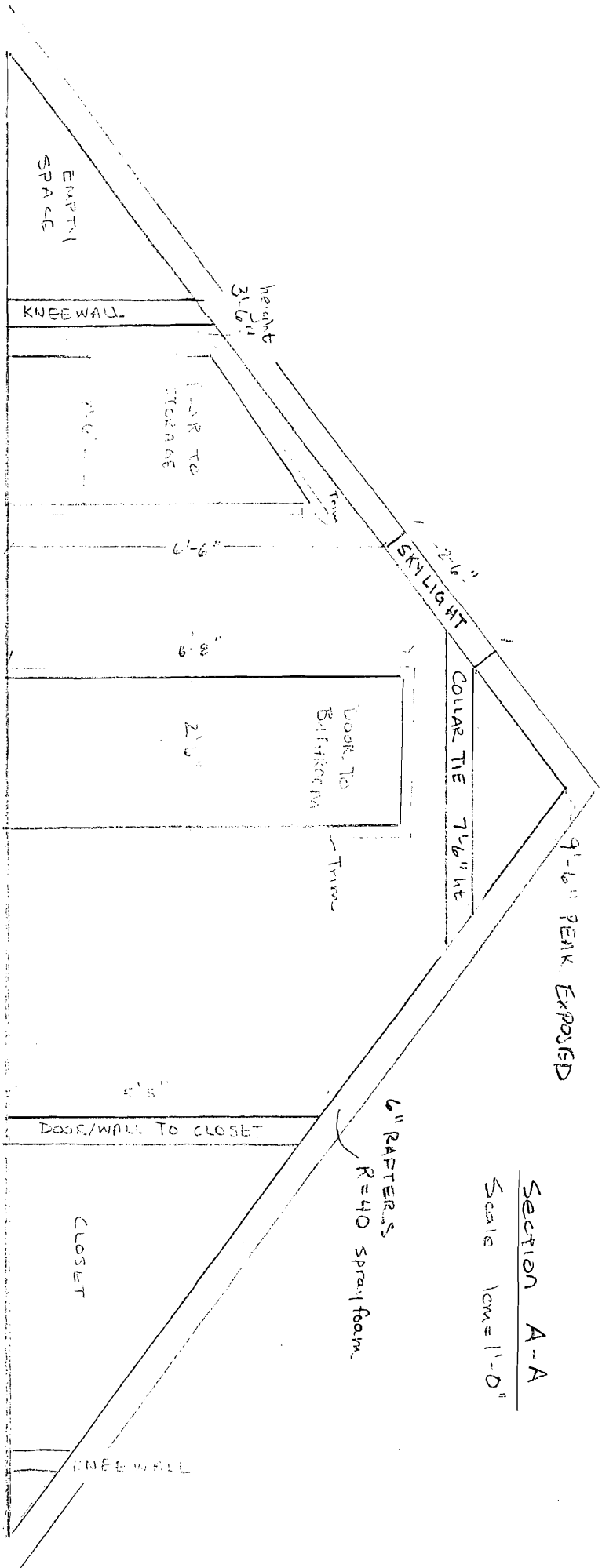
Closet Doors 5'-5" height

Knee Wall 1'-6" height

5'-11"



Master Bedroom
Floor Plan 3rd Floor
Scale 1/4" = 1'-0"



Section A-A

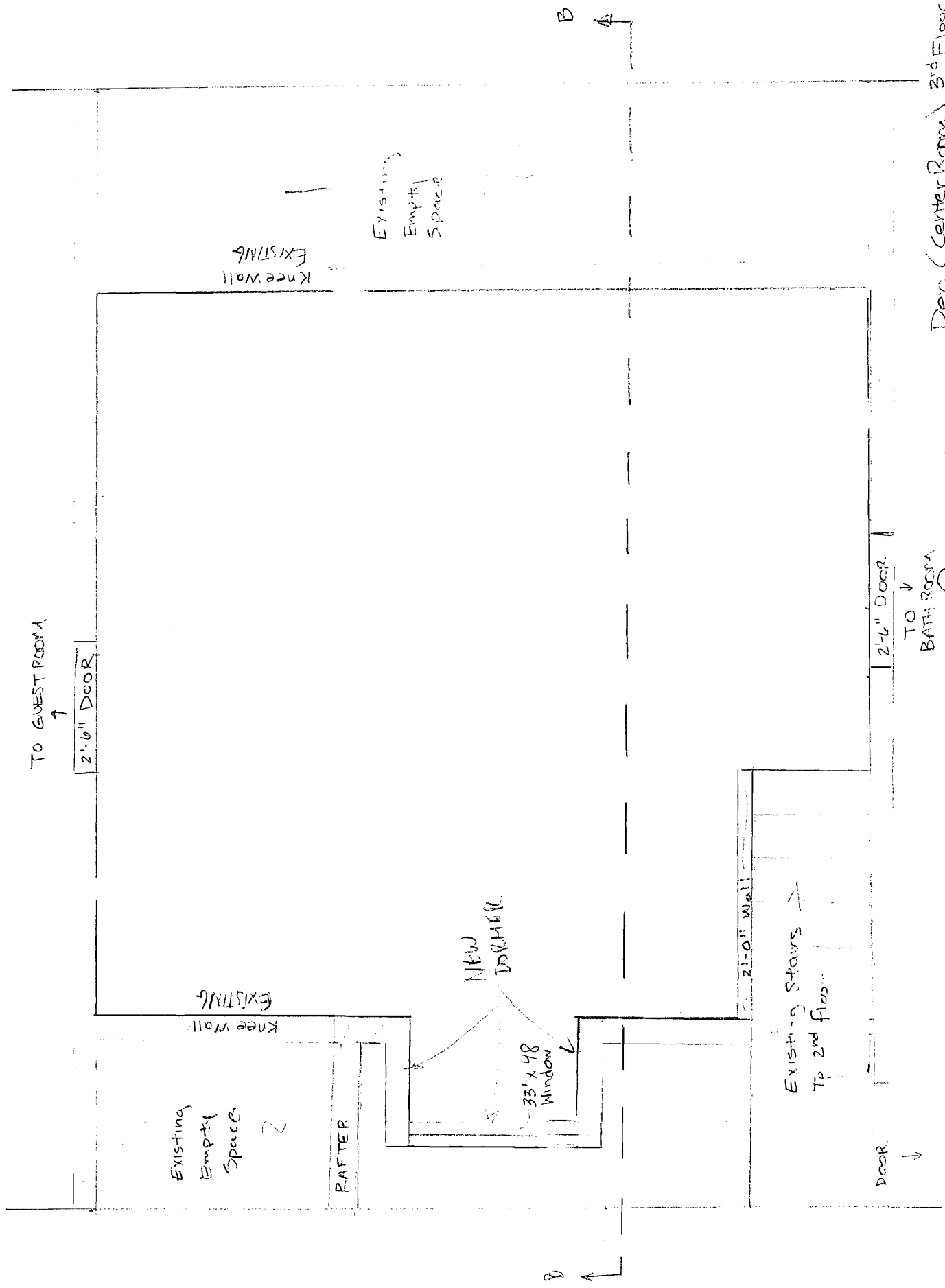
Scale 1/4" = 1'-0"

SECTION A-A

MASTER BEDROOM

SCALE 1/4" = 1'-0"

3



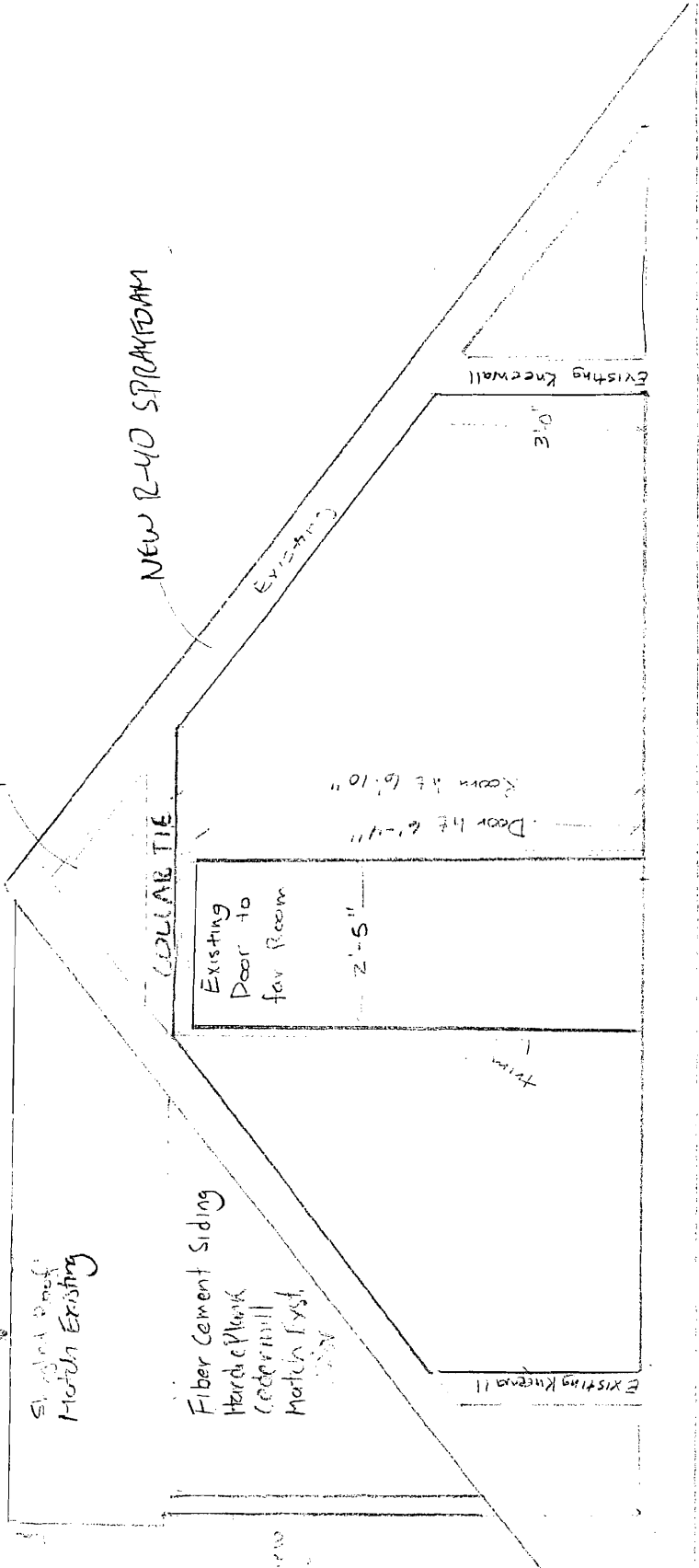
3rd Floor
 Dec. (Center Room)
 Scale 1 cm = 1'-0"

NEW DOOR
R-28 Walls (2x4) Spray foam
R-40 Ceiling (2x6) Spray foam

WALL EXISTING
TRAP DOORS

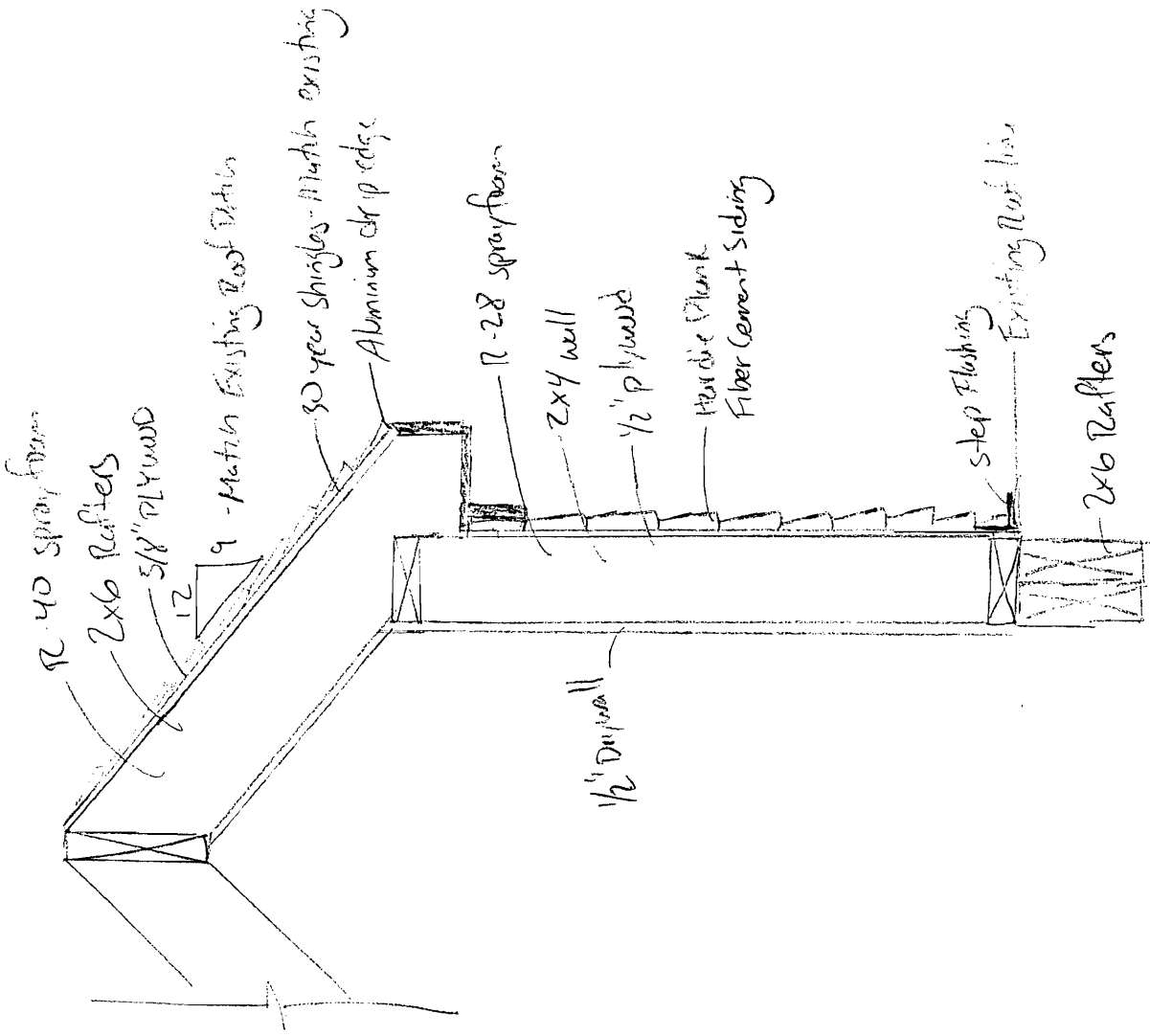
PEAK EXPOSED

NEW R-40 SPRAYFOAM



SECTION 13-B

DEN (CENTER ROOM)
Scale 1/8" = 1'-0"

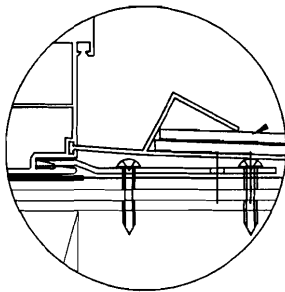
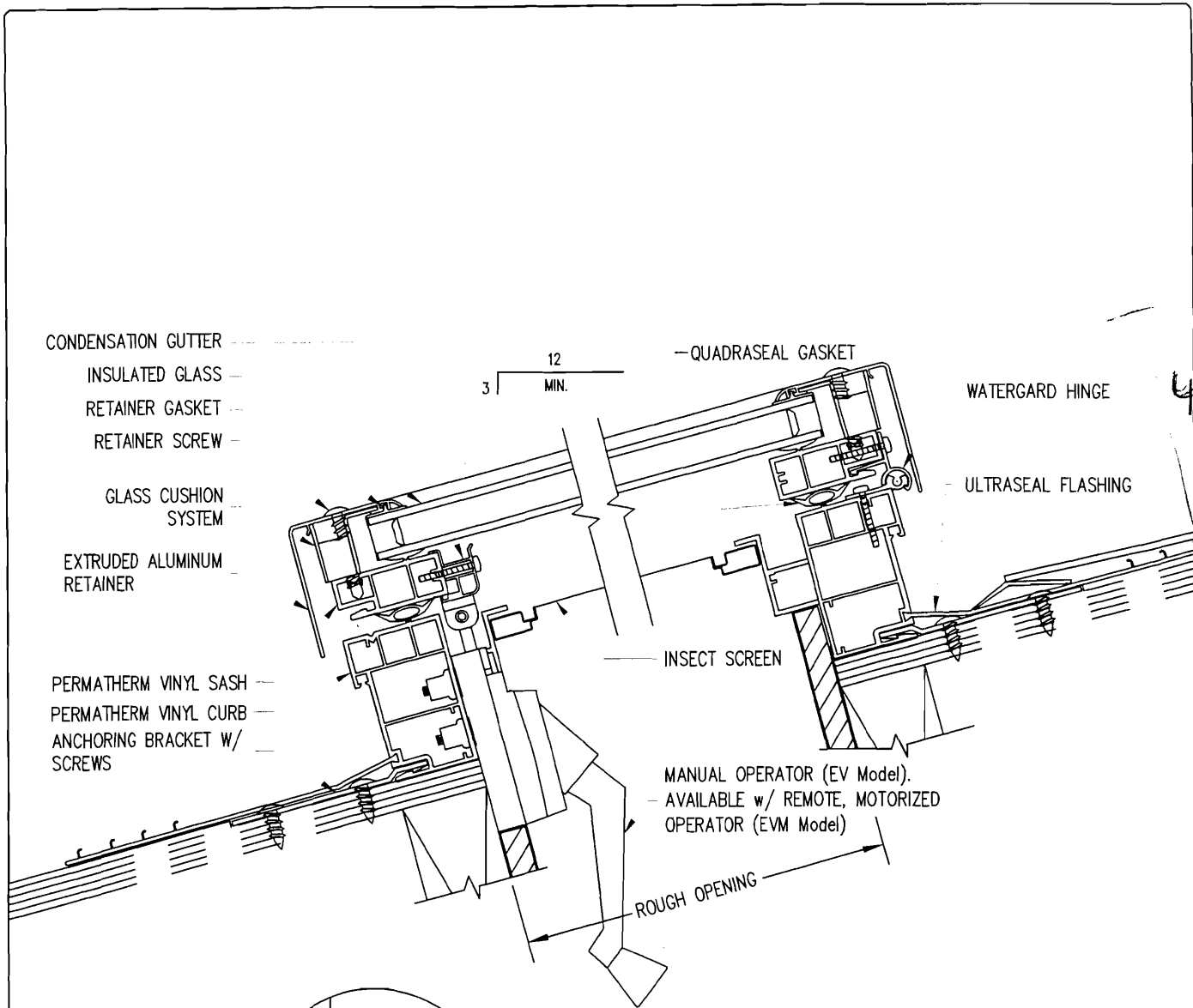


DORMER WALL SECTION

Not to Scale

Window and Door Schedule

Location	Type	Manufac turer	Model	Glazing	size	Description	U value	SHGC
Bedroom	Skylight	Wasco	E Class (EV)	High Performance Low e (Performance Plus 2x)	22"x30"	Manual Vented, Bronze Enamel Exterior Finish (standard)	0.23	0.34
Bathroom	Skylight	Wasco	E Class (EV)	High Performance Low e (Performance Plus 2x)	22"x22"	Manual Vented, Bronze Enamel Exterior Finish (standard)	0.23	0.34
Bedroom	Inswing French Door	Marvin	Integrity - IIFD5065 XXL	Tempered Low E II with Argon gas	5'x6'8"	Simulated Divided Lite	0.3	0.27
Den - Dormer	Window	Marvin	Integrity Wood Ultrex Double Hung	Low E II Argon	34"x48"	1 over 1 - match existing style	0.33	0.31



SHINGLES UNDER FLASHING LEG AT SIDES

DETAIL D1A
FLASHING LEG AT SIDE JAMB LOCATIONS ONLY



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EV-EVM
SILL DETAIL

D1



