

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING PERMITS SECTION

**PERMIT**

Permit Number: 090506

This is to certify that HUNT SUZANNE M./Greg Fr oulis  
has permission to 2 Story sunroom/ studio addition 4' x 18'  
AT 36 WINTER ST 045 F008001

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 dressed-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. CAPT. R. Lawrence

Health Dept. JUL 9 2009

Appeal Board

Other

Department Name  
**CITY OF PORTLAND**

*[Signature]* 7/7/09  
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

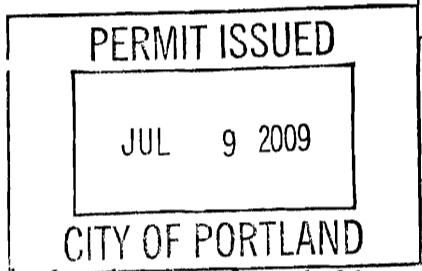
Permit No: 09-0506	Issue Date: 7/7/09	CBL: 045 F008001
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Location of Construction: 36 WINTER ST	Owner Name: HUNT SUZANNE M	Owner Address: 36 WINTER ST	Phone:
Business Name:	Contractor Name: Greg Frangoulis	Contractor Address: 134 Brackett Street Portland	Phone 2076536640
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: 3 Unit Residential	Proposed Use: 3 unit Residential - 2 Story sunroom/ studio addition 14' x 18'	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 2
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions		INSPECTION: Use Group: R-2 Type: SB IBC-2003 IRC-2003 with permit Signature: <i>CK</i>		
Proposed Project Description: 2 Story sunroom/ studio addition 14' x 18'				
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: 05/27/2009	<b>Zoning Approval</b>
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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 <i>using section 14-433 reduce side setback to 5' 8"</i> <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: <i>5/28/09 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 <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>7/6/09</i> <i>D. Andrews</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.**

**Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

**Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**


**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.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

7-08-09  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 09-0506	Date Applied For: 05/27/2009	CBL: 045 F008001
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Location of Construction: 36 WINTER ST	Owner Name: HUNT SUZANNE M	Owner Address: 36 WINTER ST	Phone:
Business Name:	Contractor Name: Greg Frangoulis	Contractor Address: 134 Brackett Street Portland	Phone (207) 653-6640
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: 3 unit Residential - 2 Story sunroom/ studio addition 14' x 18'	Proposed Project Description: 2 Story sunroom/ studio addition 14' x 18'
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 07/06/2009

**Note:****Ok to Issue:** 

1) HP Board approved application on July 1, 2009, subject to the following conditions:

- \* On side elevations, a frieze board shall be installed over the 2nd floor windows; frieze board to function as the window header.
- \* Low-e windows to have VTR of 70 or above.
- \* Final roof spec. To be approved by HP staff.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/28/2009

**Note:****Ok to Issue:** 

Using section 14-433 to reduce the side yard setback to 5'8". House was built in 1864. Lot is narrow (35' wide) and to meet the 10 side setback on both sides the driveway & parking area would be reduced. Section 14-433 was used on an earlier permit to build an addition that was never done.

- 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 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:** Chris Hanson      **Approval Date:** 07/07/2009

**Note:****Ok to Issue:** 

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) ANY exterior work requires separate review and approval thru Historic Preservation
- 3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 6) The attic scuttle opening must be 22" x 30".
- 7) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC
- 8) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.



<b>Location of Construction:</b> 36 WINTER ST	<b>Owner Name:</b> HUNT SUZANNE M	<b>Owner Address:</b> 36 WINTER ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Greg Frangoulis	<b>Contractor Address:</b> 134 Brackett Street Portland	<b>Phone</b> (207) 653-6640
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	

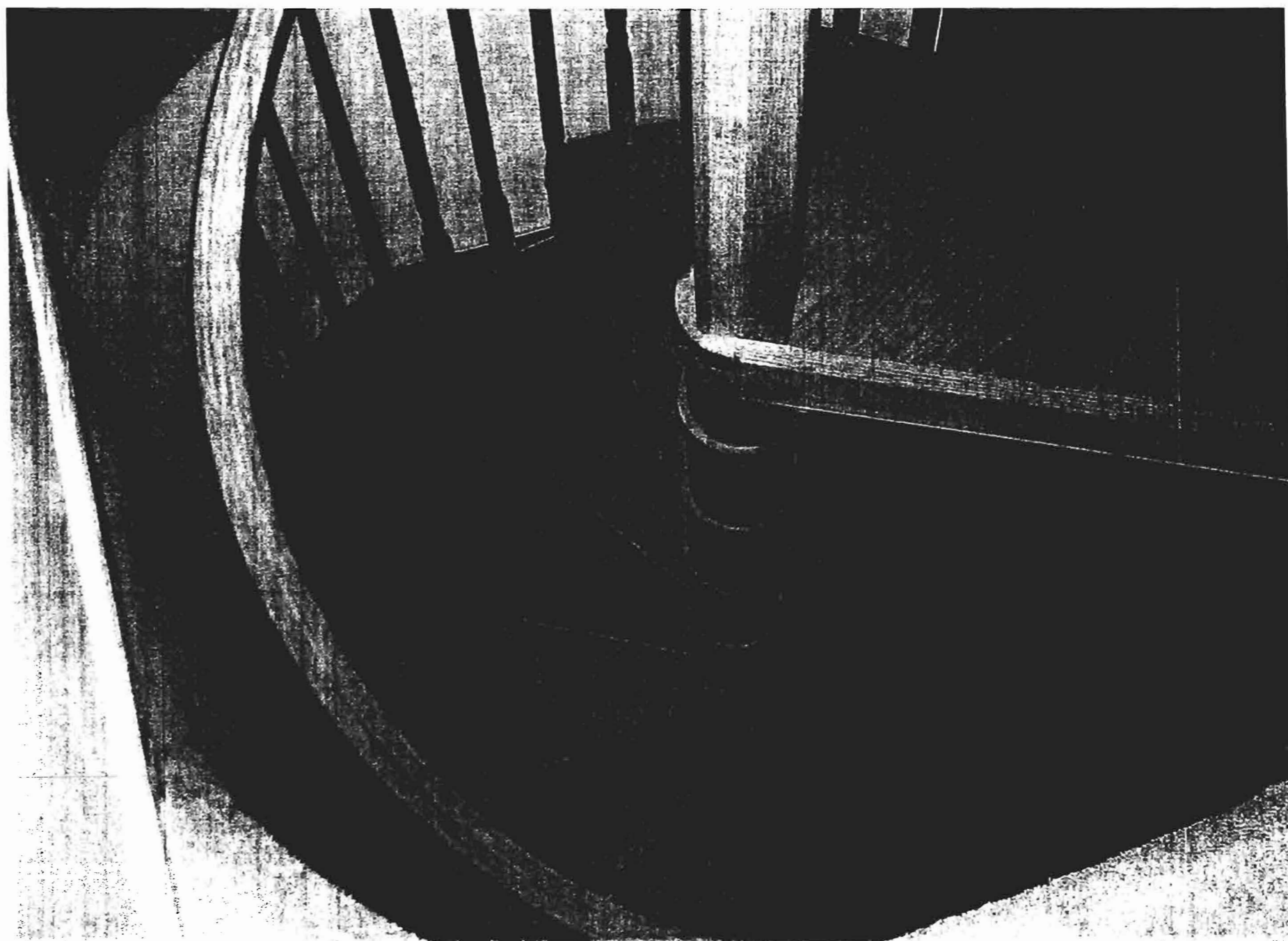
- 9) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 10 Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:**      **Approval Date:** 07/07/2009

**Note:**      **Ok to Issue:**

- 1) All construction shall comply with NFPA 101

<b>Comments:</b> 5/27/2009-amachado: Numbers don't add up on plot plan for side setback. Need written request to reduce side yard to 5'8". 5/28/2009-amachado: Owner corrected plot plan and submitted written request to reduce side yard. 5/28/2009-amachado: Gave siteplan exemption form to planning. 7/6/2009-gg: received permit from historic as of 7/6/09. /gg
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# 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>36 Winter Street, Portland, Me. 04102</u>		
Total Square Footage of Proposed Structure/Area <u>252</u> #	Square Footage of Lot <u>4445</u> #	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>N-45</u> Block# <u>(F)</u> Lot# <u>8</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Suzanne Hunt</u> Address <u>36 Winter St.</u> City, State & Zip <u>Portland, Me. 04102</u>	Telephone: <u>207-</u> <u>772-6695</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>320</u>
Current legal use (i.e. single family) <u>3 unit residential</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>2 story sunroom/studio</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>2 story sunroom/studio addition 14' x 18'</u>		
Contractor's name: <u>Greg Frangoulis</u> Address: <u>139 Bradcott Street</u> City, State & Zip <u>Portland, Maine 04102</u> Telephone: <u>653-6640</u> Who should we contact when the permit is ready: <u>Suzanne Hunt</u> Telephone: <u>772-6695</u> Mailing address: <u>36 Winter Street, Portland, Maine</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](http://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: Suzanne Hunt Date: \_\_\_\_\_

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

May 26-2009

36 Winter St  
Portland, Me 04102  
208-772-6695

Dear Planning Department:

Re: Setback Reduction 36 Winter St

I would like to request the 5 foot setback in order to allow me to build a 14'x18' addition ~~and~~ and still allow for tenant parking in the back section of my 35'x127' lot.

The narrow nature of the lot limits access to back if the 10 ft setback were required. Parking is a valuable commodity to tenants & I would like to use my property in this way.

Thank you

Sigman Hunt





36  
Winter St.

Suzanne Hunt

★ SPIRAL STAIRCASE SPECS.

5' diam, spiral ★ 146" floor to floor  
9 1/8" rise  
30° tread

treads, { 15.5" @ wide point  
5" @ inner point

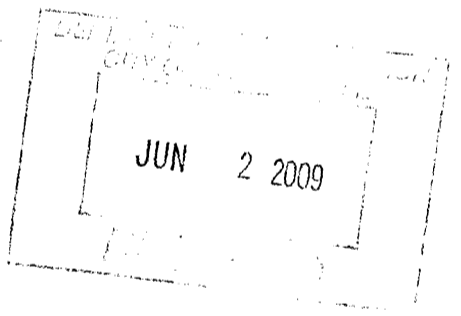
7 1/2" clear depth @ 12" out from center pole

3 1/2" diam, center pole.

\* 34" height hand rail

4" or less between balustrades

45FO



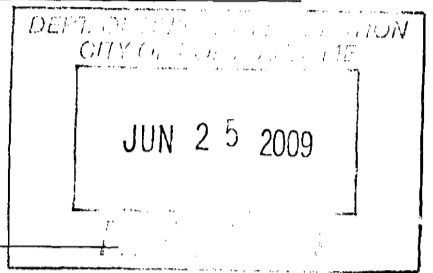


**Application for Exemption from Site Plan Review**  
 Portland, Maine  
 Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Building Addition  
 PROJECT ADDRESS: 36 Winter Street

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)  
Add 18'x14' 2 story addition to the rear of the building. This building is a three unit.

CHART/BLOCK/LOT: 45-F-008



CONTACT INFORMATION:

OWNER/APPLICANT

Name: Suzanne Hunt  
 Address: 36 Winter St  
Portland ME  
 Zip Code: 04102  
 Work #: \_\_\_\_\_  
 Home #: 772-6695  
 Fax #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

CONSULTANT/AGENT

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Zip Code: \_\_\_\_\_  
 Work #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

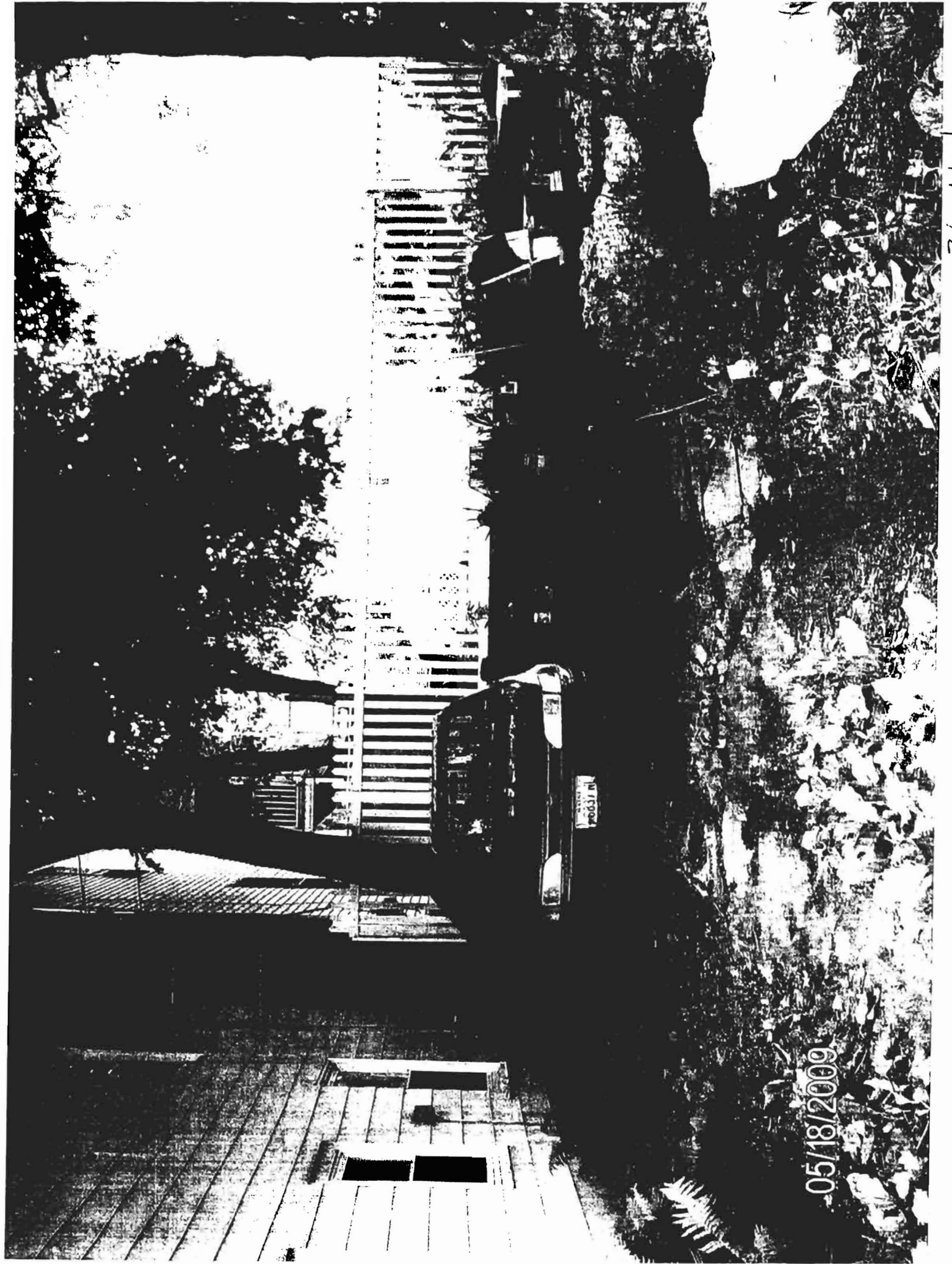
	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>no</u>	<u>no</u>
b) Are there any new buildings, additions, or demolitions?	<u>yes</u>	<u>yes</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>yes</u>	<u>yes</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>no</u>	<u>relocating 2 spaces to</u> <u>boundary of former garage</u>
e) Are the curbs and sidewalks in sound condition?	<u>yes</u>	<u>yes</u>
f) Do the curbs and sidewalks comply with ADA?	<u>yes</u>	<u>yes</u>
g) Is there any additional parking?	<u>no</u>	<u>no</u>
h) Is there an increase in traffic?	<u>no</u>	<u>no</u>
i) Are there any known stormwater problems?	<u>no</u>	<u>no</u>
j) Does sufficient property screening exist?	<u>yes</u>	<u>yes</u>
k) Are there adequate utilities?	<u>yes</u>	<u>yes</u>

**Planning Division Use Only**      Exemption Granted     Partial Exemption     Exemption Denied

Stamped plan attached

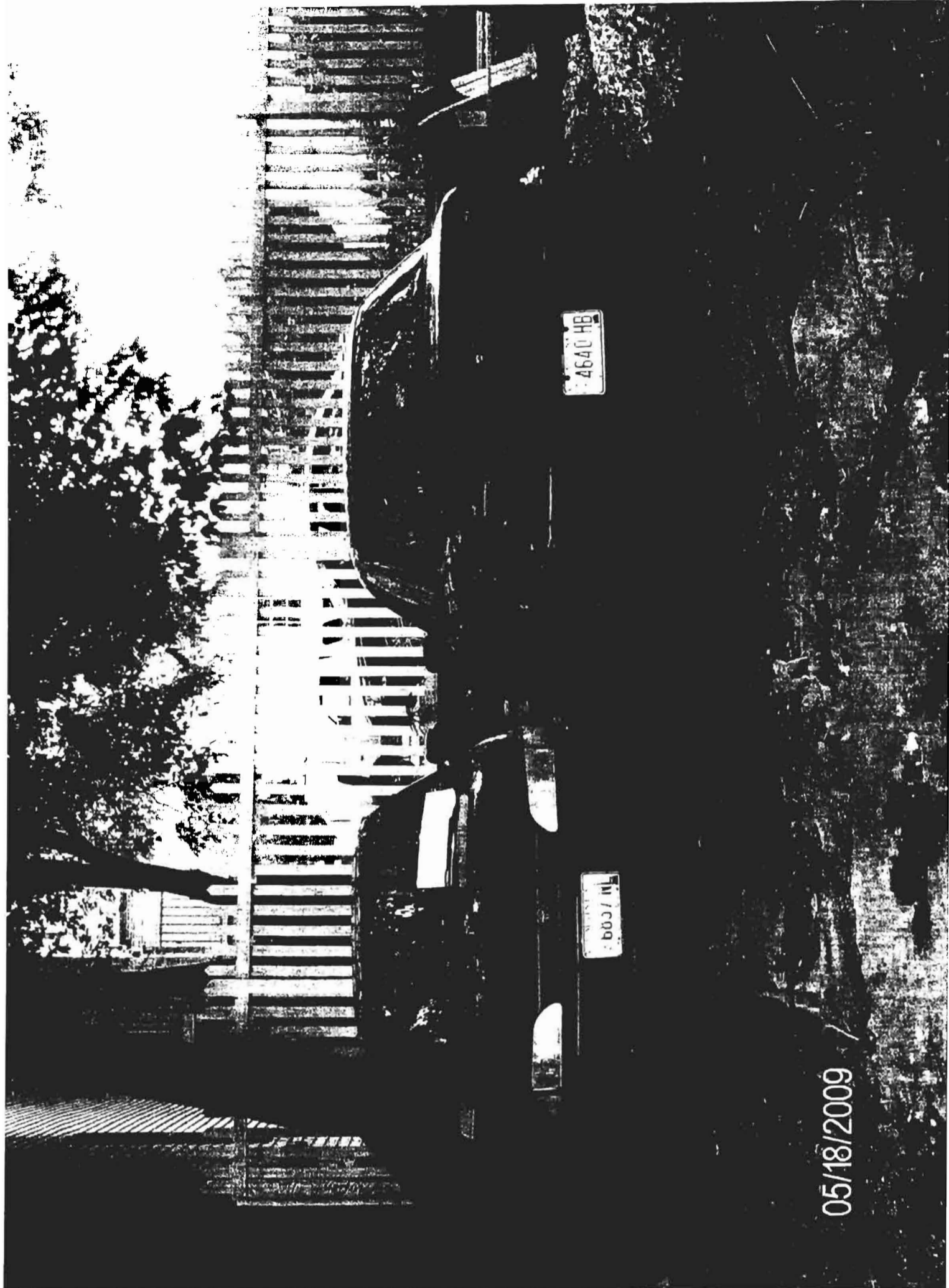
Planner's Signature Barbara Barbydt      Date June 22, 2009





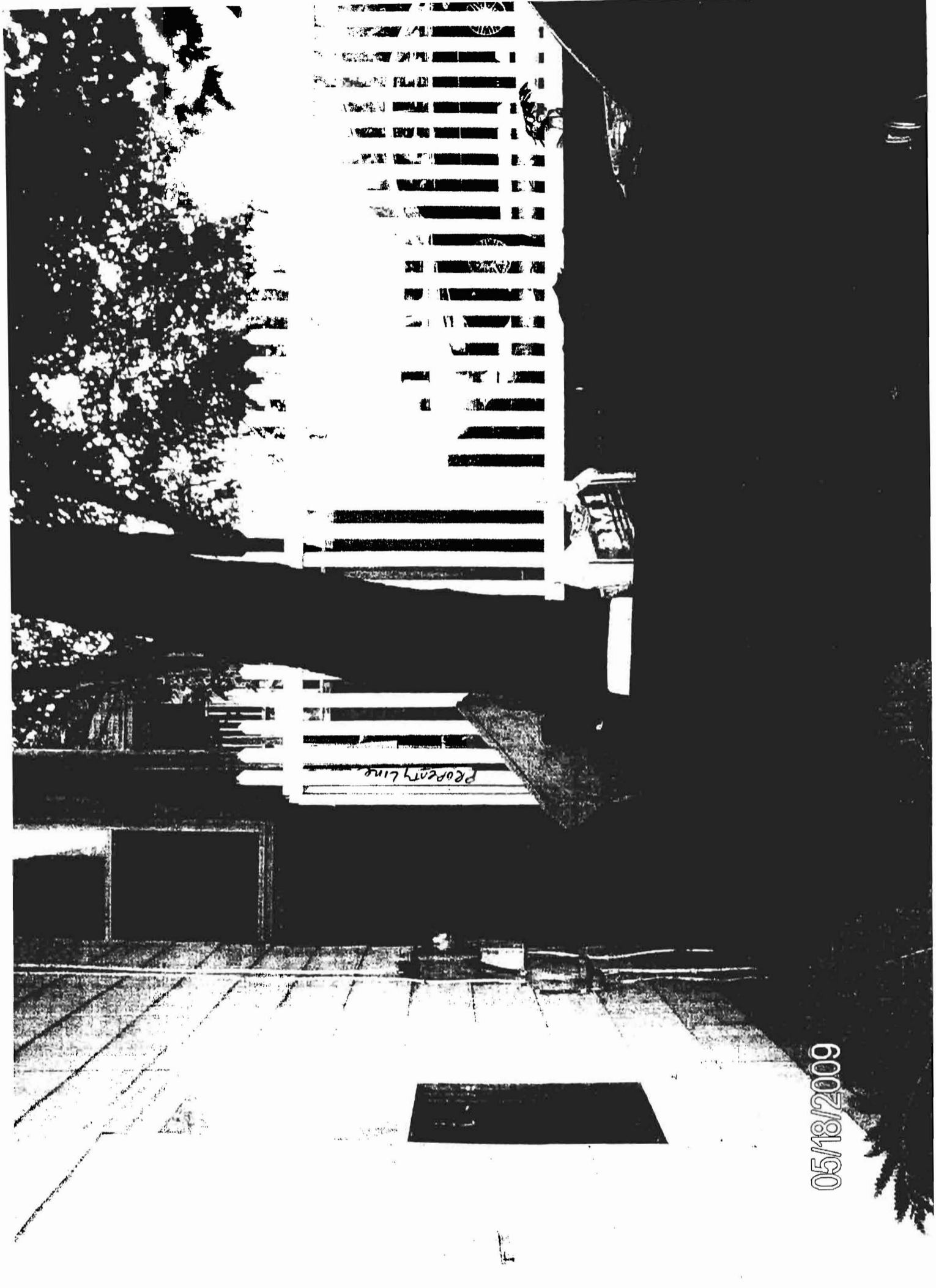
05/18/2009

26 Winter



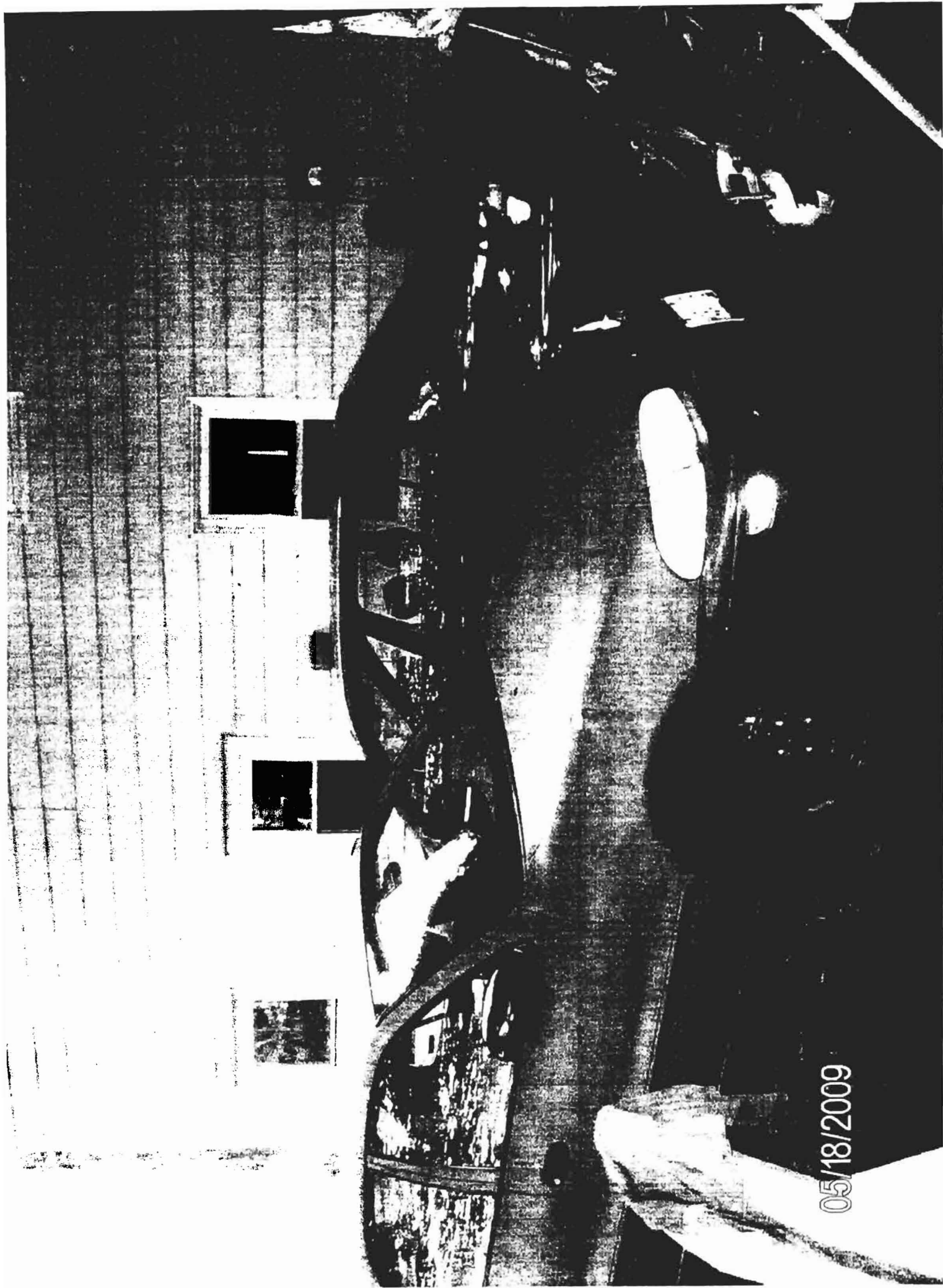
05/18/2009

26 winter



05/18/2009

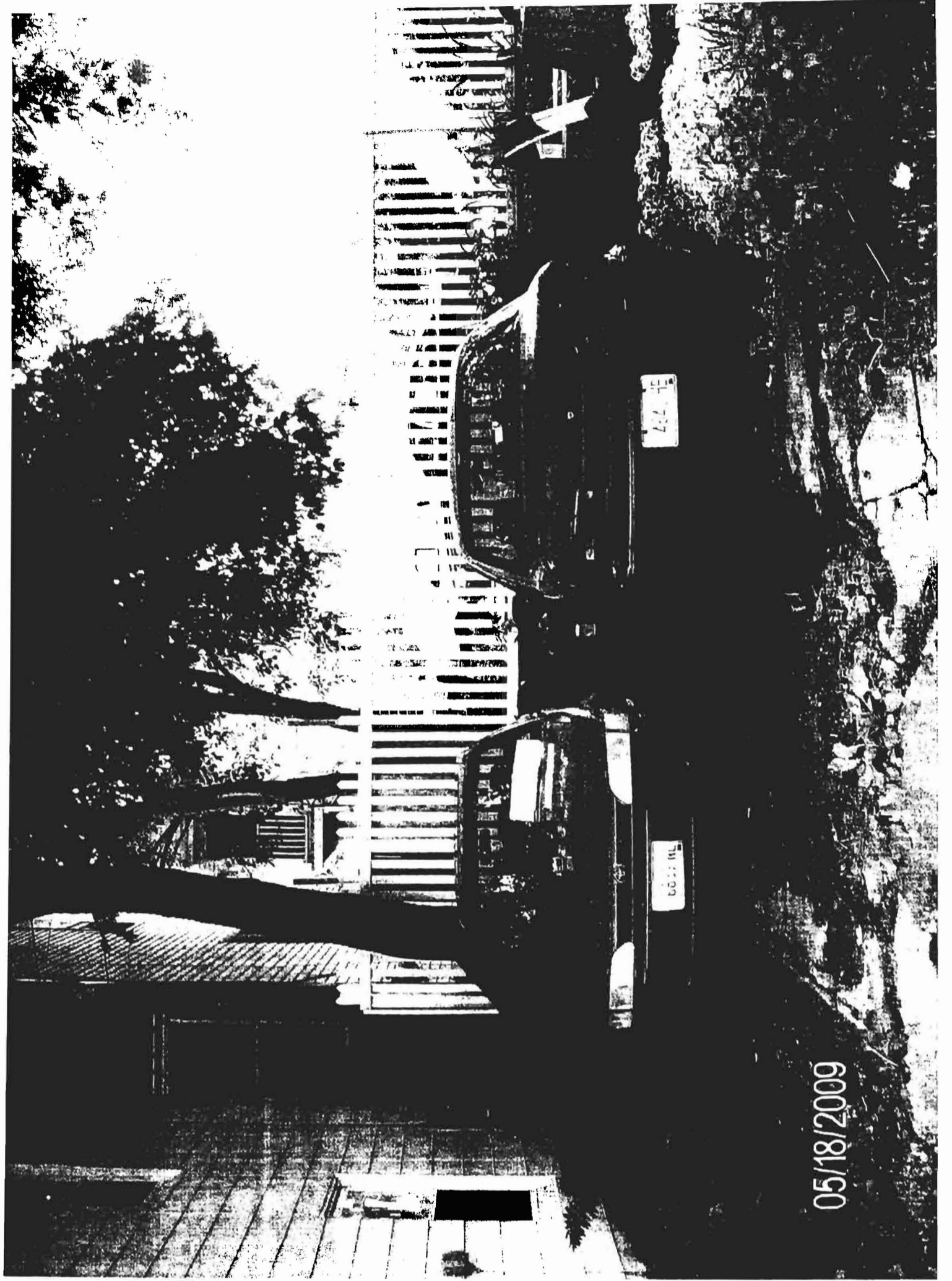
Property Line = END OF Fence



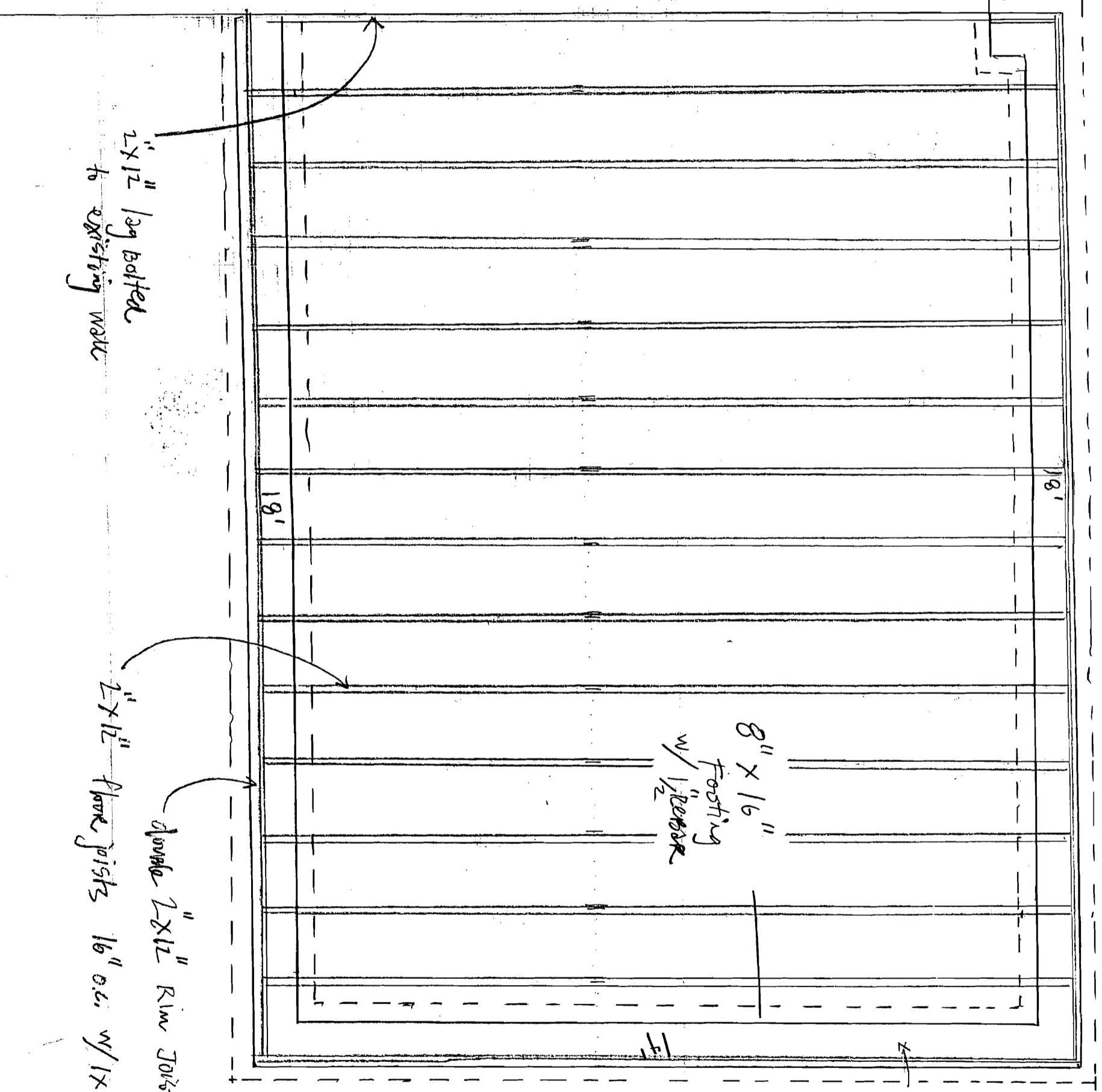
05/18/2009

31. Winter





\* FOUNDATION PLAN, 1/2" scale.  
 \* 1st Floor Framing Plan



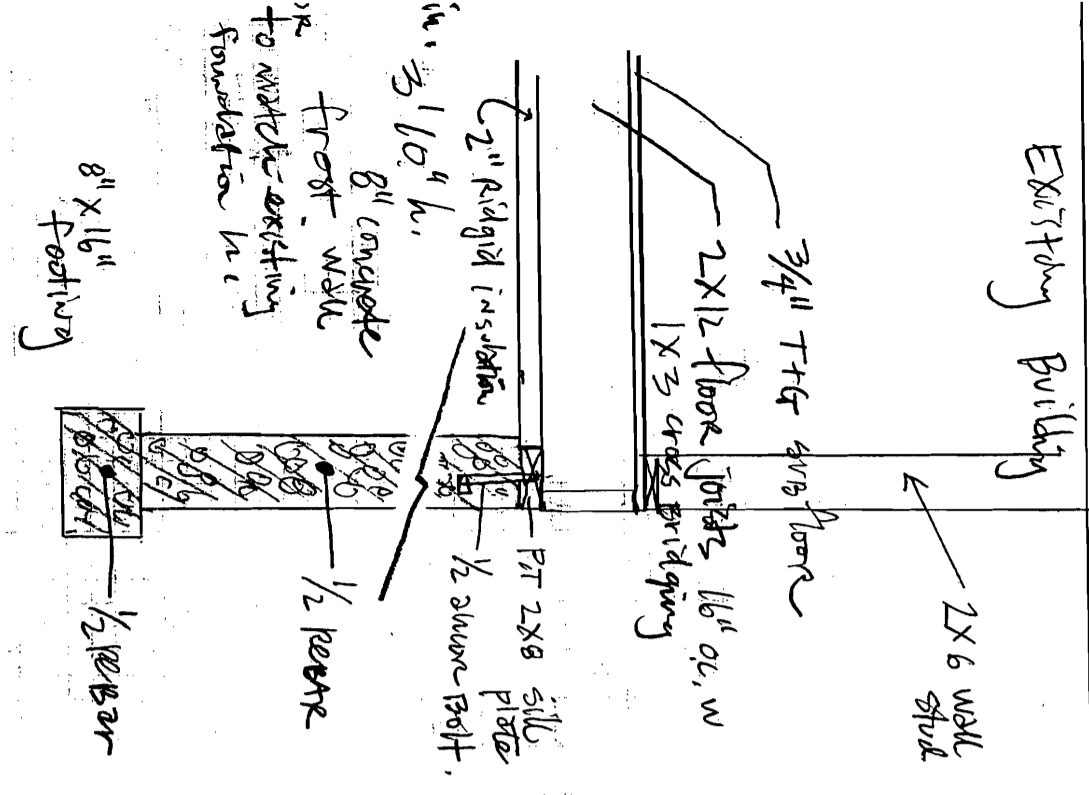
8" Frost wall  
 3' 10" H.  
 w/ 1/2" Rebar

8" x 16"  
 Framing  
 w/ 1/2" Rebar

Double 2x12" Rim Joists  
 2x12" Floor joists 16" o.c. w/ 1x3 cross Bridging

2x12" lag bolted  
 to existing wall

\* FOUNDATION WALL SECTION, 1/2" scale.

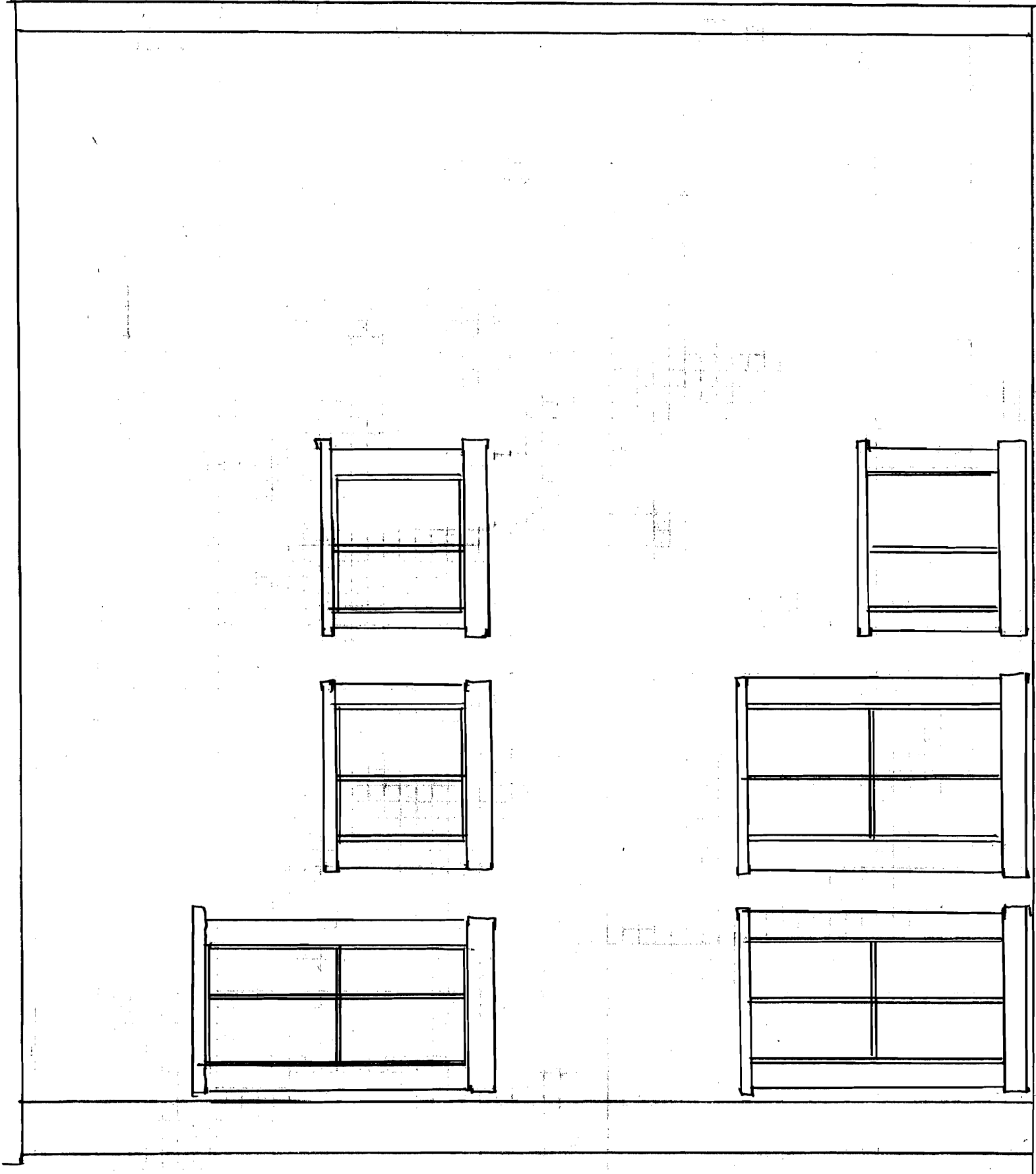


Existing Building









MSHED Hospital Parking Lot

S, WEST ELEVATION

\* 1/2" scale

GABLE END  
BACK YARD FAMILY ELEVATION

\* 1/2 scale

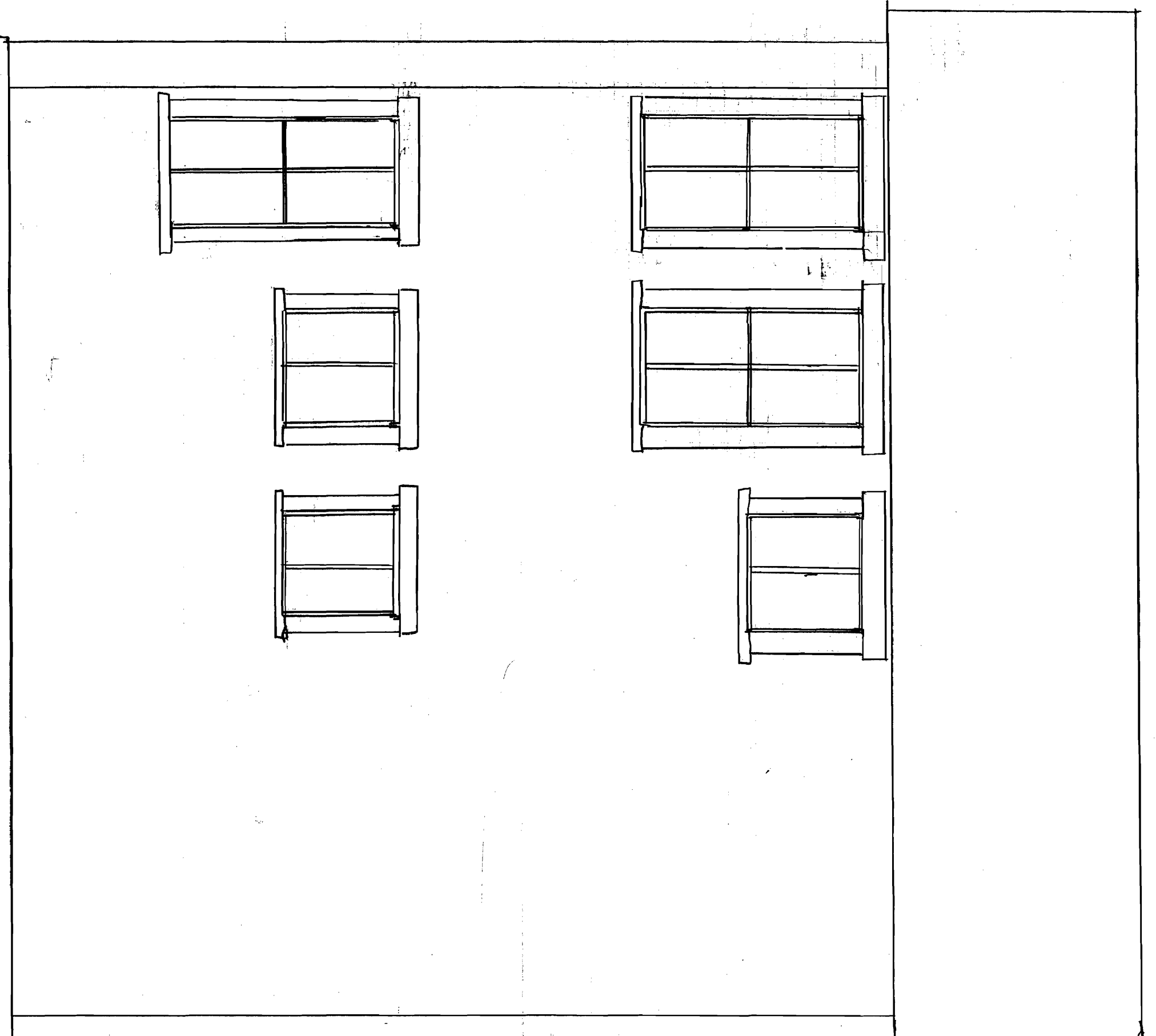
22' h. →



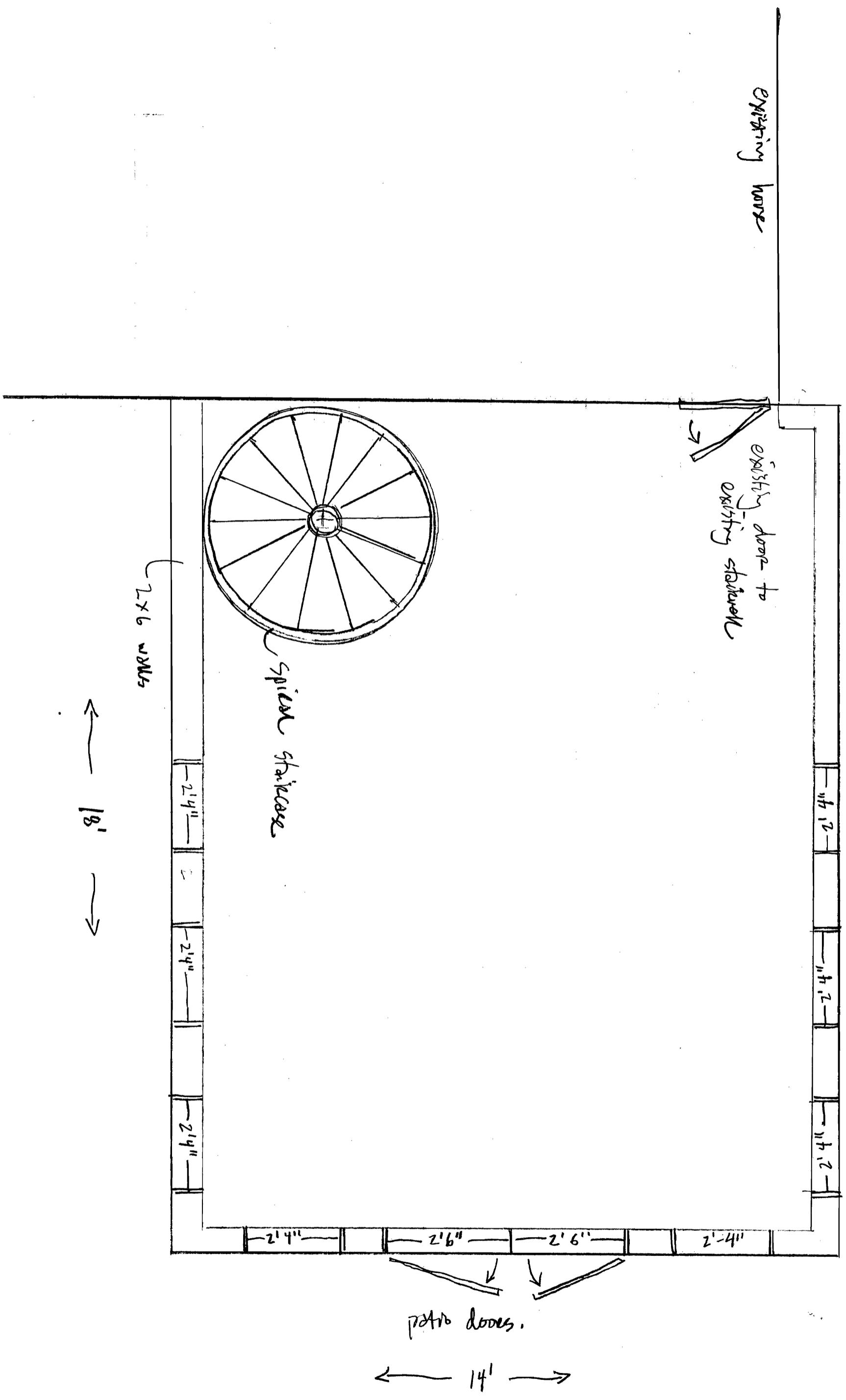
DRIVEWAY SIDE

S. EAST ELEVATION

1/2" scale



\* 1<sup>st</sup> Floor Plan 1/2" scale



existing horse

existing door to existing stallwork

spiral staircase

2x6 walls

patio doors.

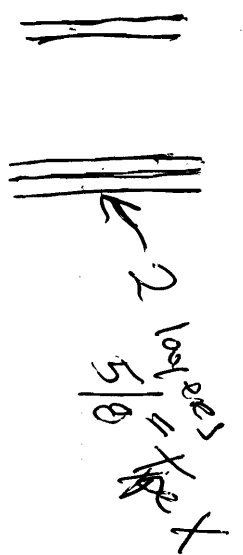
← 18' →

← 14' →

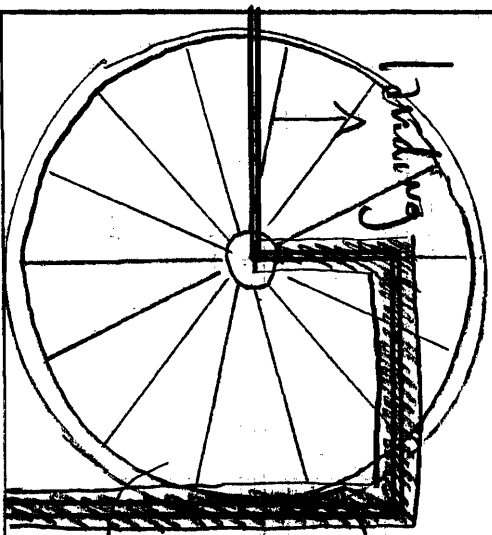
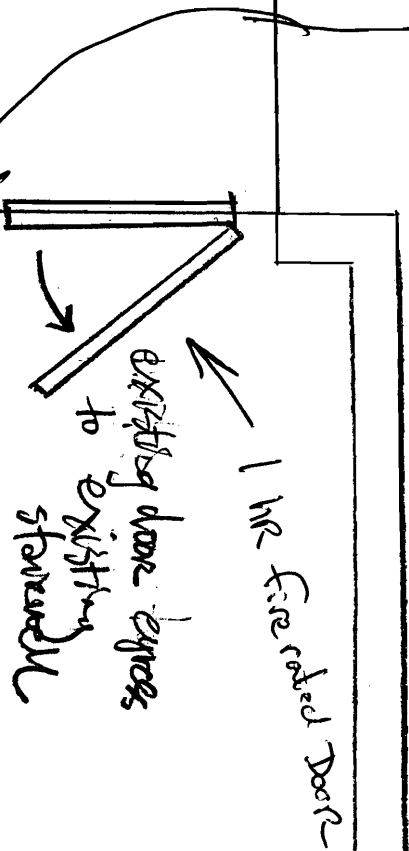
4' 2" 4' 2" 4' 2"

2' 4" 2' 6" 2' 6" 2' 4"

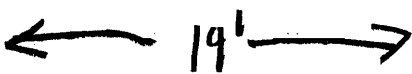
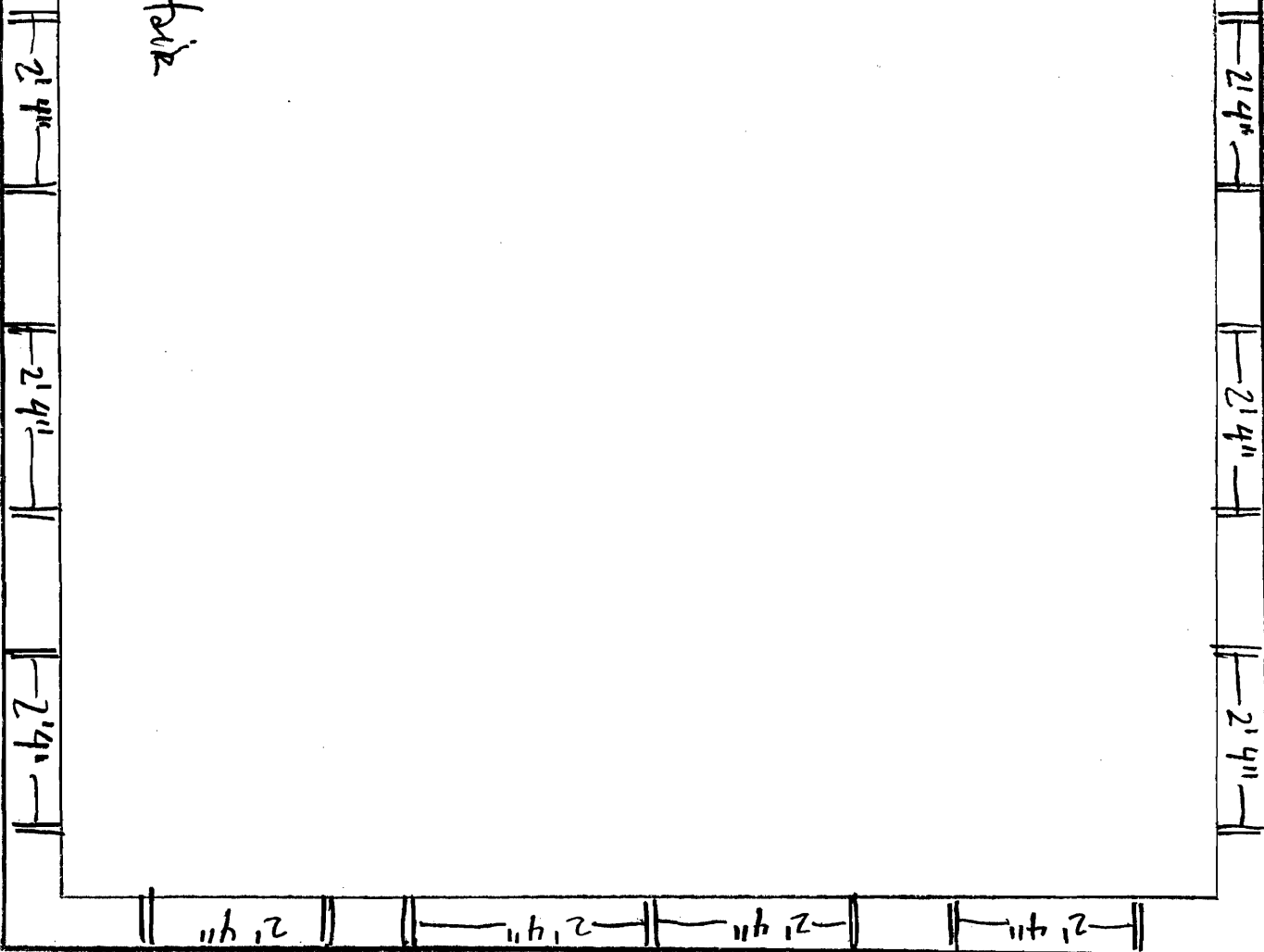
Wall Detail

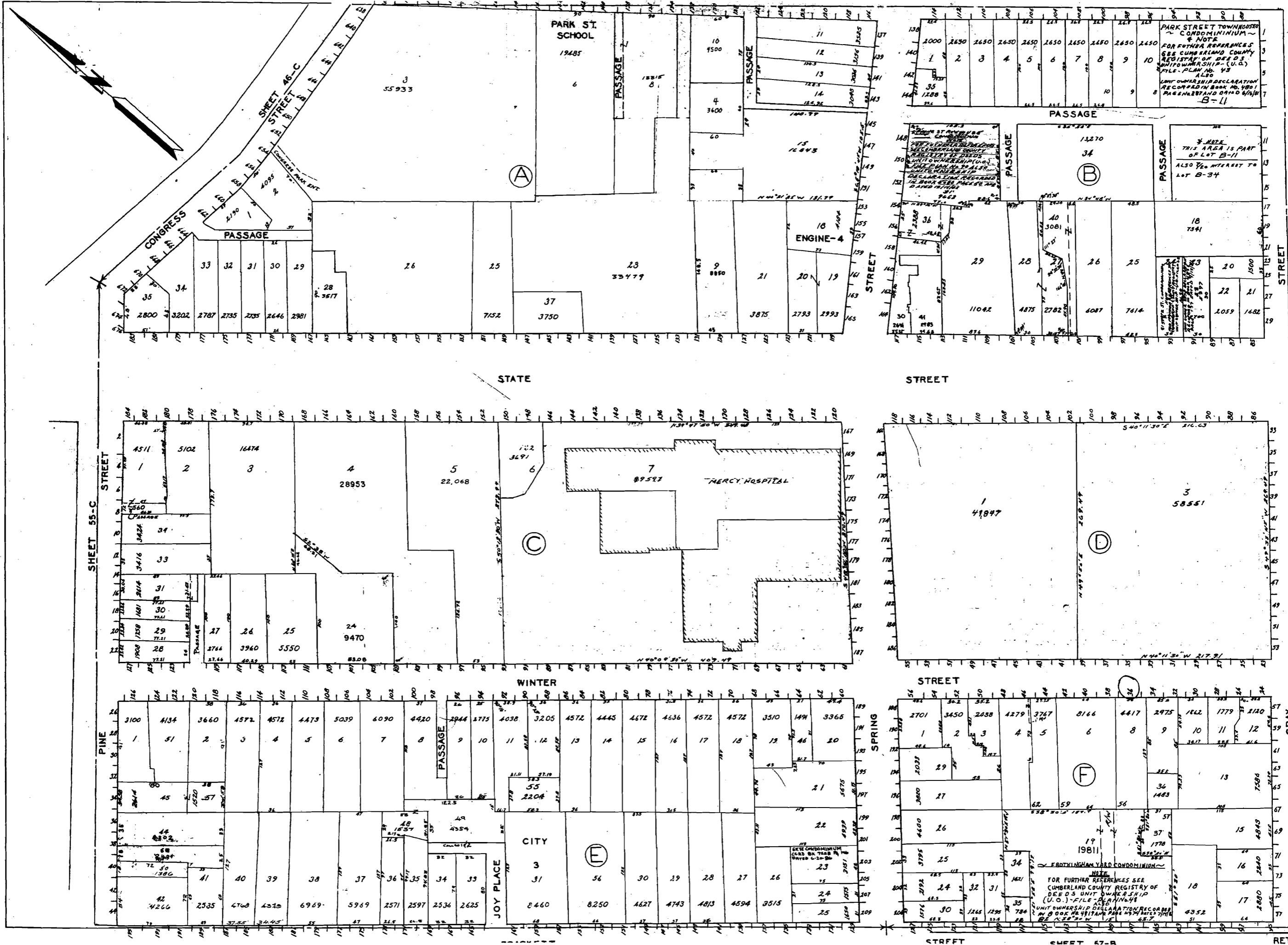


2nd Floor Plan 1/2" scale



2x6 walls





PARK STREET TOWNHOUSES  
 CONDOMINIUM  
 & NOTE  
 FOR FURTHER REFERENCES SEE CUMBERLAND COUNTY REGISTER OF DEEDS UNIT OWNERSHIP (U.O.) FILE PLAN NO. 43 ALSO UNIT OWNERSHIP DECLARATION RECORDED IN BOOK NO. 1801 PAGE 287 AND 288 1/2 B-11

NOTE  
 THIS AREA IS PART OF LOT B-11 ALSO 1/20 INTEREST TO LOT B-34

NOTE  
 FOR FURTHER REFERENCES SEE CUMBERLAND COUNTY REGISTER OF DEEDS UNIT OWNERSHIP (U.O.) FILE PLAN NO. 48 ALSO UNIT OWNERSHIP DECLARATION RECORDED IN BOOK NO. 1801 PAGE 287 AND 288 1/2 B-11



CBL # =  
 My lot = 35' x 127'

Winter Street

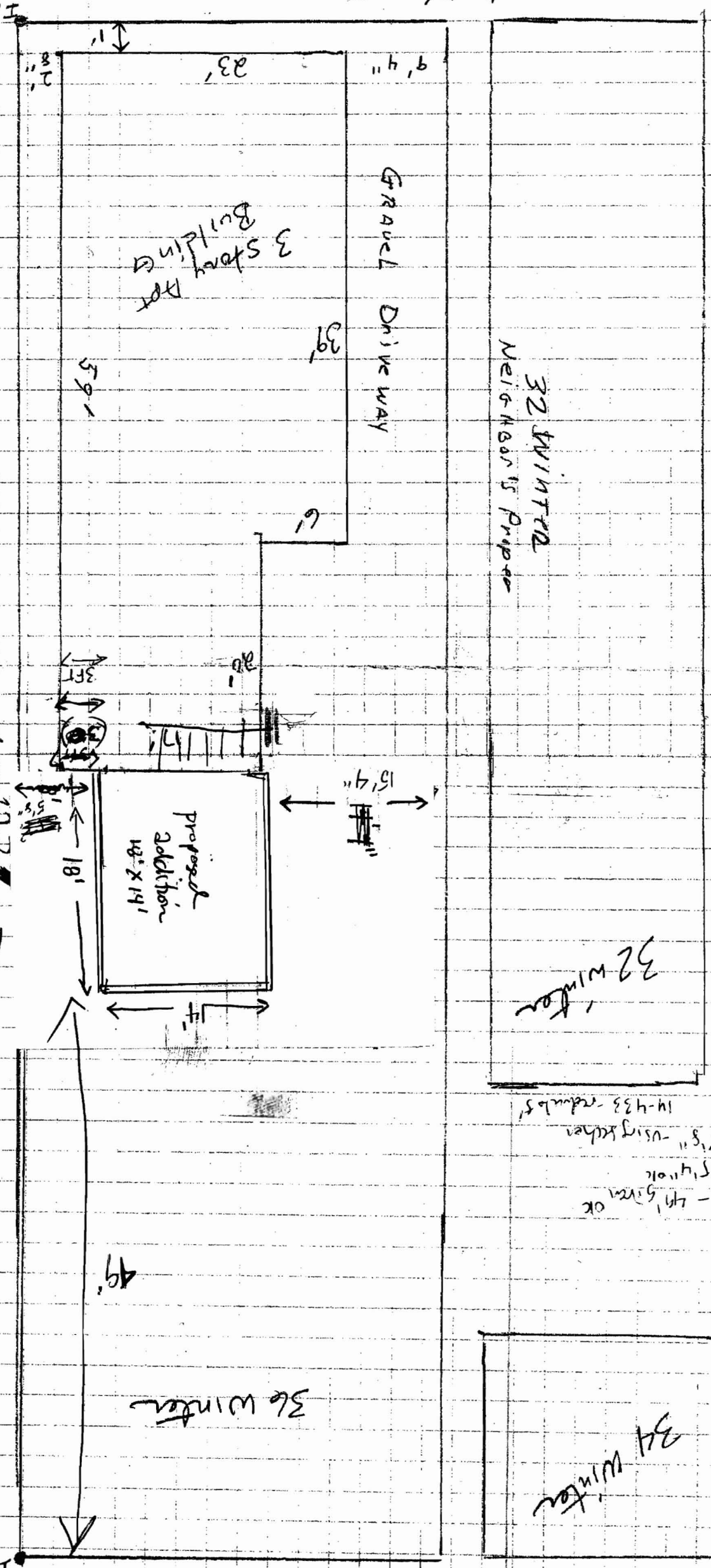
36" from Rod  
 12" from Rod  
 C. Fence 36" from Rod  
 32" from Foundation  
 I.Rod 32"

35' 2 1/2  
 35' 2 1/2  
 35' 2 1/2

Cyclone Fence Approx 60' from House

Mercy Hospital  
 Parking Lot

I.Rod 36" Cycle  
 from Fence



lot coverage 50%  
 2208.5 #  
 existing - 34x23 = 897  
 17x20 = 340  
 1237  
 proposed - 14x18 = 252  
 1489 ok

lot size 4417  
 front setback - N/A  
 rear " - 30' min - 49' given ok  
 side - 10' min - left - 15' 4" ok  
 right 5' 8" - using kitchen  
 14-43 - setbacks

CBL # =  
M<sub>4</sub> lot = 35' x 127'

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: June 29, 2007

Winter Street

I.Rod 30" from Foundation  
C. Fence 36" from Rod  
I.Rod 12" from Rod

35'  
25'  
12'

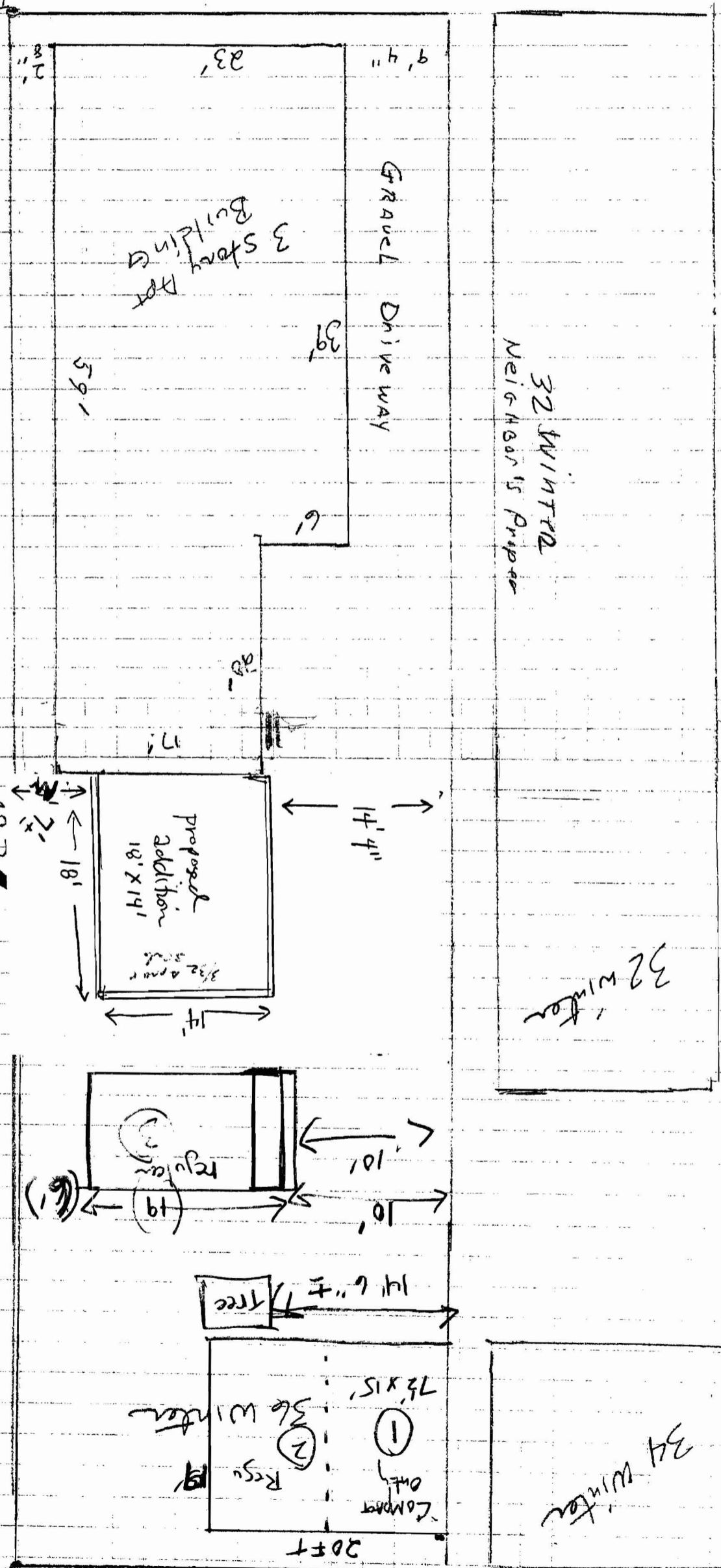
Cyclone Fence  
Approx 187' x 5  
60' from House

Parking to  
Mercy Hospital

1 tree  
2 regular  
Cypress

Proposed parking

I.Rod 30" from  
Cyclone Fence



32 WINTER  
NEIGHBOR'S PROPERTY

32 WINTER

34 WINTER

1'4"



C.B.L. # =  
My lot = 35' x 127'

Winter Street

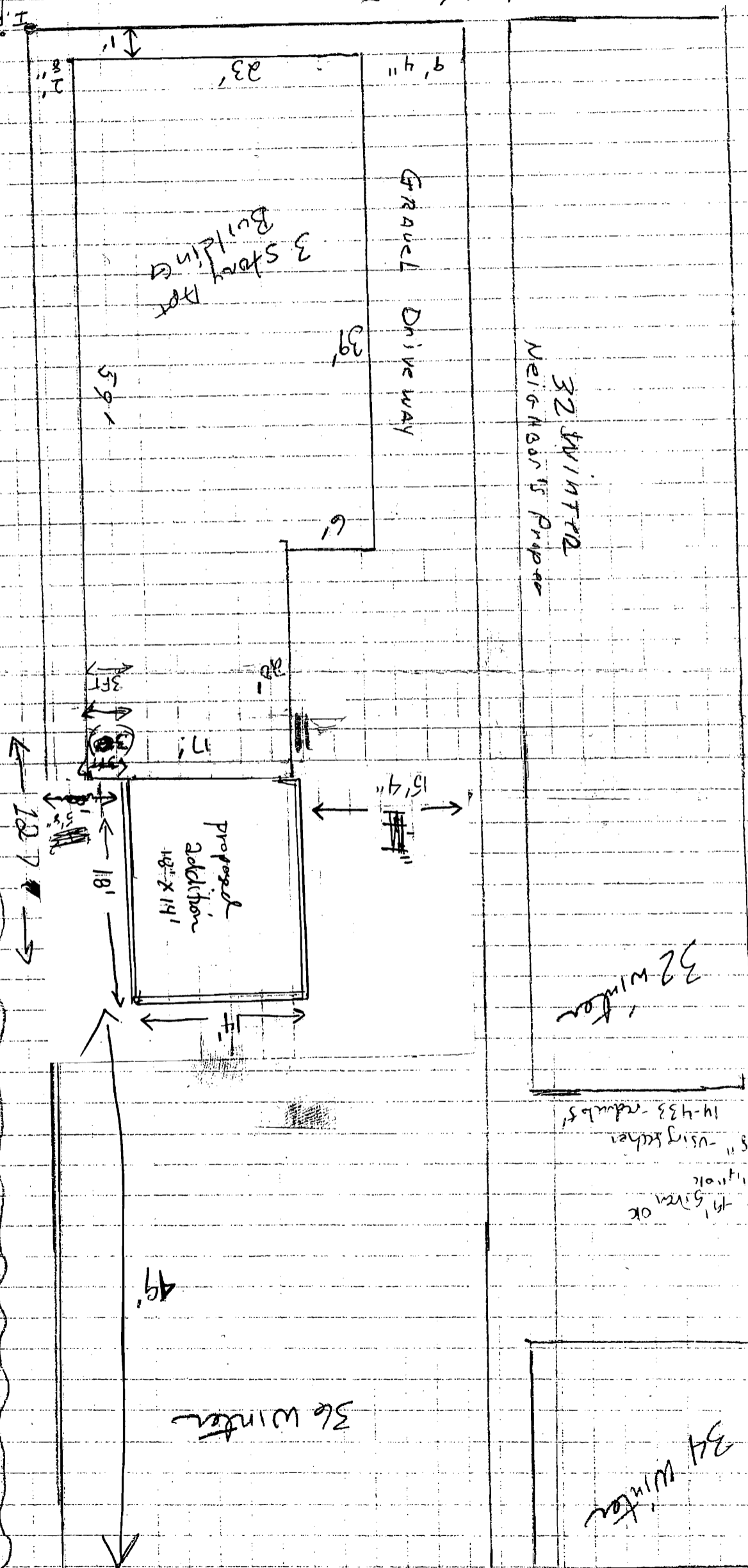
I.Rod 30" from Foundation  
C. Fence 36" from R.O.  
DRAIN 12" from R.

35' 2 1/2' 1'

Cycleway Fence Approx 60' from House

Mercy Hospital  
Parking Lot

I.Rod 30" Cycle  
Fence



lot coverage 50%  
2208.5 #  
existing - 34x23 = 897  
17x20 = 340  
1237  
proposed - 14x15 = 213  
14x9 = 126  
OR

lot size 4417  
front setback - N/A  
rear " - 30' min - 7' 5" given OK  
side - 10' min - left - 15' 1/2" min  
right 5' 8" - using set back  
14-433 - reduce 5'

32 Winter

34 Winter

36 Winter

Gravel Driveway

32 Winter Neighbors Property

3 Story House

Proposed Addition  
18' x 14'

1' 4"

-32"

I.R.

35 FT

59'

39'

23'

9' 4"

6'

17'

3 FT

18'

18' 7"

15' 4"

4'

49'

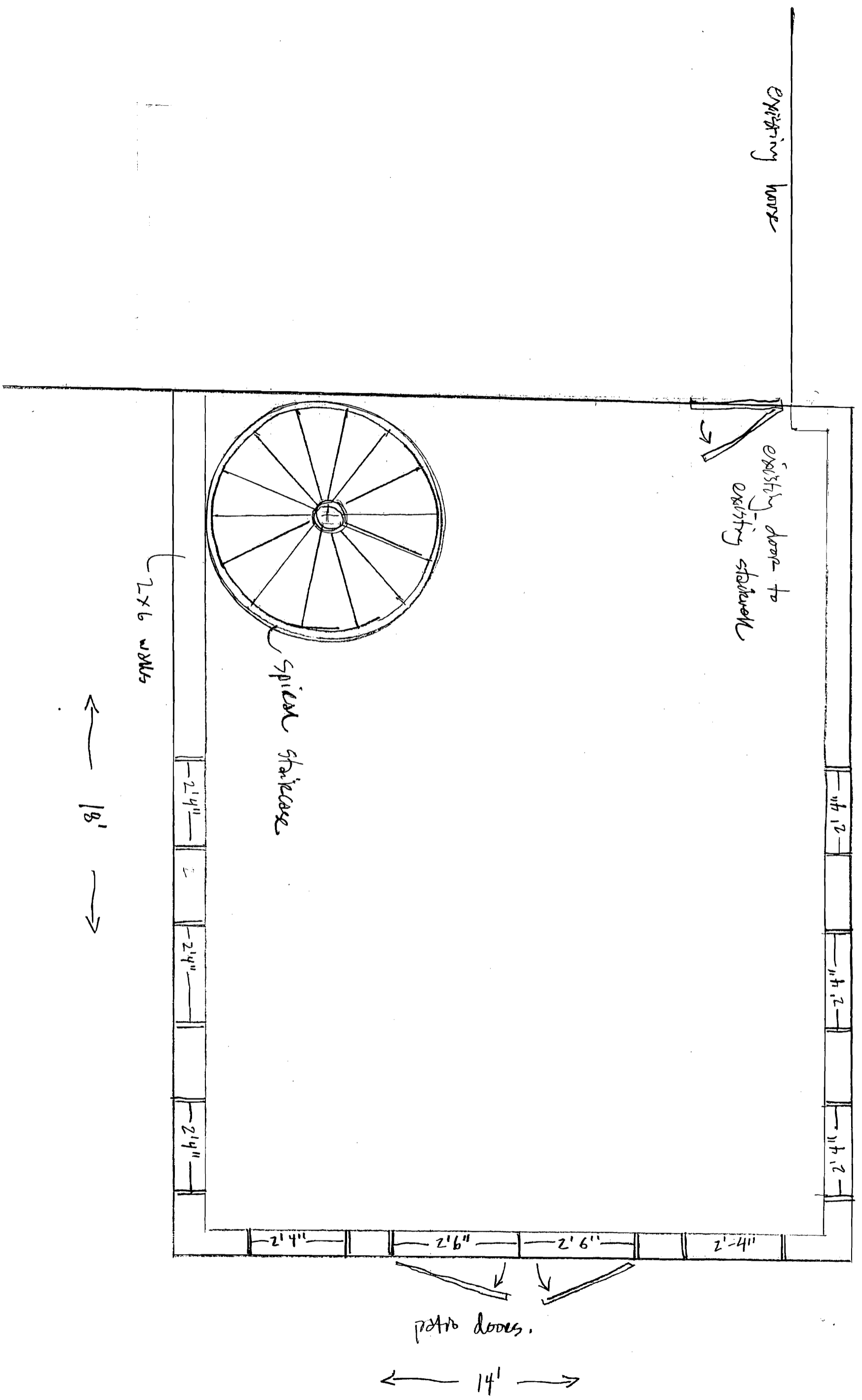
GABLE END  
BACK YARD FAMILY ELEVATION

\* 1/2 scale

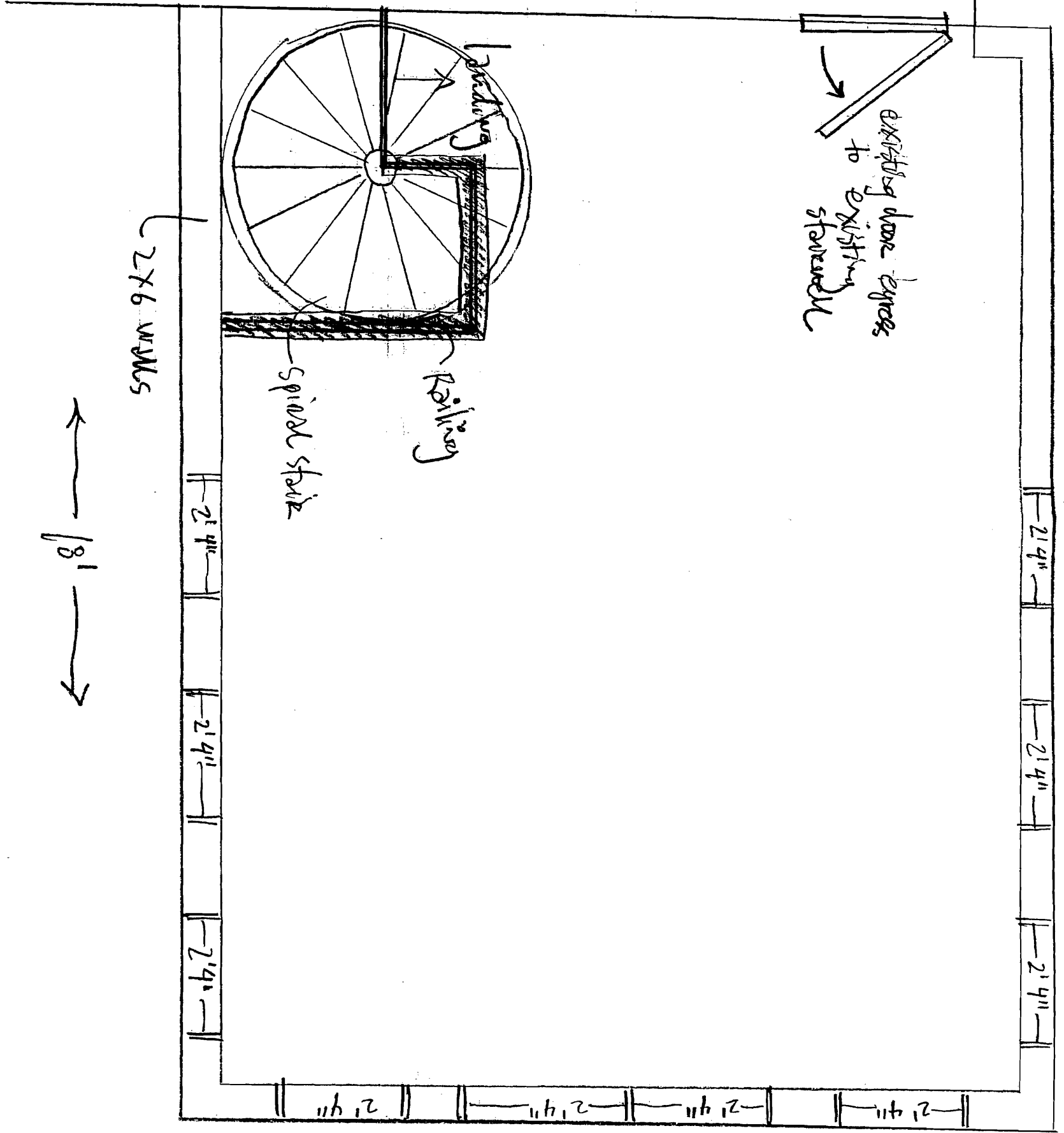
22' h. →



1st Floor Plan 1/2" scale

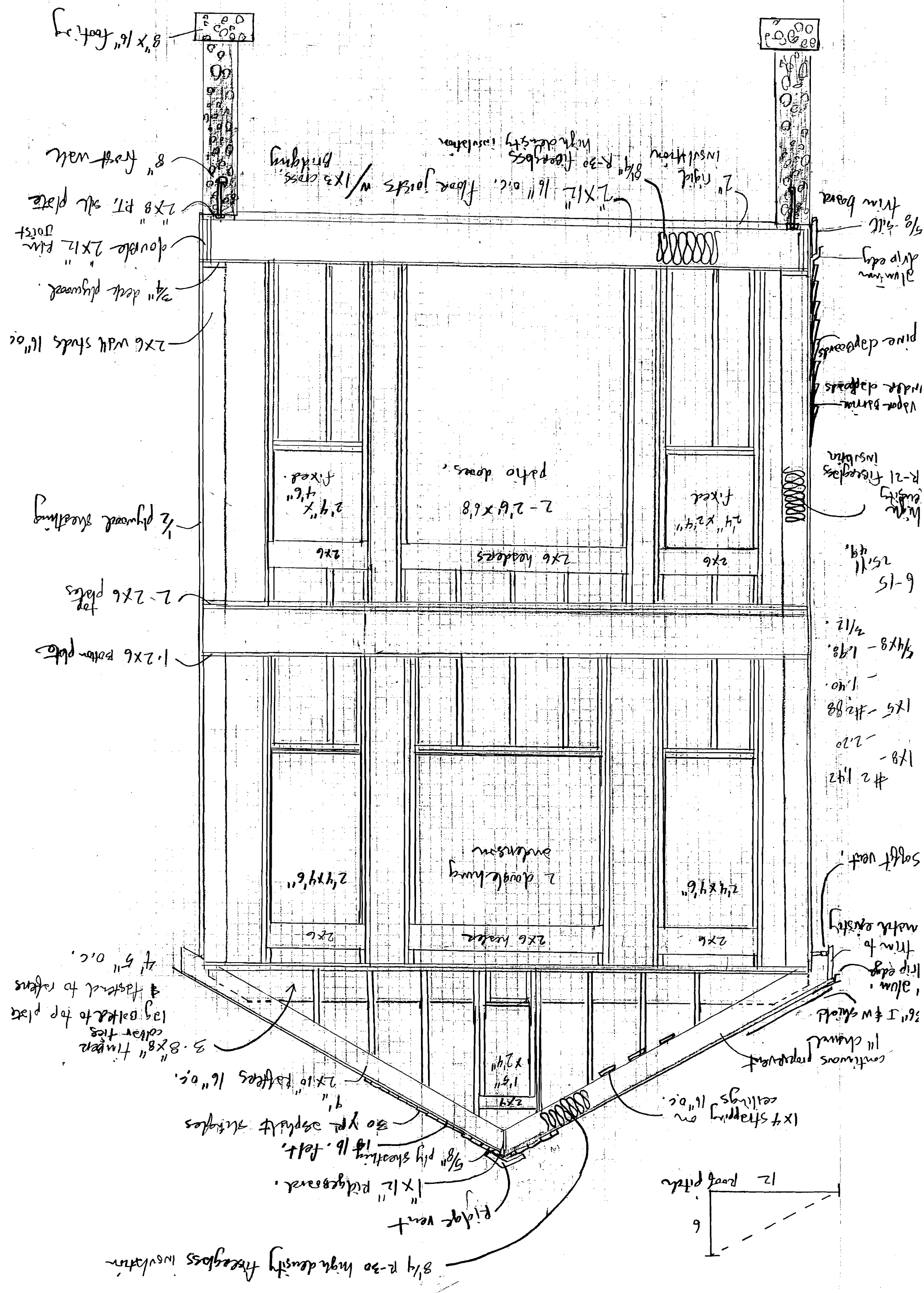


\* 2nd Floor Plan 1/2" scale



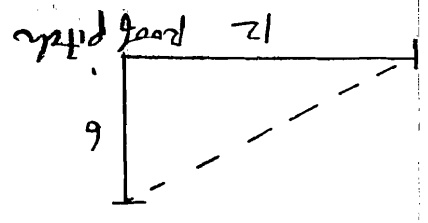
← 18' →

← 19' →



3 - 8x8" timbers  
color ties  
lag bolts to top plate  
& fastened to rafters  
4' 5" o.c.

ridge vent  
1x12 ridge board  
5/8" ply sheathing 1/2" felt  
30 yr asphalt shingles  
9"  
2x4  
1 1/2"  
1x4 strapping on  
ceilings 16" o.c.  
continuous improvement  
1 1/2" channel  
3" I & W shield  
alum.  
rip edge  
trim to  
match existing  
soft vent



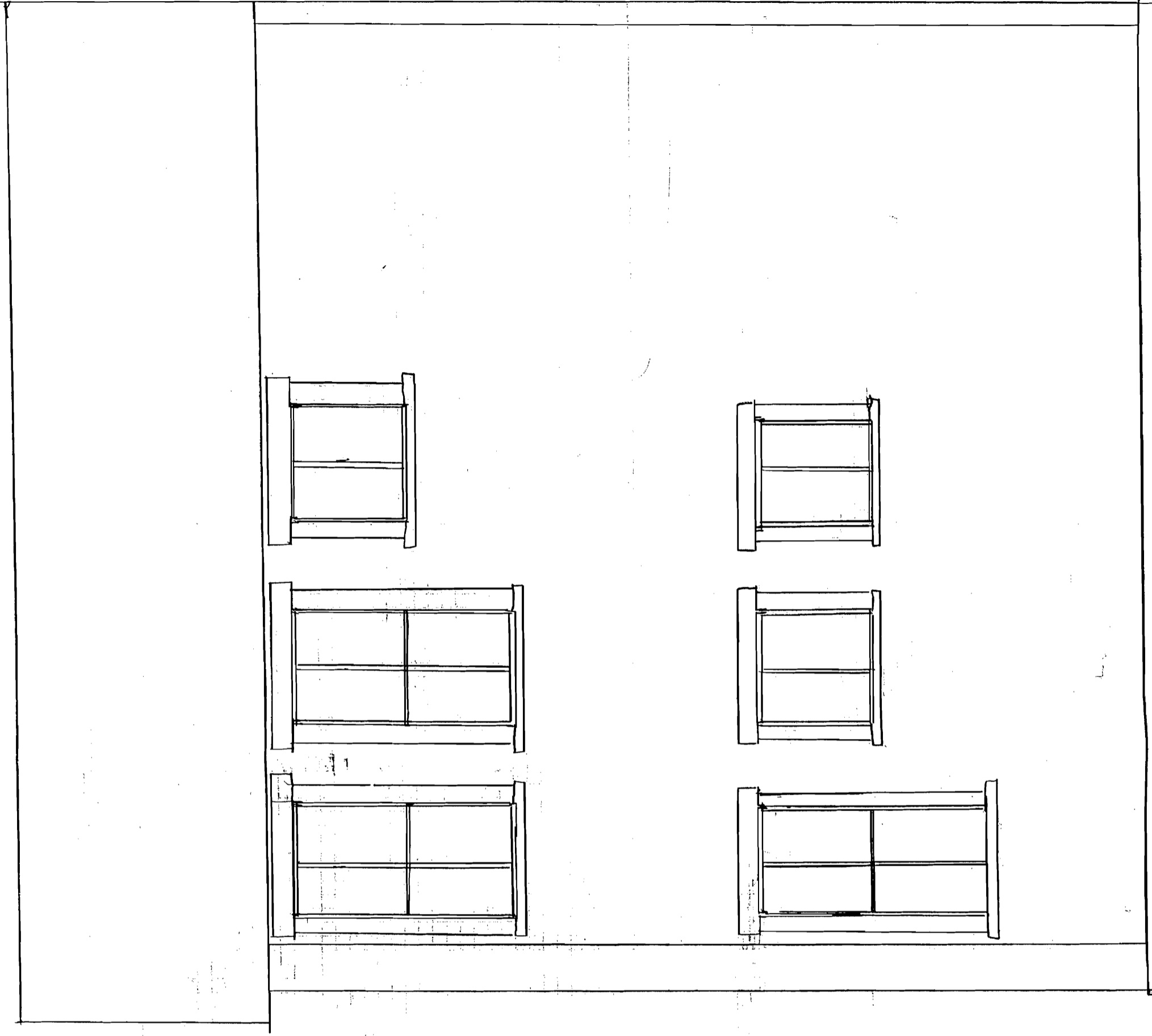
#2 1x2  
1x8 - 2.20  
1x5 - #2.88  
- 1.40  
5/4x8 - 1.98  
2/12  
6-15  
25' 11"  
49"  
Max density insulation  
R-21 fiberglass  
Vapor barrier  
inside sheetrock  
pine sheetrock  
alum.  
rip edge  
5/8" trim board

1x2x6 bottom plate  
2 - 2x6 plates  
1/2 plywood sheathing  
2x6 wall studs 16" o.c.  
3/4" deck plywood  
double 2x12 rim joist  
2x8 PT. sill plate  
8" frost wall  
8" x 16" footing

2" rigid insulation  
8 1/4" R-30 fiberglass max density insulation  
2x12 16" o.c. floor joists w/ 1x3 cross bracing

DRIVEWAY SIDE  
S. EAST ELEVATION

1/2" scale



MERLEY HOSPITAL PARKING LOT

S, WEST ELEVATION

\* 1/2" scale

