

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMITS SECTION

PERMIT

Permit Number: 101060

Please Read
Application And
Notes, if Any,
Attached

This is to certify that SKOOLICAS WILLIAM S & GREEN I State Bu
has permission to add a 2nd story to an existing 2 garage and a stair way & exit door to the rear of the addition, connect through
2nd floor of house
AT 50 FOUR WINDS RD CP 286 E001001

PERMIT ISSUED

SEP 28 2010

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. 2
HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name


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: 10-1060	Issue Date:	CBL: 286 E001001
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Location of Construction: 50 FOUR WINDS RD	Owner Name: SKOOLICAS WILLIAM S & NOR	Owner Address: 50 FOUR WINDS RD	Phone:
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Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: 2077735504
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Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3
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Past Use: Single Family Home	Proposed Use: Single Family Home - add a 2nd story to an existing 2-car garage, add a stairway & exit door to the rear of the addition, connect through to 2nd floor of house	Permit Fee: \$700.00	Cost of Work: \$68,000.00	CEO District: 3
---------------------------------	--	-------------------------	------------------------------	--------------------

FIRE DEPT: <i>N/A</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5G</i>
Signature:		Signature: <i>AR</i>

Proposed Project Description:
add a 2nd story to an existing 2-car garage, add a stairway & exit door to the rear of the addition, connect through to 2nd floor of house

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: Idobson	Date Applied For: 08/27/2010	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>vs. by section 14-436(b) 563128</i>
<input type="checkbox"/> Flood Zone
<input type="checkbox"/> Subdivision <i>802</i>
<input type="checkbox"/> Site Plan
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>
<i>OK w/ conditions</i> Date: <i>9/1/10</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
<i>JKM</i> Date:

PERMIT ISSUED

SEP 28 2010

City of Portland

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
Department of Building Inspection

Original Receipt

3977. 2010

Issued from _____

Morris State Builders

Location of Work _____

50 Fox Hills Rd

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 700

(Building (1L) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (17) _____

Other _____

OSL: 296 E-1

Check #: 4150 Total Collected \$ 700

**This receipt is to be returned until permit issued.
Please keep original receipt for your records.**

Taken by: 4150

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1060	Date Applied For: 08/27/2010	CBL: 286 E001001
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Location of Construction: 50 FOUR WINDS RD	Owner Name: SKOOLICAS WILLIAM S & NOR	Owner Address: 50 FOUR WINDS RD	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone (207) 773-5504
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add a 2nd story to an existing 2-car garage, add a stairway & exit door to the rear of the addition, connect through to 2nd floor of house	Proposed Project Description: add a 2nd story to an existing 2-car garage, add a stairway & exit door to the rear of the addition, connect through to 2nd floor of house
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/07/2010
Note: House was built in 1965 & garage was added on 1967. At that time an attached garage could be 5' from the property line. This changed in 1988, so section 14-436(b) applies. 80% of the first floor footprint is 1152 sf. adding 649.27 sf over garage which is 56.36% of the allowable 80%. The room over the garage will be a personal gym for the owner only.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 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. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 09/28/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill. 2) Under stair protection required; the enclosed accessible space under the stairwell shall have walls, under stair surface and any soffits protected on the enclosed side with at least 1/2 inch gypsum board. 3) Fastener schedule per the IRC 2003 4) Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors. 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 6) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 7) The design load spec sheets for any engineered beam(s) must be submitted to this office. 8) Ventilation required in bathroom 9) Glass glazing required adjacent to stairways when exposed surface of the glass is less than 50 inches above the nose of the tread. 			

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SEP 28 2010

City of Portland

Comments: 8/31/2010-amachado: Left vcm for Bill Skoolicas. Proposed roof off addition that wraps around the side of the garage needs to meet the 8' side setback if extends more than 2' off the building. The set up the addition is a little unclear. Need to confirm that the use of the second floor is a personal gym only and there will not be any outside "clients" coming in.

Location of Construction: 50 FOUR WINDS RD	Owner Name: SKOOLICAS WILLIAM S & NOR	Owner Address: 50 FOUR WINDS RD	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone (207) 773-5504
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

9/7/2010-amachado: Received revised plan which shows that the new roof will not overhang the existing garage more than two feet.

9/14/2010-jrioux: Spoke with Owner, i.e. Roof ridge beam

9/27/2010-jrioux: Spoke with Owner, he will meet today to go over engineered roof system.

9/27/2010-jrioux: Met with Owner, reviewed plan & engineered roof section at ridge, amended plans show greater width and length of proposed addition (he st. It was an error); reviewed stair detail, glazing, graspable handrail and headroom requirements.

PERMIT ISSUED

SEP 28 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

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

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

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

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

SEP 28 2010

City of Portland

From: Bill Skoolicas <bill@mainestatebuilders.com>
To: <amachado@portlandmaine.gov>
Date: 9/3/2010 3:07 PM
Subject: 50 Four Winds Road
Attachments: Skoolicas.pdf; Part.002

Re: Proposed Addition at 50 Four Winds Road

Please amend my application to show the revised roof overhang as shown on the attached sketch. The revised plan shows the roof overhang at no more than two feet beyond the existing structure.

Please let me know if you require any additional information.

Regards,

Bill Skoolicas



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>50 Four Winds Road</u>		
Total Square Footage of Proposed Structure/Area <u>~785 s.f.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>286 E 1</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>William Skoolicas</u> Address <u>50 Four Winds Rd</u> City, State & Zip <u>Portland, Me 04102</u>	Telephone: <u>773-3999</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>68,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>700</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>NOT VACANT</u> Proposed Specific use: <u>HOME GYM</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Add a second story to an existing 2-car garage, add a stairway and exit door to the rear of the addition, connect through to 2F of house</u>		
Contractor's name: <u>MAINE STATE BUILDERS, INC</u> Address: <u>245 WARREN AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>773-5504</u> Who should we contact when the permit is ready: <u>WILLIAM SKOOLICAS</u> Telephone: <u>773-3999</u> Mailing address: <u>50 FOUR WINDS ROAD, PORTLAND, ME 04102</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.

RECEIVED

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.

AUG 27 2010
Dept. of Building Inspections
City of Portland Maine

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>[Signature]</u>	Date: <u>Aug 21, 2010</u>
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This is not a permit; you may not commence ANY work until the permit is issue

Skoolicas Site Plan
August 20, 2010

50 Four Winds Road
Portland, ME

Scale 1" = 20'

See
*revised plot plan & addition plan
10/4/10.

R-3 zone

lot size - 8000 ϕ
front - 25' min - 29' to house
- 38' to garage

rear - 25' min - 29' to addition
(OK)

~~Side - two story 14' min - garage addition~~
Side - two story 14' min - garage addition

house built 1965

reduced to 8' on left
needs 20' on right

garage built 1967

only 11' on right

not meet setback

use section 14-431(b)

lot coverage 35% = 2800 ϕ

house - 24x52 = 718

garage - 28x24 = 672

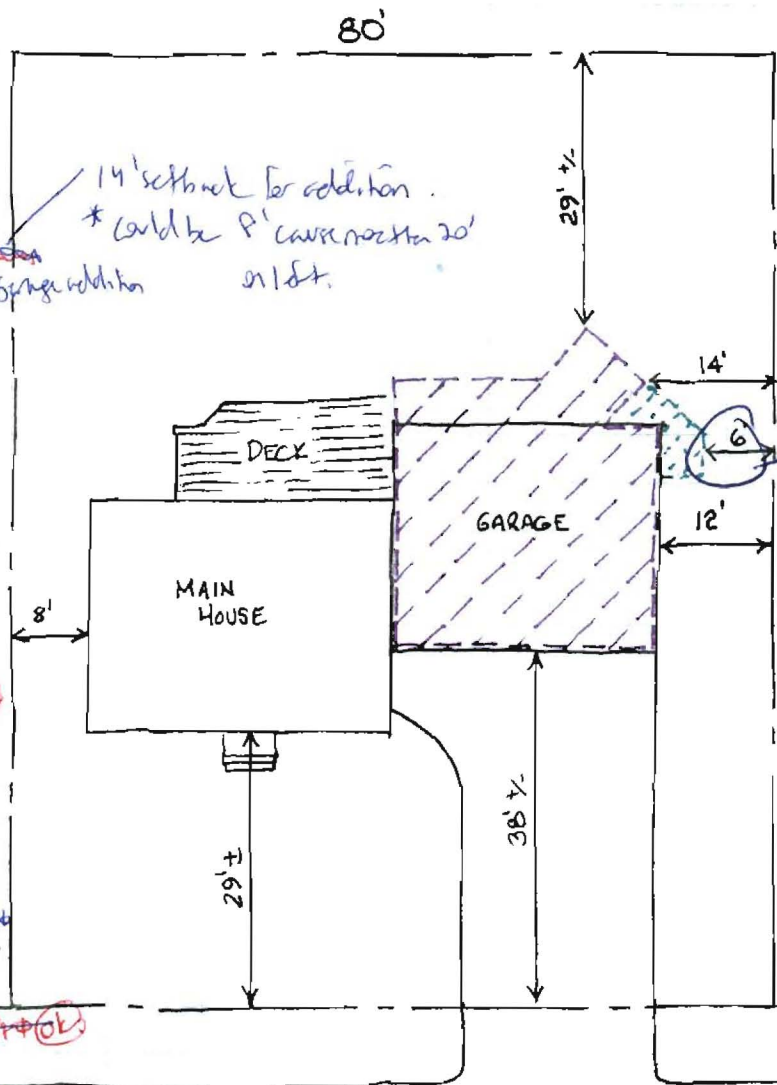
deck - 8x23 = 184

18x3 = 54

addition ~~28x24 = 672~~

= 1824.37 (OK)

-18 OF. RD (OK)



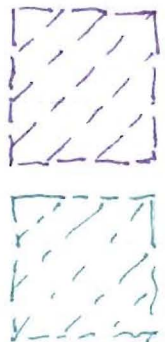
Using section 14-431(b)
80% first floor footprint
= .8 x 1440
= 1152 ϕ

adding 27.83 x 23.33
= 649.27 ϕ

* or 56.36% increase
see below.

~~revised addition~~
setback to addition 14'
- 4' to existing addition
- entry porch -
entry porch - 9.5' setback
OK - section 14-431(f)
554 = 28.27
off - 4.5 (OK)

FOUR WINDS ROAD



PROPOSED ADDITION

ROOF OVERHANG

* see email dated 9/3/10 - roof overhang will not exceed 21'

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AUG 27 2010

Dept. of Building Inspection
City of Portland



380 U.S. Route One
 Falmouth, Maine 04105
 (207) 781-5242
 FAX (207) 781-4245

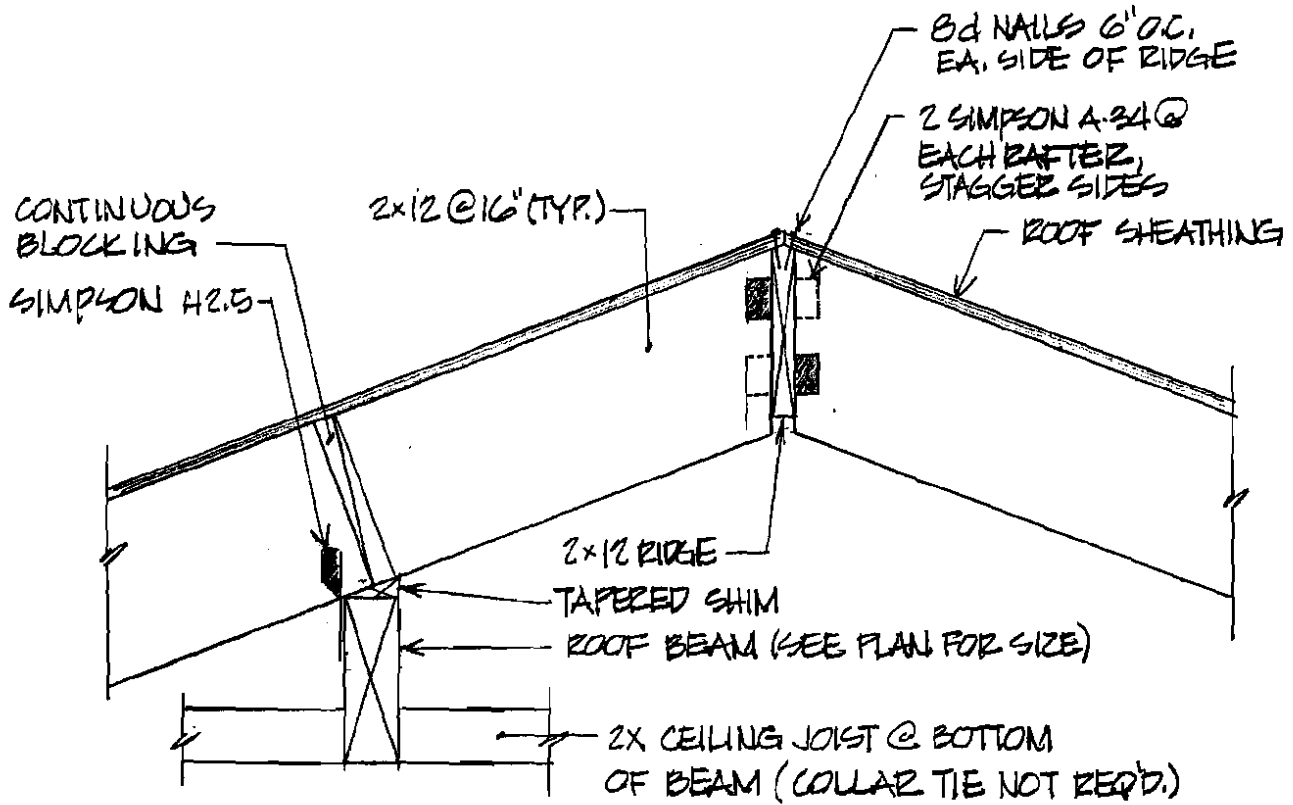
JOB STUDIO FOR BILL SKOOLIGAS

SHEET NO. _____ OF _____

CALCULATED BY DKP DATE 9.24.10

CHECKED BY _____ DATE _____

SCALE 1" = 1'-0"

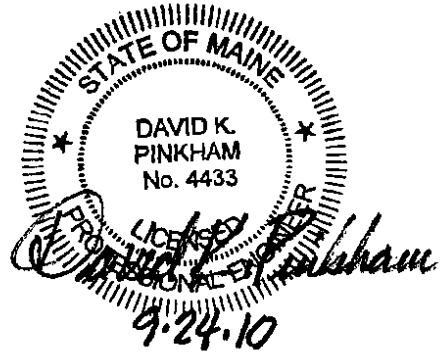


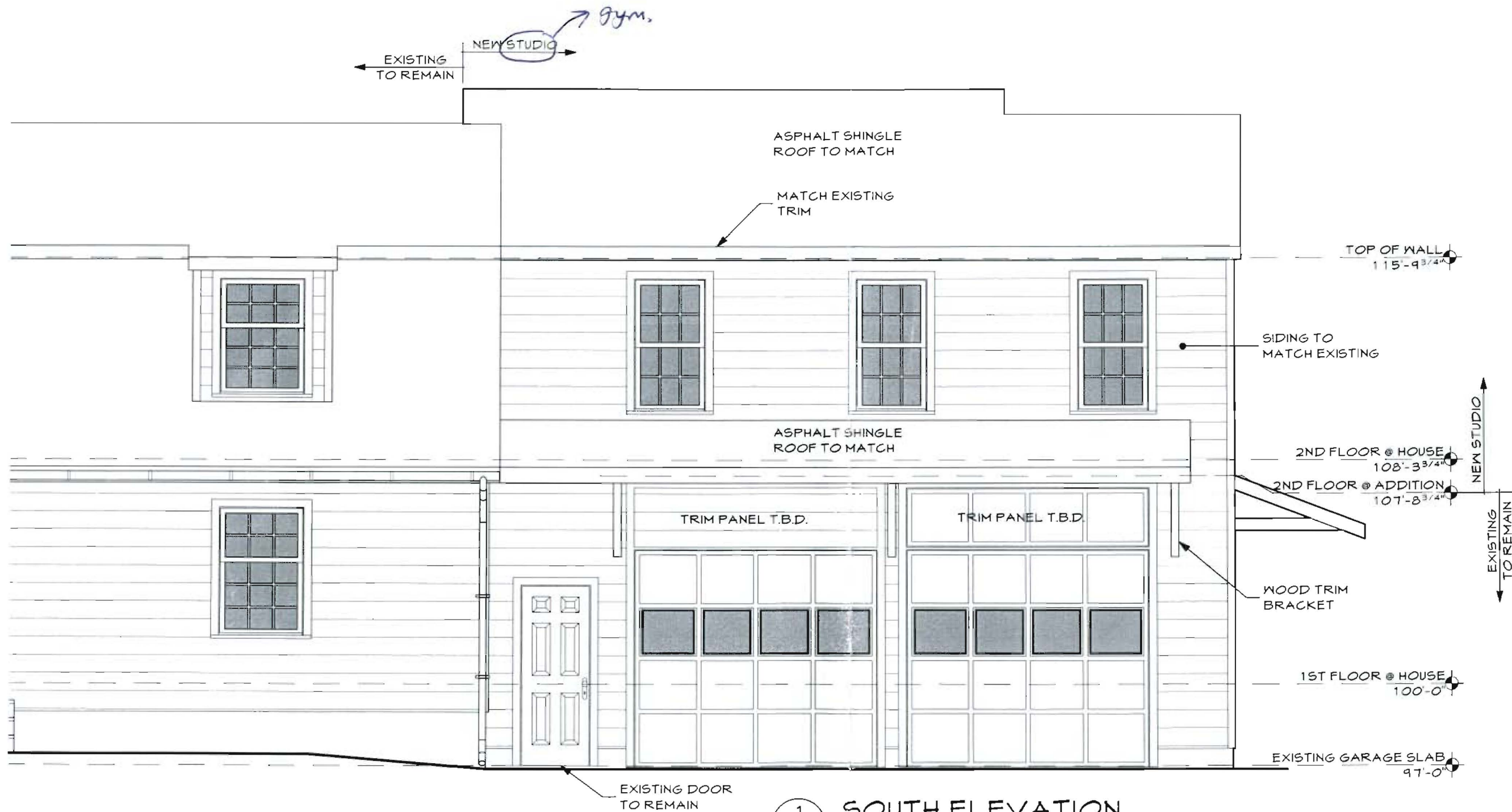
ROOF SECTION AT RIDGE

RECEIVED

SEP 27 2010

Dept. of Building Inspections
 City of Portland Maine





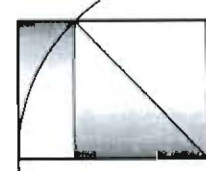
1 SOUTH ELEVATION
 A2.1 SCALE: 1/4" = 1'-0"

FOR PERMIT 8/26/2010

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE - CALLENDER ARCHITECTS. IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

**STUDIO FOR
 BILL SKOOLICAS**
 50 FOUR WINDS DR.
 PORTLAND, MAINE

**WHIPPLE -
 CALLENDER
 ARCHITECTS**



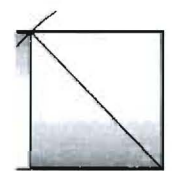
19 COMMERCIAL ST.
 PORTLAND, ME 04101
 P 207 775.2696
 F 207 775.3631
 www.whipplecallender.com

DATE: 8/26/10
 CHECKED BY: JAD.
 DRAWN BY: JWB.
 JOB: ** - XXX
 SHEET TITLE:

A2.1

BILL SKOOLICAS
 50 FOUR WINDS DR.
 PORTLAND, MAINE

**WHIPPLE -
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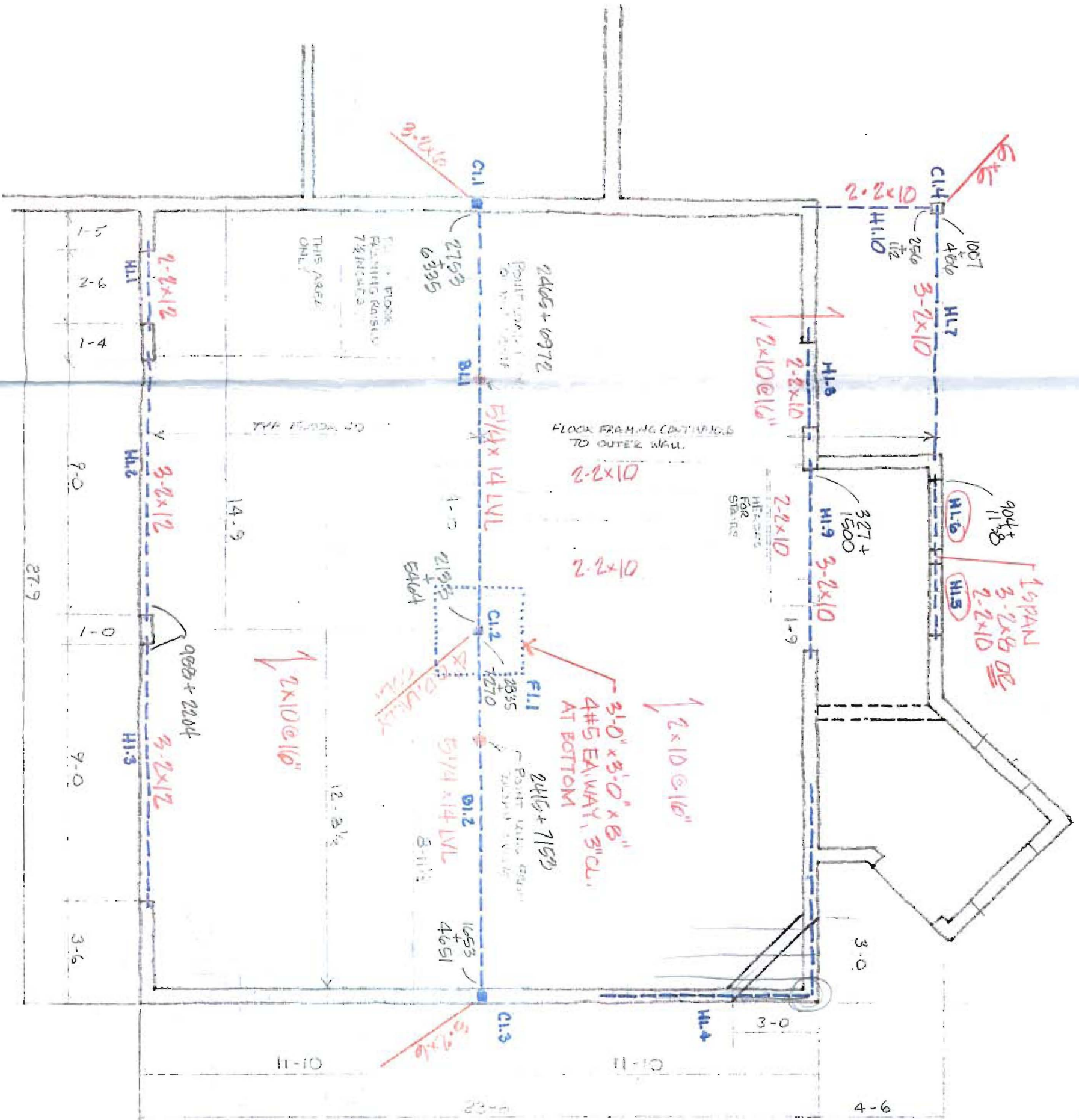
19 COMMERCIAL ST.
 PORTLAND, ME 04101
 P 207 775.2696
 F 207 775.3631
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DATE: 8/26/10
 CHECKED BY: JAD.
 DRAWN BY: JWB.
 JOB: ** - XXX
 SHEET TITLE:

A3.1

FIRST FLOOR
FRAMING

1/4 INCH = 1 FOOT



THIS AREA
FRAMING ONLY
7 1/2 INCHES

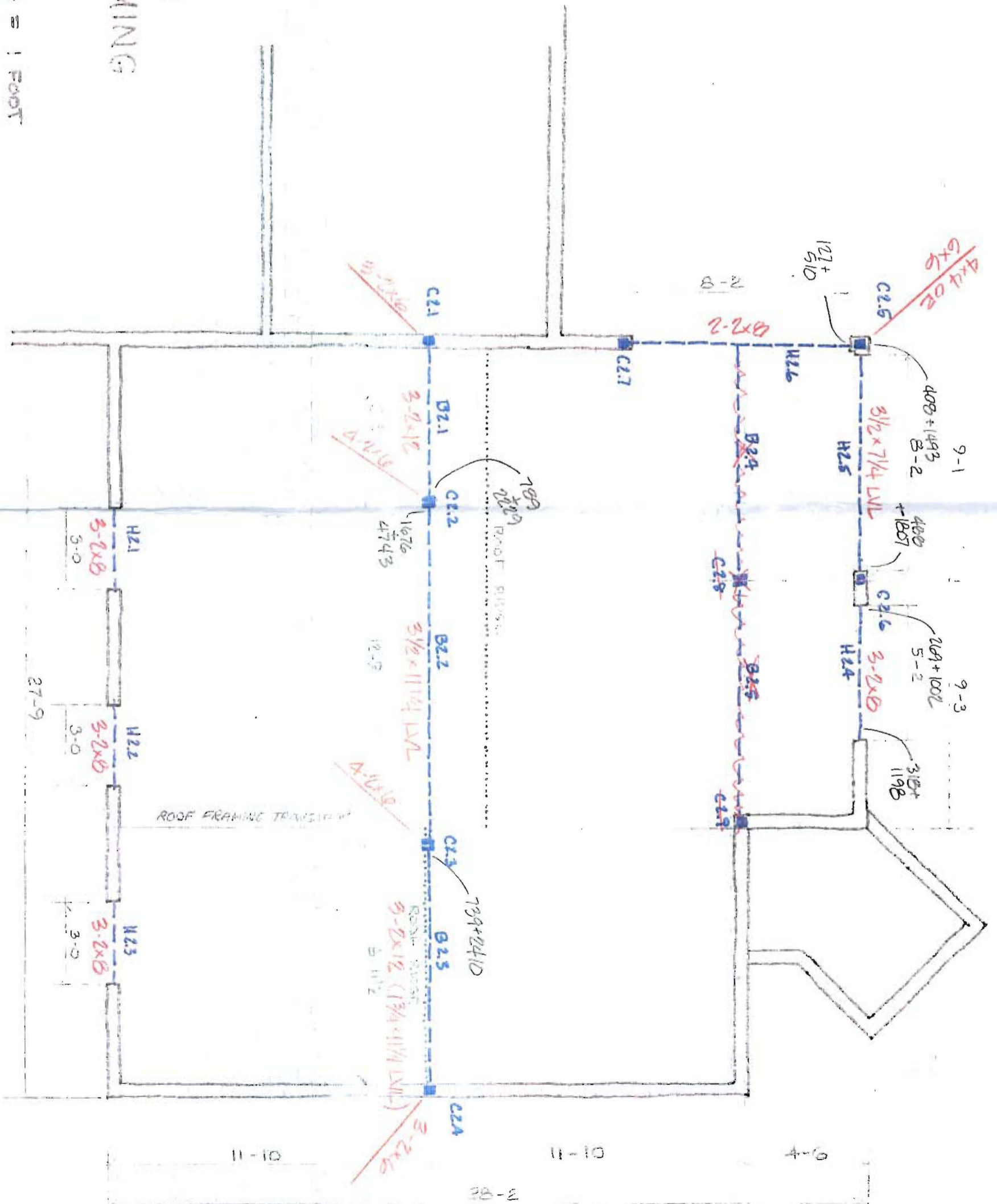
FLOOR FRAMING CONTINUING TO OUTER WALL.

3'-0" x 3'-0" x 8"
4#5 EAWAY, 3" CL.
AT BOTTOM

1 SPAN
3'-2 x 8
2'-2 x 10

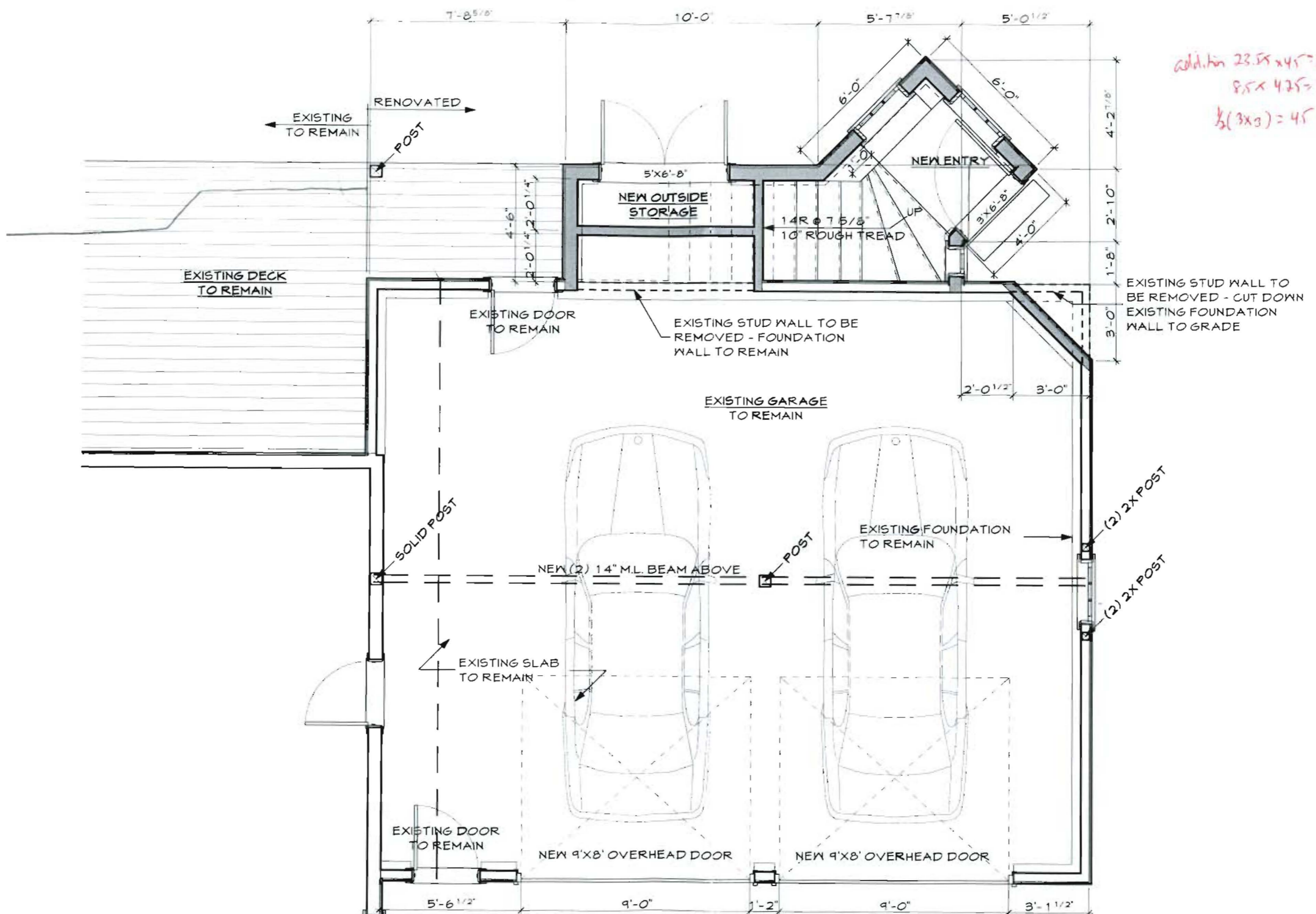
ROOF FRAMING

1/4 INCH = 1 FOOT



ROOF FRAMING TRUSSES

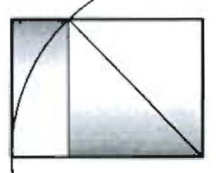
ROOF SUPPORT



add. for 23.55 x 4.5 = 105.78
 8.5 x 4.25 = 36.13
 1/2 (3x3) = 4.5

**STUDIO FOR
 BILL SKOOLICAS**
 50 FOUR WINDS DR.
 PORTLAND, MAINE

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19 COMMERCIAL ST.
 PORTLAND, ME 04101
 P 207.115.2696
 F 207.115.3631
 www.whipplecallender.com

DATE: 8/26/10
 CHECKED BY: J.A.D.
 DRAWN BY: J.W.B.
 JOB: ##-XXX
 SHEET TITLE:

1 FIRST FLOOR PLAN
 A1.2 SCALE: 1/4" = 1'-0"

FOR PERMIT 8/26/2010

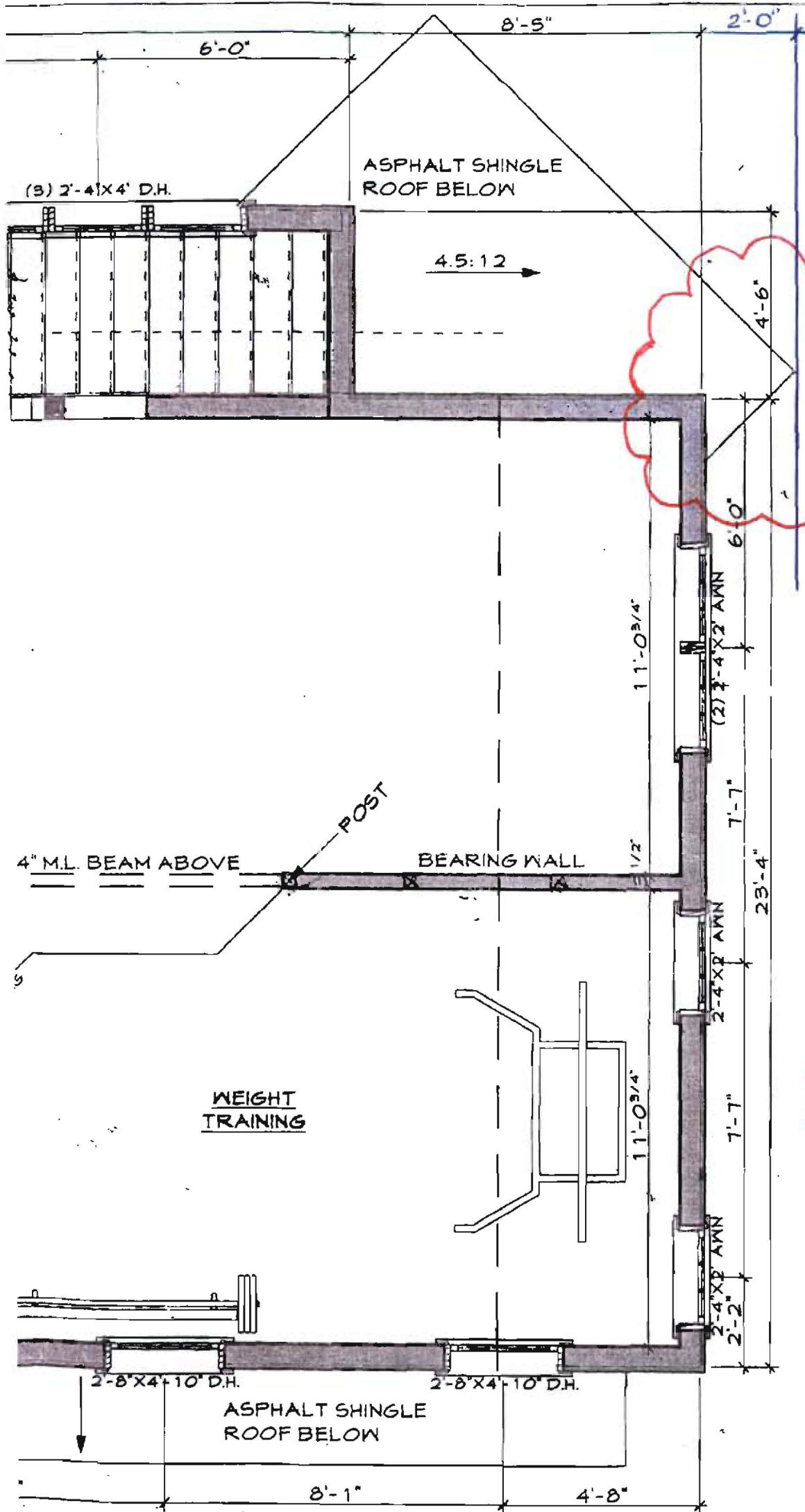
A1.2

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su

SEP - 7 2010

Dept. of Building Inspections
City of Portland Maine



9-3-10
 Revised Roof
 Detail - New
 Roof will extend
 No More than
 2'-0" beyond
 Existing Garage

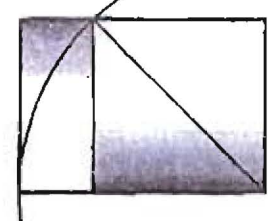
This detail
 supercedes all
 other plan
 sheets, including
 site plan.

William S. Skoolicas
 William S. Skoolicas

**STUDIO FOR
 BILL SKOOLICAS**

50 FOUR WINDS DR.
 PORTLAND, MAINE

**WHIPPLE -
 CALLENDER
 ARCHITECTS**



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DATE:	8/26/10
CHECKED BY:	J.A.D.
DRAWN BY:	J.W.B.
JOB:	** - XXX
SHEET TITLE:	

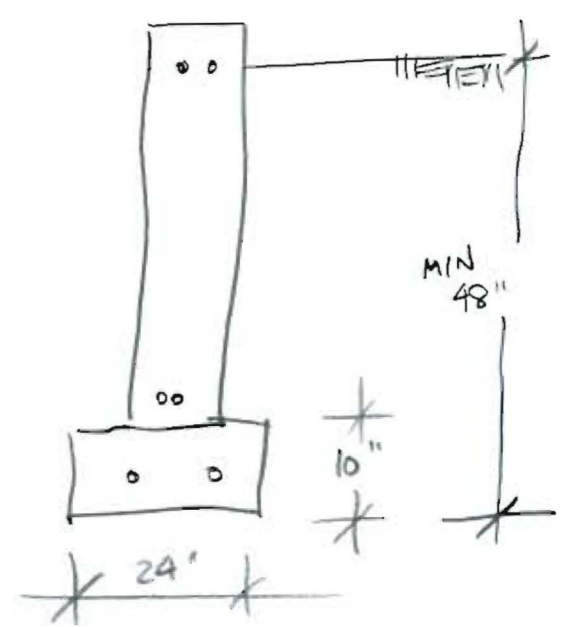
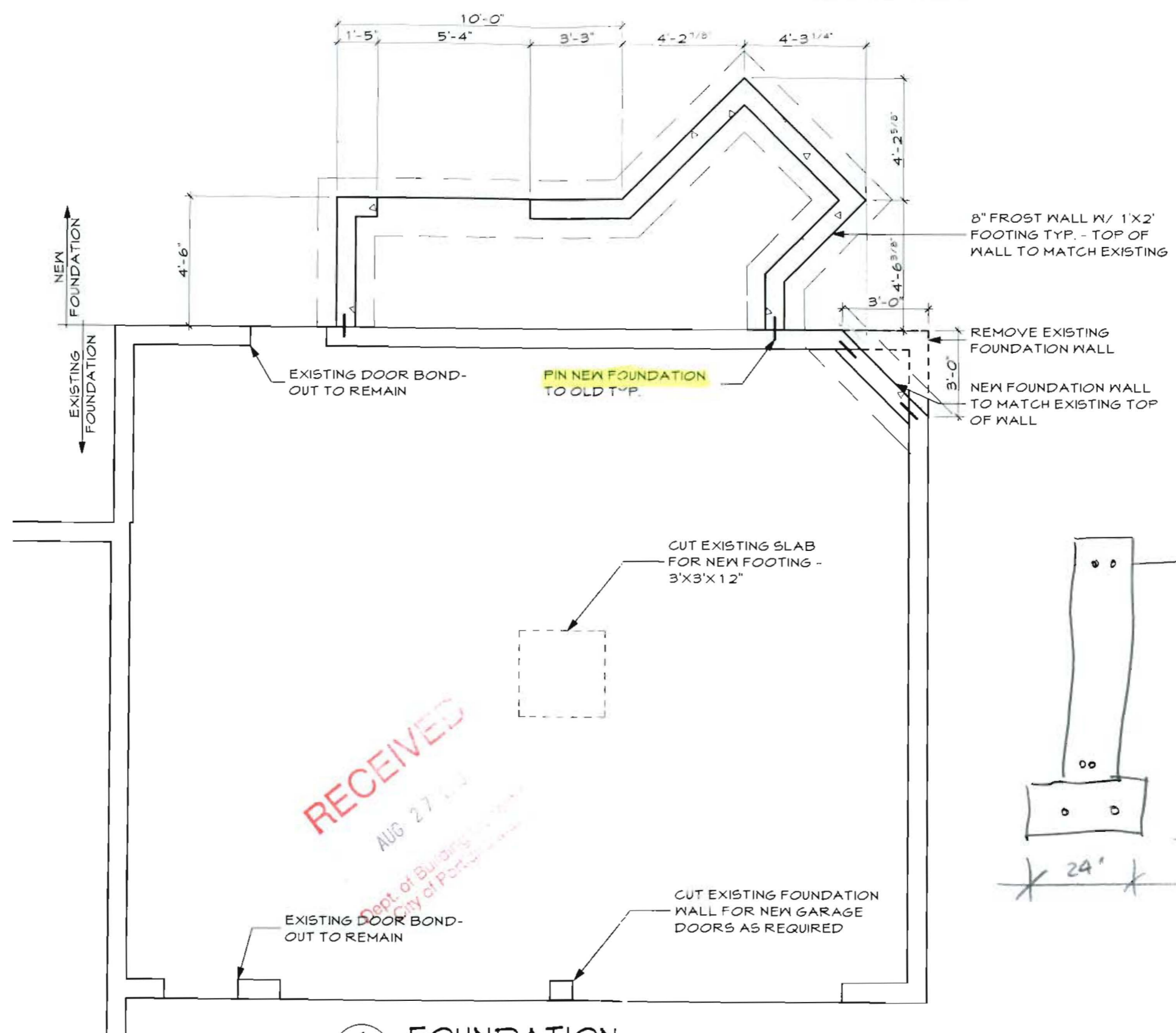
2 FLOOR PLAN

FOR PERMIT 8/26/2010

4" = 1'-0"
 AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS.
 USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

A1.2

A1.3?



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Dept. of Building & Planning
City of Portland

1
A1.1

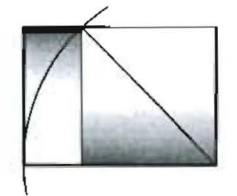
FOUNDATION
SCALE: 1/4" = 1'-0"

FOR PERMIT 8/26/2010

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**STUDIO FOR
BILL SKOOLICAS**
50 FOUR WINDS DR.
PORTLAND, MAINE

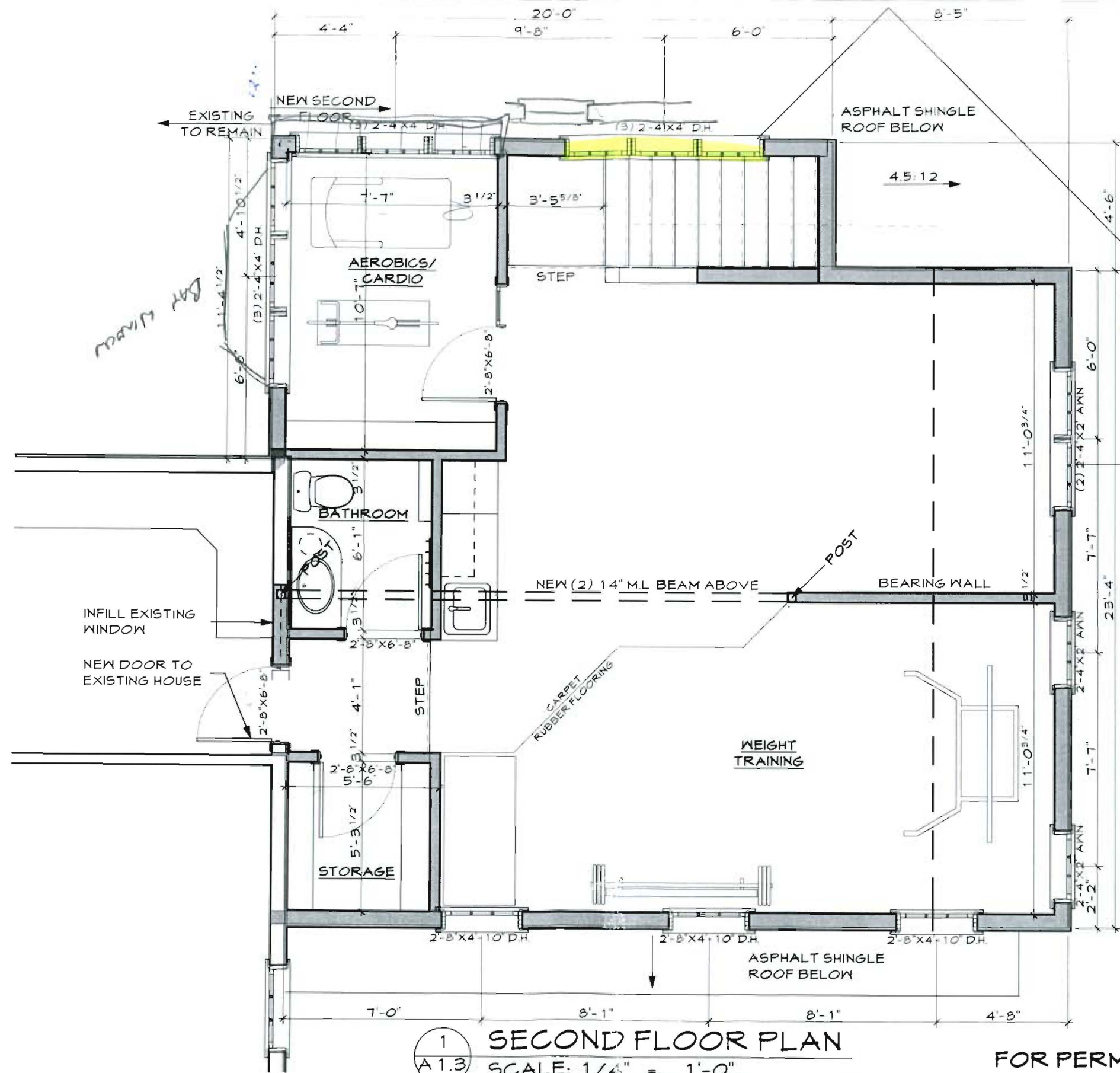
**WHIPPLE —
CALLENDER
ARCHITECTS**



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PORTLAND, ME 04101
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

DATE: 8/26/10
CHECKED BY: J.A.D.
DRAWN BY: J.M.B.
JOB: **-XXX
SHEET TITLE:

A1.1



main bay

roof will not overlay 2'-see new plan submitted 9/7/10

1
A1.3

SECOND FLOOR PLAN

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

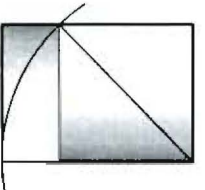
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FOR PERMIT 8/26/2010

**STUDIO FOR
BILL SKOOLICAS**

50 FOUR WINDS DR.
PORTLAND, MAINE

**WHIPPLE -
CALLENDER
ARCHITECTS**

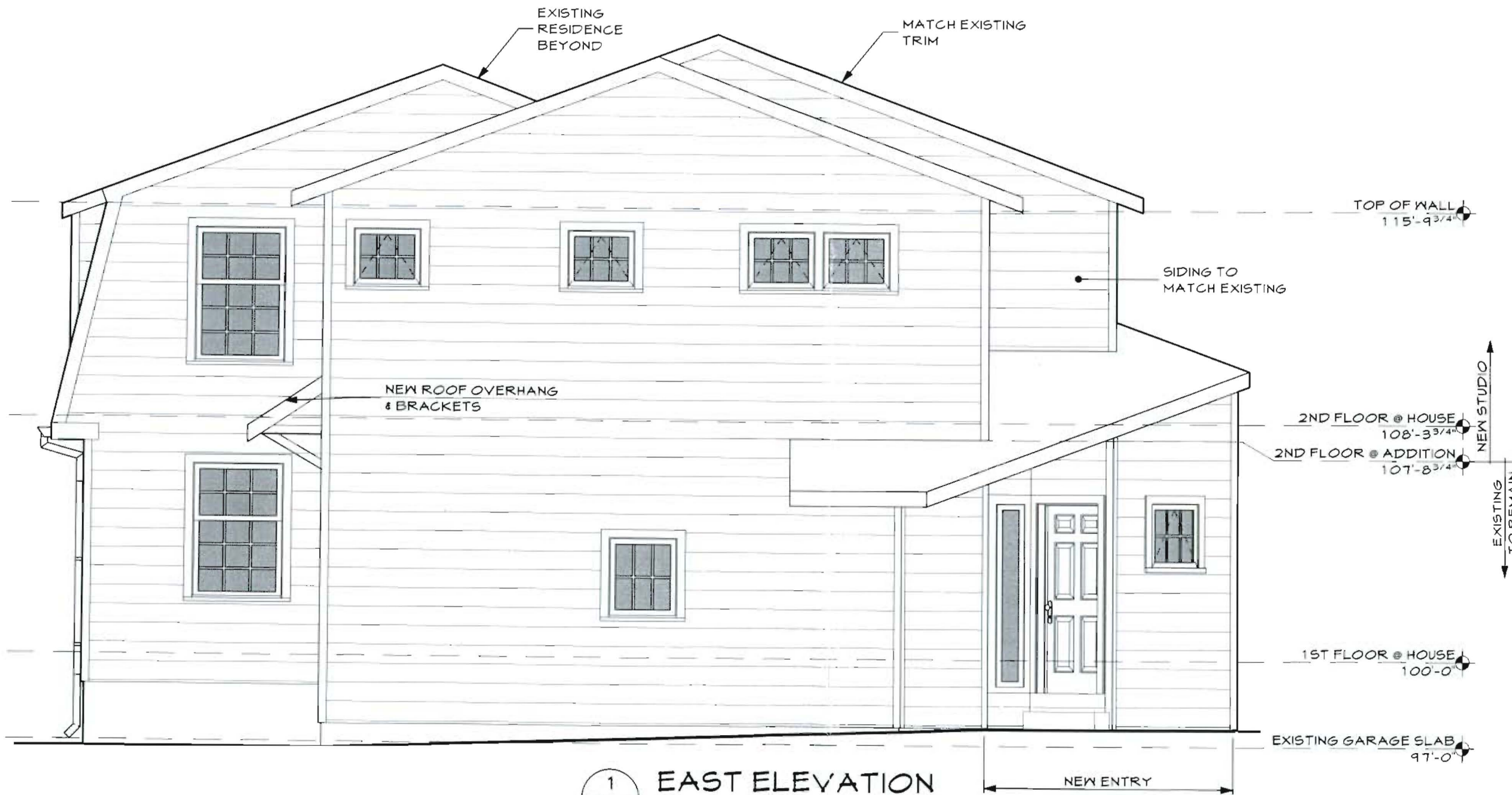


14 COMMERCIAL ST
PORTLAND, ME 04101
P 207.115.2696
F 207.115.3631
www.whipplecallender.com

DATE: 8/26/10
CHECKED BY: J.A.D.
DRAWN BY: J.W.B.
JOB: ##-XXX
SHEET TITLE:

A1.3

See new plan submitted 9/7/10



1 EAST ELEVATION
 A2.2 SCALE: 1/4" = 1'-0"

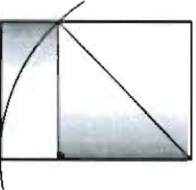
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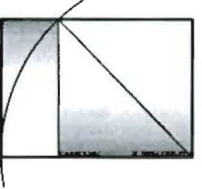
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 CHECKED BY: J.A.D.
 DRAWN BY: J.W.B.
 JOB: ##-XXX
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A2.2

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JWB.

JOB:
##-XXX

SHEET TITLE:

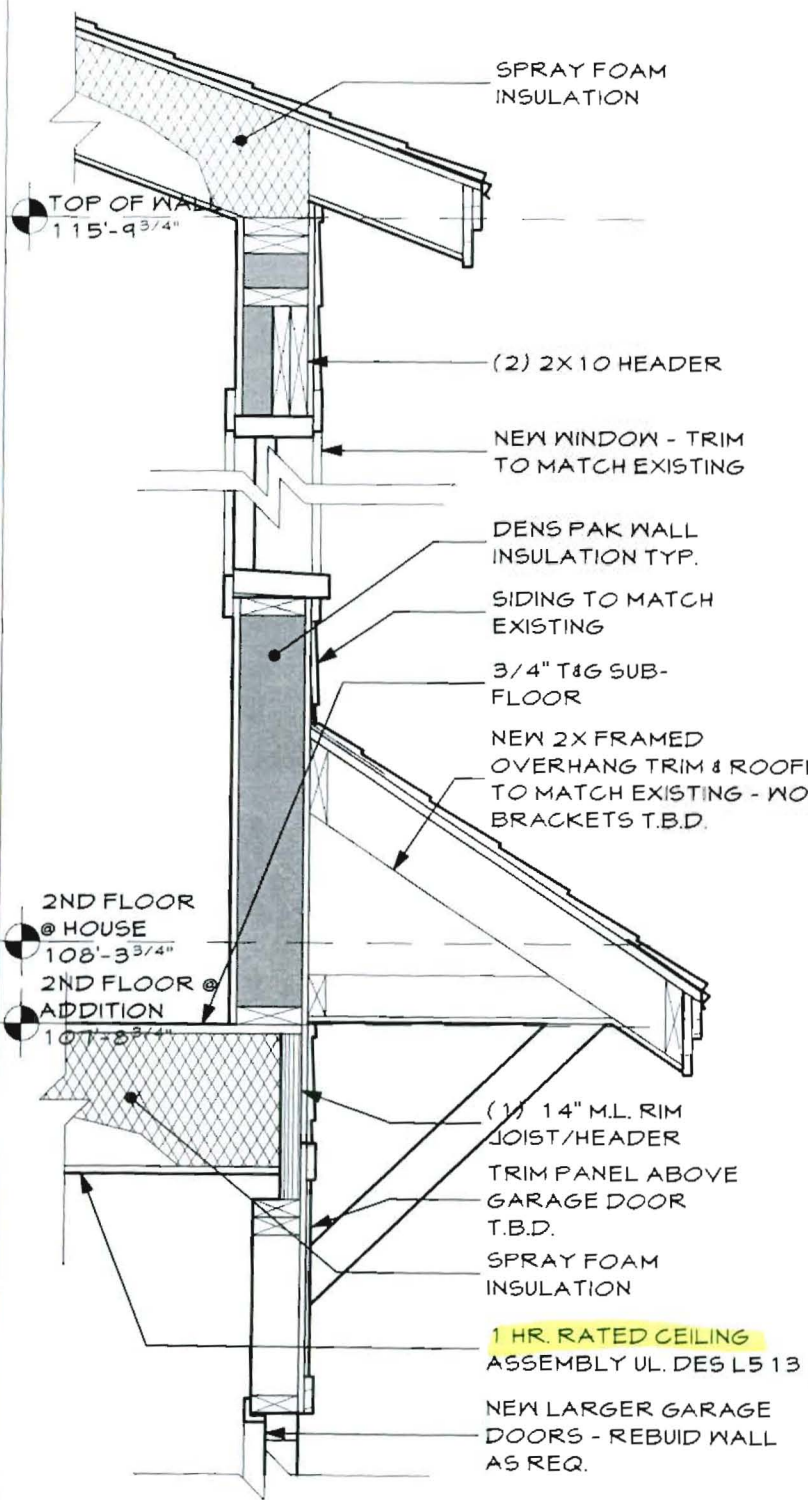
A2.3



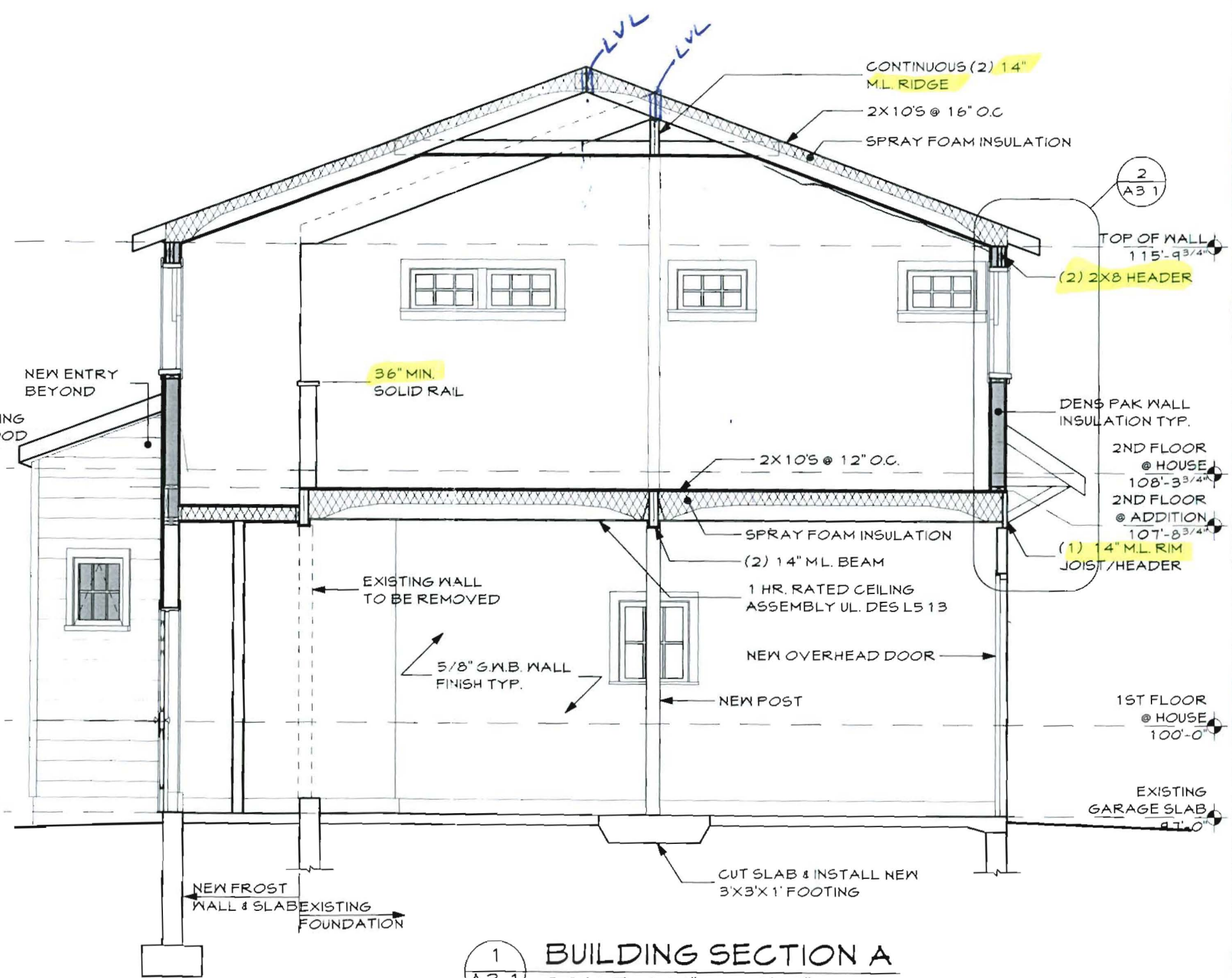
1 NORTH ELEVATION
A2.3 SCALE: 1/4" = 1'-0"

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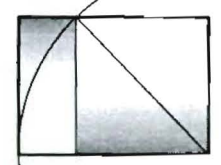
2 WALL SECTION
A3.1 SCALE: 3/4" = 1'-0"



1 BUILDING SECTION A
A3.1 SCALE: 1/4" = 1'-0"

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