

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 100630
PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

This is to certify that MARDAS THOMAS VN VET MARY MARDAS JTS/Ni

has permission to 10' x 14' addition to single family home AUG - 5 2010

AT 56 WATSON ST 431 A016001

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 used-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

[Handwritten Signature]
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: 10-0850	Issue Date:	CBL: 431 A016001
-----------------------	-------------	---------------------

Location of Construction: 56 WATSON ST	Owner Name: MARDAS THOMAS VN VET & M	Owner Address: 56 WATSON ST	Phone:
Business Name:	Contractor Name: Nicholas Mardas	Contractor Address: 115 Windsor Street Randolph	Phone: 2078077183
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - 10' x 14' addition to single family home	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 4
Proposed Project Description: 10' x 14' addition to single family home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</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: Idobson	Date Applied For: 07/19/2010	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

- 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 checked="" type="checkbox"/> Shoreland <i>w/ 250' Lateral edge well over 251'</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/22/10</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 Date: _____
---	--	---

PERMIT ISSUED
 AUG - 5 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

8-10-10

Due to change in frame
rear wall + footing not at
48". Contractor will install

2" insulation ground up
~~vert~~ vertical + horizontal +
in main frame at finish. SMH

Set back good - OK to be def. after insulation

- walls were completed without
footing inspection - SMH

I will inspect insulation tomorrow
SMH

8-11-10

9-9-10

Need nail plates

hardware smelco's etc's

Hurricane ties or batts

NLP

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0850	Date Applied For: 07/19/2010	CBL: 431 A016001
------------------------------	--	----------------------------

Location of Construction: 56 WATSON ST	Owner Name: MARDAS THOMAS VN VET &	Owner Address: 56 WATSON ST	Phone:
Business Name:	Contractor Name: Nicholas Mardas	Contractor Address: 115 Windsor Street Randolph	Phone (207) 807-7183
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - 10' x 14' addition to single family home	Proposed Project Description: 10' x 14' addition to single family home
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Sehmuckal **Approval Date:** 07/22/2010

Note: **Ok to Issue:** ✓

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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 single 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:** Tammy Munson **Approval Date:** 08/05/2010

Note: **Ok to Issue:** ✓

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

PERMIT ISSUED
 AUG - 5 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 **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.



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>56 Watson St. P.H. Me 04103</u>		
Total Square Footage of Proposed Structure/Area <u>140</u>	Square Footage of Lot <u>4750</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>431</u> Block# <u>A</u> Lot# <u>16</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Nicholas Mardas</u> Address <u>115 Windsor St.</u> City, State & Zip <u>Randolph Me. 04346</u>	Telephone: <u>807-7183</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Tom & Mary Mardas</u> Address <u>56 Watson St</u> City, State & Zip <u>P.H. Me 04103</u>	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>120</u>
Current legal use (i.e. single family) <u>Single Use</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Addition to single family home 10' X 14'</u>		
Contractor's name: <u>Nicholas Mardas</u> Address: <u>115 Windsor St.</u> City, State & Zip <u>Randolph Me 04346</u> Telephone: <u>807-7183</u> Who should we contact when the permit is ready: <u>Nicholas Mardas</u> Telephone: <u>807-7183</u> Mailing address: <u>115 Windsor St Randolph Me</u>		

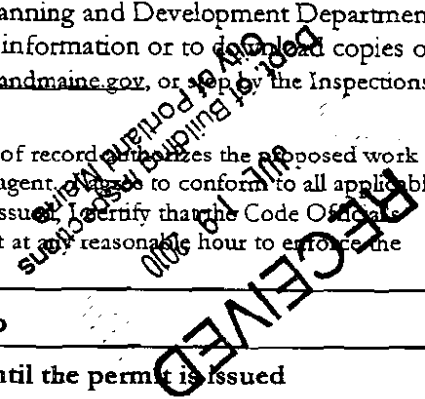
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

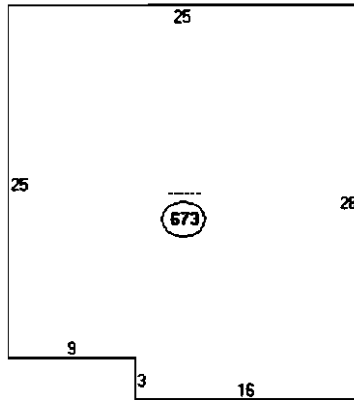
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: T.M. Mardas Date: 7/19/10

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





Descriptor/Area

A: 673 sqft

80

140

8934

OK

slud
8x10
10x14 New

$$4750 \text{ sqft} \times 35\% = 1662.5 \text{ sqft MAX}$$

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

56 Watson Street
Portland, Maine

Job Number: 399-24
Inspection Date: 08-14-08
Scale: 1" = 20'

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

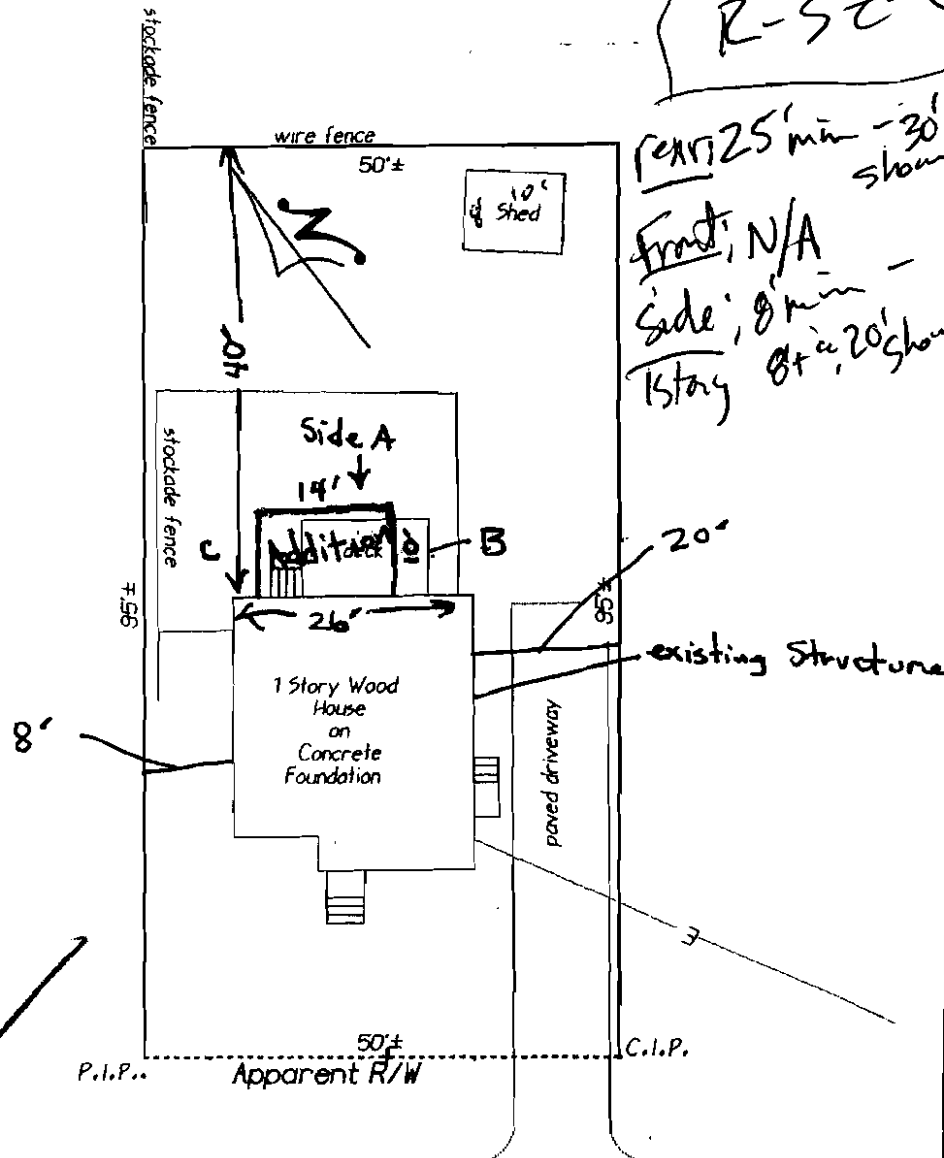
The dwelling does not ~~appear~~ to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear~~ to fall within the special flood hazard zone as indicated on community-panel # 230051 0008 B

BUYER: Mary K. & Thomas Mardas
SELLER: Alexander H. Johns

R-3 Zoning

FRONT: 25' min - 30' show
SIDE: 8' min - 8' ± ± 20' show
1st story



[Handwritten signature]

Watson Street
(bituminous)

Winsdor Terrace

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
INCORPORATED
184 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664

PLAN BOOK 10 PAGE 103 LOT 115,116
DEED BOOK 16469 PAGE 84 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Penny St. Louis Littell- Director of Planning and Urban Development

Marge Schmuckal, Zoning Administrator.

January 6, 2010

Thomas & Mary Mardas
56 Watson Street
Portland, ME 04103

RE: ~~Recent Changes to Land Use Zoning Ordinance~~

Dear Mr. & Mrs. Mardas,

Not long ago you contacted our office concerning a possible addition to your existing structure. At that time we had to discourage any outward expansions based on a section (14-388) within the Zoning Ordinance that did not allow any new additions if the property was an existing undersized lot. On January 4, 2010, the Portland City Council repealed that section of the Ordinance. That Council action goes into effect in 30 days.

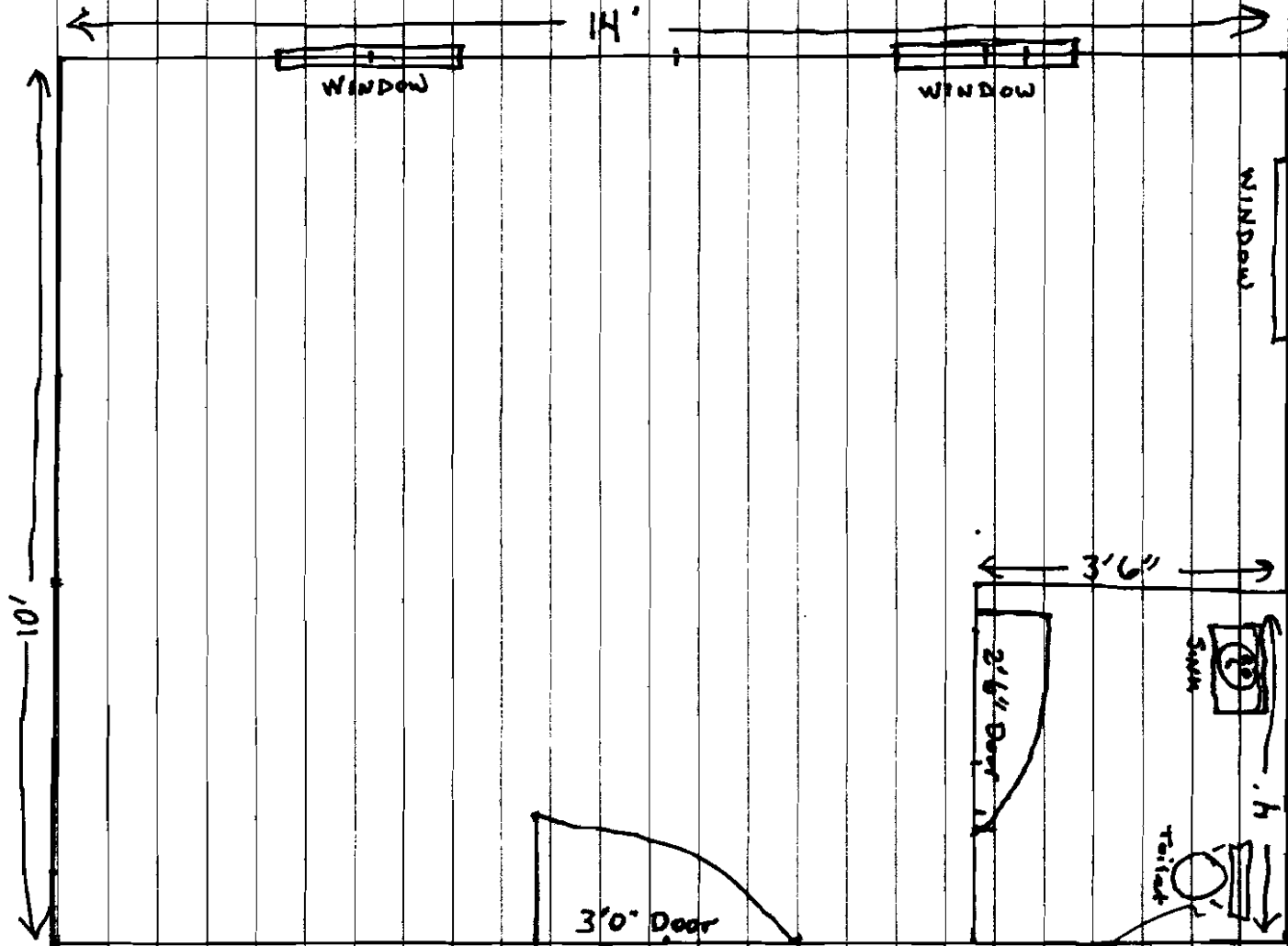
Please feel free to contact my office concerning any plans you may have for your home. Although the current lot size of your property will no longer be an issue, any project will still need to meet all the other dimensional requirements of the underlying zone. We will be happy to work with you on your new project.

If you have any further questions, you may call me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Addition for 56 Watson St. P418, Me. 04103



$$\frac{1}{2}'' = 1'$$

Addition for 56 Watson St. P.H. Me. 04103

Structural plan and specifications

- ✓ 18" concrete footer - 2 runs $\frac{5}{8}$ " rebar
- ✓ 4' concrete frostwall - tied to footer w/ rebar
2 runs $\frac{5}{8}$ " rebar

Framing will consist of 2x6 walls, insulated ^{R19}
2x8 floor joists
2x8 roof rafters

* All framing will be a minimum of
16" on center.

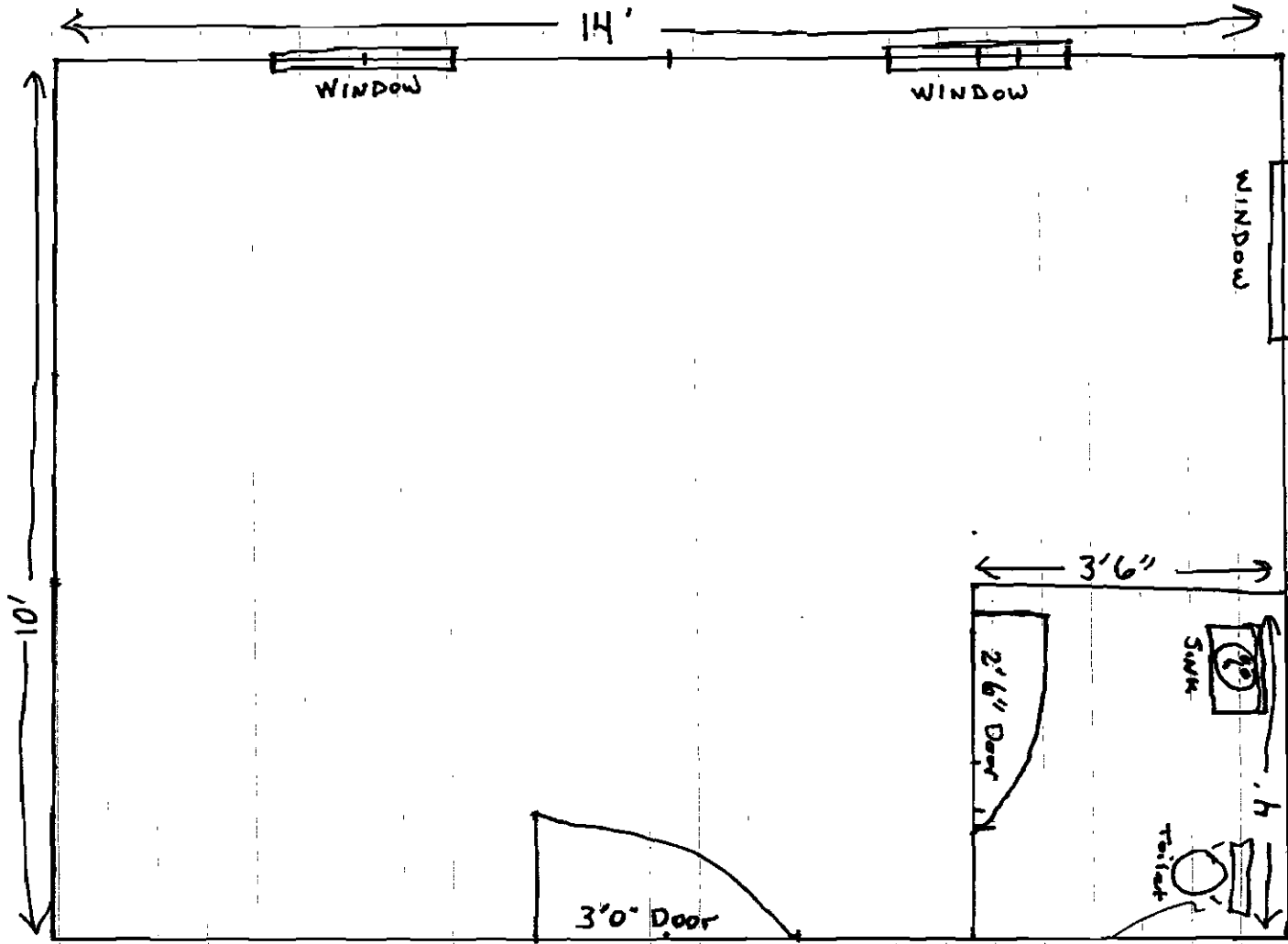
- ✓ Exterior wall will be sheathed w/ $\frac{1}{2}$ plywood
- ✓ Roof will be sheathed w/ $\frac{5}{8}$ plywood

Electrical will be performed by a licensed electrician

Home owners Tom & Mary Mardas
Contact Nick Mardas @ 807-7183

~~15' for framing running opposite of~~
rafters - - OK

Addition for 56 Watson St. P.H.S. Me. 04103



$\frac{1}{2}'' = 1'$

Addition for 56 Watson St. P46. Me. 04103

Structural plan and specifications

- ✓ 18" concrete footer - 2 runs $\frac{5}{8}$ " rebar
- ✓ 4' concrete frostwall - tied to footer w/ rebar
2 runs $\frac{5}{8}$ " rebar

Framing will consist of 2X6 walls, insulated ^{R19}
2X8 floor joists
2X8 roof rafters

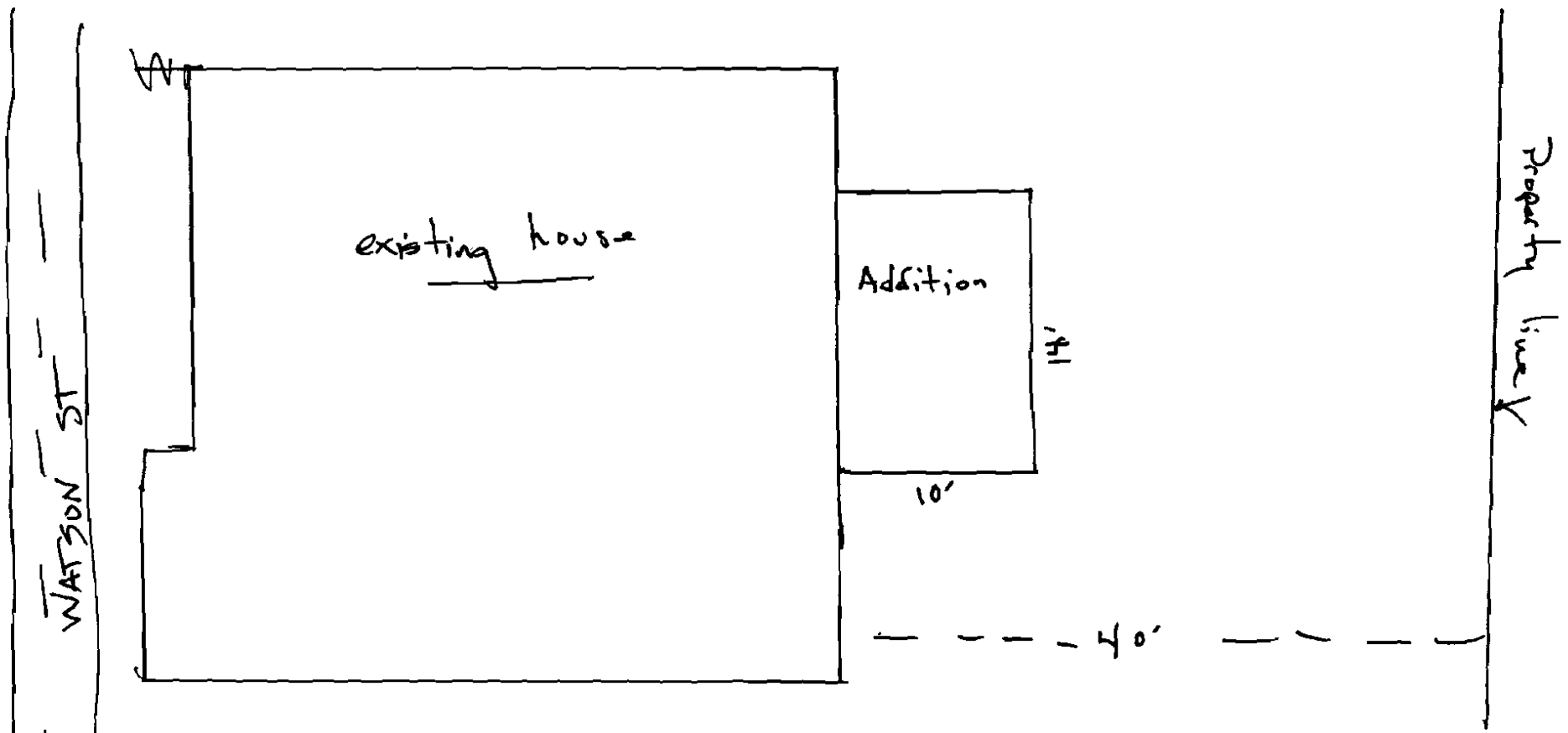
* All framing will be a minimum of
16" on center.

- ✓ Exterior wall will be sheathed w/ $\frac{1}{2}$ plywood
- ✓ Roof will be sheathed w/ $\frac{5}{8}$ plywood

Electrical will be performed by a licensed electrician

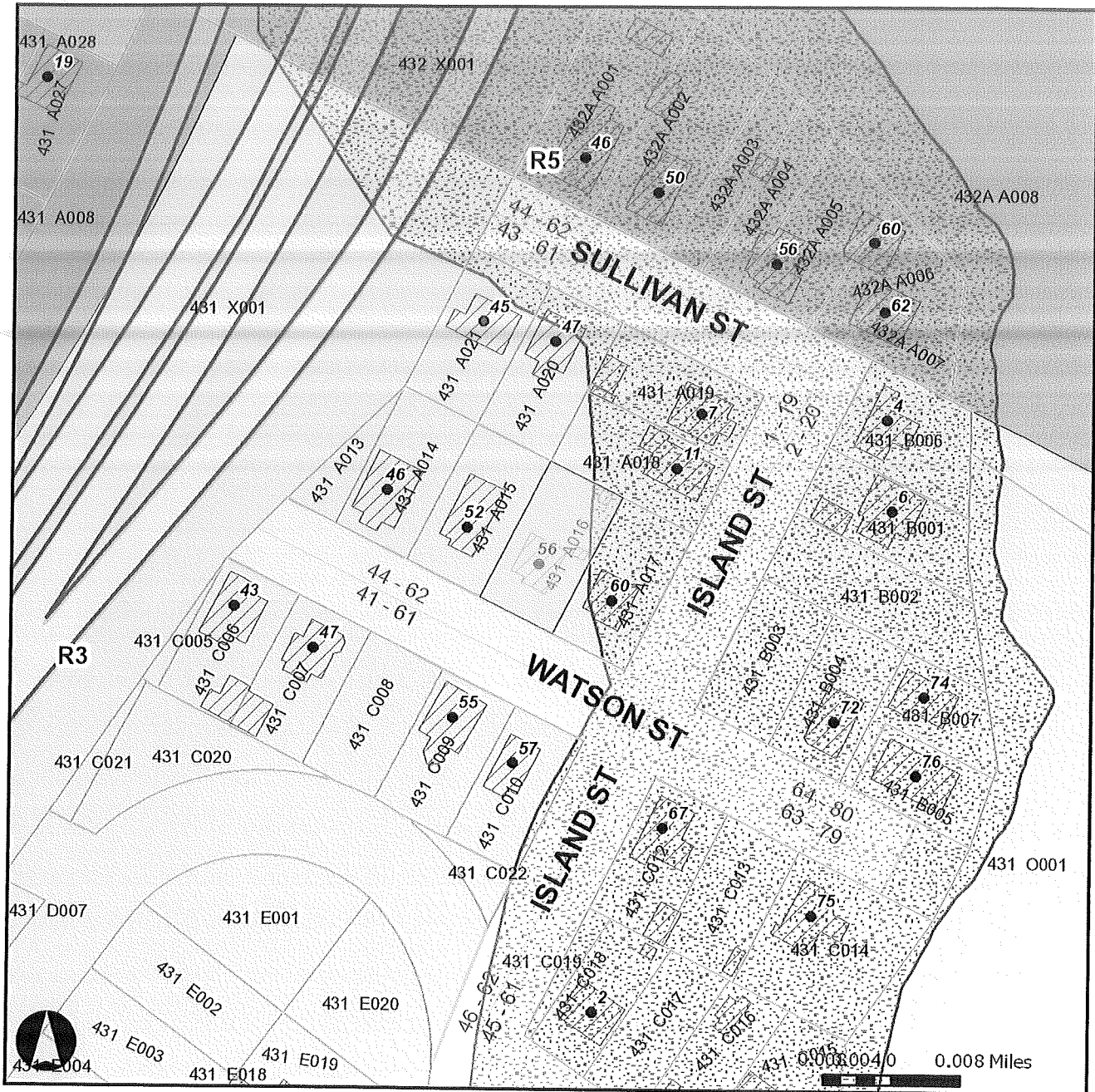
Home owners Tom & Mary Mardas
Contact Nick Mardas @ 807-7183

~~15' Spacing framing running approx. to~~ of
rafters - - OK



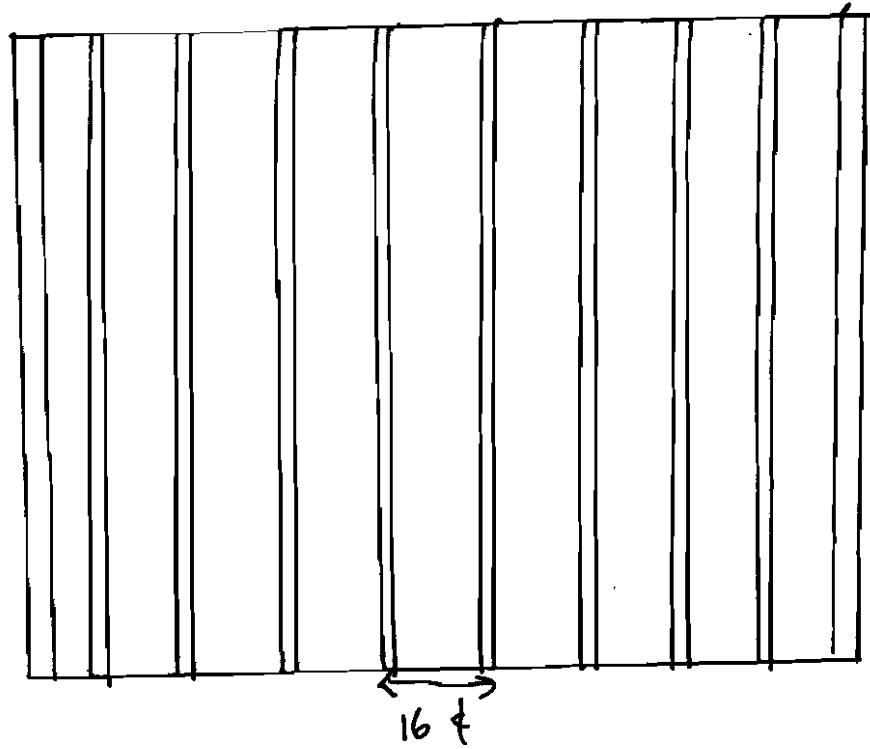
Addition For 56 Watson St

Map



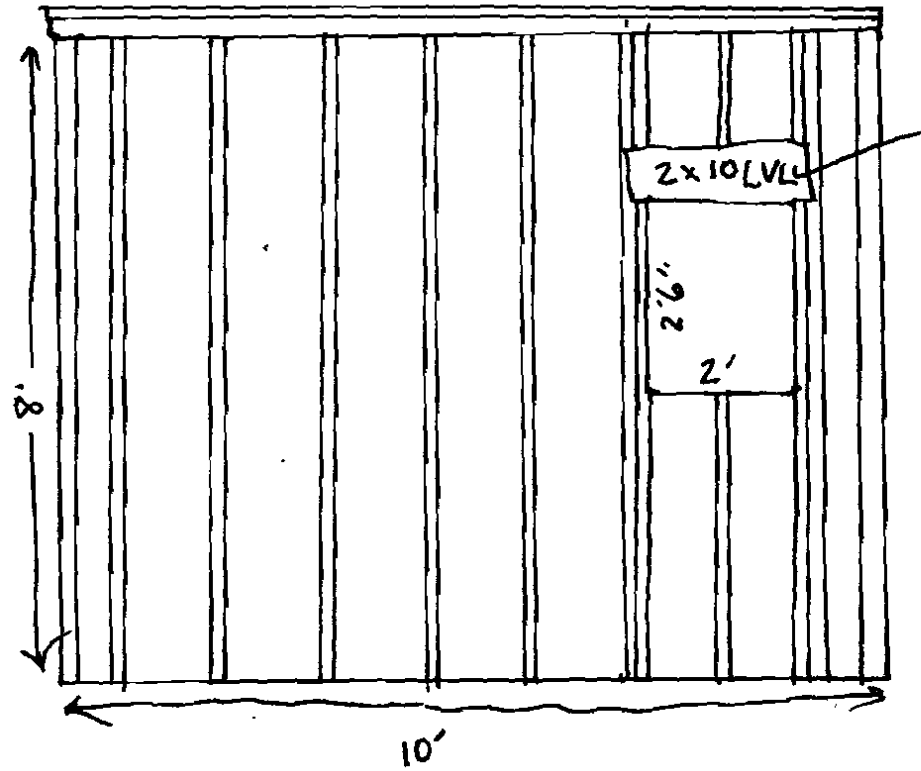
Parcels	Island Zoning	Zoning (continued)	Zoning (continued)
Parcel	<input type="checkbox"/> C43	R6 Residential	<input type="checkbox"/> C31
Interstate	<input type="checkbox"/> I-B	<input type="checkbox"/> ROS Recreation Open	<input type="checkbox"/> none
Interstate	<input type="checkbox"/> I-TS	Space	B2c
Streets	<input type="checkbox"/> I-R1	<input type="checkbox"/> RP Residential	<input type="checkbox"/> C32
Street	<input type="checkbox"/> I-R2	Professional	<input type="checkbox"/> C33
Buildings	<input type="checkbox"/> I-R3	<input type="checkbox"/> RPZ Resource Protection	<input type="checkbox"/> C34
Building	<input type="checkbox"/> ROS	<input type="checkbox"/> WCZ* Waterfront	<input type="checkbox"/> C35
Out Building			

Side C



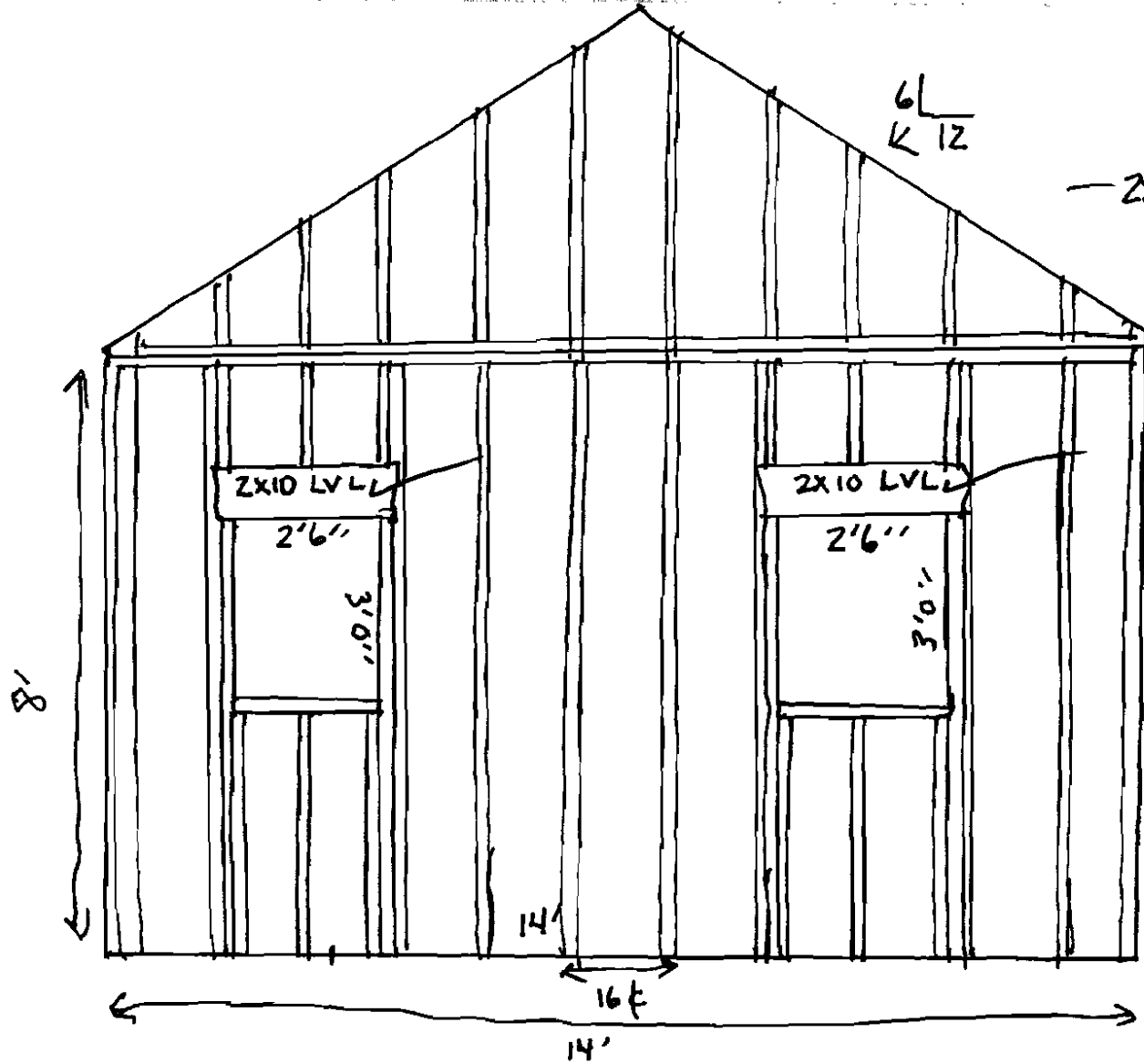
✓ 2x6 Wall Framing
R19 Insulation

Side B



2x6 Wall Framing
R19 Insulation

Side A



Addition For 56 Watson St
PHS Ma 04103