

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080516

Please Read Application And Notes, If Any, Attached

This is to certify that KOURINOS CAROLINE / J. Sprague
has permission to addition for new bath & bedroom JUN 12 2008
AT 50 SULLIVAN ST 432A A002001

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 when permission procured before this building or part thereof is lashed or closed-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

6/4/08 [Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

Jack E. Sprague
Signature of Applicant/Designee

6-12-08
Date

[Signature]
Signature of Inspections Official

6-12-08
Date

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0516	Issue Date: <i>6/4/06</i>	CBL: 432A A002001
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Location of Construction: 50 SULLIVAN ST	Owner Name: KOURINOS CAROLINE	Owner Address: 50 SULLIVAN ST	Phone:
Business Name:	Contractor Name: Jack Sprague	Contractor Address: P.O. Box 8184 Portland	Phone 2077678064
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>R-5</i>

Past Use: Single Family Home	Proposed Use: Single Family Home <i>second floor - addition for new bath & bedroom (over existing first floor)</i>	Permit Fee: \$470.00	Cost of Work: \$45,000.00	CEO District: 4
Proposed Project Description: addition for new bath & bedroom - <i>second floor addition over existing 1st floor.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRL 2007</i> Signature: <i>Ch. M. 6/4/06</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: 05/15/2008	Zoning Approval
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<ol style="list-style-type: none"> 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>site plan shows house is beyond 75' setback</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>using section 14-436(b)</i> <input type="checkbox"/> Subdivision <i>using 29.0% of allowable 50% increase</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>or w/cond. hair</i> Date: <i>5/15/06</i> <i>Asm</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>ASB</i> Date: _____
	JUN 12 2006		

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: 08-0516	Date Applied For: 05/15/2008	CBL: 432A A002001
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Location of Construction: 50 SULLIVAN ST	Owner Name: KOURINOS CAROLINE	Owner Address: 50 SULLIVAN ST	Phone:
Business Name:	Contractor Name: Jack Sprague	Contractor Address: P.O. Box 8184 Portland	Phone (207) 767-8064
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - second floor addition over existing first floor for new bath & bedroom	Proposed Project Description: second floor addition over existing first floor for new bath & bedroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/19/2008
Note: Using section 14-436(b) because doesn't meet front setback. 80% of first floor footprint is 1008 sf. Second floor addition is adding 294.5 sf which is using 29.2% of allowable 80% increase. **Ok to Issue:**
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:** Chris Hanson **Approval Date:** 06/04/2008
Note: **Ok to Issue:**
1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
4) 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.
5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

BUILDING PERMIT INSPECTION PROCEDURES

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

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

Signature of Applicant/Designee

Date

Signature of Inspections Official

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>50 Sullivan St</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>7175</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Caroline Keirinos</u> Address <u>50 Sullivan St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207 772 0217</u> <u>207 415 9288</u>
Lessee/DBA (if Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>45000</u> C of O Fee: \$ _____ Total Fee: \$ <u>470</u>
Current legal use (i.e. single family) <u>single family</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>ADDING NEW BATH + BEDROOM</u> <u>BACK SIDE OF NEW PARCEL 2ND FLOOR</u>		
Contractor's name: <u>JACK SPRAGUE</u> (<u>2-WAINWRIGHT DR. CARE, ETC</u>)		
Address: <u>MAILING P.O. BOX 8184 PORTLAND</u>		
City, State & Zip <u>PORTLAND, MAINE 04104</u>		Telephone: <u>707-8004</u>
Who should we contact when the permit is ready: <u>JACK SPRAGUE</u>		Telephone: <u>707-8004</u>
Mailing address: <u>P.O. BOX 8184 PORTLAND</u>		

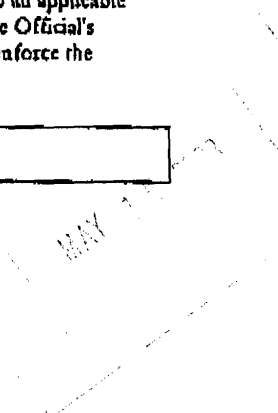
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: Car Keirinos Date: 4/27/08

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



Applicant: Caroline Kavinos

Date: 5/19/08

Address: 50 Sullivan St

C-B-L: 432A-4-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built in 1985

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - 20' req. or average - 9' ~~scaled~~ - don't know neighbors

Rear Yard - 20'

Section 14-436(B) 80% of hist floor footprint.

Side Yard - 2 story - 12' min.

Projections -

1st floor footprint $24 \times 37 = 888$

Width of Lot -

$19 \times 3 = 57$

$5 \times 7 = 37$

Height - 35' max - 25' scaled.

$4 \times 5.5 = 22$

Lot Area - 6,000 sq ft min - 7,175 sq ft given

$12 \times 20 = 240$

~~89.3~~
~~4 x 5 = 20~~

Lot Coverage/Impervious Surface -

$2 \times 5 = 16$

$\frac{1260}{6000} \times 80\% = 1008$

Area per Family - 3,000 sq ft min

adding $15.5 \times 19 = 294.5$

Off-street Parking - N/A

using 29.2% of allowable 80%

Loading Bays -

Site Plan -

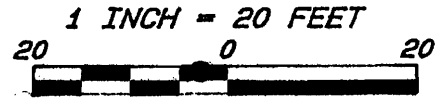
Shoreland Zoning/Stream Protection - house sits ^{beyond} ~~back from~~ 75' setback from high water

Flood Plains - panel 8 - zone c

CONVEYANCE OR RECORDING

- 2) A FIELD INSPECTION WAS MADE ON SUBJECT LOT ON 12/02/06 AND THE RESULTS ARE ACCURATELY SHOWN HEREON
- 3) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1904

SULLIVAN ST.



ROTATION 140
 CENTER 4828.4455
 5125.0204

RS-

LEGEND

- ⊙ IRON FOUND
- TOP OF BANK
- T- TOE OF BANK
- - - DEBRIS LINE (HIGH WATER)
- B- 75' SETBACK LINE

REFERENCES:

DEED: 22103/42
 PLAN: 10/103
 LOT 150 & 1/2 149

NOT A SURVEY

**SHORELINE SETBACK
 SITE PLAN**

50 SULLIVAN ST., PORTLAND, MAINE

MADE FOR RECORD OWNER

CAROLINE KOURINUS

50 SULLIVAN ST., PORTLAND, ME. 04103

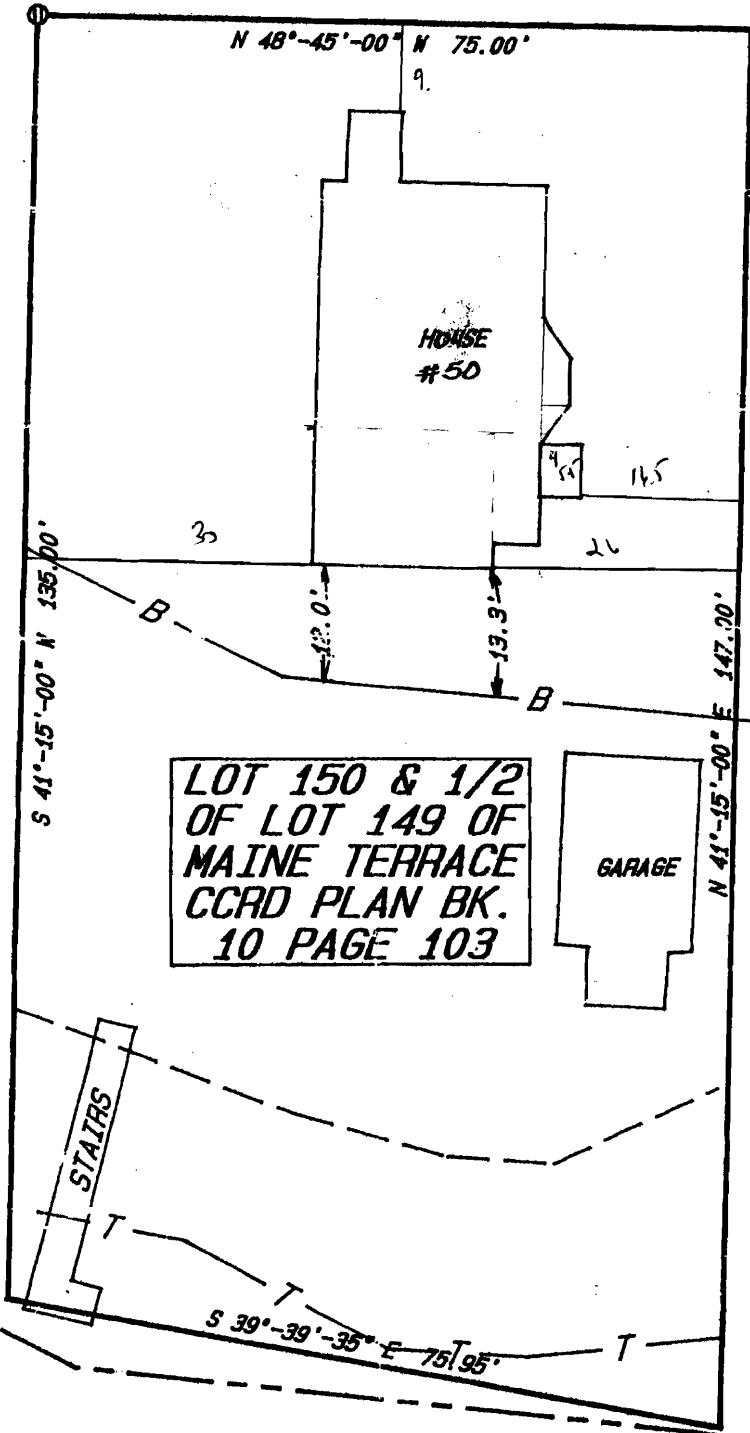
FIELD BOOK 69 PAGE 28 FILE 692806

DECEMBER 22 2006 1" = 20'

JOHN D. PALMITER, PLS 1057

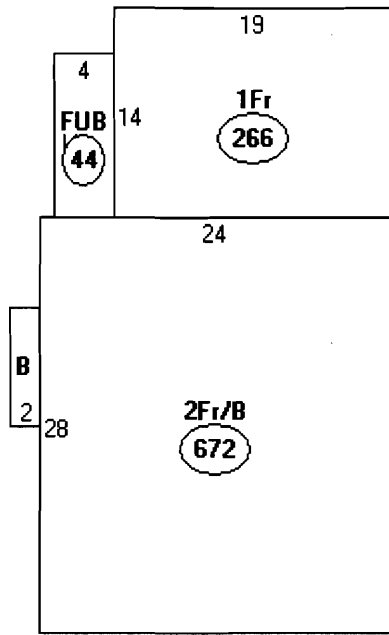
29 MAYBERRY ROAD GRAY, MAINE 04039

TELEPHONE (207) 657-4630



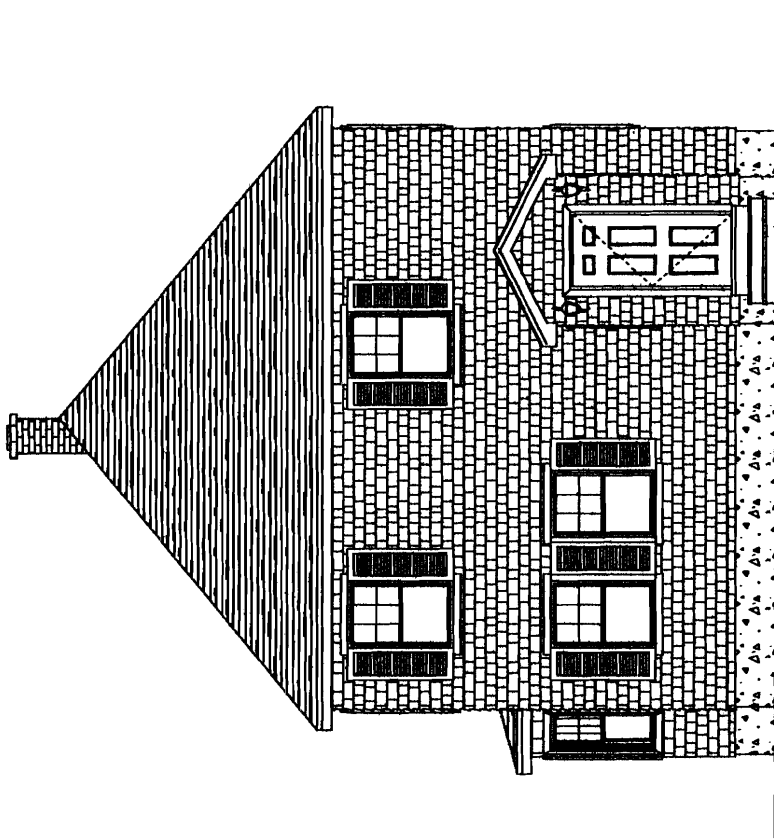
CASCO BAY

John D. Palmiter

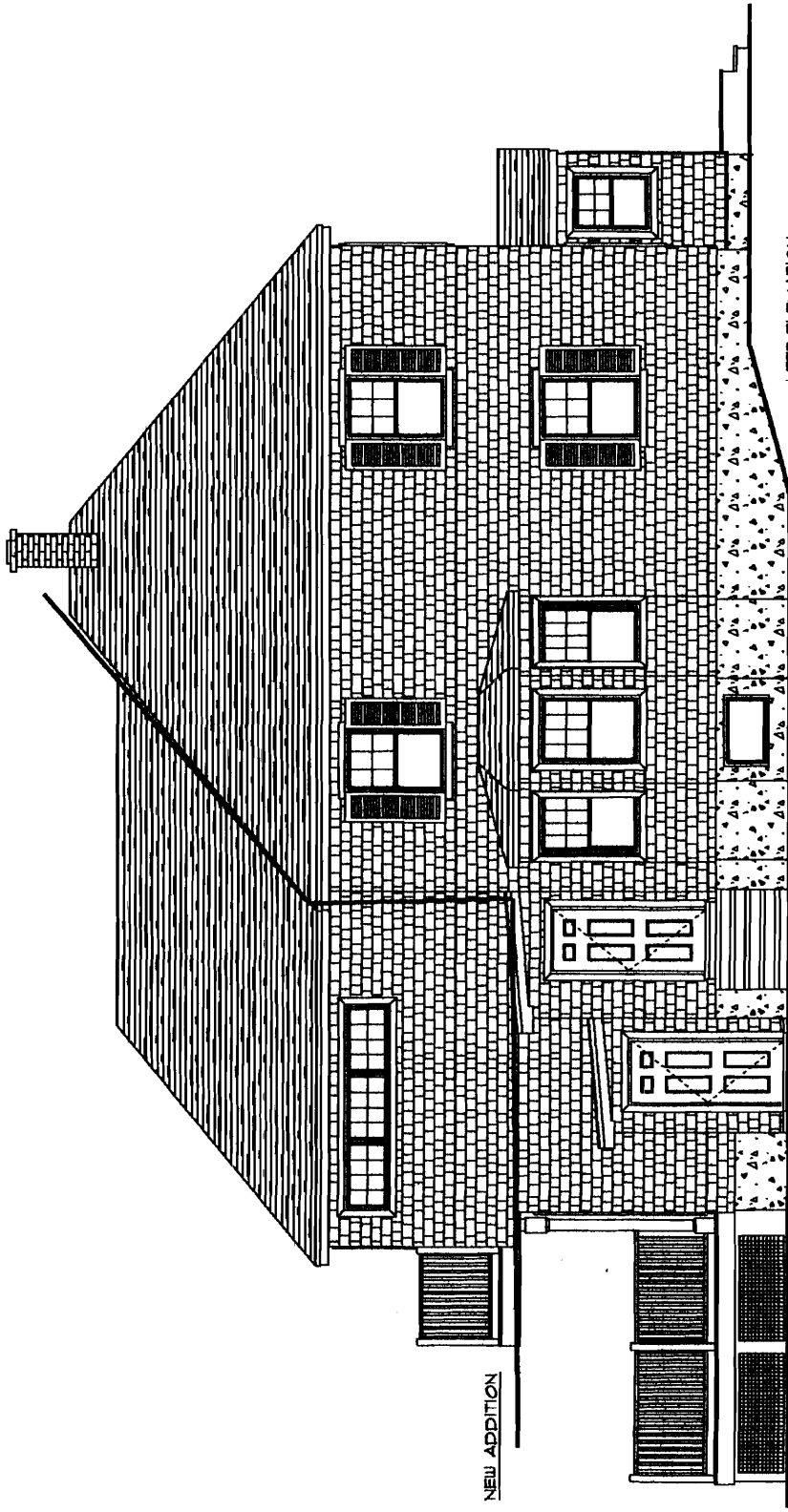


Descriptor/Area

- A: 2Fr/B
672 sqft
- B: FBAY
16 sqft
- C: FUB
44 sqft
- D: 1Fr
266 sqft

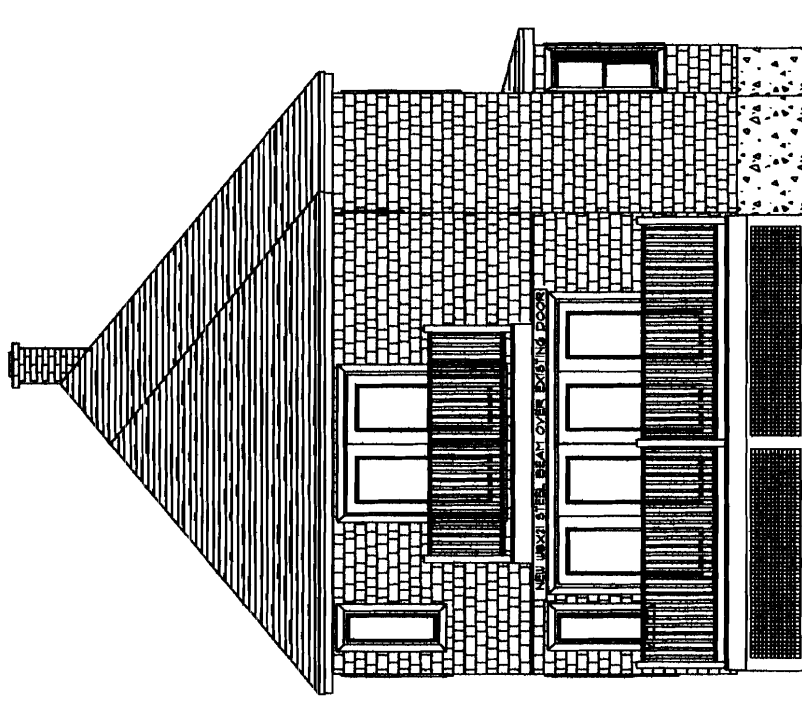


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



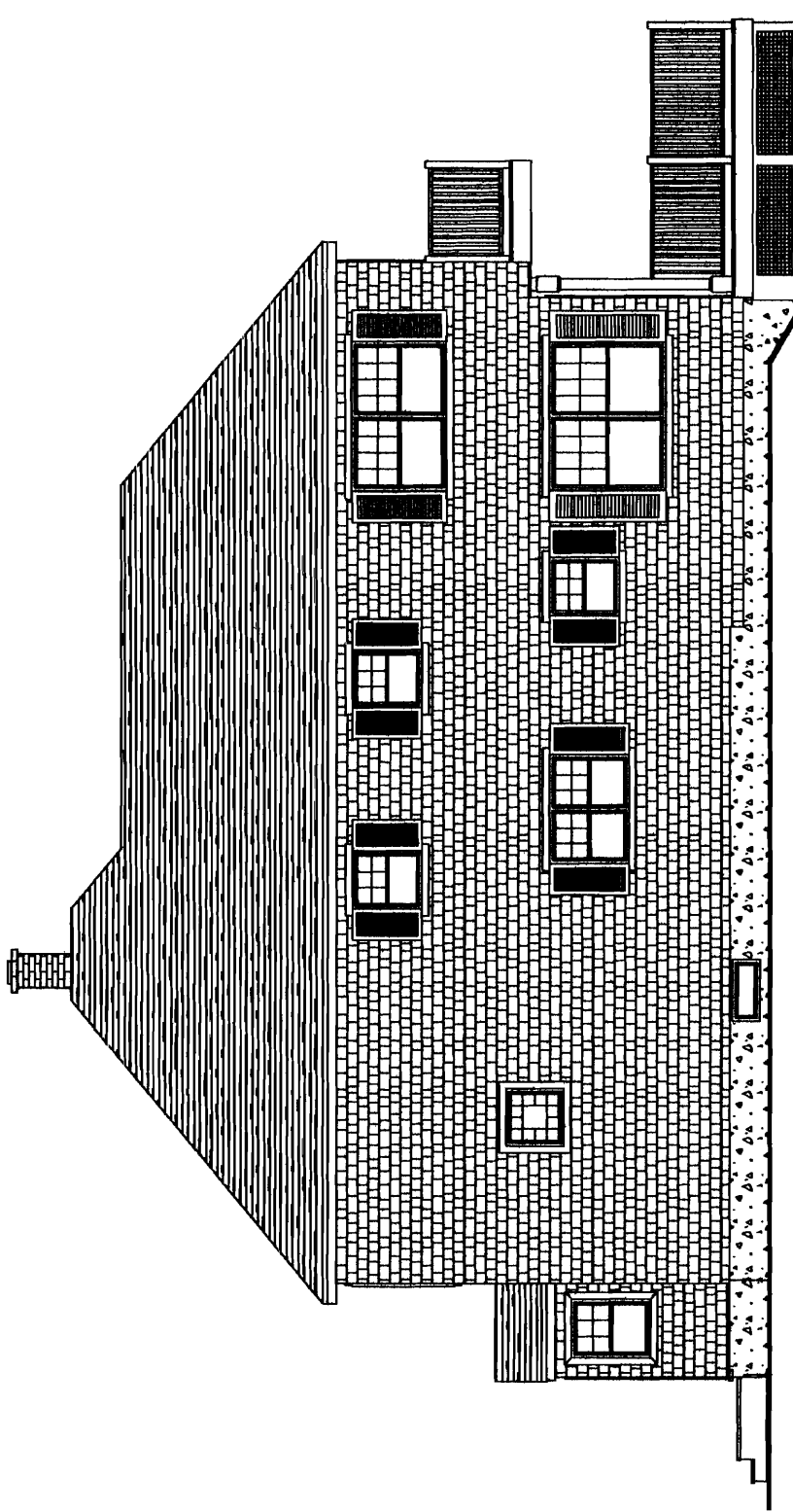
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

NEW ADDITION

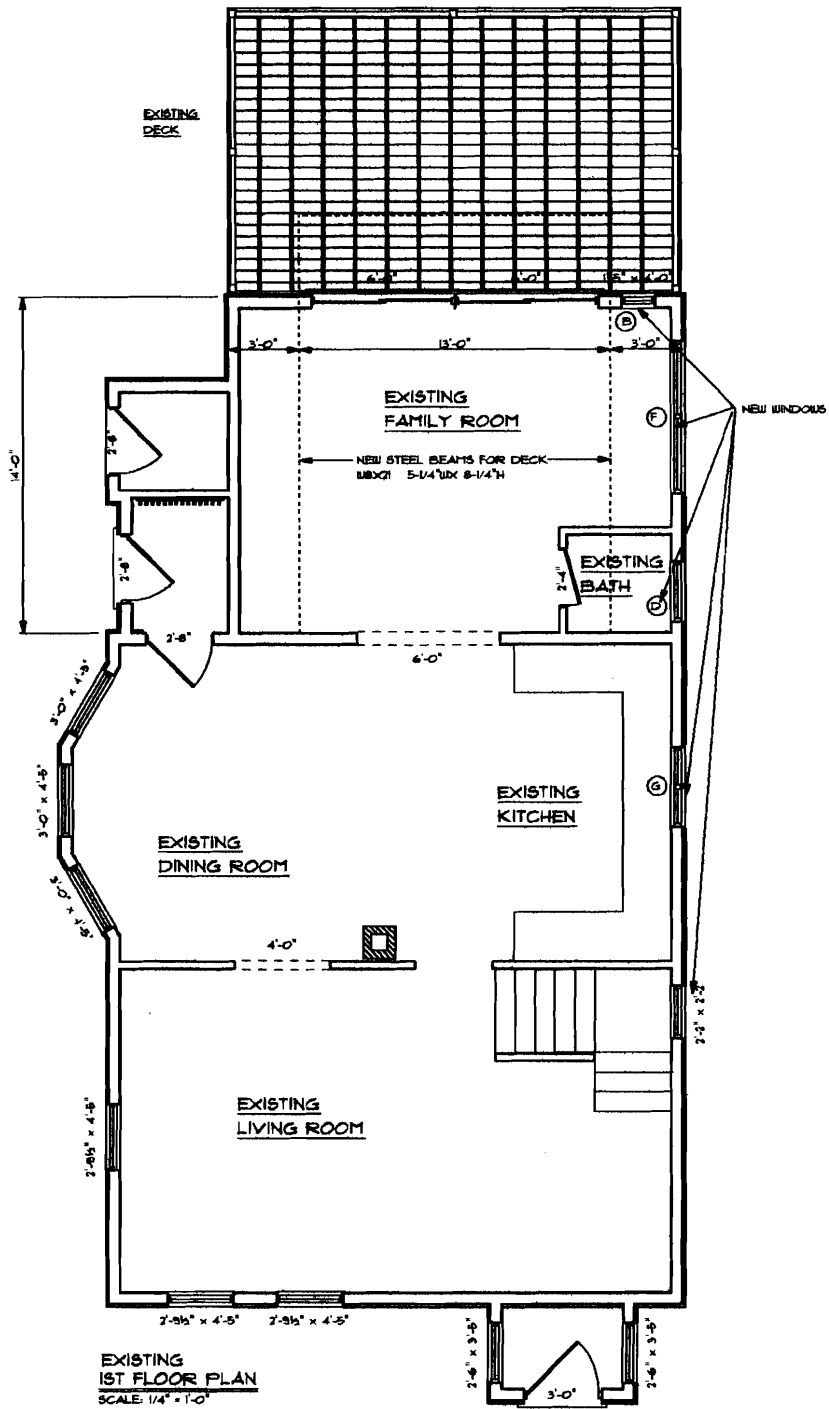


NEW WALKWAY LEADING OVER EXISTING POOL

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



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



PARADIGM WINDOWS

NO.	CALL LETTER	ORDER NUMBER	WINDOW TYPE	ROUGH OPENING
1	(A)	3624 TRI-MULL U-VALUE .33	AWNING	9'-1.5"X2'-1.5"
2	(B)	1848 U-VALUE .33	CASEMENT	1'-6.5"X4'-.5"
1	(C)	3849-MULL U-VALUE .33	DOUBLE HUNG	6'-4.5"X4'-1.5"
3	(D)	3036 U-VALUE .33	DOUBLE HUNG TEMPERED	2'-6.5"X3'-1"
1	(E)	2424 U-VALUE .33	CASEMENT	2'-1"X2'-1"
1	(E)	3860-MULL U-VALUE .33	DOUBLE HUNG MULL	6'-5"X5'-1"
1	(G)	4040 U-VALUE .33	CASEMENT	3'-4.5"X3'-4.5"

ANDERSEN DOOR

NO.	CALL LETTER	ORDER NUMBER	WINDOW TYPE	ROUGH OPENING
1	(A)	FWG6068L U-VALUE .33	PATIO DOOR	6'-1.5"X6'-7.5"

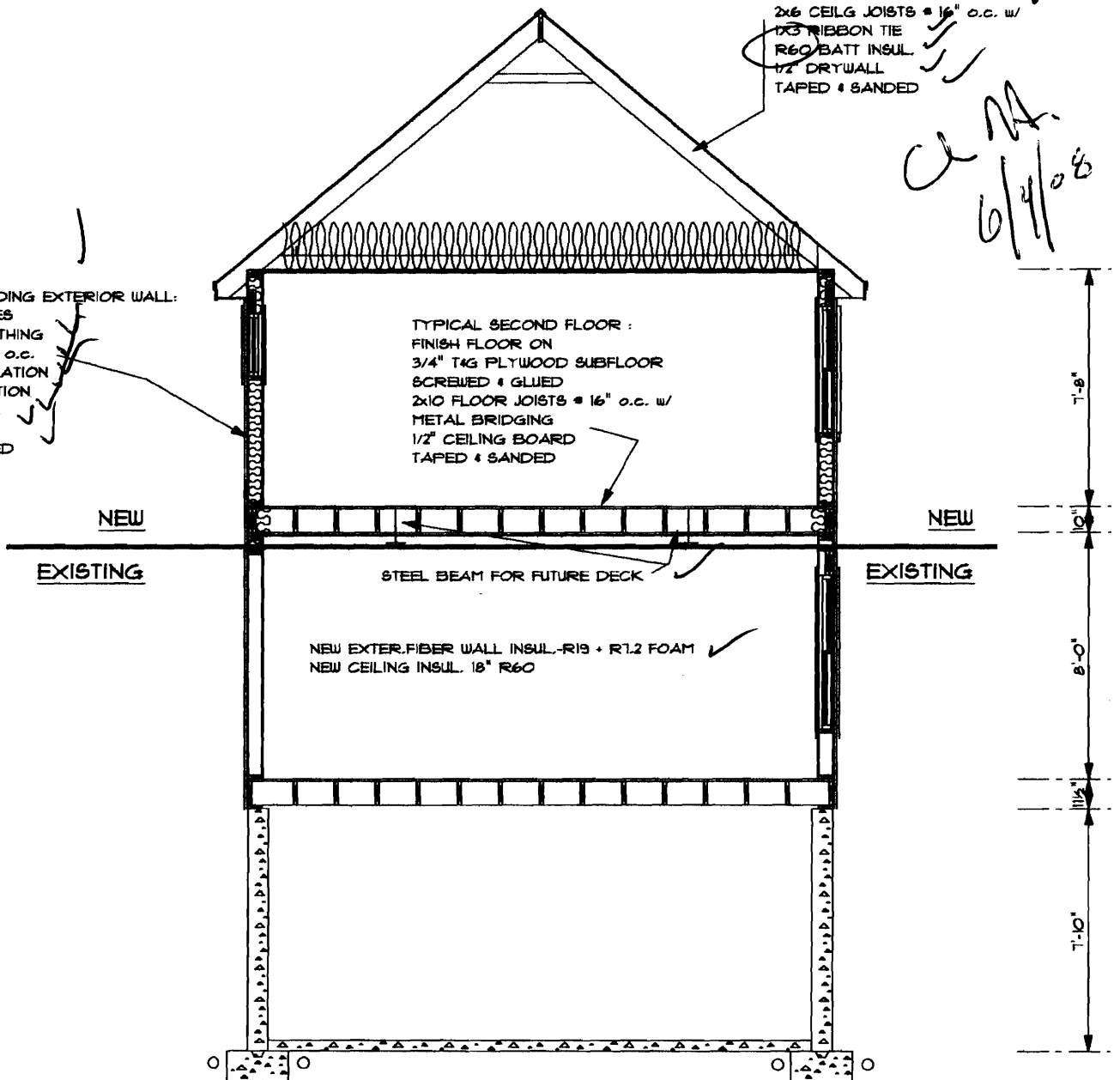
TYPICAL FRAME ROOF:
 30 YR. ASPHALT SHINGLES ✓
 1/2" ROOFING PLYWOOD, c/w ✓
 1" CLIPS ✓
 2x12 RIDGEBOARD ✓
 2x8 RAFTERS @ 16" o.c. ✓
 2x6 CEILG JOISTS @ 16" o.c. w/ ✓
 1x3 RIBBON TIE ✓
 R60 BATT INSUL. ✓
 1/2" DRYWALL ✓
 TAPED & SANDED ✓

C.A.
 6/4/08

TYPICAL 2x6 SIDING EXTERIOR WALL:
 CEDAR SHINGLES ✓
 7/16" OSB SHEATHING ✓
 2x6 STUDS @ 16" o.c. ✓
 R20 BATT INSULATION ✓
 1" FOAM INSULATION ✓
 6 mil POLY V.B. ✓
 1/2" DRYWALL ✓
 TAPED & SANDED ✓

TYPICAL SECOND FLOOR :
 FINISH FLOOR ON
 3/4" T&G PLYWOOD SUBFLOOR
 SCREWED & GLUED ✓
 2x10 FLOOR JOISTS @ 16" o.c. w/ ✓
 METAL BRIDGING ✓
 1/2" CEILING BOARD ✓
 TAPED & SANDED ✓

NEW EXTER. FIBER WALL INSUL. -R19 + R7.2 FOAM ✓
 NEW CEILING INSUL. 18" R60 ✓



CROSS SECTION A-A
 SCALE: 1/4" = 1'-0"

