

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ROBERT A LUSARDI

Located At 57 FESSENSEN

Job ID: 2011-08-1921-ALTR

CBL: 105 - - U - 009 - 001 - - - -

has permission to expand existing deck(s) / upgrade to code.

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

08/22/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

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 Inspections 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.**

1. Footings/ Setbacks
2. Close-In: (Electrical, Plumbing, Framing)
3. Final Inspection

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



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1921-ALTR

Located At: 57 FESSENSSEN

CBL: 105 - - U - 009 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
5. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.
6. **See attached documentation for Deck ledger connection to band joist.**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-1921-ALTR	Date Applied: 8/5/2011	CBL: 105 - - U - 009 - 001 - - - - -	
Location of Construction: 57 FESSENDEN AVE, LDI FESSENDEN	Owner Name: ROBERT A LUSARDI	Owner Address: 787 LONGMEADOW ST LONGMEADOW, MA 01106	Phone:
Business Name:	Contractor Name: Dayle Smith	Contractor Address: D.V. Home Services, 8 Sorrento Rd., Little Diamond Island, 04112	Phone: 207-766-5848
Lessee/Buyer's Name:	Phone:	Permit Type: Building-addition	Zone: I-R2
Past Use: Single Family	Proposed Use: Same – Single Family – expand existing deck 84.5 sf and bring entire deck to code	Cost of Work: 6000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB JRC, 2009
Proposed Project Description: Expand Deck 84.5 sf & bring entire deck to code		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition</i> <i>8/15/11 ARM</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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: <i>ARM</i>

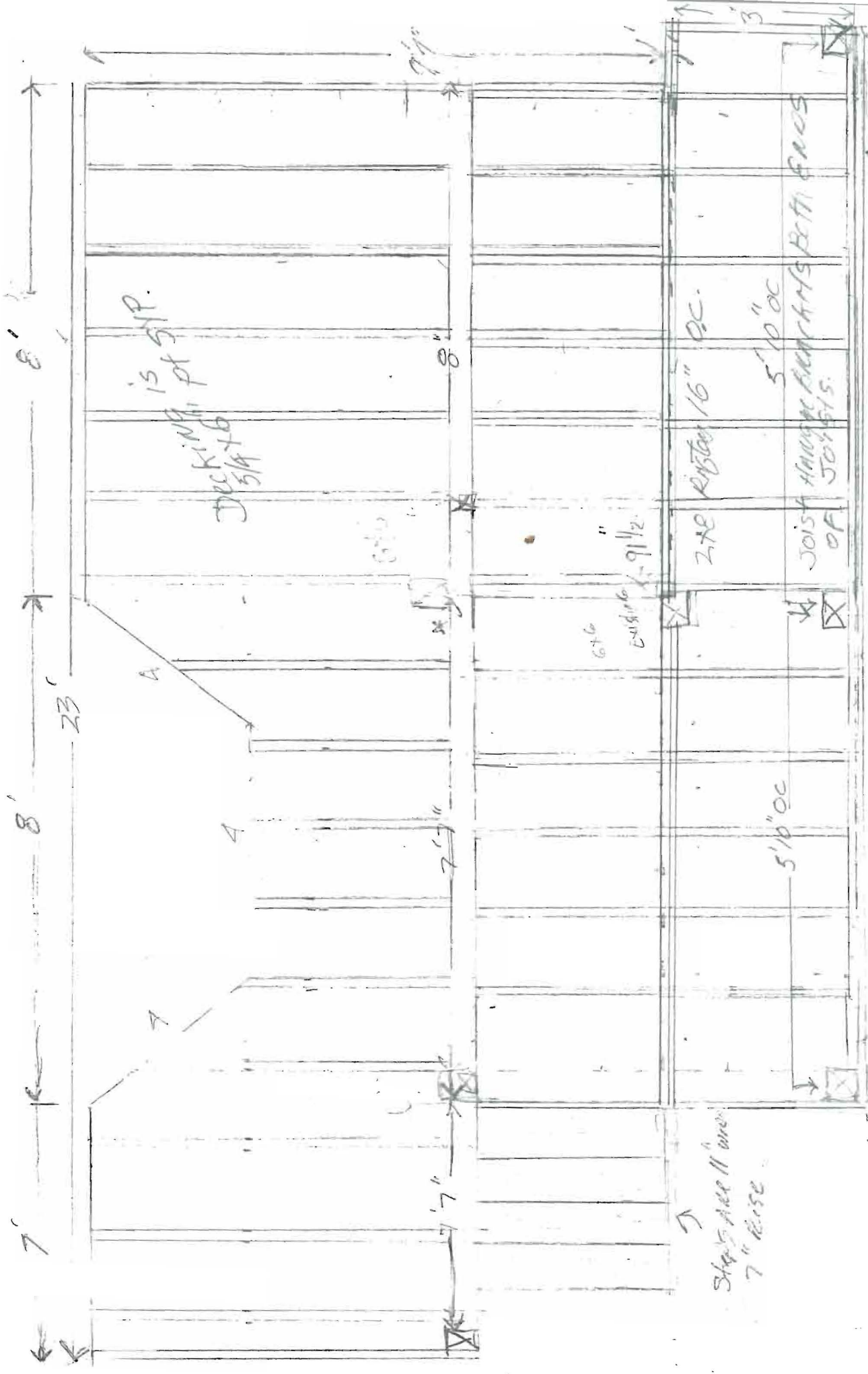
CERTIFICATION

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 appication 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

57 DIAMOND AVE LDT

7'3"



8'

8'

23'

Decking is 5/4 x 6
is SYP.

6x6

Existing 9 1/2"

2x8 Rafter 16" OC.

5'10" OC

JOIST HANGERS BEHINDS BOTH ENDS OF JOISTS.

Step 5' x 11" over
7" Rise

8" concrete Filled traps
 4'0" minimum depth
 6x6 post caps anchored in concrete

17'6"

Double 2x8
Box Sill
Existing is the same.

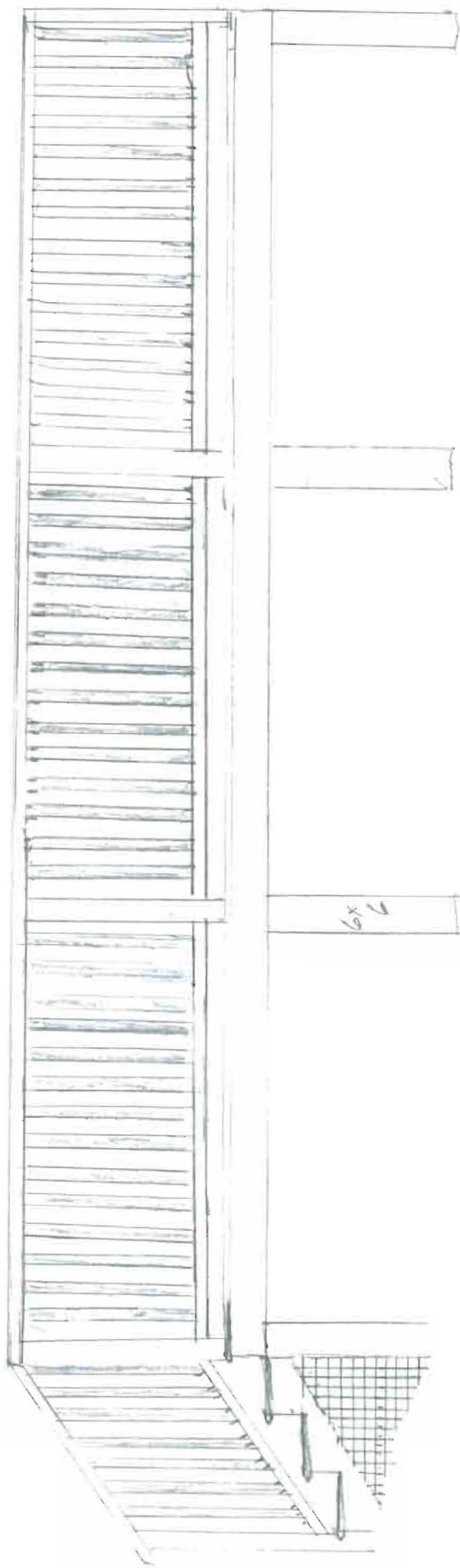
4x22

1. Guard Rail Height to be 36" Top to Deck Level
2. All Ballistic Spacing Not to Exceed 4" Between Each Ballistic
3. Bottom Support Rail Not to Exceed 4" Deck to Bottom of Rail.
4. ea 4x4 Posts to be Bolted to Side with 2 ea 5/16" x 6" Bolts
5. Ledger Board to be Attached to House with 5/16" x 3" Lags 16.0C
6. Tread Depth of Slats. 11" with 3/4" overhang.
7. Rise Height 7 1/4" All Steps
8. 6x6's Attached to concrete with Post Caps and 6" Lags at
Time of pour.
9. Slair Width to be 4'

RECEIVED

AUG - 5 2011

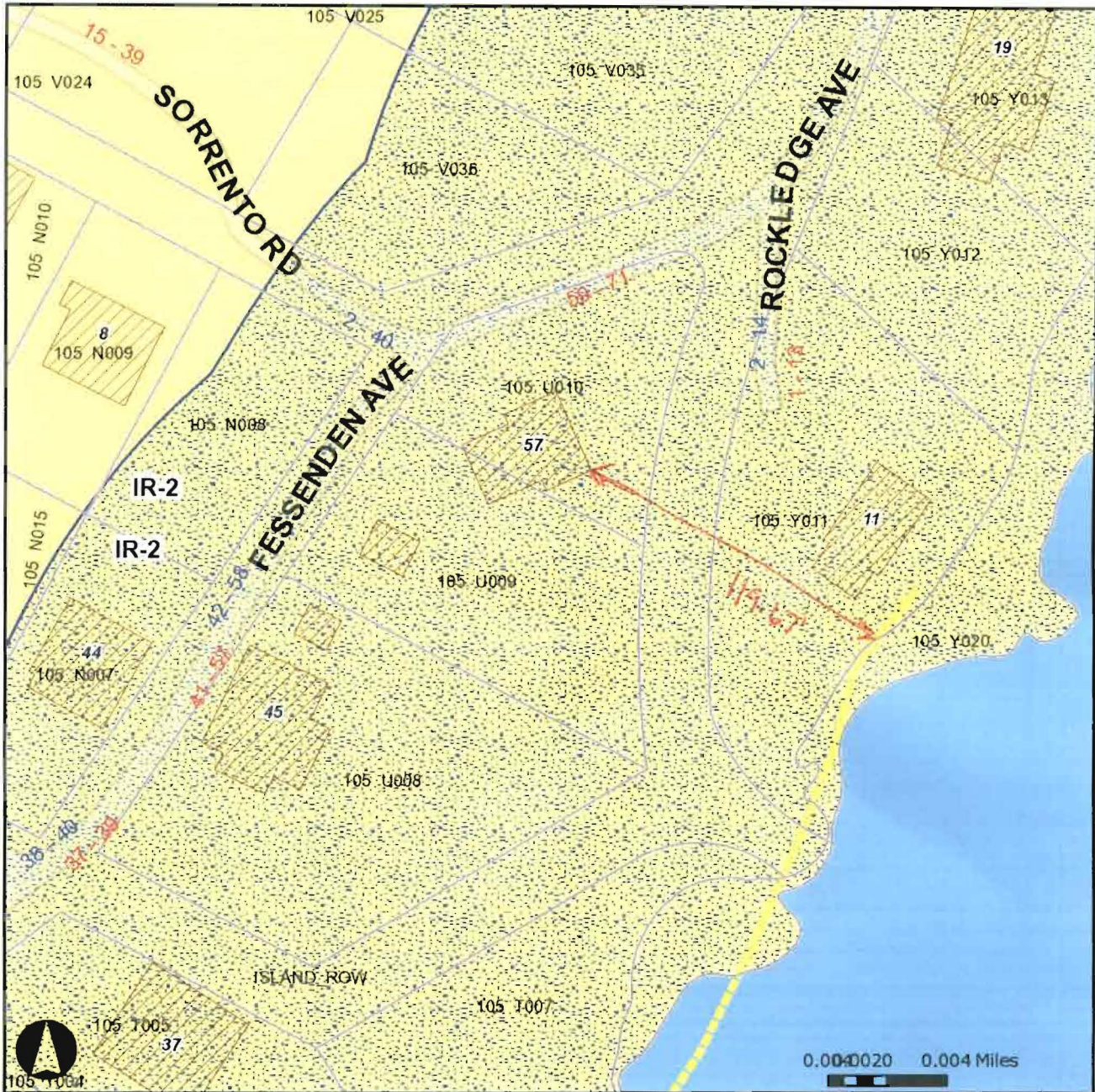
Dept. of Building Inspections
City of Portland Maine



176"

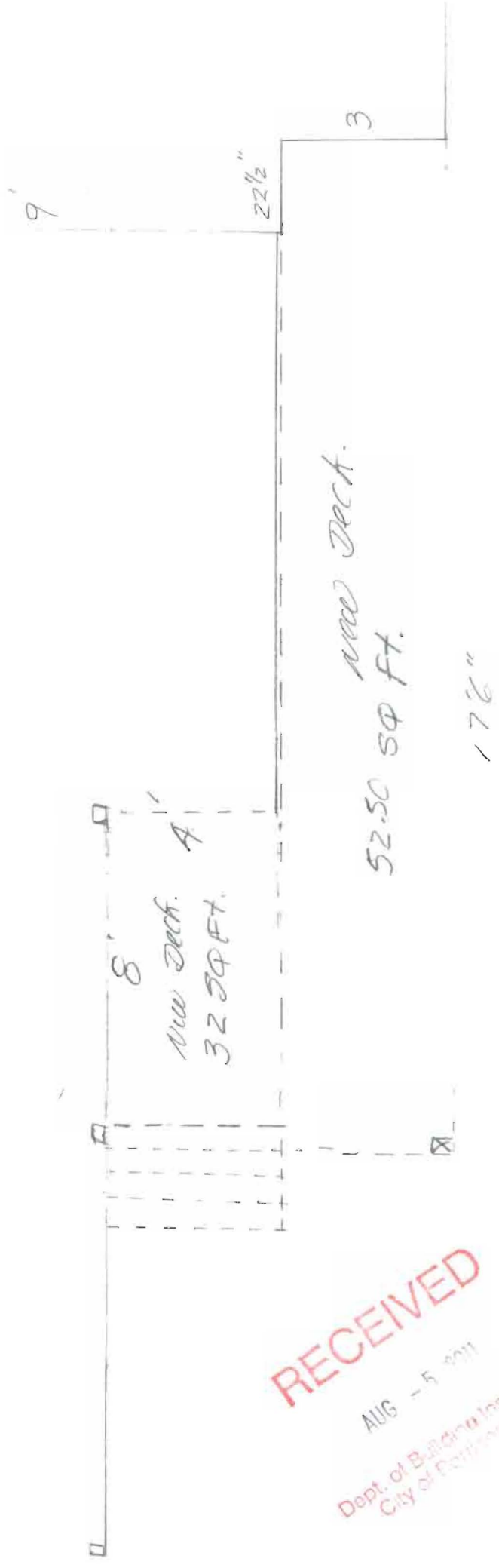
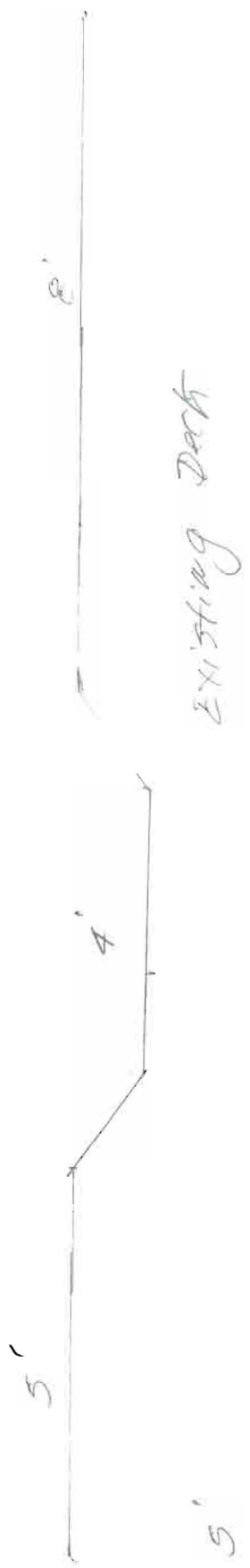
unstable coastal bluff to edge of house 119.67'

Map



Interstate	Stream Overlay Zone	Zoning (continued)	Zoning (continued)	Ocean
Streets	Island Zoning			
Buildings				
Parcels				

57 Diamond Ave
LOT



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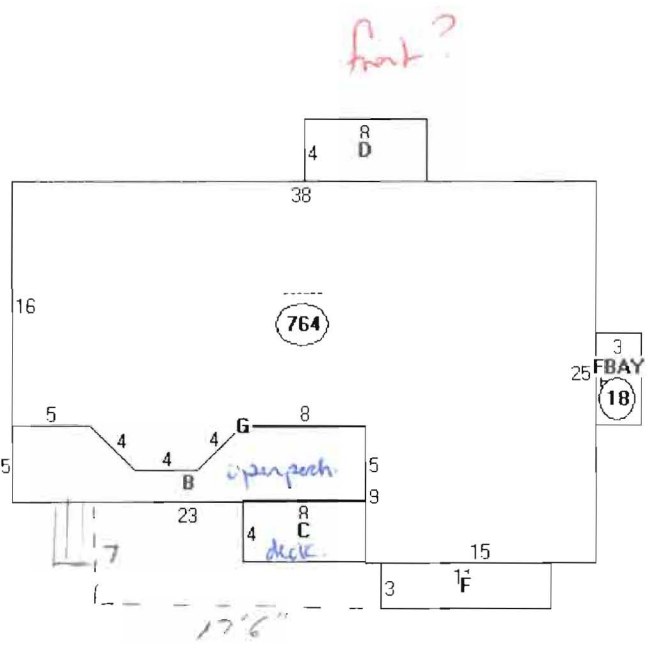
AUG - 5 2011
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City of Portland, Maine

- A. 764 SQ FT
- B. U/ALOP 9450 FT
- C. WD 3250 FT
- D EP 3250 FT
- E FBAY. 1850 FT
- F. 3350 FT
- G, RSI 22450 FT

R-2

lot coverage = 20% = 2,916.24

front yard min 25'
 rear yard min 25'
 side - yard min 20'



front?

rear?

$2 \times 17.5 = 35$
 $1225 - 35 = 990$

- 764
- 94 (R)
- 32 (C)
- 32 (D)
- 18 (E)
- 33 (F)

973
 84.5
 224 (4x116)
 1281.5 (OR)

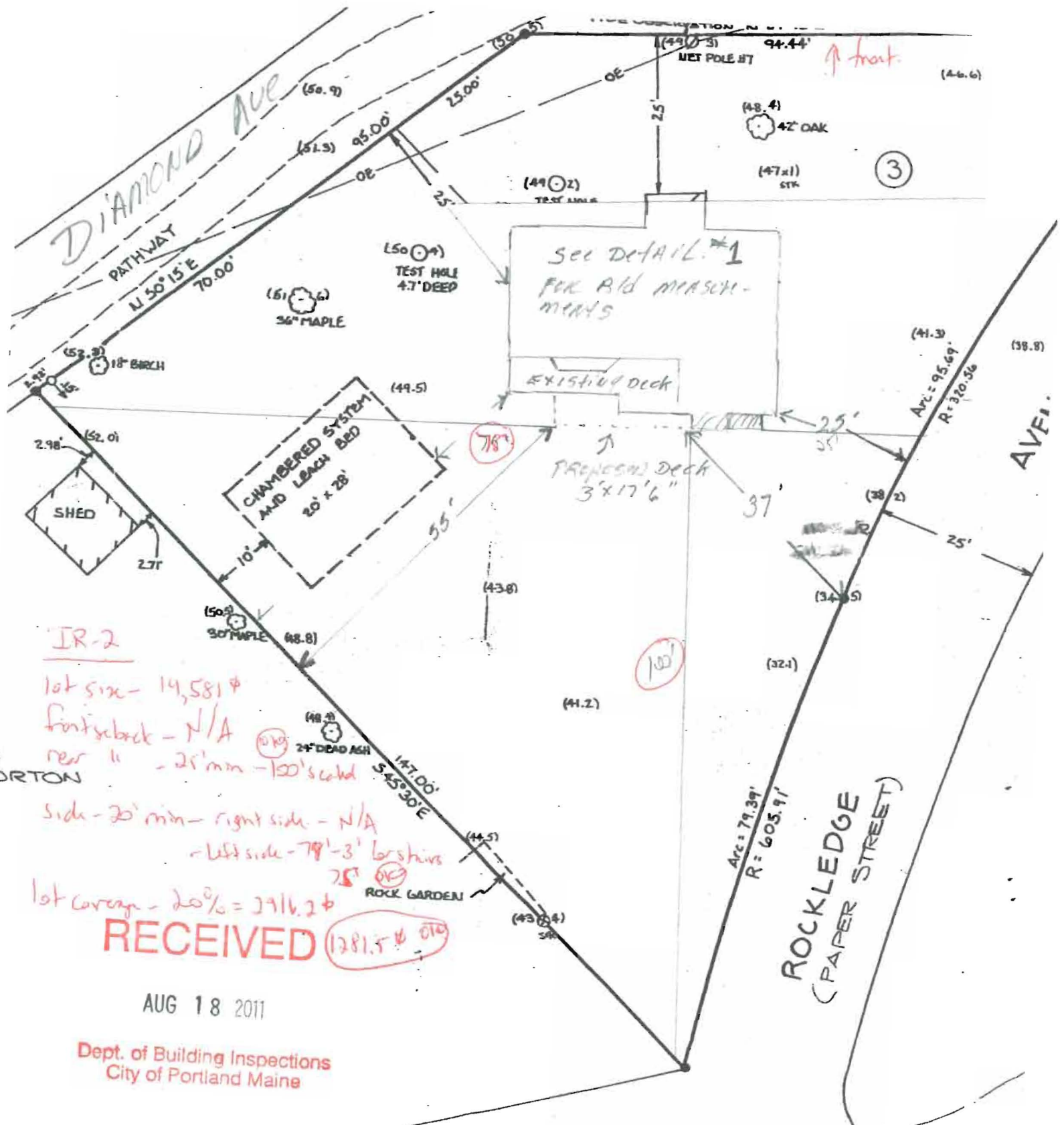
Back 22058
 PAGE 285
 105-U 9E10.

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AUG - 5 2015

Dept. of Building Inspections
 City of Rockledge

57 Rockledge LDI
 AKA 57
 DIAMONDS AVE



IR-2

lot size - 14,581 sq ft

front setback - N/A

rear " - 25' min - 100' setback

side - 20' min - right side - N/A

- left side - 79'-3" for shrubs

lot coverage - 20% = 2916.2 sq ft

RECEIVED (1281.5 sq ft) (014)

AUG 18 2011

Dept. of Building Inspections
City of Portland Maine

57 DIAMOND AVE
LITTLE DIAMOND ISLE,
LUSACDI

NOT TO SCALE -

3 ORTON

Book 22058
PAGE 285
105-U 9 & 10



shoreland (unstable bluff)
FR-2

General Building Permit Application

119.25'

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.

A.K.A. 57 DIAMOND AVE

Location/Address of Construction: <u>57 FESSEL YEN AVE LITTLE DIAMOND ISLAND</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>14,581 SQ FT</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>105</u> Block# <u>1050</u> Lot# <u>9410</u> <u>Block 12058 Page 285</u> <u>105-4-9</u>	Applicant "must be owner, Lessee or Buyer" Name <u>ROBERT A. LUSARDI</u> Address <u>787 LONGMANOCK ST.</u> City, State & Zip <u>LONGMANOCK MASS 01106</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>6,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>80</u>
Current legal use (i.e. single family) <u>SEASONAL COLLABE</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>SAME</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>EXPAND DECK BY 2950 SQ FT. REPLACE ALL EXISTING DECKING, HAND RAILS AND BALUSTINES TO CONFORM WITH ADDRESS OR EXISTING 126 SQ FT DECK.</u>		
Contractor's name: <u>D. V. HOME SERVICE</u> ← IN SUMMER MAY 1 - OCT 15		
Address: <u>8 SOUTHWIND ROAD LITTLE DIAMOND.</u>		
City, State & Zip <u>PORTLAND MAINE 04112</u>		Telephone: <u>207-766-5848</u>
Who should we contact when the permit is ready: <u>Dayle K Smith</u>		Telephone: <u>941-223-9104</u>
Mailing address: <u>F68 SARACAC LK DR UNIT 204 VERICE FL 32112-92</u>		

11.9.9

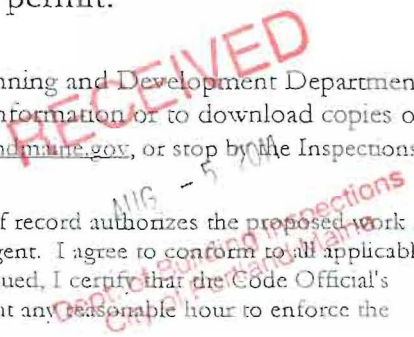
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: X Robert A. Lusardi Date: X 8/5/11

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





Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules *size, types # of units, location, special requirements*
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

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AUG 18 20

Dept. of Building Inspection
City of Portland

Existing
deck!
stairs



1. DRAW PLANS & OBTAIN PERMIT
2. MAKE MATERIAL LIST.
3. RENT AUGER, DIG HOLES. 5. MIN 4 HRS EACH.
4. SET SAUNA TUBES POUR CONCRETE, MOUNT BRACKETS.
5. DELIVER MATERIAL TO SITE.
6. BUILD BOX, PLACE STRINGERS
7. MOUNT POSTS FOR HAND RAILS BOTH ENDS.
8. REMOVE ALL OLD DECKING
9. PLACE NEW FLASHING AS NEEDED.
10. PLACE NEW DECKING. OLD & NEW.
11. BUILD NEW HAND RAILS & BALLISTICS
12. BUILD NEW STEPS.

Re-use old decking FOR UNDER
HOUSE SHED. ENCLOSURE.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8. 20 11

Received from

Robert Lusardi

Location of Work

27 Teasdale Ave

Cost of Construction

\$ _____

Building Fee:

Permit Fee

\$ _____

Site Fee:

Certificate of Occupancy Fee:

Total:

80

Building (IL) _____

Plumbing (IS) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL:

105-C-9

Check #: _____

Total Collected \$

80

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

lp

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