

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**  
**PERMIT**

Permit Number: 080945  
**PERMIT ISSUED**

This is to certify that ALBANO JAMES D & DYANE E ALBANO ITS/James Tw

has permission to Remove Back Porch and 2d floor bedroom, Add 1 Story 22' Addition

AT 11 ARTHUR ST

L 340 M035001

JUL 17 2008

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 is procured before this building or part thereof is occupied or service is provided. 4 HOUR NOTIFICATION 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

8/13/08 *Chris MA*  
 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

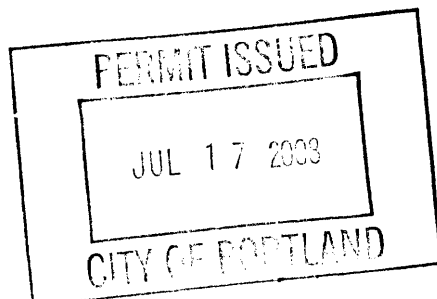
Permit No: 08-0945	Issue Date: 8/13/08	CBL: 340 M035001
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Location of Construction: 11 ARTHUR ST	Owner Name: ALBANO JAMES D & DYAN E A	Owner Address: 11 ARTHUR ST	Phone: 207-878-9063
Business Name:	Contractor Name: James Tweedie	Contractor Address: 51 Ash Tree Trail Wells	Phone: 5083535249
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Remove Back Porch and 2dn floor bedroom, Add 2 Story 22'x22' Addition	Permit Fee: \$490.00	Cost of Work: \$47,000.00	CEO District: 5
Proposed Project Description: Remove (Back Porch and 2 <sup>nd</sup> floor bedroom) Add 2 Story 22'x22' Addition <i>2 story rear addition 8'x12'</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	
		Signature:	Signature:	
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: lmd	Date Applied For: 08/04/2008	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ cond. hours</i> Date: 8/12/08 <i>AKU</i></p>	<p><b>Zoning Appeal</b></p> <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 <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <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 <p><i>AKU</i> Date: _____</p>
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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

6.20.08 Pre demo of garage & rear  
addition - OK to demo

9/5/08 - Setbacks for addition - size, depth,  
and location - OK to pour footing etc

9/12/08 - Backfill - Stone, damp proofing fabric  
& tile - OK to backfill YMM.

11/24/08 - overhead service upgrade - passed -  
called into City Hall.

JMM

3-6-09: OK - rough-in fram/slee/plenum (water test). Note: need GFI for  
sub pump. M E M

## 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.**

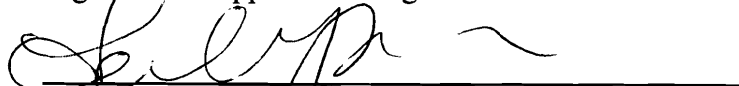
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**



Signature of Applicant/Designee

8-13-08

Date



Signature of Inspections Official

8-13-08

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>11 Arthur St, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>11,500</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>340 M03S001</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>James + Dyan Albano</u> Address <u>11 Arthur St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-878-9063</u> cell phone: <u>207-615-8135</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>47,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Enlarge house</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Take off damaged back porch and add a larger, 2-story section of house. Replace siding + roofing.</u>		
Contractor's name: <u>James Tweedie</u> Address: <u>51 Ash Tree Trail</u> City, State & Zip: <u>Wells, ME 04090</u> Telephone: <u>508-353-5249</u> Who should we contact when the permit is ready: <u>Dyan Albano</u> Telephone: <u>207-615-8135</u> Mailing address: <u>11 Arthur St, Portland, ME 04103</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: Dyan Albano Date: 7/22/08

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

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

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

<b>Permit No:</b> 08-0945	<b>Date Applied For:</b> 08/04/2008	<b>CBL:</b> 340 M035001
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<b>Location of Construction:</b> 11 ARTHUR ST	<b>Owner Name:</b> ALBANO JAMES D & DYAN E A	<b>Owner Address:</b> 11 ARTHUR ST	<b>Phone:</b> 207-878-9063
<b>Business Name:</b>	<b>Contractor Name:</b> James Tweedie	<b>Contractor Address:</b> 51 Ash Tree Trail Wells	<b>Phone:</b> (508) 353-5249
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Remove 2 story rear addition (8'x12') & Add 2 Story 22'x22' Addition	<b>Proposed Project Description:</b> Remove 2 story rear addition (8'x12') & Add 2 Story 22'x22' Addition
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/12/2008

**Note:** Left side setback is given at 8'. Can build a two story addition because can borrow the 6' from the other side. **Ok to Issue:**

- 1) This permit is being approved based on the setbacks given on the siteplan. 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.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 08/13/2008

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

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) 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.



# 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](http://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
- 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 required if originals 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](http://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.

Adding on  
to existing  
system  
is HVAC

R3

lot size 11,500 sq

front setback N/A

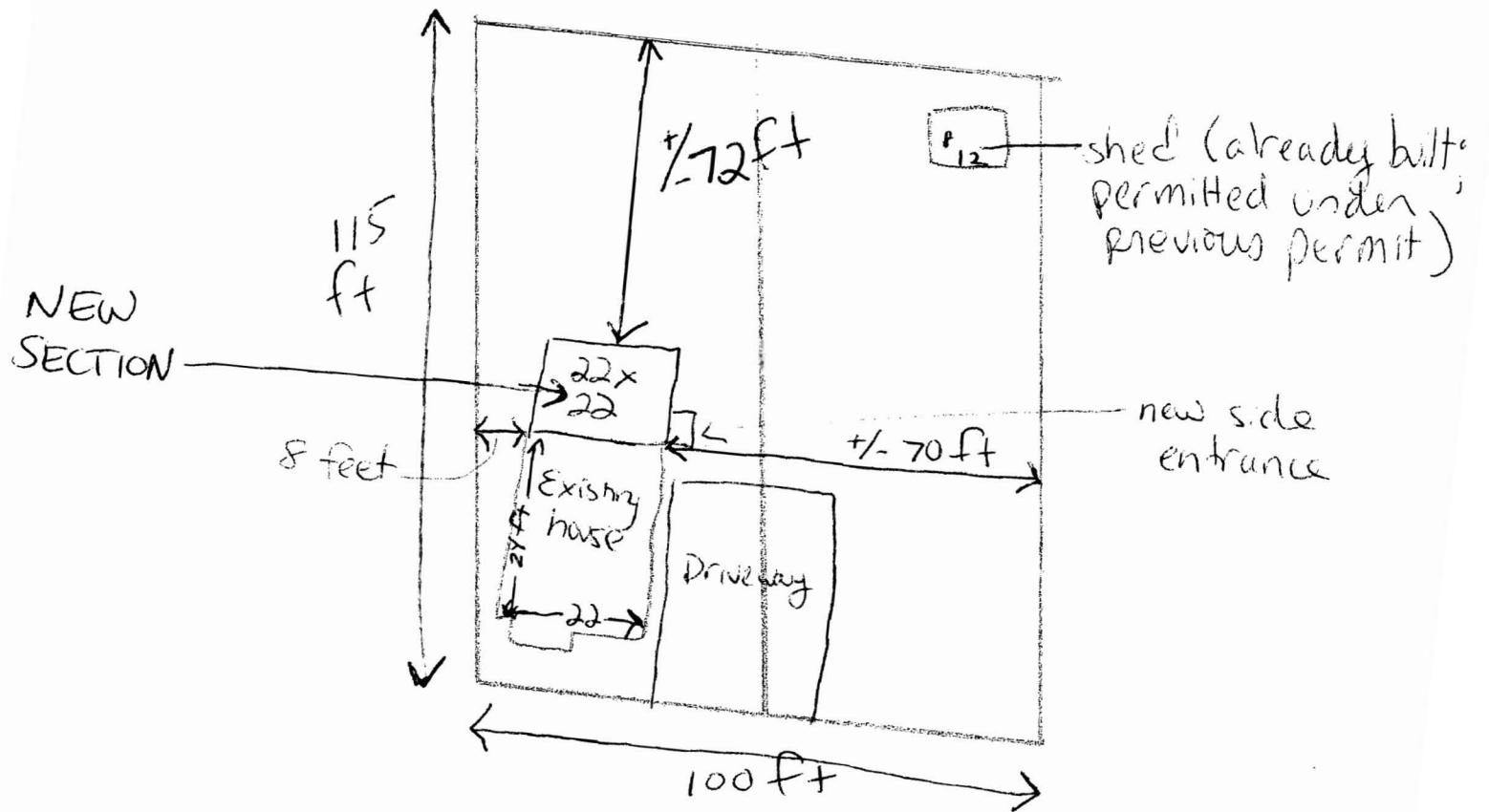
rear " 25' - 72'5" - seems high but @ least 25'

side - 2 story - 14' - left 18'

lot coverage 35% - 4025 sq - need to be of 28' - enough to borrow

Proposed plan:

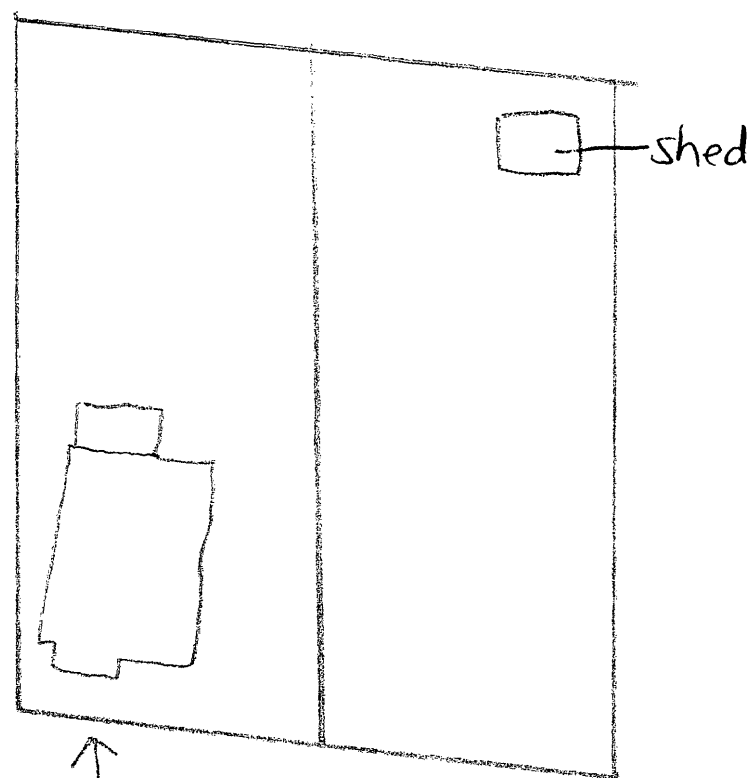
35% - 4025 sq - 1229 proposal ok



Lop off back porch + bedroom above it.  
Excavate, pour foundation, and build  
22 x 22 addition.

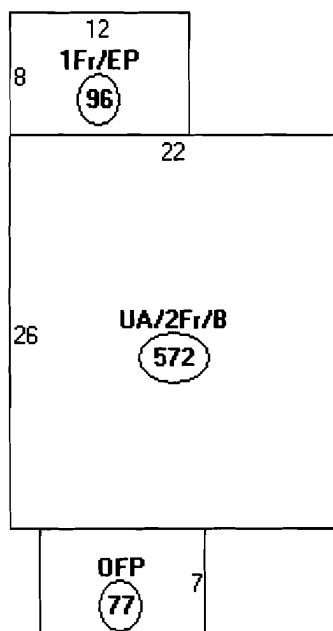


Plot plan as it is today:



↑  
existing house





Descriptor/Area

A: UA/2Fr/B  
572 sqft

~~B: 1Fr/EP~~ = 649  
~~96 sqft~~

C: OFF  
77 sqft

$$\text{shed } 8 \times 12 = 96$$

$$22 \times 22 = \frac{484}{1229}$$

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	340 M035001
<b>Location</b>	11 ARTHUR ST
<b>Land Use</b>	SINGLE FAMILY

<b>Owner Address</b>	ALBANO JAMES D & DYAN E ALBANO JTS 11 ARTHUR ST PORTLAND ME 04103
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<b>Book/Page</b>	22197/340
<b>Legal</b>	340-M-35-36 ARTHUR ST 7-13  11500 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$66,800	\$97,200	\$164,000

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1941	Old Style	2	1240	0.264	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
3	1		6	Unfin	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
GARAGE-WD/CB	1	1920	15X18	D	P

### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
01/05/2005	LAND + BLDING	\$135,000	22197-340
01/05/2005	LAND + BLDING	\$135,000	22197-338

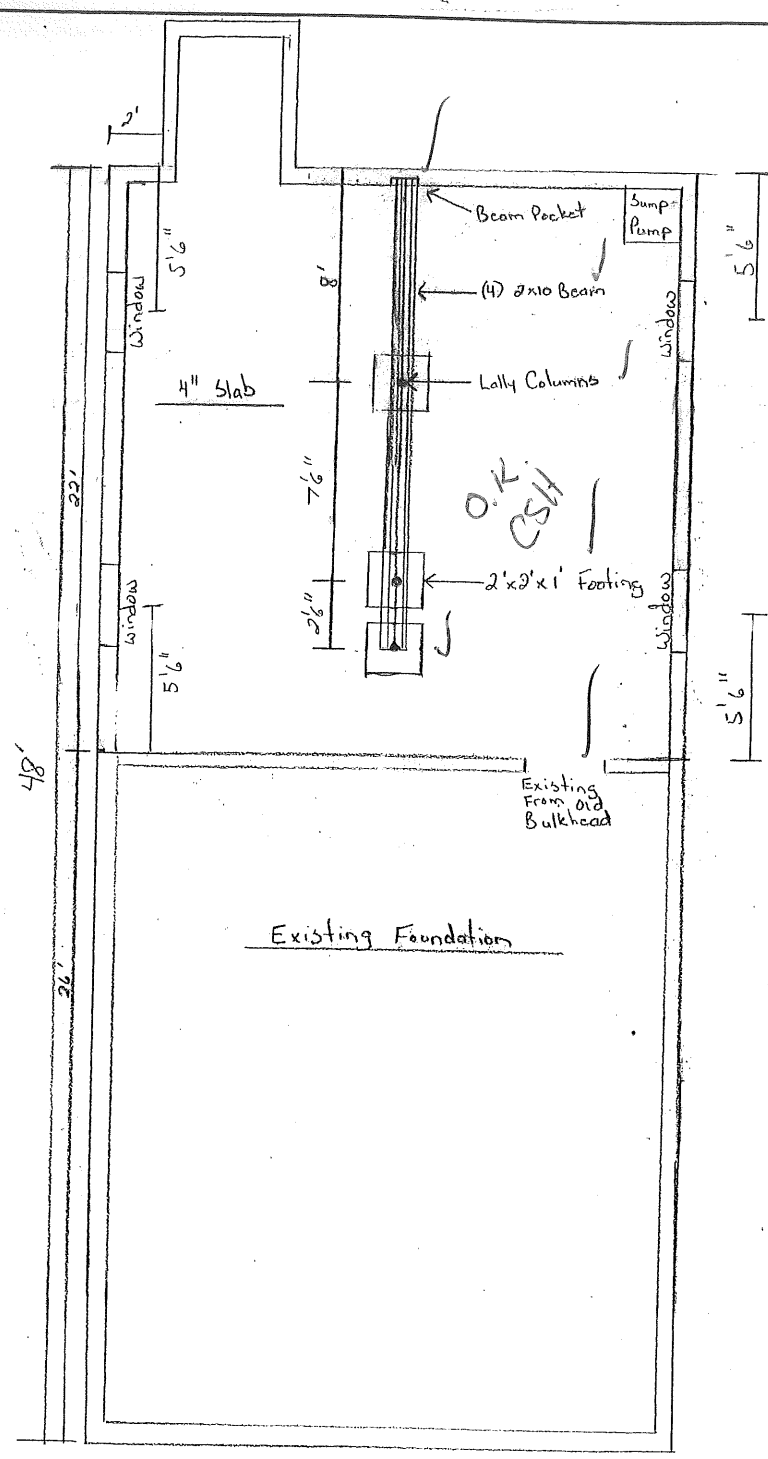
### Picture and Sketch

[Picture](#)      [Sketch](#)      [Tax Map](#)

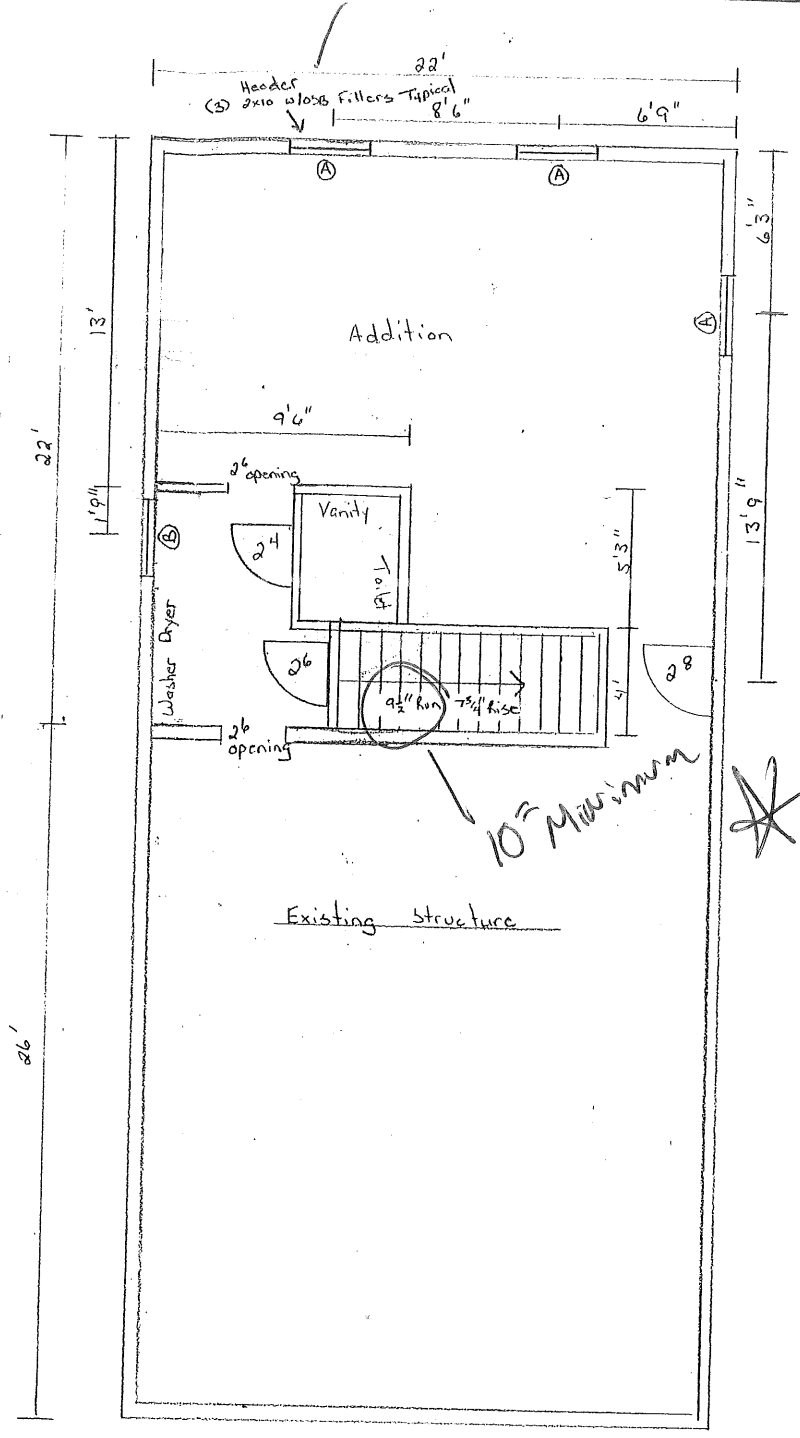
[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**



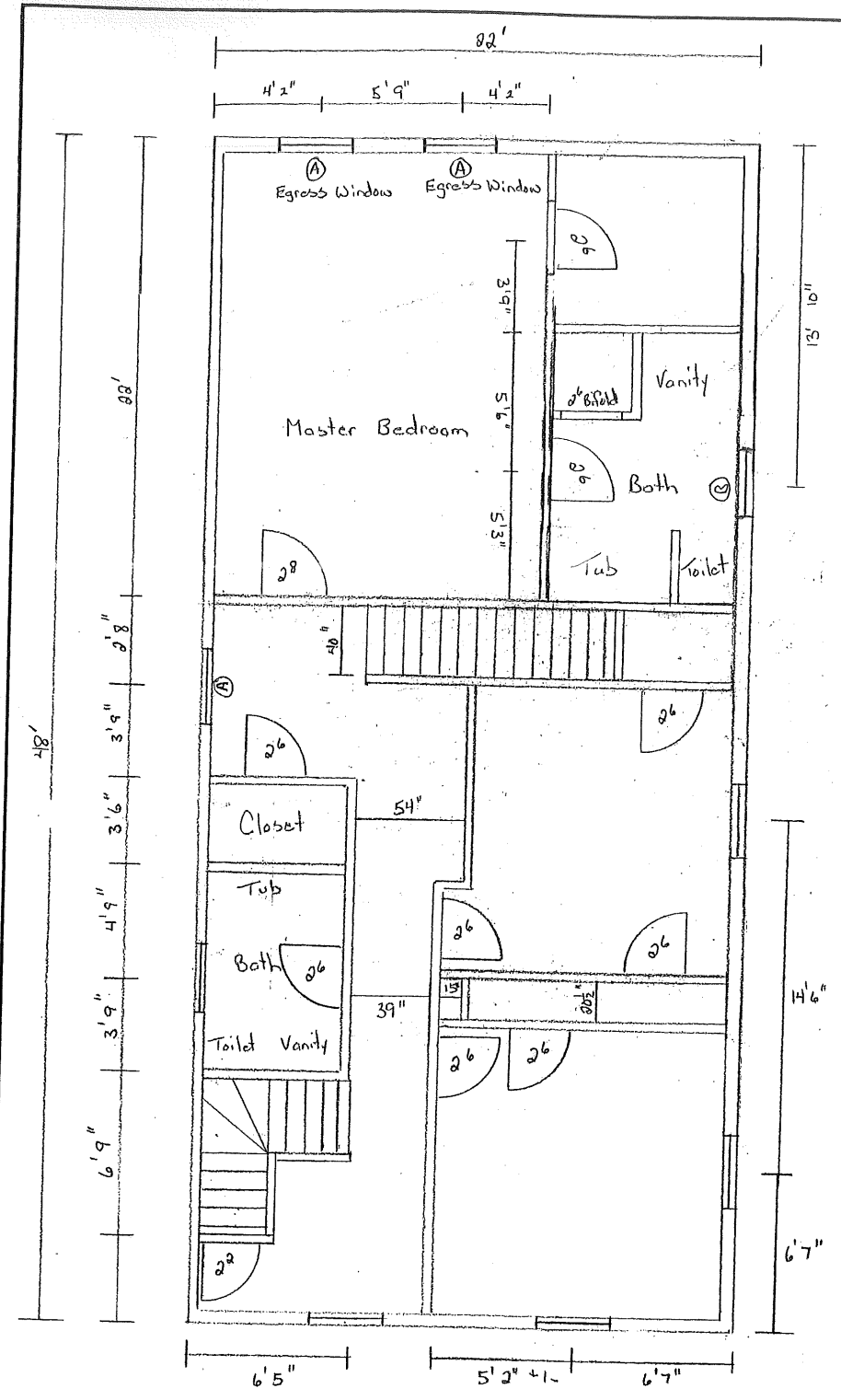
Foundation Plan



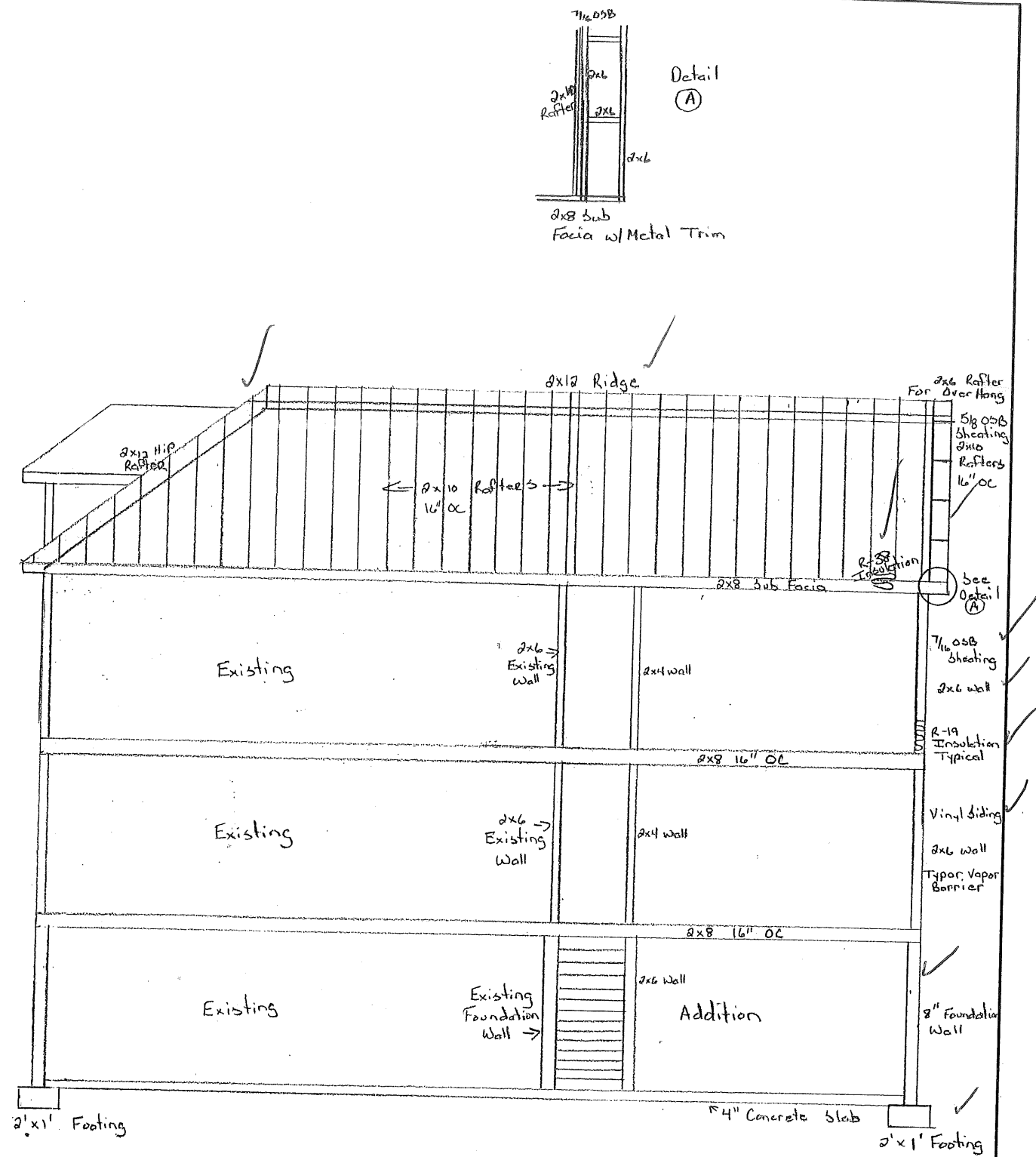
First Floor Plan

- Notes
- 1) 8" Foundation Walls
  - 2) Windows In Addition Foundation To Be Steel Frame Basement.
  - 3) Bulkhead to be made to accept type C Bilco Bulkhead Door
  - 4) Slab in Addition to line up with Existing Slab in Basement
  - 5) New Foundation Walls to be pinned to existing Foundation walls
  - 6) Top of Foundation is 11 1/2" Below Top of Floor
  - 7) All window and Door Headers to be (3) 2x10 with OSB Fillers

Foundation Plan		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: July 14, 2008		REVISED:
Albano Residence		
11 Arthur Street, Portland ME		DRAWING NUMBER: 4

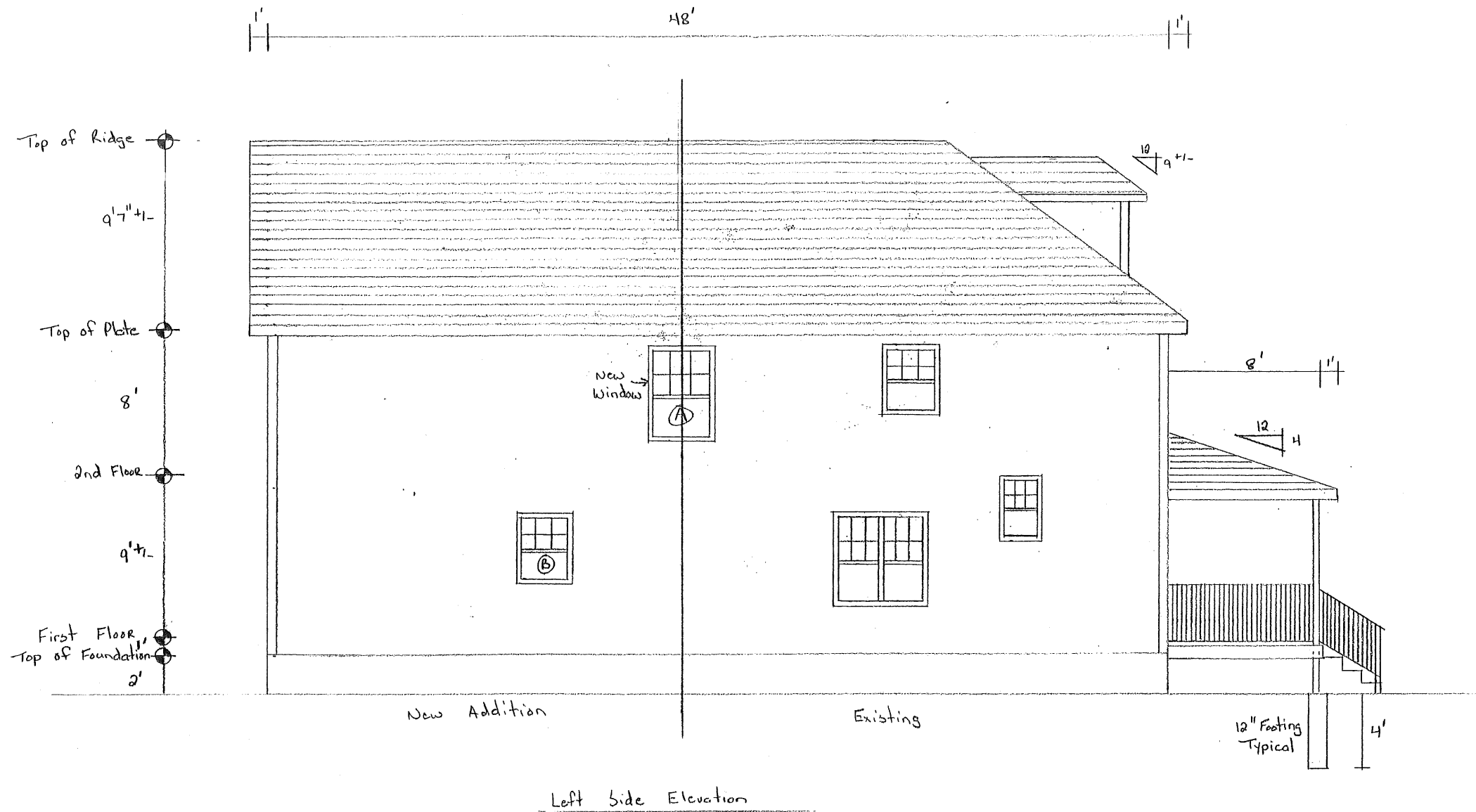


2nd Floor Layout



O.K.  
C.H.  
8/13/08

SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: July 14 2008		REVISED:
Albano Residence		
11 Arthur Street, Portland ME		DRAWING NUMBER: 5



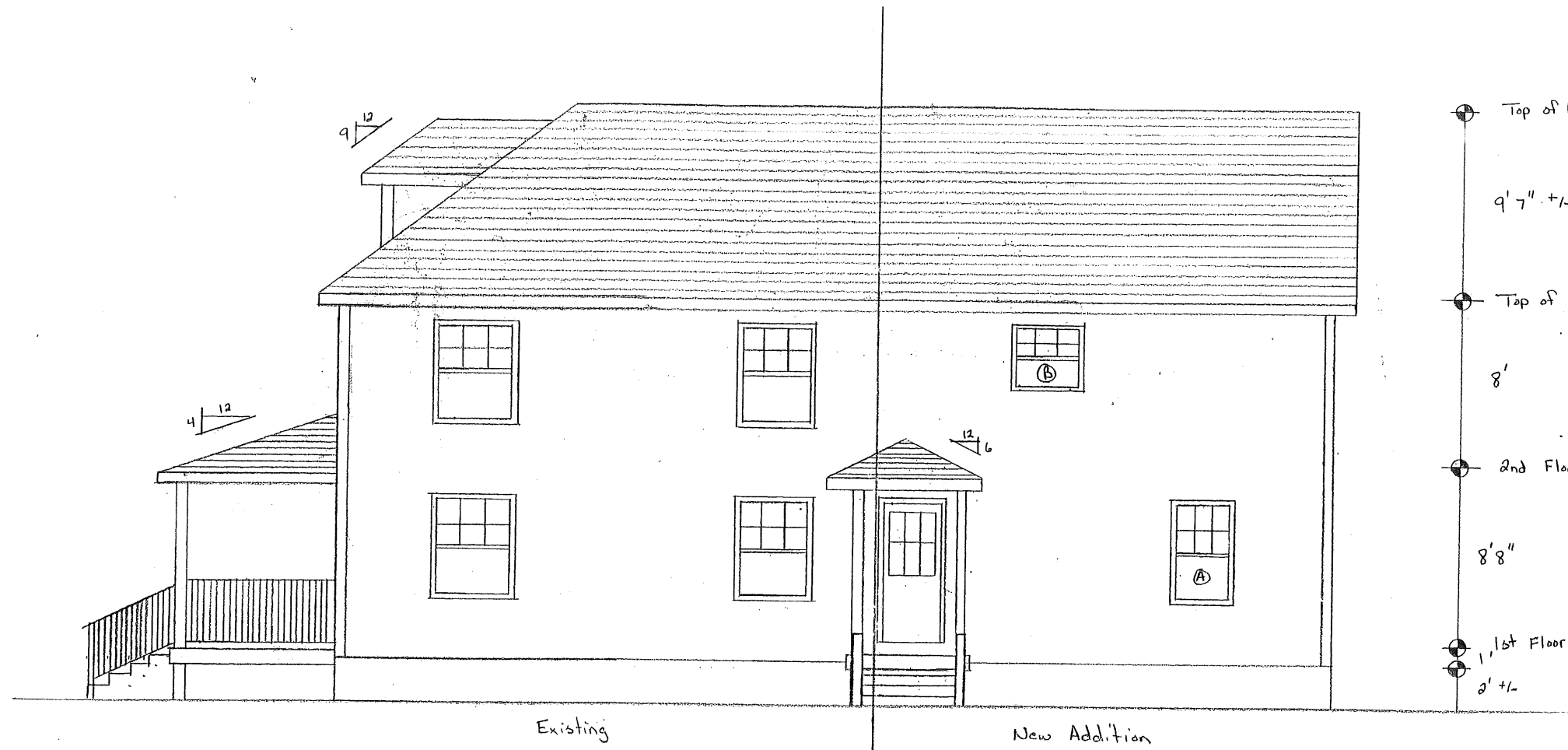
New Addition

Existing

12" Footing Typical  
4'

Left Side Elevation

Left Side Elevation		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: July 15, 2008		REVISED:
Albano Residence		
11 Arthur Street Portland ME	DRAWING NUMBER 3	



Existing

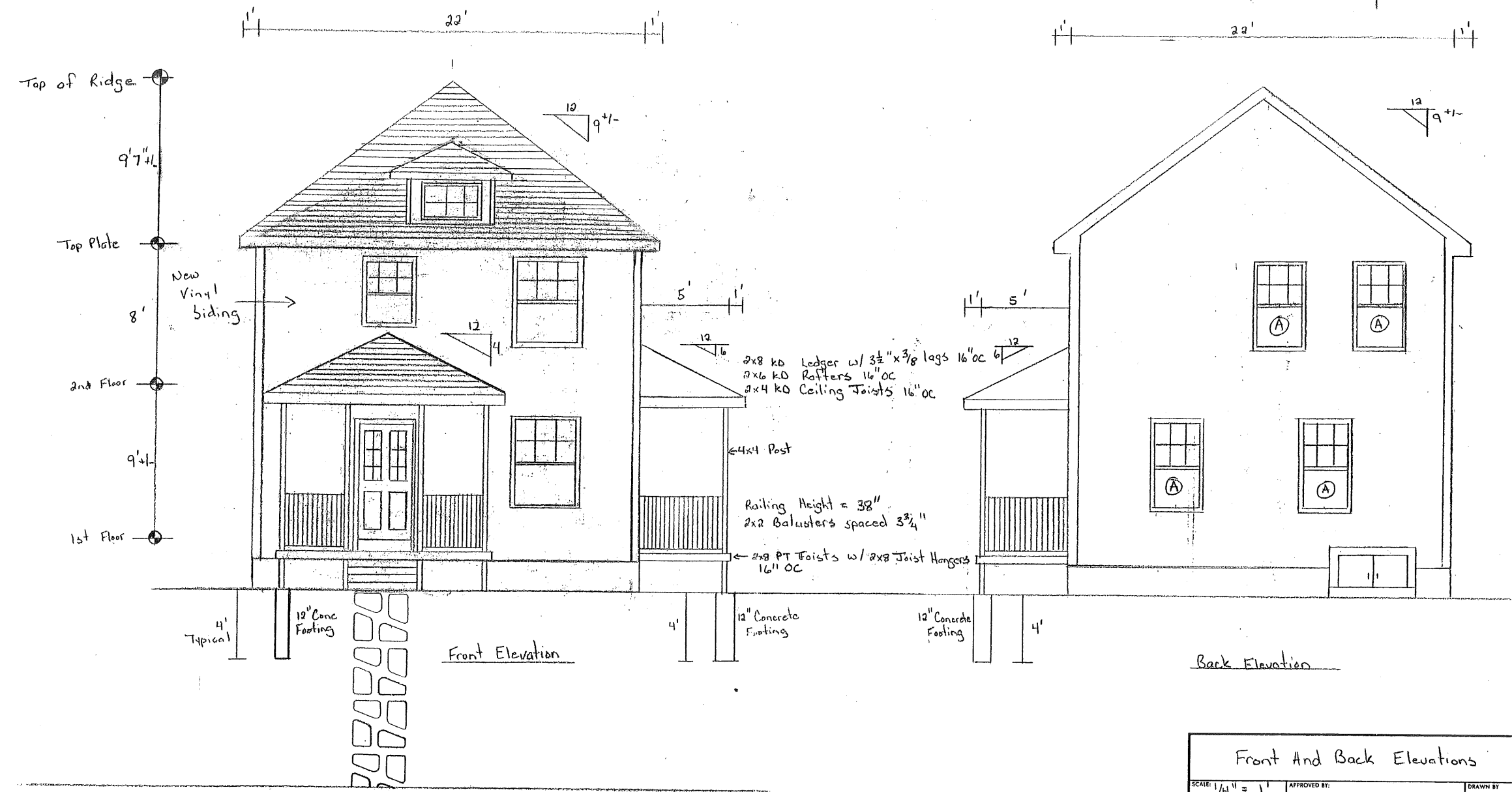
New Addition

Right Side Elevation

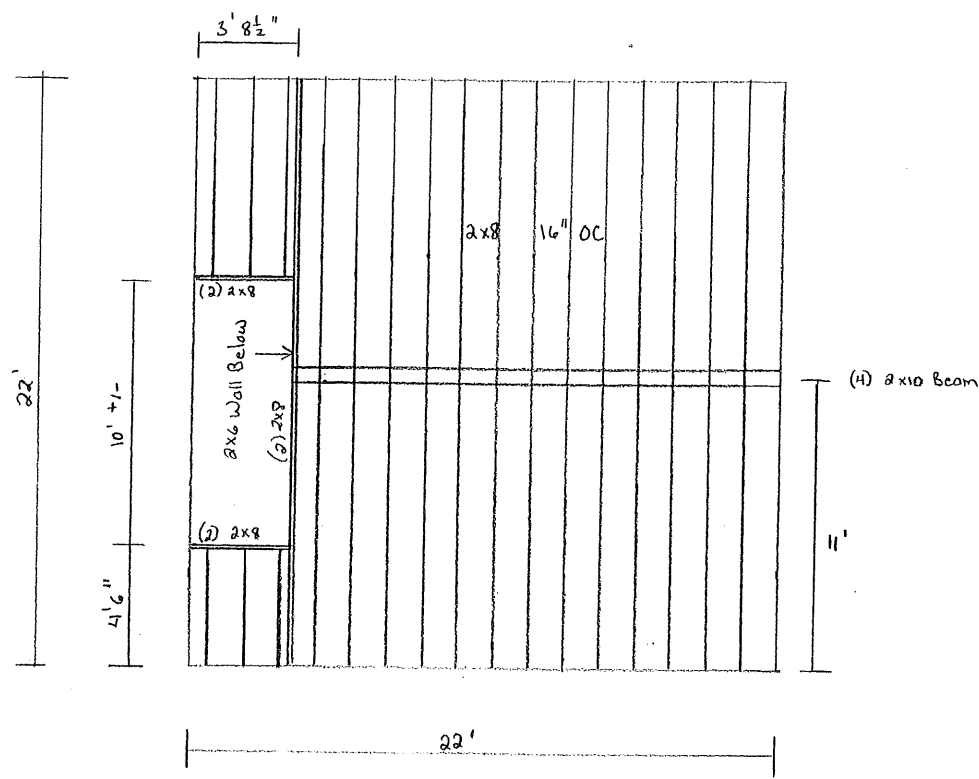
Right Side Elevation		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: July 15, 2008		REVISED:
Albano Residence		
11 Arthur Street Portland ME	DRAWING NUMBER	2



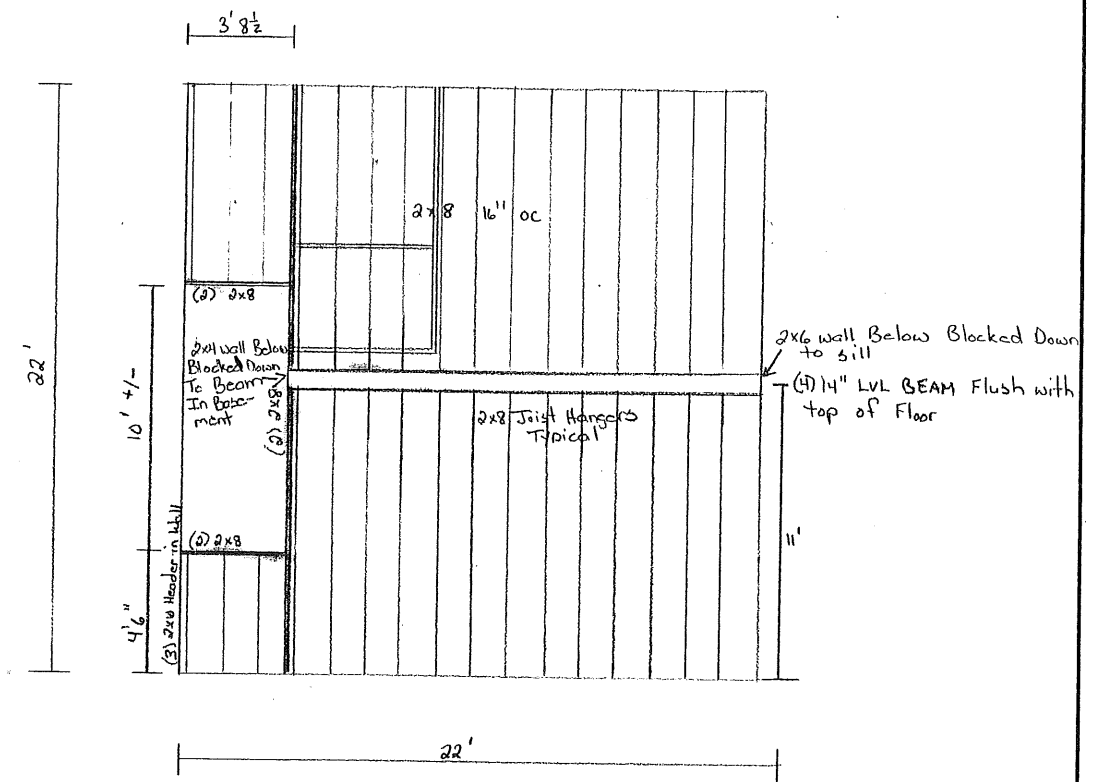
Window Schedule	
Ⓐ	38 1/4" W x 57 1/2" H 6
Ⓐ	34 1/4" W x 41 1/2" H 2



Front And Back Elevations		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: July 14, 2008		REVISED:
Albano Residence		
11 Arthur Street, Portland ME	DRAWING NUMBER	1



1st Floor



2nd Floor

1st and 2nd Floor Framing Plans		
SCALE:	APPROVED BY:	DRAWN BY:
DATE: July 14, 2008		REVISED:
Albano Residence		
11 Arthur St Portland ME		DRAWING NUMBER: 6