

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 061273

This is to certify that PIZZO, DAVID M & AMY TS /Holmes, David

has permission to build a 225 sq ft addition & 4x23' side car garage

AT 41 SUMMIT PARK AVE

PERMIT ISSUED
OCT - 2 2006

provided that the person or persons firm or corporation accepting 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 procured before this building or part thereof is loaded or proposed-in use. FOUR NOTICES 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

Jeanie Bonke 9/28/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1273	Issue Date: PERMIT ISSUED OCT 2 2006	CBL: 380A B021001
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Location of Construction: 41 SUMMIT PARK AVE	Owner Name: PIZZO DAVID M & AMY D JTS	Owner Address: 41 SUMMIT PARK AVE	Phone:
Business Name: 	Contractor Name: Holmes, David	Contractor Address: 467 Auburn Street, Portland	Phone: 2077979349
Lessee/Buyer's Name: 	Phone: 	Permit Type: CITY OF PORTLAND Additions - Dwellings	Zone: R3
Past Use: Single Family Home	Proposed Use: Single Family Home/ build a 225 sq ft addition & a 14'x 23' single car garage	Permit Fee: \$470.00	Cost of Work: \$45,000.00
Proposed Project Description: build a 225 sq ft addition & a 14'x 23' single car garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	CEO District: 5
		INSPECTION: Use Group: R3 Type SB IRL-2003 Signature: JWB 9/28/06	
		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: Idobson	Date Applied For: 08/29/2006	Zoning Approval		
<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>		Special Zone or Reviews <input type="checkbox"/> Shoreland <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"/> OK <i>per w/cond. had</i> Date: 9/12/06 <i>ASB</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 ATM Date:

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

10/10/06. OK. Forms + Setbacks.

I question the 9' Rear as there is no Pins or Boundary lines. I called David Holmes the Builder. He will stake out and call prior to forming walls. Cl: M.

10/11/06 - owner set Boundary Lines. (Found Pins)

9' Rear setback confirmed.

O.K. to Pour Walls. Cl: M.

11/3/06 - Rough-in/Close-in

OK. - will add

* Nail plates ✓

* Need Specs on Microtens before final.

Cl: M

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1273	Date Applied For: 08/29/2006	CBL: 380A B021001
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Location of Construction: 41 SUMMIT PARK AVE	Owner Name: PIZZO DAVID M & AMY D JTS	Owner Address: 41 SUMMIT PARK AVE	Phone:
Business Name:	Contractor Name: Holmes, David	Contractor Address: 467 Auburn Street Portland	Phone: (207) 797-9349
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ build a 225 sq ft addition & a 14'x 23' single car garage	Proposed Project Description: build a 225 sq ft addition & a 14'x 23' single car garage
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Dept: Zoning **Status:** Pending **Reviewer:** Ann Machado **Approval Date:** 09/12/2006

Note: Section 14-428 allows the rear setback to be reduced to the minimum required side setback on a corner lot. **Ok to Issue:**
This is not a traditionally shaped corner lot but it fits the criteria.

- 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.
- 3) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/28/2006

Note: **Ok to Issue:**

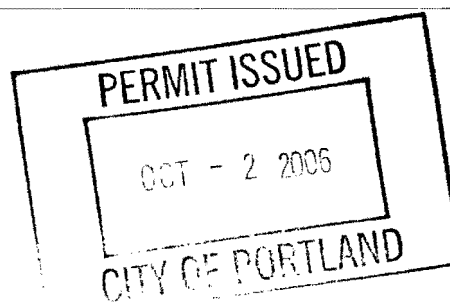
- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

09/12/2006-amachado: Spoke to contractor. He told me to call the owner. Left a message with the owner. Addition does not meet rear setback of 25'. It scales at 8'.

09/12/2006-amachado: Rear setback is OK per section 14-428 of the ordinance.

09/28/2006-jmb: left vm w/David H. For more details as noted with plans. David called back w/details as noted on plans, ok to issue.



Please call 874-8703 or 874-8693 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 initialzing 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
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee: [Signature] Date: 10-2-06
 Signature of Inspections Official: [Signature] Date: _____
 CBL: 380AB21 Building Permit #: 061273



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>41 Summit Park Ave.</u>		
Total Square Footage of Proposed Structure <u>225 sq. ft. Living area / 322 sq. ft. Garage</u>		Square Footage of Lot <u>12,912 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>380</u> Block# <u>A/B</u> Lot# <u>21</u>		Owner: <u>David and Amy Pizzo</u> Telephone: <u>797-5418</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>David Holmes/Builder</u> <u>467 Auburn St. Portland.</u> <u>415-6682</u>	Cost Of Work: <u>\$45,000.00</u> Fee: <u>\$470.00</u> C of O Fee: \$
Current Specific use: <u>Lawn area</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Project description: <u>Add on 225 sq. ft to include 1 bath, Laundry, entry and closets. Also build a 14 x 23 single-car garage.</u>		
Contractor's name, address & telephone: <u>David Holmes/Builder 467 Auburn St Portland 797-9349 - Cell 415-6682</u>		
Who should we contact when the permit is ready: <u>David Holmes</u>		
Mailing address: <u>467 Auburn St. Portland. 04103</u> Phone: <u>415-6682</u>		

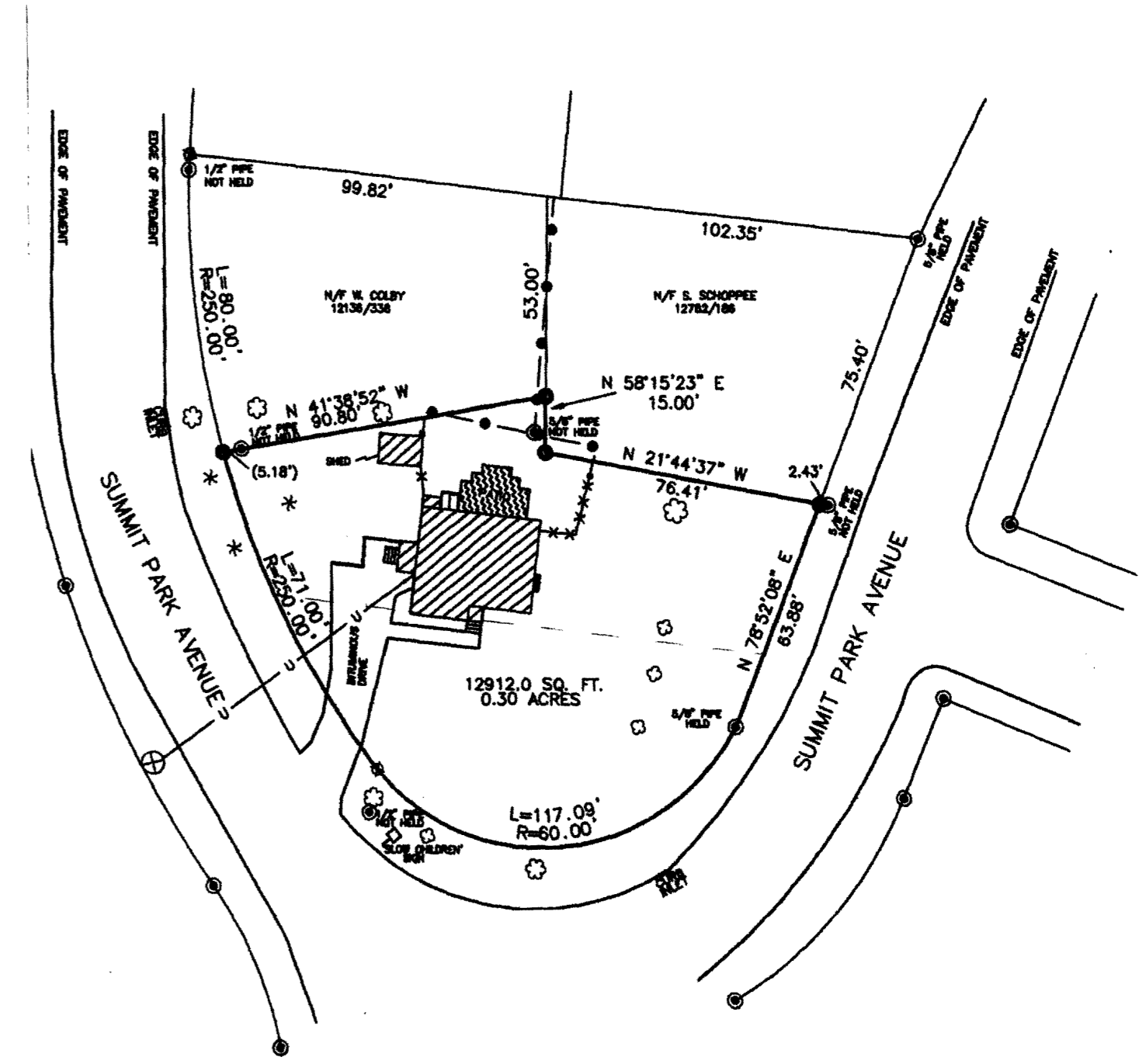
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>David Holmes</u>	Date: <u>8/29/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



LEGEND

- ⊙ IRON ROD OR SET CORNER
- SET CORNER
- ⊕ RECORD POINT
- ⊕ UTILITY POLE
- ⊕ TREES
- ***** CHAIN-LINK FENCE
- WOODEN FENCE

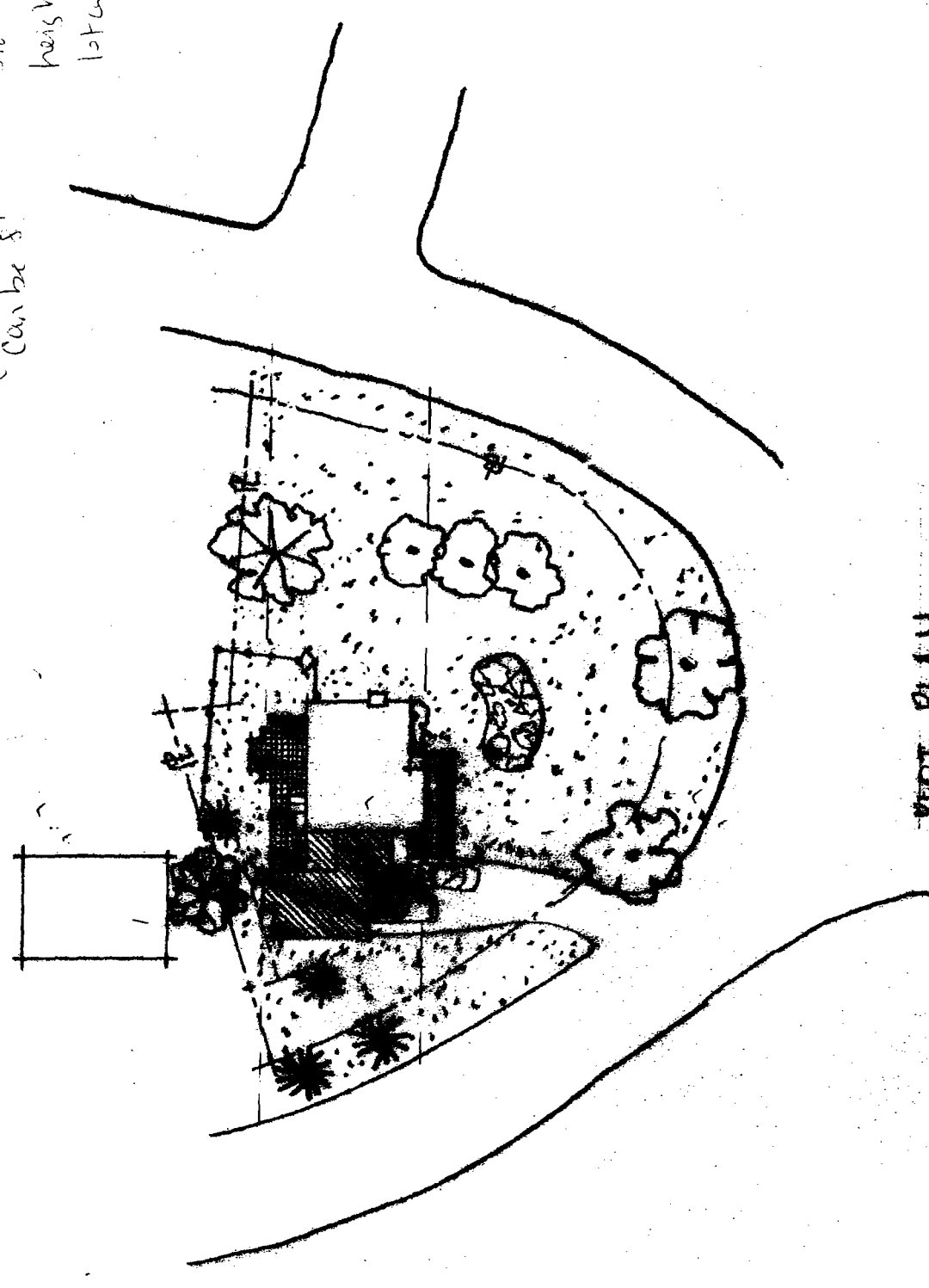
NOTES

- 1) Ownership of record for described by deed record 240 dated 1/10/97.
- 2) The parcel is shown on
- 3) All bearings shown are r 2006.
- 4) Set corners are a 5/8" "CLAYTON PLS #2017".
- 5) Reference is made to th "PLAN OF SUMMIT PARK", "PLAN OF SUMMIT PARK", "PLAN OF SUMMIT PARK", "PLAN OF SUMMIT PARK".

This plan was prepared by [unclear]

R3 lot size 120x14
 front - 25' req. 35' from front left corner
 rear - 25' req. - 9' from back left corner
 side - 15' req. - 20' from front left corner
 height - 35' max 14.25' corner
 lot coverage - 35% = 4720 sq ft
 1680 sq ft

OK using
 Section 14-4745
 (corner lot)
 can be 8'



YDT PLAN
 11-15-14 6-9-14

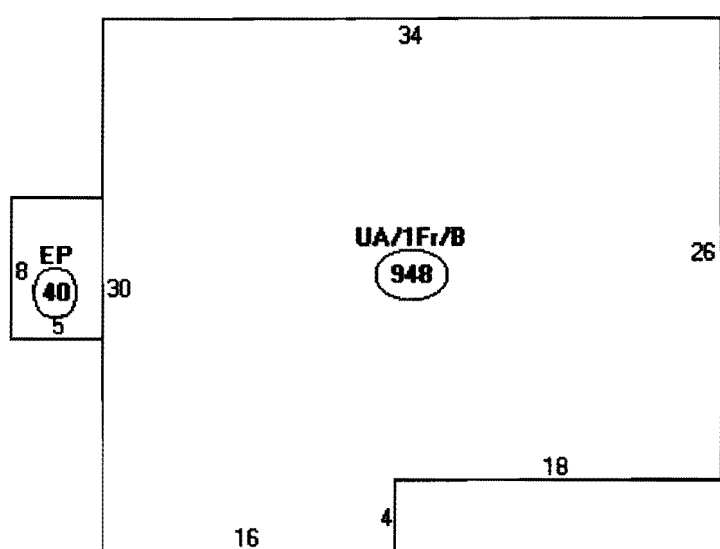
Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	feet 27	Front yard	feet 25
Rear yard	feet 9	Rear yard	feet 25
Side yard -rt	feet 65	Side yard -rt	feet 20
Side yard -lft	feet 20	Side yard -lft	feet 8

TOTALS 121 feet is greater than 78 feet



Descriptor/Area

A: UA/1Fr/B
 948 sqft
 B: EP
 40 sqft

house 948
~~948~~
 kitchen 8.5 x 5 = 25
 entry 4 x 4 = 16
 stairs 4 x 3 = 12
 5 x 3 = 15
 addition 66425 (1016)

168025

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

Card Number	1 of 1
Parcel ID	380A B021001
Location	41 SUMMIT PARK AVE
Land Use	SINGLE FAMILY
Owner Address	PIZZO DAVID M & AMY D JTS 41 SUMMIT PARK AVE PORTLAND ME 04103
Book/Page	12901/240
Legal	380A-B-21 SUMMIT PARK AVE 41 12001 SF

Current Assessed Valuation

Land	Building	Total
\$87,700	\$78,500	\$166,200

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1956	Ranch	1	948	0.276	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		4	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-METAL	1	1970	4X5	D	P

Sales Information

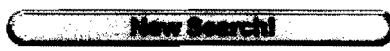
Date	Type	Price	Book/Page
01/10/1997	LAND + BLDING	\$95,500	12901-240

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.





<http://www.portlandassessor.com/images/pictures/02232601.jpg>

9/12/2006

A&D ADDITION

PARTITION SCHEDULE

R-19

1. 2x6 WOOD STUDS @ 16" O.C.; FULL THICKNESS FIBERGLASS INSULATION; EXTERIOR VINYL SIDING TO MATCH EXISTING HOUSE ON 5/8" EXTERIOR SHEATHING AND WEATHER BARRIER; INTERIOR SIDE 5/8" GYPSUM DRYWALL OVER POLY VAPOR BARRIER.
- 1A. SAME AS TYPE 1 EXCEPT 5/8" MOISTURE RESISTANT GYPSUM DRYWALL IN BATHROOM.
2. 2x6 WOOD STUDS @ 16" O.C.; FULL THICKNESS FIBERGLASS INSULATION; POLY VAPOR BARRIER ON INTERIOR SIDE; 5/8" TYPE X GYPSUM DRYWALL ON BOTH SIDES.
3. 2x6 WOOD STUDS @ 16" O.C.; 5/8" EXTERIOR SHEATHING, WEATHER BARRIER AND VINYL SIDING TO MATCH EXISTING HOUSE ON EXTERIOR SIDE.
4. 2x4 WOOD STUDS @ 16" O.C.; 5/8" GYPSUM DRYWALL BOTH SIDES.
- 4A. SAME AS TYPE 4 EXCEPT 5/8" MOISTURE RESISTANT GYPSUM DRYWALL ON BATHROOM SIDE.
5. 2x6 WOOD STUDS @ 16" O.C.; 5/8" MOISTURE RESISTANT GYPSUM DRYWALL ON BATHROOM SIDE; 5/8" GYPSUM DRYWALL ON LAUNDRY ROOM SIDE.
- 5A. 2x6 WOOD STUDS @ 16" O.C.; 5/8" GYPSUM DRYWALL BOTH SIDES.
6. EXISTING WALL; REMOVE VINYL SIDING AND INSTALL 5/8" GYPSUM DRYWALL.
3/4" Advantech sub-floor
2x10 Floor joists w/ bridging 11'8" span
2x10 Roof rafters

A & D ADDITION

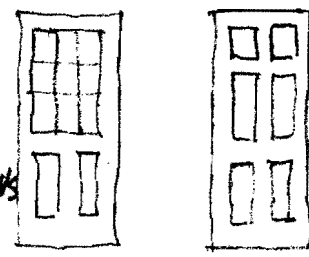
ROOM FINISH SCHEDULE

	FLOOR	BASE	WAINSCOT	WALLS	CEILING
1. ENTRY	TILE	TILE	B. BOARD P.	GDW P.	GDW P.
2. BATH	TILE	TILE	—	GDW P.	GDW P. (MOISTURE RESIS.)
3. CLOSET	TILE	TILE	—	GDW P.	GDW P.
4. LAUNDRY	TILE	TILE	—	GDW P.	GDW P.
5. HALL	TILE	TILE	B.B.D.P.	GDW P.	GDW P.
6. CLOSET	TILE	TILE	—	GDW P.	GDW P.

GDW P = GYPSUM DRYWALL PAINTED. B.B.D.P. = BEAD BOARD PAINTED

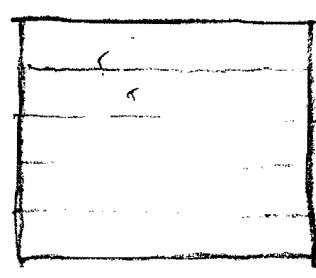
DOOR SCHEDULE

	SIZE	TYPE
1A	2'-8" x 6'-8"	A INSULATED, W/S
1B	2'-8" x 6'-8"	A. EXISTING RELOCATED W/S
2	2'-6" x 6'-6"	B
3	2'-0" x 6'-6"	B
4	PR. 2'-4" x 6'-6"	B
5	2'-8" x 6'-8"	B INSULATED, B-LABEL, W/S
6	PR. 2'-4" x 6'-6"	B
7A	2'-8" x 6'-8"	A
7B	9'-0" x 7'-0"	C MOTOR OPERATED OVERHEAD DOOR
8	EXISTING	D NEW DOOR IN EXIST. OPENING



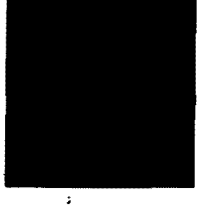
(A)

(B)



(C)

W/S = WEATHER STRIPPING

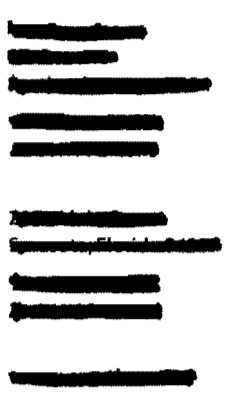


ARCHITECTURE
ENGINEERING
PLANNING

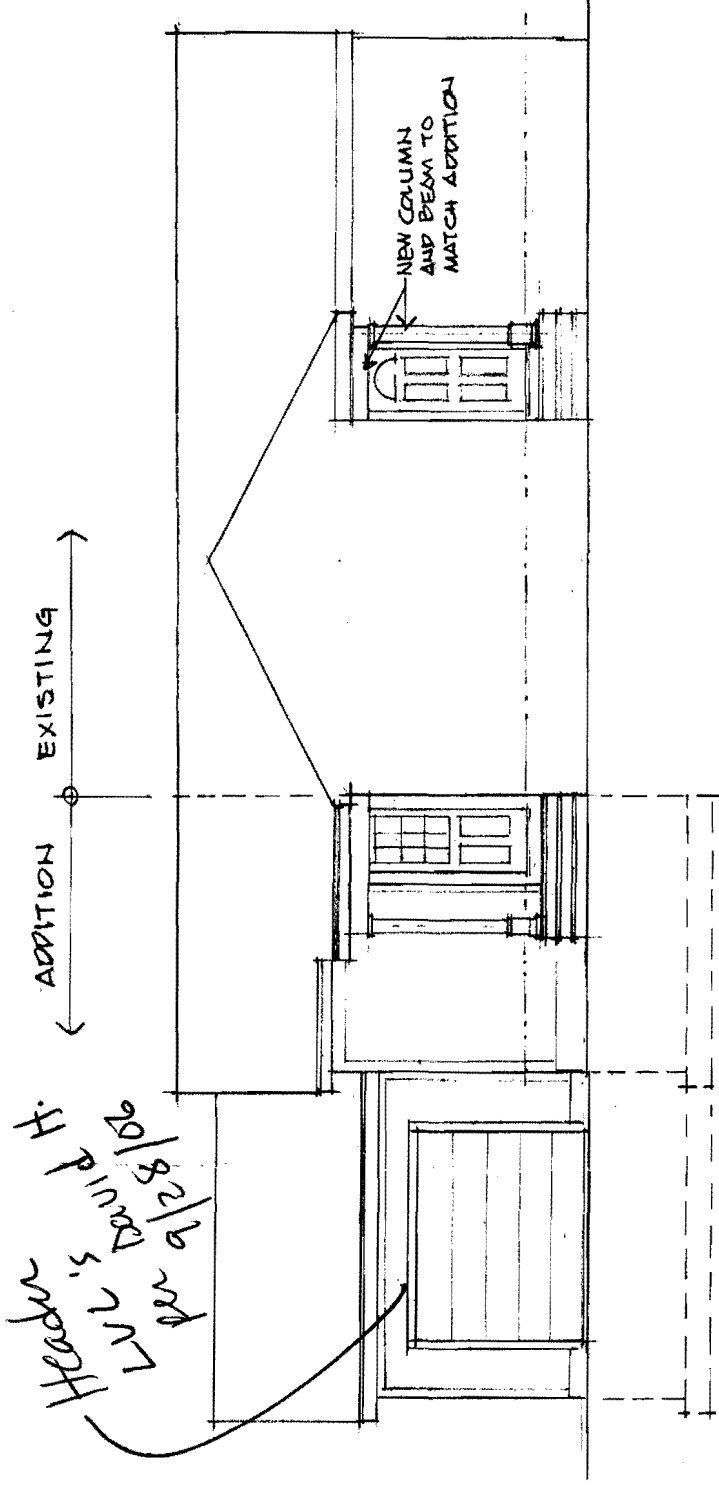
A&D ADDITION

WINDOW SCHEDULE

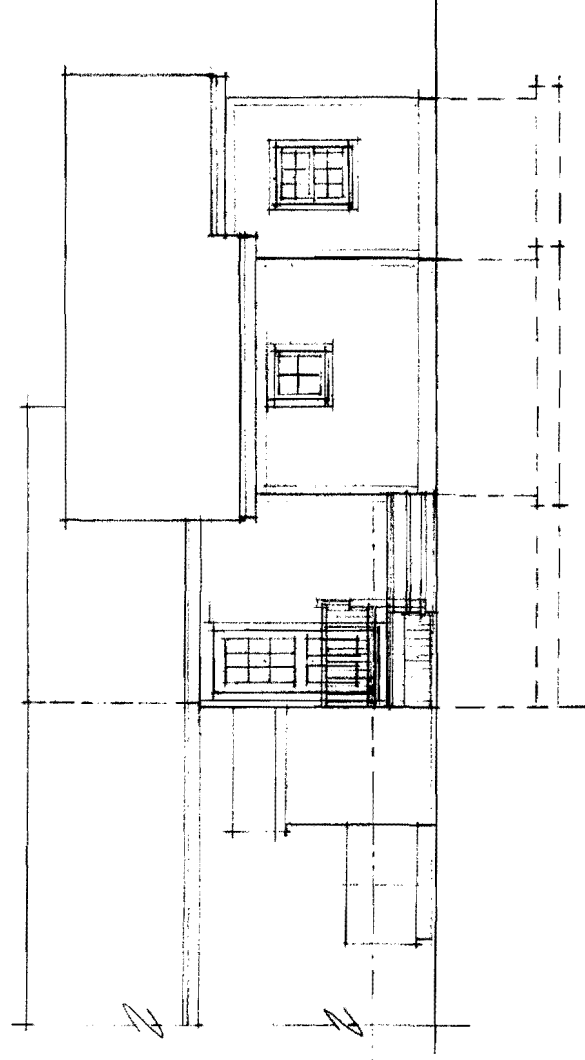
<u>TYPE</u>	<u>LOCATION</u>	<u>ROUGH OPENING</u>	<u>ANDERSEN MODEL</u>
A.	BATH & GARAGE	2'-0 ⁵ / ₈ " x 2'-0 ⁵ / ₈ "	A 21 / A2 GRILLE
B.	GARAGE	2'-10 ¹ / ₈ " x 3'-5 ¹ / ₄ "	2832
C.	GARAGE	2'-6 ¹ / ₈ " x 3'-1 ¹ / ₄ "	24210
D.	DINING ROOM	EXISTING DOUBLE HUNG RELOCATED	



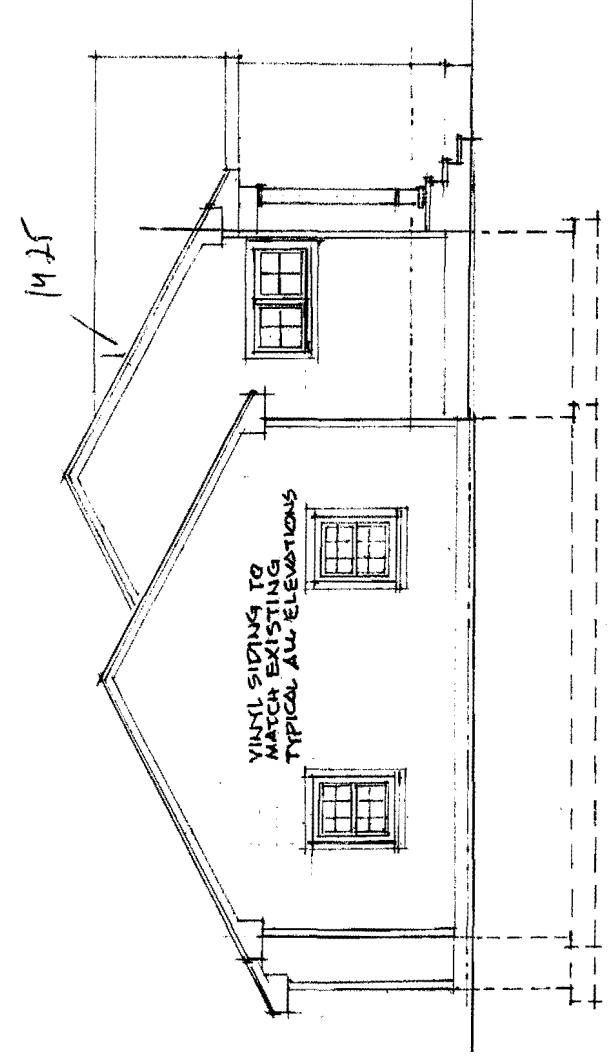
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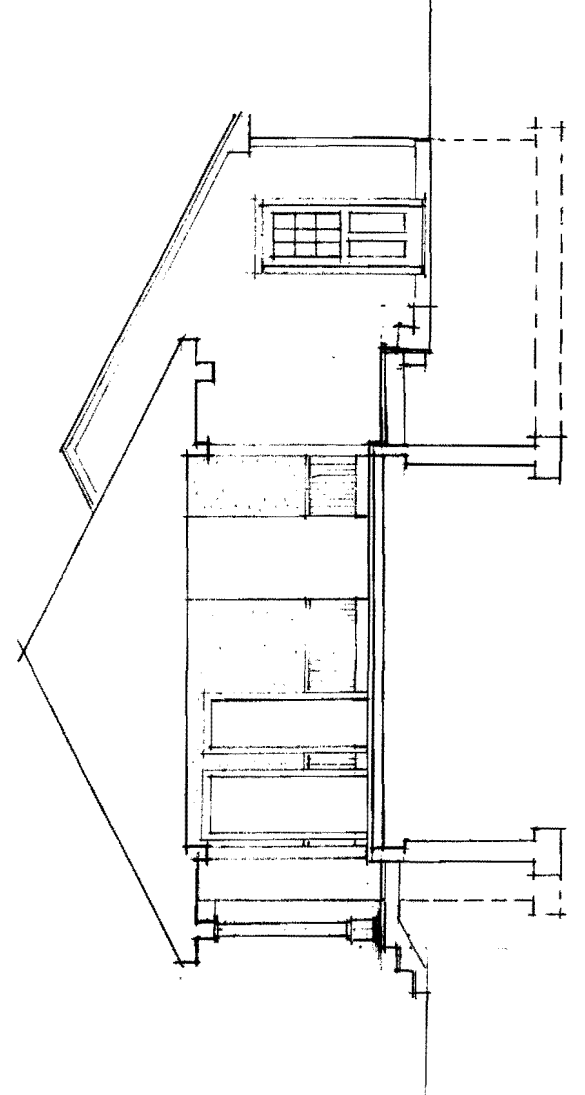
FRONT ELEVATION



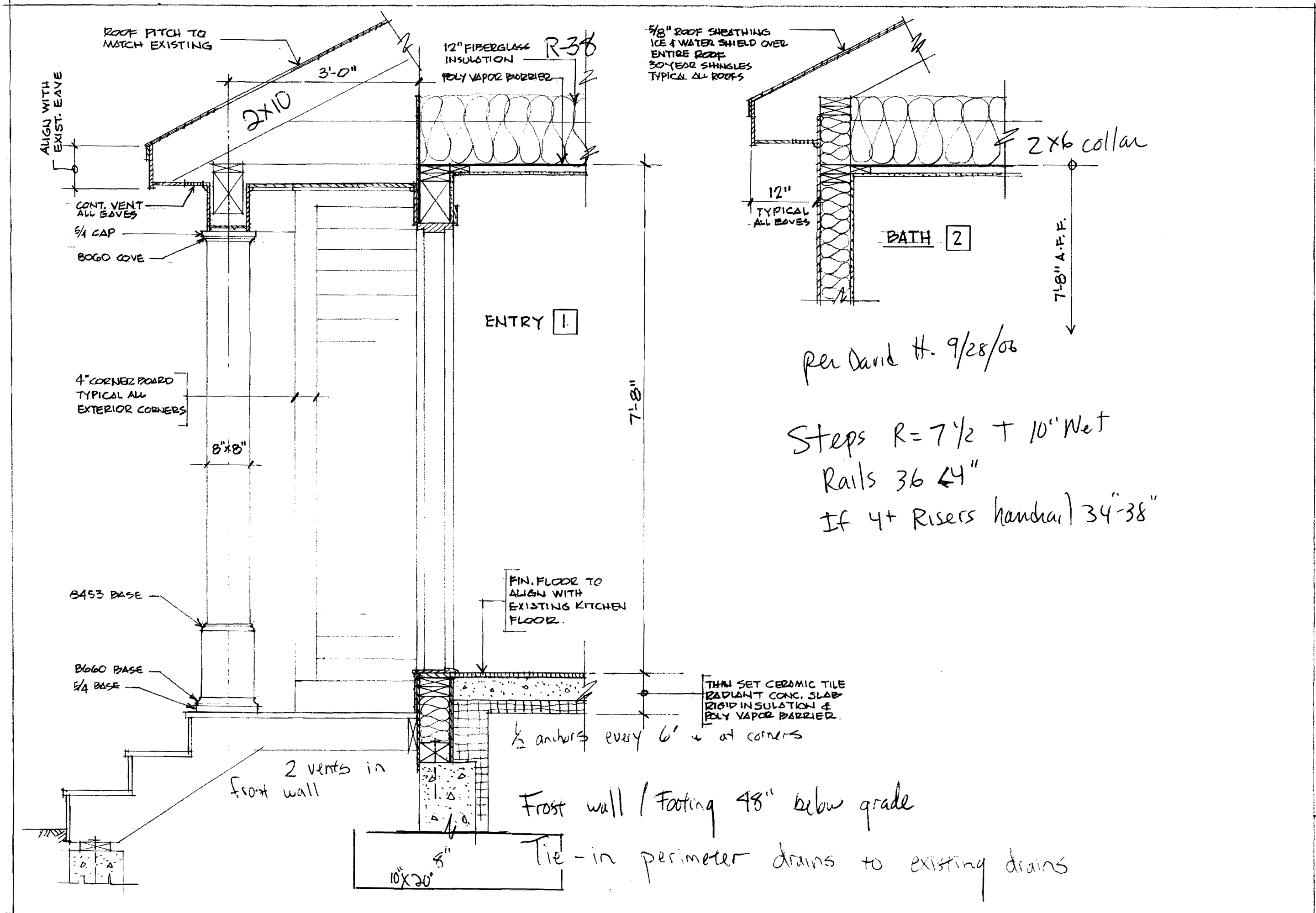
REAR ELEVATION



LEFT SIDE ELEVATION



SECTION / RIGHT SIDE ELEV.

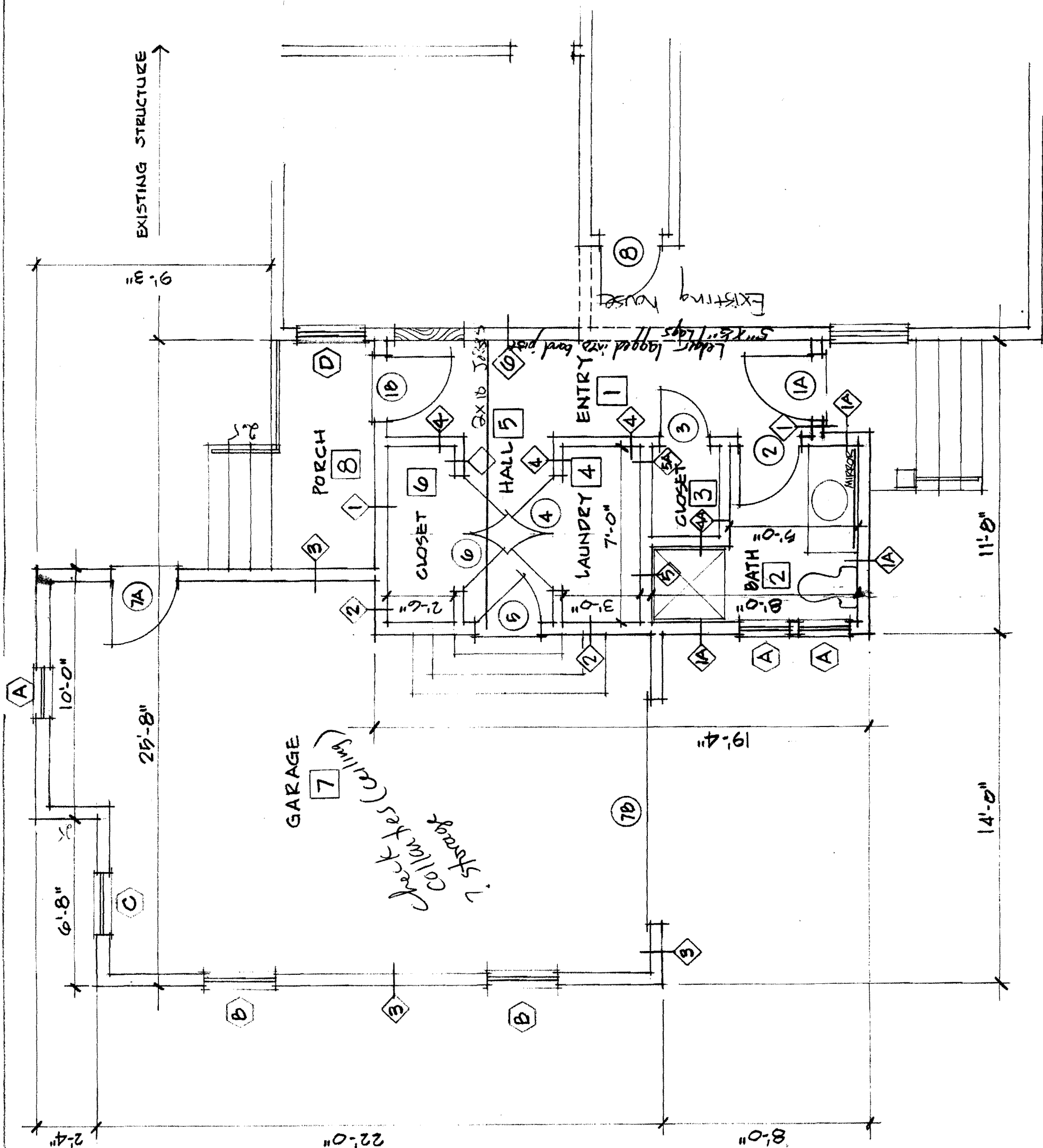


Per David H. 9/28/06
 Steps R = 7 1/2 + 10" Net
 Rails 36 ← 4"
 If 4+ Risers handrail 34-38"

ADDITION TO PIZZO RESIDENCE
 41 SUMMIT PARK AVENUE
 PORTLAND, MAINE

SECTIONS & DETAILS
 SCALE: 3/4" = 1'-0"

DRAWING NO.
 3
 AUGUST 27, 2006



$11.25 \times 14 = 157.5$
 $16.5 \times 10 = 165$
 $25 \times 10 = 250$
 542.5
 3155.5
 5798

$14 \times 8 = 112$
 $112 \times 16 = 1792$
 $1792 \times 16 = 28704$
 $28704 \div 34 = 844.235$

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 $112 \times 16 = 1792$
 $1792 \times 16 = 28704$
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