

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ARDITO, EUGENE G & EUGENE G & ARDITO

Located At 17 OVERSET

Job ID: 2011-07-1648-ALTR

CBL: 393 - - F - 024 - 001 - - - -

has permission to add 2nd story over garage

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

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**

[Handwritten signature and date 7/13/11]

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. Close-in inspection required prior to insulating or drywalling.
 2. Final inspection required upon completion of work.

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 OCCUPIED.



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: 2011-07-1648-ALTR

Located At: 17 OVERSET

CBL: 393 - - F - 024 - 001 - - - -

Conditions of Approval:

Zoning

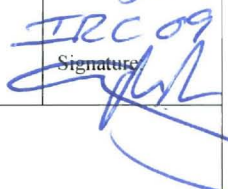
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. 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.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
4. The rafters shall be 2"x8"-s 16"oc on the main house and 2" x 10"-s on the cathedral dormer area.
5. There shall be an egress window installed in the bedroom.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|--|---|---|
| Job No: 2011-07-1648-ALTR | Date Applied: 7/8/2011 | CBL: 393 - - F - 024 - 001 - - - - - | |
| Location of Construction: 17 OVERSET ST | Owner Name: EUGENE G ARDITO | Owner Address: 17 OVERSET RD PORTLAND, ME 04103 | Phone: |
| Business Name: | Contractor Name: White, Jim | Contractor Address: 2 Farwell CT WESTBROOK ME 04092 | Phone: (207) 838-3342 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BUILDING | Zone: R-2 |
| Past Use: Single Family | Proposed Use: Single family – add second story over garage for master bedroom | Cost of Work: 70000.00 | CEO District: |
| | | Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A | Inspection: Use Group: R-3 Type: SB IRC 09 Signature:  |
| Proposed Project Description: Add second story over garage and Make Master Bedroom | | 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. | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Not in Dist or Landmark |
| 2. Building Permits do not include plumbing, septic or electrical work. | <input type="checkbox"/> Wetlands | <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Does not Require Review |
| 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"/> Flood Zone | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Requires Review |
| | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Approved |
| | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions |
| | <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM | <input type="checkbox"/> Denied | <input type="checkbox"/> Denied |
| | Date: OK w/cond. by 7/12/11 APN | Date: | 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 | PHON |

2-2



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>17 Oversight</u> | | |
| Total Square Footage of Proposed Structure/Area <u>576</u> | Square Footage of Lot <u>10,000 +</u> | Number of Stories <u>2</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>393</u> Block# <u>F</u> Lot# <u>24</u> | Applicant *must be owner, Lessee or Buyer* Name <u>Gene Ardito</u> Address <u>17 Oversight</u> City, State & Zip <u>Portland ME 04103</u> | Telephone: _____ |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____ | Cost Of Work: \$ <u>70,000⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>720</u> |
| Current legal use (i.e. single family) <u>single family</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>forming back of garage - concrete to master bedroom</u> | | |
| Contractor's name: <u>White Home</u> Address: <u>2 Starwell Court</u> City, State & Zip <u>Westbrook Maine</u> Telephone: <u>838-3342</u> Who should we contact when the permit is ready: <u>Tim White</u> Telephone: <u>838-3342</u> Mailing address: _____ | | |

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: [Signature] Date: 7/8/2011

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

Applicant: Gene Ardib

Date: 7/12/11

Address: 17 Overst Rd

C-B-L: 393-F-024

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1986

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - add second story over garage for master bedroom

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' min - 25' given (OK)

Rear Yard - 25' min - 36' given (OK)

Side Yard - 2 sides - 14' - 14.5 min (OK)

Projections - side yard - side street - 20' - 55' given (OK)

Width of Lot -

Height - 35' max

Lot Area - 11,140 sq ft

Lot Coverage/ Impervious Surface -

Area per Family - 10,000 sq ft (OK)

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

NA

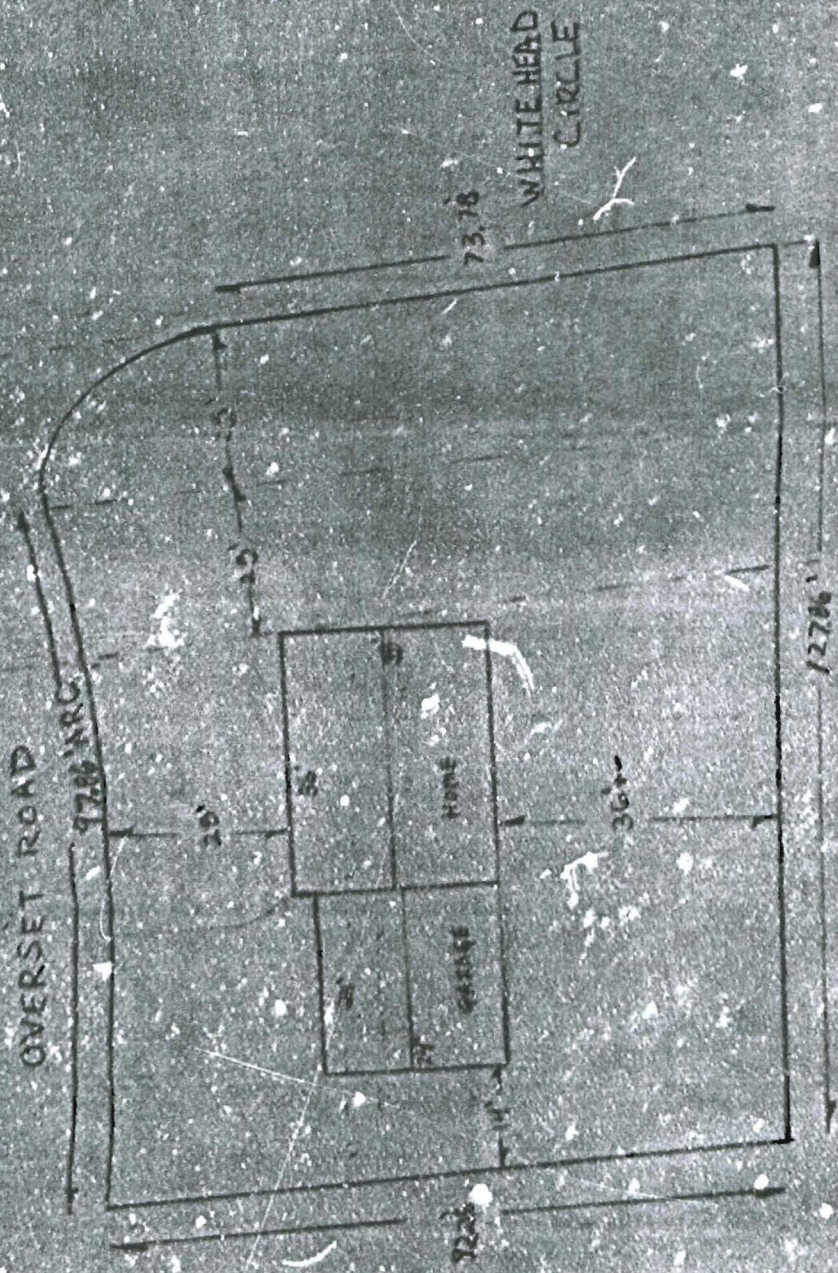
| | | |
|------|----|-----------|
| DATE | BY | REVISIONS |
| | | |
| | | |
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| | | |

RE
N
DEPT. OF
C

R-2

LOT 3 - PRESUMPT SCOT
R-2 ZONE
11,140 SQ. FT. LOT

| | |
|--|---------|
| TOLERANCES (EXCEPT AS NOTED) | DECIMAL |
| G. J. CUFFEY, INC. 5 LEWIS STN. NEW BRIDGE, N.J. | SCALE |



EAST
SOUTH

10/21/11



REAR ELEVATION

| | |
|--|----|
| White Homes PORTLAND, MAINE 878-3361 | |
| MORIN DRAFTING GORHAM, ME. 318-1177 | |
| ARDITO RESIDENCE 17 OVERSET ROAD, PORTLAND, MAINE | |
| ELEVATION | |
| DRAWN: J. MORIN | A2 |
| SCALE: 1/4"=1'-0" | |
| DATE: 6-11-2011 | |
| PLAN NO: | |

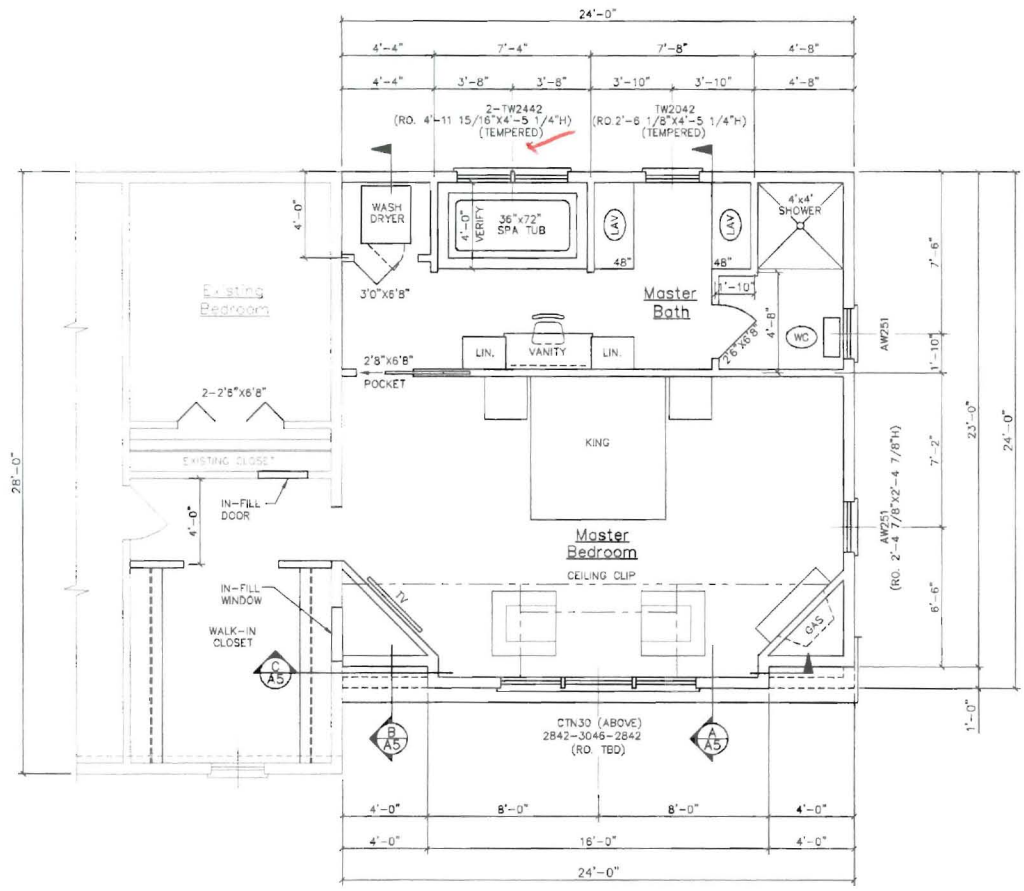


FRONT ELEVATION



RIGHT SIDE ELEVATION

| | |
|--|----|
| White Homes PORTLAND, MAINE 878-3361 | |
| MORIN DRAFTING GOR-HAM, ME. 318-1177 | |
| ARDITO RESIDENCE 17 OVERSET ROAD, PORTLAND, MAINE | |
| ELEVATION | |
| DRAWN: J. MORIN | A1 |
| SCALE: 1/4"=1'-0" | |
| DATE: 6-11-2011 | |
| PLAN NO. | |

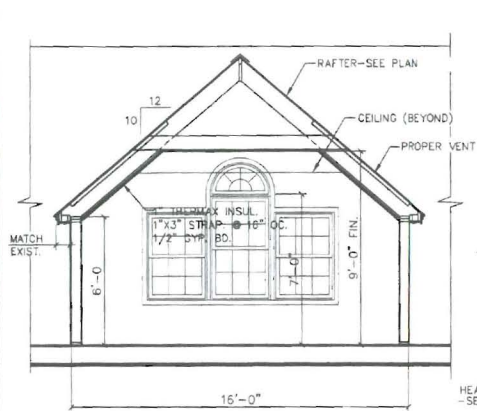


Need egress windows

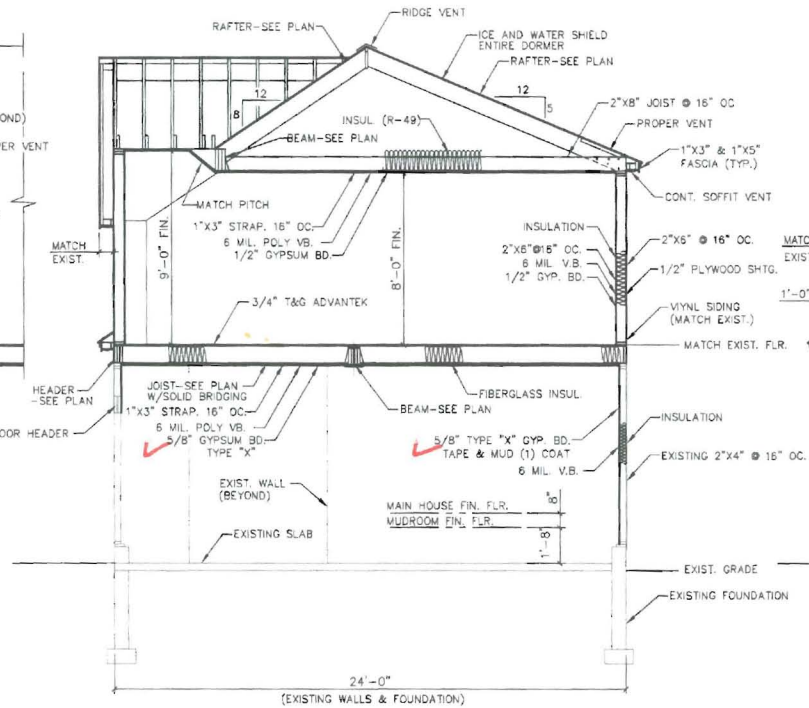
FLOOR PLAN—SECOND FLOOR

ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES. NONE OF THE EMPLOYEES OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR LAND SURVEYORS. CODES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS, IF NOT, SHALL BE RESPONSIBILITY OF CONTRACTOR OR OWNER. ALL NOTING, SPECIFICATION AND DIMENSIONS SHALL BE REVIEWED BY CLIENT/CONTRACTOR BEFORE WORK BEGINS. ALL OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING IF PLANS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS. MORIN DRAFTING SHALL BE HELD HARMLESS IN ALL EVENTS DAMAGES SHALL BE LIMITED TO THE COST OF THE PLANS. MORIN DRAFTING ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS, CHANGES AND/OR REVISIONS TO PLANS.

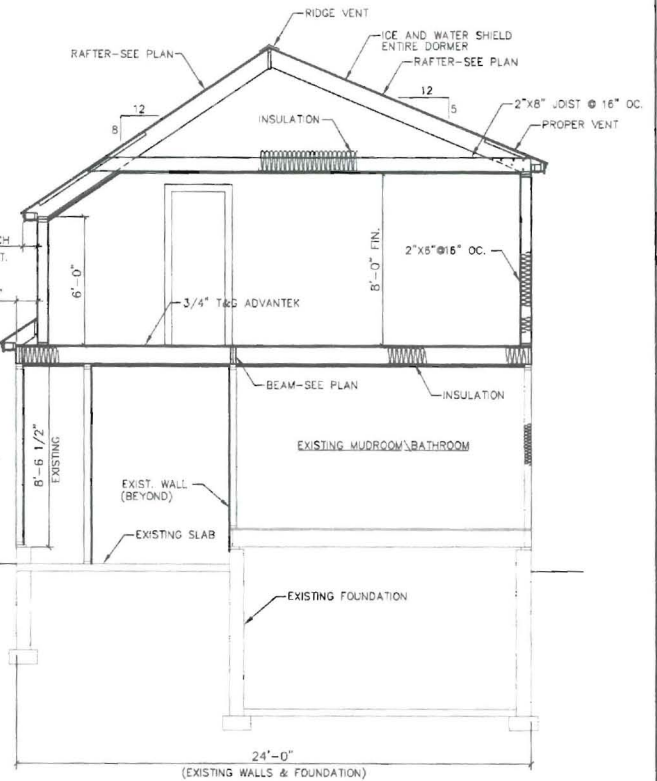
| | |
|--|----|
| White Homes PORTLAND, MAINE 878-3361 | |
| MORIN DRAFTING GORHAM, ME. 318-1177 | |
| ARDITO RESIDENCE 17 OVERSET ROAD, PORTLAND, MAINE | |
| FLOOR PLAN—SECOND FLOOR | |
| DRAWN: J. MORIN | A4 |
| SCALE: 1/4"=1'-0" | |
| DATE: 6-11-2011 | |
| PLAN NO: | |



C SECTION @ DORMER
SCALE: 1/4"=1'-0"



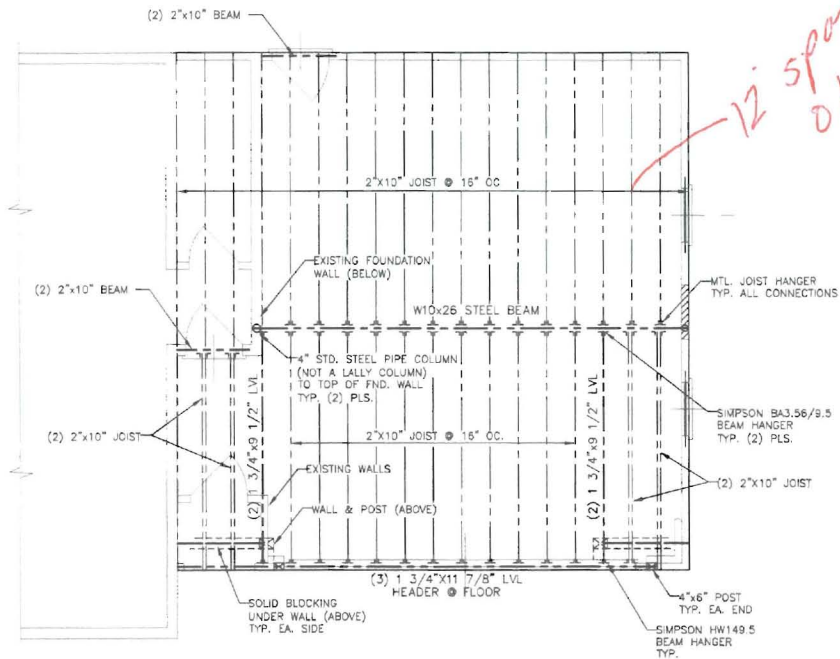
A SECTION @ GARAGE
SCALE: 1/4"=1'-0"



B SECTION @ GARAGE
SCALE: 1/4"=1'-0"

ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES. NONE OF THE EMPLOYEES OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR LAND SURVEYORS. CODES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS, IF NOT, SHALL BE RESPONSIBILITY OF CONTRACTOR OR OWNER. ALL NOTING, SPECIFICATION AND DIMENSIONS SHALL BE REVIEWED BY CLIENT/CONTRACTOR BEFORE WORK BEGINS. ALL OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING. IF PLANS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING SHALL BE HELD HARMLESS. IN ALL EVENTS DAMAGES SHALL BE LIMITED TO THE COST OF THE PLANS. MORIN DRAFTING ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS, CHANGES AND/OR REVISIONS TO PLANS.

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| MORIN DRAFTING GORHAM, ME. 318-1177 | |
| ARDITO RESIDENCE 17 OVERSET ROAD, PORTLAND, MAINE | |
| SECTION | |
| DRAWN: J. MORIN | A5 |
| SCALE: 1/4"=1'-0" | |
| DATE: 6-11-2011 | |
| PLAN NO: | |



SECOND FLOOR FRAMING PLAN

SECOND FLOOR FRAMING NOTES:

1. See Structural Notes, Sheet S-1.
2. Built-up girders, headers and beams shall be spiked w/ 3 rows of 16d nails @ 12" o.c.
3. Provide metal hangers at all flush joist connections.
4. Provide double joists below all upper parallel walls.
5. Provide solid blocking at mid-span of floor joists.
6. See architectural drawings for wall layout and dimensions.
7. Provide (3) 2 x 10 headers over all openings unless noted.

STRUCTURAL NOTES:

CODE: Comply with the 2006 International Residential Code.

DESIGN LOADS:

Dead Loads: Roof = 15.0 psf, Floor = 10.0 psf.
 Live Loads: Roof = 45.0 psf (Plus Drift), 1st Floor = 40.0 psf, 2nd Floor = 30.0 psf.
 Wind Load: Building = 28.0 psf

STEEL:

1. Rolled sections and plate: ASTM A-36, Fy = 36 ksi.
2. Steel Pipe Columns: ASTM A-36, Fy = 36 ksi.
3. Bolts and plate anchors: ASTM A-307.
4. Pipe columns shall have a 1/2" x 6" x 6" cap and base plates.

WOOD:

1. General:
 - a. Each piece of lumber shall be "S-DRY" and bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
 - b. Double up studs at jamb and under beams.
 - c. Do not notch or drill joists, beams or load bearing studs without approval.
2. Connections:
 - a. Nail roof plywood with 8d common at 6" o.c. at all edges and boundary members and 10" o.c. at intermediate supports.
 - b. Glue floor plywood to all framing members and nail with 8d common at 6" o.c. at all plywood edges and boundary members and 10" o.c. at intermediate supports.
 - c. Nail wall plywood with 10d common nails at 6" o.c. at all edges and boundary members and 12" o.c. at intermediate supports.
3. Structural Saw Lumber:
 - a. 2 x 6 thru 2 x 14 Joists: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.f.
 - b. Studs: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.f.

4. Laminated Veneer Lumber (LVL): Fb = 2800 psi, Fv = 285 psi, E = 1,900 ksi
5. Plywood:
 - a. Roof Sheathing: C-D INT-APA (PSI-94) with exterior glue, 5/8" with Identification Index 48/24. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
 - b. Sub-flooring: C-D INT-APA (PSI-94) with exterior glue, 3/4" with Identification Index 48/24. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
 - c. Wall Sheathing: C-D INT-APA (PSI-74) with exterior glue, 1/2" with identification Index 24/0. All panel edges backed with 2" nominal or wider framing.

SUPPLEMENTARY NOTES:

1. Verify all dimensions and conditions with architectural drawings prior to starting work. Notify the Engineer of any discrepancies or inconsistencies.
2. Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.



| | |
|--------------|------------------------|
| DESIGNED BY: | Larry Wichrowski, P.E. |
| DRAWN BY: | LAW |
| JOB NO.: | XXXXXX |
| DATE: | 05-23-2011 |

| | |
|------------|----|
| REVISIONS: | |
| | |
| | |
| SHEET: | S1 |



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

1.3. 2011

Received from White House Inc -

Location of Work 17 Over Set -

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 720

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 393-F-24-

Check #: 11967

Total Collected \$ 720

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

Taken by: [Signature]

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



PORTLAND MAINE

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

*Director of Planning and Urban Development
Greg Mitchell*

*Inspection Services, Director
Tammy M. Munson*

December 16, 2011

Eugene & Barbara Ardito
17 Overset St
Portland, Maine 04103

Jim White
White Homes
2 Farwell Court
Westbrook, Maine 04092

CBL: 393 F024001
Located at 17 Overset St

Dear Barbara, Eugene, and Jim,

This letter verifies that Construction performed under Building Permit # 2011-07-1648 issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,

Nicholas Adams
Code Enforcement Officer
207-874-8789