

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 48 Overset Road		Owner: David Nelson	Phone: 797-3734	Permit No.: 060388
Owner Address:		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Axel Berg, Inc.		Address: 378 Middle Road, Falmouth 04105		Phone: 781-7150
Past Use: Single Family dwelling	Proposed Use: Same w/addition and int reno	COST OF WORK: \$ 45,000.00	PERMIT FEE: \$ 245.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">MAY 15 1996</div> CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
Proposed Project Description: Addition and interior renovations as per plans		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		
		Action:	Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>	Zoning Approval: OK per Sec. 14-428 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"/>
Permit Taken By: Vicki Dover	Date Applied For: May 1, 1996			

1. This permit application doesn't 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 information may invalidate a building permit and stop all work..

* Call owner for P/A
Call contractor for P/A

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

May 1, 1996

SIGNATURE OF APPLICANT <i>Axel Berg</i>	ADDRESS:	DATE:	PHONE:
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:
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White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED

MAY 15 1996

CITY OF PORTLAND

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

7

CEO DISTRICT

D. Jordan

COMMENTS

5-20-96 (no additngel) / 6-11-96 no work / 6-19-96 - Set backs @ rear of property
unable to determine / Foot walls + Footings Poured / no notifications prior
6-20-96 - Set backs appear OK Rear Set back has been determined by zoning Admin
as 13' min (set back @ rear was 14')

8-2-96 — Framing Inspr by D. Jordan ^{OK 11/14}

~~11~~ NOV 12, 96 - Final Elec ~~OK~~ New Box 200's et Completion laundry —
Bldg - attic - New addition partition require all seams of
opening to be sealed - OK

^{OK 11/14/96}
Completed 11/14/96 OK

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation	PORTLAND
Street Subdivision Lot #	48 OVERSET ST

PROPERTY OWNERS NAME

Last:	NELSON	First:	DAVID
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Applicant Name:	SOUTHERN MAINE PLUMBING & HEATING INC.
Mailing Address of Owner/Applicant (if Different)	P.O. BOX 492 SO. FREEPORT, ME 04078

PORTLAND PERMIT # 5820 STATE COPY

Date Permit Issued: 7/29/96 \$ [] FEE Double Fee Charged

300 L.P.I. # 0124

Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

David Nelson 7/29/96
 Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for 1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # 02280
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock	0 1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		Sink
		Drinking Fountain	0 2	Wash Basin
Number of Hook-Ups & Relocations		Indirect Waste	0 1	Water Closet (Toilet)
\$ Hook-Up & Relocation Fee		Water Treatment Softener, Filter, etc.	0 1	Clothes Washer
		Grease / Oil Separator		Dish Washer
OR TRANSFER FEE [\$6.00]		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	0 5	Fixtures (Subtotal) Column 1
			0 0	Fixtures (Subtotal) Column 2
			5	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 26.-	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

11/14/96 Ken Clausell

ext. wall 2x6 @ 16" oc
2nd walls same

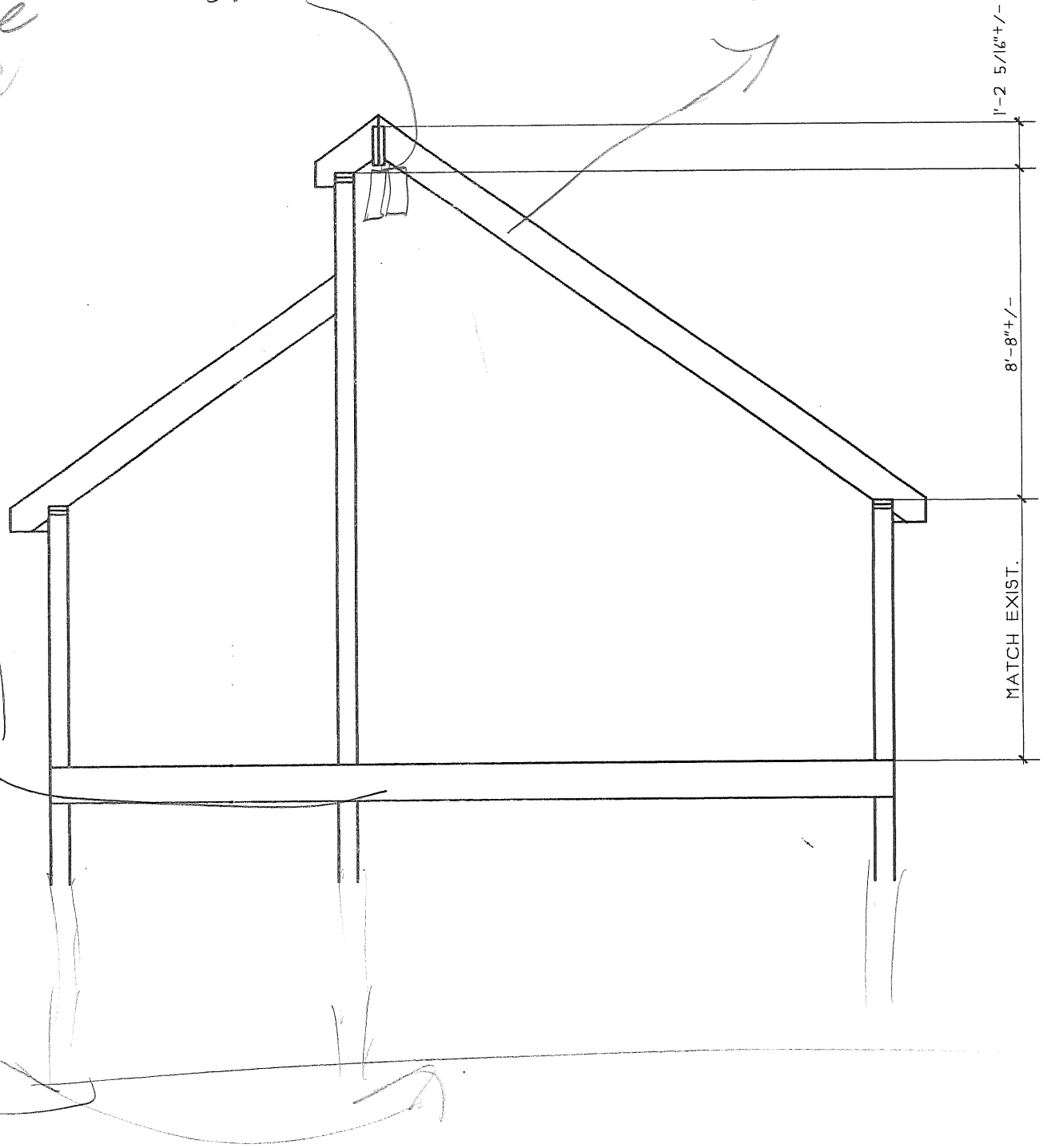
2x 14" micro lamin (dbl)

2x10 @ 16" oc

Joist 2x10 16" oc

3 member
2x10

2x10
joist
3 member
2x10
cant
hook



1'-2 5/16" +/-

8'-8" +/-

MATCH EXIST.

14-428 - Corner Lots

7/5/96
revised because of
Actual Survey done
5/15/96 by WALT DUNLAP

This Section is being used to Justify All
Present setbacks And for The New
bdy Addition Setbacks,

① Aggregate of existing widths (house facing long side) of both
sides And depths of front & rear yards - per Survey

13.75' rear yard (closest point)

15.25' side yard

28.51' front yard

24.583' side yard on Side St

82.093

} → This should not be less than the
similar Aggregate of Required dimensions of
All yards if the front yard were faced on
The Short side.

② Required (as opposed to existing) setbacks if facing on ^{short} side

25' front yard

25' rear yard

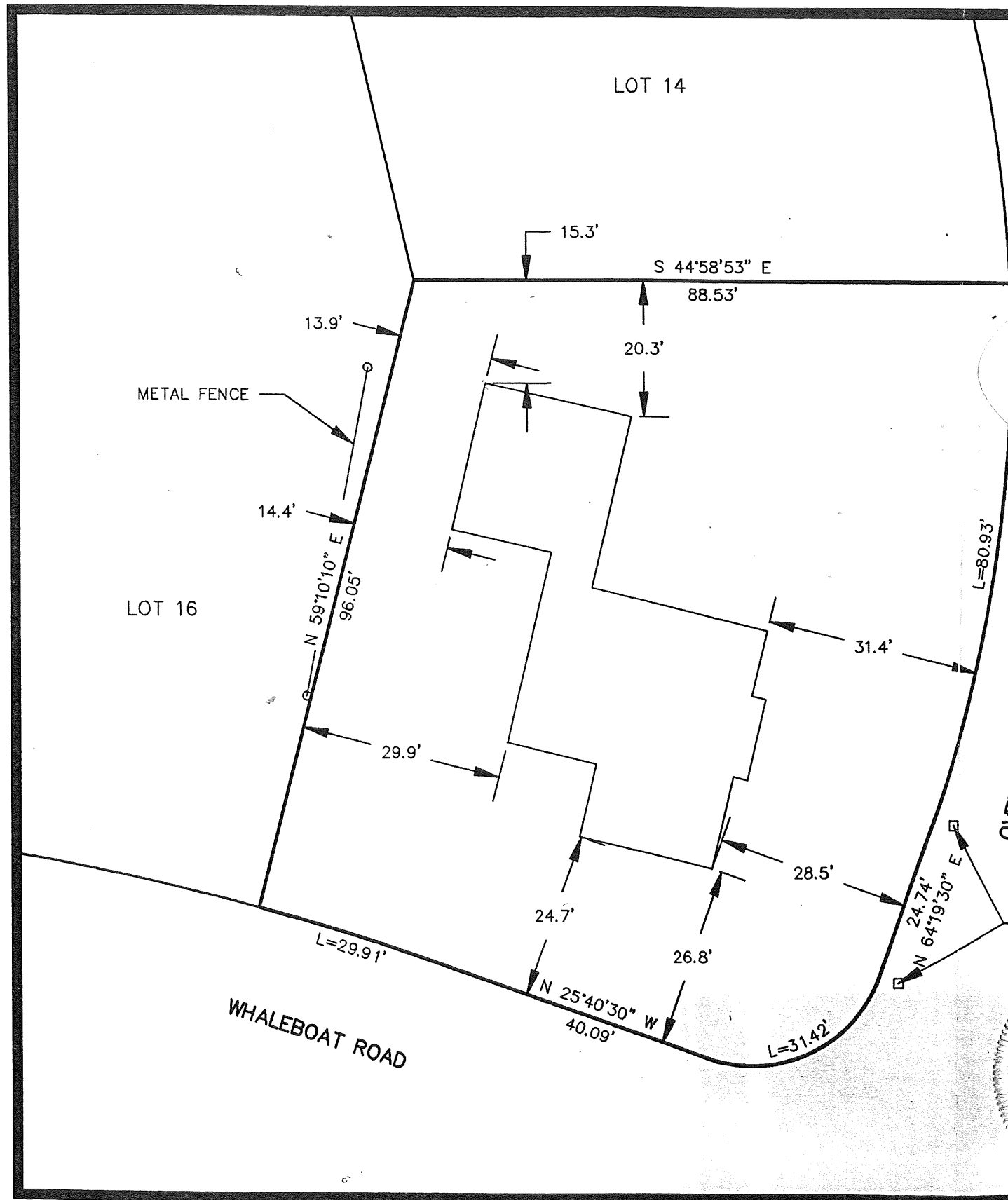
20' side yard on side St

12' other side yard (14-431) existing garage is 1 story

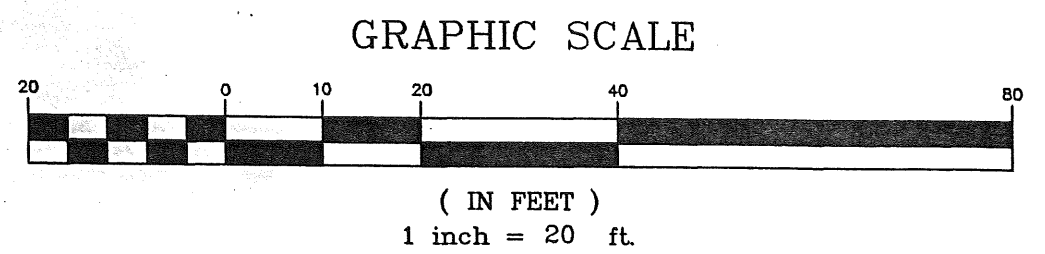
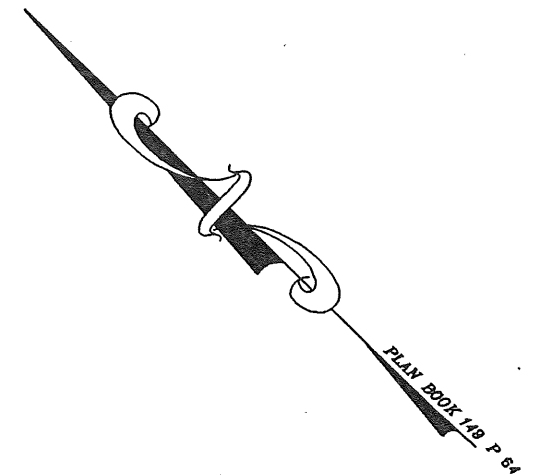
82'

- less than above - so ok

RE: 48 Overset Road cor. Whaleboat
DAVID Nelson is owner



*Revised
6-20-96
WJD*



SKETCH OF OFFSETS FROM EXISTING BUILDING TO BOUNDARIES LOT 15 PRESUMPCOT RIVER PLACE CITY OF PORTLAND CUMBERLAND COUNTY, MAINE FOR DAVID NELSON	REVISED
WALT DUNLAP, PLS PO BOX 377 * CUMBERLAND * ME * 04021 TEL/FAX 207-829-4200	
DATE: 5/15/96	FB/DISK: 5
JOB # 96008P	



(14-428 - Corner lots)

5/15/96

This Section is being used to Justify all present setbacks And for The New bldg Addition setbacks

*
① Aggregate of existing widths (house facing long side) of both sides and depths of front & rear yards - check in field by present owner

- 13' 16' rear yard (closest point)
- 15' side yard
- 31.5' front yard
- 25.33' side yard on Side St

Self used

87.83' → This should Not be less than The similar Aggregate of required dimensions of All yards if The front yard were faced on The short side

② Required setbacks ^{as opposed to existing} if facing on short side of lot

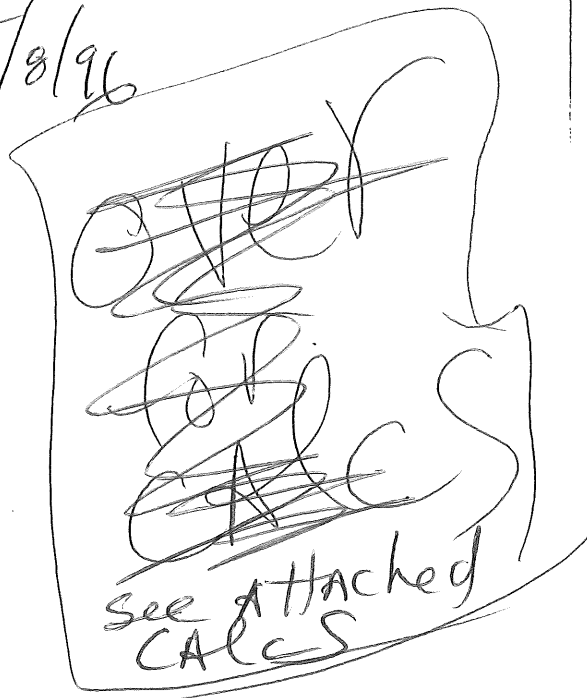
- 25' front yard
- 25' rear
- 20' side yard on side Street
- 14' - other side yard (New proposed addition is 2 story - existing garage is 1 story)

84'

RE: 48 Overset Road cor. Whaleboat
Axel Berg contractor
David Nelson - owner

Applicant: Axel Berg
 Address: 48 Oversight Road
 Assessors No.: 393-I-2

Date: 5/8/96



CHECK LIST AGAINST ZONING ORDINANCE

Date - ~~existing~~
 Zone Location - R-2
 Interior or corner lot - ³⁰⁻³⁴ whole Boat Rd
 Use - 15' x 15' proposed addition
 Sewage Disposal - city

~~considered 2 story~~
 Rear Yards - 25' req
 Side Yards - 14' req
 Front Yards - 25' req
 } The present setbacks meet the allowances of Section 14-428 for corner lots

Projections -
 Height - ~~2~~ ^{shown} 35' max - \approx 26' height shown

Lot Area - 10,113 $\#$
 Building Area - max 20% lot coverage - 2022.6 $\#$

Area per Family -
 Width of Lot -
 Lot Frontage -
 Off-street Parking -
 Loading Bays -

Site Plan - N/A
 Shoreland Zoning -

Flood Plains -
14-428 corner lots -

$34 \times 36 = 1224 \#$
 $4 \times 8 = 32 \#$
 $22 \times 23 = 506 \#$
 $2 \times 12 = 24 \#$
 New $15 \times 15 = 225$ (2011 $\#$)

[Handwritten signature]

Sec. 14-426. Fences.

In residence zones no wall or fence along a street line or within twenty-five (25) feet of a street line shall be more than four (4) feet in height, subject to the provisions of section 14-434. (Code 1968, § 602.19.E)

Sec. 14-427. Enclosure of porches.

Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any yard required by this article may be enclosed if the major portion of the enclosure is of glass.

(Code 1968, § 602.19.F)

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)

Sec. 14-429. Lot surrounded by streets or alleys.

Where a lot containing ten thousand (10,000) square feet or less is completely surrounded by streets or alleys, the building area may be increased twenty (20) percent.

(Code 1968, § 602.19.H)

Sec. 14-430. Height limits.

(a) *Roof structure.* Roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, skylights, steeples, roof signs, flag poles, chimneys, smokestacks, radio or television masts, water tanks, or silos may be erected above the height limitation herein prescribed for buildings. *including satellite dishes*

(b) *Reserved.*

(Code 1968, § 602.19.I; Ord. No. 428-83, § 1, 4-25-83; Ord. No. 36-89, § 3, 6-28-89)

Sec. 14-431. Yards.

The height in stories or feet of that part of the principal building adjoining a yard shall be used in determining the required width or depth of that yard, but in no case shall any higher part of the building be closer to the property line than width or depth of yard required for that height. In case an addition is to be made to a building which existed on June 5, 1957, the side yard spaces of which complied with the ordinance in effect on that date, the aggregate side yards may be the same as required on that date, provided the yard on the side where the addition is intended would comply with the minimum width required by the present ordinance. Yards as prescribed for residential uses shall be required for an apartment house or

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 15, 1996

David Nelson
48 Overset Rd
Portland, ME 04103

Re: 48 Overset Rd

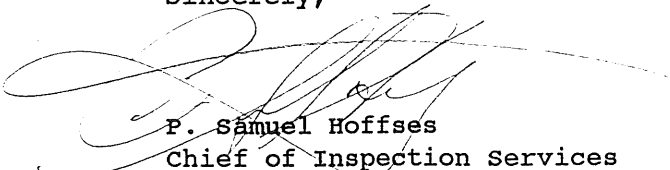
Dear Sir,

Your application to construct an addition and make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

1. This permit is being issued with the understanding that structural plans will be submitted to and approved by this office before work begins. (No structural plans submitted with application).

If you have any questions regarding this requirement, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

BUILDING PERMIT REPORT

DATE: 15/May/96 ADDRESS: 48 Over-set rd
 REASON FOR PERMIT: To Construct a 15'x16' Addition
 BUILDING OWNER: Axel Berg Inc. David Nelson
 CONTRACTOR: Axel Berg APPROVED: *9 *7 *9 *10
 PERMIT APPLICANT: 11 ~~DESIGN:~~ *11 *13 *14 *15 *16

CONDITION OF APPROVAL OR DENIAL

- * 1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- * 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- * 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

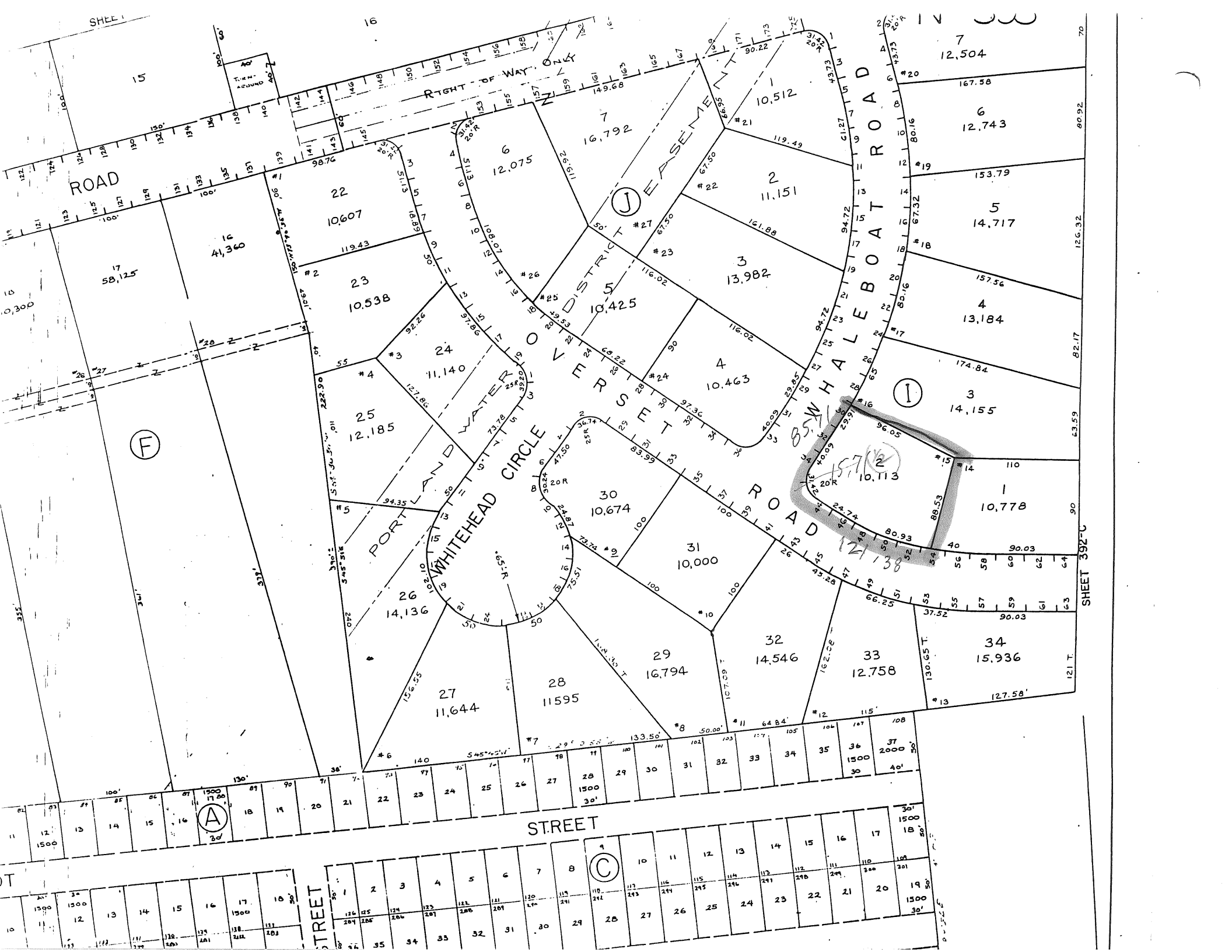
1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

- *10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- *11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~
- *14. Headroom in habitable space is a minimum of 7'6".
- *15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- *16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95



ROAD

RIGHT OF WAY

PORTLAND WATER FRONT DISTRICT EASEMENT

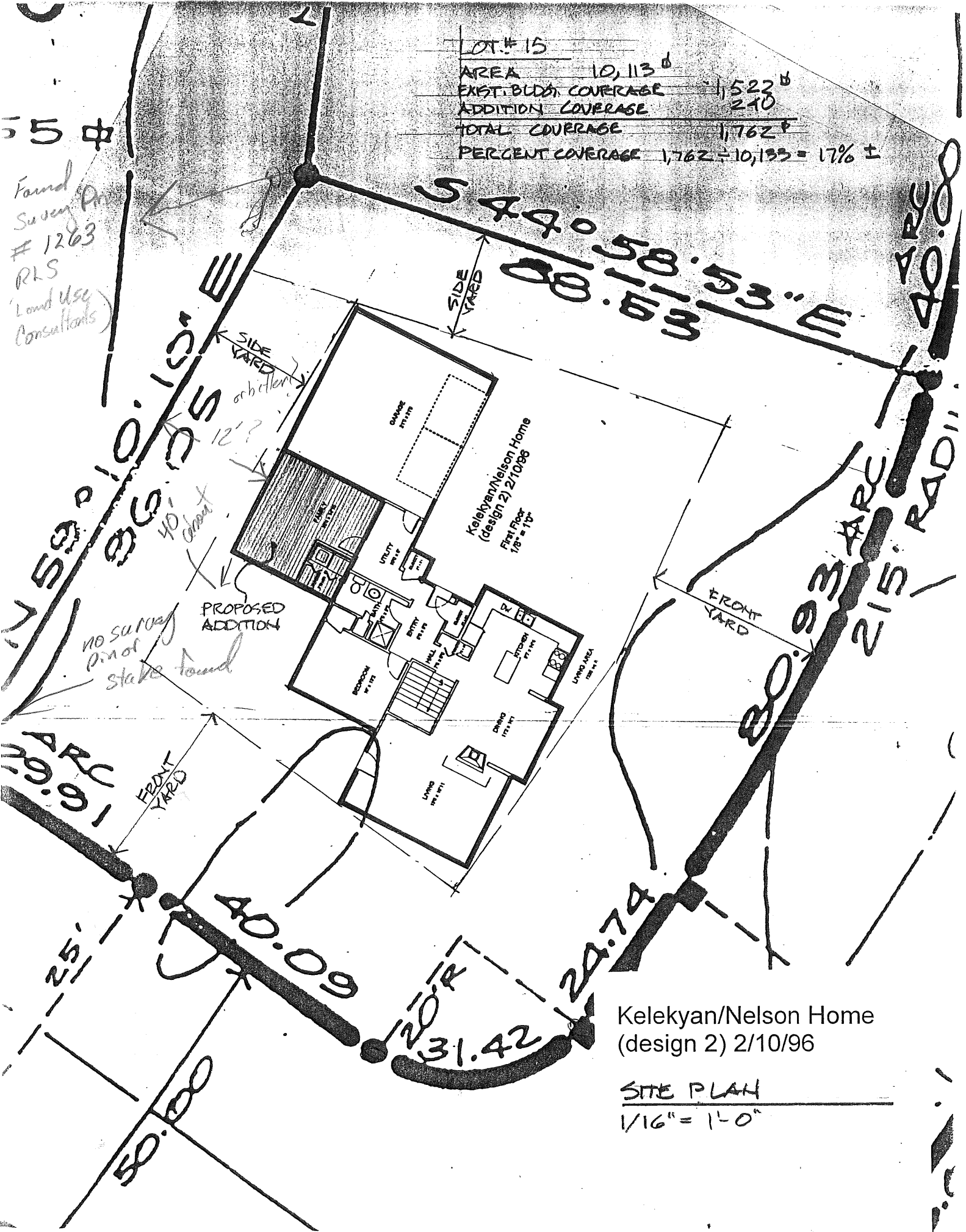
WHITEHEAD CIRCLE

ROSEVALE BOAT ROAD

STREET

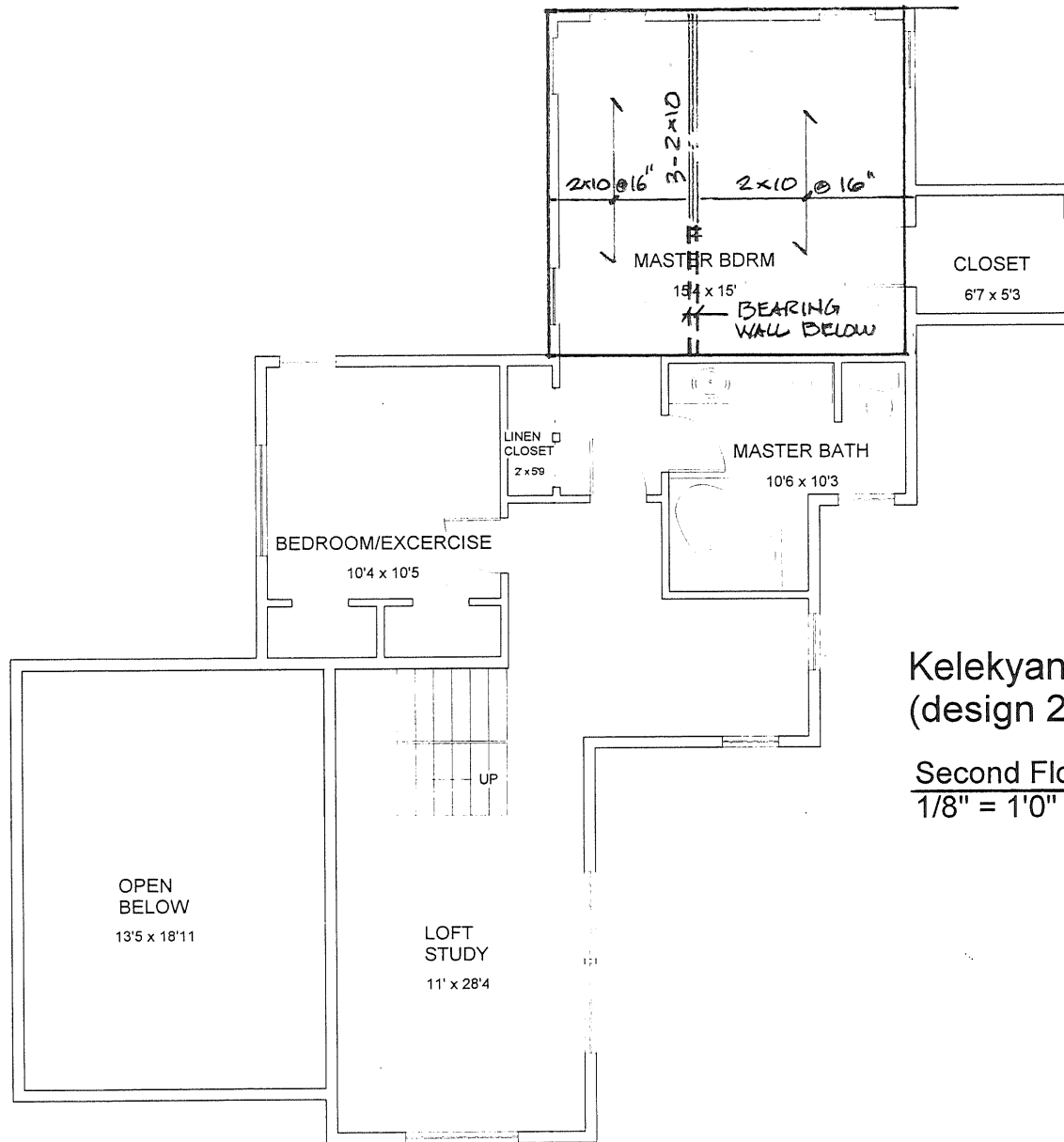
LOT # 15
 AREA 10,136
 EXIST. BLDG. COVERAGE 1,523
 ADDITION COVERAGE 240
 TOTAL COVERAGE 1,762
 PERCENT COVERAGE $1,762 \div 10,133 = 17\% \pm$

55 #
 Farnd
 Survey Prop
 # 1263
 RLS
 Land Use
 Consultants



Kelekyan/Nelson Home (design 2) 2/10/96

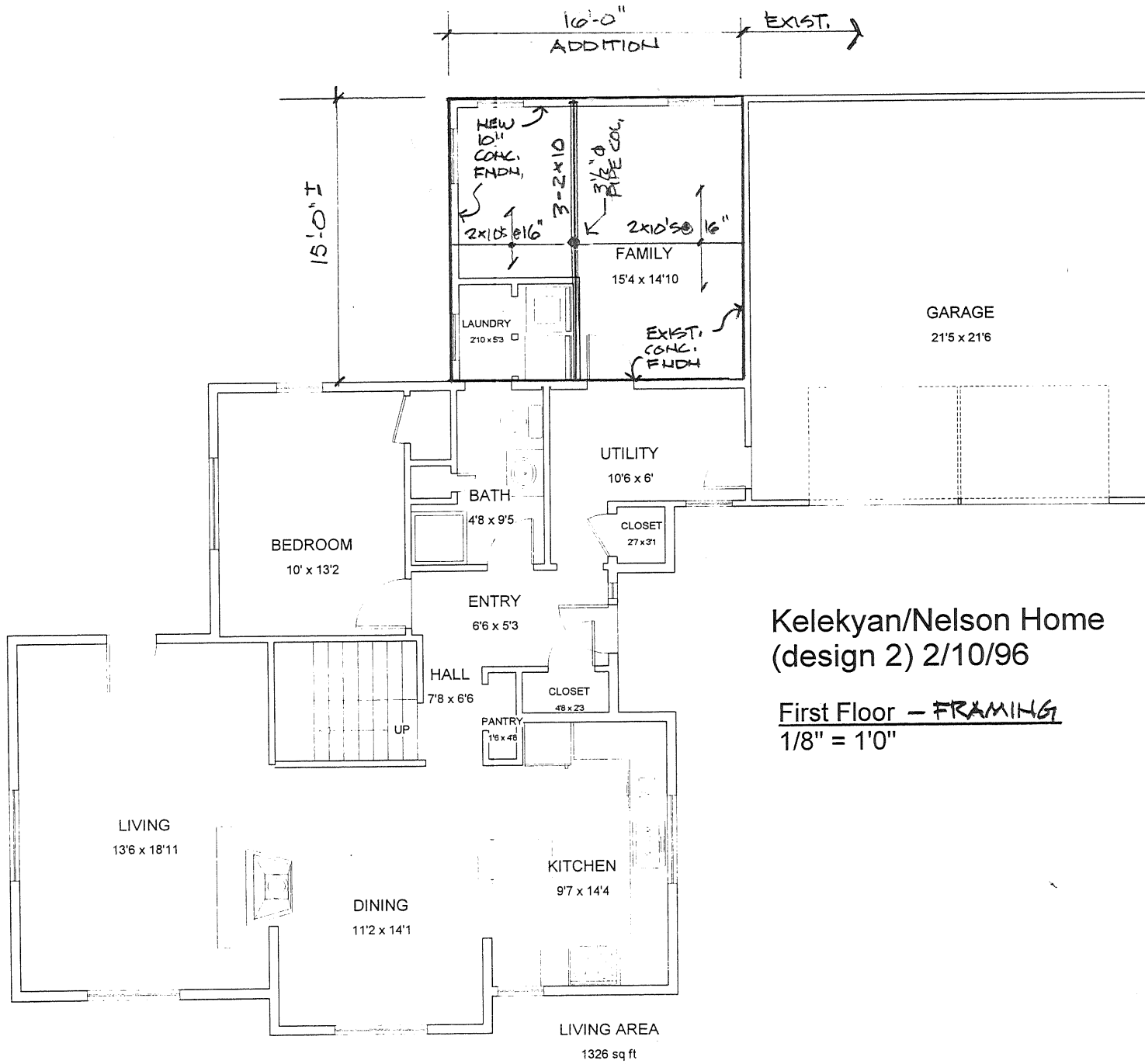
SITE PLAN
 1/16" = 1'-0"



Kelekyan/Nelson Home
(design 2) 2/10/96

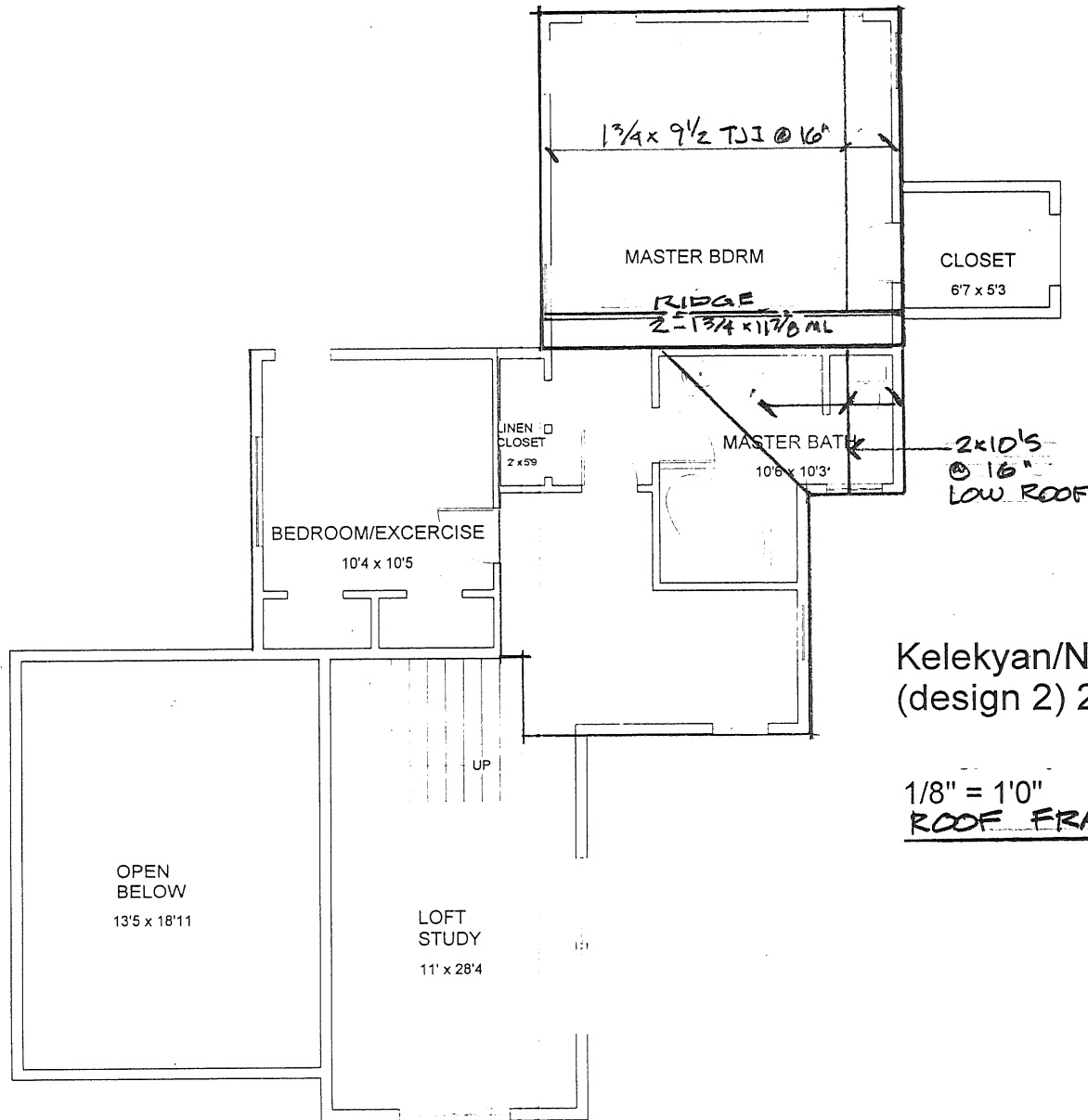
Second Floor – FRAMING
1/8" = 1'0"

LIVING AREA
914 sq ft



Kelekyan/Nelson Home
(design 2) 2/10/96

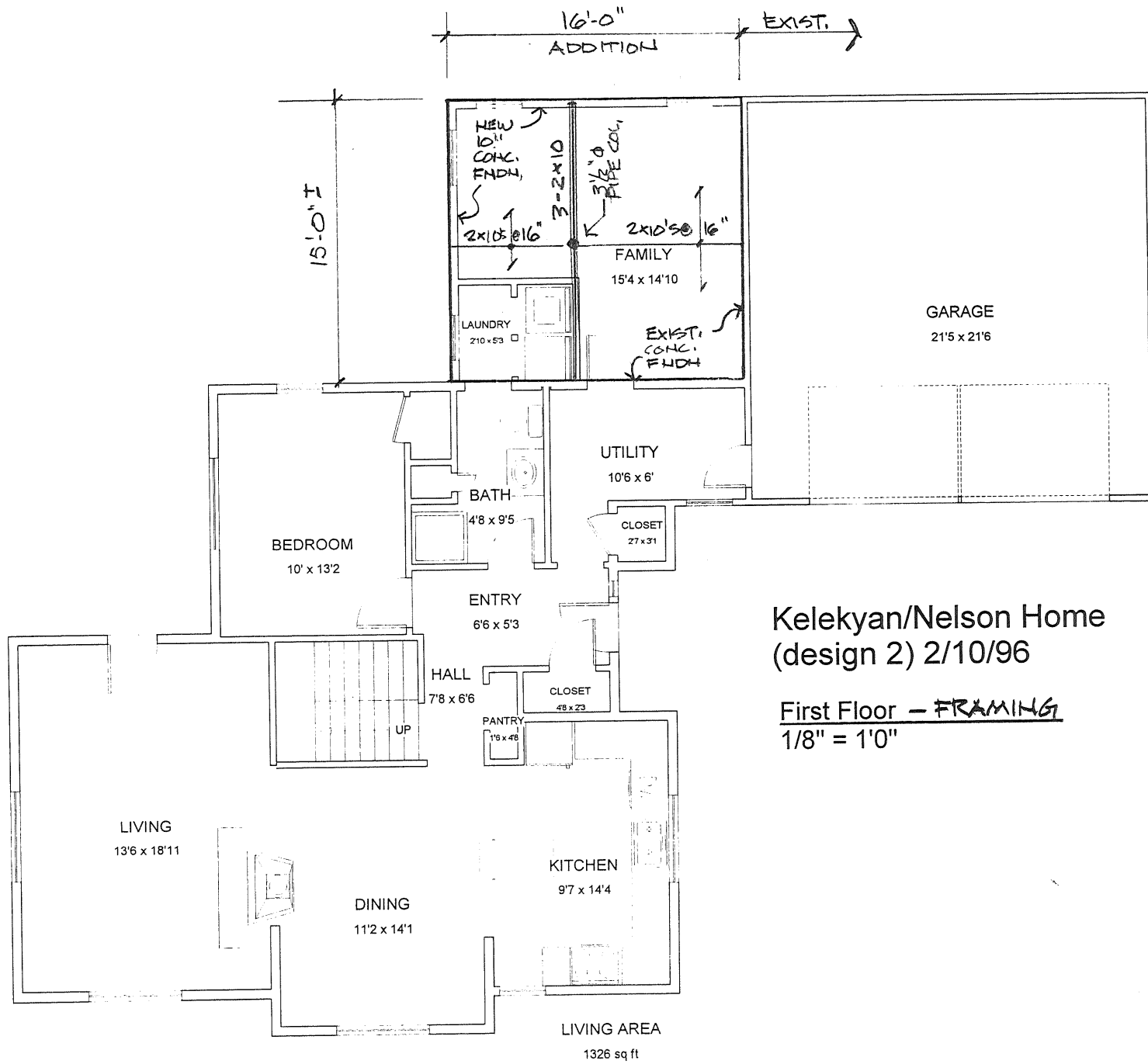
First Floor - FRAMING
1/8" = 1'0"



Kelekyan/Nelson Home
(design 2) 2/10/96

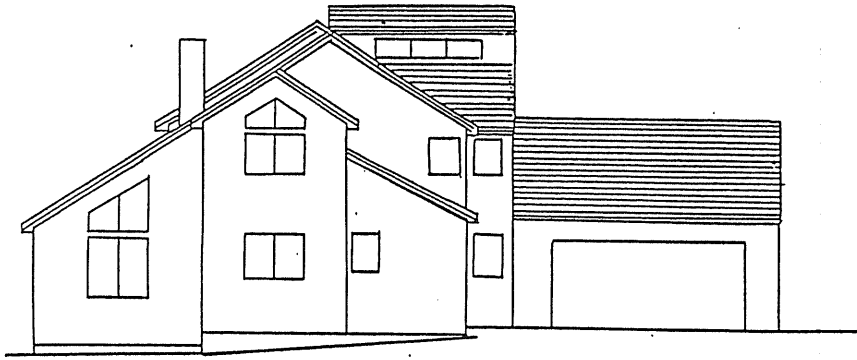
1/8" = 1'0"
ROOF FRAMING

LIVING AREA
914 sq ft

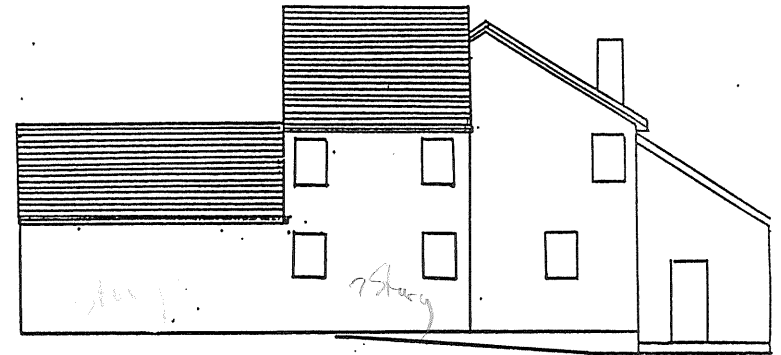


Kelekyan/Nelson Home
(design 2) 2/10/96

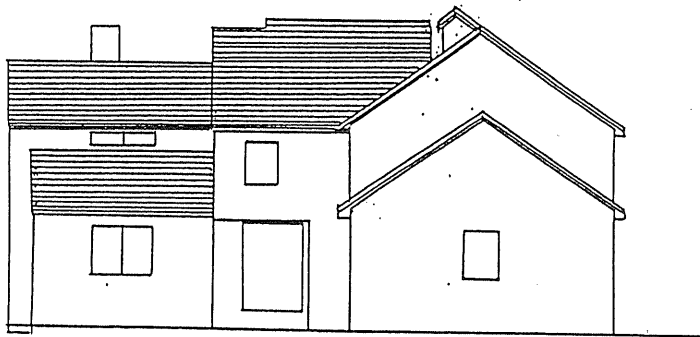
First Floor - FRAMING
1/8" = 1'0"



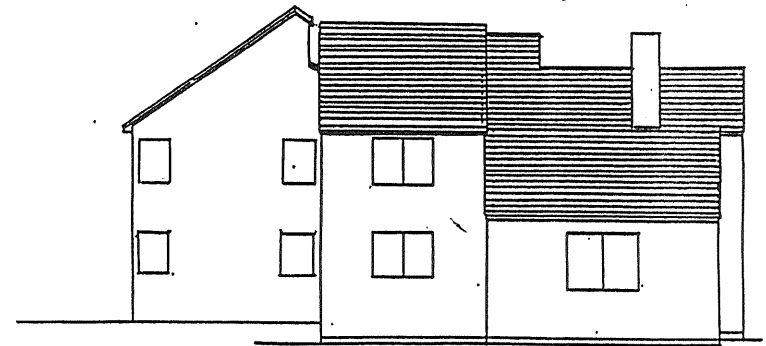
South Elevation



North Elevation



East Elevation

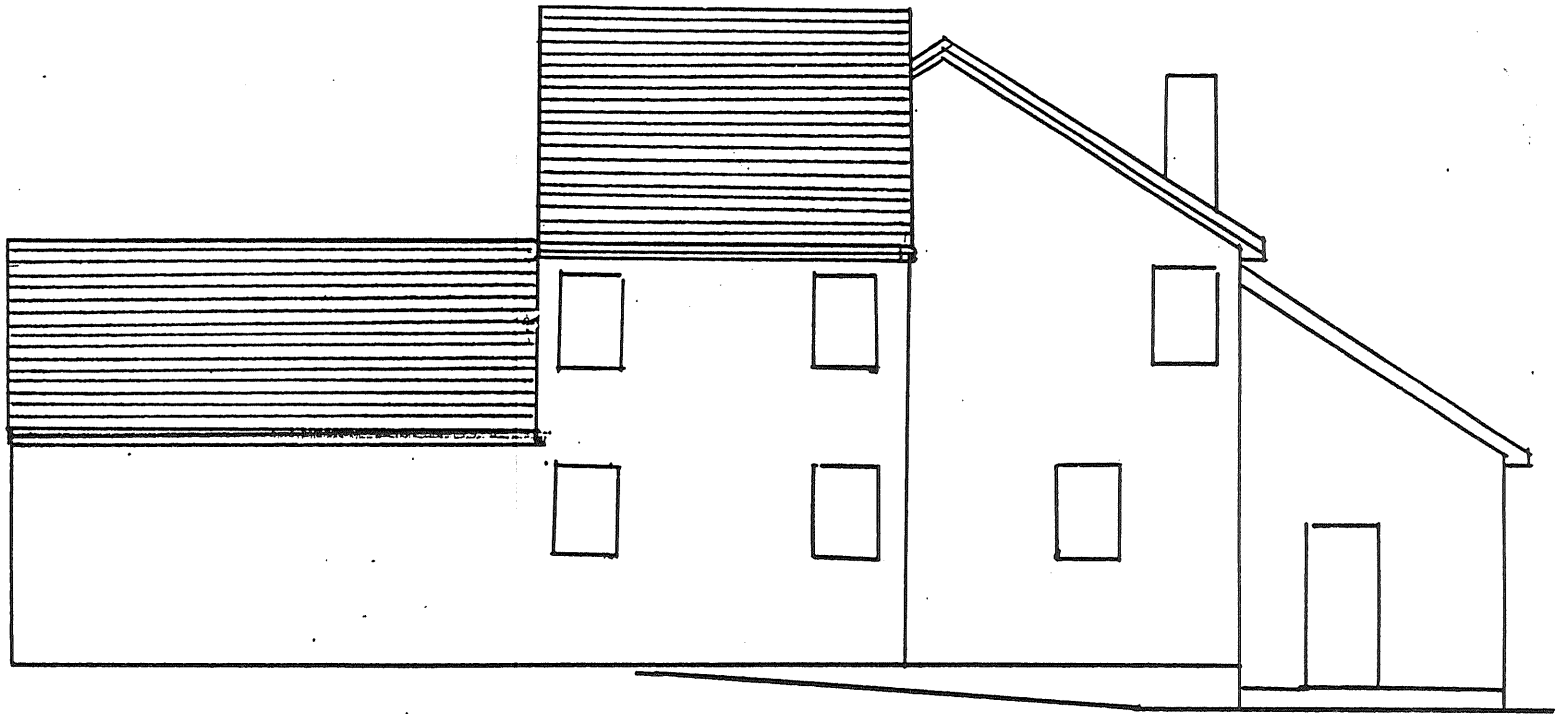


West Elevation



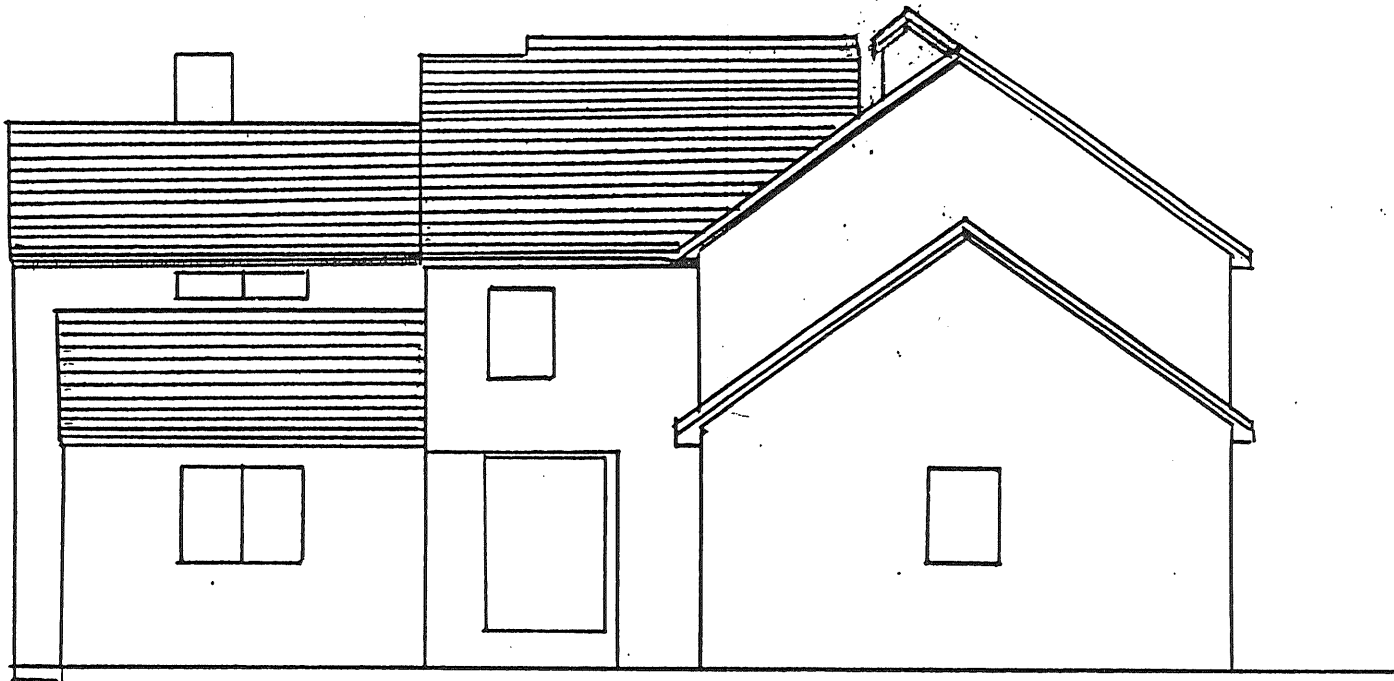
South Elevation
1/8" = 1'

Kelekyan/Nelson Residence
Design 2



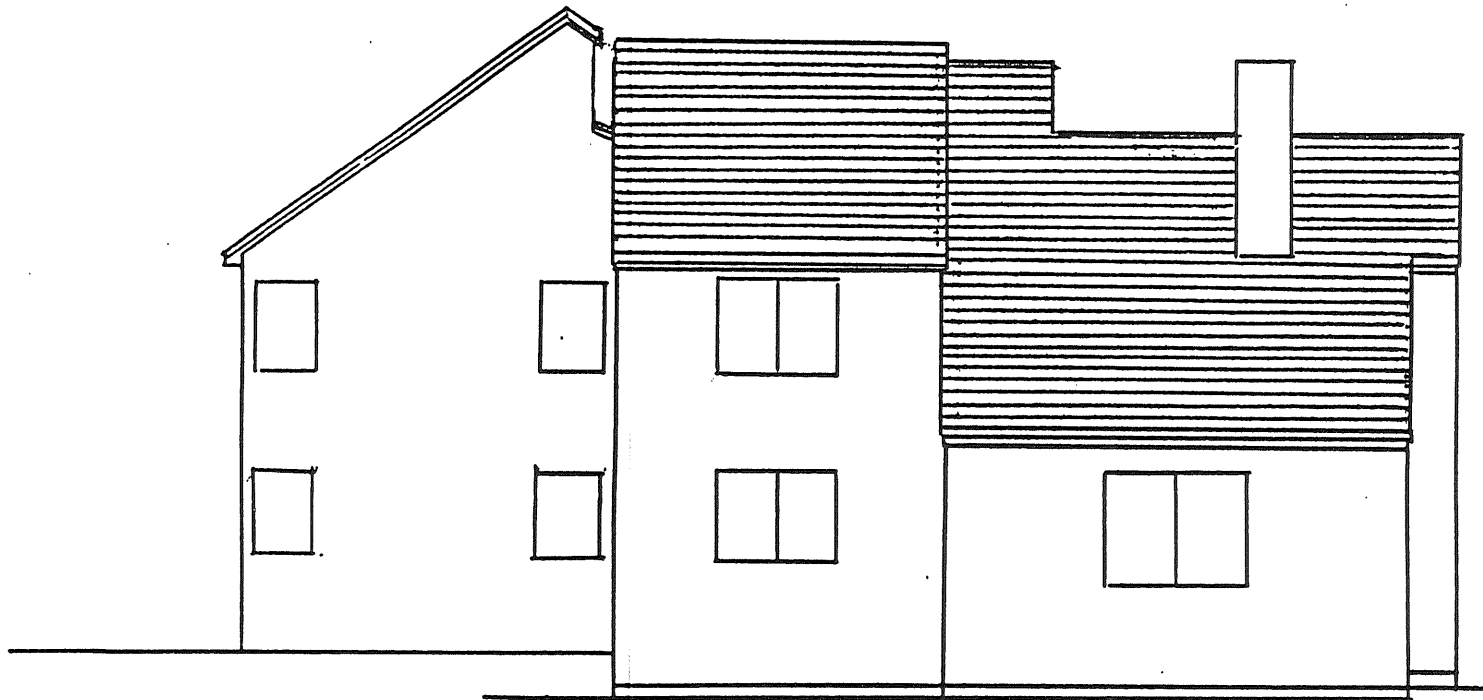
North Elevation
1/8" = 1'

Kelekyan/Nelson Residence
Design 2



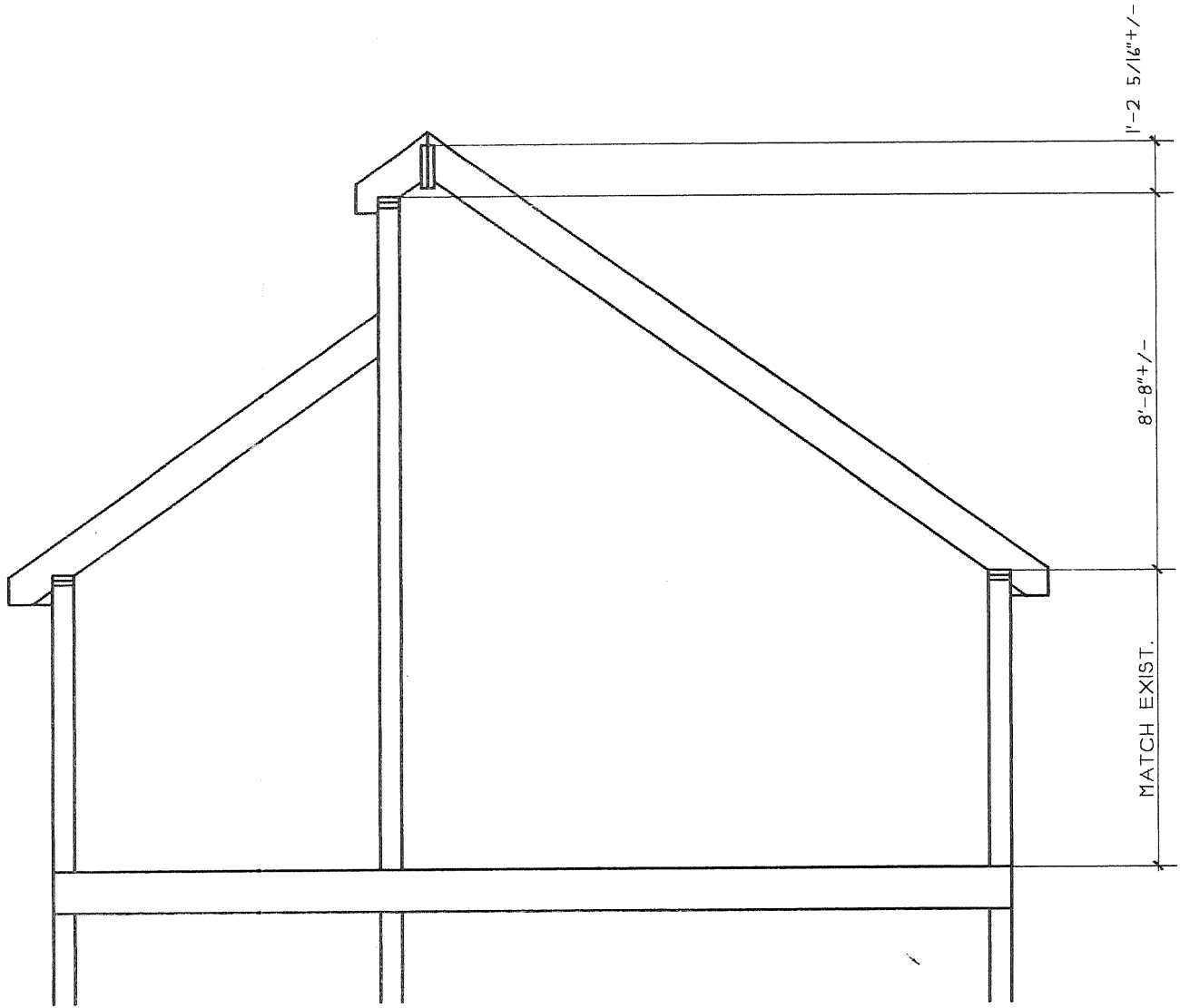
East Elevation
1/8" = 1'

Kelekyan/Nelson Residence
Design 2



West Elevation
1/8" = 1'

Kelekyan/Nelson Residence
Design 2



PLUMBING APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 289-3826

PROPERTY ADDRESS

Town Or Plantation	PORTLAND
Street Subdivision Lot #	18 OVERSET ST

PROPERTY OWNERS NAME

Last: WILSON First: DAVID

Applicant Name:	SOUTH MAIN PLUMBING & HEATING INC.
Mailing Address of Owner/Applicant (if Different)	P.O. BOX 492 30 FREETPORT, ME 04078

PORTLAND 5820 TOWN COPY

Date Permit Issued: 7/29/96 \$ 20 If Double Fee Charged

L.P.I. # 0129

Local Plumbing Inspector Signature: [Signature]

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input type="checkbox"/> NEW PLUMBING</p> <p>2. <input checked="" type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type Of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER — SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>02289</u></p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock	0, 1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal		Sink
		Drinking Fountain	0, 2	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	0, 1	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	0, 1	Clothes Washer
		Grease / Oil Separator		Dish Washer
Number of Hook-Ups & Relocations		Dental Cuspidor		Garbage Disposal
\$ Hook-Up & Relocation Fee		Bidet		Laundry Tub
		Other: _____		Water Heater
OR		Fixtures (Subtotal) Column 2	0, 5	Fixtures (Subtotal) Column 1
	TRANSFER FEE [\$6.00]		0, 0	Fixtures (Subtotal) Column 2
			5	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 20.-	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE