

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080438

Please Read Application And Notes, If Any, Attached

This is to certify that Waecker O Ailine/no contractor / self
has permission to remove bearing partition & structural beam
AT 48 Deering St 047 C011001

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.

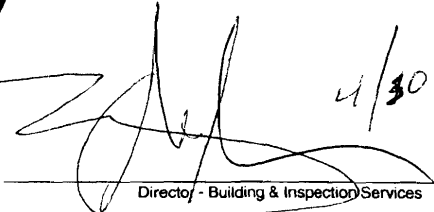
Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-in. FOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. 5/7/2008
Appeal Board _____
Other _____
Department Name CITY OF PORTLAND


4/30/08
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 ISSUED

Permit No: 08-0438	Issue Date: APR 30 2008	CBL: 047 C011001
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Location of Construction: 48 Deering St	Owner Name: Waecker O Ailine	Owner Address: 305 Commercial St # 664 CITY OF PORTLAND	Phone: 207-776-0987
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: single family	Proposed Use: single family - remove bearing partition & add structural beam	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i> Signature:
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Proposed Project Description:
remove bearing partition & add structural beam

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input checked="" type="checkbox"/> Denied	
Signature:	Date:	

Permit Taken By: tmm	Date Applied For: 04/30/2008	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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"/> Date: 4/30/08	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 type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <i>No exterior</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 4/30/08
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PERMIT ISSUED
APR 30 2008
CITY OF PORTLAND

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

City of Portland, Maine - Building or Use Permit

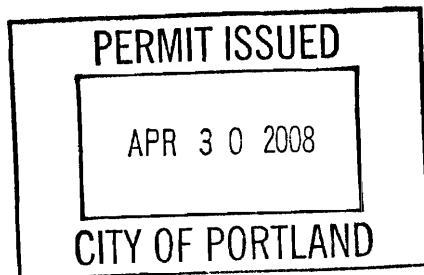
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0438	Date Applied For: 04/30/2008	CBL: 047 C011001
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Location of Construction: 48 Deering St	Owner Name: Waecker O Ailine	Owner Address: 305 Commercial St # 664	Phone: 207-776-0987
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family - remove bearing partition & add structural beam	Proposed Project Description: remove bearing partition & add structural beam
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 04/30/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) 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.			
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 04/30/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level			
2) The design load spec sheets for any engineered beam(s) / Trusses 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.			
4) 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.			
5) ANY exterior work requires separate review and approval thru Historic Preservation			



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.

X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

X **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

4/30/08

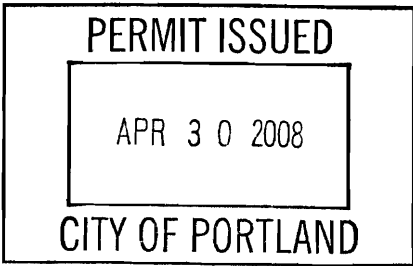
Date



Signature of Inspections Official

4/30/08

Date



Wed 5:00am
Chris



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>48 Deering St Portland ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>382 sq. ft</u>		Square Footage of Lot <u>2895 sq. ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>047C01100</u> <u>47-C-11</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Robert M Giovanni</u> Address <u>48 Deering St</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>207 776 0987</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2000</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>n/a</u> Is property part of a subdivision? <u>n/a</u> If yes, please name _____ Project description: <u>- create kitchen in 1st floor room</u> <u>- upgrade plumbing & electric</u> <u>- remove partition between 2 rooms on 1st floor</u>		
Contractor's name: <u>Robert Giovanni</u> Address: <u>48 Deering St</u> City, State & Zip <u>Portland ME 04101</u> Telephone: <u>207 776 0987</u> Who should we contact when the permit is ready: <u>Robert Giovanni</u> Telephone: <u>207 776 0987</u> Mailing address: <u>48 Deering St Portland ME 04101</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, 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: 4/28/08

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



Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

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.

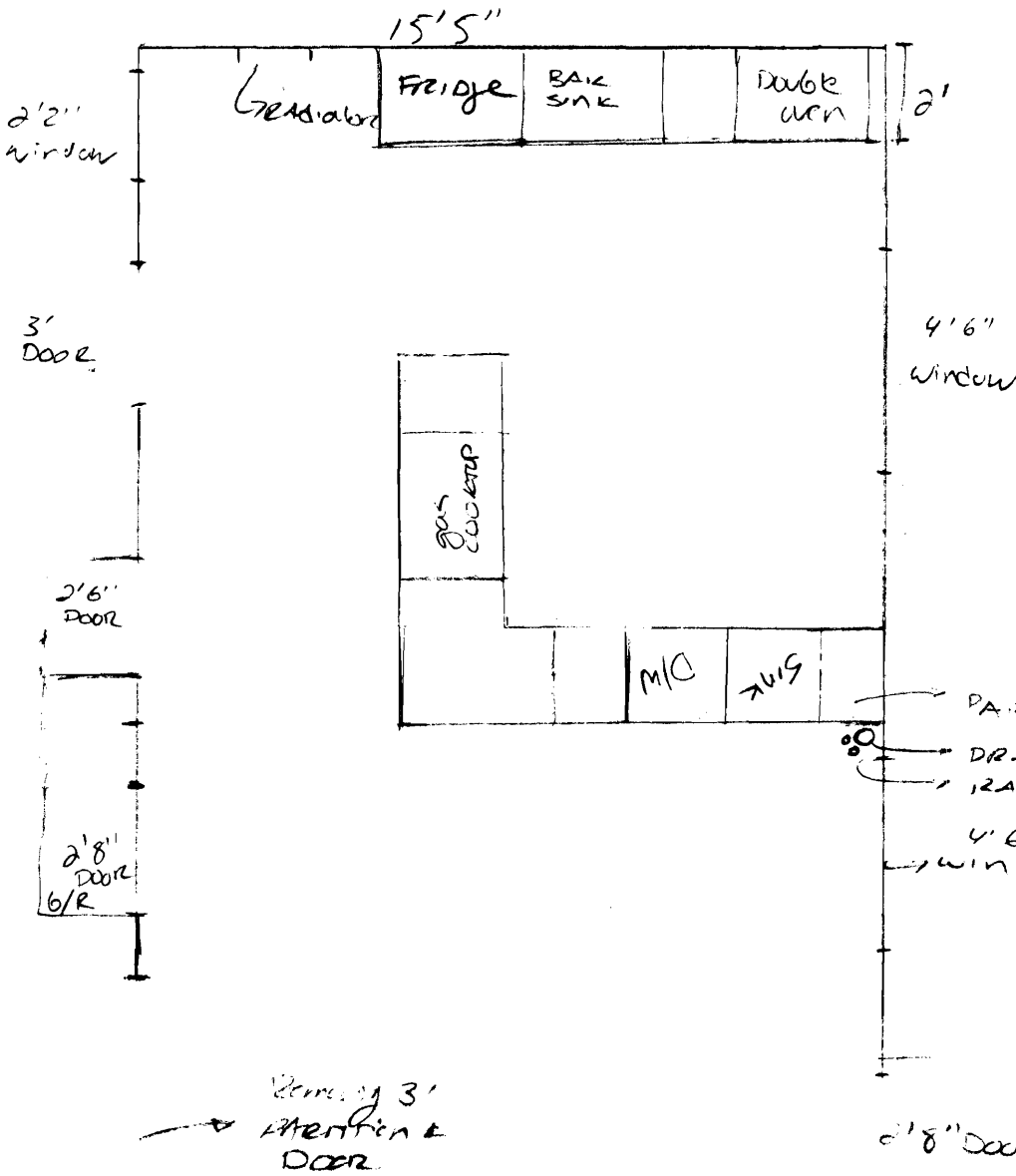
I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

Date:

4/30/08

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



48 Decking 5'
 Proposed Floor Plan
 1/4" = 1'

→ PARTITION REMOVED
 → DRAIN PIPE MOVED TO CORNER
 → RADIATOR
 4'6" window

Removal of 3'
 partition &
 DOOR

W10X22 STEEL BEAM
 W8X22 STEEL BEAM
 2 X 14" LVL BEAM
 5 1/4 X 16" LVL BEAM

Proposed Framing
 Detail

new
 4 1/2 X 6"
 column

FIRST FLOOR
 → new
 4 1/2 X 6"
 column

8"
 brick
 foundation

6" Corbel

6" outside
 brick foundation
 window

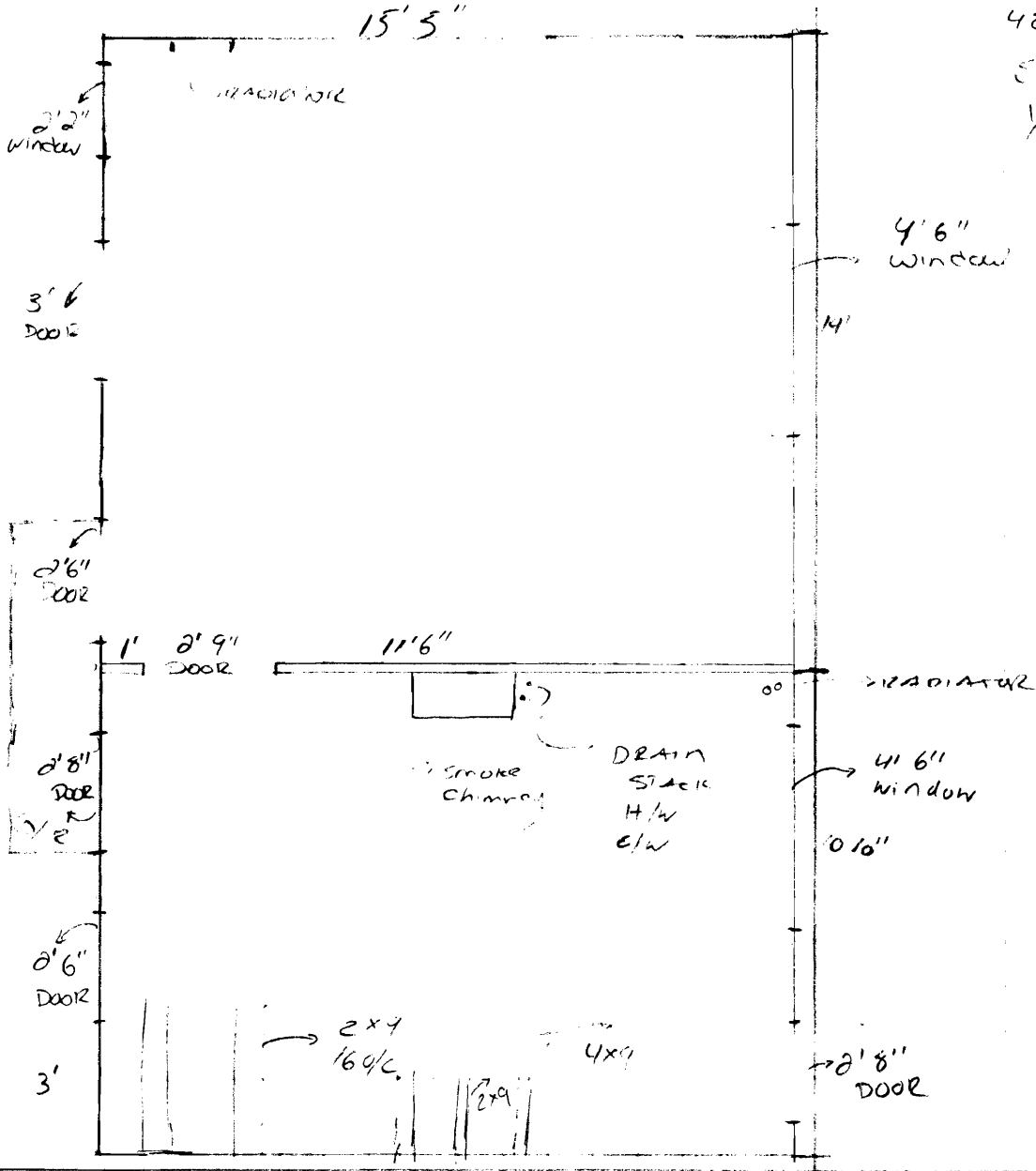
existing
 footing

new lally column

Basement

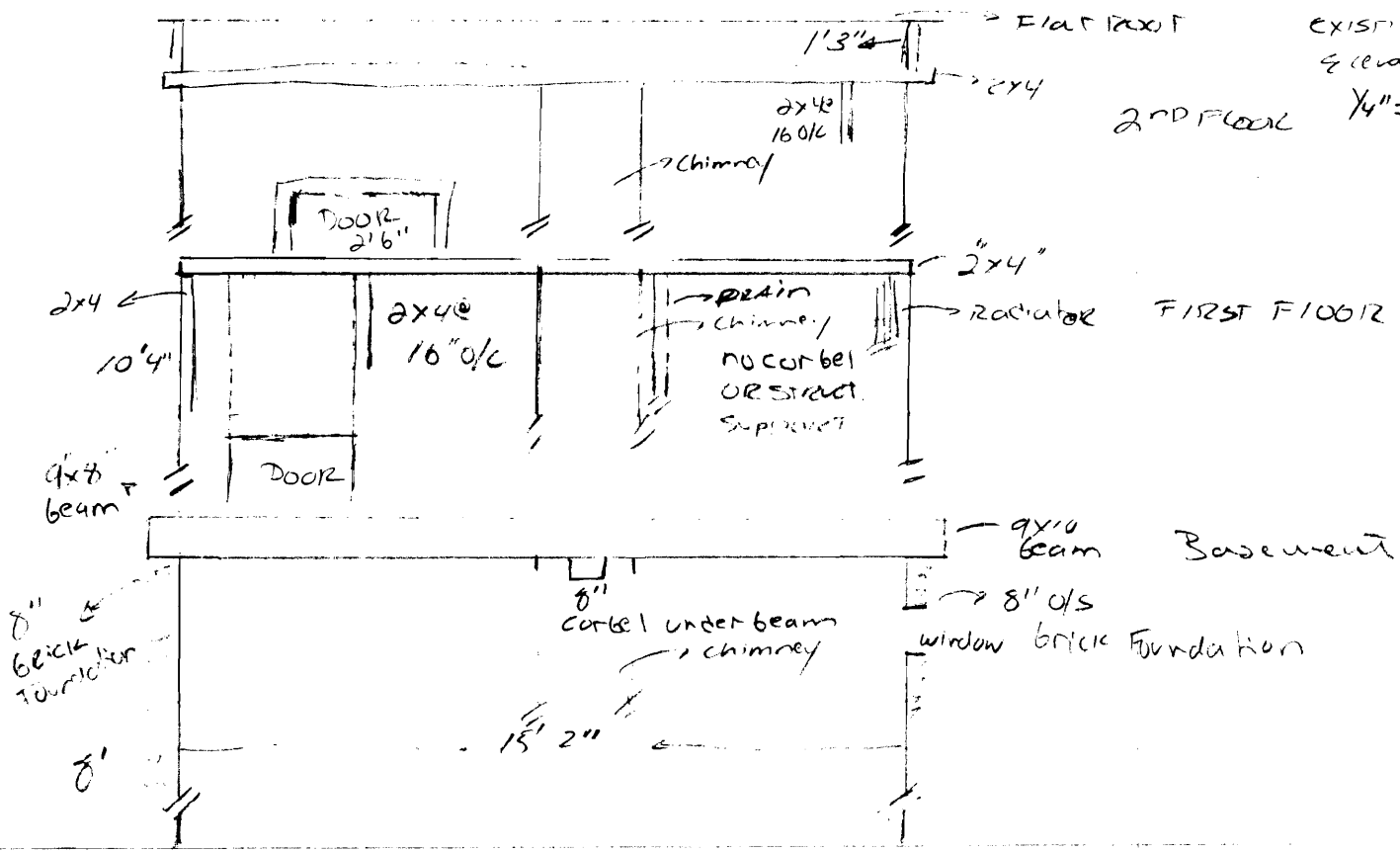
48 Dering St
 Existing Floor Plan
 1/4" = 1'

FIRST FLOOR



EXISTING Elevation
 2ND FLOOR
 1/4" = 1'

FIRST FLOOR



Basement

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	047 C011001
Location	48 DEERING ST
Land Use	SINGLE FAMILY
Owner Address	WAECKER O AILINE 305 COMMERCIAL ST # 664 PORTLAND ME 04101
Book/Page	
Legal	47-C-11 DEERING ST 48 3000 SF

Current Assessed Valuation

Land	Building	Total
\$140,300	\$207,900	\$348,200

Property Information

Year Built 1884	Style Old Style	Story Height 2	Sq. Ft. 2895	Total Acres 0.069	
Bedrooms 4	Full Baths 1	Half Baths 1	Total Rooms 11	Attic Full Finsh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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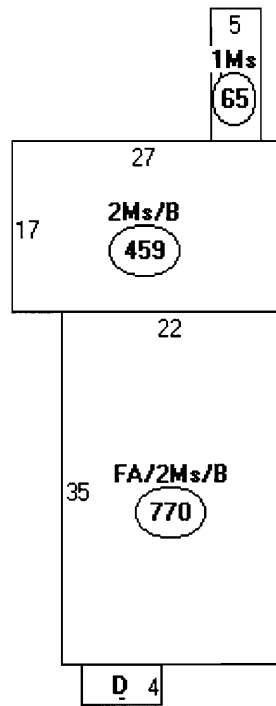
Picture and Sketch

Picture	Sketch	Tax Map
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[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!



Descriptor/Area

A: FA/2Ms/B
770 sqft

B: 2Ms/B
459 sqft

C: 1Ms
65 sqft

D: 2sMB/B
32 sqft

No 47

SHEET 48 - C

SHEET 49 - C

SHEET 48 - C



CITY OF PORTLAND
 ASSESSOR'S PLAN
 SCALE 1" = 50'
 RETRACED 5-14-87
 8/11/04



Addendum 3 to Agreement

Addendum to contract dated December 31, 2007

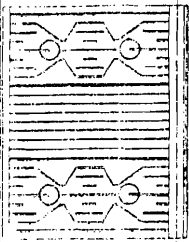
between O. Arline Waecker (hereinafter "Seller")

and Robert Giovannini, Barbara Mascarenas (hereinafter "Buyer")

property 48 Deering Street, Portland, Me

1) Both Buyers and Seller agree to extend the closing date to April 11, 2008.

2) Buyers agree to close with 48 hours of receiving the clear to close.



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Parties acknowledge Agency's advice to seek legal, professional advice as necessary in connection with sale/purchase of property.

[Signature] 3/31/08
Buyer Robert Giovannini Date

[Signature] 03/29/2008
Seller O. Arline Waecker Date

[Signature] 3/31/08
Buyer Barbara Mascarenas Date

The Maine Real Estate Network 75 John Roberts Road, South Portland ME 04106
Phone: (207) 744-2224 Fax: (207) 774-4225 George Dcnison

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

T5723505.ZFX

10501d0e.kit

Drawing #

Printed: 1/5/20
Signed: 1/6/2008