

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

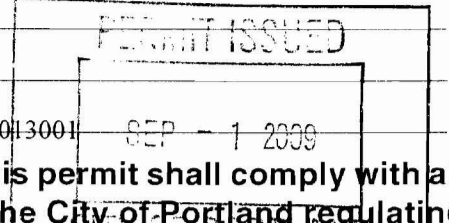
**BUILDING INSPECTION**

**PERMIT**

Permit Number: 090857

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Zimet Abby/North Shore Construction / He  
has permission to build 1 story 14'-5 1/2" x 18'-0" addition with attached 4'-0" x 18" deck  
AT 90 Pitt St CB 117 B013001



provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

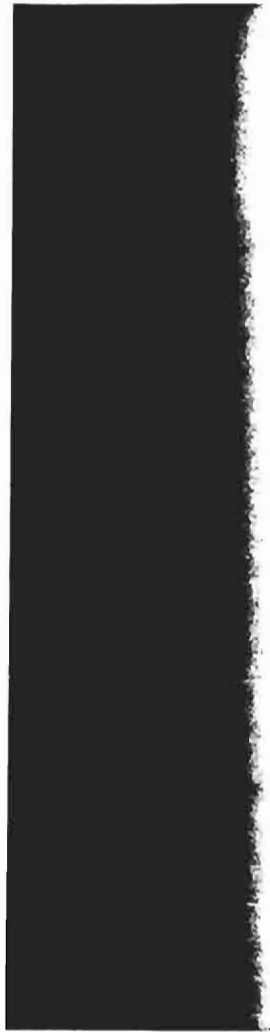
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Thomas M. Mackley* 9/1/09  
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: 09-0857	Issue Date:	CBL: 117 B013001
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Location of Construction: 90 Pitt St	Owner Name: Zimet Abby	Owner Address: 90 Pitt St	Phone: 207-772-5304
Business Name:	Contractor Name: North Shore Construction / Herb	Contractor Address: P.O. Box 2564 South Portland	Phone: 2077742800
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: single family	Proposed Use: single family - build 1 story 14'-5 1/2" x 18'-0" addition with attached 6'-0" x 18'-0" deck	Permit Fee: \$550.00	Cost of Work: \$53,000.00	CEO District: 2	6219
Proposed Project Description: build 1 story 14'-5 1/2" x 18'-0" addition with attached 6'-0" x 18'-0" deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 9/1/09		
		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: tmm	Date Applied For: 08/11/2009	<b>Zoning Approval</b>		
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1. This permit application does not 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..	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: 8/25/09	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 Date: Jm
	PERMIT ISSUED SEP - 1 2009 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

**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   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

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

  X   **Re-Bar Schedule Inspection: Prior to pouring concrete**

  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

\_\_\_\_\_  
Date

*Thomas M. Marshall*  
\_\_\_\_\_  
Signature of Inspections Official

*9/1/09*  
\_\_\_\_\_  
Date

**CBL: 117 B013001**

**Building Permit #: 09-0857**

**BUILDING PERMIT INSPECTION PROCEDURES**

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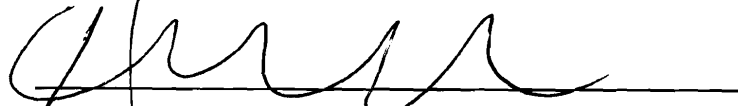
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

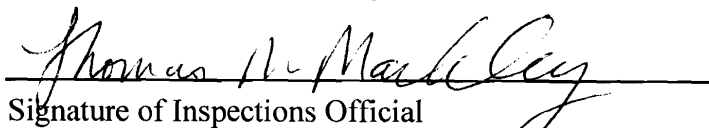
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**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

9/1/09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

9/1/09  
\_\_\_\_\_  
Date

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

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

Permit No: 09-0857	Date Applied For: 08/11/2009	CBL: 117 B013001
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Location of Construction: 90 Pitt St	Owner Name: Zimet Abby	Owner Address: 90 Pitt St	Phone: 207-772-5304
Business Name:	Contractor Name: North Shore Construction / Herb	Contractor Address: P.O. Box 2564 South Portland	Phone: (207) 774-2800
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: single family - build 1 story 14'-5 1/2" x 18'-0" addition with attached 6'-0" x 18'-0" deck	Proposed Project Description: build 1 story 14'-5 1/2" x 18'-0" addition with attached 6'-0" x 18'-0" deck
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 08/25/2009

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted as revised on 8/25/09. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Tom Markley      Approval Date: 09/01/2009

Note: Ok to Issue:

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

8/20/2009-amachado: Called Herb Robinson, the contractor. He gave me the designer's name and number. Left voicemail for Jeremy Moser. Need to know rear setback and side setback from stairs off deck. Lot area and dimensions given don't match the assessor's. Footprint of existing structure does not match the assessor's sketch.

8/25/2009-mes: received e-mail info (new plot plan) from Jeremy Moser - Ok per zoning - passed on to building - the 10" step is allowed into the setback under 14-425

09-0857



# General Building Permit Application

6002 1 1 90V

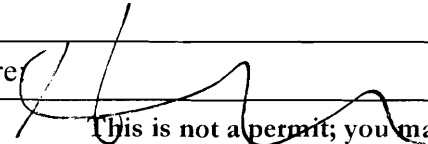
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>90 Pitt St.</u>		
Total Square Footage of Proposed Structure/Area <u>261 sq ft</u>	Square Footage of Lot <u>6583</u>	Number of Stories <u>2 Existing, 1 Addition</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>117      B 013 001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer Name <u>ABBY Zimet</u> Address <u>90 Pitt St</u> City, State & Zip <u>South Portland, ME 04103</u>	Telephone: <u>207.772.5304</u> <u>CONTACT CONTRACTOR</u> <u>-650-2547-</u> <u>HERB ROBINSON</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>53,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>S.F.R.</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>S.F.R.</u>		
Is property part of a subdivision? <u>No.</u> If yes, please name _____		
Project description: <u>Add 14.6" Ax 18' Addition Per Plans</u>		
Contractor's name: <u>North Shore Construction</u>		
Address: <u>P.O. Box 2564</u>		
City, State & Zip <u>South Portland ME 04116</u>		Telephone: <u>774-2800</u>
Who should we contact when the permit is ready: <u>HERB ROBINSON</u>		Telephone: <u>650-2547</u>
Mailing address: <u>P.O. Box <del>2564</del> 2564 South Portland 04116</u>		

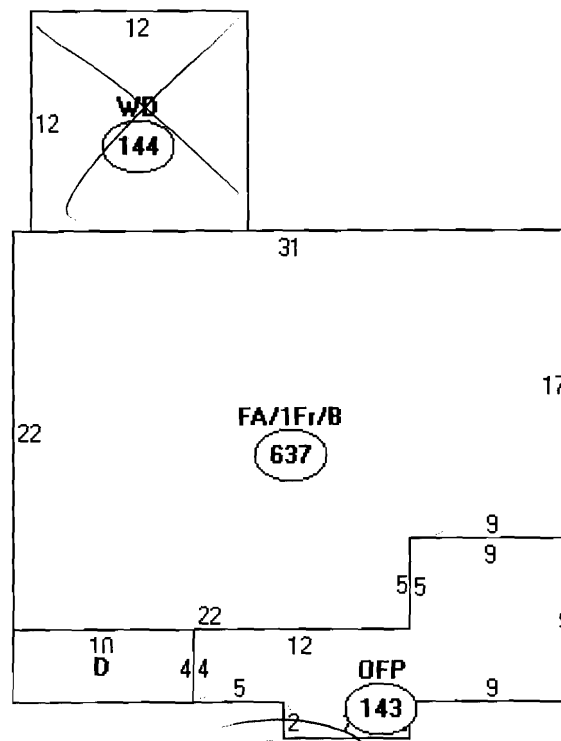
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: 	Date: <u>8/11/09</u>
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This is not a permit; you may not commence ANY work until the permit is issue



Descriptor/Area

- A: FA/1Fr/B  
637 sqft
- ~~B: WB  
144 sqft~~
- C: OFF  
143 sqft
- D: FBAY/B  
40 sqft

= 820

280 garage 14x20

1120

261 18x14.5 =

108 6x18 =

36 stairs 18x2

24 12x2

R-5

1529 (ok)

lot size - 6219

front min - 20' - N/A

rear min - 20' - 46' + show

side min - 8' - 7'2" from steps

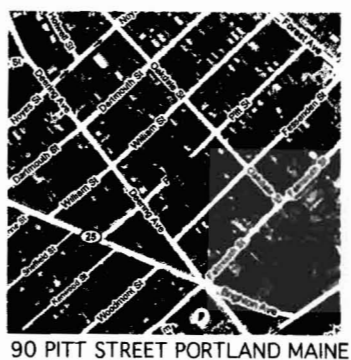
lot coverage 40% - 2487.6

~ 24% coverage

ok under 14-425

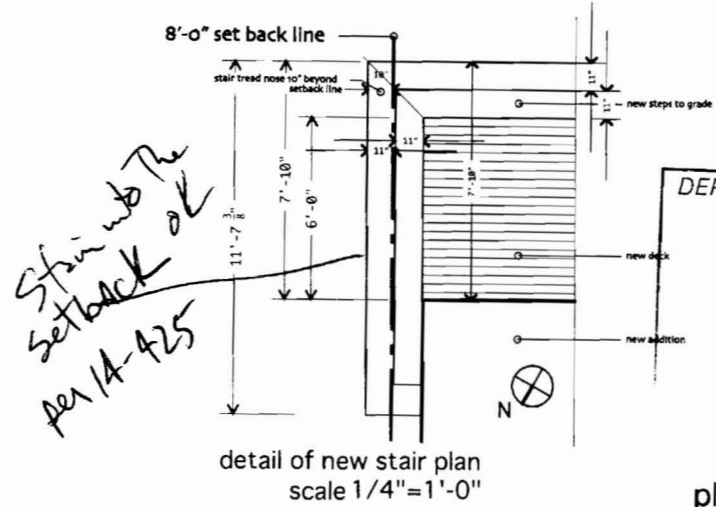
R-5 Zone - see Setback sheet

map 117 Block B lot 13  
location: 90 PITT STREET PORTLAND MAINE

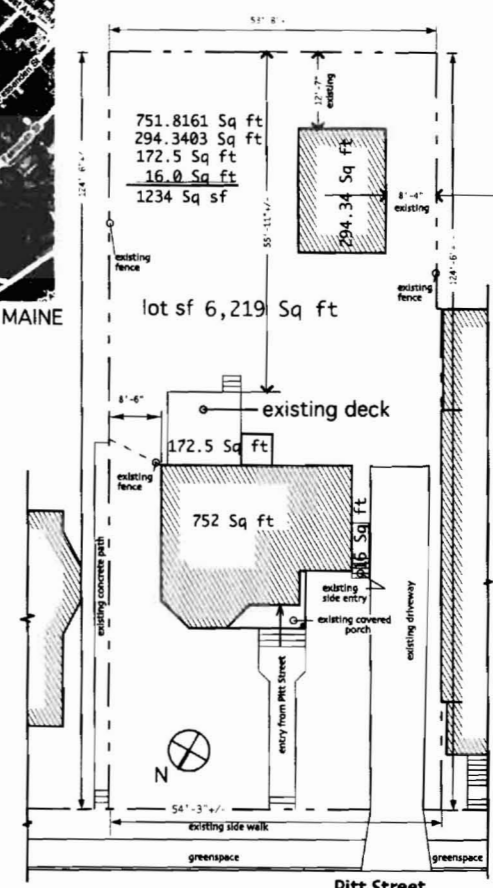


Revision Notes

1. More labels:  
fence locations  
existing setback dimensions  
existing building footprint  
clarification
2. Set backs as relating to new work
3. Egress stairs from new porch resized 7.75 x 11.  
On East side, new steps encroach ≈10" beyond 8'-0" setback.  
Our understanding is that stairs may encroach set back by a minimum amount, when used for circulation. Please Confirm.
4. Clarification of lot square footage based on City Assessor Map

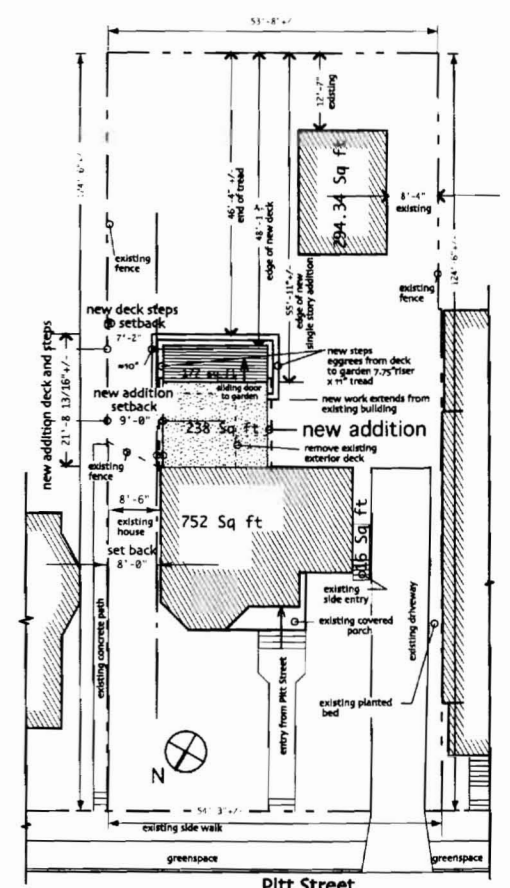


DEPT. OF PUBLIC WORKS  
CITY OF PORTLAND  
AUG 25 2009



$$\frac{1234 \text{ sf}}{6219 \text{ sf}} = \frac{x\%}{100\%}$$

x = 19.8% lot coverage



$$\frac{1477 \text{ sf}}{6219 \text{ sf}} = \frac{x\%}{100\%}$$

x = 23.75% lot coverage

4 site plan and lot coverage 90 Pitt Street map 117 Block B Lot 13

scale 1" = 20'



**From:** jeremy moser <jmoser@studiomnemosyne.com>  
**To:** <mes@portlandmaine.gov>  
**Date:** 8/25/2009 7:44:40 AM  
**Subject:** 90 pitt street

Marge,

Awful to have to admit needing a vacation-- at least its a change. Thank you for your clarifications today, I hope this meets with your approval--

The one prime query is with regards to the steps, off of the deck and the site setback requirements for single story building 8'-0".

Our understanding is that if the steps are for egress then they may encroach--

If I have mis-stepped here we could simply remove the east side steps as the deck is not too high requiring a guard rail and there are 2 sides that can retain access steps to the backyard-- However design wise symmetry works better on this traditional structure.

That said I am not asking for a variance as time and weather are serious factors. I can provide an amendment as needed if this document requires further revisions.

Thanks,  
Jeremy Moser

**CC:** "hrobinson@maine.rr.com" <hrobinson@maine.rr.com>

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>	117 B013001
<b>Location</b>	90 PITT ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	ZIMET ABBY 90 PITT ST PORTLAND ME 04103
<b>Book/Page</b>	7515/255
<b>Legal</b>	117-B-13 PITT ST 88-90 6219 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$87,400	\$94,400	\$181,800

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1898	Old Style	1	1027	0.143	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
3	1		6	Full Fin./wh	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	1900	14X20	C	F

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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**Picture and Sketch**

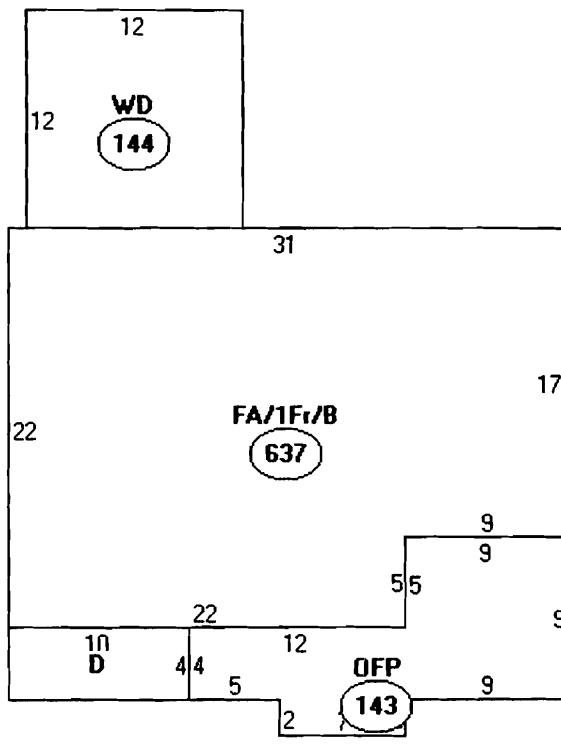
<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
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[Click here to view Tax Roll Information.](#)

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

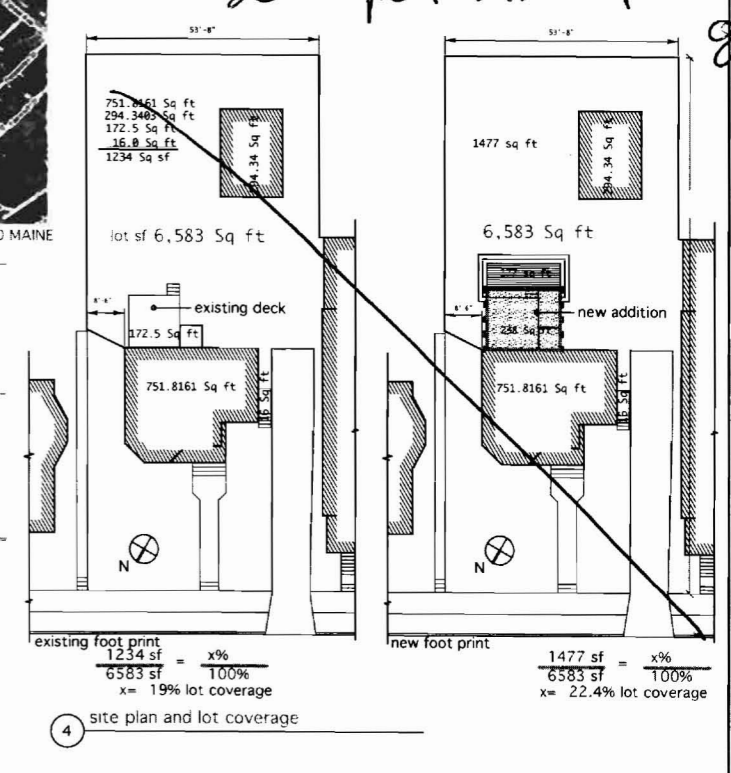
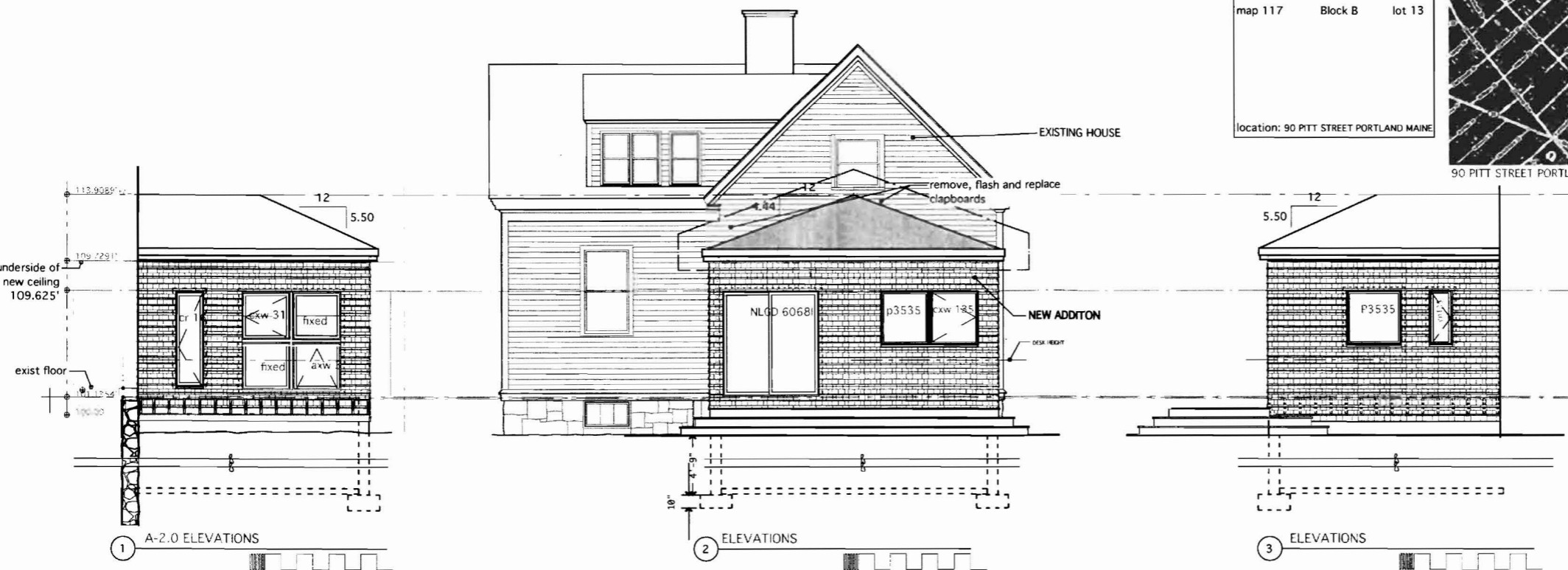
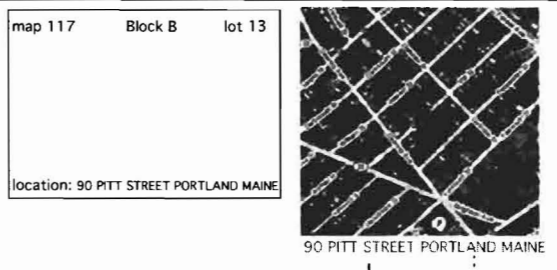
**New Search!**



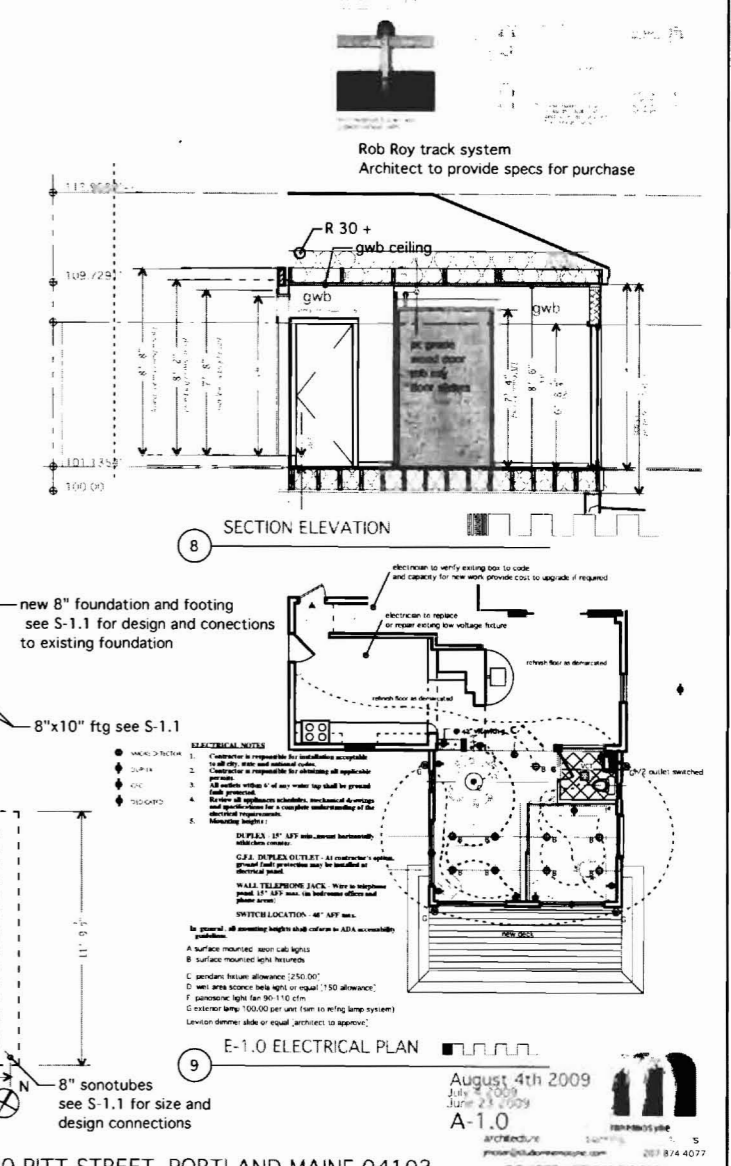
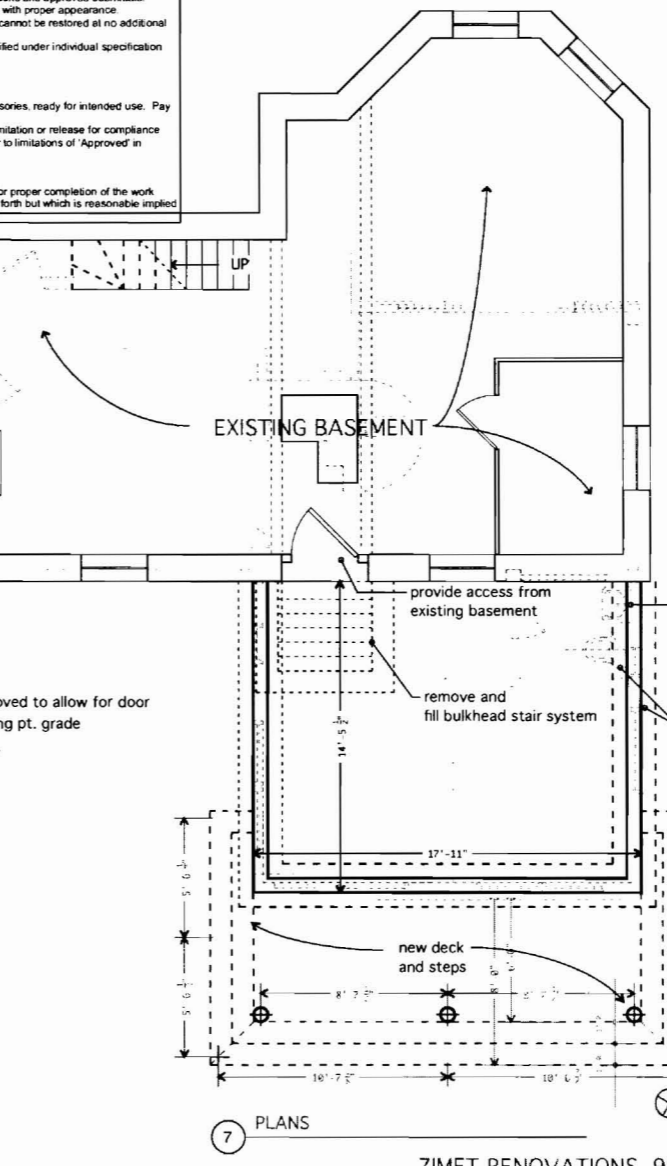
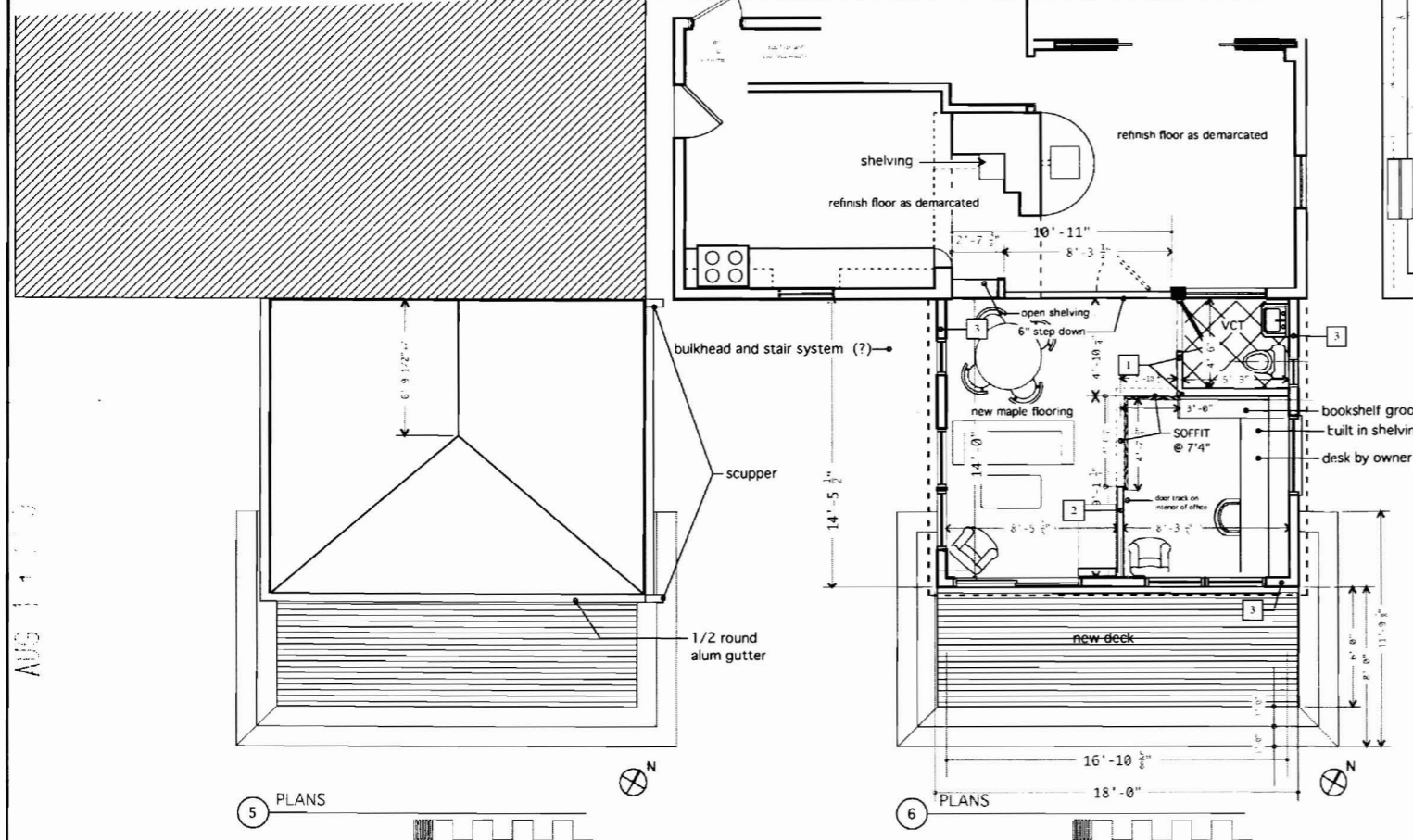


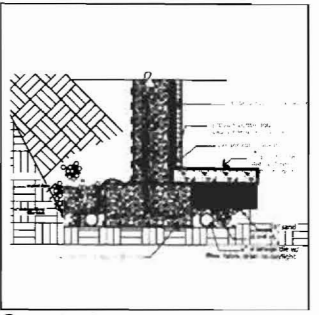
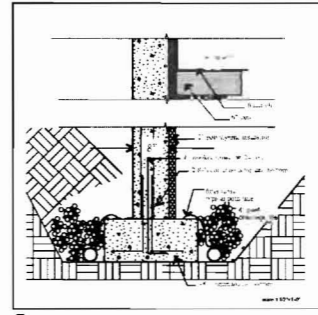
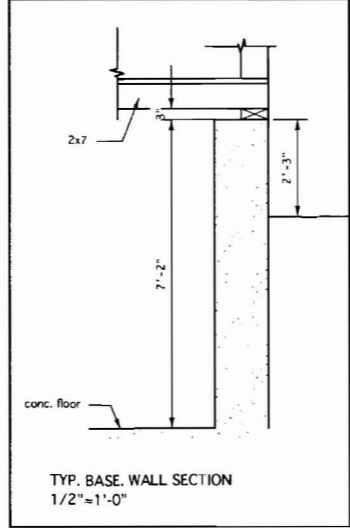
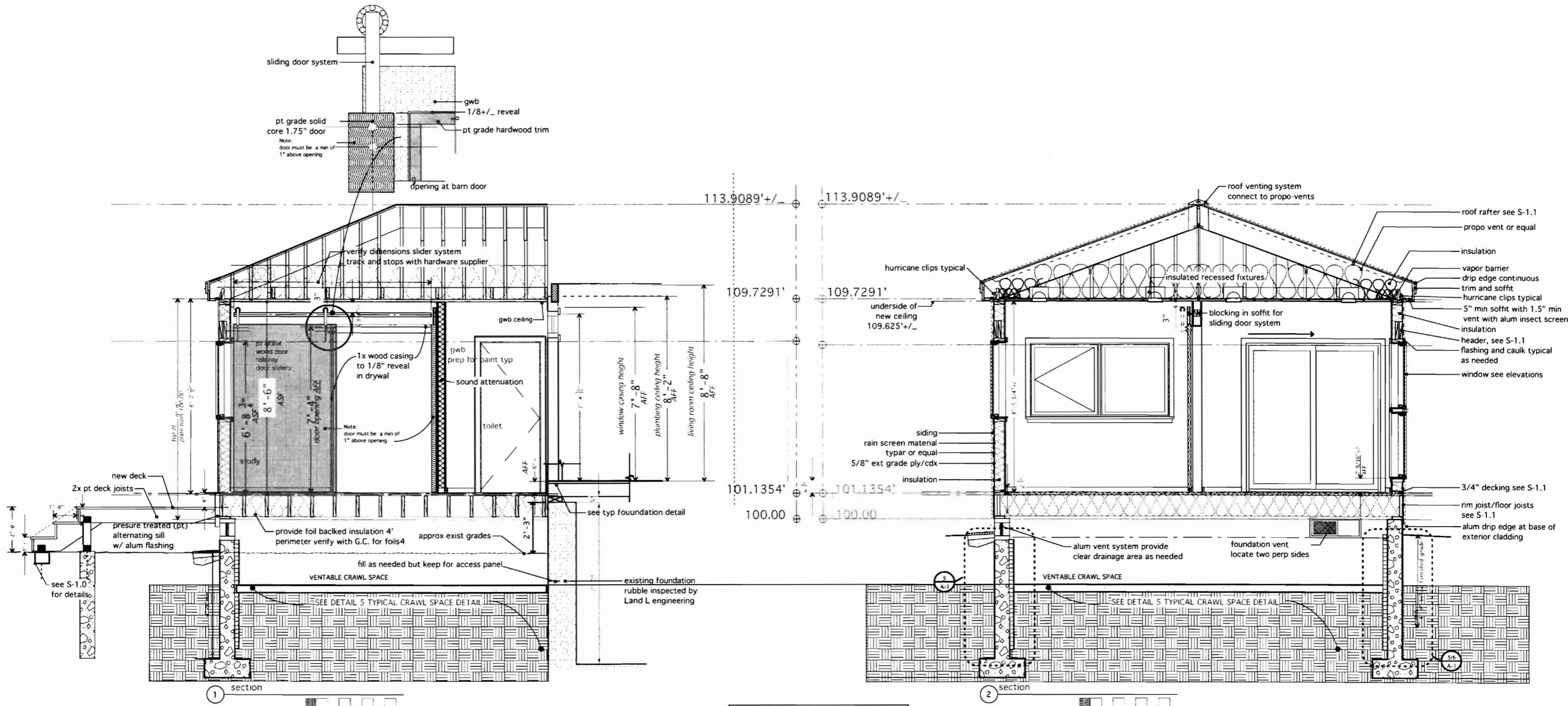
Descriptor/Area	
A: FA/1Fr/B	637 sqft
B: WD	144 sqft
C: OFF	143 sqft
D: FBAY/B	40 sqft

See revision record 8/2



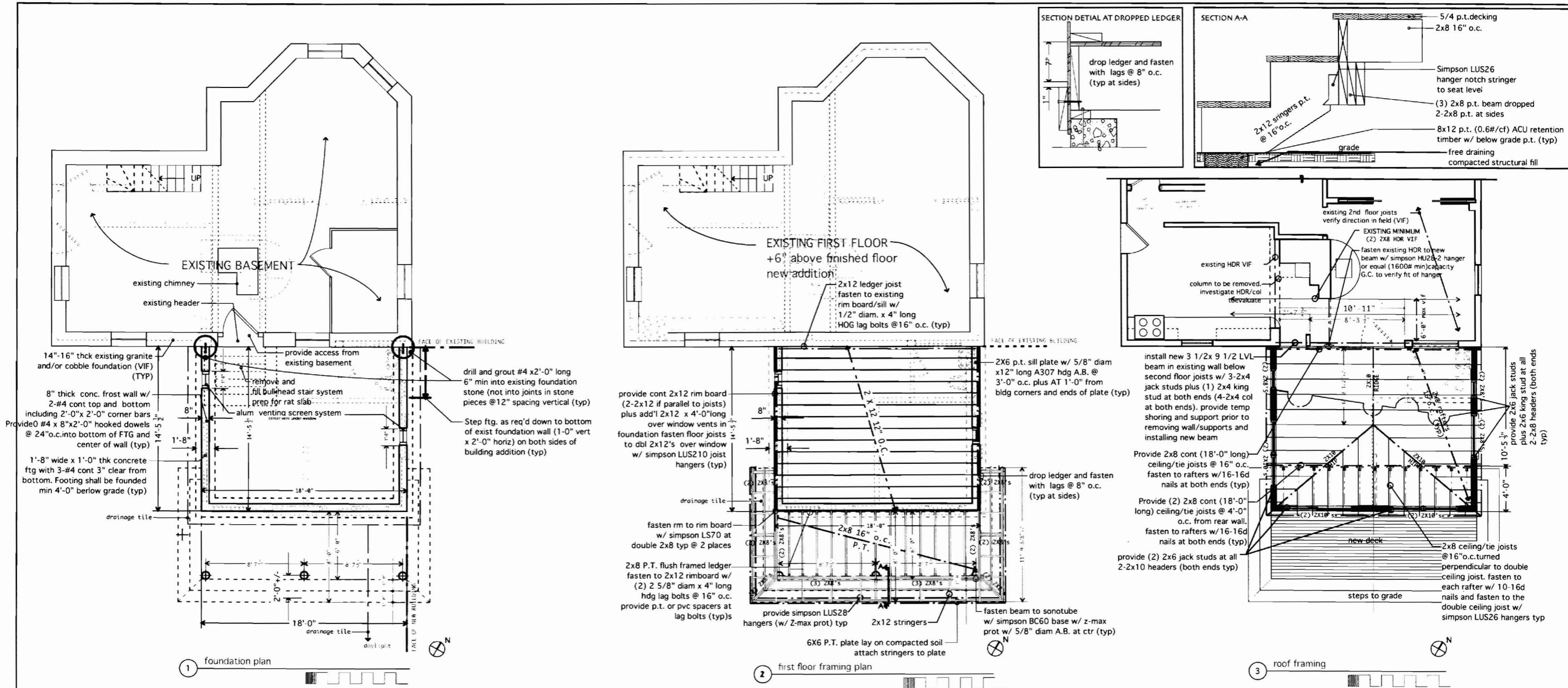
**Project Identification:** Zimet Residence Portland, Maine  
**B Project summary:**  
 Project consists of Alterations and Addition to 90 Pitt Street Residence  
**C Particular project requirements:**  
 1 Building site is to be cleared with minimum damage to natural growth outside the immediate area of construction.  
 2 The Owner and Project Coordinator will confirm all setback requirements before the start of construction.  
 3 Prior hazardous waste or asbestos work by Owner or others: (0)  
 4 Substantial Completion shall be October 31<sup>st</sup> 2009. If this schedule can not be met, the Contractor shall request an extension of this schedule in writing giving reasons for the change a month prior.  
**D Permits and Fees:** The Contractor is responsible for obtaining all permits and certificates from the Town of Cumberland.  
**E Codes:** Comply with applicable codes and regulations of authorities having jurisdiction. Submit copies of inspection reports, notices and similar communications to the Project Coordinator.  
**F Dimensions:** Verify dimensions indicated on drawings with field dimensions before fabrication or ordering of materials. Do not scale drawings. The Project Coordinator shall be notified of any discrepancies immediately.  
**G Existing Conditions:** Notify project coordinator and owner of existing conditions differing from those indicated on the drawings. Do not remove or alter structural components without prior written approval.  
**H Coordination:**  
 1. Coordinate the work of all trades.  
 2. Prepare coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.  
 3. Verify location of utilities and existing conditions.  
**I Installation Requirements, General:**  
 1. Inspect substrates (ledge and soil) and report unsatisfactory conditions in writing.  
 2. Do not proceed until unsatisfactory conditions have been corrected.  
 3. Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.  
**J Definitions:**  
 1. Provide: Furnish and install, complete with all necessary accessories, ready for intended use. Pay for all related costs.  
 2. Approved: Acceptance of item submitted for approval. Not a limitation or release for compliance with the Contract Documents or regulatory requirements. Refer to limitations of Approved in General Conditions.  
 3. Match Existing: Match existing as acceptable to the Owner.  
**K Intent:** Drawings and specifications are intended to provide the basis for proper completion of the work suitable for the intended use of the Owner. Anything not expressly set forth but which is reasonable implied or necessary for proper performance of the project shall be included.





August 4th 2009  
 July 4th 2009  
 June 23 2009  
 A-1.1





**TIMBER FRAMING**

1. All framing shall be in accordance with the International Building Code (IBC) and applicable local codes.
1. Individual timber framing members shall be of minimum grade as specified in the schedule. All framing shall be in accordance with the applicable code.
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**DESIGN LOADS**

1. Building code RBC (2003).
  2. Beign lice loRdi (ground snow load) = 50 PSF
  3. Beign wind loRdi Rde bR ed on expoRde buing 100 mph bR ic wind i speed.
- CONDENSED NOTES**
1. All concrete work shall be in accordance with the applicable code.
  2. Concrete strength shall be as specified in the schedule.
  3. All concrete shall be in accordance with the applicable code.
  4. Concrete shall be in accordance with the applicable code.
  5. Provide P.C. l.ececi wele pipeR i thRough concRete wRli oRliRbi.
  6. ConcRete iRli not be plRked in wRteR oR on fRzen gRund.
  7. Provide P.C. l.ececi wele pipeR i thRough concRete wRli oRliRbi.
- P. Reinforcing bars shall be in accordance with the applicable code.

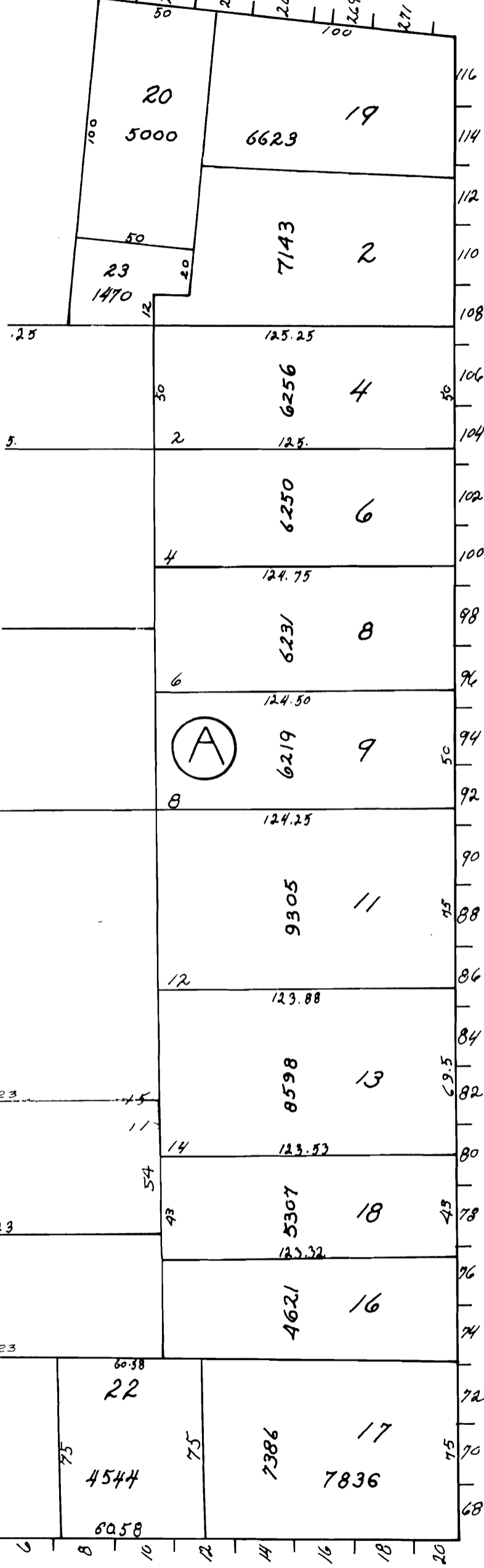
**GENERAL NOTES**

1. The notes on the drawings shall not be intended to depart from the specifications. In addition to general notes, see specifications for details.
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and interior drawings. Conflicting conditions shall be noted on the drawings.
3. All dimensions and conditions must be certified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected portion of the work.
4. Do not interfere with.
5. Sections and details shall be shown on the drawings and shall be considered typical for all similar conditions.
6. All proposed products shall be installed in accordance with the manufacturer's written instructions.
7. The structure is designed to be self-supporting and shall be able to function if complete. If the contractor is unable to determine the location of the structure, the contractor shall be responsible for determining the location of the structure during the construction process.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal Department of Transportation regulations and the local code.

Structural drawings prepared by Joe Leasure of L and L Engineering Services, INC 6 Q street South Portland Maine 04106 207 767 4830  
 Drawings drafted by Studio Mnemosyne Reviewed thereafter by L and L engineering for permit application.

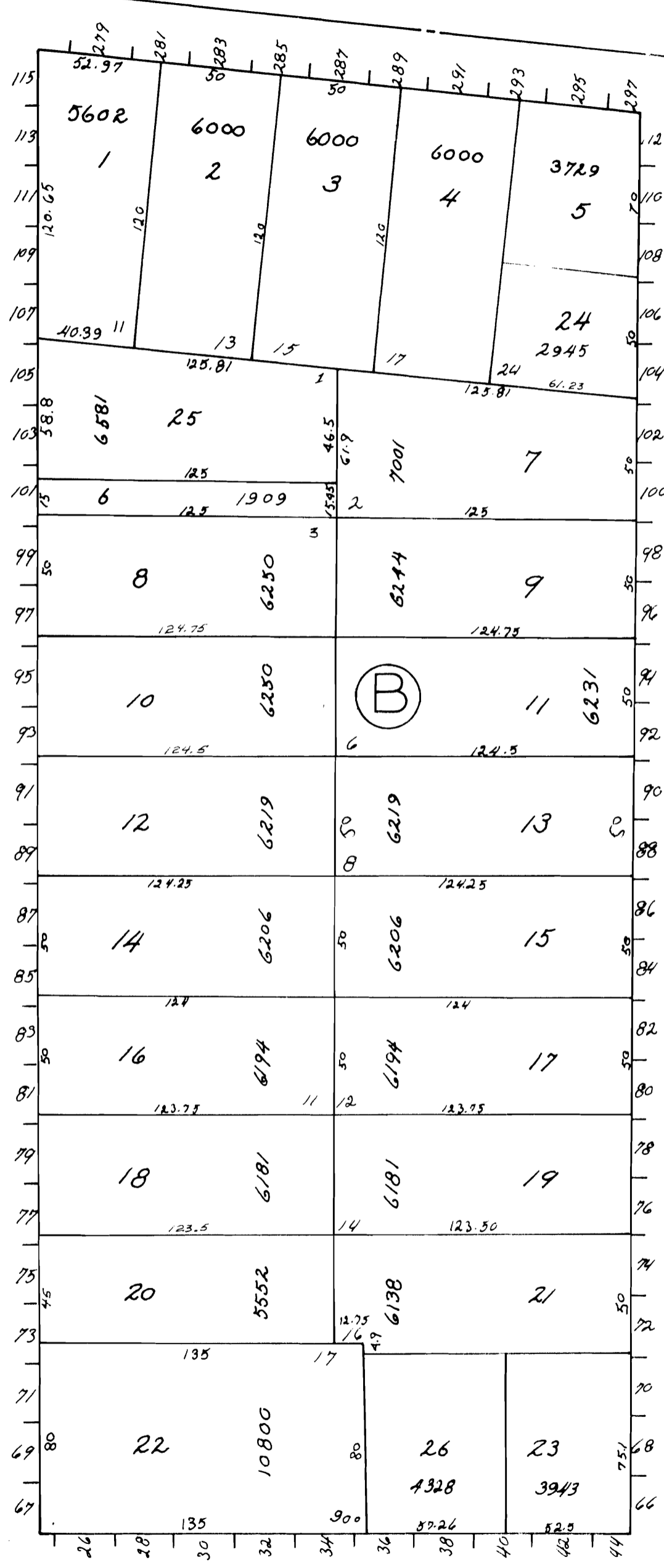
DEERING

SHEET I



FESSENDEN STREET

FESSENDEN



PITTS STREET

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SHEET 116 - C