

36" guard  
 HR on  
 34"-38"  
 w/ gradeable  
 wall returned

**RECEIVED**

MAR 18 2010  
 Dept of Building Inspections  
 City of Portland Maine

Doug Hall  
 CPH Properties  
 Diane Diconzo

3/20

To Jeanni Bonke

874. 8716.

RECEIVED

MAR 22 2010

Dept. of Building Inspections  
City of Portland Maine

From DiConzo  
1375 Westbrook St  
Port.

Plans from Doug Hill

pages 4

please call me. 662-7128

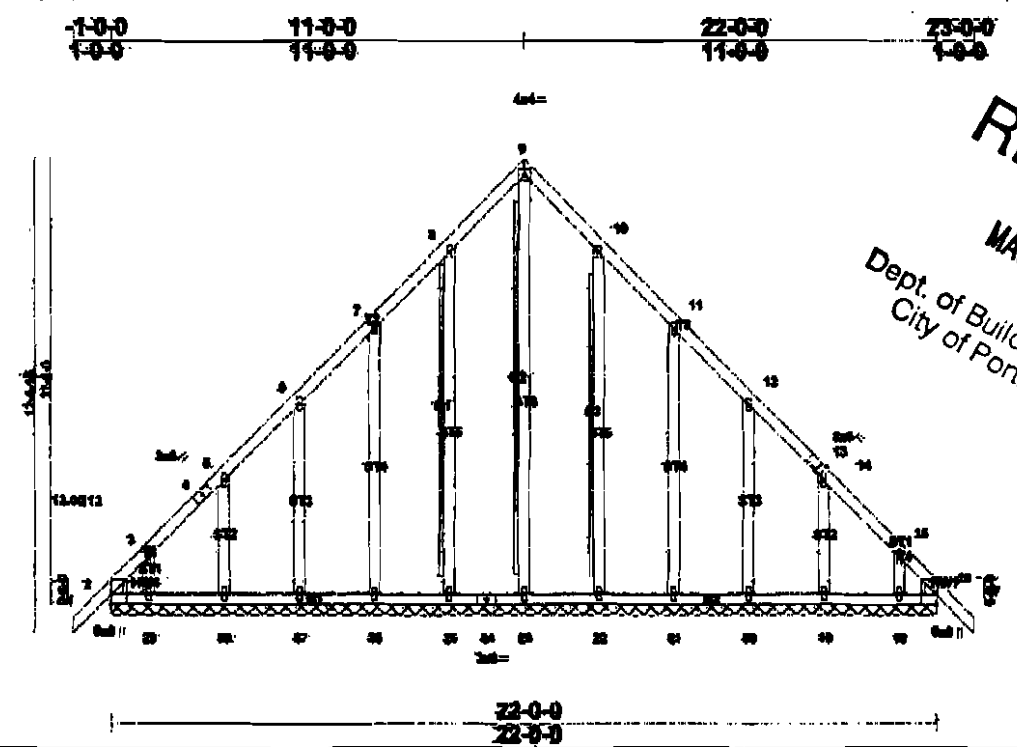
Doug will give you a call this Am.

Tx.  
D.

Job <b>B105215</b>	Truss <b>BRIDGE</b>	Truss Type <b>GABLE</b>	Qty <b>2</b>	Plat <b>1</b>	<b>CONNELL/30 PSF ROOM</b>
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Job Reference (optional)  
7-228-700 10 2010 10:58 FAX 2076625273

Primary Views: Elevation, Plan, Section, Detail Views



**RECEIVED**  
 MAR 22 2010  
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 City of Portland Maine

Plate Spacing (ft) @ Edge (ft) 2, 11.0 @ 1.0, 22.0 @ 2.0

<b>LOADINGS</b> YCLL 47.4 (Ground Snow=25.0) TCCL 7.0 BCCL 0.0 SCCL 10.0	<b>SPACING</b> 2-0-0 Plate Increase 1.15 Lumber Increase 1.15 Rep Spacing factor YES Code IRC2009/TPC902	<b>CSI</b> TE 0.14 BC 0.09 WB 0.57 (Revised)	<b>DEPL</b> in (loc) Modf Lfd Vert(L) -0.01 17 nr 100 HORIZ(L) -0.01 15 n/a n/a Wind(1) 0.00 17 n/r 120	<b>PLATES</b> GRP MT20. 10TH44  Weight: 100 lb
---	--	--	--	---

**LUMBER**  
TOP CHORD X 4 SPF No.2  
BOT CHORD X 4 SPF No.2  
OTHERS 2 X 4 SPF No.2  
WEDGE  
LWS: 2 X 4 SPF No.2, Right: 2 X 4 SPF No.2.

**BRACING**  
TOP CHORD Structural wood sheathing directly applied or 6-6-0 or parallel. [P]  
BOT CHORD Rigid ceiling directly applied or 4-6-0 or bracing.  
WEBS T-Brace: 2 X 4 SPF No.2 - 9-23, 8-25, 10-22  
Plates (2X) T and I bracing to narrow edge of web with 100 (#.131" x 3") or 0.5" with 7/8" minimum end distance. Braces must cover 90% of web length.

**REACTIONS**(@size) 2=267/22-0-0, 10=267/22-0-0, 20=184/22-0-0, 25=253/22-0-0, 26=260/22-0-0, 27=263/22-0-0, 28=273/22-0-0, 29=283/22-0-0, 30=293/22-0-0, 31=303/22-0-0  
Max Horz=148.0 (1)  
Max Uplift=230(LC 5), 10=140(LC 9), 15=130(LC 7), 20=170(LC 7), 27=180(LC 7), 28=170(LC 7), 29=104(LC 7), 30=130(LC 5), 31=110(LC 5), 10=110(LC 5), 15=110(LC 5), 20=262(LC 5), 25=361(LC 5), 26=430(LC 2), 27=530(LC 2), 28=270(LC 2), 29=130(LC 1), 30=430(LC 3), 31=360(LC 1)  
10=130(LC 1)

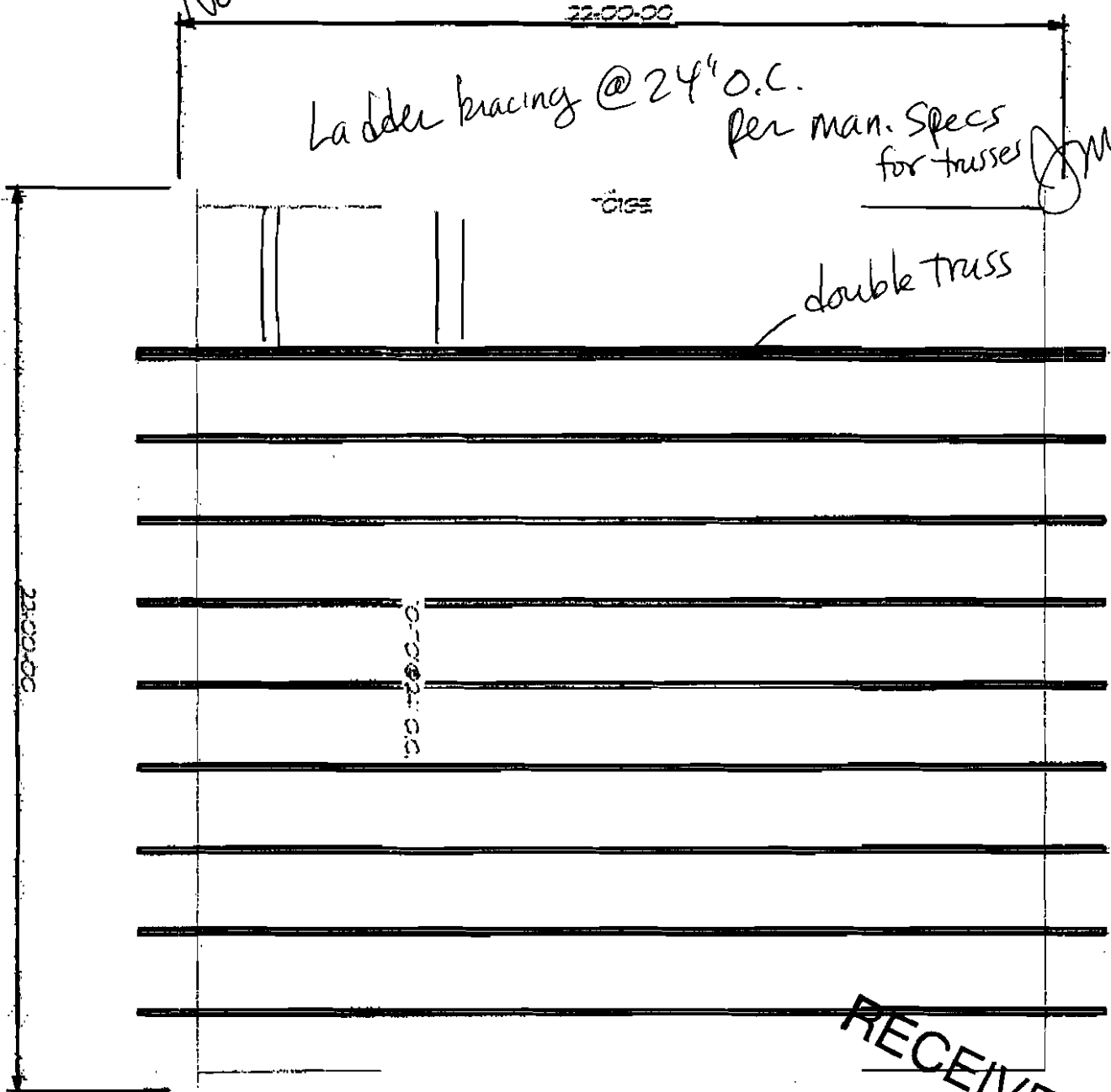
**FORCES**(lb) - Maximum Compression/Maximum Tension  
TOP CHORD 1-3=0/0, 2-3=220/220, 3-4=260/220, 4-5=270/220, 5-6=280/220, 6-7=180/220, 7-8=180/220, 8-9=190/212, 9-10=190/220, 10-11=180/180, 11-12=130/102, 12-13=170/114, 13-14=770/182, 14-15=201/127, 15-16=481/160, 16-17=0/0  
BOT CHORD 2-20=220/0, 20-25=220/0, 27-28=220/0, 28-27=220/0, 25-26=220/0, 24-25=220/0, 23-24=220/0, 22-23=220/0, 21-22=220/0, 20-21=220/0, 19-20=220/0, 18-19=220/0, 17-18=220/0  
WEBS 8-25=227/0, 8-26=385/163, 7-28=294/200, 6-27=215/184, 6-29=220/200, 3-29=145/225, 10-22=365/160, 11-21=294/201, 12-20=216/184, 14-19=220/200, 14-18=140/210

- NOTES**
- 1) Wind: ASCE 7-05; 100mph; TCCL=4.0psf; BCCL=0.0psf; h=20ft; Cat. II; Exp. C; unexposed; MINFRS (low-rise) gable and zone; cantilever left and right exposed; and vertical left and right exposed; Lumber DOL=1.50 plate grip DOL=1.50
  - 2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see MITEX "Standard Gable End Detail"
  - 3) TCLI: ASCE 7-05; Pw=60.0 psf (ground snow); Pw=47.4 psf (roof snow); Category II; Exp. C; Partially Exp.; Ct=1.1
  - 4) Roof design snow load has been reduced to account for slope.
  - 5) Unbalanced snow loads have been considered for this design.
  - 6) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 61.6 psf on overhang non-concurrent with other live loads.
  - 7) All plates are 1/2" x 4" MT20 unless otherwise indicated.
  - 8) Gable requires continuous bottom chord bracing.
  - 9) Gable studs spaced at 2'-0" o.c.
  - 10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 11) Provide maintenance connection (by others) of truss to bearing plate capable of withstanding 250 lb uplift at joint 2, 140 lb uplift at joint 14, joint 20, 170 lb uplift at joint 20, 180 lb uplift at joint 27, 170 lb uplift at joint 28, 184 lb uplift at joint 28, 134 lb uplift at joint 22, 170 lb uplift at joint 20, 170 lb uplift at joint 19 and 170 lb uplift at joint 18.
  - 12) This truss is designed in accordance with the 2006 International Residential Code sections R602.11.1 and R602.10.2 and referenced standards.
  - 13) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.

**LOAD CASE**(@standard)



3/22/10  
Notes per Doug H



Ladder bracing @ 24" O.C.  
per man. Specs  
for trusses *JMB*

TO BE

double truss

22'-00" O.C.

24" O.C.

TO BE

**RECEIVED**  
MAR 22 2010  
Dept. of Building Inspections  
City of Portland Maine

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BU **INSPECTION**

PERMIT ISSUED

**PERMIT**

Permit Number: 100149

MAR 24 2010

Please Read Application And Notes, If Any, Attached

This is to certify that Fanning Diane Diconzo /CDH Properties LLC

has permission to Extend existing garage City of Portland

AT 1375 Westbrook St CB 218 C009001

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 worked-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

*James Bonke* 3/22/10  
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: 10-0149	Issue Date:	CBL: 218 C009001
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Location of Construction: 1375 Westbrook St	Owner Name: Fanning Diane Diconzo	Owner Address: 1375 Westbrook St	Phone: 207-7727198
Business Name:	Contractor Name: CDH Properties LLC	Contractor Address: 334 A Granite Street Yarmouth	Phone: 2076718781
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Single Family	Proposed Use: Single Family / Extend existing garage from 14'x22' to 20'x22'. permit rechecked after the fact.	Permit Fee: \$160.00	Cost of Work: \$14,000.00	CEO District: 3
Proposed Project Description: Extend existing garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 3/22/10	

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: gg	Date Applied For: 02/19/2010	<b>Zoning Approval</b>
------------------------	---------------------------------	------------------------

<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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>using section 14-433 for addition</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/conditions</i></p> <p>Date: 2/23/10 <i>JBA</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation <i>yes</i></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 2/25/10</p> <p><i>D. Andrews</i></p>
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**PERMIT ISSUED**

MAR 24 2010

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 )**

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  **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**   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**



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

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

<b>Permit No:</b> 10-0149	<b>Date Applied For:</b> 02/19/2010	<b>CBL:</b> 218 C009001
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<b>Location of Construction:</b> 1375 Westbrook St	<b>Owner Name:</b> Fanning Diane Diconzo	<b>Owner Address:</b> 1375 Westbrook St	<b>Phone:</b> 207-7727198
<b>Business Name:</b>	<b>Contractor Name:</b> CDH Properties LLC	<b>Contractor Address:</b> 334 A Granite Street Yarmouth	<b>Phone:</b> (207) 671-8781
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family / Enlarge existing garage from 14' x 22' to 22' x 22' & permit existing rear deck (13.5' x 24') after the fact	<b>Proposed Project Description:</b> Enlarge existing garage from 14' x 22' to 22' x 22" & permit existing rear deck (13.5' x 24') after the fact
--	--

<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 02/25/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 02/23/2010
<b>Note:</b> Using section 14-388 to expand the garage the minimum amount necessary to fit two cars and have storage above. Rear part of expansion doesn't meet the side setback of 12' but the lot angles away towards the front of the lot so the front half of the addition meets the setback.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) The existing deck on the rear of the house was modified when the rear additon was built in 2002, but it was not permitted. This permit also permits the 13.5' x 24' deck after the fact.</li> <li>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 03/22/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) The 2nd floor of the garage is for storage use only, no occupancy allowed.</li> <li>2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</li> <li>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.</li> <li>4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.</li> </ol>			
<b>Dept:</b> Fire	<b>Status:</b>	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>

**Comments:**  
2/22/2010-amachado: Spoke to Diane Diconzo. Asked her if there was a 25' x 12' deck off the back. She said there was, that it is just a wood frame on the ground over an old patio. She did not know that it needed to be permitted. She will revise the plot plan to show it and give construction details.

<b>Location of Construction:</b> 1375 Westbrook St	<b>Owner Name:</b> Fanning Diane Diconzo	<b>Owner Address:</b> 1375 Westbrook St	<b>Phone:</b> 207-7727198
<b>Business Name:</b>	<b>Contractor Name:</b> CDH Properties LLC	<b>Contractor Address:</b> 334 A Granite Street Yarmouth	<b>Phone:</b> (207) 671-8781
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

2/23/2010-amachado: Received revised plot plan that includes deck.

3/18/2010-jmb: Diane D. Called, there will be stairs to the storage above in the garage, will have contractor fax plans. Also will need structural detail for opening in truss for stairs. She confirmed the existing house/garage wall is sheetrocked. Doug H. Submitted details, I left a vcmmsg for engineering detail on truss alteration for stair opening and confirm guard dimensions and openings and why there is a door for an open stair.

2/25/2010-gg: received permit from historic as of 02/24/10. /gg

3/16/2010-jmb: Left vcmmsg for Diane D. And the contractor for information on how to access the storage above and if the existing house wall has sheetrock on the garage side.

3/22/2010-jmb: Received fax with truss details, left vcmmsg with Doug for clarification. Doug called and confirmed the truss at the stair opening will be doubled and horizontal ladder bracing will be installed 2' o.c. Along the roof sheathing between this truss and the gable end truss. Also, the stair guard will be open and walls with sheetrock will be built around the stair opening on the 2nd floor, with fire door.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

February 19 2010

Received from Diane Dizon

Location of Work 1375 Westbrook St

Cost of Construction \$ 14,000 Building Fee: 160.00

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 160.00

Building (IL) Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 218-C-9

Check #: CC Total Collected \$ 160.00

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

Taken by: ABM

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



# 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>1375 Westbrook Street</u>		
Total Square Footage of Proposed Structure/Area <u>(22 x 22) 484 sq ft</u>	Square Footage of Lot <u>12,000 approx</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>map 218</u> Block# <u>C</u> Lot# <u>9</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Diane M DiConzo</u> Address <u>1375 Westbrook St</u> City, State & Zip <u>Portland</u>	Telephone: <u>w 662-7198</u> <u>ht 772-7198</u>
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>RECEIVED</b>   <b>FEB 19 2010</b> </div> <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>14,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>160.00</u>
Current legal use (i.e. single family) <u>Single</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>garage with above storage</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>extend existing garage and allow above storage space</u> <u>Please see request letter.</u>		
Contractor's name: <u>CDH Properties LLC</u> Address: <u>334 A Granite Street</u> City, State & Zip <u>Yarmouth ME 04096</u> Telephone: <u>671-8781</u> Who should we contact when the permit is ready: <u>Diane DiConzo</u> Telephone: <u>ht 772-7198</u> Mailing address: <u>1375 Westbrook Street</u> <u>w 662 7198</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: Diane M DiConzo Date: 2/18/10

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

Diane Diconzo  
1375 Westbrook Street  
Portland, Maine 04102

Ms. Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

February 18, 2010

Dear Ms. Schmuckal,

Please accept this letter requesting a variance appeal related to section 14-433 regarding my property at 1375 Westbrook Street in Portland. I wish to enlarge my existing garage to a total of 22 feet (foundation to foundation) this would also allow above bay storage.

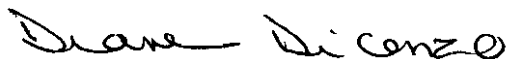
There is a two foot bump out on the inside <sup>left?</sup> right wall of the garage which was done during a past kitchen renovation. This has taken two feet away from the right inside wall of the garage. Thus, the need to extend the garage to a full 22 feet to accommodate two vehicles. The set back at the proposed right rear of the garage would be 11 feet. The lot is at an angle so the space towards the front of the garage increases from the 11 feet to over 14 feet. With a small area at the rear of the garage having 11 feet set back, not the suggested 12 feet, necessitates my appeal.

My home does not have a bulk head so the above bay storage space would allow much needed space for seasonal items.

The outside of the garage would match the existing garage/home regarding the siding, windows and shutters keeping with the integrity of the neighborhood.

I would greatly appreciate approval on this home improvement project.

Sincerely,



Diane Diconzo

From: Diane Diconzo  
To: Ann Machado  
Subject: 1375 West brook Street

Ann, please find the new drawing of my lot.

The deck was a replacement, just moved to the side of the addition. The deck is free standing. I was unaware that a permit was to be issued to replace or fix an existing structure.

Thanks for giving me a call.

Diane



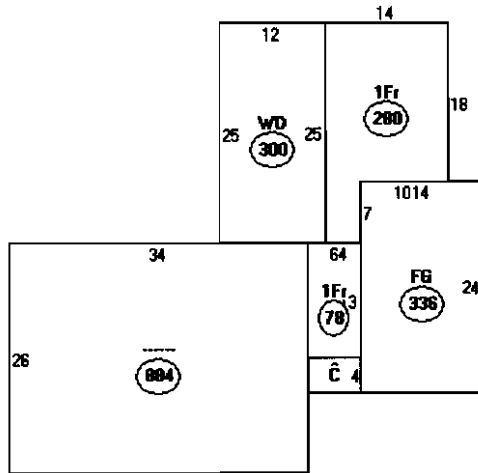
662-7128

RECEIVED

FEB 23 2010

Dept. of Building Inspections  
City of Portland Maine

deck?



Descrictor/Area

- A: ---  
884 sqft
- B: 1Fr  
78 sqft
- C: OFP  
24 sqft
- D: FG  
336 sqft
- E: 1Fr  
280 sqft
- F: WD  
300 sqft

1902

proposed.  $22 \times 7.33' = 161.264$

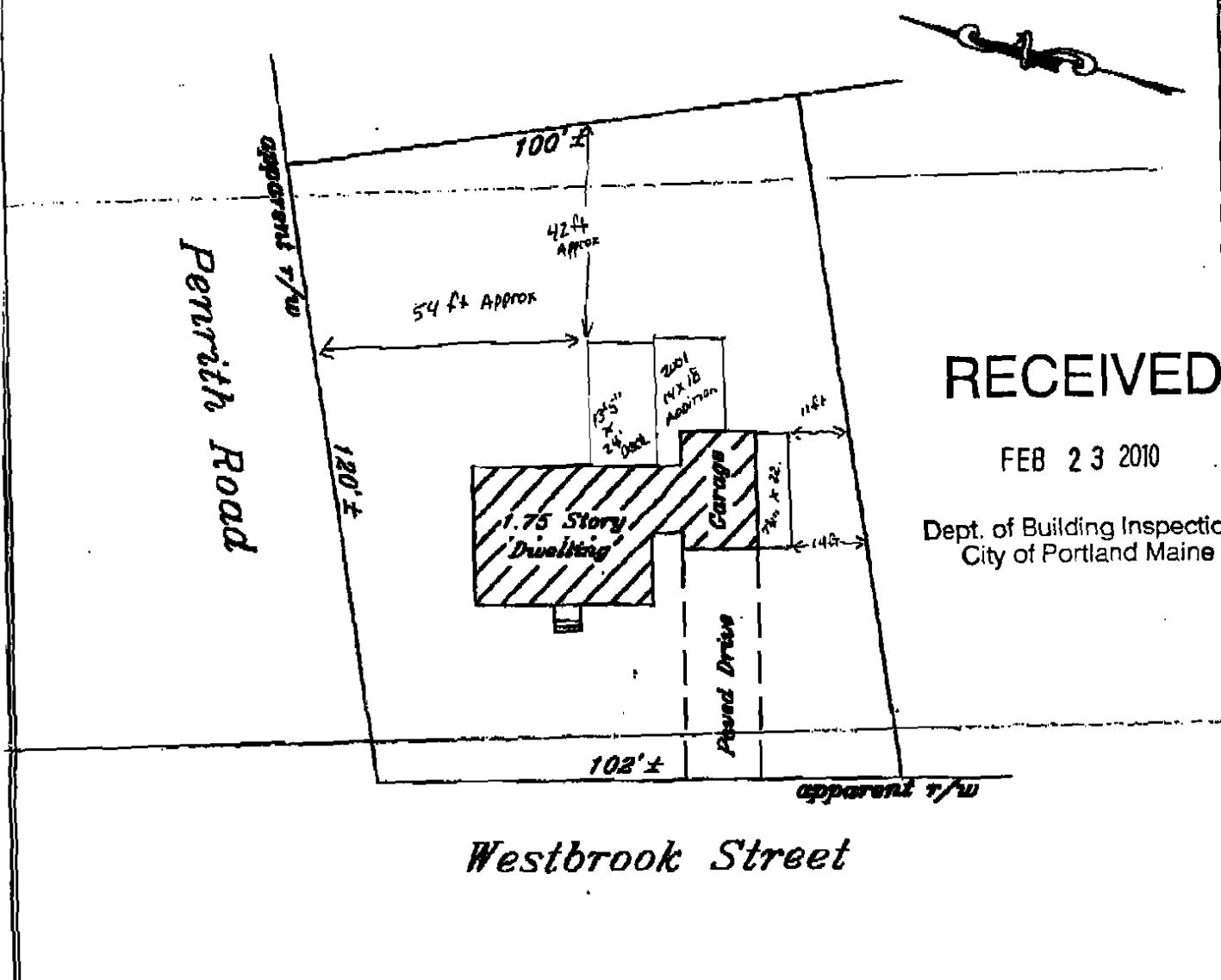
permit 02-1036 14'x18' rear addition

# FOR MORTGAGE LENDER USE ONLY

General Notes: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structure's compliance with respect to municipal zoning, setbacks, and B) Flood zone determination by horizontal marking on the below referenced field map. (3) This inspection complies with all technical standards set forth by state of Maine Board of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender; this offering & title transfer and should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Address: 1976 Westbrook Street  
Portland, Maine

Inspection Date: 9-6-01  
Scale: 1" = 30'



## RECEIVED

FEB 23 2010

Dept. of Building Inspection  
City of Portland Maine

See title references for appurtenances.

Applicant: Joseph Fanning & Diane Dicono Fanning

Owner: Margaret Jealous Requesting Party: Atlantic Title Company

Lender: First Massachusetts Bank, N.A. File # 80110573 Field Book: 215-68

map 218 relode C Lot 9

Title References:

Deed Book: 4649 Page: 6  
Plan Book: 37 Page: 11 Lot: \_\_\_\_\_  
County: Cumberland map # 280051

**Nadeau & Lodge, Inc.**  
Professional Land Surveyors  
512 Brighton Avenue 1A Depot Street, Box 512  
Portland, Maine 04109 Alfred, ME 04912-1010

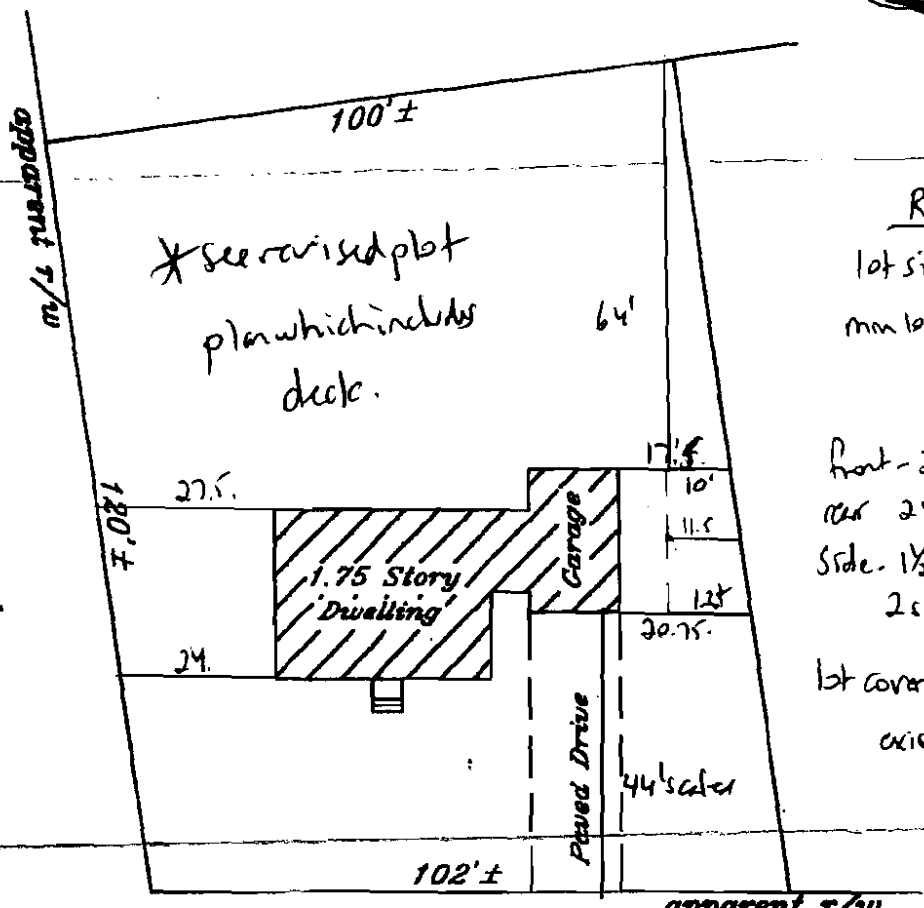


General Notes: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structure's compliance with respect to municipal zoning setbacks, and B) find same determination horizontal setting on the below referenced FEMA map. (3) This inspection accepts all technical standards set forth by state of Maine Board of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below noted lender, title attorney & title insurer should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Address: 1975 Westbrook Street  
Portland, Maine

Inspection Date: 9-6-01  
 Scale: 1" = 30'

Penwith Road



\*see revised plot plan which includes deck.

R2  
 lot size - 12,859 sq ft  
 min lot size / land area per dw - 10,000 sq ft

Front - 25' min - 44' setback  
 rear - 25' min - 64' setback  
 Side - 1 1/2 story - 12' min.  
 2 story - 14' min.  
 lot coverage - 20% = 2571.8 sq ft  
 existing -

Westbrook Street house built - 1970.

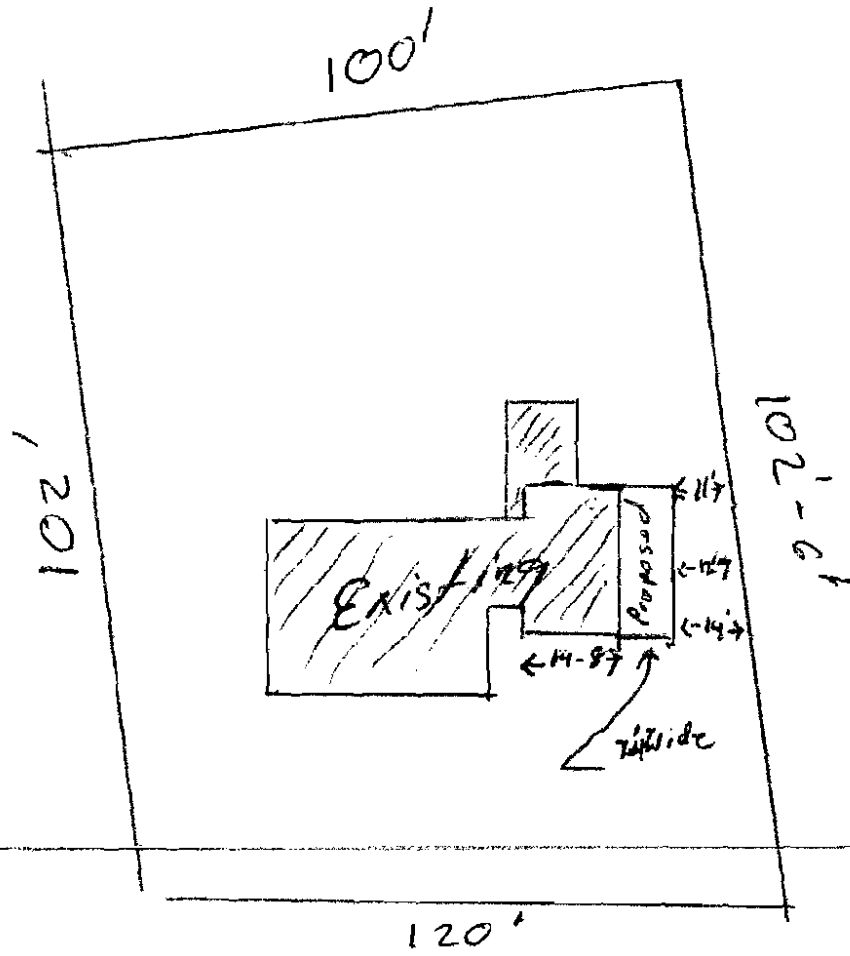
See title references for appurtenances.

Applicant: Joseph Fanning & Diane Diconza Fanning  
 Owner: Margaret Jealous Requesting Party: Atlantic Title Company  
 Lender: First Massachusetts Bank, N.A. File # 20110529 Field Book: 215-68  
 map 218 Rhode C Lot 9

Title References:  
 Deed Book: 4649 Page: 5  
 Plan Book: 37 Page: 11 Lot: \_\_\_\_\_  
 County: Cumberland map # 230051  
 Panel 12C Zone X 12/8/98

**Nadeau & Lodge, Inc.**  
 Professional Land Surveyors  
 918 Brighton Avenue 1A Depot Street, Box 618  
 Portland, Maine 04109 Alfred, ME 04912-0618

Plot Plan  
1" = 30'



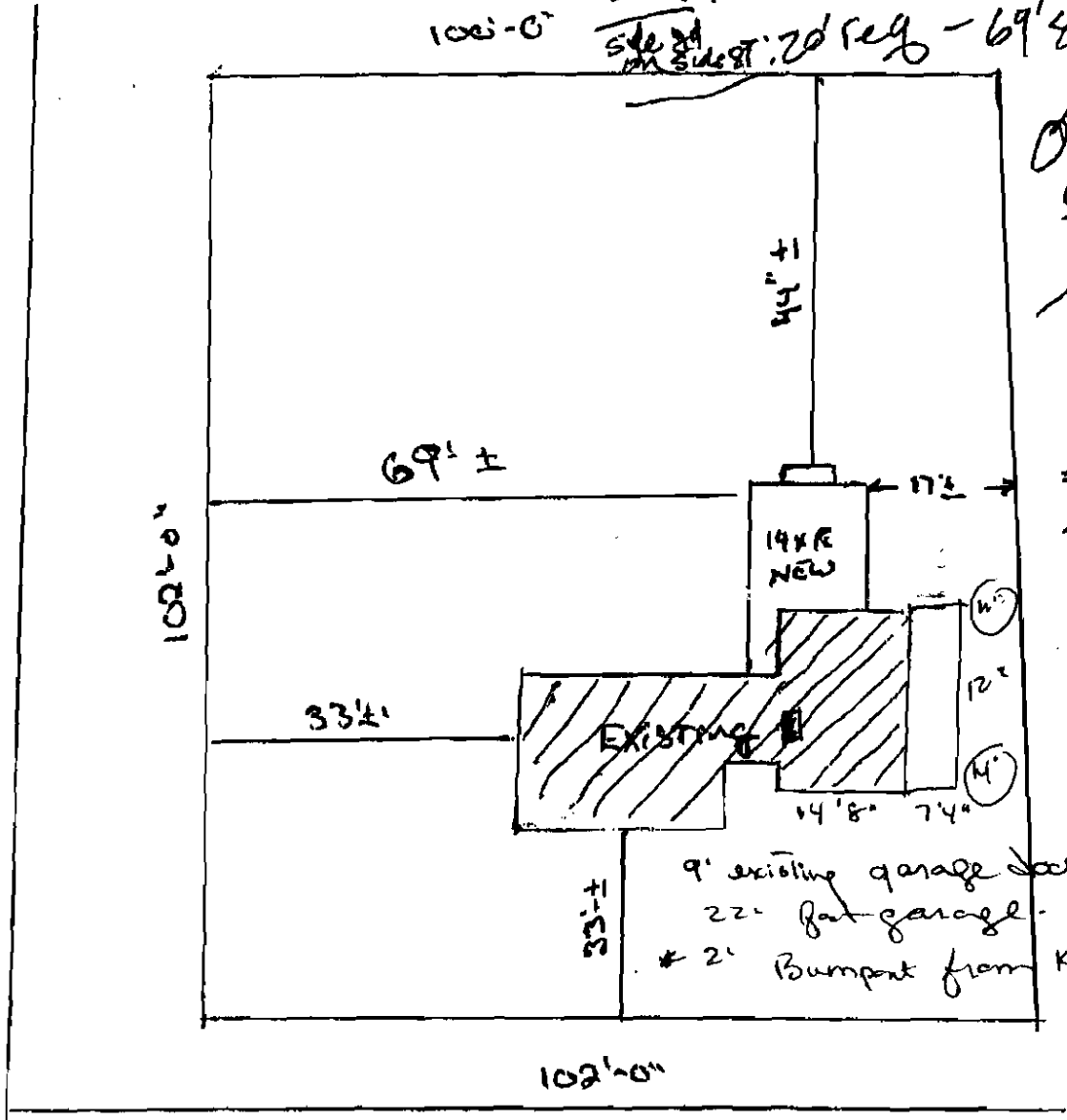
West brook st.

R-2

$\sqrt{12,859} \times 100\% = 2571.8$

Front: N/A  
Rear: 25' min - 44' show  
Side: 12' req - 17' show  
Side: 20' req - 69' show

PenRith Rd.



old

East Brook St.

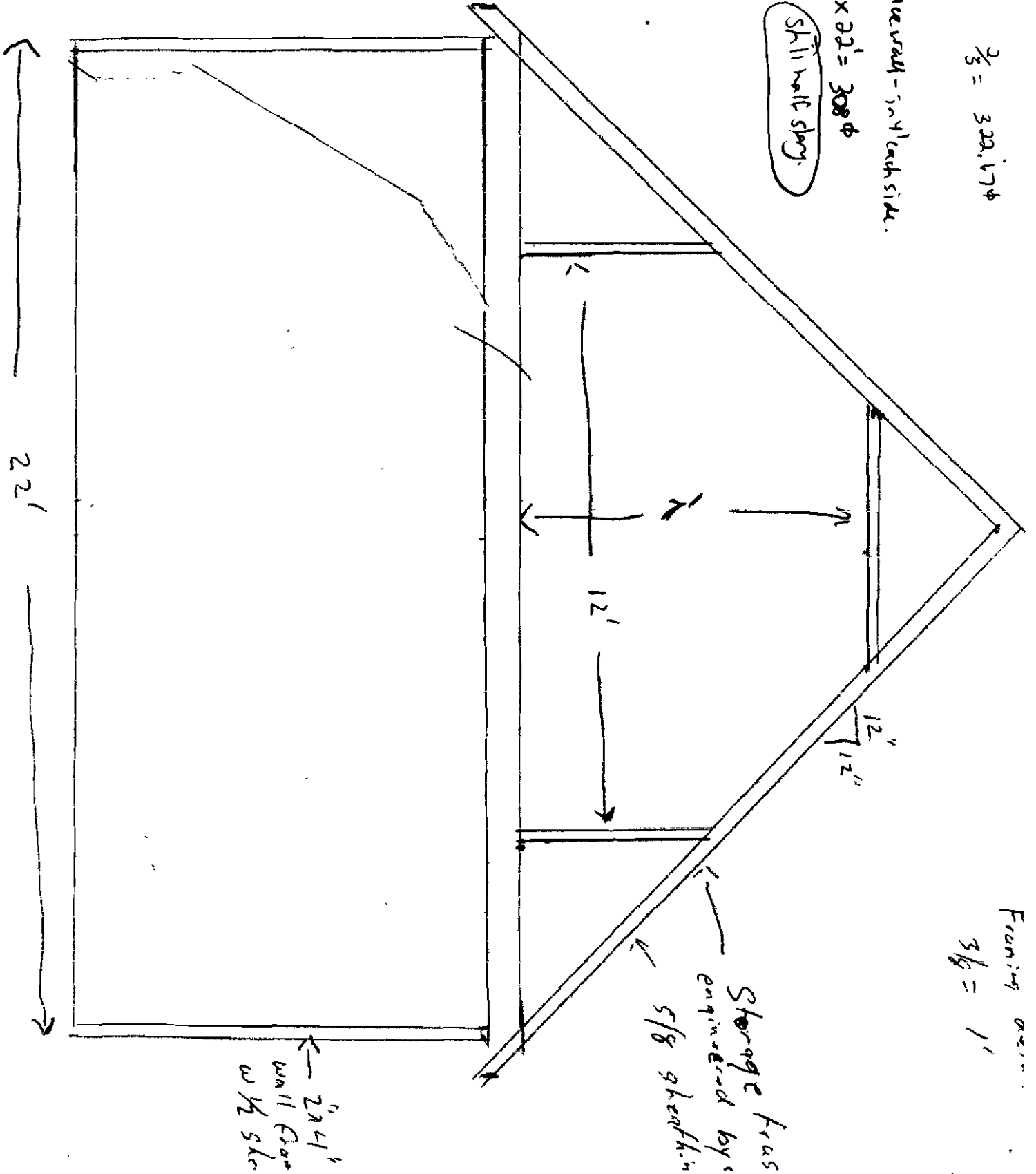
NOT TO SCALE

$22 \times 22 = 484$       $\frac{2}{3} = 322.17 \phi$

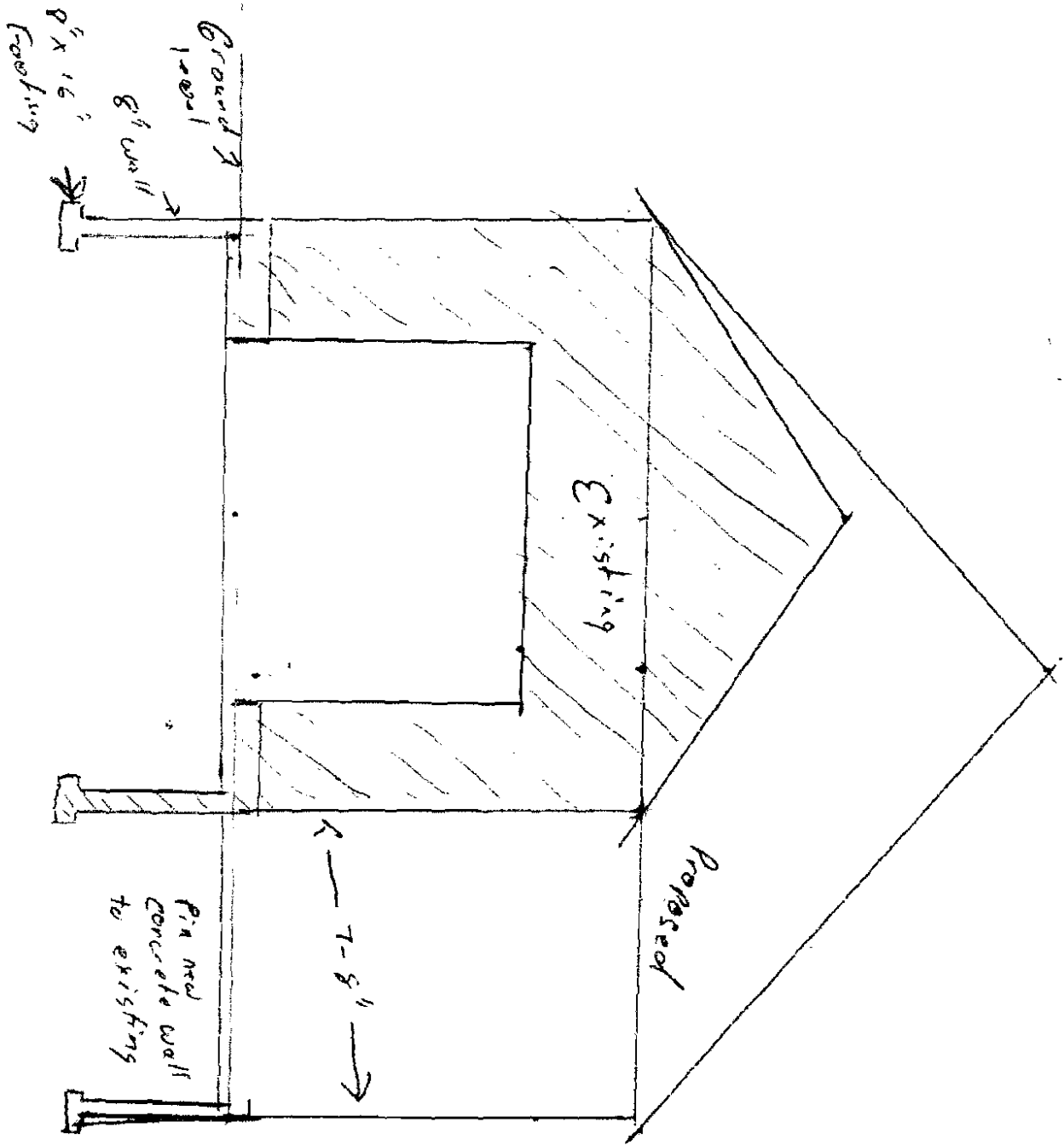
4' high knee wall - 5" x 4" each side.

$22 - 8' = 14' \times 22' = 308 \phi$

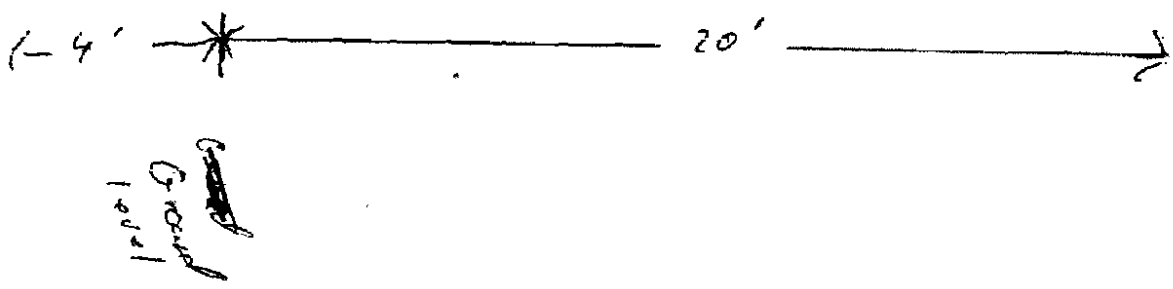
Skull half story.

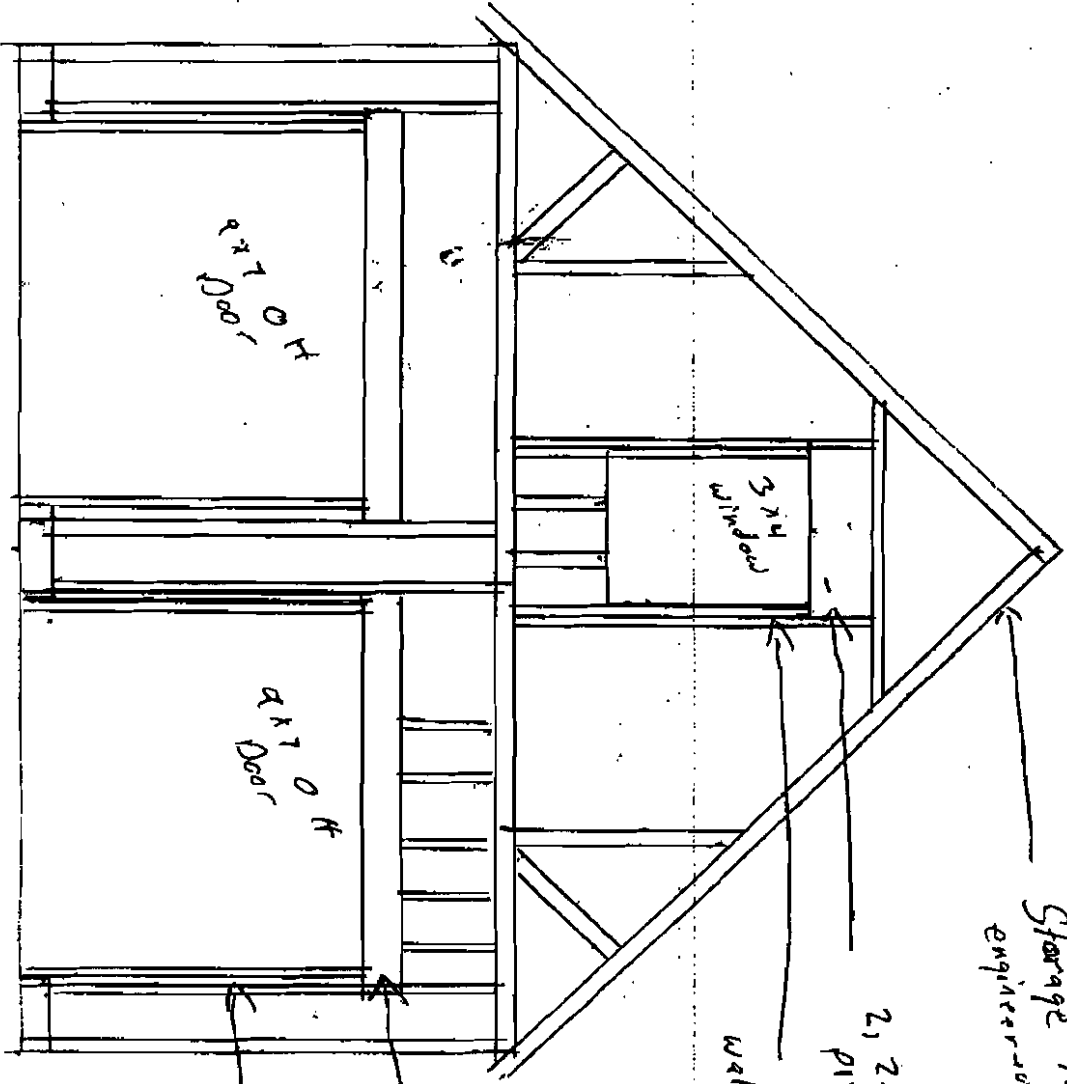


Framing over  
 $\frac{3}{8} = 1'$



Old and new over...  
 1/4" per foot



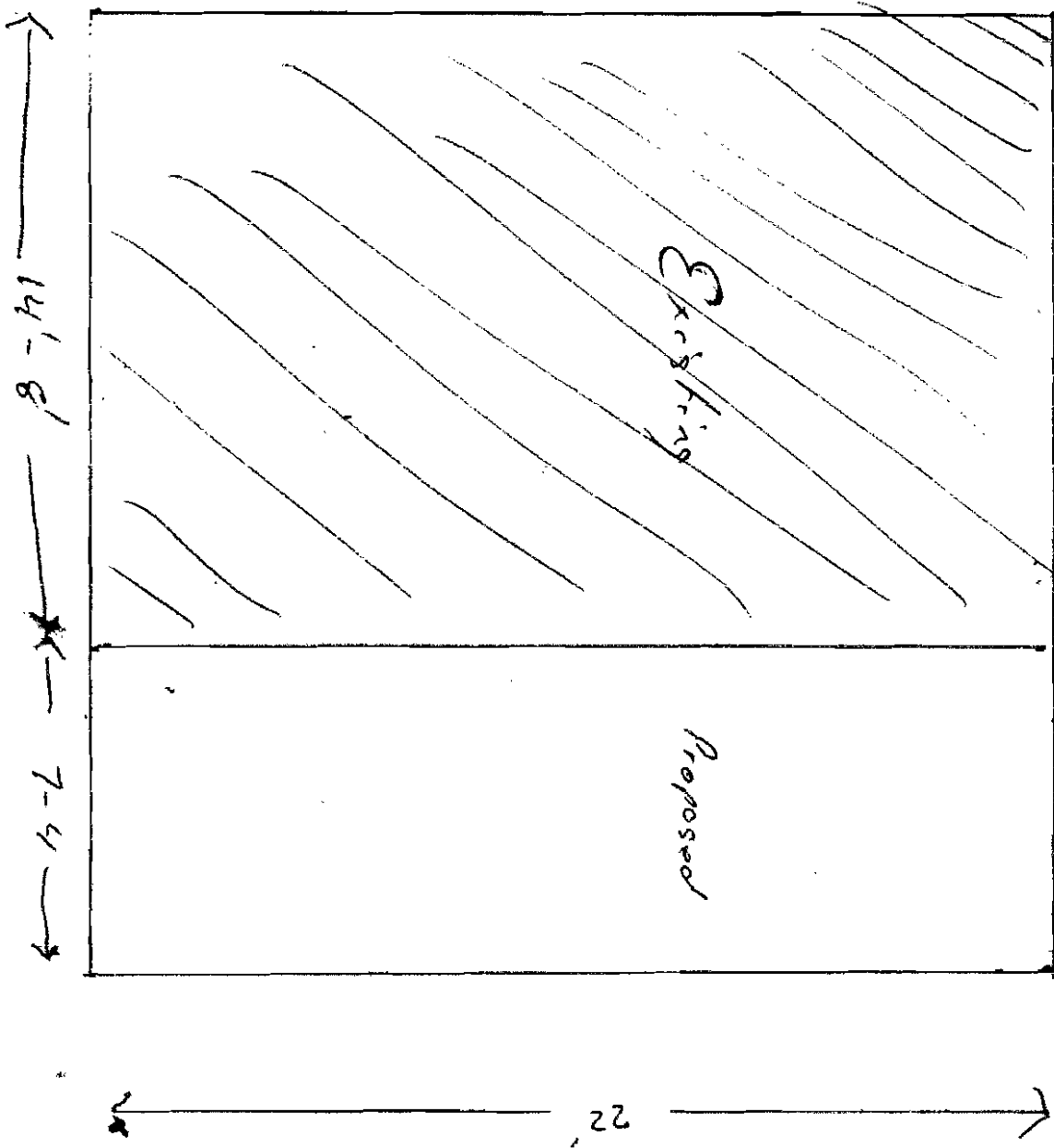


Storage Truss to be  
engineered by truss Co.

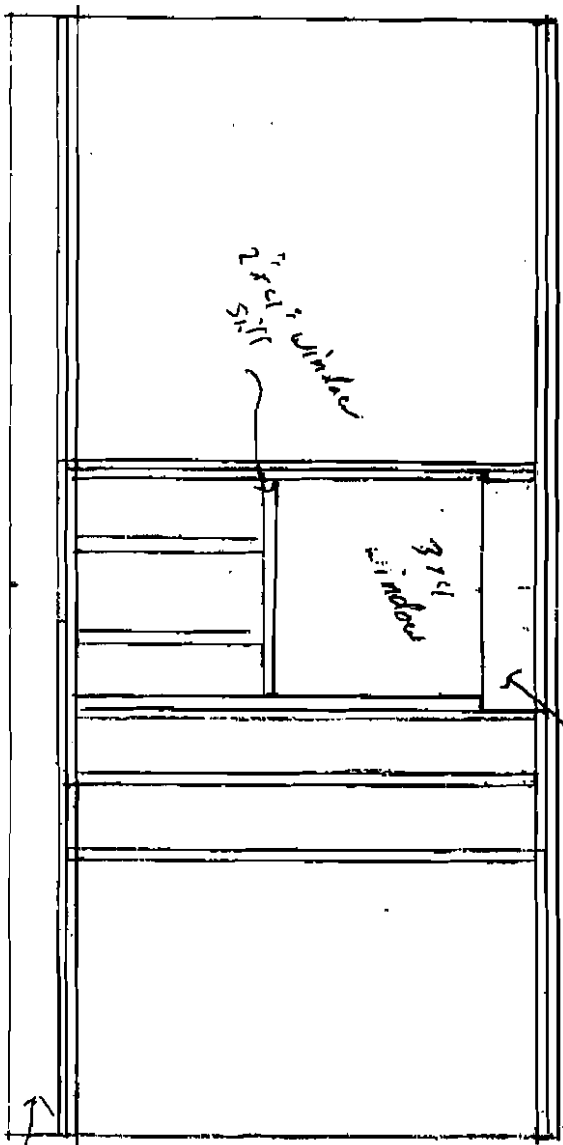
2 2x10 Header w 1/2"  
plywood in between  
2x4 Jacks w 2x4"  
Wall Framing 16' OC

2 1/2 2x10 Headers  
w 1/2 plywood between  
2 2x4 PT Jacks  
w Wall Framing 2x4"  
16' OC





Top Drive  
1/4" = 1'



2x4 sill window

3x4 window

2x10 header  
 2x4 wood in between  
 2x4 studs  
 2x4 plates  
 TOP

1/2" concrete sill on KD sk  
 2x6 PT  
 1/2" concrete wall



## Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Westbrook Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of said easterly side of Westbrook Street with the southerly side of Penrith Road, as shown on a plan of subdivision of part of the Daniel Dole Farm, recorded in the Cumberland County Registry of Deeds in Plan Book 37, Page 11; thence running easterly by said Penrith Road one hundred twenty and nine hundredths (120.09) feet to land described on said plan as property of Eleanor B. Webber; thence running southerly by said Webber land one hundred (100) feet to a point; thence running westerly, parallel with said Penrith Road, to said easterly side line of said Westbrook Street, thence running northerly by said Westbrook Street one hundred one and fifty-six hundredths (101.56) feet to the point of beginning.

Being the same premises conveyed to Diane Diconzo Fanning by virtue of a deed from Margaret A. Jealous, dated September 21, 2001 and to be recorded herewith.

CDH Properties, L.L.C.

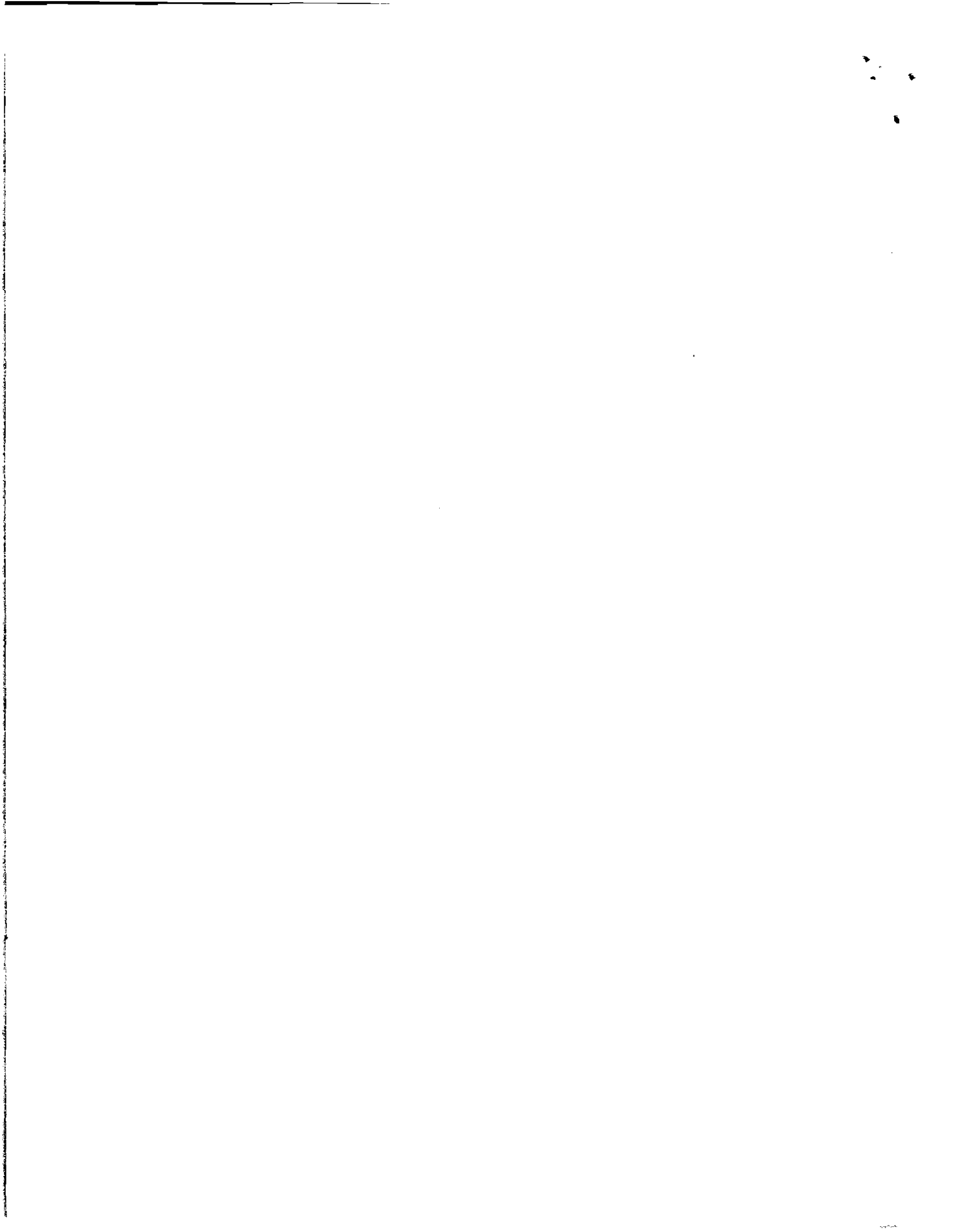
Douglas Hall  
 334A Granite St  
 Yarmouth, ME 04222

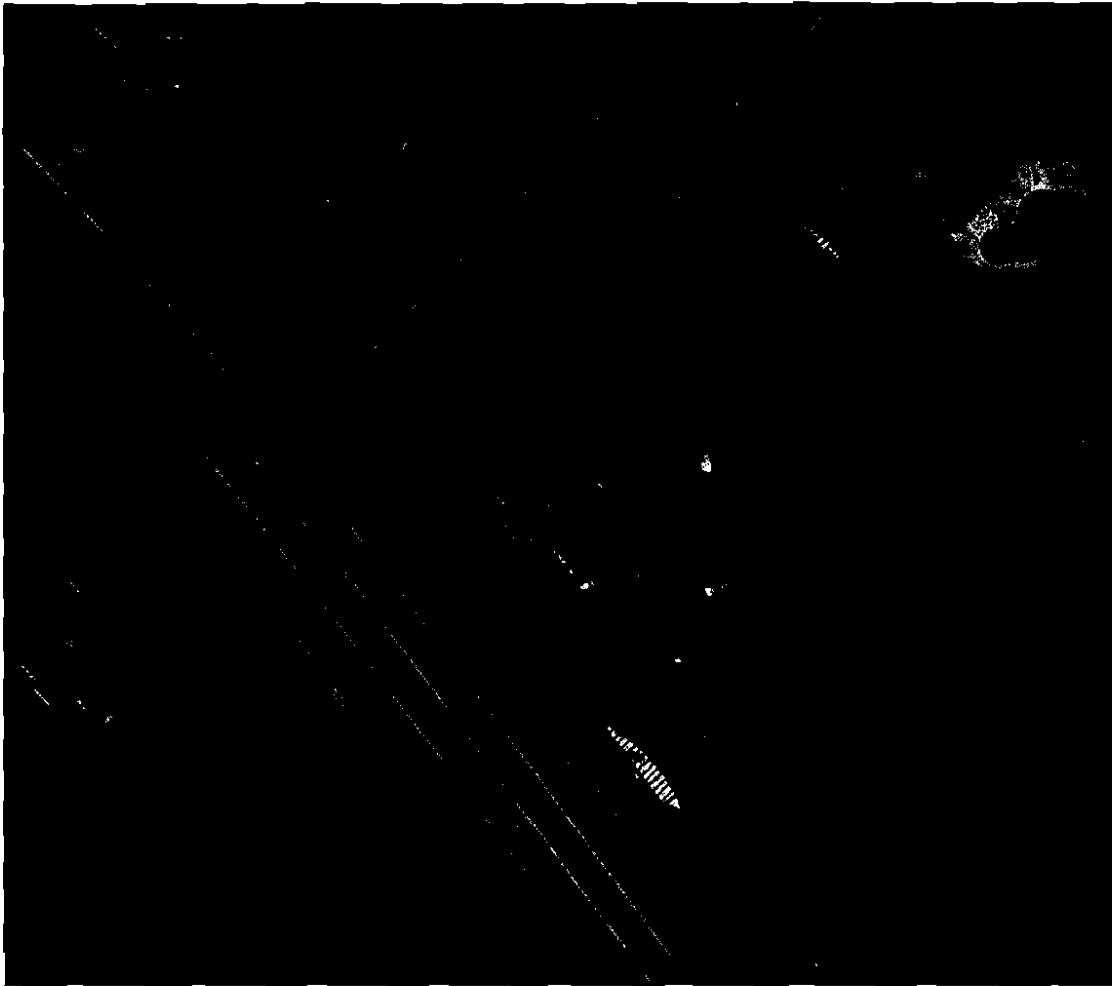
# Estimate

Date	Estimate #
2/5/2010	9

Name / Address
Diane Diconzo

			Project
Description	Qty.	Rate	Total
Turn existing one car garage into two car garage by adding 161 sq. ft. - "see plan".  * no windows no paint no electrical no overhead door		14,600.00	14,600.00
Thank You For Your Business		<b>Total</b>	\$14,600.00





City of Portland  
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland  
389 Congress St.  
Portland, Maine  
04101

To: Jeanie Bork Fax 874-8716

From: Doug Hall CDIT Properties

Re: Diane Diconzo Garage

Here is the drawing of the  
Stairway and location

The entire garage is going to  
be sheetrock, wall between  
house & garage and ceiling  
& stairway to be 5/8 Fire code  
There will also be a fire rated  
steel door at the bottom of  
the stairway.

Any ? call Doug 671-8781

RECEIVED

MAR 18 2010

Dept. of Building Inspections  
City of Portland Maine

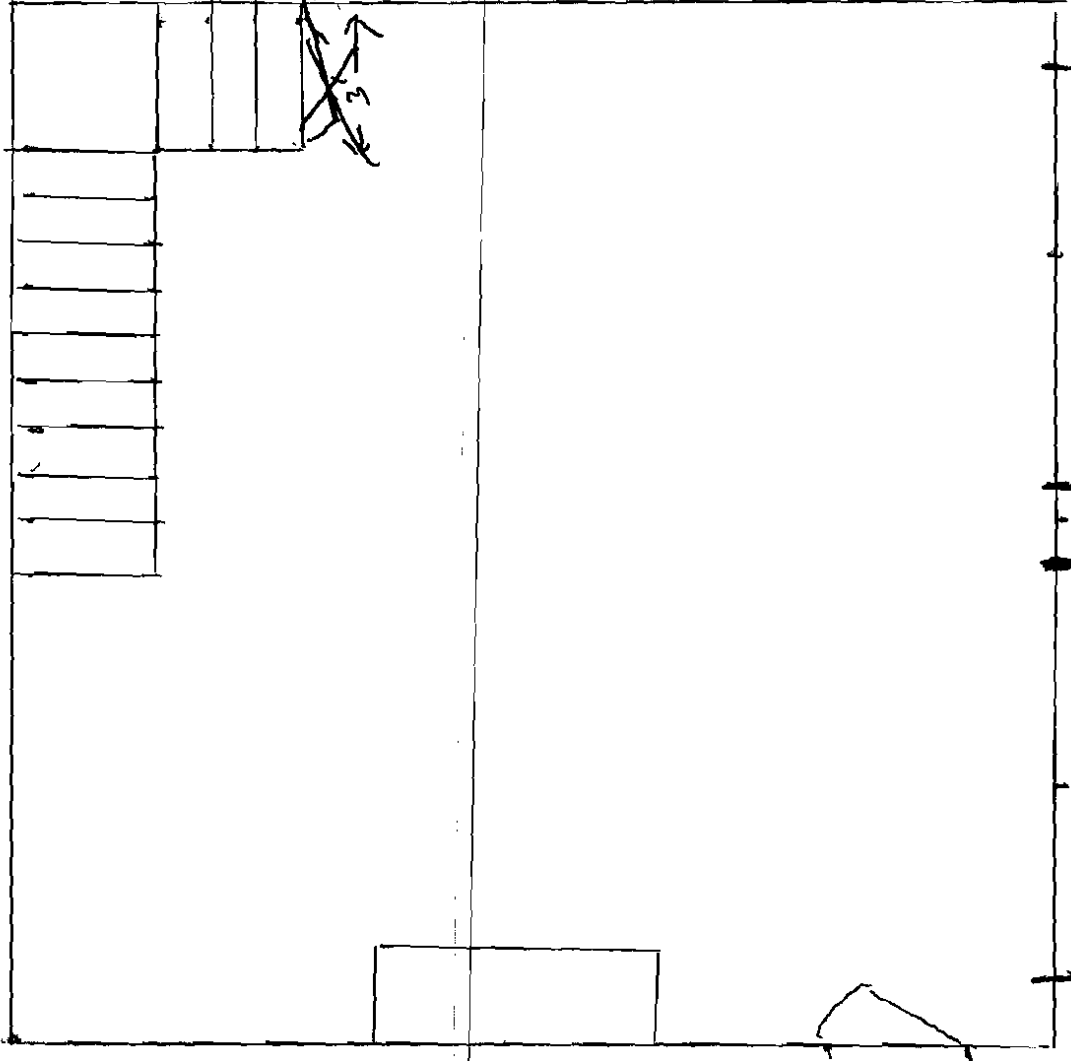
01/21/10

Notes

H.  
per Drawing

No Door  
at 1st Floor

Will sheetrock  
walls @ 2nd  
Floor around  
Stair opening  
w/ fire door  
(NOT required)  
(for storage  
use)  
JWB



RECEIVED

MAR 18 2010

Dept. of Building Inspections  
City of Portland Maine

Doog Hall  
C D H Properties

Diane Picon 20