

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: 02-0005	Issue Date: JAN 9 2002	EPL: 337 C093001
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Location of Construction: 79 Stuart St	Owner Name: Jimino Alphonso &	Owner Address: 79 Stuart St	Phone: 878-9746
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Erect 18' x 26' garage.	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: 5B BOCA 1999	

Proposed Project Description: Build 18' x 26' Garage	Signature: <i>TMW</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: gg	Date Applied For: 01/02/2002	Zoning Approval	
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<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 <i>N/A</i></p> <p><input type="checkbox"/> Wetland <i>OK with</i></p> <p><input type="checkbox"/> Flood Zone <i>condition</i></p> <p><input type="checkbox"/> Subdivision <i>Removed ab illegal 10' x 14' deck</i></p> <p><input type="checkbox"/> Site Plan <i>legalized 85' x 85' shed see permit 01-1503</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK</i> <i>1/9/02</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous <i>N/A</i></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: <i>1/9/02</i></p>	<p>Historic Preservation</p> <p><input checked="" 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 type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>1/9/02</i></p>
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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 _____

All Purpose 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.

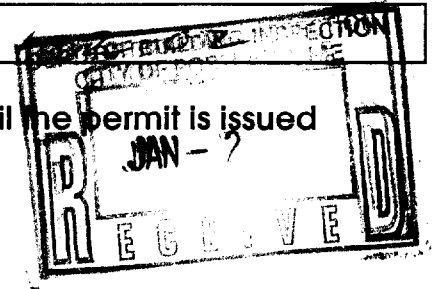
Location/Address of Construction: <u>79 STUART ST PORTLAND</u>		
Total Square Footage of Proposed Structure <u>468</u>	Square Footage of Lot <u>6800</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>337</u> Block# <u>C</u> Lot# <u>093</u>	Owner: <u>ALPHONSO & PHYLLIS Jimino</u>	Telephone: <u>878-0700 W</u> <u>878-9746 H.</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ALPHONSO & PHYLLIS Jimino</u> <u>79 STUART ST PORTLAND ME</u>	Cost Of Work: \$ <u>16,000.00</u> Fee: \$ <u>120 waived</u>
Current use: <u>DRIVEWAY/RESIDENTIAL</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>GARAGE</u>		
Project description: <u>CONSTRUCT 18x26 ATTACHED TO EXISTING HOUSE</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>ALPHONSO Jimino</u>		
Mailing address: <u>79 STUART ST PORTLAND ME</u> <u>04103</u> Phone: <u>878-9746</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u><i>Alphonso Jimino</i></u>	Date: _____
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This is not a permit, you may not commence ANY work until the permit is issued



Application ID Number: 2-0005

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 79 Stuart St. 12/3/01 Originally denied because of lot coverage - however, homeowner removed the illegal rear 10x14 deck and legalized the shed (see permit #01-1503). Approved Date: 01/07/2002

Given By Date: 01/04/2002

OK to Issue Permit Name: Marge Schmuckal Date: 01/07/2002 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

This permit is being issued with the removal of the illegal 10' x 14' rear deck and the legalization of the 8.5' x 8.5' shed. Please note that with the erection of this 18' x 26' garage, you are at your maximum lot coverage allowance for this zone (R-3 at 25%).

Create Date: 01/03/2002 By: gg Update Date: 01/07/2002 By: mes

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION

No. 792-19

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
I hereby certify that the location of the dwelling shown
on this plan did [redacted] conform with the local zoning
laws in effect at the time of construction. The property
does not fall within a special flood hazard zone.

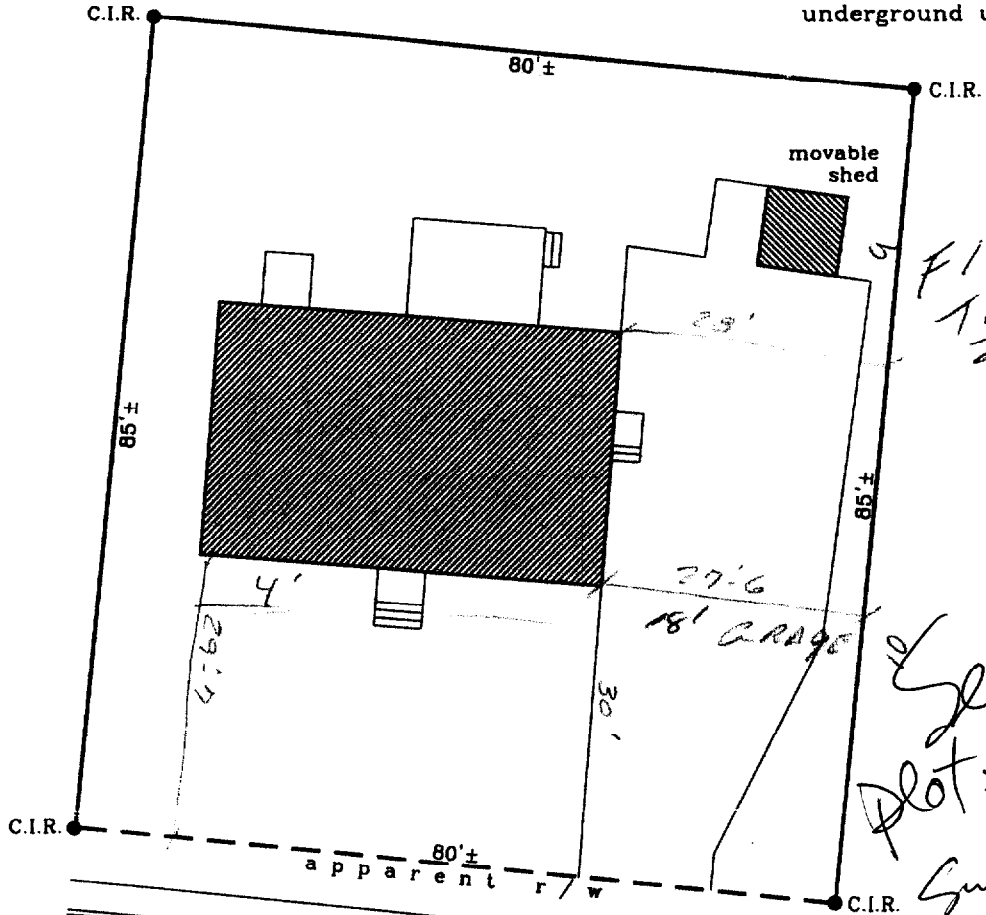
79 Stuart Street
Portland
Maine

BOOK _____ PAGE _____ COUNTY Cumberland

PLAN BOOK 183 PAGE 51 LOT 20

Buyers: Alphonse Jimino and Phyllis Joan Jimino
Sellers: Jason J. Lyons and Mary Tracey Lyons

The dwelling is a one story wood framed
structure on a concrete foundation with
underground utilities



FIX THAT

See Plot plan Submitted

for New GARAGE

*Setbacks
FRONT 25'
SIDE 8'
REAR 25'
Zone K3*

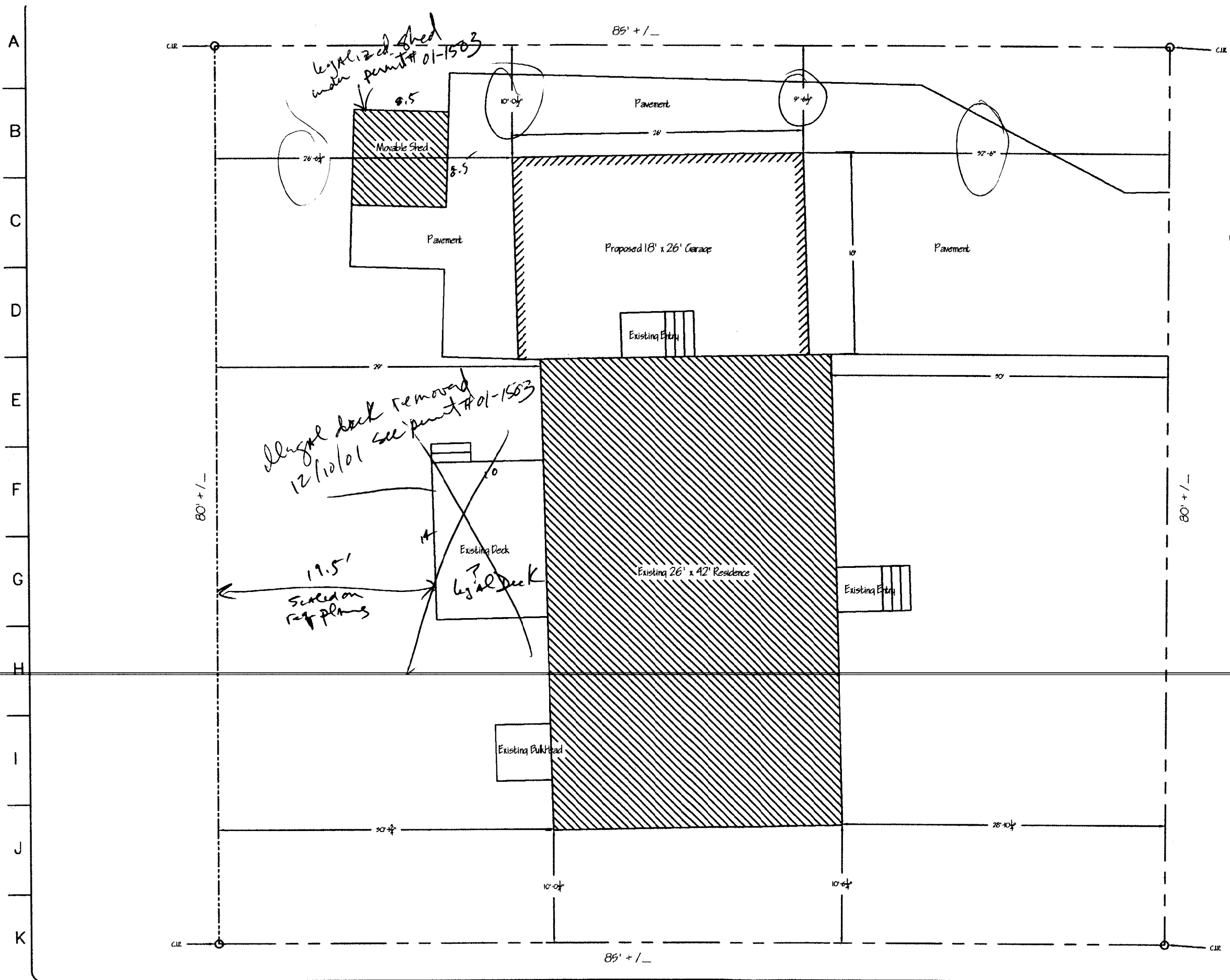
Stuart Street

[Handwritten signature]

THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 09-12-01 Scale 1"=20' Drawn by AC

T Titcomb Associates Falmouth, Maine



R-3 Zone
 Front: 25' Reg - 32' shown
 Rear: 25' Reg - 26.5' shown
 Side: 8' Reg - 9.5' shown
 (1 story)

Professional Seal: All Plans, Specifications, etc. are provided to the Client as a service provided by the Client and are not to be used for any other purpose. The Client is responsible for obtaining all necessary permits and licenses. The Client is responsible for the accuracy of the information provided to the drafter. The drafter is not responsible for the accuracy of the information provided to the drafter. The drafter is not responsible for the accuracy of the information provided to the drafter.

NORTHEAST DESIGN DRAFTING
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE
 55 Swaney Street Portland, ME 04105 Phone 207.797.7716 Fax 207.878.0069

PROJECT FOR:
Alphonse and Phyllis Jimino
 79 Stuart Street
 Portland, Maine 04103
 Phone: 207.878.9746

DWG. TITLE:
Proposed Garage Addition

REV.	DESCRIPTION	DATE

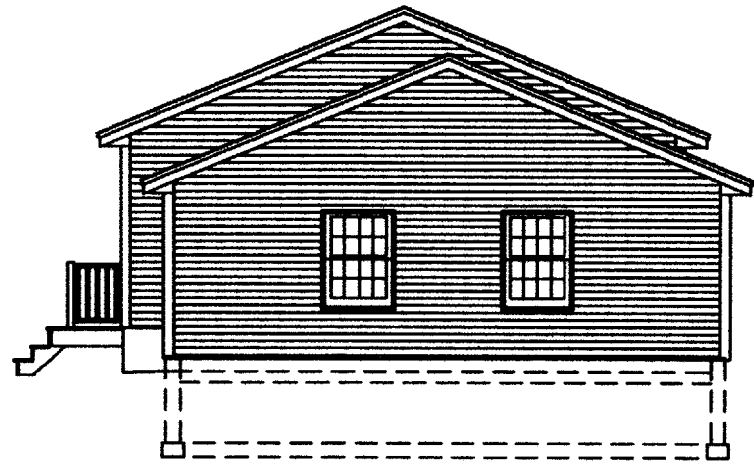
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 DRAWING NO.: 110201-4
 SHEET 4 OF 4

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 - All Drawings, Codes, Specifications, Construction Techniques and Questions Should be Reviewed by the Client/Contractor Before Construction Begins.
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Front Elevation



Right Side Elevation

NORTHEAST DESIGN DRAFTING
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE
 99 Sumner Street Portland, ME 04103 Phone 207.878.9746 Fax 207.878.0085

PROJECT FOR:
Alphonse and Phyllis Jimino
 79 Stuart Street
 Portland, Maine 04103
 Phone: 207.878.9746

DWG. TITLE:	REV.	DESCRIPTION	DATE
Elevations			

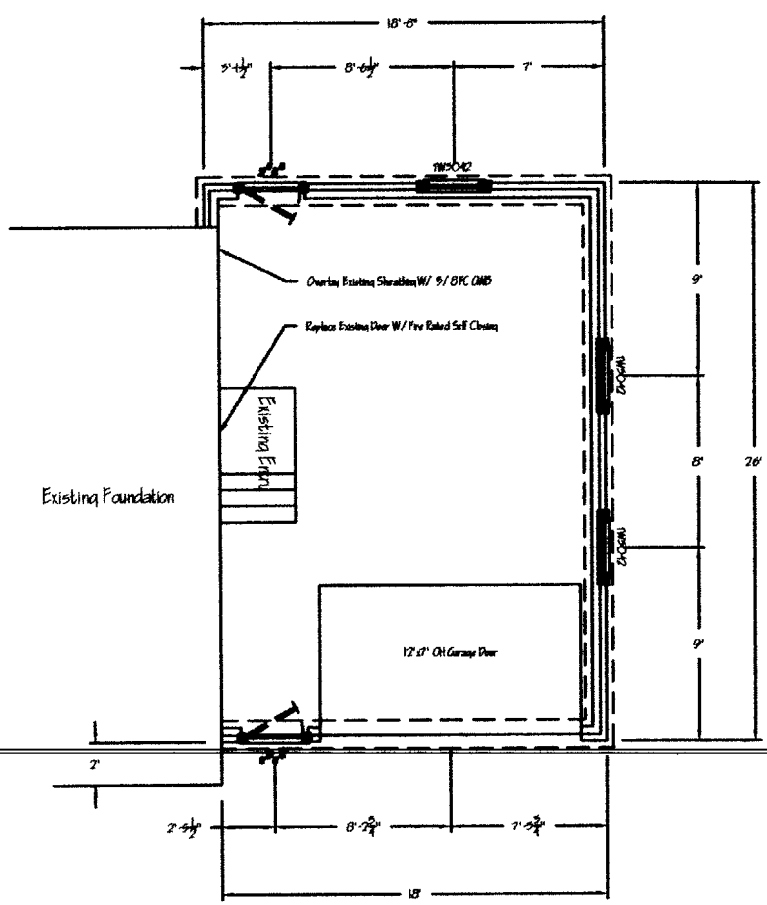
STAMP

DRAWN: M Lemo
 DATE: 11/22/01
 CHECKED:
 APPROVED:
 SCALE: 1/8" = 1'-0"
 JOB ORDER:
 DRAWING NO.:
110201-1
 SHEET 1 OF 4

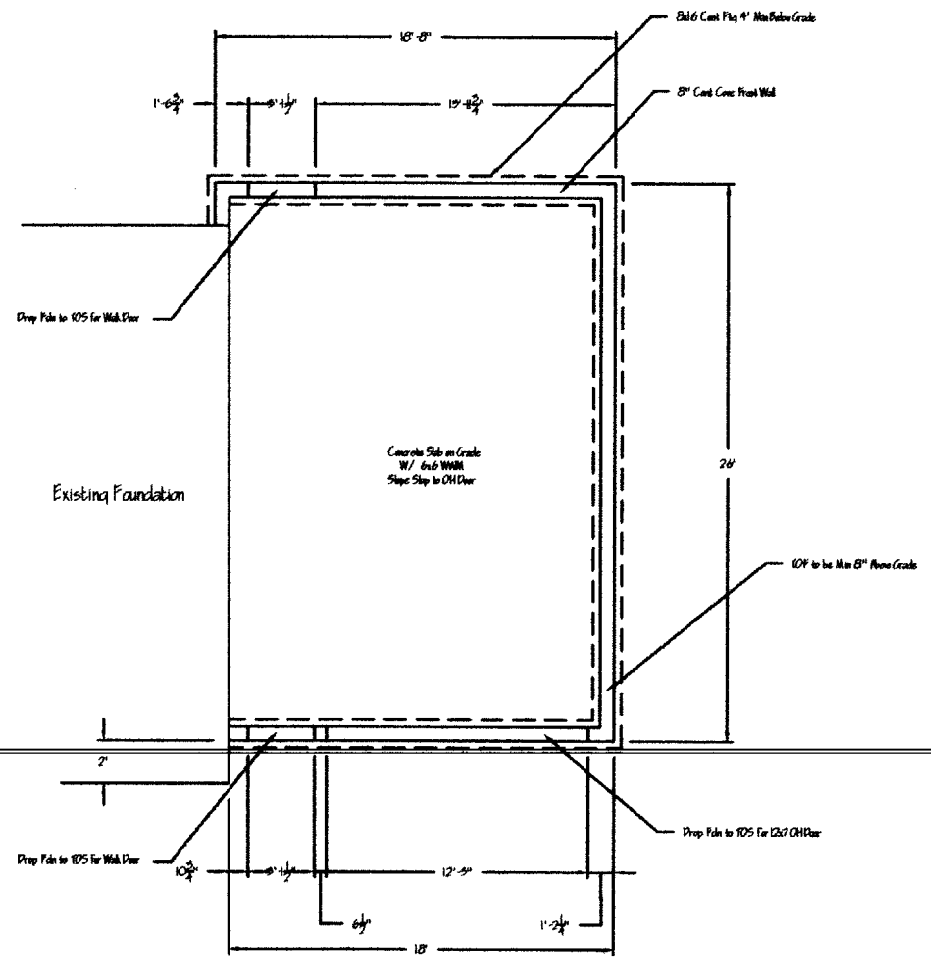
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Disclaimer Notes:
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General Notes:
 All Construction per: BOCA Local Edition
 Concrete Walls as Indicated w/ #4x24" Reinforcing Rods @ 48" OC
 Anchors @ Corners @ 6' OC
 Concrete 3000 PSI Walls, Slab & Footings
 Soil Bearing: 2500 PSF
 All Footings to Frost Depth
 6" Concrete Slab on 8" Min. Crushed Stone
 Control Joints as Indicated



Floor Plan



Foundation Plan

Footings Notes:
 10" Conc. Wall - 10x20 Footing
 8" Conc. Wall - 8x6 Ties

NORTHEAST DESIGN DRAFTING
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE
 55 Sumner Street Portland, ME 04103 Phone 207.878.9746 Fax 207.878.0065

PROJECT FOR:
Alphonse and Phyllis Jimino
 79 Stuart Street
 Portland, Maine 04103
 Phone: 207.878.9746

DWG. TITLE: **Foundation & Floor Plan**

REV.	DESCRIPTION	DATE

STAMP

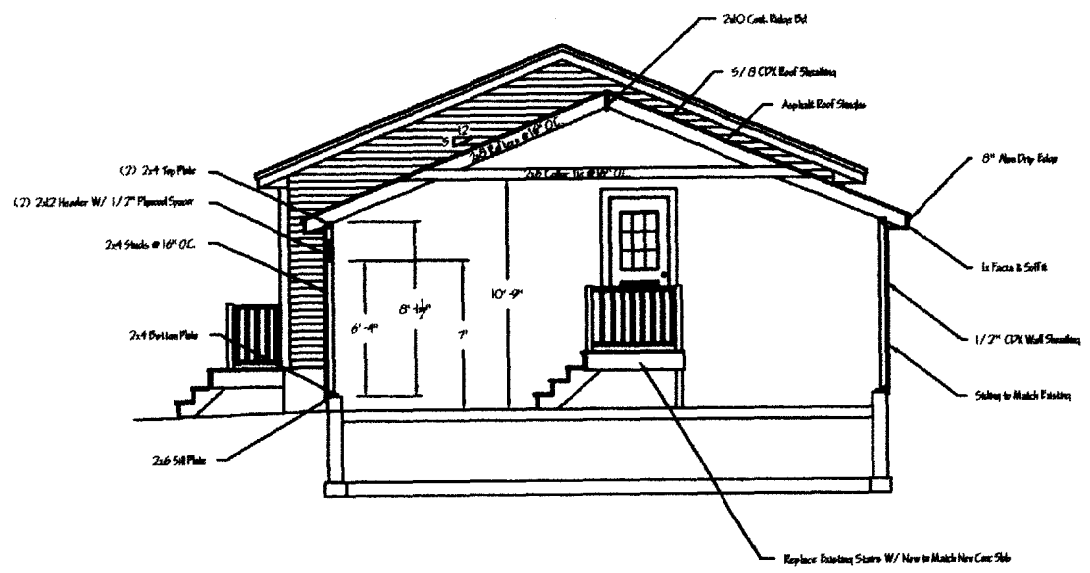
DESIGNER	M. Lema
DATE	11.22.01
CHECKED	
APPROVED	
SCALE	1/4" = 1'-0"
JOB ORDER	
DRAWING NO.	110201-2

SHEET 2 OF 4

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General Notes:
 Refer to Floor and Roof Framing Plans for Rafter, Header & Floor Joist Sizes
 Roof Ridge Support Carries to Placement
 All Construction per BOCA Latest Edition

Framing Specifications:
 Floor System:
 Joists as Indicated on Floor Framing Plan
 1/2" Cross Bracing at Center Span
 2x6 PT Sill Plate w/ Sill Seal
 Subfloor as Indicated
 Finish Floor per Customer Spec
 Exterior Walls:
 2x6 Studs @ 16" OC
 (2) 2x6 Top Plate
 2x6 Bottom Plate
 7/16 OSB Wall Sheathing
 Taped Air Infiltration Barrier
 Fiberglass Insulation
 Siding & Finish Trim per Customer Spec
 Interior Walls:
 2x4 Studs @ 16" OC
 (2) 2x4 Top Plate
 2x4 Bottom Plate
 Roof System:
 Rafters per Roof Framing Plan
 5/8" OSB Roof Sheathing
 15# Felt
 25 Yr Asphalt Shingles
 Ice Shield @ Edge (Up 5' Min)
 8" Aluminum Drip Edge
 Insulation:
 Exterior Walls R19
 Attic Cap R58
 Sill R19
 Ventilation:
 Soffits 2" Strip Vents
 Rafters Cont. Shear Vents
 Lower Air Shown
 Circulation Vents between Rafters
 Headers:
 See Chart Below
 Pieces as Indicated
 6" Min Peening All Pieces
 Interior Finish:
 1/2" Gypsum Walls & Ceiling
 Wall Casings per Cust. Spec
 Base Molding per Cust. Spec
 Floor Finish per Cust. Spec
 Millwork per Cust. Spec
 Paint/ Stain per Cust. Spec



Building Section

Maximum Spans for Headers Located Over Openings in Walls (In Feet)				
Size of Header	Headers in Bearing Walls			Headers in Non-Bearing Walls
	Supporting Roof Only	One Story Above	Two Stories Above	
(2) 2x4	4	-	-	-
(2) 2x6	6	4	-	-
(2) 2x8	8	6	-	10
(2) 2x10	10	8	6	12
(2) 2x12	12	10	8	16

Per CBCO 1995 Edition W/ Amendments thru 1997

NORTHEAST DESIGN DRAFTING
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE
 55 Stone Street Portland, ME 04105 Phone 207.797.1716 Fax 207.878.0065

PROJECT FOR:
Alphonse and Phyllis Jimino
 79 Stuart Street
 Portland, Maine 04103
 Phone: 207.878.9746

DWG. TITLE:	REV.	DESCRIPTION	DATE
Building Section			

STAMP
 DRAWN M Lane
 DATE 11.02.01
 CHECKED
 APPROVED
 SCALE 1/4" = 1'-0"
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110201-3
 SHEET 3 OF 4