

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT SECTION

PERMIT ISSUED
Permit Number: 050042
JAN 25 2005

This is to certify that Mancini John J /Anthony Mancini
has permission to 24' x 46' 2nd floor addition
AT 90 Alpine Rd

380A A060001

CITY OF PORTLAND

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 permit is procured before this building or part thereof is closed or 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 _____

Jeanie Bark 1/24/05
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: 05-0042	Issue Date: JAN 25 2005	GBL: 380A A060001
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Location of Construction: 90 Alpine Rd	Owner Name: Mancini John J	Owner Address: 90 Alpine Rd	Phone:
Business Name:	Contractor Name: Anthony Mancini	Contractor Address: 179 Sheridan St, Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R3
Past Use: Single Family Home	Proposed Use: Single Family Home / 24' x 46' 2nd floor addition	Permit Fee: \$921.00	Cost of Work: \$100,000.00
Proposed Project Description: 24' x 46' 2nd floor addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB Signature: JMB 1/24/05 Date: 1/24/05
		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: Idobson	Date Applied For: 01/12/2005	Zoning Approval		
<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>		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: JMB 1/24/05	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: JMB 1/19/05

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: 05-0042	Date Applied For: 01/12/2005	CBL: 380A A060001
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Location of Construction: 90 Alpine Rd	Owner Name: Mancini John J	Owner Address: 90 Alpine Rd	Phone:
Business Name:	Contractor Name: Anthony Mancini	Contractor Address: 179 Sheridan St. Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
Proposed Use: Single Family Home / 24' x 46' 2nd floor addition		Proposed Project Description: 24' x 46' 2nd floor addition	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 01/24/2005**Note:** **Ok to Issue:**

- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 3) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 01/24/2005**Note:** 1/20/05 left vm w/Anthony M. To call for more details. He called back and will submit stair details. Also **Ok to Issue:**
1/24 Tony M. Submitted revised plan.

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

2/17/05 Setbacks -

has not been done yet - measure
beam lines and cut for extension to
Properties - Will have to be 2' at
at foot, amp.

Left 14' Rego - actual 19.5

Right ok at → actual 9.5 per JMB

Setback (from front wall of house) is 25' exact,
ok to execute Ⓚ

3/11/05 - Verified Setbacks for footing pour ok
Ⓚ

5/5/05 - for Check -

ok Ⓚ → Ⓚ Needs chimney permit & cut
Ⓚ All stairs still under contract at this time
(cuts show work)

Ⓚ Stairs GAR to Cellar all existing
No changes made

Ⓚ Existing rear deck front porch less than 3" off
grade - do not need garage stairs

5/11/05 - Service upgrade okⓀ

7/15/05 for CAO -

Ⓚ Framing around Transoms above gar. door needs sketch

Ⓚ Needs Step gar → Cellar stairs

Ⓚ Stairs gar → Basement needs handrail

Condition of final - Basement finish requires separate
Permits.

Ⓚ Needs permits for gas fireplace & propane ^{permits} 05-1031
7/26/05

STATE OF MAINE
CHIMNEY OR FIREPLACE CONSTRUCTION/INSTALLATION
DISCLOSURE

Dear Consumer: State law, specifically 32 M.R.S.A., Chapter 33, §2313-A, requires that chimney or fireplace installers, as of January 1, 1992, provide you with this "Disclosure" prior to the installation or construction of your chimney or fireplace. The purpose of this Disclosure is to inform you that the National Fire Protection Standard #211 (NFPA #211) is the current standard which applies to all new construction of chimneys and fireplaces. Please to note that the State of Maine does not require registration or licensure of chimney or fireplace installers. It is important to realize that many fires are caused each year from improperly constructed fireplaces and chimneys. This disclosure form should help you in making an informed decision as to the abilities of the installer and under what requirements the installation must comply.

INSTALLER INFORMATION

Name of Installer NEAL M. GERBER THE GERBER CO., INC.
D.B.A. _____
Name of Installer (if incorporated) _____
D.B.A. _____
Legal Address 4 GRAY RD FALMOUTH
(Street and No.) (City or Town)
MAINE CUMBERLAND 04103
(State) (County) (Zip Code)
Home Telephone _____ Business Telephone 207 797 10500
Years of experience doing fireplace or chimney installations 20 YEARS

CONSUMER IDENTIFICATION

Consumer's Name JOHN & KIM MANGIOLI
Mailing Address 90 ALPINE RD PORTLAND
(Street and No.) (City or Town)
MAINE CUMBERLAND 04103
(State) (County) (Zip Code)
Home Telephone _____ Business Telephone _____

Installer, please give a brief description of installation being offered.
8" METAL VENT GAS CHIMNEY BY HART COOLEY

I, NEAL M. GERBER THE GERBER CO., INC. the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA #211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, and the Oil and Solid Fuel Board Rules.

Signature [Signature] Date 5/04/05

INSTALLATION STANDARDS

The 1996 Edition of NFPA #211 contains provisions for chimney, fireplaces, venting systems, and solid fuel burning appliances including their installations. The standards applies to residential as well as commercial and industrial installations.

PLEASE CHECK THE TYPE OF CONSTRUCTION TO BE BUILT: **Factory-Built Chimney and Chimney Units.**

Factory-built chimney and chimney units shall be listed and installed in accordance with the temperature conditions of the listing, the manufacturer's instructions and all applicable sections of NFPA #211.

 Factory-Built Fireplaces.

Factory-built fireplaces shall be listed and shall be installed in accordance with the terms of the listing. Hearth extensions shall be provided in accordance with the manufacturer's instructions or shall be of masonry on non combustible construction in accordance with applicable sections of NFPA #211.

 Unlisted Metal Chimney (smokestacks) for Non Residential Applications.

Single wall metal chimneys or unlisted metal chimneys shall not be used inside or outside of one and two family dwellings. Metal chimneys shall be constructed and installed in accordance with the appropriate sections of NFPA #211

 Masonry Chimney.

Masonry chimneys shall be constructed by appropriate sections of NFPA #211 for proper design, support, re-enforced, and installation.

 Masonry Fireplace.

Masonry fireplaces shall comply with all requirements of NFPA #211 and all other pertinent sections.

CONSUMER CHECKLIST

1. Has the installer provided you with a written contract? 10 M.R.S.A., Chapter 219-A requires written contracts for any home remodeling or construction with an estimated cost in excess of \$1,400.
2. Have you asked the local fire department or code enforcement officials to inspect the installation during and after construction?
3. Is the installer familiar with current NFPA #211 standards and does he have a copy of same?
4. Have you asked for references to be provided by the installer?

g:\trade\oil\chimney\disclosr.lwp

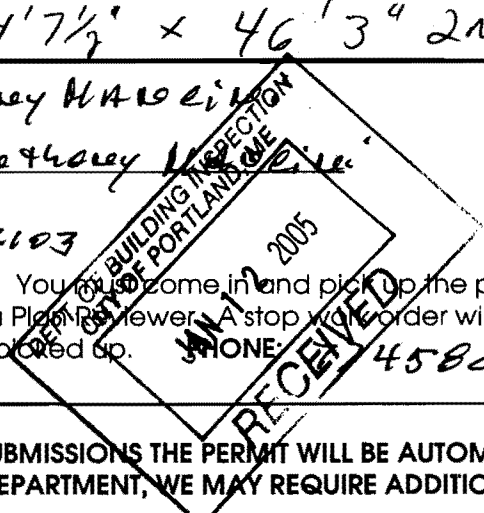
Revised 7/98

TOTAL P.02

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>90 ALPINE RD PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure <u>1100 sq ft</u>	Square Footage of Lot <u>12,460</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>380 A</u> Block# <u>A</u> Lot# <u>60</u>	Owner: <u>John F. Mawein</u>	Telephone: <u>7745829</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Anthony Mawein</u> <u>114 ALPINE RD</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ <u>921.00</u>
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Addition to Existing S/R</u>		
Project description: <u>TOTAL sq ft 1100 24'7 1/2" x 46'3" 2ND FLOOR ADDITION</u>		
Contractor's name, address & telephone: <u>Anthony Mawein</u>		
Who should we contact when the permit is ready: <u>Anthony Mawein</u>		
Mailing address: <u>179 SHERBORN ST.</u> <u>PORTLAND, ME 04103</u>		
We will contact you by phone when the permit is ready. You may come in and pick up the permit and review the requirements before starting any work, with a Planning Review. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is posted up.		



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>Anthony Mawein</u>	Date: <u>01-07-05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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	380A A060001
Location	90 ALPINE RD
Land Use	SINGLE FAMILY
Owner Address	MANCINI JOHN J 90 ALPINE RD PORTLAND ME 04103
Book/Page	20233/017
Legal	380A-A-60 ALPINE RD 66-92 12112 SF

R3

Valuation Information

Land	Building	Total
\$35,600	\$76,020	\$111,620

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
1968	Ranch	1	1008	0.276
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic
2	1		4	None
				Basement
				Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
09/01/2003	LAND + BLDING	\$190,000	20233-17
02/29/2000	LAND + BLDING	\$139,000	15343-286
04/26/1993	LAND + BLDING		10659-280

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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

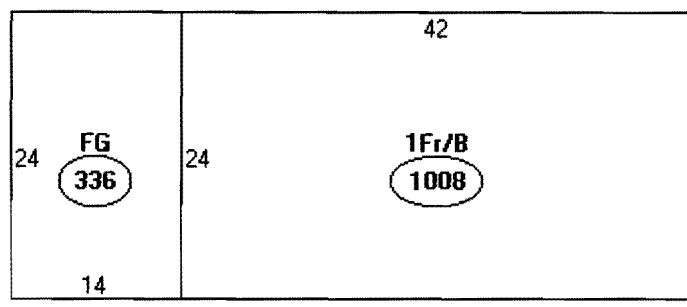


<http://www.portlandassessor.com/images/pictures/02230901.jpg>

01/19/2005

Descriptor/Area

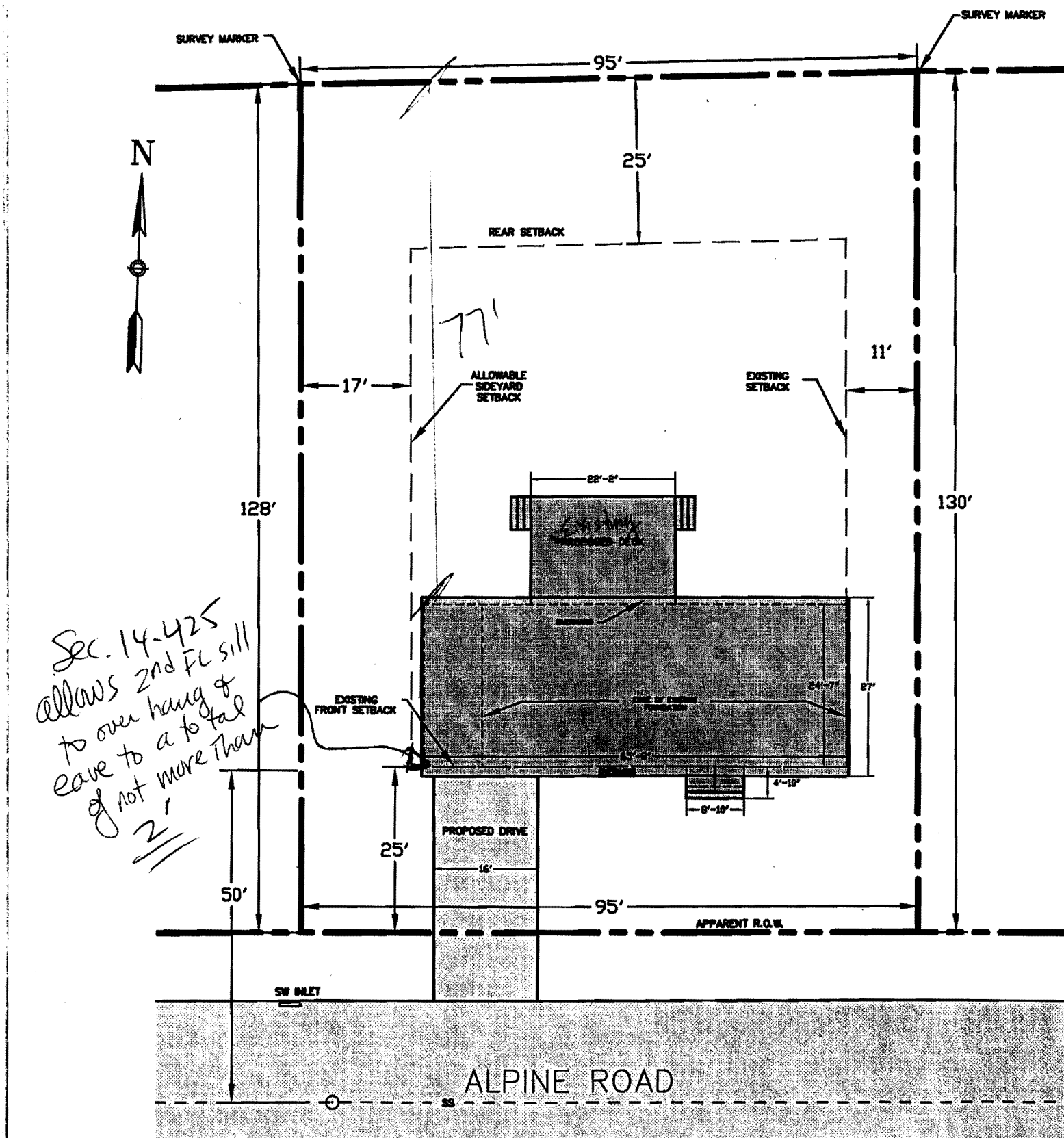
A: 1Fr/B
1008 sqft
B: FG
336 sqft



<http://www.portlandassessor.com/images/Sketches/02230901.jpg>

01/19/2005

REFERENCE:



*Sec. 14-425
allows 2nd fl sill
to over hang &
eave to a total
of not more than
2'*

THIS IS NOT A STANDARD BOUNDARY SURVEY NOR IS THE INFORMATION SHOWN IN THIS PLAN BASED ON A STANDARD BOUNDARY SURVEY.

NOTES:

1. THIS PLAN IS BASED ON A MORTGAGE LENDER INSPECTION SURVEY CONDUCTED BY NADEAU & LODGE, DATED 2/16/00 AND ON FIELD MEASUREMENTS TAKEN BY LUC ON 10/14/2004.
2. LUC MAKES NO CERTIFICATION AS TO ACTUAL PROPERTY LINES OR BUILDING LOCATION.
3. THIS PLAN SHOWS THE PROPOSED BUILDING FOOTPRINT RELATIVE TO THE EXISTING FOUNDATION FOOTPRINT.
4. THE APPRAENT R.O.W. HAS BEEN DETERMINED BY MEASURING FROM THE SURVEY MARKERS LOCATED IN THE REAR YARD. DIMENSIONS WERE TAKEN FROM THE MORTGAGE LENDERS INSPECTION SURVEY (SEE NOTE 1)
5. AREA MEASUREMENTS:
GROSS LAND AREA=12,255 SQ. FT.
IMPERVIOUS SURFACE AREA=2,750 SQ. FT.
IMPERVIOUS SURFACE RATIO=22%

*R3 Zone
Front Porch allowed into
setback if 50 SF or less
& max. 6' projection - 14-425
Side 2 story 14' Req 17' shown
Rear 25' 77' scaled
Front 25' shown
Front 25' Req*

ENGINEERING
CONSULTANTS
966 RIVERSIDE STREET
PORTLAND, MAINE 04105
Voice (207) 878-3333
Fax (207) 878-3333
www.lucmaine.com



PREPARED FOR:
TONY MANCINI
179 SHERIDAN STREET
PORTLAND, ME 04101
207-774-5829

TITLE: BUILDING SITE LAYOUT
LOT 21, P/O LOT 23
90 ALPINE RD.
PORTLAND, ME

DATE: 11/24/04

SCALE: 1"=20'

JOB #: 4359

580 AA 600

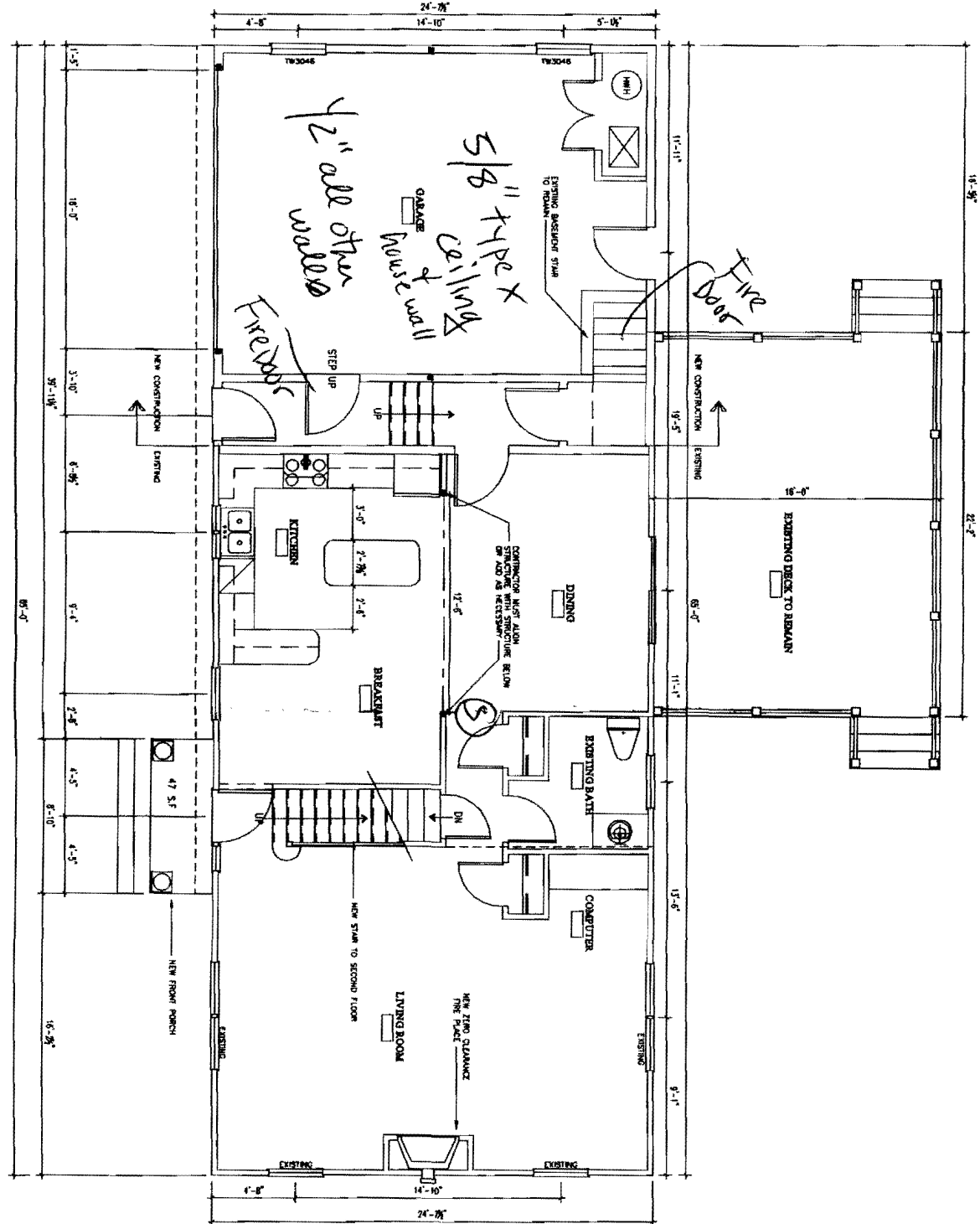
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 12 2005
RECEIVED



**MANCINI RESIDENCE
PORTLAND, ME**

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 12 2005
RECEIVED

380 AA60

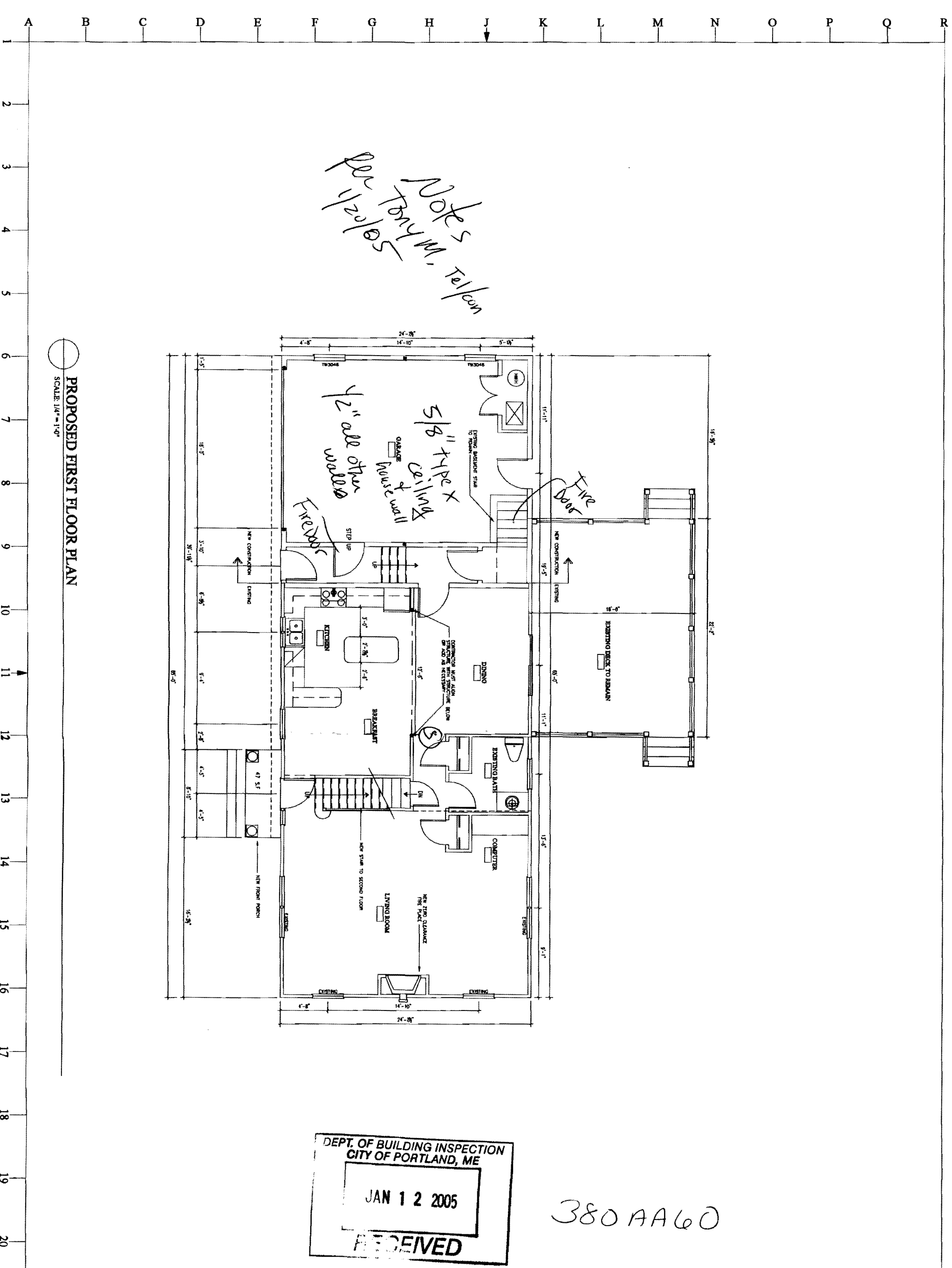


Notes
per Tony M. Telcan
1/20/05

PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

DATE	1-20-05
PROJECT	MANCINI
ARCHITECT	GAMRON TURGEON ARCHITECTS
DESIGNED BY	DAVID
DRAWN BY	JAMES

A100





MANCINI RESIDENCE
 PORTLAND, ME

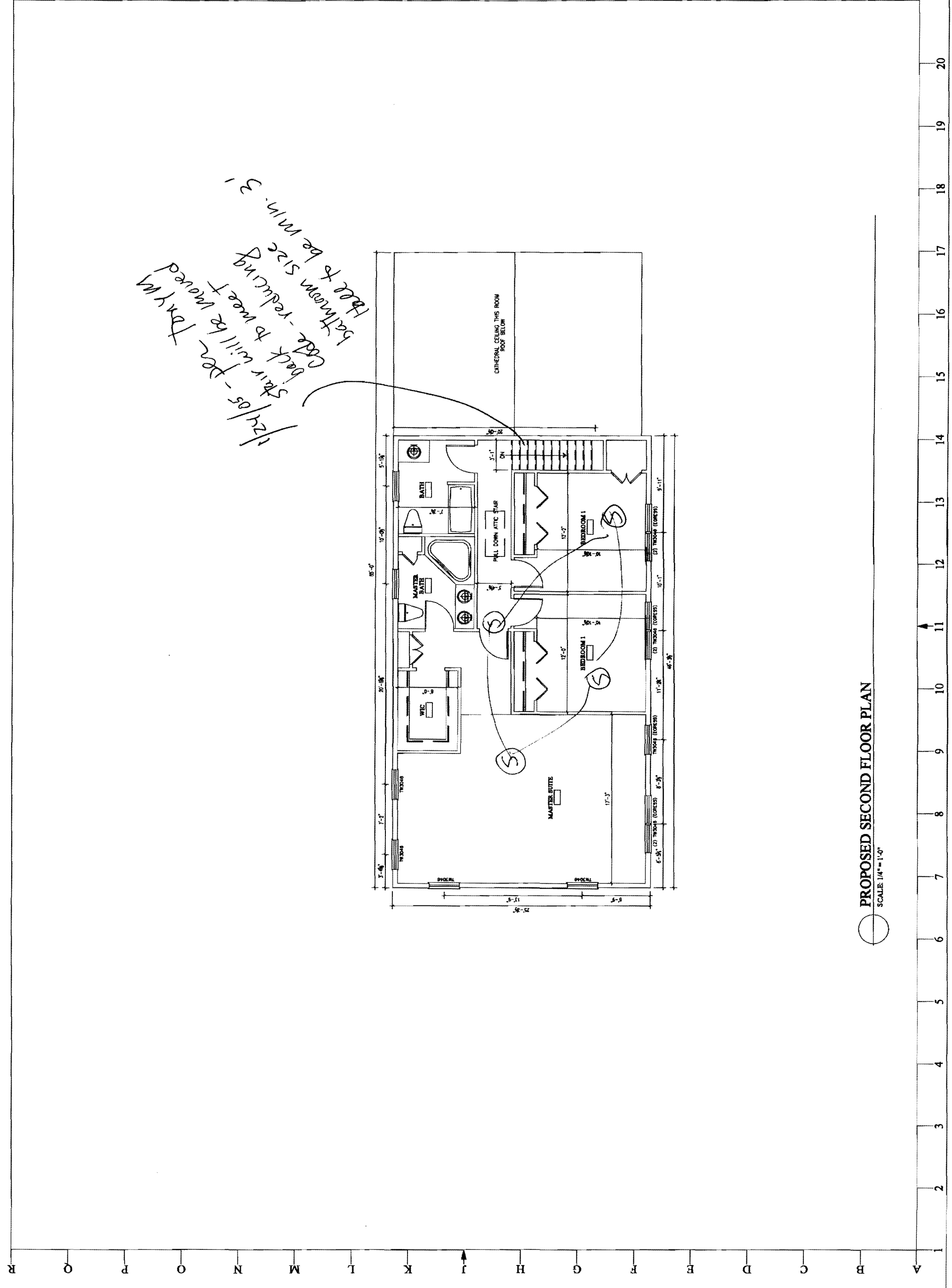
REVISIONS	
NO.	DESCRIPTION

DATE	1-14-09
PROJECT	MANCINI
DRAWN BY	EPD
CHECKED BY	EPD
DATE PLOTTED	1/14/09

SHEET TITLE	FLOOR PLAN
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A200

SCALE: 1/4" = 1'-0"



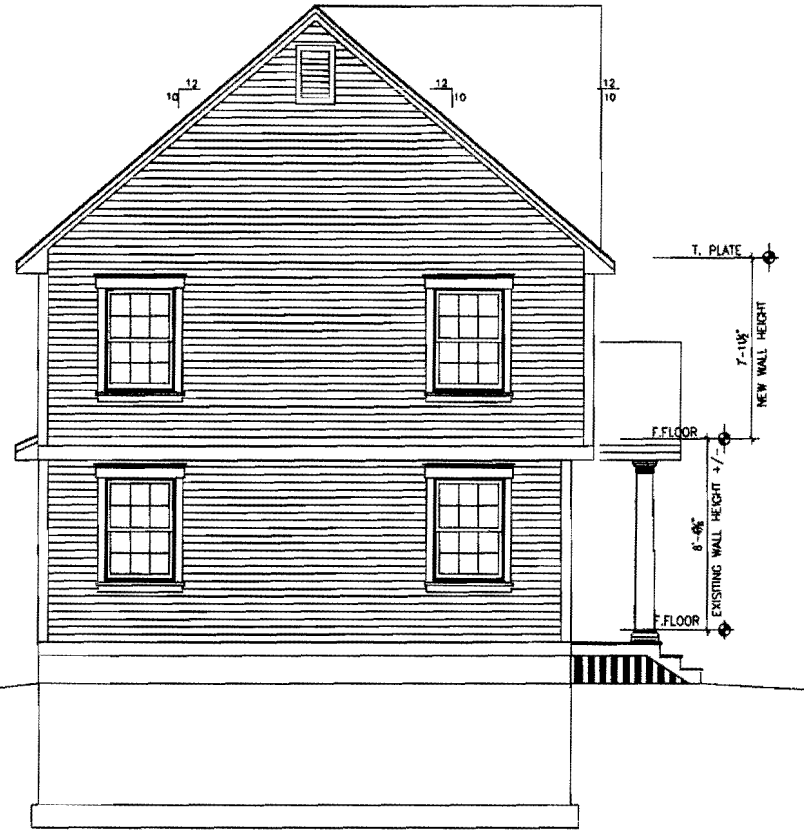
*1/24/09 - Per Bryan
 Stair will be moved
 back to meet
 back - reducing
 bathroom size
 Hall to be min. 3'*

PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



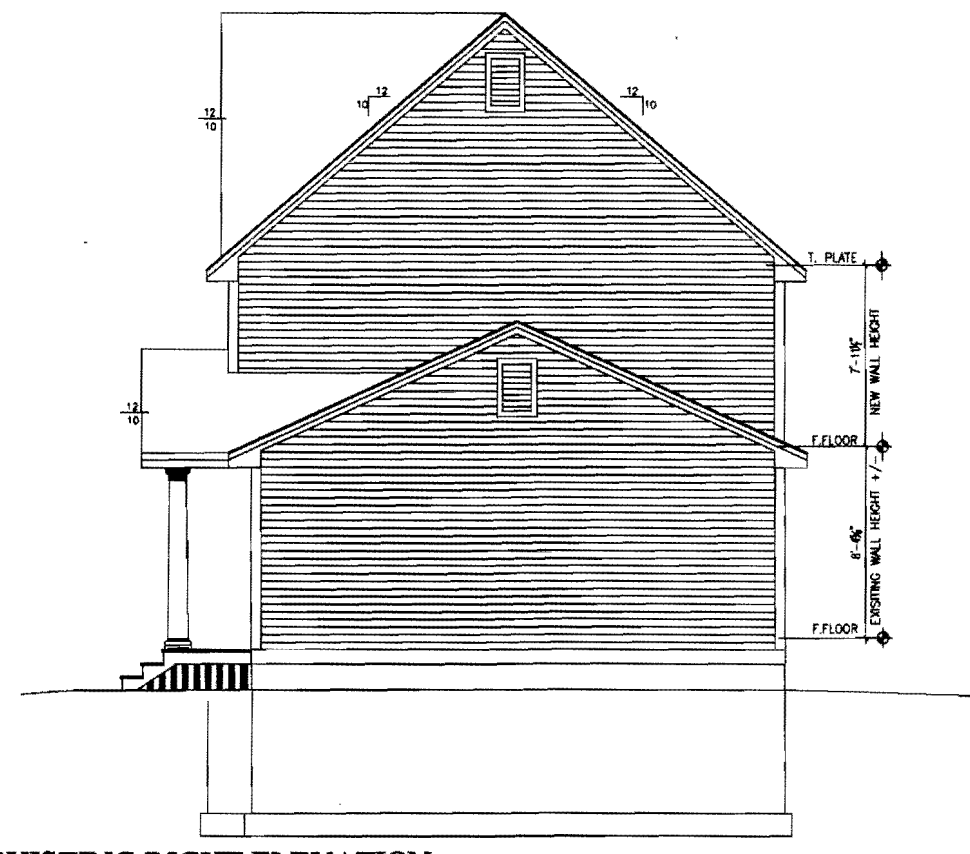
EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING BACK ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



**GAWRON
TURGEON
ARCHITECTS**
23 Main Street, Portland, ME 04101
Tel: 207.883.6307
Fax: 207.883.0361

**MANCINI RESIDENCE
PORTLAND, ME**

REVISIONS

#	DATE	DESCRIPTION

DATE	1-30-05
PROJECT #	00000
DRAWN BY	SPD
CHECKED BY	SWG
DRAWING SCALE	1/4"=1'-0"

SHEET TITLE

ELEVATIONS

A300

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