

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

INSPECTION

PERMIT

Permit Number: 061715

This is to certify that DIMAJO GIUSEPPE & TERRY B DIMAJO ITS/Owner

has permission to 21' x 26' room above existing garage

AT 123 ALICE ST

389 E00.001

PERMIT ISSUED
DEC 11 2006
CITY OF PORTLAND

provided that the person or persons who apply for and accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 4 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. Markley 12/5/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.**

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

[Signature] 12-11-06
Signature of Applicant/Designee Date

[Signature] 12-11-06
Signature of Inspections Official Date

CBL: 389 E1 Building Permit #: 061715

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1715	Issue Date: DEC 11 2006	CBL: 389 E001001
-----------------------	----------------------------	---------------------

Location of Construction: 123 ALICE ST	Owner Name: DIMAJO GIUSEPPE & TEKA B D	Owner Address: 123 ALICE ST	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R2

Past Use: Single Family	Proposed Use: Single Family 21' x 26' room above existing garage	Permit Fee: \$360.00	Cost of Work: \$34,000.00	CEO District: 5
Proposed Project Description: 21' x 26' room above existing garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 12/5/06	
		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: dmartin	Date Applied For: 11/27/2006	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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>ok per section 14-436(b) using 35% of allowable</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>80%</i></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> Date: 12/1/06 <i>ABN</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</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><i>ABN</i> Date: _____</p>
---	---	--	--

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: 06-1715	Date Applied For: 11/27/2006	CBL: 389 E001001
------------------------------	--	----------------------------

Location of Construction: 123 ALICE ST	Owner Name: DIMAJO GIUSEPPE & TEKA B D	Owner Address: 123 ALICE ST	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family 21' x 26' room above existing garage	Proposed Project Description: 21' x 26' room above existing garage
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/01/2006**Note:** Existing garage does not meet side yard setback of 12' so section 14-436(b) applies. First floor footprint is 1923.5 s.f. 80% of this is 1538.8 s.f. The added living space is 546 s.f. This is 35% of the allowable 80% increase. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

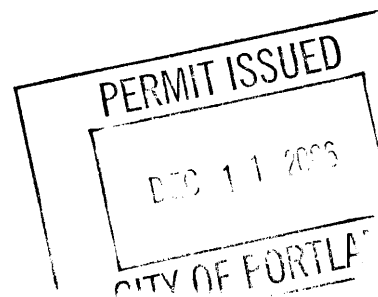
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 12/05/2006**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 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) The design load spec sheets for any engineered beam(s) must be submitted to this office.

Comments:

12/4/2006-tm: called and left a message on machine requesting more info before issuance of permit

12/5/2006-tm: spoke to owner and received requested info.





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>123 ALICE ST. PORT ME 04103</u>		
Total Square Footage of Proposed Structure <u>546 sq ft</u>	Square Footage of Lot <u>10,000 +</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>389</u> Block# <u>E</u> Lot# <u>001</u>	Owner: <u>GIUSEPPE & TEKA DIMAZO</u>	Telephone: <u>797-9655</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>GIUSEPPE di MAZO</u> <u>123 ALICE ST</u> <u>PORT ME 04103</u>	Cost Of Work: \$ <u>34,000</u> Fee: \$ <u>360.00</u> C of O Fee: \$ <u>DA</u>
Current Specific use: <u>single family</u> If vacant, what was the previous use: _____ Proposed Specific use: _____		
Project description: <u>Adding 21'-0" x 26'-0" room above existing garage</u>		
Contractor's name, address & telephone:		DEPT. OF BUILD. CITY OF PORT. <div style="border: 1px solid black; padding: 5px; text-align: center;"> NOV 27, 06 REC'D </div>
Who should we contact when the permit is ready: <u>OWNER</u>		
Mailing address: <u>SAME AS ABOVE</u>	Phone: <u>797-9655</u>	

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that 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>Giuseppe di Mago</u>	Date: <u>11-27-06</u>
---	-----------------------

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

1037

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 389 E001001
Location 123 ALICE ST
Land Use SINGLE FAMILY

Owner Address DIMAJO GIUSEPPE & TEKA B DIMAJO JTS
 123 ALICE ST
 PORTLAND ME 04103

Book/Page 17626/023
Legal 389-E-1
 ALICE ST 119-125
 PAMELA ST 1
 10056 SF

Current Assessed Valuation

Land	Building	Total
\$86,100	\$203,800	\$289,900

Property Information

Year Built 1987	Style Colonial	Story Height 2	Sq. Ft. 1938	Total Acres 0.231		
Bedrooms 4	Full Baths 2	Half Baths 1	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
05/13/2002	LAND + BLDING	\$257,500	17626-023
09/22/1998	LAND + BLDING	\$165,000	14163-145

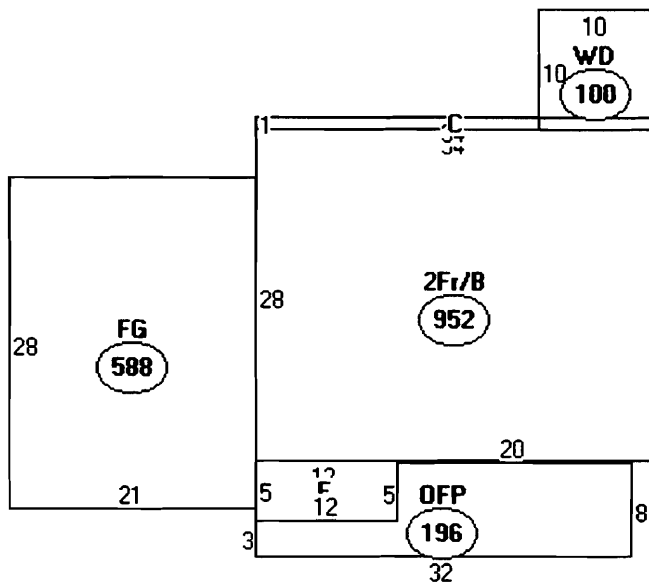
Picture and Sketch

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!

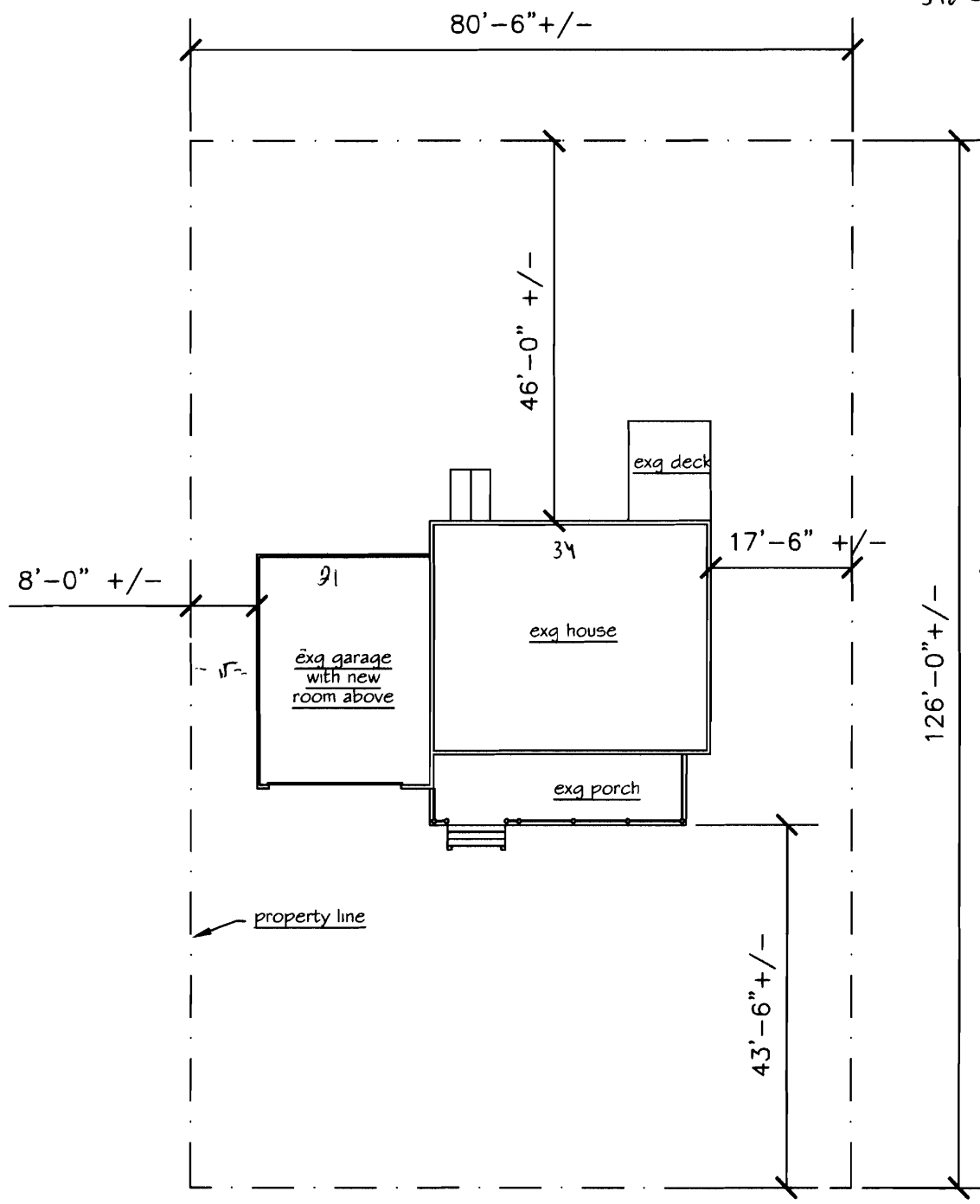


Descriptor/Area

- A: 2Fr/B
952 sqft
- B: FG
588 sqft
- C: FOH
34 sqft
- D: WD
100 sqft
- E: EP
60 sqft
- F: OFF
196 sqft



R2 -
 front 25' min ok
 rear 25' min ok
 side - 12 single story
 14 for 2 story

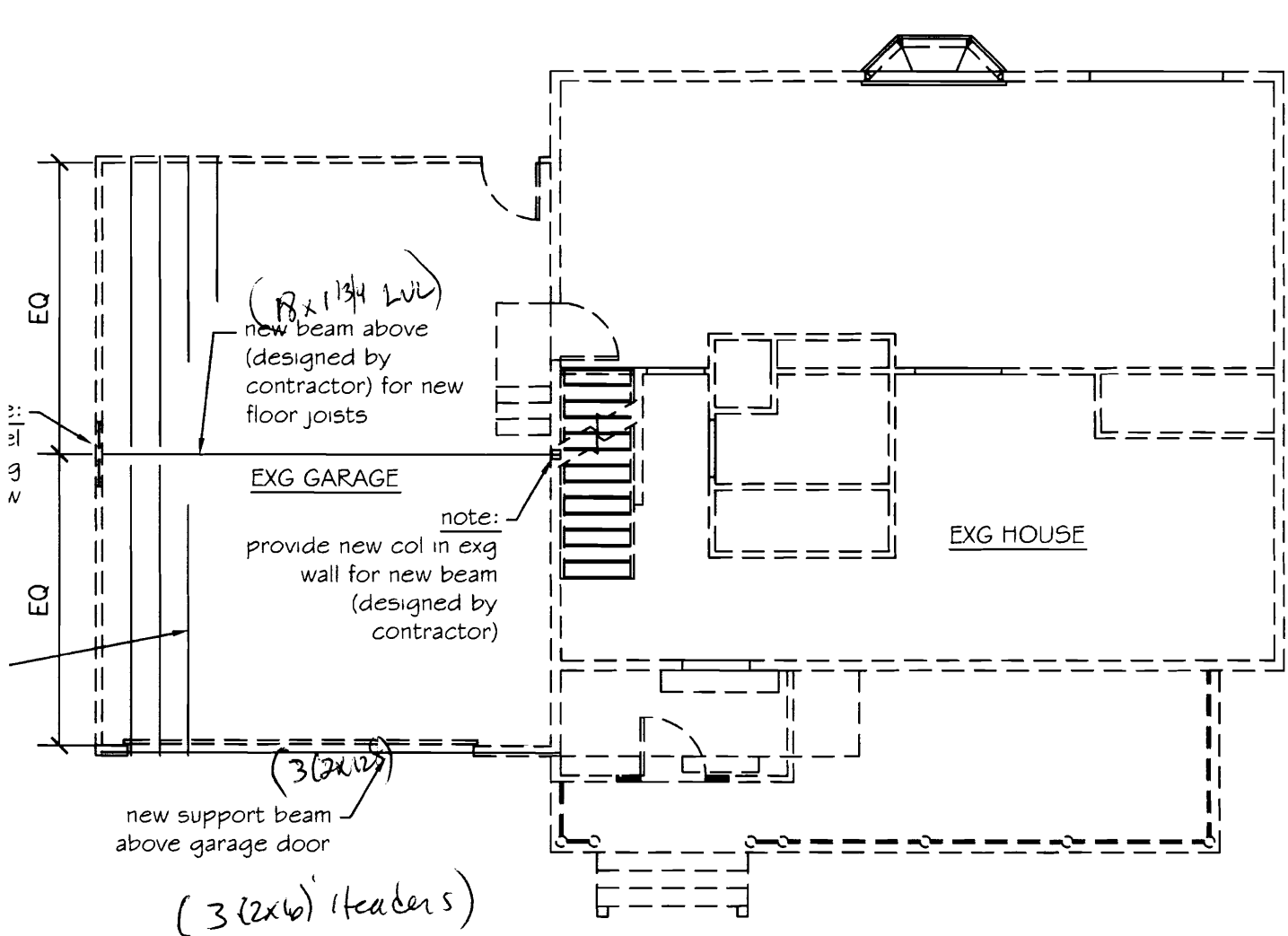


~~adding~~
 * garage is 2 stories needs set back of 14.

section 14-436 (b)
 $80\% \times 142.35 = 1538.8$
 adding 546
 35%

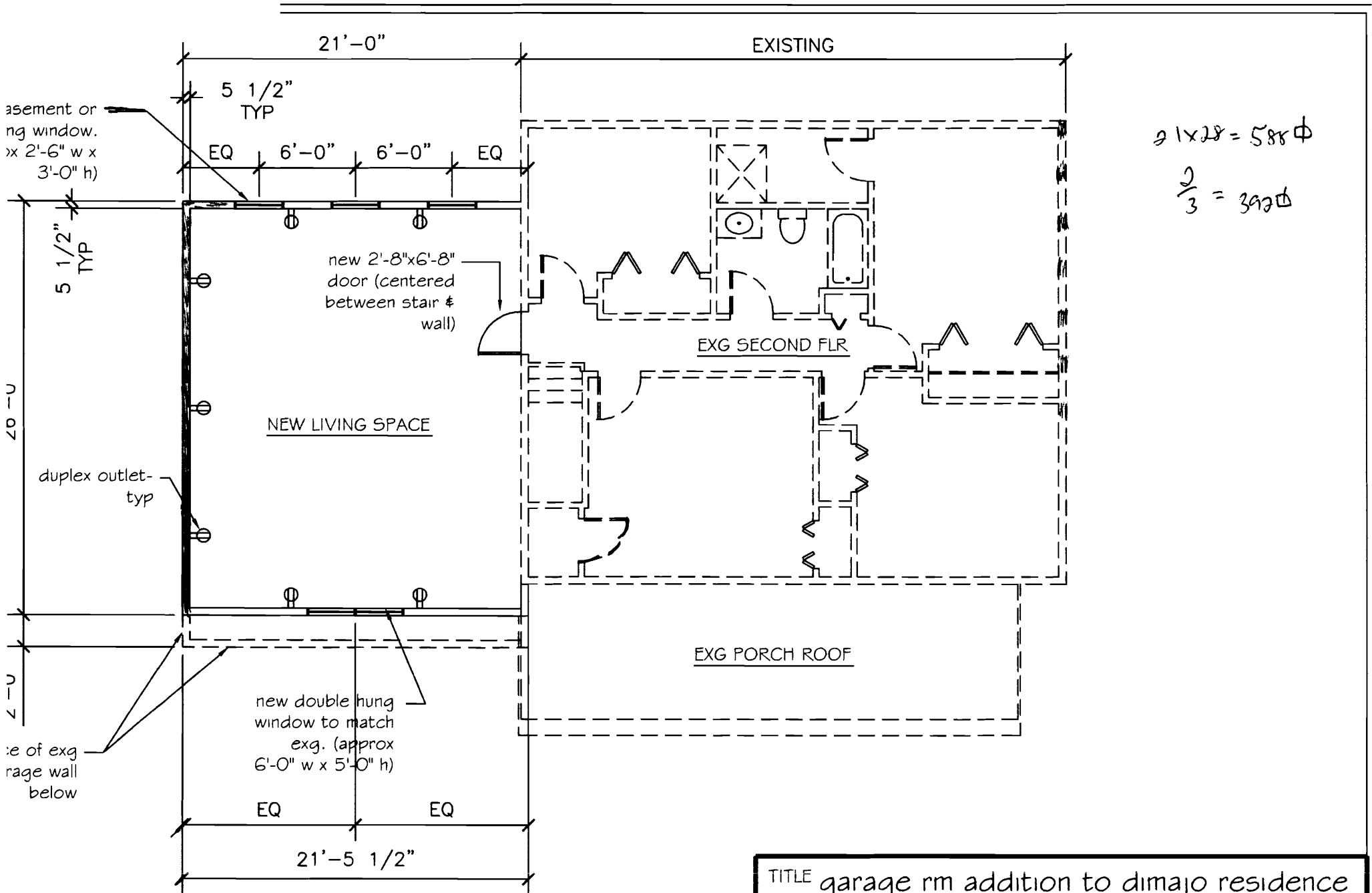
exg street

17'6"
 8'



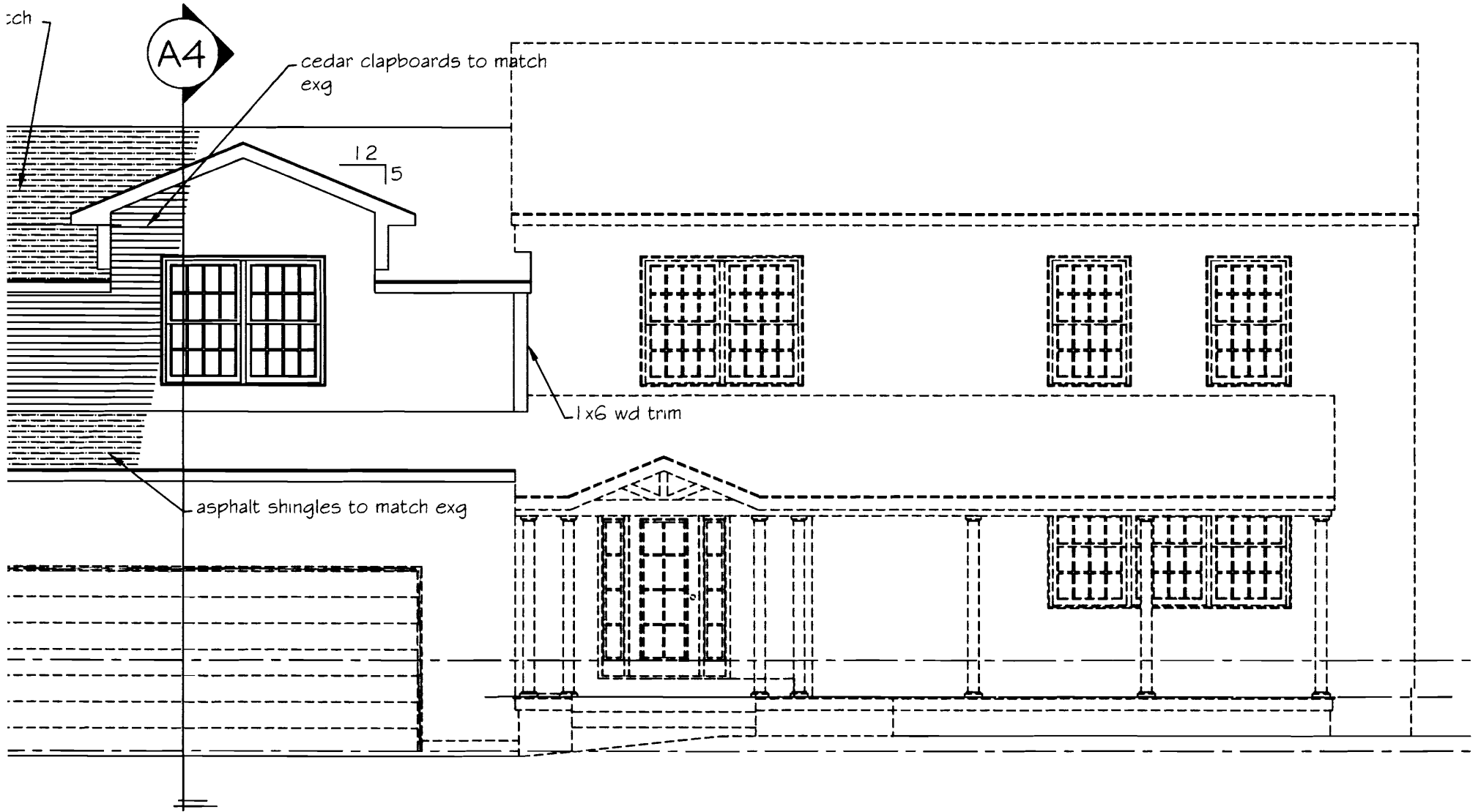
$21 \times 28 = 588$
 $31 \times 28 = 868$
 $31 \times 8.5 = 263.5$
 $\text{deck } 10 \times 12 = 120$
 1923.5

TITLE garage rm addition to dimajo residence		
1st FLOOR PLAN		
ADDRESS: 123 alice st. ptld, me. 04103	DWG. No.	
SCALE: 1/8" = 1'-0"	DATE: rev 11-18-06	A1

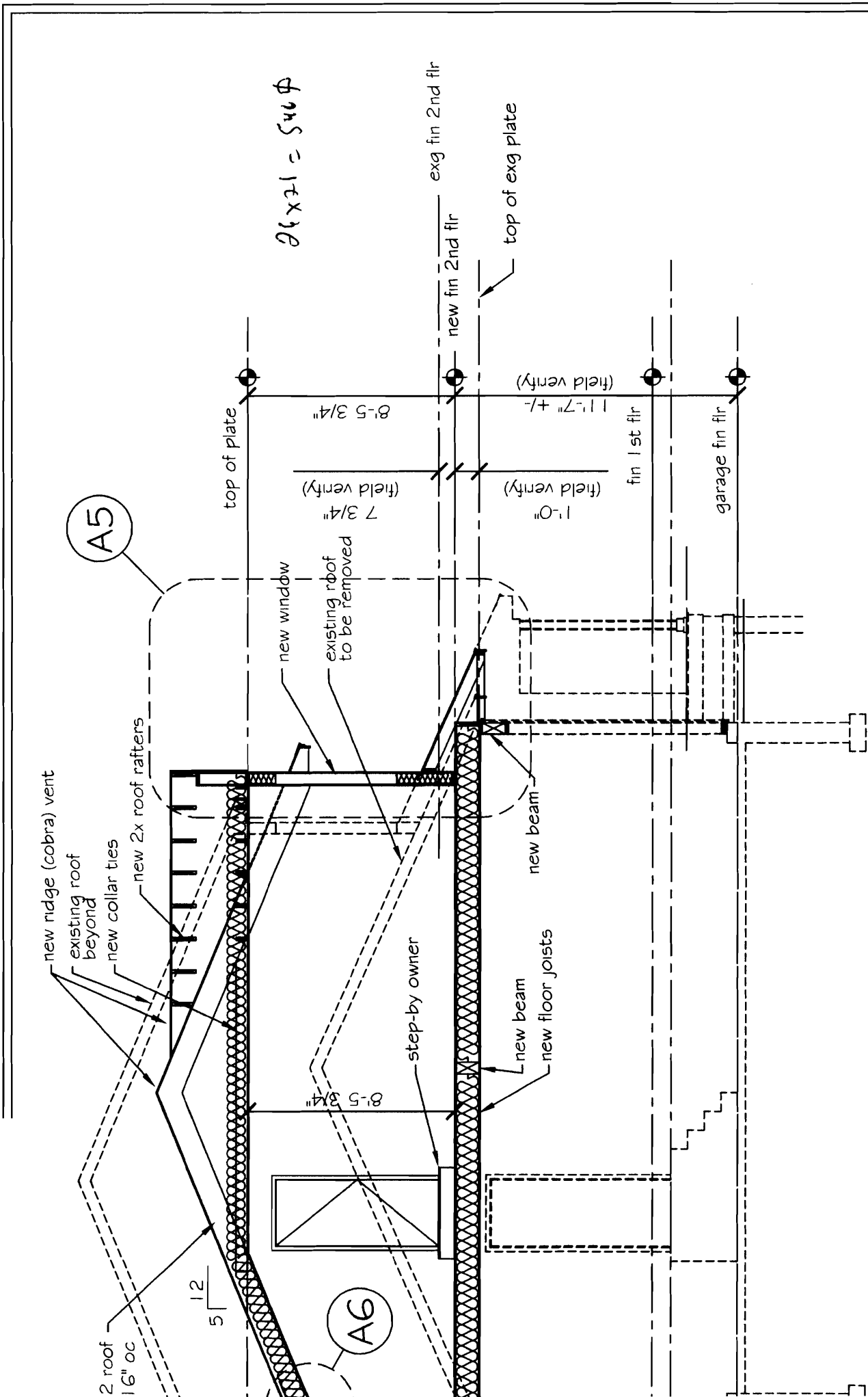


2 1x28 = 588 ϕ
 2/3 = 392 ϕ

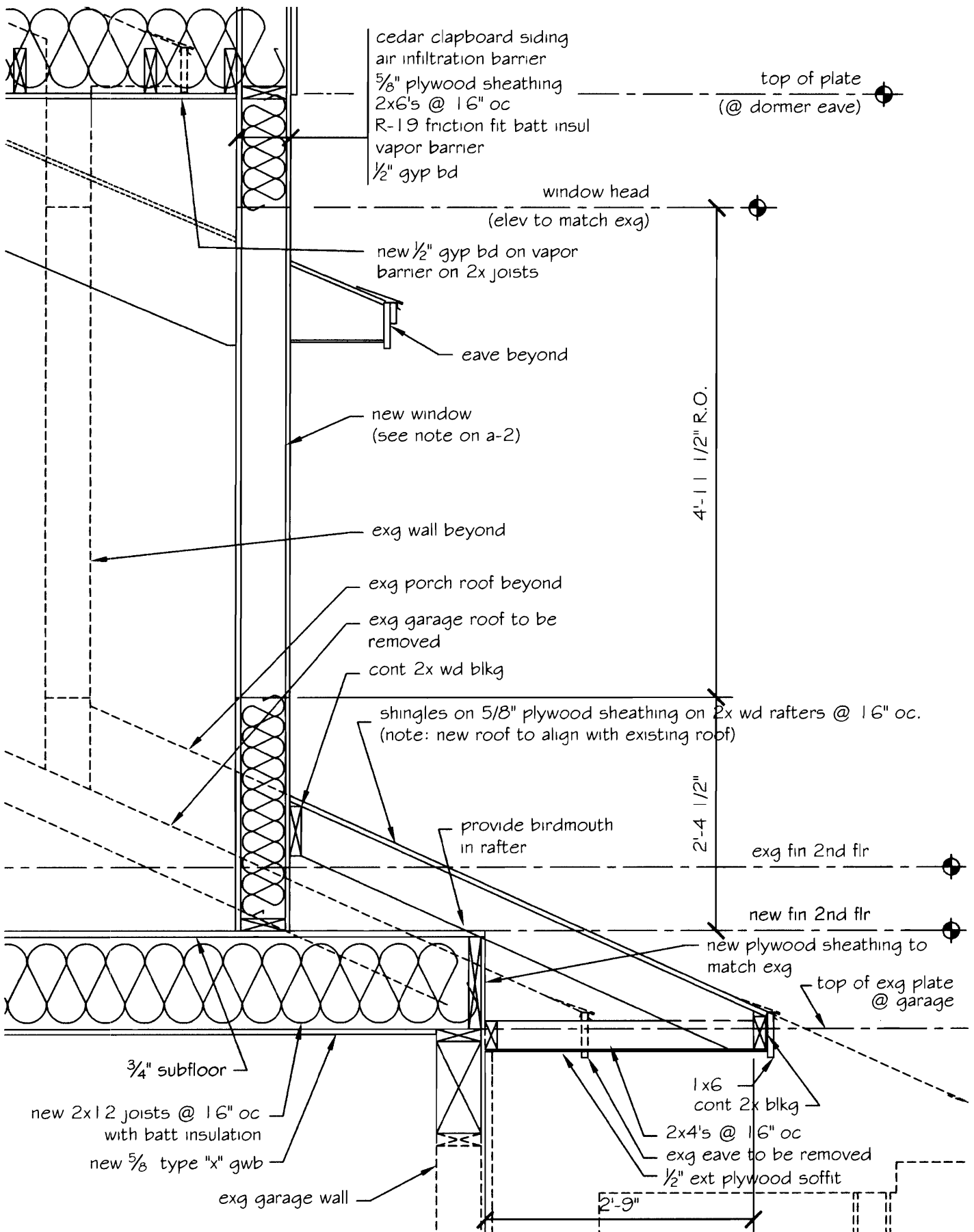
TITLE garage rm addition to dimajo residence		
2nd FLOOR PLAN		
ADDRESS: 123 alice st. ptld, me. 04103	DRG. No.	
SCALE: 1/8" = 1'-0"	DATE: rev 11-18-06	A2



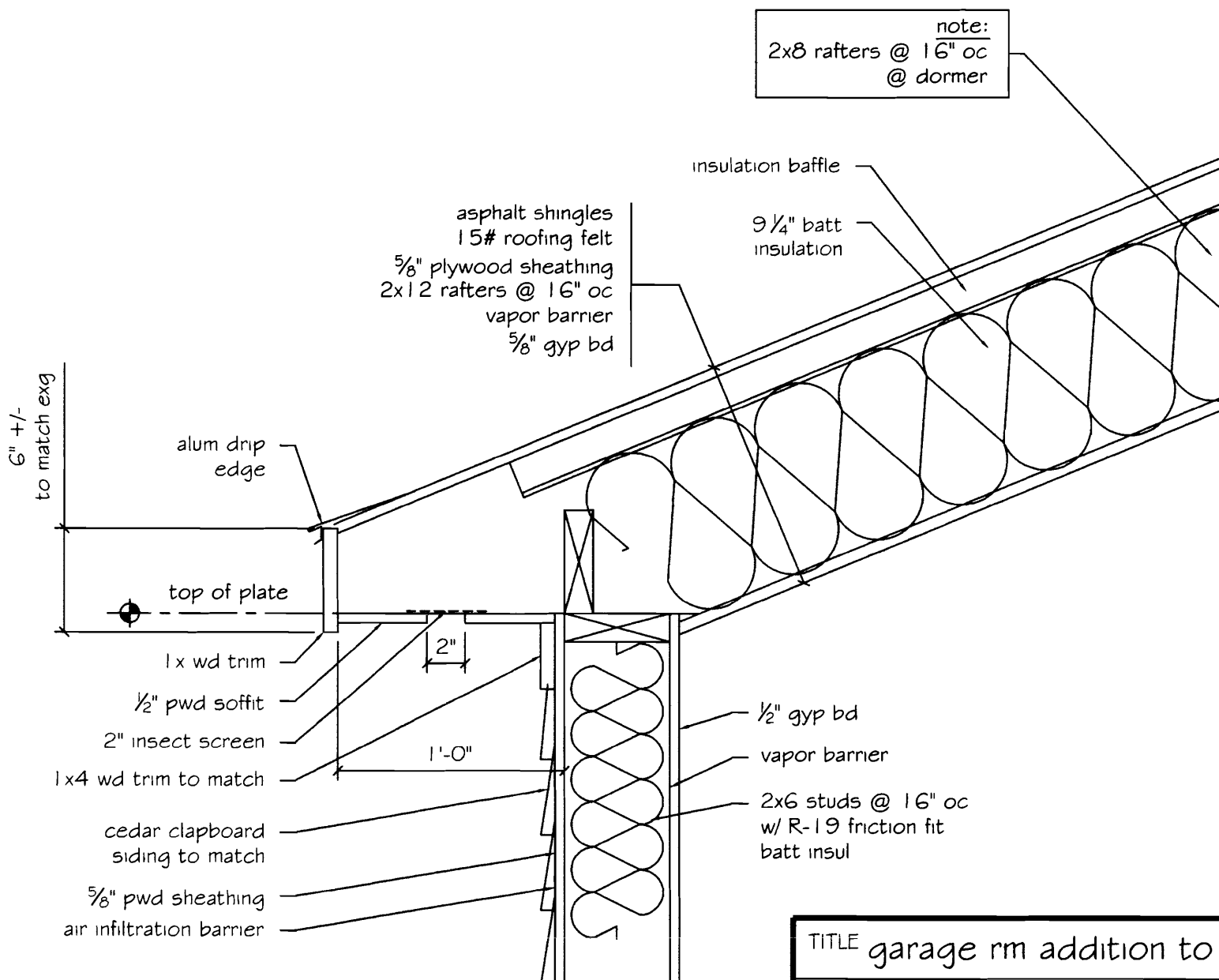
TITLE garage rm addition to dimajo residence		
ELEVATION		
ADDRESS: 123 alice st. ptld, me. 04103	DATE: rev 11-18-06	DRG. No.
SCALE: 3/16" = 1'-0"		A3



TITLE garage rm addition to dimajo residence	
BLDG SECTION	
ADDRESS: 123 alice st. ptld, me. 04103	DRG. No. A4
SCALE: 3/16" = 1'-0"	DATE: rev 11-18-06



TITLE garage rm addition to dimajo residence	
WALL SECTION	
ADDRESS: 123 alice st. ptld, me. 04103	DRG. No.
SCALE: 3/16" = 1'-0"	DATE: rev 11-18-06
A5	



note:
 2x8 rafters @ 16" oc
 @ dormer

asphalt shingles
 15# roofing felt
 5/8" plywood sheathing
 2x12 rafters @ 16" oc
 vapor barrier
 5/8" gyp bd

insulation baffle
 9 1/4" batt insulation

6" +/-
 to match exg

alum drip edge

top of plate

1 x wd trim

1/2" pwd soffit

2" insect screen

1 x4 wd trim to match

cedar clapboard siding to match

5/8" pwd sheathing

air infiltration barrier

2"

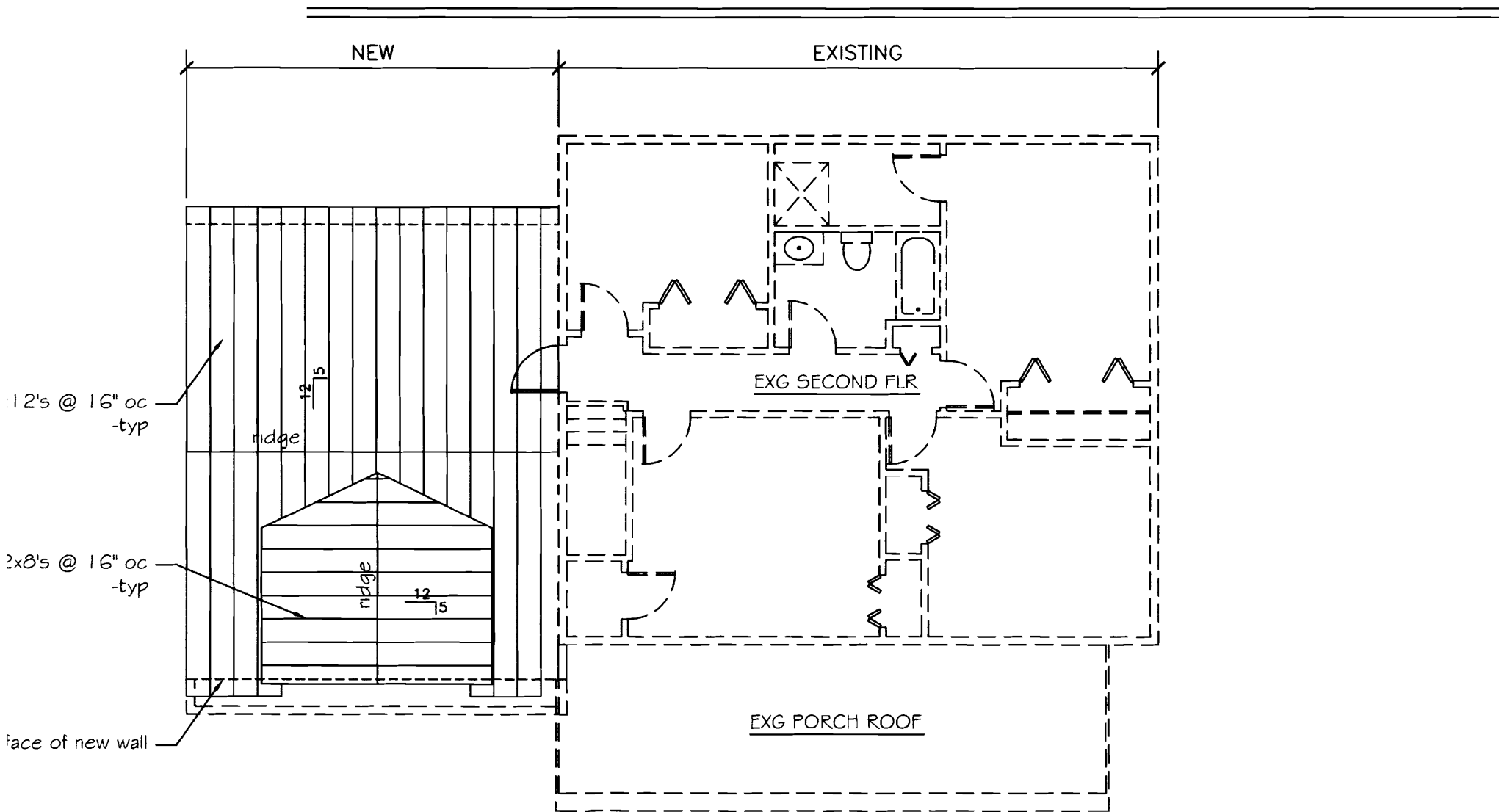
1'-0"

1/2" gyp bd

vapor barrier

2x6 studs @ 16" oc
 w/ R-19 friction fit
 batt insul

TITLE garage rm addition to dimajo residence		
TYP EAVE DETAIL		
ADDRESS: 123 alice st. ptld, me. 04103	DRG. No.	
SCALE: 1 1/2" = 1'-0"	DATE: 9-7-06	A6



TITLE garage rm addition to dimajo residence		
ROOF PLAN		
ADDRESS: 123 alice st. ptld, me. 04103	DRG. No.	
SCALE: 1/8" = 1'-0"	DATE: rev 11-18-06	A7