

930515 930515

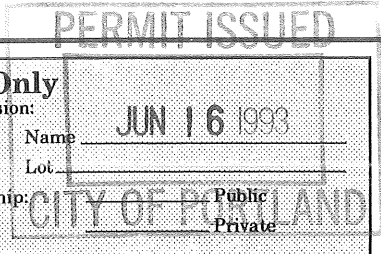
\$50.00 Minor Minor Site Plan
\$470.00 Permit Fee

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Rocco Sbardella Phone # 774-2538
 Address: 29 Hale St. Portland 04103
 LOCATION OF CONSTRUCTION 21 Hale St.
 Contractor: Self Sub.: _____
 Address: _____ Phone # _____
 Est. Construction Cost: \$70,000 Proposed Use: single family
 Past Use: vacant lot
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L 54 W 26 Total Sq. Ft. _____
 # Stories: 1 1/2 # Bedrooms 3 Lot Size: 86 X 80
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion to construc single family with 2 car garage
as per plans

For Official Use Only
 Date: June 2, 1993 Subdivision: _____
 Inside Fire Limits _____ Name: JUN 16 1993
 Bldg Code _____ Lot: _____
 Time Limit _____ Ownership: Public
 Estimated Cost: \$70,000 Private



Foundation:

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other _____

Floor:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

Zoning: R-3
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____
WDP 6-16-93

Ceiling:

- Ceiling Joists Size: _____ Not in District nor Landmark.
- Ceiling Strapping Size _____ Spacing _____ Does not require review.
- Type Ceilings: _____ Requires Review
- Insulation Type _____ Size _____
- Ceiling Height: _____

Roof:

- Truss or Rafter Size _____ Span: 00.05 Action: Approved.
- Sheathing Type _____ Size _____ Approved with Conditions.
- Roof Covering Type _____ 00.02 Permitted.

Chimneys:

Type: _____ Number of Fire Places: _____

Heating:

Type of Heat: _____

Electrical:

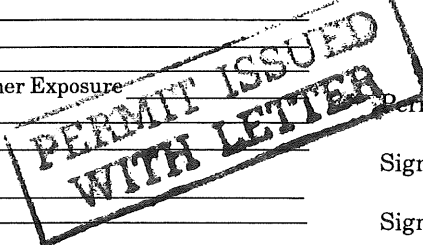
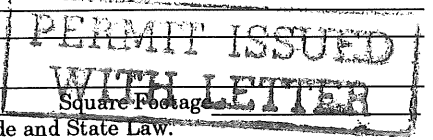
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

- Approval of soil test if required Yes g S No _____
- No. of Tubs or Showers _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size: _____ x _____ Square Footage _____
- Must conform to National Electrical Code and State Law.



Permit Received By Latini

Signature of Applicant Rocco Sbardella Date 6/2/93

Signature of CEO _____ Date _____

Inspection Dates _____

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 370.00
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ 50.00
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____
 Total 420.00

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS 2 plot plans and 1 construction plans submitted

6/16 - foundation drop - form in ok - setbacks ok - P
 8/29/98 - framing / roof / plumbing ok - ok to close
 9/23/98 - Mem. Call for CFD - ok by 1990 Code -
 send perm CFD -
 Single Family Dwelling w/ 2 car garage under

Note: This Certificate pertains to Bldg Code only & does not

Signature of Applicant Address site plan issued Date _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 21 Hale St 179-C-014

Issued to Rocco & Brigida Sbardella

Date of Issue 24 September 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 930515, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling
w/two gar garage

Limiting Conditions:

This certificate pertains to Building Code only and does not address site plan issues.

**This certificate supersedes
certificate issued**

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Applicant: Rocco ~~SB~~ Sbardella

Date: 6-16-93

Address: 21 Hale street

Assessors No.: 179-C-14

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R3

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 25' except as provided in 14-425 attached

Side Yards - 14'+

Front Yards - 25' except as provided in 14-425

Projections - as noted above

Height - 2 story

Lot Area - 7,065 square feet

Building Area - ~~26~~ 1468 OK

Area per Family - entire

Width of Lot - 87'+

Lot Frontage - 86.55

Off-street Parking - 2 cars

Loading Bays - N/A

1404
64
<hr/>
1468

Site Plan -

Shoreland Zoning -

Flood Plains -

BUILDING PERMIT REPORT

ADDRESS: 21 Hale St. DATE: 16 June 1993

REASON FOR PERMIT: To Construct a Single Family Dwelling with Attached Garage

BUILDING OWNER: Rocco Sbardella

CONTRACTOR: _____

PERMIT APPLICANT: _____

APPROVED: *1 *6 *7 *8 *9 *12 *13 *14 *15 -

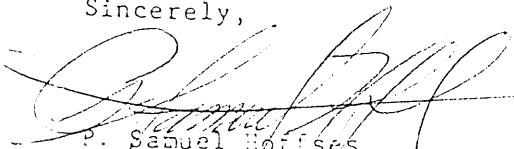
CONDITION OF APPROVAL:

- X 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- X 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- X 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19).

(over)

- * 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- * 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.
- 10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- * 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- * 13.) Headroom in habitable spaces is a minimum of 7'6".
- * 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.
- ✓ 15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,


P. Samuel Morris
Chief of Inspection Services

/el

11/16/88-11/27, 90-8/14/91-9/2/92-10/14/92

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 16, 1993

RE: 21 Hale St., Portland, ME

Mr. Rocco Sbardella
29 Hale St.
Portland, Maine 04103

Dear Sir:

Your application to construct a single family dwelling with garage has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements


Public Works Approved with conditions (see attached/Ms. M. Esterberg)
Inspection Services Approved with condition (see attached conditions/Mr. William Giroux)

Building Code Requirements

Please read and implement items 1, 6, 7, 8, 9, 12, 13, 14 and 15 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

cc: William D. Giroux, Zoning Administrator
Melodie Esterberg, Development Review Coordinator

MINOR MONOR SITE PLAN
CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Rocco Sbardella
 Mailing Address 29 Hale St. 04103
 Proposed Use of Site 21 Hale St.
 Acreage of Site 86 1/2 / 26 X 54 Ground Floor Coverage

Date June 2, 1993
 Address of Proposed Site 21 Hale St.
 Site Identifier(s) from Assessors Maps 179-C-14
 Zoning of Proposed Site R-3

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 1 1/2
 Total Floor Area 3024 sq. ft.

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning:
 SPACE & BULK,
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES		✓	✓		✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	
COMPLIES CONDITIONALLY							✓		✓									
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: WDM 6-16-93

SIGNATURE OF REVIEWING STAFF/DATE

93-39-MM

Melodie Esterberg
- Planning

June 2, 1993

Rocco Sbardella
Applicant

Date

29 Hale St. 04103
Mailing Address

21 Hale St.
Address of Proposed Site

21 Hale St.
Proposed Use of Site

179-C-14
Site Identifier(s) from Assessors Maps

86 1/2 / 26 x 54
Acreage of Site / Ground Floor Coverage

R-3
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1 1/2

Board of Appeals Action Required: () Yes () No

Total Floor Area 3024 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY	_____															CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: please see attached conditions

(Attach Separate Sheet if Necessary)

Melodie S. Esterberg 6/17/93
SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: Rocco Sbardella
ADDRESS: 29 Hale St Portland 04103
SITE ADDRESS/LOCATION: 21 Hale St (179-C-14)
DATE: June 11, 1993

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 21 Hale St, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closings with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300 ext 8838. The Sewer Division of Parks and Public Works (Jackie Wurslin at 797-5302) must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- As-built record information for sewer and storm service connections must be submitted to Parks & Public Works Engineering Division (55 Portland St.) and approved prior to issuance of a Certificate of Occupancy.
- A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible).
-

cc: P. Niehoff