

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8704

Location of Construction: 29 Hillcrest Ave		Owner: Vincenzo Marsilli	Phone: 772-8514	Permit No: 80022
Owner Address: 11 Union Street Westbrook		Lessee/Buyer's Name:	Phone:	BusinessName: 766970
Contractor Name: J. Dunn Remodeling		Address: 28 Hillcrest Ave Portland 04102		Phone: 774-5003
Past Use: Vacant	Proposed Use: Single Family Dwelling No GARAGE THIS PERMIT FTNGS. ONLY / NO DECKS	COST OF WORK: \$ 75,000	PERMIT FEE: \$ 395.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JAN 15 1998 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R-3 Type 5B BOCA 96	
Proposed Project Description: Construct single family dwelling		Signature: _____ Signature: _____		
Permit Taken By: Sherry Pinard		Date Applied For: November 19, 1997		

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Call for p/o 774-5003

PERMIT ISSUED WITH REQUIREMENTS

I hereby certify that I am the authorized by the owner to receive a permit for work described in the areas covered by such permit

774-5003
John Dunn

CERTIFICATION

I, the undersigned, certify, or that the proposed work is authorized by the owner of record and that I have been duly authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the code official's authorized representative shall have the authority to enter all areas covered by the provisions of the code(s) applicable to such permit

15 December 1997 - Permit Routed

SIGNATURE OF APPLICANT John Dunn	ADDRESS: 28 Hillcrest Ave	DATE: 12/10/97	PHONE: 774-5003
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zone: CBL: 260-C-18-1624

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 12/10/97

CEO DISTRICT

COMMENTS

2/4/98 Foundation inspection - No silt fencing installed. Have yet to receive a Recorded Boundary Survey from owner, supposed to file ammendment and submit info asap. Have rotated house on site, so it's parallel to a direction of street. Perimeter drain to be terminated w/in 15'-0 of foundation.

2/20/98 Have opted to eliminate 2 dormers on front, in lieu have 2 skylights instead. Will change 2nd floor plan minimally. Rough underground test done. Original test cap had come loose or broke on exterior wall, have repaired test held 5 minutes, OK.

3/20/98 PVC test: OK. Have removed tub from 1/2 bath on first floor. Changed closet location. Moved chimney. Framing Inspection OK.

5/8/98 Bldg final - balance of nd handrail to be completed. No site work this date - too wet.

6-16-98 Hand Railing in place Interior Stair to 2nd Floor + Basement, Rear. Balcony is not complete needs to have Gard Rails that are not horizontal. Driveway Step is still temporary will be finished with final grade.

6/17/98 Deck closed in with 1/2" Plywood, meets Require ments at time of approval.

Inspection Record

Type	Date
Foundation: <u>Backfill</u>	<u>2-4-98</u>
Framing: _____	<u>2-</u>
Plumbing: <u>Rough: underground</u>	<u>2-20-98</u>
Final: <u>TER House only</u>	<u>6-17-98</u>
Other: <u>No Garage at Final</u>	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 29 Hillcrest Ave

260-C-018

Issued to Vincenzo Marzilli

Date of Issue August 16, 1999

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. 980022, 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 with garage foundation
boca 96, use group R3, type 5B

Limiting Conditions:

This certificate supersedes
certificate issued June 19, 1998

Approved:

8-17-99

(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.

MA 8/17/99



CITY OF PORTLAND, MAINE
Department of Building Inspection

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Issued to Vincenzo Marzilli

Date of Issue 19 June 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. 980022, 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

Limiting Conditions:

Must comply with terms of agreement attached.

Garage foundation in place. Separate permit required for construction of garage.

This certificate supersedes
certificate issued

Approved:

6-19-98

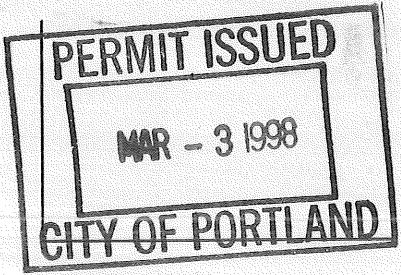
(Date)

Inspector

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980264



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____

25 February 1998

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 980022 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 29 Hillcrest Ave Within Fire Limits? 10fam Dist. No. _____

Owner's name and address Martilli, Vincenzo Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address John Dunn Remodeling Telephone 774-5003

Architect XXXH 28 Hillcrest Ave Ptld, Me 04102 Plans filed _____ No. of sheets _____

Proposed use of building 1-fam No. families _____

Last use Same No. families _____

Increased cost of work -0- Additional fee 25.00

Description of Proposed Work

Amend site of building on land - no other changes

Site DA

[Signature]
John Dunn

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber — Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: *OK - 2/27/98*

Signature of Owner _____
Approved: _____
Inspector of Buildings

INSPECTION COPY — WHITE FILE COPY — PINK
APPLICANT'S COPY — YELLOW ASSESSOR'S COPY — GOLDEN

A. Powers



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

Applicant: J. DUNN
Address: 29 Hillcrest Ave.

Date: 12/18/97 22-23 & 24.
C-B-L: 260-C - ~~18 to 24~~ ?

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot - Philbrick & Mainline Ave

Proposed Use/Work - Construct New Single Family Dwelling
with attached 2 car garage

Sevage Disposal - City

Lot Street Frontage - 50

Front Yard - 25' req - 25' shown AT closest point 25.5' shown
on Amendment 2/27/98

Rear Yard - 25' req - 32' shown 33' shown

? Side Yard - 20' on side streets - 20' shown 20' shown
14' on other side - 14' shown 14' shown

Projections -

Width of Lot - 75' req - 92' shown

Height - 2 story

? Lot Area - 6,500 sq ft min req. ~~21,500~~ $79.5 \times 92 = 7314$ 1725.5

Lot Coverage/Impervious Surface - 25% lot coverage - ~~26.25~~ 9039.5 MAX

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 shown

$59 \times 26 = 1534$ sq ft

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - N

14-403 - shall be applied - NOTE: 1/7/98 Joe Gray related to me that Bob Gray personally ordered this section to be waived per his order.

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Vincenzo Marzilli
11 Union Street
Westbrook, Me 04092

December 18, 1997

RE: 29 Hillcrest Avenue - R-3 Zone - 260-C-18 to 24

Dear Mr. Marzilli,

This proposed dwelling is being located on an unimproved road. Section 14-403 requires the street to be developed to City standards from where presently the pavement ends to the end of your property. The provisions of this section shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of the same lot on November 19, 1984, and at all times thereafter, and states his or her intention under oath to make the structure his or her personal residence. I will not be able to approve this permit under zoning until I receive this affidavit. In the mean time I will be reviewing the permit for the other zoning requirements.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

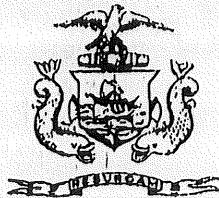
Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: J. Dunn Remodeling, 28 Hillcrest Ave., Portland, ME
Joseph Gray, Jr., Dir. of Planning & Urban Dev.
Mark Adelson, Housing and Neighborhood Services
Kathi Staples, Chief Engineer, Public Works

1/7/98 Joe Gray related to me that City Manager Bob Ganley is signing off on the street requirements (they don't have to meet 14-403 req.), Councilor Rickett was advocating for the owners. However they do not want to revise the ordinance.

Joseph E. Gray, Jr.
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

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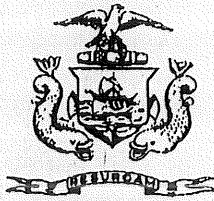
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Mark Adelson, Housing and Neighborhood Services
Kathi Staples, Chief Engineer, Public Works

260-C-18

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

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cc: J. Dunn Remodeling, 28 Hillcrest Ave., Portland, ME
Joseph Gray, Jr., Dir. of Planning & Urban Dev.
Mark Adelson, Housing and Neighborhood Services
Kathi Staples, Chief Engineer, Public Works

BUILDING PERMIT REPORT

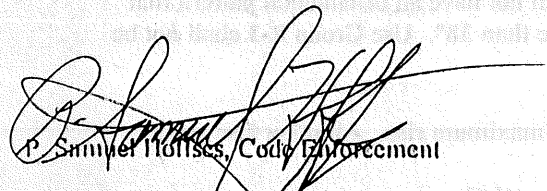
DATE: 12 Jan, 98 ADDRESS: 29 Hillcrest Ave. 260-C-18 to 24
 REASON FOR PERMIT: Single family dwelling / with attached garage
 BUILDING OWNER: Vincenzo Marzilli
 CONTRACTOR: J. Dunn Remodeling
 PERMIT APPLICANT: ↑ APPROVAL: *1 *2 *3 *5 *6 *8 *9 *10 *11 *12 *13 *14 *15 *16 ~~DENIED~~
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- *6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
- *9. Headroom in habitable space is a minimum of 7'6".
- *10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
- *11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- *12. 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 without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. 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.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- *16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms

In each story within a dwelling unit, including basements
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- *26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- *27. All requirements must be met before a final Certificate of Occupancy is issued.
- *28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- *30. Glazing located in Hazardous Locations shall meet the requirements of
C.P.S.C. 16-C.F.R. Part 1201, (Doors and side lights)
- *31. Anchor bolts 1/2" diameter @ 6'oc. and with 12" from corner 7" embedment.
- *32. Foundation water proofing and damp proofing is required.
- *33. You submitted plans does not show a details of ~~any~~ The structural members
before any work begins These must be submitted and approved by this office
- Joist- beams & sub flooring sizes and spacing, see plan 2496
- *34. All attached site plan requirements must be met.



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuackal

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

APPLICANT: VINCENZO MARZILLI
 ADDRESS: 11 UNION ST, WESTBROOK, ME
 SITE ADDRESS/LOCATION: 29 HILLCREST AVE
 DATE: 12/11/97

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: 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 WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. 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.
3. Your new street address is now 29 HILLCREST AVE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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 closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

- 8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 10. The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building. SEE NOTE 15.00 & 16.
- 11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property. SEE NOTE 17.
- 12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. ERODED SOIL SHALL BE CONTAINED
ON-SITE, SILT FENCE SHALL BE PLACED ALONG
THE BACK IT AND ALONG THE NORTHERLY SIDE
OF THE HOUSE NO MORE THAN 20' FROM THE
SIDE AND OTHER APPROPRIATE LOCATIONS.

cc: Katherine Staples, P.E., City Engineer

14. NO CERTIFICATE OF OCCUPANCY WILL BE
 RECOMMENDED BY THE DRC UNTIL
 THE BOOK AND PAGE NUMBER OF THE
 RECORDED BOUNDARY SURVEY HAS BEEN
 SUBMITTED TO THE DRC.

DONE
NEED

15. FIRST FLOOR ELEVATIONS SHALL BE A MINIMUM
 OF 103.00;

16. THE GARAGE FLOOR SLAB SHALL BE AT A MINIMUM
 ELEV. OF 100.5.

17. DRAINAGE SWALE SHALL BE CONSTRUCTED
 ALONG THE BACK IT FROM PHILBRICK AVENUE.
 IT SHALL DIRECT RUNOFF TOWARDS PHILBRICK
 AVENUE.

BOCA®

PLAN REVIEW RECORD

Valuation: \$75,000
Fee: 395.00

Plan Review #
Date: 12-Jan-98

CABO
ONE AND TWO FAMILY DWELLING CODE

JURISDICTION Portland, ME
(City, County, Township, etc.)

BUILDING LOCATION 29 Hillcrest Ave 260-C-18-24
(Street address)

BUILDING DESCRIPTION Single Family Dwelling

REVIEWED BY [Signature]

Numerals indicated in parenthesis are applicable code sections of the 1998 Edition of the CABO One and Two Family Dwelling Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	Glazing in hazardous area - lights front door -	308
2.	20 min. fire-rated door between garage and living area	309
3.	Questions on cross-section - No dimensions on joists beams or sheathing. Call Contractor regarding this. See item H. 2/4/98 J	



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NOTE: Entries to this Plan Review Record that require a field check or inspection of the installation require coordination with the inspection phase of the project.

BUILDING PLANNING (Chapter 2)

LOCAL DESIGN CRITERIA (R-201, Table No. R-201.2 and Appendix A)

Roof live load	<u>42</u>	psf	Frost line depth	<u>4'</u>
Roof snow load	<u>46</u>	psf	Termite area	<u>N/A</u>
Wind pressure	<u>87</u>	psf	Decay area	<u>N/A</u>
Seismic zone	<u>2</u>		Winter design temp.	<u>0</u>
Weathering area	<u>severe</u>			

ROOM PLANNING REQUIREMENTS (R-203 through R-205)

Use	Area (ft ²)	Width	Average ceiling	Minimum ceiling	Natural* light	Natural or mechanical ventilation
Living	150	7'	7'6"	5'0"	8% floor area	4% floor area or 2 AC/H**
Dining	70	7'	7'6"	5'0"	8% floor area	4% floor area or 2 AC/H
Kitchen	50	N.A.	7'0"	5'0"	8% floor area	4% floor area or 2 AC/H
Bedroom	70	7'	7'6"	5'0"	8% floor area	4% floor area or 2 AC/H
Bathroom	N.A.	N.A.	7'0"	5'0"	3 square feet	1½ square feet or 5 AC/H

* Artificial light — 6 footcandles at 30" above the floor

** AC/H — air changes per hour

yes Required heating (R-203.5)

LOCATION ON LOT (R-202)

N/A 1-hour rating for exterior walls located less than 3 feet from property line

OK Exterior wall openings

SANITATION (R-206 & R-207)

OK Water closet in compartment with privacy; minimum 30" wide with 21" clear in front of water closet

OK Lavatory

OK Tub or shower in compartment with privacy

OK Kitchen area with sink

GLAZING (R-208)

Labeling

N/A Louvered windows or jalousies

Human impact loads/hazardous locations

Wind loads

N/A Skylights and sloped glazing

PRIVATE GARAGES (R-209)

N/A No opening between garage and sleeping room

OK Other openings (garage to residence); 1¾" solid wood doors, 20-minute fire-rated doors or equivalent

PRIVATE GARAGES (cont'd.)

OK Garage-dwelling separation; ½" gypsum board or equivalent on garage side

OK Floor surface noncombustible

EGRESS (R-210 through R-214)

OK One exit from each dwelling unit (R-210.1)

OK Sleeping room window for emergency escape: opening 5.7 square feet (grade floor, 5 square feet), 24" net clear height, 20" net clear width; maximum sill height = 44" (R-210.2)

OK Under stair protection (R-210.3)

OK Exit door ≥ (3'0" × 6'8") (R-211)

OK Exit access or hallway ≥ 3' (R-211)

OK Landings; minimum 3' × 3' (R-212)

OK Stairways; minimum width = 3'0"; maximum stair rise = ~~8"4"~~ 8"; minimum tread = 8"; minimum headroom = 6'8" (Figure No. R-213.1)

N/A Winders (R-213.2)

N/A Spiral stairways (R-213.3)

OK Handrails; required on one side of stair if three or more risers; handrail height = 30" to 38" (R-214.1)

OK Guardrails; required for porches, balconies, open sides of stairs, or raised floor surfaces > 30" above floor

Minimum guardrail height = 36" (R-214.2)

OK Opening limitations; < 6" for intermediate rails or ornamental closures, ≤ 4" for vertical members (R-214.2)

BUILDING PLANNING (cont'd.)

SMOKE DETECTORS (R-215)

- Required
- Power source

FOAM PLASTIC (R-216)

- Approved
- Requirements
- Location

FLAME-SPREAD AND SMOKE DENSITY (R-217)

- Wall/ceiling finishes
- Insulation flame-spread rating (25 maximum)
- Smoke density (450 maximum)

MOISTURE VAPOR RETARDERS (R-220 & R-503.6.1)

- Provided

DWELLING UNIT SEPARATION (R-218)

- Construction (1-hour minimum)
- Floor/ceiling and wall continuity
- Sound transmission
- Townhouse exception (2 hours)*
- Townhouse parapet*
- Townhouse structural independence*

*Not applicable to structures classified in accordance with the BOCA National Building Code/1993 as Use Group R-4.

RAMPS (R-219)

- Ramp slope (1:8 maximum)
- Handrails; one required if slope > 1:12
- Landing, minimum 3' x 3'

FOUNDATIONS (Chapter 3)

WOOD FOUNDATIONS (R-302.1)

- Design
- Installation

FOOTINGS (R-303 & Figure No. R-303)

- Depth below (outside) grade = 4' minimum, but below frost line
- Soil bearing value = 2000
- Footing edge thickness = 6" minimum, footing stem thickness = 6" minimum
- Footing extension above grade = 8" minimum
- Sill size = 2" x (stud width)" minimum
- Bolting in concrete = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 7" embedment
- Bolting in masonry = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 15" embedment

FOOTINGS (cont'd.)

- Footing width = 12" minimum (1-story); 15" minimum (2-story); 18" minimum (3-story)

FOUNDATION WALLS (R-304 through R-306)

- Footing required under foundation wall (R-303)
- Minimum wall thickness/maximum depth of unbalanced fill (see page 6)
- Drains required if habitable or usable spaces are below grade* (R-305)
- Dampproofing if basements are below grade* (R-306)
- Waterproofing membrane if habitable spaces below grade* (R-306.1)

FOUNDATION INSULATION (R-307)

- Protective covering (minimum 6" below grade)

* If uninhabitable, see crawl space (R-311)

KN 37A

FOUNDATIONS (cont'd.)

Table No. R-304.3a

MINIMUM THICKNESS AND ALLOWABLE DEPTH OF UNBALANCED FILL FOR UNREINFORCED MASONRY AND CONCRETE FOUNDATION WALLS^{1,4} WHERE UNSTABLE SOIL OR GROUND WATER CONDITIONS DO NOT EXIST IN SEISMIC ZONES NO. 0, 1 OR 2

FOUNDATION WALL CONSTRUCTION	NOMINAL THICKNESS, ³ INCHES	MAXIMUM DEPTH OF UNBALANCED FILL, ¹ FEET
Masonry of Hollow Units, UngROUTed	8 10 12	4 5 6
Masonry of Solid Units	6 8 <u>10</u> 12	3 5 <u>6.5</u> 7
Masonry of Hollow or Solid Units, Fully Grouted	8 10 12	7 8 8
Plain Concrete	6 ² 8 10 12	6 7 8 8
Rubble Stone	Foundation wall of rubble stone shall be at least 16 inches thick. Rough or random rubble shall not be used as foundations for walls exceeding 35 feet in height.	
Masonry of hollow units reinforced vertically with #4 bars and grout at 24 inches on center. Bars located not less than 4½ inches from pressure side of wall.	8	7

¹ Maximum depths of unbalanced fill may be increased with the approval of the building official when soil conditions warrant such increase. Unbalanced fill is the height of outside finish grade above the basement floor or inside grade.

² 6-inch plain concrete walls shall be formed on both sides.

³ The actual thickness shall not be more than ½-inch less than the required nominal thickness specified in the table.

⁴ The height between lateral supports shall not exceed 8 feet.

Table No. R-304.3b

REQUIREMENTS FOR MASONRY OR CONCRETE FOUNDATION WALLS SUBJECTED TO NO MORE PRESSURE THAN WOULD BE EXERTED BY BACKFILL HAVING AN EQUIVALENT FLUID WEIGHT OF 30 POUNDS PER CUBIC FOOT LOCATED IN SEISMIC ZONE NO. 3 OR 4 OR SUBJECTED TO UNSTABLE SOIL CONDITIONS

MATERIAL TYPE	HEIGHT OF UNBALANCED FILL IN FEET ³	LENGTH OF WALL BETWEEN SUPPORTING MASONRY OR CONCRETE WALLS IN FEET	REQUIRED REINFORCING		
			MINIMUM ¹ WALL THICKNESS IN INCHES ⁴	HORIZONTAL BAR IN UPPER 12 INCHES OF WALL	SIZE AND SPACING OF VERTICAL BARS
Hollow Masonry	4 or less	unlimited	8	not required	not required
	more than 4	design required	design required	design required	design required
Concrete or Solid Masonry ²	4 or less	unlimited	8	not required	not required
	more than 4	less than 8	8	2-No. 3	No. 3 @ 18" O.C.
	8 or less	8 to 10	8	2-No. 4	No. 3 @ 18" O.C.
	8 or less	10 to 12	8	2-No. 5	No. 3 @ 18" O.C.
	more than 8	design required	design required	design required	design required

¹ Thickness of concrete walls may be 6 inches, provided reinforcing is placed not less than 1 inch nor more than 2 inches from the face of the wall not against the earth.

² Solid masonry shall include solid brick or concrete units and hollow masonry units with all cells grouted.

³ Backfilling shall not be commenced until after the wall is anchored to the floor.

⁴ The actual thickness shall not be more than ½ inch less than the required thickness specified in the table.

FOUNDATIONS (cont'd.)

COLUMNS (R-308)

- Protection from decay or corrosion
- Structural requirements
- Anchorage
- Wood columns (minimum 4" square)
- Steel columns (minimum 3" diameter, standard weight)

DECAY AND TERMITE AREAS (cont'd.)

- Adequate protection

CRAWL SPACE (R-311)

- Ventilation
- Access (18" x 24")
- Removal of debris
- Finished grade

DECAY AND TERMITE AREAS (R-309 & R-310)

- Location required (Table No. R-201.2)

WALL CONSTRUCTION (Chapter 4)

GENERAL (R-401)

- Design
- Load requirements (R-201)

WOOD CONSTRUCTION (cont'd.)

- Firestopping
- Draftstopping
- Cripple walls
- Wall bracing (Table No. R-402.10)

WOOD CONSTRUCTION (R-402)

- Grade; E = _____ F_b = _____
- Construction (Figure Nos. R-402.3a & R-402.3b)
- Stud grade _____ spacing (Table No. R-402.3d)
- Exterior and interior bearing walls
- Interior nonbearing partitions: 2" x 3" at 24" o.c. or 2" x 4" flat at 16" o.c.
- Drilling and notching — studs
- Top plate reinforcing
- Headers (Table Nos. R-402.6a through R-402.6f)

METAL CONSTRUCTION (R-403)

- Materials
- Design

MASONRY CONSTRUCTION (R-404 through R-410)

- General design
- Types of masonry
- Construction requirements

**Table No. R-402.3d
MAXIMUM STUD SPACING (INCHES)**

STUD SIZE	SUPPORTING ROOF AND CEILING ONLY	SUPPORTING ONE FLOOR ROOF AND CEILING	SUPPORTING TWO FLOORS ROOF AND CEILING	SUPPORTING ONE FLOOR ONLY
2 x 4	24 ¹	16	—	24 ¹
3 x 4	24 ¹	24	16	24
2 x 5	24	24	—	24
2 x 6	24	24	16	24

¹ Shall be reduced to 16 inches if Utility grade studs are used.

WALL COVERING (Chapter 5)

INTERIOR WALL COVERING (R-502)

- Wood stripping for furred lath or wallboard (R-502.2)
- Interior lath (R-502.3); Support (Table No. R-502.3a)
- Interior plaster (R-502.4); Thickness (Table No. R-503.3a)
- Gypsum wallboard (R-502.5); Application (Table No. R-502.5)
- Shower and bath compartments: Smooth, hard, nonabsorbent surface to minimum 6 feet above floor
- Other finishes

EXTERIOR WALL COVERING (R-503)

- Exterior lath (Table Nos. R-502.3a & R-502.3b)
- Exterior plaster (Table Nos. R-503.3a, R-503.3b & R-503.3c)
- Masonry veneer (Table No. R-503.6 & Figure No. R-503.4)
 - Maximum height (35' in Seismic Zones 0, 1 or 2; 25' in Seismic Zones 3 or 4); Steel angle lintels (Table No. R-503.4.1) (4" minimum bearing each end)

EXTERIOR WALL COVERING (cont'd.)

- Veneer ties: #9 wire or #22 corrugated metal; 24" o.c. horizontal spacing; 3/4 square feet maximum area supported (wind > 30 psf and Seismic Zones 3 or 4 maximum area = 2 square feet) (R-503.4.2)

WEATHER PROTECTION (R-503.5 through R-503.10)

- Weather-resistant siding (Table No. R-503.6)
- Nonweather-resistant siding backed by a weather-resistant membrane (Table No. R-503.6)
- Flashing
- Plywood application
- Attachment (Table No. R-503.6)

FLOORS (Chapter 6)

See notes on requirement sheet.

WOOD JOISTS AND GIRDERS (R-602)

- Joists — Nonsleeping areas (LL = 40 psf) Table No. 6-A, Appendix B
- Joists — Sleeping areas (LL = 30 psf) Table No. 6-B, Appendix B
- Grade; $E =$ _____ $F_b =$ _____
- Girder supporting one floor only (Table No. R-602.2.1a)
- Girder supporting more than one floor (Table No. R-602.2.1b)
- Column supporting girder (Table No. R-602.2.1b)
- Footing supporting column (Table No. R-602.2.1b)
- Bearing (1 1/2" minimum on wood or steel; 3" on masonry)

WOOD JOISTS AND GIRDERS (cont'd.)

- Lateral support and bridging
- Cutting and notching
- Bored holes
- Floor framing
- Headers
- Floor trusses

CONCRETE FLOORS (R-603)

- Thickness — 3 1/2" minimum (2,500 psi minimum) (Figure No. R-303)
- Control joints (depth at least 1/4 of slab thickness; maximum interval = 30 feet; offsets exceeding 10' to have control joint at point of offset), or; reinforcement (6 x 6 welded wire fabric or equivalent)

FLOORS (cont'd.)

see
NOTE X

CONCRETE FLOORS (cont'd.)

- _____ Support: (prepared subgrade: maximum earth fill = 8"; maximum sand or gravel fill = 24")
- _____ Base course: (4" graded [2" to 1/4"] aggregate)
- _____ Vapor barrier

TREATED-WOOD FLOORS (ON GROUND) (R-604)

- _____ Base course: (4" thick with maximum 3/4" gravel or 1/2" crushed stone)
- _____ Moisture barrier: (over base course)

METAL (R-605)

- _____ Materials
- _____ Design

PLYWOOD (R-606)

- _____ Grade
- _____ Thickness
- _____ Allowable spans (Table Nos. R-606.1a & R-606.1b)
- _____ Installation (Table No. R-606.1a)

PARTICLEBOARD (R-607)

- _____ Grade
- _____ Thickness
- _____ Allowable spans (Table No. R-607.1.2)
- _____ Installation (Table No. R-402.3a)

ROOF-CEILING CONSTRUCTION (Chapter 7)

RAFTERS AND CEILING JOISTS (R-702)

- OK _____ Rafter tie where joists are \perp to rafters (4' o.c.) (R-702.2)
- _____ Rafter brace to bearing walls (2" x 4" at 4' o.c. minimum) (Figure No. R-702.3)
- N/A _____ Purlin rafter support (2" x construction minimum) (Figure No. R-702.3 & Table No. R-702.3)
- N/A _____ Connection of roof-ceiling system to masonry walls (Figure Nos. R-404.9, R-404.10a & R-404.10b)

- _____ Bearing
- _____ Cutting and notching
- _____ Bored holes
- _____ Lateral support and bridging
- _____ Headers
- _____ Trusses
- _____ Roof tie-down

RAFTERS

_____ Grade; $E =$ _____ $F_b =$ _____ (R-702.1) _____ FRTW allowable stresses/grading

Rafters supporting a gypsum or plastered ceiling (cathedral type)*

_____ Gypsum ceiling ($\Delta = L/240$) (R-201.6)
 LL = 20: Use Table 7-E
 LL = 30: Use Table 7-F
 LL = 40: Use Table 7-G

_____ Plastered ceiling ($\Delta = L/360$) (R-201.6)
 LL = 20: Use Table 7-H
 LL = 30: Use Table 7-I
 LL = 40: Use Table 7-J

Rafters not supporting a finished ceiling (attic type)*

_____ Low-slope (slope $\leq 3:12$)
 (Light roofing: DL = 10 psf)
 LL = 20: Use Table 7-K
 LL = 30: Use Table 7-L
 LL = 40: Use Table 7-M

_____ High slope (slope $> 3:12$)
 (Heavy roofing: DL = 15 psf)
 LL = 20: Use Table 7-N
 LL = 30: Use Table 7-O
 LL = 40: Use Table 7-P

_____ High slope (slope $> 3:12$)
 (Light roofing: DL = 7 psf)
 LL = 20: Use Table 7-Q
 LL = 30: Use Table 7-R
 LL = 40: Use Table 7-S

* Tables contained in Appendix B; L = span length

ROOF-CEILING CONSTRUCTION (cont'd.)

JOISTS (CEILINGS)

_____ Grade; E = _____ F_b = _____ (R-702.1) _____ FRTW allowable stresses/grading

Joists with limited attic storage (roof slope > 3:12) (LL = 20 psf; DL = 10 psf) (Table No. R-201.4)*

_____ Plaster ceiling ($\Delta = L/360$) (R-201.6)
Use Table 7-A

_____ Gypsum ceiling ($\Delta = L/240$) (R-201.6)
Use Table 7-B

Joists with no attic storage (roof slope $\leq 3:12$) (LL = 10 psf; DL = 5 psf) (Table No. R-201.4)*

_____ Plaster ceiling ($\Delta = L/360$) (R-201.6)
Use Table 7-C

_____ Gypsum ceiling ($\Delta = L/240$) (R-201.6)
Use Table 7-D

* Tables contained in Appendix B; L = span length

PLYWOOD (R-703)

_____ Grade

_____ Thickness

_____ FRTW allowable stresses/grading

_____ Allowable spans (Table No. R-606.1a)

_____ Installation (Table No. R-606.1a)

PARTICLEBOARD (R-704)

_____ Grade

See
Report

PARTICLEBOARD (cont'd.)

_____ Thickness

_____ Allowable spans (Table No. R-704.2)

_____ Installation (Table No. R-704.2)

ATTICS

_____ Ventilation requirements (R-707)

_____ Access requirements (R-708)

ROOF COVERINGS (Chapter 8)

GENERAL (R-801)

OK Load/weather resistance

_____ Approved materials

DECK PREPARATION (R-802)

_____ Underlayment application

_____ Underlayment attachment

ASPHALT SHINGLES (R-803)

OK Steep-slope application (slope $\geq 4:12$)

_____ Low-slope application ($2:12 \leq \text{slope} < 4:12$)

_____ Attachment (Table No. R-803.4)

_____ Flashing

SLATE SHINGLES (R-804)

N/A Application

N/A Underlayment

N/A Valley flashing

METAL (R-805)

N/A Application

N/A Roof slope

N/A Underlayment

TILE, CLAY OR CONCRETE SHINGLES (R-806)

N/A Application

N/A Attachment

N/A Roof slope

N/A Underlayment

N/A Valley flashing

ROOF COVERINGS (cont'd.)

BUILT-UP ROOFING (R-807)

- Underlayment
- Installation requirements

WOOD SHINGLES (R-808)

- Sheathing requirements
- Installation requirements
- Attachment & exposure (Table Nos. R-808.2a and R-808.2b)

Valley flashing

WOOD SHAKES (R-809)

- Sheathing requirements
- Installation requirements
- Attachment & exposure (Table Nos. R-808.2a and R-808.2b)
- Valley flashing

CHIMNEYS AND FIREPLACES (Chapter 9)

MASONRY CHIMNEYS (R-901)

- Construction (R-901.1 & Figure No. R-903.1)
- Changes in dimension
- Additional load
- Termination
- Wall thickness; $\geq 4"$
- Flue lining - material/installation
- Multiple flues
- Flue area
- Inlet
- Cleanout opening
- Chimney clearance
- Firestopping

FACTORY-BUILT CHIMNEYS (R-902)

- Approved and listed
- Installation

MASONRY FIREPLACES (R-903)

- Construction (Figure No. R-903.1 & Table No. R-903.1)
- Steel fireplace units
- Lintel (noncombustible)
- Hearth extension material
- Hearth extension
- Fireplace clearance
- Firestopping
- Combustible materials

FACTORY-BUILT FIREPLACES (R-904)

- Approved and listed
- Installation

FACTORY-BUILT FIREPLACE STOVES (R-905)

- Approved and listed
- Installation

EXTERIOR AIR SUPPLY (R-906)

- Intake size

MECHANICAL (Part IV)

- General mechanical requirements (Chapter 10)
- Appliance labeling (M-1002)
- Installation clearances (M-1005, Fig. No. M-1005, Table Nos. M-1005a and M-1005b)
- Centrally ducted heating & cooling (Chapter 11)
- Electric resistance heaters (Chapter 12)
- Hydronic heating systems (Chapter 13)

- Vented heaters (Chapter 14)
- Combustion air (Chapter 15)
- Equipment venting (Chapter 16)
- Fuel-gas and/or fuel oil supply systems (Chapters 17 & 18)
- Miscellaneous appliances (Chapter 19)

PLUMBING (Part V)

- _____ General plumbing requirements (*Chapter 20*)
 - _____ Materials and joints (*Chapters 20 & 21*)
 - _____ Drainage, waste and vent systems (*Chapter 22*)
 - _____ Plumbing fixtures (*Chapter 23*)
 - _____ Water service and distribution (*Chapter 24*)
 - _____ Sewage disposal systems (*Chapter 25*)
-

ELECTRICAL (Part VI)

- _____ NFIPA 70A
-

ENERGY CONSERVATION (Part VII)

- _____ CABO Model Energy Code
-

NOTES

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

June 19, 1998

Vincenzo Marzilli
11 Union St.
Westbrook, ME 04092

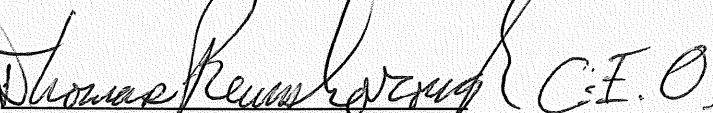
Dear Mr. Marzilli,

The following is an agreement that must be signed prior to the issuance of your Certificate of Occupance for the Single Family Dwelling at 29 Hillcrest Ave.(260-C-18):

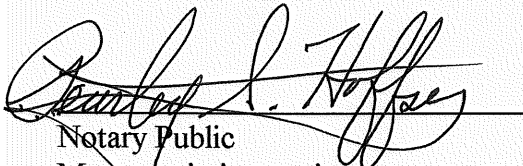
I, Vincenzo Marzilli, do hereby agree to finish the site improvements as outlined in the memo from Jim Wendell dated 6/8/98. I acknowledge that in the event that the conditions of approval are not met, I will be in violation of the Zoning and Building Codes of the City of Portland , as the Certificate of Occupancy will be null an void. All said improvements will be completed to the satisfaction of Jim Wendell by 6/30/98.



Vincenzo Marzilli Owner



Thomas Reinsborough/C.E.O.



Notary Public
My commission expires on
10 July, 2002
Pearley S. Hoffses



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: June 8, 1998

SUBJECT: Request for Certificate of Occupancy
29 Hillcrest Avenue (260-C-18)

On June 8, 1998 I reviewed the site for compliance with the conditions of approval dated 12/11/97.

1. Final site grading, loaming and seeding is 40% completed and the trees have been planted. The completion of the work has been delayed due to frozen and saturated stockpiled loam; the project was started in the winter. The site work shall be completed by June 30, 1998.

It is my opinion that a **temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

Area 3
TR

MEMORANDUM

TO: Tom Rainsboro, Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: August 16, 1999

RE: Certificate of Occupancy
29 Hillcrest Avenue (260-C-18)

On August 16, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 12/11/97.

It is our opinion that all conditions of site plan approval have been satisfactorily completed and a permanent certificate of occupancy could be issued assuming Code Enforcement has no outstanding issues.

1350.10/disk14/29hlcrst

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970101

I. D. Number

vincenzo marzilli

Applicant

11 Union Street, westbrook, ME 04092

Applicant's Mailing Address

J. Dunn Remodeling

Consultant/Agent

774-5003

Applicant or Agent Daytime Telephone, Fax

11/19/97

Application Date

Hillcrest Ave

Project Name/Description

Hillcrest Ave

Address of Proposed Site

260-c-18

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$150.00 Date: 11/19/97

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attached Denied

Approval Date 12/11/97 Approval Expiration 12/11/98 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 12/11/97
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970101

I. D. Number

vincenzo marzilli

Applicant

11 Union Street, westbrook, ME 04092

Applicant's Mailing Address

J. Dunn Remodeling

Consultant/Agent

774-5003

Applicant or Agent Daytime Telephone, Fax

11/19/97

Application Date

Hillcrest Ave

Project Name/Description

29 Hillcrest Ave

Address of Proposed Site

260-c-18 to 24

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

approx 59x26

Proposed Building square Feet or # of Units

approx 9039.5 sq ft

Acreage of Site

R-3

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$150.00 Date: 11/19/97

Inspections Approval Status:

Reviewer Bob Ganley / Marge Schmuckal

- Approved **Approved w/Conditions**
see attached Denied

Approval Date 1/12/98 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | | | |

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19970101

I. D. Number

11/19/97

Application Date

Hillcrest Ave

Project Name/Description

vincenzo marzilli

Applicant

11 Union Street, westbrook, ME 04092

Applicant's Mailing Address

J. Dunn Remodeling

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Applicant or Agent Daytime Telephone, Fax

Hillcrest Ave

Address of Proposed Site

260-c-18 to 24

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, and/or pools
2. Mr Ganley waived the condition of 14-403 requiring the street to be brought up to City Standards.

Fire Conditions of Approval

RPPLST6 CAMA Real Property System - Residential Display 12/18/97

RPP092 Parcel Id: 260- - C-018-001 01/01 Acct: M2264098 12:43

Property Address HILLCREST AVE

Owner Name1 MARZILLI ANTONIO AND ELMA E (1, f, i)

Name2 OR SURV

Address 22 HILLCREST AVE

City/State/Zip PORTLAND ME 04102

Entrance Code 2 Land Use 40 # of Units 0

Route 36 Zone R3 Nbhd 108 District 4 Traffic 1

Total Sq Ft

Utilities 2 3 Desc 260-C-18 TO 24 Living Area 0

HILLCREST-PHILBRICK-
MERELINE AVE 21453SF

House Style Year Built 1000 Total Rms 00 Total Bedrms 00

Baths Full 0 Half 0 Kitchen Remodeled 0 Bath Remodeled 0 Basement 0

Attic 0 Phy Cond 0 CDU 00 Heating Type Wood/Coal Burn 0

Next Screen [] Bldg Sketch Screen [] Return []