

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <u>144</u> (Lot 168) Milton St, 04103		Owner: Jim Lombardo		Phone: 329-5484		Permit No: 000528	
Owner Address:		Lessee/Buyer's Name: Pete & Karen Glass		Phone:		Business Name:	
Contractor Name: Jim Lombardo/Builder		Address: 69 Milton St, 04103		Phone: *329-5484 or *878-9455		Permit Issued: MAY 22	
Past Use: VACANT		Proposed Use: New single family dwelling w/ attached garage.		COST OF WORK: \$ 100,000.00		PERMIT FEE: \$ 624.00	
Proposed Project Description: Construct new 26' x 32' Cape style house w/ 6' x 14' mudroom and 24' x 24' attached garage.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <u>R3</u> Type: <u>5-B</u> <i>Hoffee</i>		Zone: <u>R-2</u> CBL: <u>333-E-033</u>	
		Signature:		Signature: <i>Hoffee</i>		Zoning Approval: <i>OK with cond 5/22/00</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <u>NA</u> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <u>part 1 of 17</u> <input type="checkbox"/> Subdivision <u>zone C</u> <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> min <input checked="" type="checkbox"/> #20000089	
Permit Taken By: NW		Date Applied For: NC 5-11-2000		Signature:		Date:	

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

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 5-11-2000 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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: S

PERMIT ISSUED WITH REQUIREMENTS

1

BUILDING PERMIT REPORT

DATE: 12 MAY 2000 ADDRESS: (Lot #168) MILTON ST. #144 CBL: 333-E-033

REASON FOR PERMIT: Single Family dwelling/mudroom/private attached garage

BUILDING OWNER: Jim Lombardo

PERMIT APPLICANT: CONTRACTOR Jim Lombardo

USE GROUP: R-3 CONSTRUCTION TYPE: 5-13 CONSTRUCTION COST: \$10000 PERMIT FEES: 624.69

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: 1, 2, 3, 4, 5, 7, 8, 9, 11, 13, 14, 15, 19, 27, 28, 29, 30, 32, 34, 35, 31

- 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.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. 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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

SK/oo

- X 19. 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 920.3.2 (BOCA National Building Code/1999), 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
- 20. 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. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. 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).
- X 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- (31) Please read and implement the attached Land Use Zoning report requirements. *see Attached Development Review requirements and conditions*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.P, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 P. Stangel Hoffes, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1.25.00

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

**** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

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

20000089
I. D. Number

Jim Lombardo
Applicant
69 Milton Street, Portland, ME 04103
Applicant's Mailing Address
Jim lombardo
Consultant/Agent
329-5484
Applicant or Agent Daytime Telephone, Fax

5/11/00
Application Date
Milton Street, Lot 168
Project Name/Description
144 Milton St, Portland, Maine 04103
Address of Proposed Site
333- E - 033
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Subject to Site Plan Review Addendum Conditions of Approval:

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.

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 144 Milton Street, 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 closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you 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.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

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.

The site contractor shall establish finish grades at the 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.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

The applicant shall coordinate with Diversified Properties Inc. for the rear yard grading to insure that all grading and drainage is completed in conformance with the concept and development plan (drawing no. 5) last revised 2-17-00, an excerpt of which is attached to this review. It is noted that Shelley Engineering Inc. property lines do not appear to match the conceptual development plan. The applicant shall review and confirm the site boundaries prior to foundation construction.

The applicant shall be responsible for all erosion control measures including, but not limited to silt fence, hay bales and stabilized entrance - the applicant shall clean all mud and debris on Milton Street on an as necessary basis or as directed by the DRC.

Planning Conditions of Approval

Inspections Conditions of Approval

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
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Consultant/Agent

329-5484

Applicant or Agent Daytime Telephone, Fax

5/11/00

Application Date

Milton Street, Lot 168

Project Name/Description

144 Milton St, Portland, Maine 04103

Address of Proposed Site

333- E - 033

Assessor's Reference: Chart-Block-Lot

-
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2. Please note that there are drainage easements around the rear and sides of this property. The new owner is to be made aware of this situation.
 3. There are NO decks shown on the rear of this dwelling on either the site plan or the building plans. A separate permit SHALL be required for any future
 4. Separate permits shall be required for future decks, sheds, pools, and/or garage.
-

Fire Conditions of Approval

**CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Valuation: \$100,000.00 Plan Review # 0720/2K
 Fee: \$624.00 Date: 14 MAY 2000

Building Location: lot #168 MILTON ST. CBL: 333-E-033

Building Description: Single Family dwelling/attached garage

Reviewed by: Sam Hoffses

Use or Occupancy: R-3 Type of Construction: 5-B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued	111.0
2.	Foundation drain shall comply with section 1813.5.2	1813.5.2
3.	Foundation anchors shall comply with section 2305.17	2305.17
4.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
5.	Private garage attached to dwelling shall comply with section 407.0	407.0
6.	Bridging shall comply with section 2305.16	2305.16
7.	Boring, cutting and notching shall comply with section 2305.3, 2305.3.1, 2305.4.4, 2305.5.1	see sec.
8.	All fastening shall comply with section Table 2305.2	2305.2

Correction List		
NO:	Description	Code Section
9	Chimneys and Fireplaces shall comply with NFPA 211 & Chapter ¹³⁻¹⁴ 17 of The BOCA Mechanical/Code/1993 and as per The manufactures requirements.	NFPA 211 Chapter 13-14 of The BOCA Mech. Code/93
10	All glass & glazing shall comply with Chapter 24. 24.06.0 safet., glazing 2406.0	Chapter 24 Section 2406.0
11	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
12	Stairway Const. shall comply with section 1014.0	1014.0
13	Guardrails and Handrails shall comply with sections 1021.0 & 1022.0	1021.0 1022.0
14	Smoke detectors shall comply with sections 920.3.2	920.3.2

Foundations (Chapter 18)

Wood Foundation (1808)

- ~~NA~~ Design
- ~~NA~~ Installation

Footings (1807.0)

- ~~A~~ Depth below (outside) grade 4' minimum; but below frost line except for insulated footings.
- ~~NA~~ Insulated footing provided
- ~~X~~ Soil bearing value (table.1804.3)
- ~~X~~ Footing width
- ~~X~~ Concrete footing (1810.0) .3.1, 3.2
- _____
- _____
- _____
- _____
- _____

Foundation Walls

- ~~X~~ Design (1812.1)
- ~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SQ~~ Water proofing and damp proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~SQ~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~NO~~ Crawl space (1210.2) Ventilation
- ~~NA~~ Crawl opening size (1210.2.1)
- _____
- _____
- _____
- _____
- _____

Floors (Chapter 16-23)

- ~~X~~ Joists-- Non sleeping area LL40PSF (Table - 1606)
- ~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)
- ~~X~~ Grade
- ~~X~~ Spacing
- ~~X~~ Span
- ~~X~~ Girder 4" bearing 2305

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~SR~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction *steel beam garage*
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~A~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)
- _____
- _____
- _____

State Plumbing Code

Public water
Public sewer

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

SA Labeling (2402.1)
____ Louvered window or jalousies (2402.5)
____ Human impact loads (2405.0)
____ Specific hazardous locations (2405.2)
____ Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

SA General (407)
____ Beneath rooms (407.3)
____ Attached to rooms (407.4)
____ Door sills (407.5)
____ Means of egress (407.8)
____ Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.3)
- ~~SR~~ Sleeping room window (1010.4)
- ~~A~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NR~~ Ramp slope (1016.0)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~NR~~ Winders (1014.6.3)
- ~~NR~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

Dwelling Unit Separation

Table 602

~~N/A~~

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

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I. D. Number

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69 Milton Street, Portland, ME 04103
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Jim Lombardo
Consultant/Agent
329-5484
Applicant or Agent Daytime Telephone, Fax

5/11/00
Application Date
Milton Street, Lot 168
Project Name/Description

144 Milton St, Portland, Maine 04103
Address of Proposed Site
333- E - 033
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) **Single-Attch.Garage & Mudro**
1,540 **11,875** Zoning
 Proposed Building square Feet or # of Units Acreage of Site 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 **\$200.00** Subdivision _____ Engineer Review **\$100.00** Date: **5/11/00**

DRC Approval Status:

Reviewer Gordon Smith

- Approved Approved w/Conditions see attached Denied

Approval Date 5/12/00 Approval Expiration 5/12/01 Extension to _____ Additional Sheets Attached

Condition Compliance Gordon Smith 5/12/00
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			

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Planning Conditions of Approval

Inspections Conditions of Approval

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333- E - 033

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Proposed Development (check all that apply):

- New Building
 Building Addition
 Change Of Use
 Residential
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Parking Lot
 Other (specify) **Single-Attch.Garage & Mudro**

1,540

11,875

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 **\$200.00** Subdivision Engineer Review **\$100.00** Date: 5/11/00

Inspections Approval Status:

Reviewer _____

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date _____ 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 | _____ | _____ | |
| | date | signature | |

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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.**

578-9550

Location/Address of Construction: LOT 168 MILTON ST GREENBURY 04103			
Total Square Footage of Proposed Structure 1546		Square Footage of Lot 11,875	
Tax Assessor's Chart, Block & Lot Number Chart# 333 Block# E Lot# 033		Owner: JIM LOMBARDO	Telephone#: 329-5484
Lessee/Buyer's Name (If Applicable) PETE + KAREN GLASS		Owner's/Purchaser/Lessee Address:	Cost Of Work: Fee: \$100,000 \$ 624.00
Proposed Project Description:(Please be as specific as possible) CONSTRUCT NEW 26 X 32 CAPE STYLE HOUSE w/ 6X14 MUDROOM 24X24 GARAGE ATTACH			
Contractor's Name, Address & Telephone 329-5484 JIM LOMBARDO/BUILDER		69 MILTON ST PORT. 04103	Rec'd By: [Signature]

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

minor 300
624
\$924

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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:	Date:
-------------------------	-------

Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

PURCHASE AND SALE AGREEMENT LAND ONLY

February 28, 2000

Effective Date
The use of days in this agreement refers to calendar days from the effective date

RECEIVED OF Jim Lombardo (hereinafter called "Buyer") the sum of
(\$ 500.00) Five hundred and no/100
dollars as earnest money and in part payment of the purchase price of the following described real estate, situated in municipality of
Portland County of Cumberland State of Maine located at Lot 168 Milton St.
Subdivision Being (all part of) the property at the
above address owned by Diversified Properties (hereinafter called "Seller") and
described in deed recorded at said County's Registry of Deeds Book Plan Book 200 Page 184

The TOTAL purchase price being (\$ 42,500.00) Forty Two Thousand five hundred and no/100
dollars to be paid as follows:

\$500.00 earnest money deposit and the balance at closing. 9 aw 4/19/00

The purchase price balance shall be paid in cash, certified funds or bank check at closing.

This Purchase and Sale Agreement is subject to the following conditions:

1. EARNEST MONEY/ACCEPTANCE: Diversified Properties April 19, 2000 9 aw shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until February 28, 2000 (date) 5:00 AM/PM; and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer.

2. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on See # 19 (closing date) or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

3. DEED: The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the proposed use of the property which is to construct a single family home

4. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing

5. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this contract.

6. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, real estate taxes (based on municipality's fiscal year), association fees, _____ (other). Buyer and Seller will each pay their transfer tax as required by State of Maine.

7. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

8. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Agent makes no warranties regarding the condition, permitted use or value of Seller's real property. This contract is subject to the following contingencies, with results being satisfactory to Buyer:

Page 1 of 4 Buyer's Initials JL 5-3-00 Seller's Initials 9 aw 4/19/00

Applicant: Jim Comardo

Date: 5/22/00

Address: 144 Milton St (lot #168) C-B-L: 333E-033

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

28x32

Proposed Use/Work - construct new single family Dwelling with mud room & attach. garage. 6x14 24x24

Sevage Disposal - City

Lot Street Frontage - 50' ^{min} req - 95' shown

Front Yard - 25' req - 26' shown

Rear Yard - 25' req - 65'+ shown

Side Yard - 14' req - 14' i 17' shown

Projections - rear bulk head - left side chimney - NO REAR decks shown - will need a sep. permit

Width of Lot - 80' ^{min} req - 95' shown

Height - 35' MAX - 2 story shown

Lot Area - 10,000 ^{sq} _{req} min. 10,011 ^{sq} shown

Lot Coverage/ Impervious Surface - 20% MAX of 2002.2 ^{sq} MAX allowed

Area per Family - 10,000 ^{sq}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor # 20000089

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 1 of 17 ZMEC

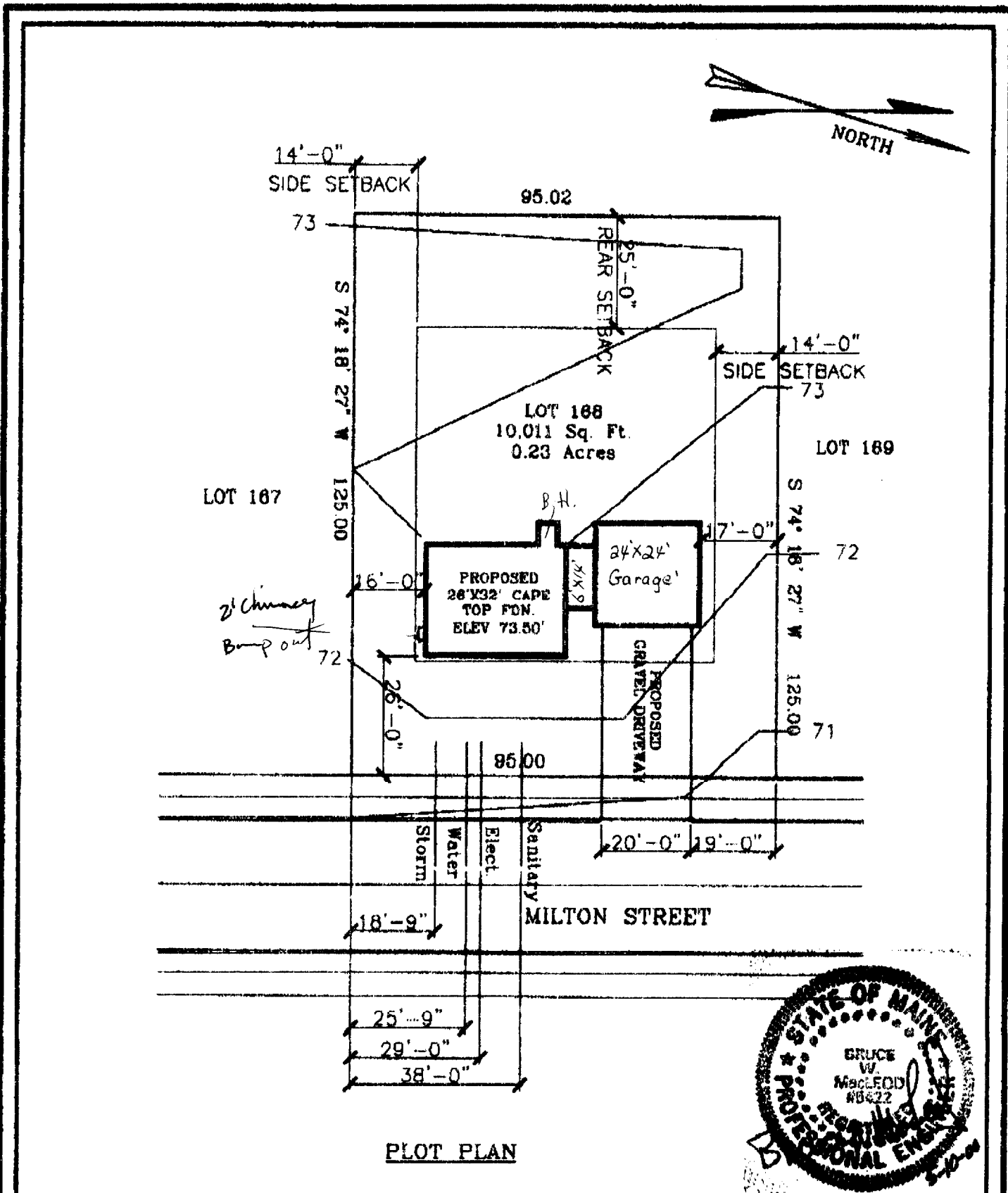
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$$28 \times 32 = 896$$

$$6 \times 14 = 84$$

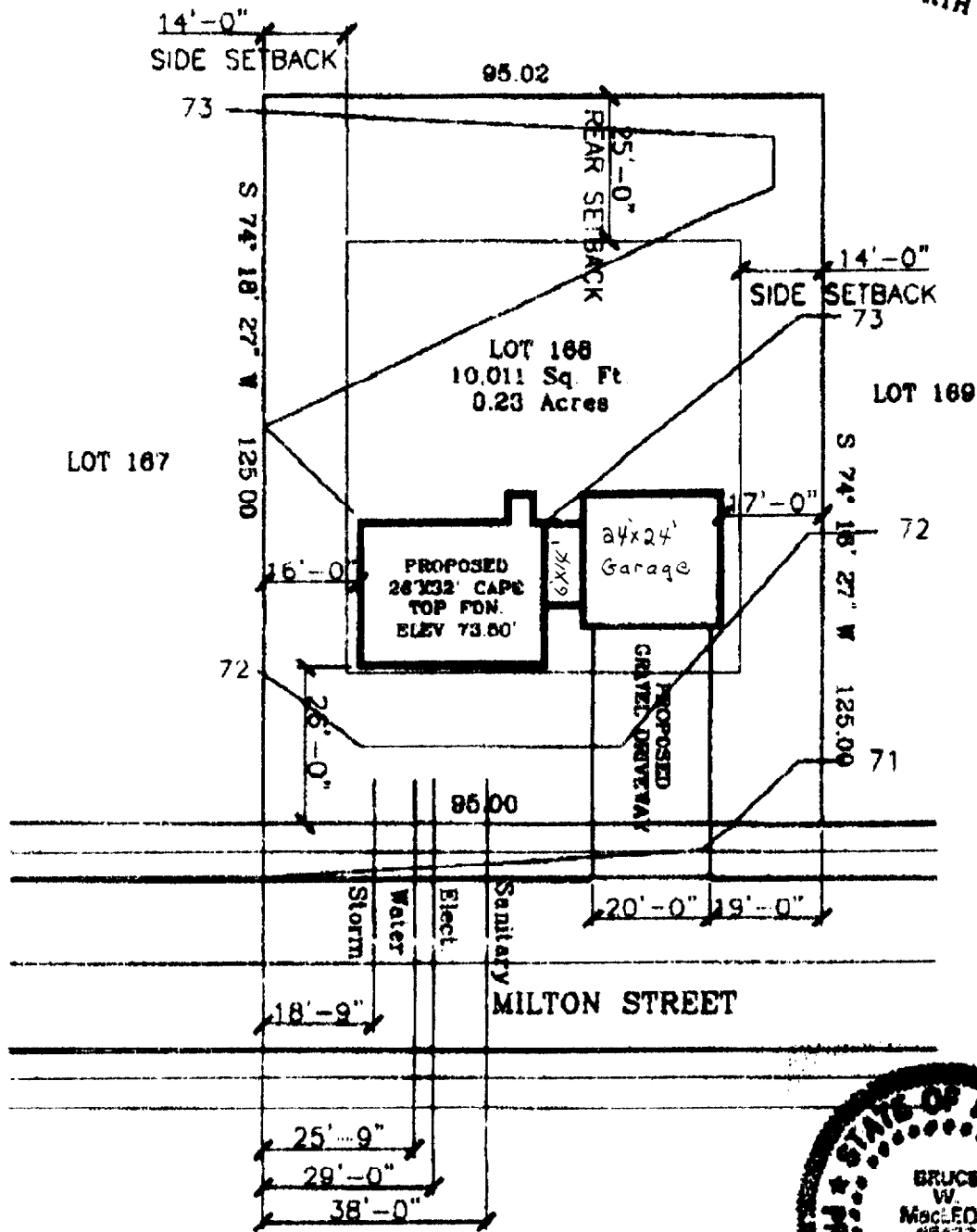
$$24 \times 24 = 576$$

$$1556 \#$$

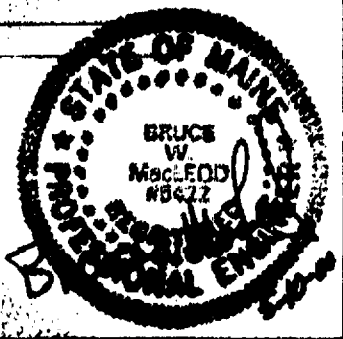


PLOT PLAN

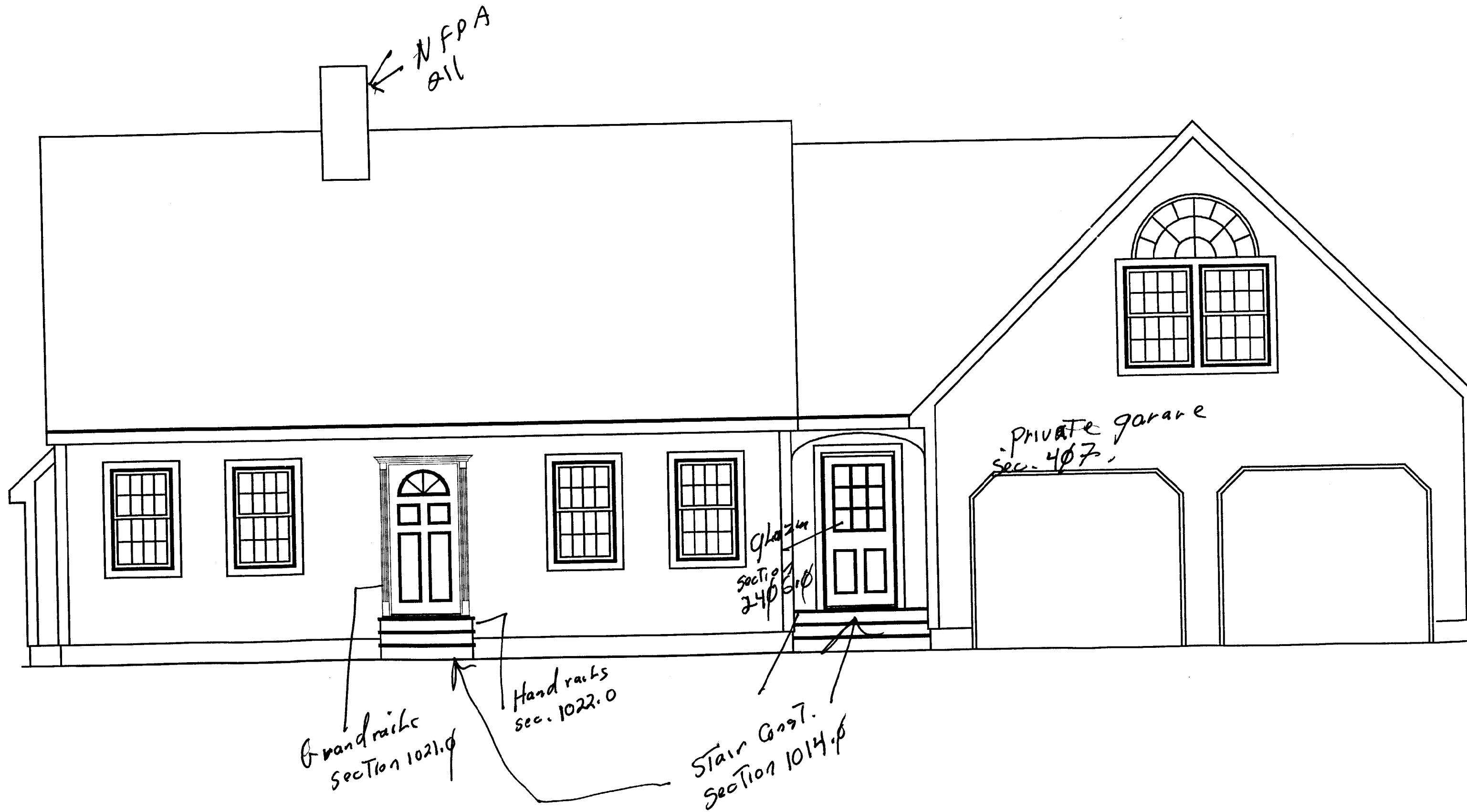
LOT 168 MILTON STREET PORTLAND, MAINE			SHELLEY ENGINEERING, INC.		PROJECT #
BY: BWM	SCALE: 1" = 30'	DATE: 6/9/99	STRUCTURAL CONSULTANTS 110 ALBURN STREET PORTLAND, MAINE 04108 PHONE (207) 878-0983 FAX (207) 787-8483		NO.: SK-1



PLOT PLAN



LOT 168 MILTON STREET PORTLAND, MAINE			SHELLEY ENGINEERING, INC. STRUCTURAL CONSULTANTS 110 AUGUST STREET PORTLAND, MAINE 04108 PHONE (207) 878-0080 FAX (207) 787-9485		PROJECT # SHEET # SK-1
BY: BWM	SCALE: 1" = 30'	DATE: 6/9/99			



NFPA
811

private garage
sec. 407

glazing
section
2406.0

Grandrails
section 1021.0

Hand rails
sec. 1022.0

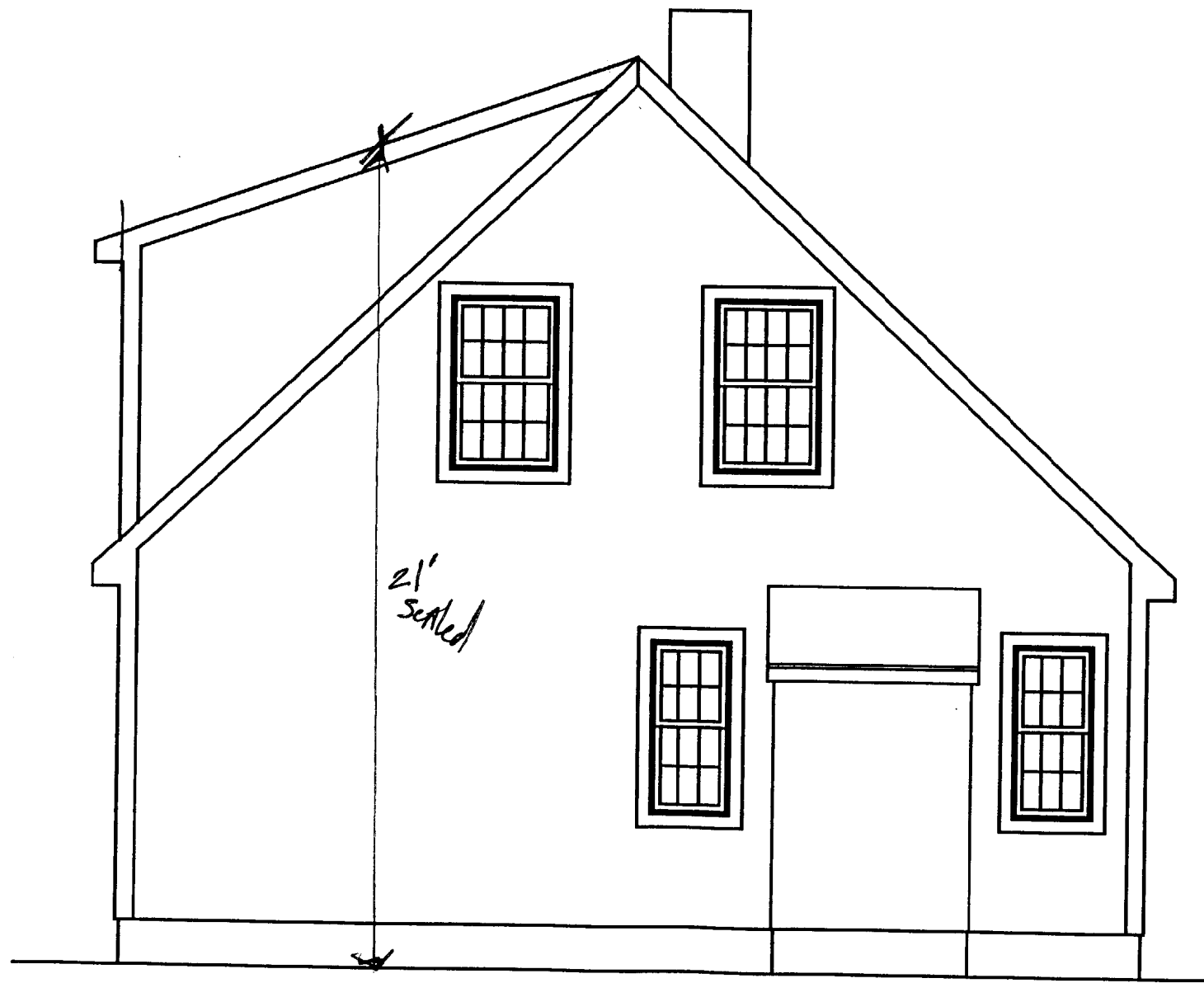
Stair Const.
section 1014.0



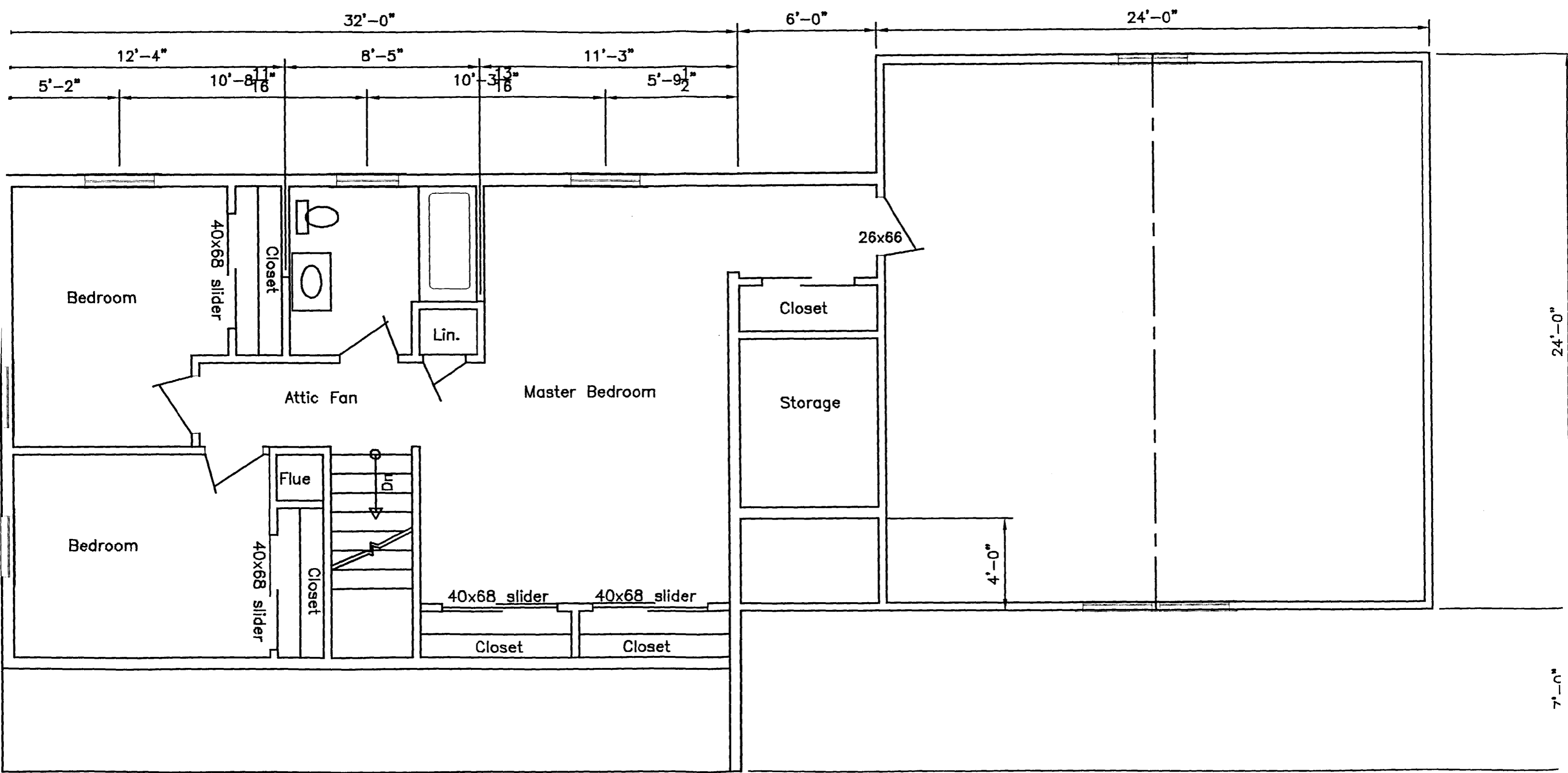
sleeping room -
egress window - rescue
section 1010.4

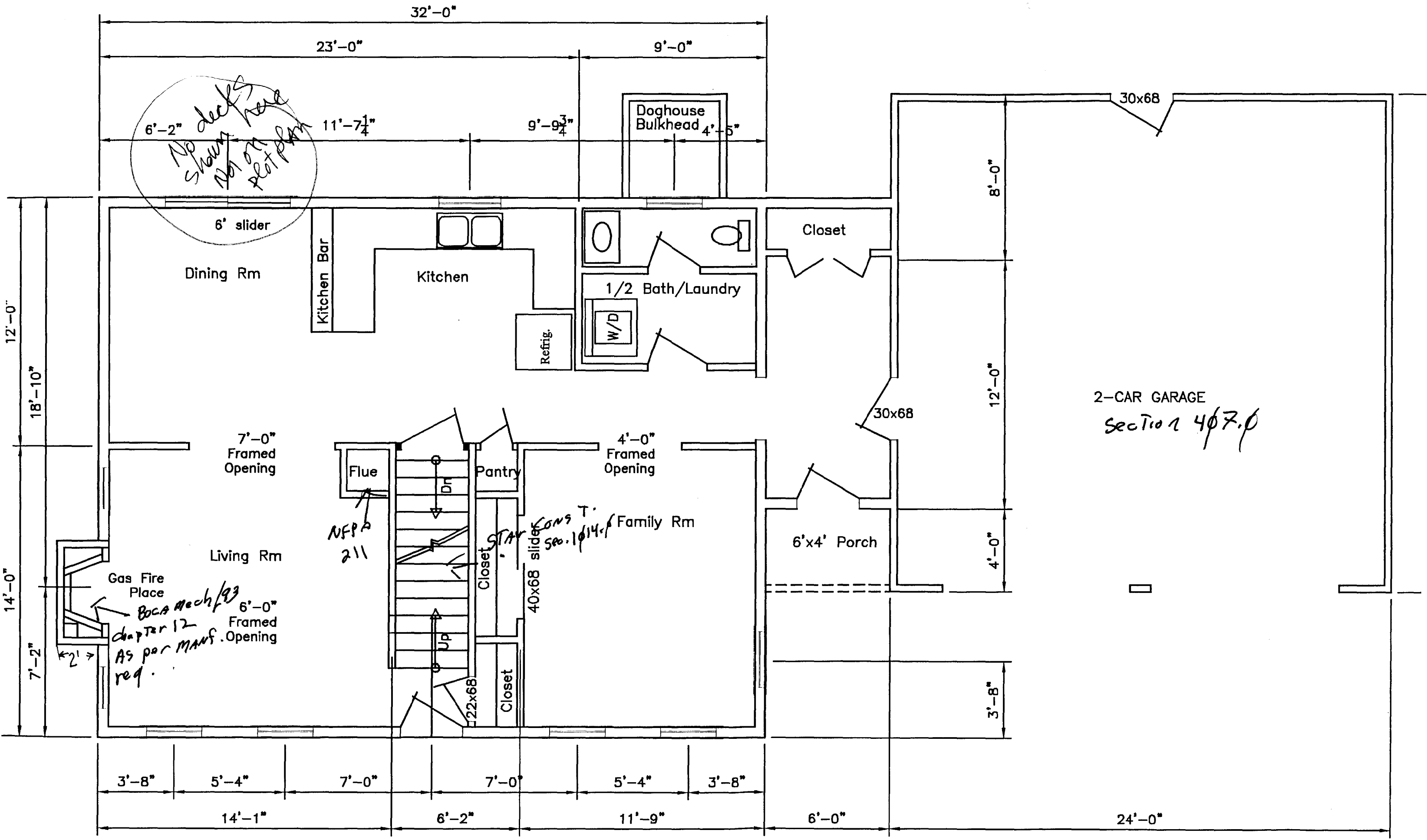
Safety
Glazing
section
2406

No Decks
Shown



21'
sealed





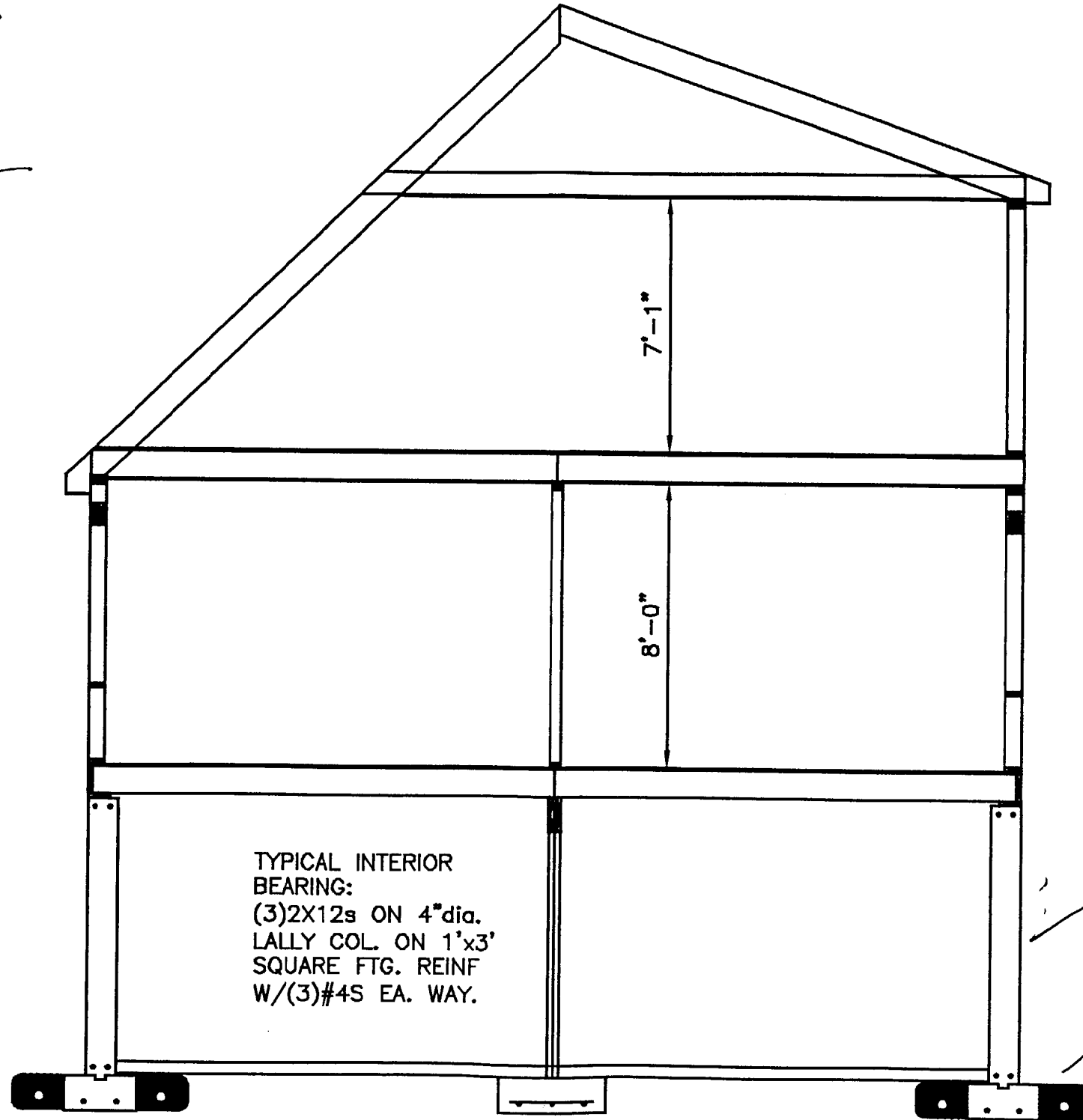
ved = same.

TYPICAL ROOF CONSTRUCTION:
 CONTINUOUS RIDGE VENT
 25YR. ASPHALT SHINGLES
 15# FELT PAPER
 5/8" PLYWOOD SHEATHING
 ICE & WATER SHIELD AT
 BOTTOM 2FT. 2X10s @16"O.C.
 TYPICAL ATTIC CONSTRUCTION:
 CEILING JOISTS: 2X8@16"O.C.
 R38 F.G. INSULATION W/VAPOR
 BARRIER, 1/2" GYP BOARD.
 2' CONTIN. EAVE VENT.

TYPICAL EXTER. WALL
 CONSTRUCTION:
 EXTERIOR SIDING PER
 CONTRACT, AIR
 INFILTRATION BARRIER
 7/16" OSB SHEATH.,
 2X6 STUDS @16"O.C.
 R19 INSULATION
 VAPOR BARRIER
 1/2"GYP. BOARD

TYPICAL FLOOR
 CONSTRUCTION:
 3/4" T&G PLYWOOD,
 GLUED & NAILED,
 2X10 JOISTS @16"O.C.
 1/2"GYP. BOARD
 MID-SPAN BRIDGING

TYPICAL FOUNDATION
 CONSTRUCTION:
 8" THICK CONCRETE
 FOUNDATION WALL
 (2)#5s TOP & BOTT.
 12"X24" WALL FTG.
 (2)#5s CONT.
 4" CONC. SLAB ON
 GRADE W/ FIBER
 MESH. ON VAPOR
 BARRIER ON 6" MIN.
 WELL COMPACTED
 GRANULAR MATERIAL
 4" dia. FDN. DRAIN IN



TYPICAL INTERIOR
 BEARING:
 (3)2X12s ON 4" dia.
 LALLY COL. ON 1'x3'
 SQUARE FTG. REINF
 W/(3)#4S EA. WAY.

*Waterproof
 Damp proof
 sections 1813.0*

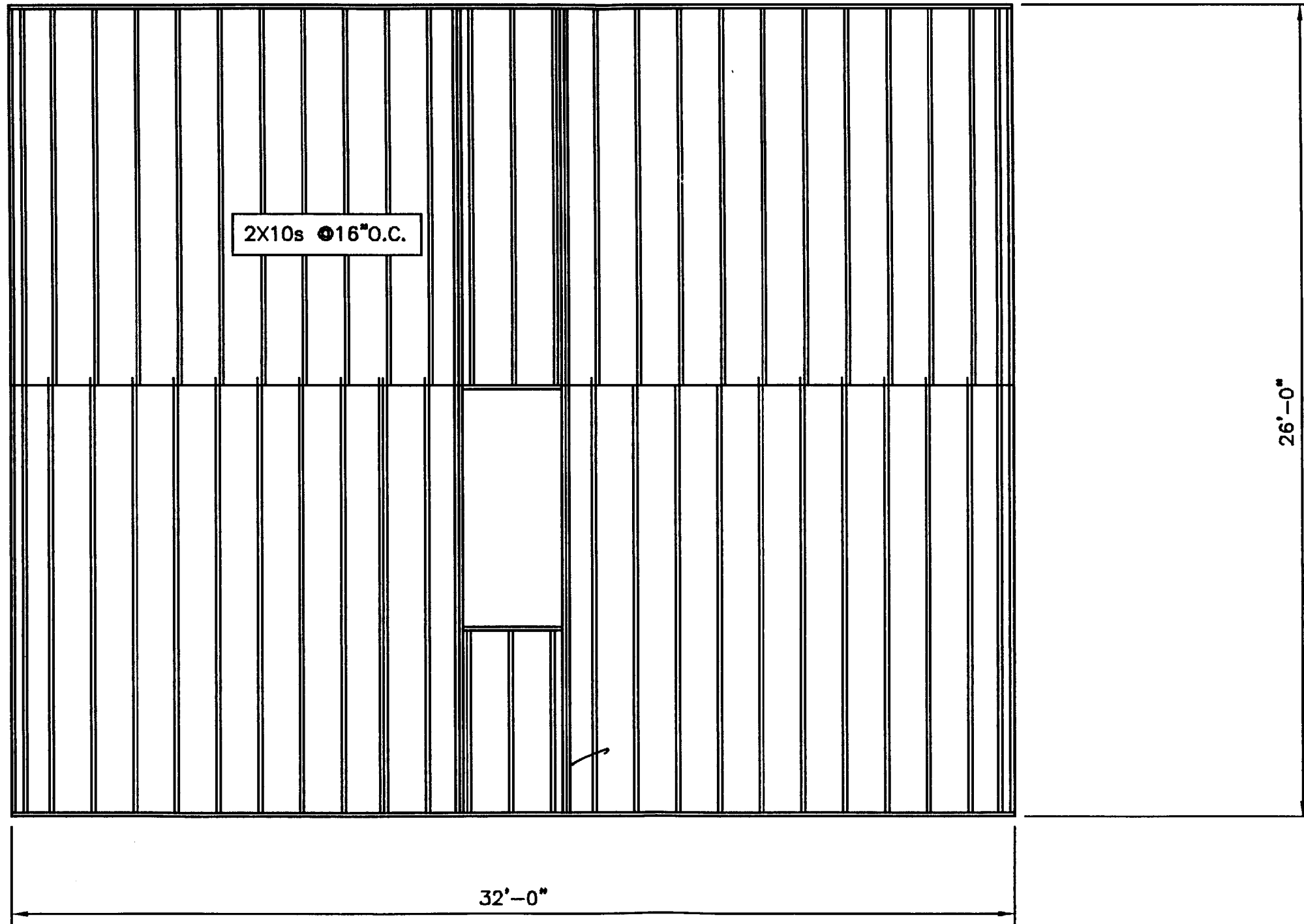
*Foundation
 Draw
 1813.0*

REVISION / ISSUE	
#	DESCRIPTION
1	
2	ISSUED FOR PERMITTING
3	

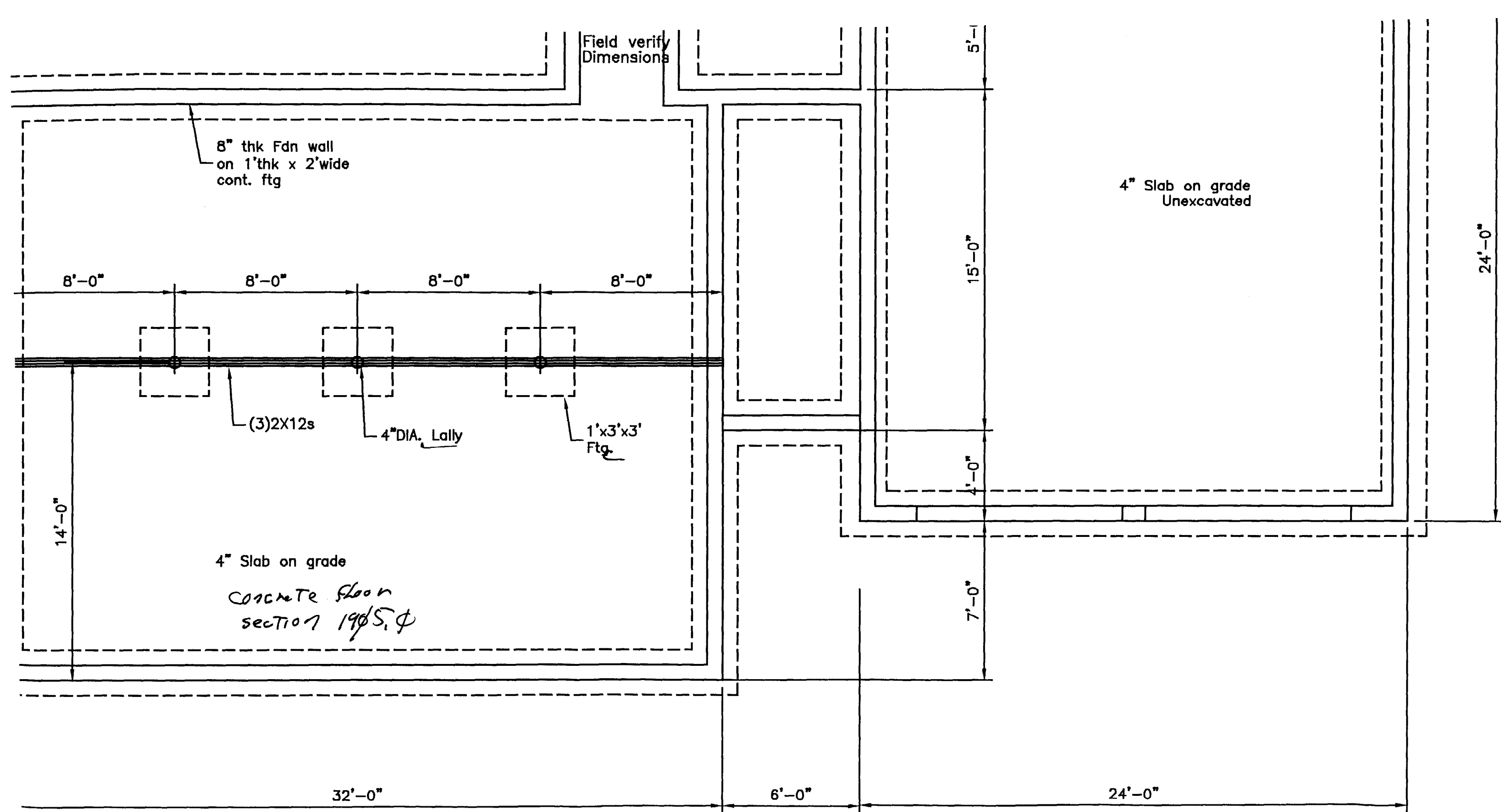
DRAWN BY:	BWM
CHECKED BY:	BWM
DATE:	APRIL 18, 2000
SCALE:	AS NOTED
JOB NO.:	

FOR
 ILY
 T

MAINE



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



FOUNDATION PLAN

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

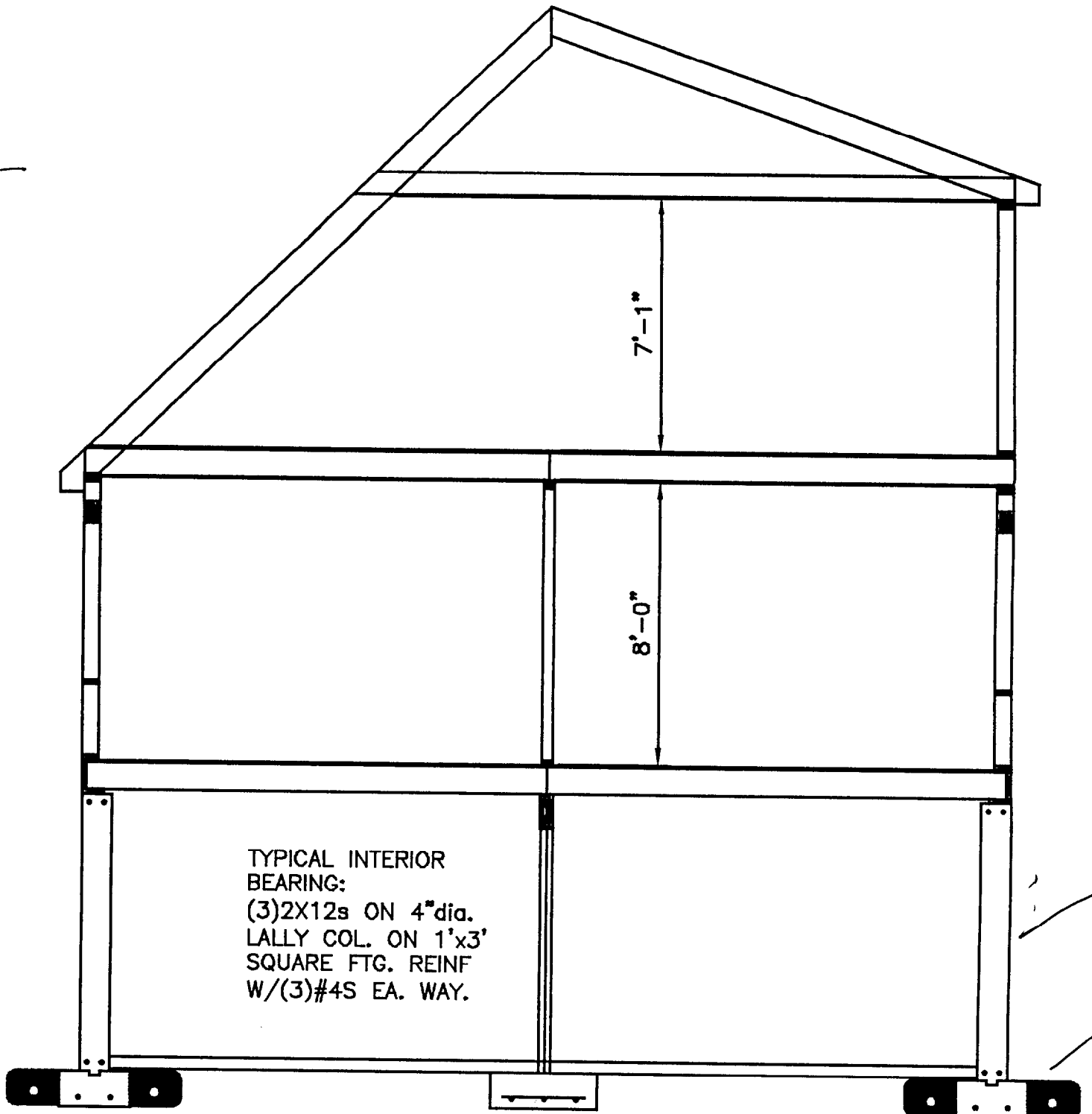
TYPICAL ROOF CONSTRUCTION:
 CONTINUOUS RIDGE VENT
 25YR. ASPHALT SHINGLES
 15# FELT PAPER
 5/8" PLYWOOD SHEATHING
 ICE & WATER SHIELD AT
 BOTTOM 2FT. 2X10s @16"O.C.
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 CEILING JOISTS: 2X8@16"O.C.
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 VAPOR BARRIER
 1/2"GYP. BOARD

TYPICAL FLOOR
 CONSTRUCTION:
 3/4" T&G PLYWOOD,
 GLUED & NAILED,
 2X10 JOISTS @16"O.C.
 1/2"GYP. BOARD
 MID-SPAN BRIDGING

TYPICAL FOUNDATION
 CONSTRUCTION:
 8" THICK CONCRETE
 FOUNDATION WALL
 (2)#5s TOP & BOTT.
 12"X24" WALL FTG.
 (2)#5s CONT.
 4" CONC. SLAB ON
 GRADE W/ FIBER
 MESH. ON VAPOR
 BARRIER ON 6" MIN.
 WELL COMPACTED
 GRANULAR MATERIAL
 4"dia. FDN. DRAIN IN
 CRUSHED STONE
 WRAPPED IN DRAINAGE
 FABRIC, INSIDE &
 OUTSIDE OF FDN.

TYPICAL INTERIOR
 BEARING:
 (3)2X12s ON 4"dia.
 LALLY COL. ON 1'x3'
 SQUARE FTG. REINF
 W/(3)#4S EA. WAY.



TYPICAL SECTION

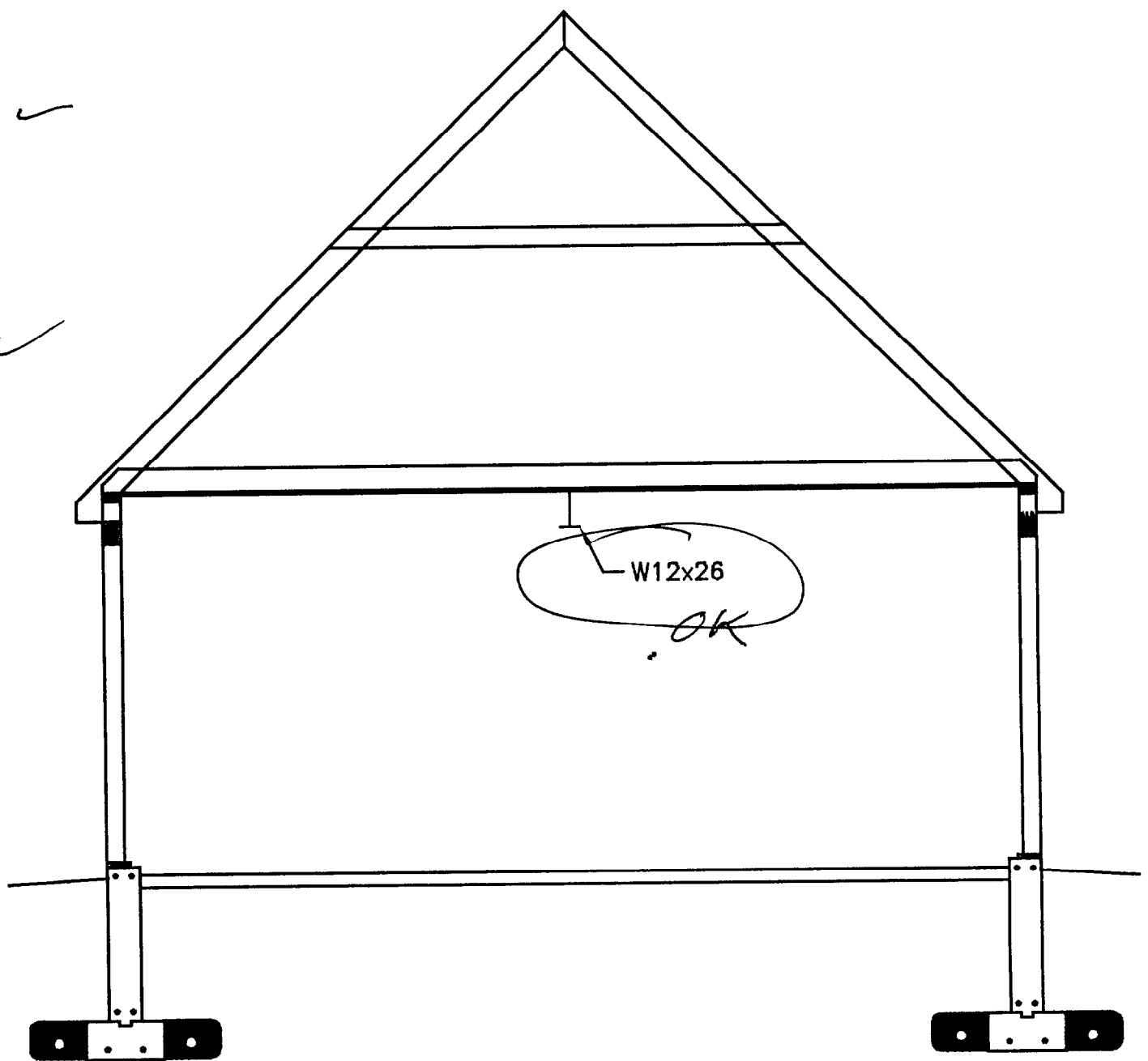
SCALE: 1/4" = 1'-0"

TYPICAL ROOF CONSTRUCTION:
CONTIN. RIDGE VENT
25YR. ASPHALT SHINGLES
153 FELT PAPER
5/8" PLYWOOD SHEATHING ✓
ICE & WATER SHIELD AT
BOTTOM 2FT. 2X8s @16"O.C.
CONTIN. 2" EAVE VENT

TYPICAL ATTIC CONSTRUCTION:
CEILING JOISTS: 2X8@16"O.C. ✓
2X6 COLLAR TIES.
1/2" GYP BOARD FIRE RATED
AS REQ'D

TYPICAL EXTER. WALL
CONSTRUCTION:
EXTERIOR SIDING PER
CONTRACT, AIR
INFILTRATION BARRIER ✓
7/16" OSB SHEATH.,
2X4 STUDS @16"O.C.
1/2" GYP. BOARD FIRE
RATED AS REQ'D

TYPICAL FOUNDATION
CONSTRUCTION: ✓
8" THICK CONCRETE
FROST WALL (2)#5s
TOP & BOTT. 12"X24"
WALL FTG. (2)#5s
CONT.
4" CONC. SLAB ON
GRADE W/ FIBER
MESH. ON VAPOR
BARRIER ON 6" MIN.
WELL COMPACTED
GRANULAR MATERIAL
4" dia. FDN. DRAIN IN
CRUSHED STONE
WRAPPED IN DRAINAGE
FABRIC, INSIDE &
OUTSIDE OF FDN.



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