

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

Location of Construction: Lot 11 Buca Run		Owner: Jim Lombardo		Phone: *878-9455/w-329-5484		Permit No: 490658	
Owner Address: 69 Milton ST. 04103		Lessee/Buyer's Name: Same		Phone:		Business Name:	
Contractor Name: Same/Owner		Address:		Phone:		Permit Issued: 23	
Past Use: Vacant		Proposed Use: Single Family		COST OF WORK: \$65,000.00		PERMIT FEE: \$345.00/300	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <i>Site</i> Use Group: <i>B3</i> Type: <i>SB</i>	
Proposed Project Description: Construct New 26'x32' Cape Style Home		Signature:		Signature: <i>[Signature]</i>		Zone: <i>R-2</i> CBL: 336-H-061	
		PEDESTRIAN ACTIVITIES DISTRICT (A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> Special Zone or Review: <input type="checkbox"/> Shoreland <i>[Signature]</i> <input type="checkbox"/> Wetland <i>[Signature]</i> <input type="checkbox"/> Flood Zone <i>[Signature]</i> <input type="checkbox"/> Subdivision <i>[Signature]</i> <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <i>[Signature]</i>	
Permit Taken By: GD		Date Applied For: GD		June 11th, 1999		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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..

Please Call For Pickup

**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

June 11th, 1999

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

1

COMMENTS

7/2/99 Jim Lamborgo
Footings, Sotback, Reconstruction all OK DC

7/12/99 Backfill OK DC

9/7 Rough Plumbing OK DC

9/15/99 Framing - Stairs, windows all OK request additional
Joist brackets DC

3/8/2000 OK for CSJO. A. Lowe

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

BUILDING PERMIT REPORT

DATE: 17 June 99 ADDRESS: Lot 11 Buca Run CBL: 336-H-061
 REASON FOR PERMIT: To Construct a single family dwelling
 BUILDING OWNER: Jim Lombardo
 PERMIT APPLICANT: owner
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *3, *4, *5, *9, *11, *12, *13, *14, *15, *19, *27, *28, *29, *32, *33, *34 # 31

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 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)
- X 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- X 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. (Section 2305.17)
- X 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. Section 1908.0
7. 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.
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. 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)
- X 9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 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. 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 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 13. 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. (Section 1014.0)
- X 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- X 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. 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. (Section 1018.6)
16. 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. (Section 1010.1)
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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- 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/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Gordon Smith, Director of Construction Services
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: March 8, 2000

RE: Certificate of Occupancy – 14 Buca Run

On March 6, 2000 and again on March 8, 2000, the site was reviewed for compliance with the conditions of approval dated June 14, 1999. My comments are:

1. The landscape work could not be completed due to the time of year. This work must be completed by June 15, 2000.
2. Due to the snow cover, the condition of the curb in front of the house could not be inspected.
3. The driveway work must also be completed by June 15, 2000.
4. Nancy Knauber of the City of Portland's inspection division, will need to inspect the driveway apron, roadway, and any other right-of-way work in the spring prior to issuance of a permanent certificate of occupancy.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1 through 4 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

RECEIPT NUMBER: 24088
DATE: 06/23/1999 TIME: 12:18P

Cumberland County, Maine
OFFICE OF THE Register of Deeds

ISSUED TO:

INST NO.	TYPE	DOC	TOTAL
BOOK	PAGE	TIME	
44522	MS		10.00
	SURCHARGE		3.00
14850	291	12:18P	
			<u>13.00</u>

CHARGE	:	0.00
CHECK (1)	:	13.00
1	:	13.00
CASH	:	0.00
CHANGE	:	<u>0.00</u>

THANK YOU! Jack O'Brien
Register of Deeds

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 21, 1999

Mr. Jim Lombardo
69 Milton Street
Portland ME 04103

Dear Mr. Lombardo:

This letter is to confirm written approval by the Portland Planning Authority for a revision to the building window and building elevation for Lot #16 of the Buca Run Subdivision as shown on the attached plan. The attached affidavit should be filed at the Cumberland County Registry of Deeds prior to the issuance of a building permit. A receipt from Registry of Deeds with the applicable filing reference should be forwarded back to the Planning Office as documentation of the filing.

Should you have any questions concerning this letter please call the Planning Office.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
— Inspection Department
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

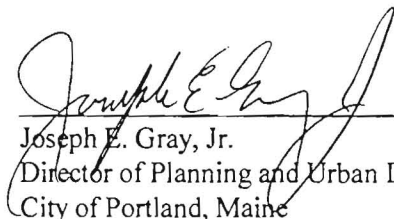
O:\PLAN\DEVREV\MILTON\LETTERS\LOMBARDO.JMD

AFFIDAVIT

I, Joseph E. Gray, Jr., do under oath depose and say:

- 1. I am the Director of Planning and Urban Development for the City of Portland.
- 2. In this capacity I oversee all development review permitted within the City of Portland.
- 3. I hereby confirm that the Portland Planning Authority has reviewed and approved a revision to the building window and building elevation for Lot #16 of the Buca Run Subdivision as shown on the attached plan. The Buca Run Subdivision is recorded in the Cumberland County Registry of Deeds, Plan Book 198, Page 379.

Dated this 6th day of June, 1999.



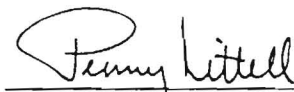
 Joseph E. Gray, Jr.
 Director of Planning and Urban Development
 City of Portland, Maine

STATE OF MAINE)
)ss
 County of Cumberland)

Dated: 6-22-99, 1999

Personally appeared before me the above-named Joseph E. Gray, Jr., and gave oath that the foregoing statements made by him are true to the best of his knowledge, information and belief, and where based upon information and belief, he believes the same to be true.

Before me,



 Penny Littell, Attorney-at-Law

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

19990076

I. D. Number

Jim Lombardo
Applicant
69 Milton St, Portland, ME 04103
Applicant's Mailing Address
SAA
Consultant/Agent
878-9455 329-5484
Applicant or Agent Daytime Telephone, Fax

6/14/99
Application Date
Buca Run Lot 11
Project Name/Description

Buca Run
Address of Proposed Site
336-H-061
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) no garage/with deck
1664 sq. ft. 10000 sq. ft. R-2
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 _____ Subdivision _____ Engineer Review \$300.00 Date: 6/14/99

Inspections Approval Status:

Reviewer Marge Schmuckal

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

Approval Date 6/21/99 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 | | | |

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Consultant/Agent

878-9455 329-5484

Applicant or Agent Daytime Telephone, Fax

6/14/99

Application Date

Buca Run Lot 11

Project Name/Description

14 Buca Run

Address of Proposed Site

336-H-061

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) **no garage/with deck**
1664 sq. ft. **10000 sq. ft.** **R-2**

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 _____ Subdivision _____ Engineer Review **\$300.00** Date: **6/14/99**

DRC Approval Status:

Reviewer Jim Wendel

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

Approval Date 6/18/99 Approval Expiration 6/18/00 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 6/18/99
 signature date

Performance Guarantee Required* Not Required

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- | | | | |
|-------------------------------------------------------------|----------------|----------------------------------------------------|-----------------|
| <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 | _____ | _____ | _____ |
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(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
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| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review \$300.00 Date: 6/14/99

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved **Approved w/Conditions**
see attached Denied
- Approval Date 6/21/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

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| | date | | |
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| <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 | | | |

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.**

Location/Address of Construction: LOT 11 BUCA RON			
Total Square Footage of Proposed Structure 1664		Square Footage of Lot 10,000	
Tax Assessor's Chart, Block & Lot Number Chart# 336 Block# H Lot# 61		Owner: JIM LOMBARDO 69 MILTON ST. PORT	Telephone# W 329-5484 878-9455 H.
Lessee/Buyer's Name (If Applicable) JIM LOMBARDO		Owner's/Purchaser/Lessee Address: 04103 69 MILTON ST. PORT.	Cost Of Work: \$65,000 Fee: \$245.00 \$200.00 site
Proposed Project Description:(Please be as specific as possible) ADD 25' OF CONC. DRAIN PIPE CONSTRUCT NEW 26X32' CAPE STYLE HOUSE			
Contractor's Name, Address & Telephone JIM LOMBARDO/BUILDER 69 MILTON ST PORT. 04103 Rec'd By: 			

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

78.7

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: 5-3-99
-------------------------------------------------------------------------------------------------------------	---------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

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Jim Lombardo

Applicant

69 Milton St, Portland, ME 04103

Applicant's Mailing Address

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878-9455 329-5484

Applicant or Agent Daytime Telephone, Fax

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Application Date

Buca Run Lot 11

Project Name/Description

Buca Run

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336-H-061

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Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1664 sq. ft.

10000 sq. ft

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 _____ Subdivision _____ Engineer Review **\$300.00** Date: **6/14/99**

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

Performance Guarantee Accepted

date _____

amount _____

expiration date _____

Inspection Fee Paid

date _____

amount _____

Building Permit Issued

date _____

Performance Guarantee Reduced

date _____

remaining balance _____

signature _____

Temporary Certificate of Occupancy

date _____

Conditions (See Attached)

Final Inspection

date _____

signature _____

Certificate Of Occupancy

date _____

Performance Guarantee Released

date _____

signature _____

Defect Guarantee Submitted

submitted date _____

amount _____

expiration date _____

Applicant: Jim Lombardo

Date: 6/10/99

Address: (lot #11) BUCA Run

C-B-L: 336-H-61

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct 26'x32' Cape Style Home

Sevage Disposal - City

Lot Street Frontage - 50' req - 80' shown

Front Yard - 25' req - 26' shown

Rear Yard - 25' req - 25' + shown

Side Yard - 14' req - 14' + ~ 35' shown

Projections - rear deck & rear bulkhead - front steps less than 50'
 → NO added to plans

Width of Lot - 80' req.

Height - 2 story - considered

Lot Area - 10,000 sq ft req - 10,000 sq ft shown

Lot Coverage/ Impervious Surface - 20% = 2,000 sq ft

Area per Family - 10,000 sq ft

Off-street Parking - 2 req

Loading Bays - N/A

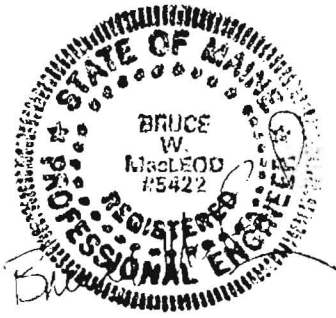
Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A 6/23/99 received the recorded instrument for the placement of house

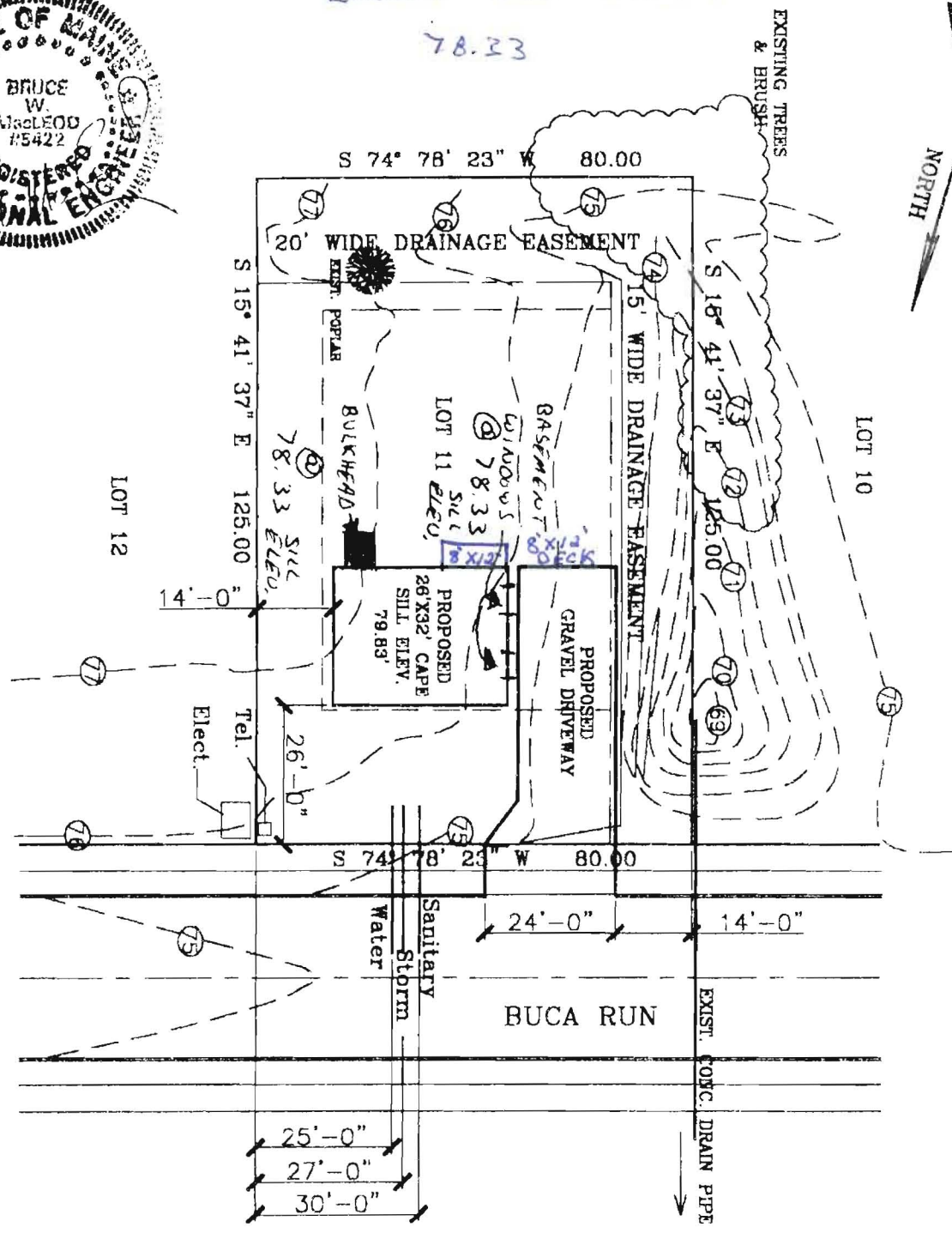
Flood Plains - Zone C - Panel 1

lot #11 sill el. lowest Bldg opening 78.7 (shows 79.83) 77.2 → N/A shows 78.33 AS lowest sill opening

26' x 32' = 832 sq ft
8 x 10 = 80 sq ft
912 sq ft



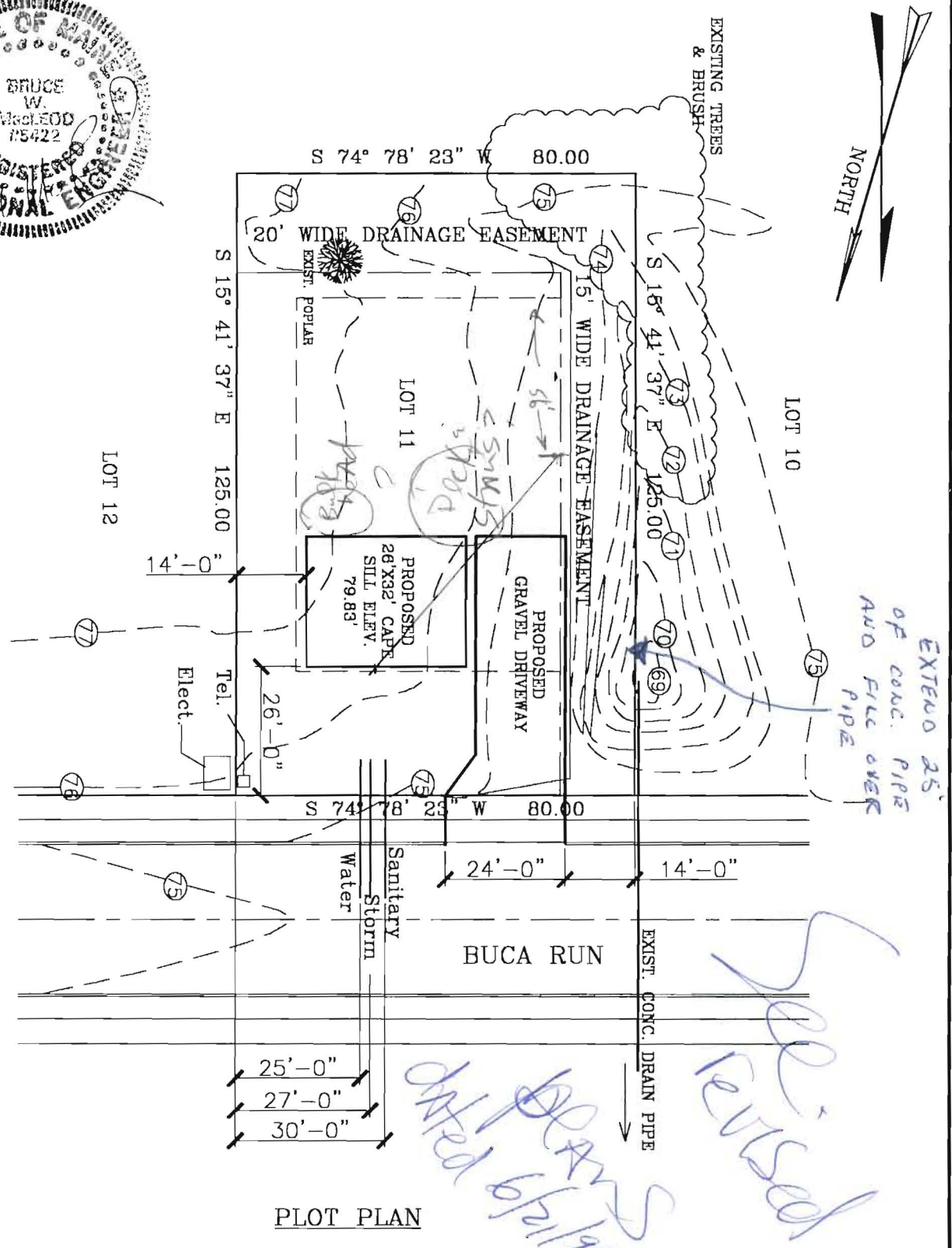
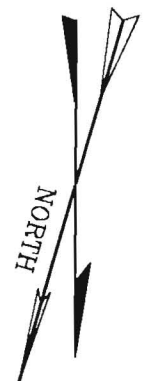
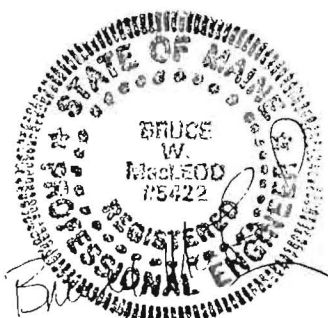
LOWEST SILL OPENING
78.33



PLOT PLAN

LOT 11 WOODFORD'S GARDENS PORTLAND, MAINE			Shelley Engineering, Inc. Structural Consultants 110 Auburn Street Portland, Maine 04103 Phone (207) 878-9983 Fax (207) 797-9483		PROJECT # 99-168
BY: BWM	SCALE: 1" = 30'	DATE: 6/9/99			SHEET: SK-1

Received 6/21/99



PLOT PLAN

LOT 11 WOODFORD'S GARDENS PORTLAND, MAINE			Shelley Engineering, Inc. Structural Consultants 110 Auburn Street Portland, Maine 04103 Phone (207) 878-9983 Fax (207) 797-9483		PROJECT # 99-168
BY: BWM	SCALE: 1" = 30'	DATE: 6/9/99			SHEET: SK-1

lowest Bldg opening 77.2

*Revised
dated 6/9/99*

STATUTORY WARRANTY DEED

DIVERSIFIED PROPERTIES, INC., a Maine corporation with a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANTS with WARRANTY COVENANTS TO:

JAMES A. LOMBARDO AND DEBBIE E. LOMBARDO, whose mailing address is 69 Milton Street, Portland, Maine 04102, as JOINT TENANTS

MAINE REAL ESTATE TAX PAD

A certain lot or parcel of land situated on Buca Run in the City of Portland, County of Cumberland and State of Maine, and being Lot 11 as shown on a "Plan Showing a Portion of Woodfords Gardens Phase II Amended Recording Plat Buca Run", Portland, Maine prepared for Diversified Properties, Inc. by Land Use Consultants, Inc. amended March 10, 1998, as amended and recorded at the Cumberland County Registry of Deeds in Plan Book 198, Page 70.

Being a portion of the premises conveyed to the Grantor herein by deed of R.J. Grondin & Sons dated March 6, 1995 and recorded at said Registry of Deeds in Book 11842, Page 315.

This conveyance is SUBJECT to Notes 1 through 11 as shown on said plan.

Reference is made to Note #2 relating to building windows as shown on said Plan.

Reference is made to Note #5 of the Buca Run Subdivision Recording Plat that includes minimum building sill elevations and lower building elevation for each lot.

Reference is made to Note #6 of the Buca Run Subdivision Recording Plat regarding restrictions on tree clearing, construction of buildings, filling, regrading or other obstructions in private drainage easements.

Reference is made to Note #11 of the Buca Run Subdivision Recording Plat that includes the drainage easement as shown on Lots 1 through 6.

Lot 11 is SUBJECT to a private thirty (30) foot wide drainage easement, fifteen (15) feet, more or less, of which is along the westerly sideline of said lot as shown on said Plan.

led 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) Section 920.3.2.

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)

The Fire Alarm System shall maintained to NFPA #72 Standard.

The Sprinkler System shall maintained to NFPA #13 Standard.

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/1996)

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.

X 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 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).

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

X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.

X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 34. The proposed steel beam will require a structural engineers design. Submit this to design to this office for approval.

35.

36.

P. Samuel Hoffses, Building Inspector

cc: Ly. McDougall, PFD

Marge Schmuckal, Zoning Administrator

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

11 x 17

DELAURES + ASSOCIATES
JIM FISHER
883-1000
PLANING

JOHN
GILES
JIM
ROBINS



Lot 11 is SUBJECT to a private twenty (20) foot wide drainage easement along the southerly sideline of said lot as shown on said Plan.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinbefore described.

All real estate taxes payable to the City of Portland shall be prorated as of the date of closing.

IN WITNESS WHEREOF, said DIVERSIFIED PROPERTIES, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Lloyd B. Wolf, its President thereunto duly authorized this 23rd day of SEPTEMBER, 1998.

DIVERSIFIED PROPERTIES, INC.

Joyce M. Yates

By: *Lloyd B. Wolf*
Its President _____

STATE OF MAINE
CUMBERLAND, SS.

SEPTEMBER 03, 1998

Then personally appeared the above-named LLOYD B. WOLF, President of DIVERSIFIED PROPERTIES, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Joyce M. Yates

Attorney at Law/Notary Public

JOYCE M. YATES
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 16, 2003

RECEIVED
RECORDS & CLERK OF COURTS

1998 DEC -7 AM 10:40

CUMBERLAND COUNTY

John B. O'Brien

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

Valuation: \$65000.00 Plan Review # 803/99
 Fee: \$ 345.00 Date: 17 June 99

Building Location: LOT* 11 BUCA Run CBL: 336-H-061

Building Description: Single Family dwelling

Reviewed by: S. Hoffer

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

Correction List		
NO:	Description	Code Section
1.	All site plan & building code require-ments shall be completed before a Certificate of Occupancy can or will be issued	111.0
2.	Foundation drain	1813.5.2
3.	Waterproofing and damp proofing	1813.0
4.	Chimneys and vent NFPA 211 BOCA Med/93 Chapter 12	
5.	Guandrails & Handrails	1021.0 1022.0
6.	Headroom	1204.0
7.	STAIR CONSTRUCTION	1014.0
8.	Headroom STAIRWAY	1014.4
9.	Sleeping room egress	1018.5 710.0
10.	Smoke detectors	920.2
11.	Ventilation attic & crawl space	1210.6
12.	Fastening Schedule	Table 2305.2

Foundations (Chapter 18)

Wood Foundation (1808)

- NA Design
- NA Installation

Footings (1807.0)

- X 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)
- SA Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SA Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SA Crawl space (1210.2) Ventilation
- SA 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

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~X~~ Stairways (1014.3) 36" W
- ~~X~~ Treads (1014.6) 10" min.
- ~~X~~ Riser (1014.6) 7 3/4" max.
- ~~X~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

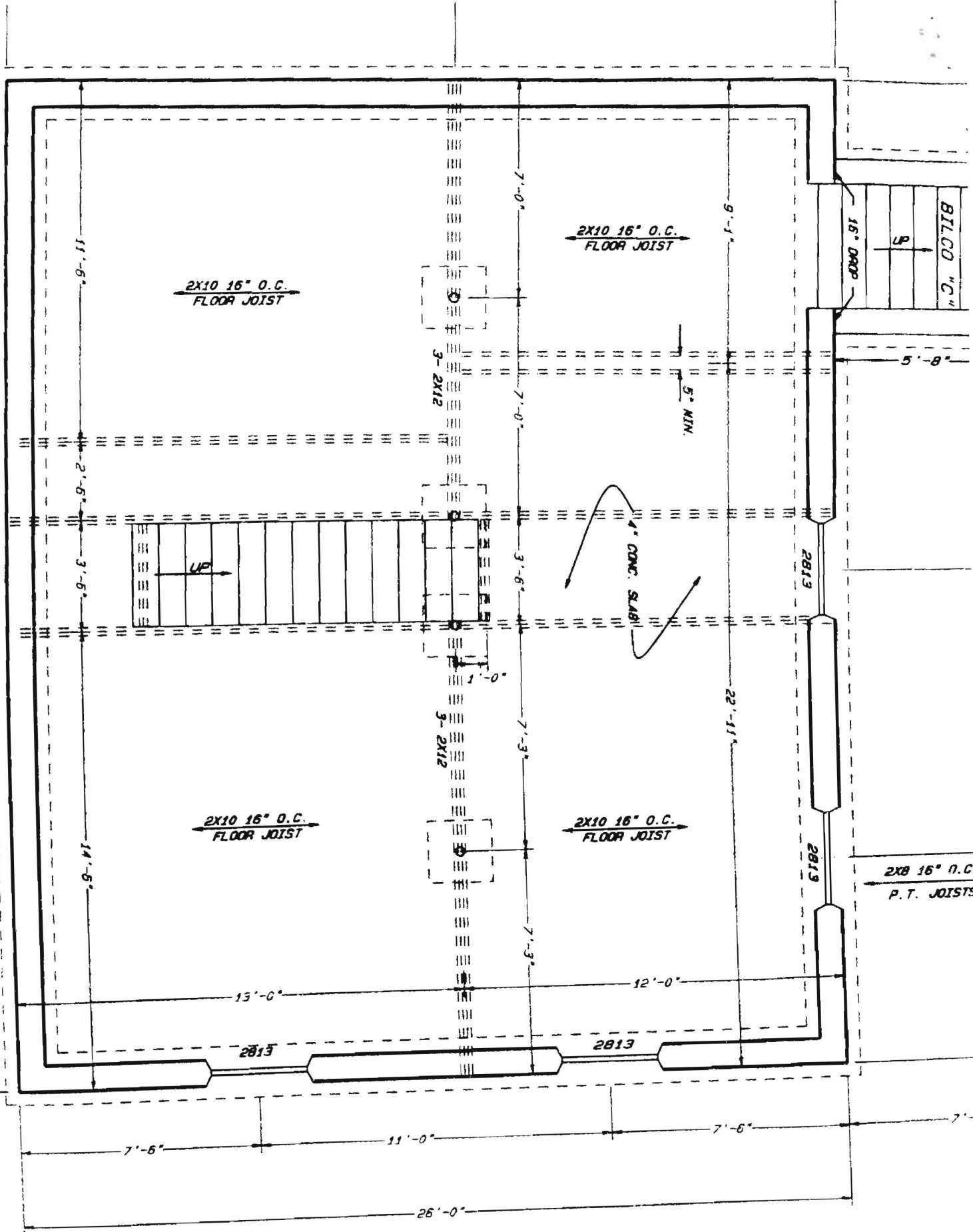
- ~~X~~ Location and interconnection
- ~~X~~ Power source

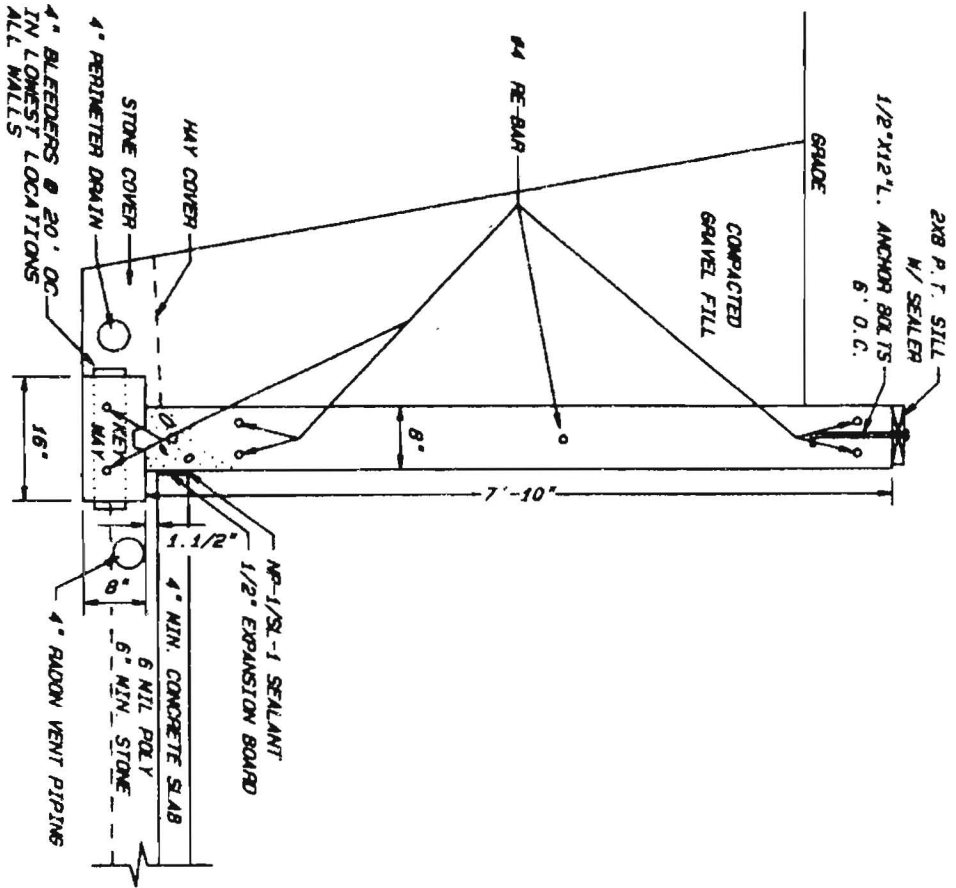
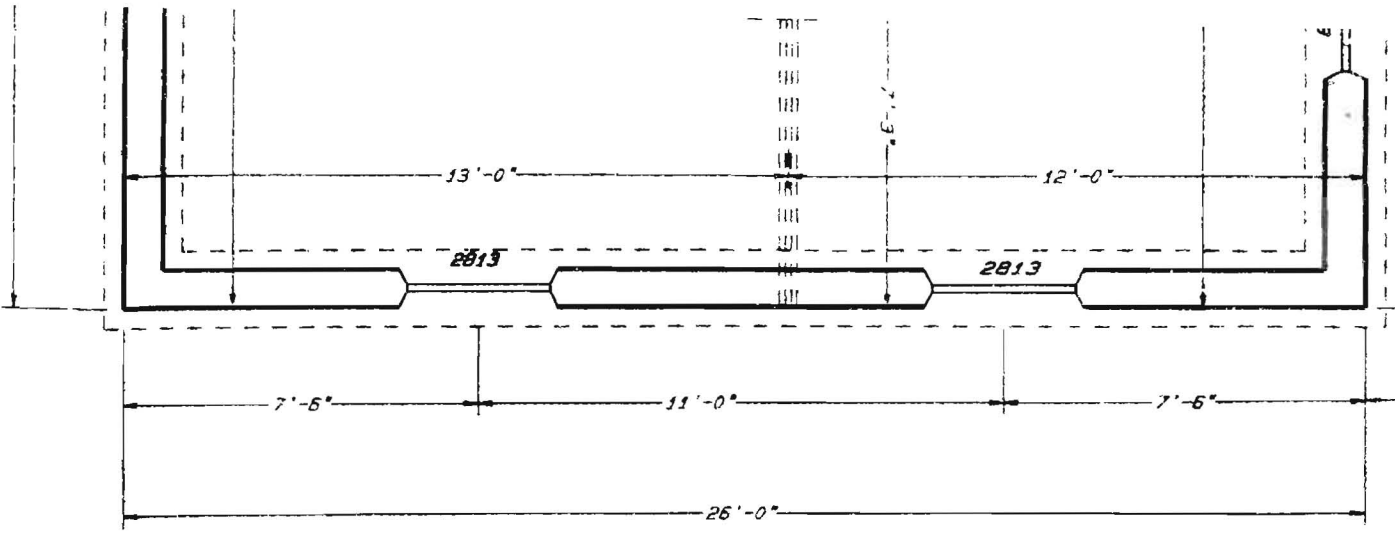
Dwelling Unit Separation
Table 602

N/A

LOMBARDO
BUCA RUN #11

FOUNDATION PLAN

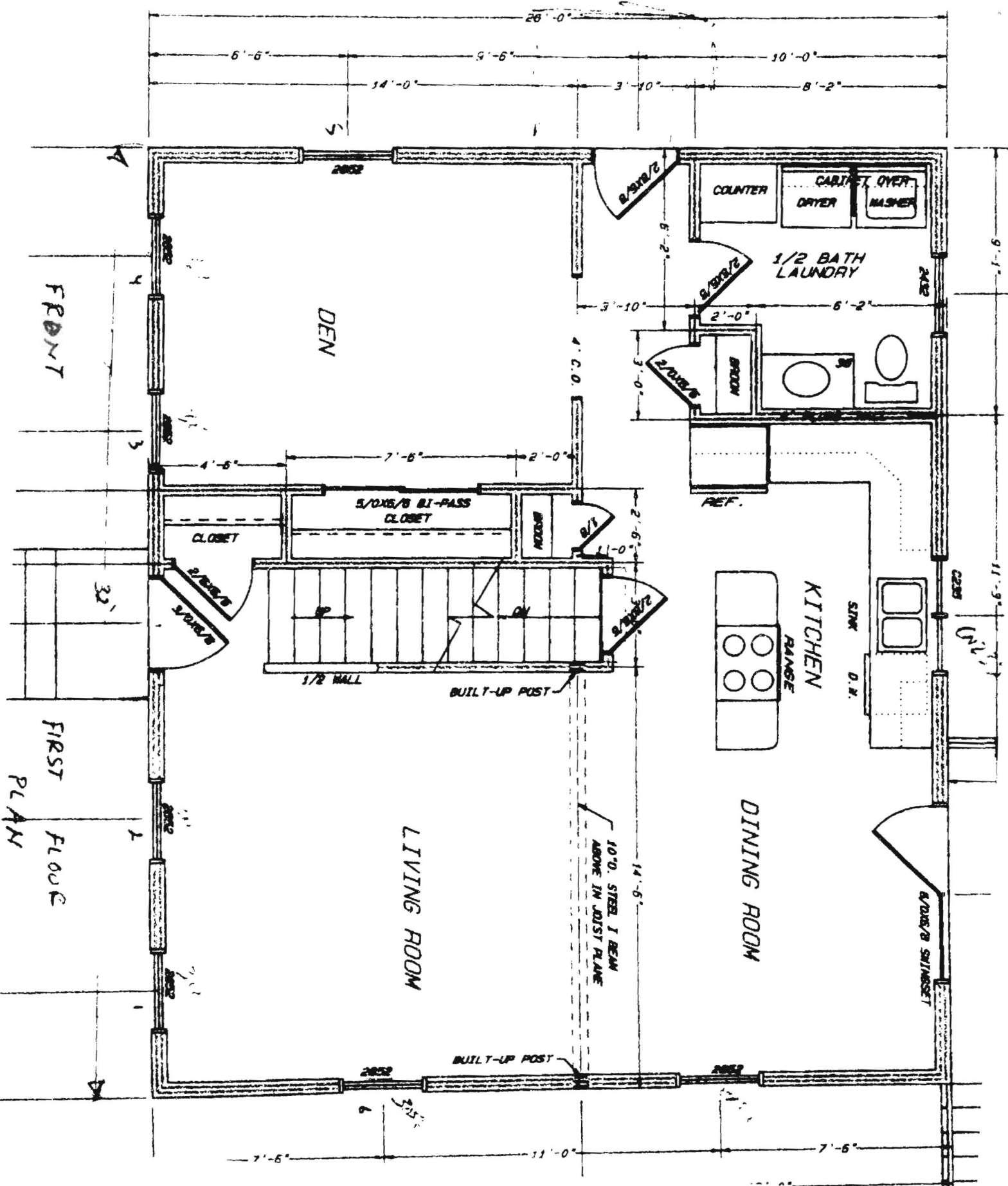




8" FOUNDATION WALL SECTION

SCALE: 1/2" = 1'-0"

A



FRONT

FIRST FLOOR PLAN

DEN

LIVING ROOM

DINING ROOM

KITCHEN

1/2 BATH LAUNDRY

5/0X5/8 BI-PASS CLOSET

CLOSET

1/2 HALL

BUILT-UP POST

10" O. STEEL I BEAM ABOVE IN 101ST PLANE

BUILT-UP POST

COUNTER

CABINET OVER DRYER

DRYER

MASHER

BROD

REF.

SINK D.R.

RANGE

6/0X8 SWANSE

2X8

2X8

2X8

2X8

2X8

2X8

2X8

2X8

2X8

2X8

2X8

2X8

A

4

3

2

1

S

26'-0"

6'-6"

9'-6"

10'-0"

14'-0"

3'-10"

8'-2"

9'-1"

3'-10"

2'-0"

3'-0"

4'-6"

7'-8"

2'-0"

2'-6"

1'-0"

11'-9"

3'-1"

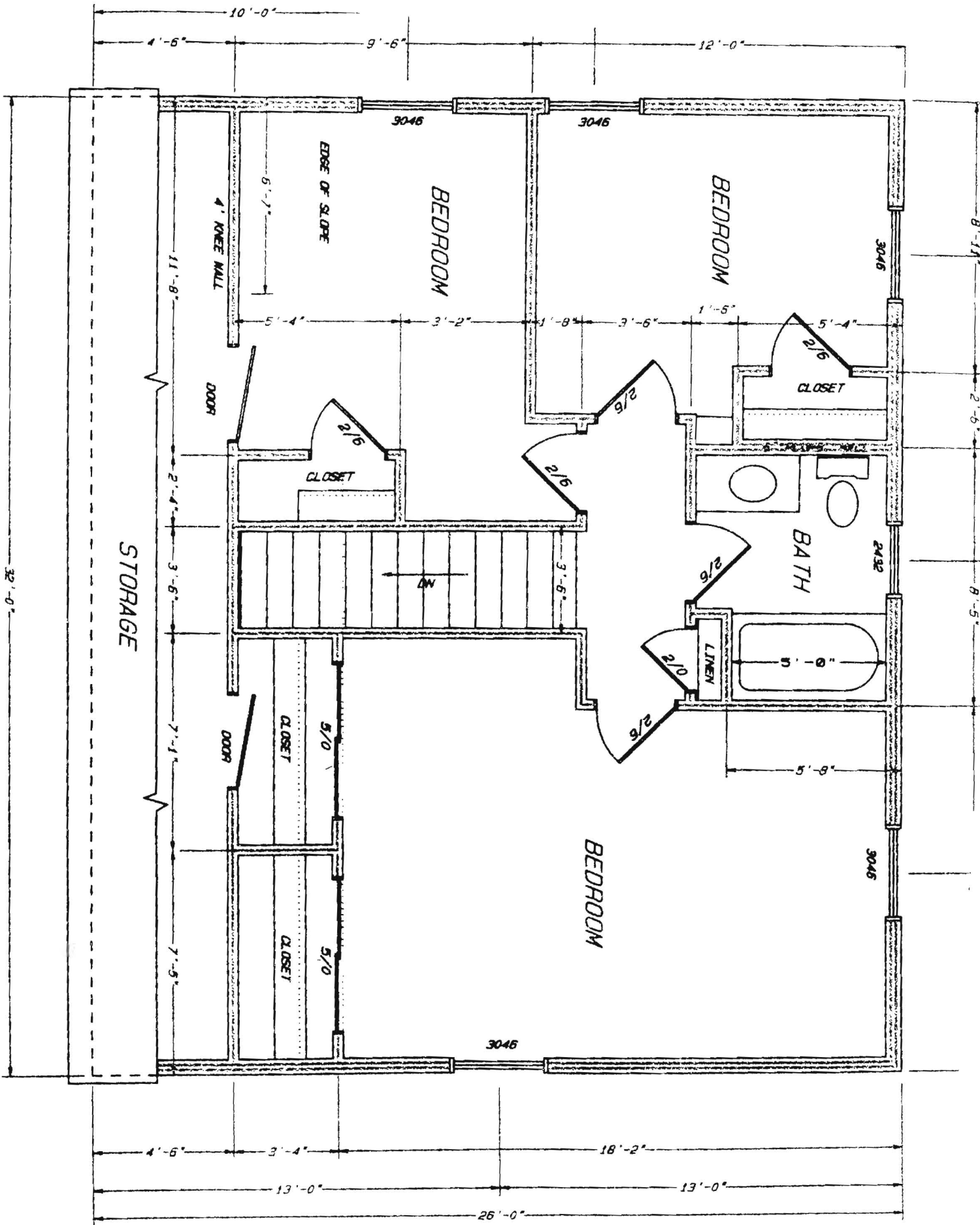
14'-6"

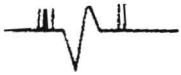
7'-6"

3'-5"

11'-0"

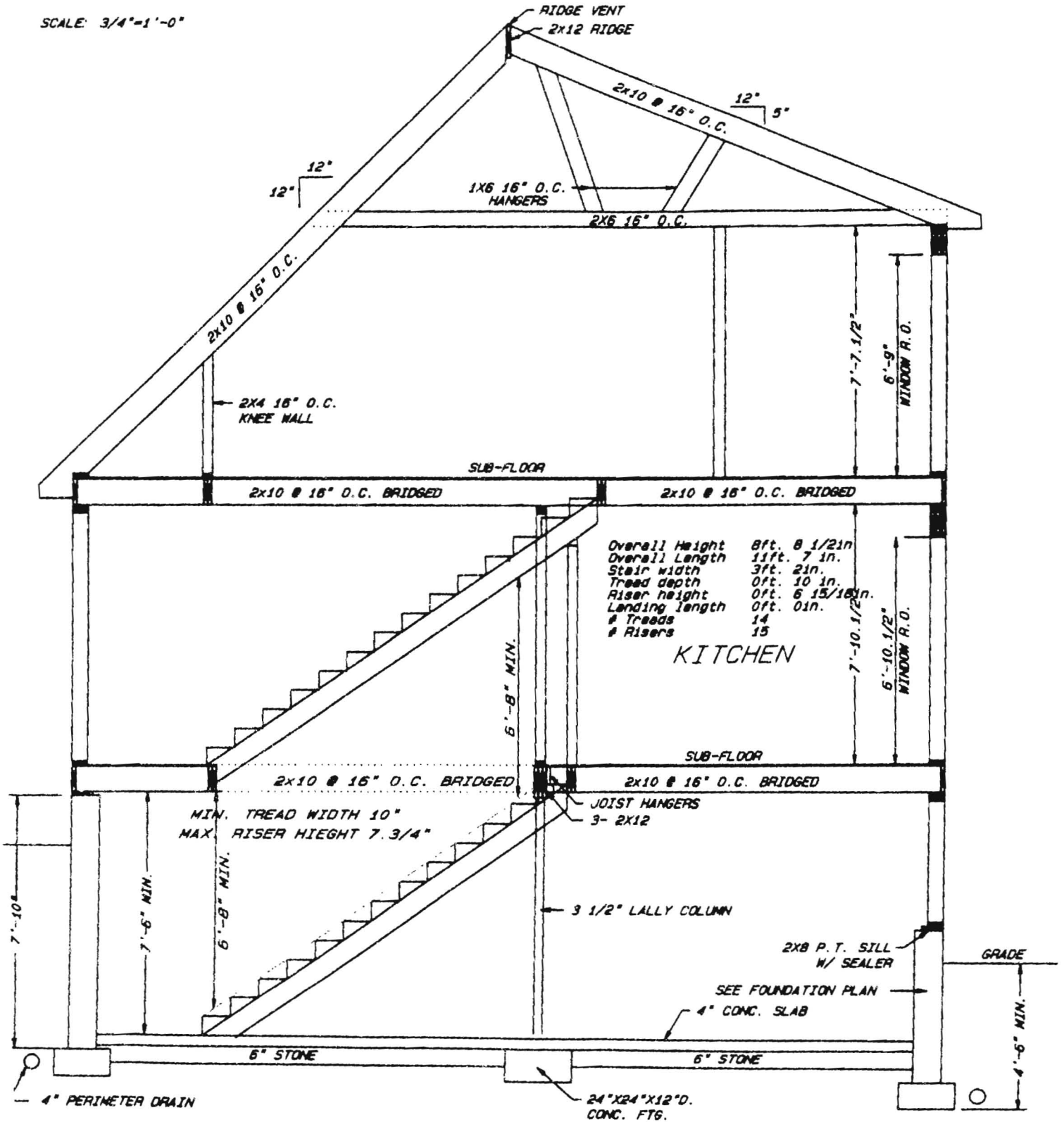
7'-6"





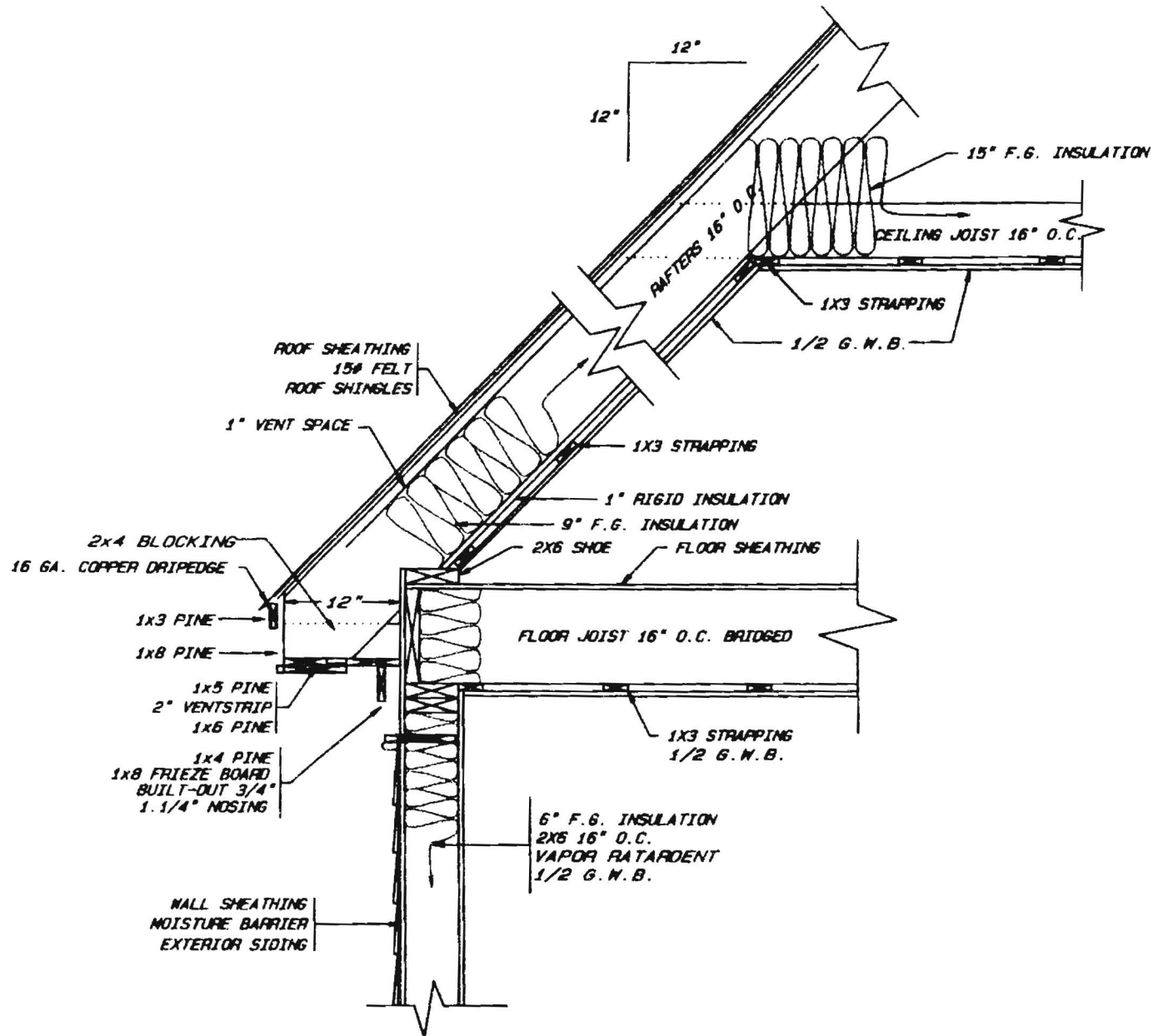
SOFFIT DETAIL

SCALE: 3/4"=1'-0"



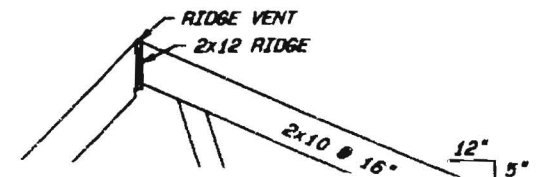
FRAMING SECTION W/ DORMER

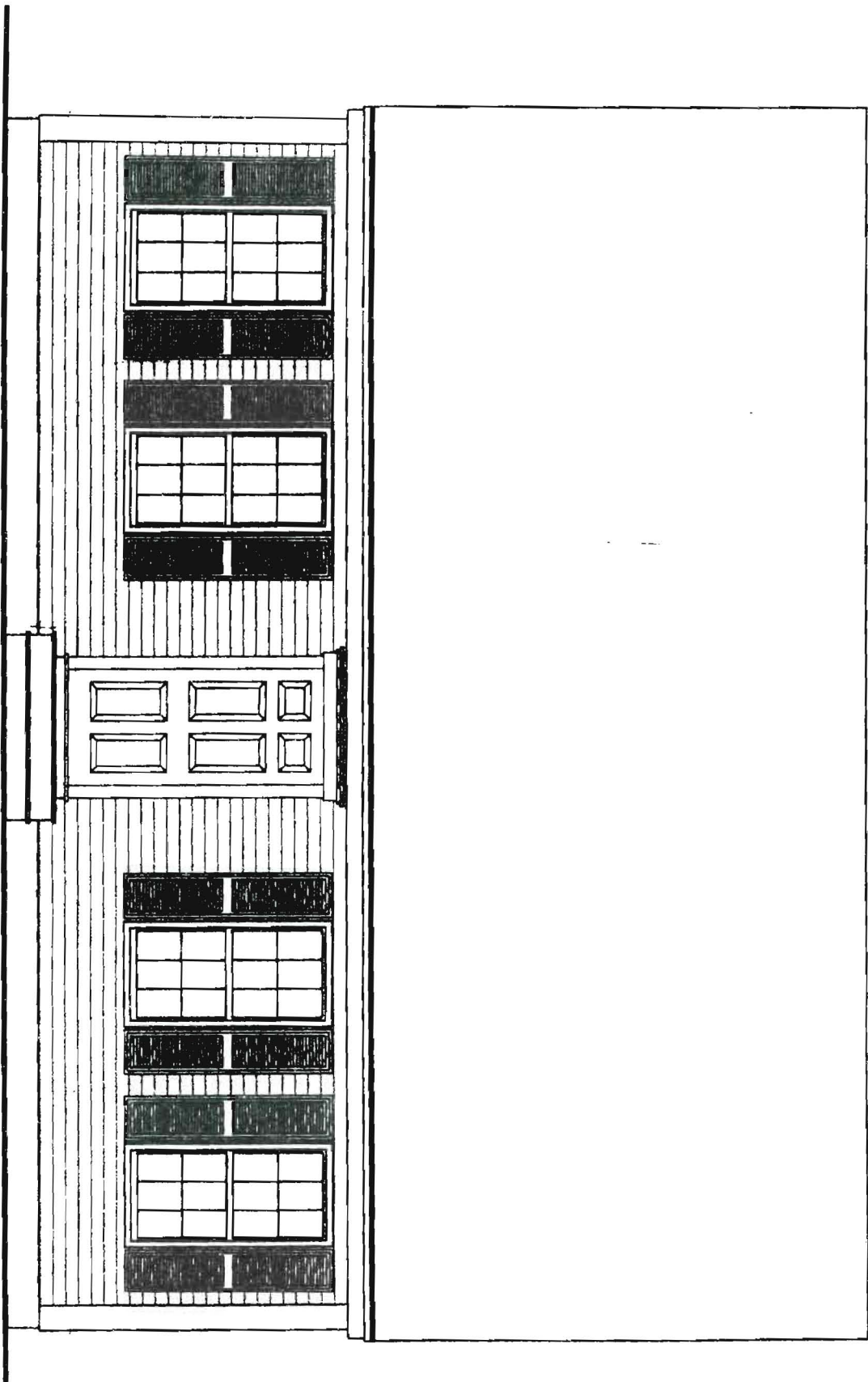
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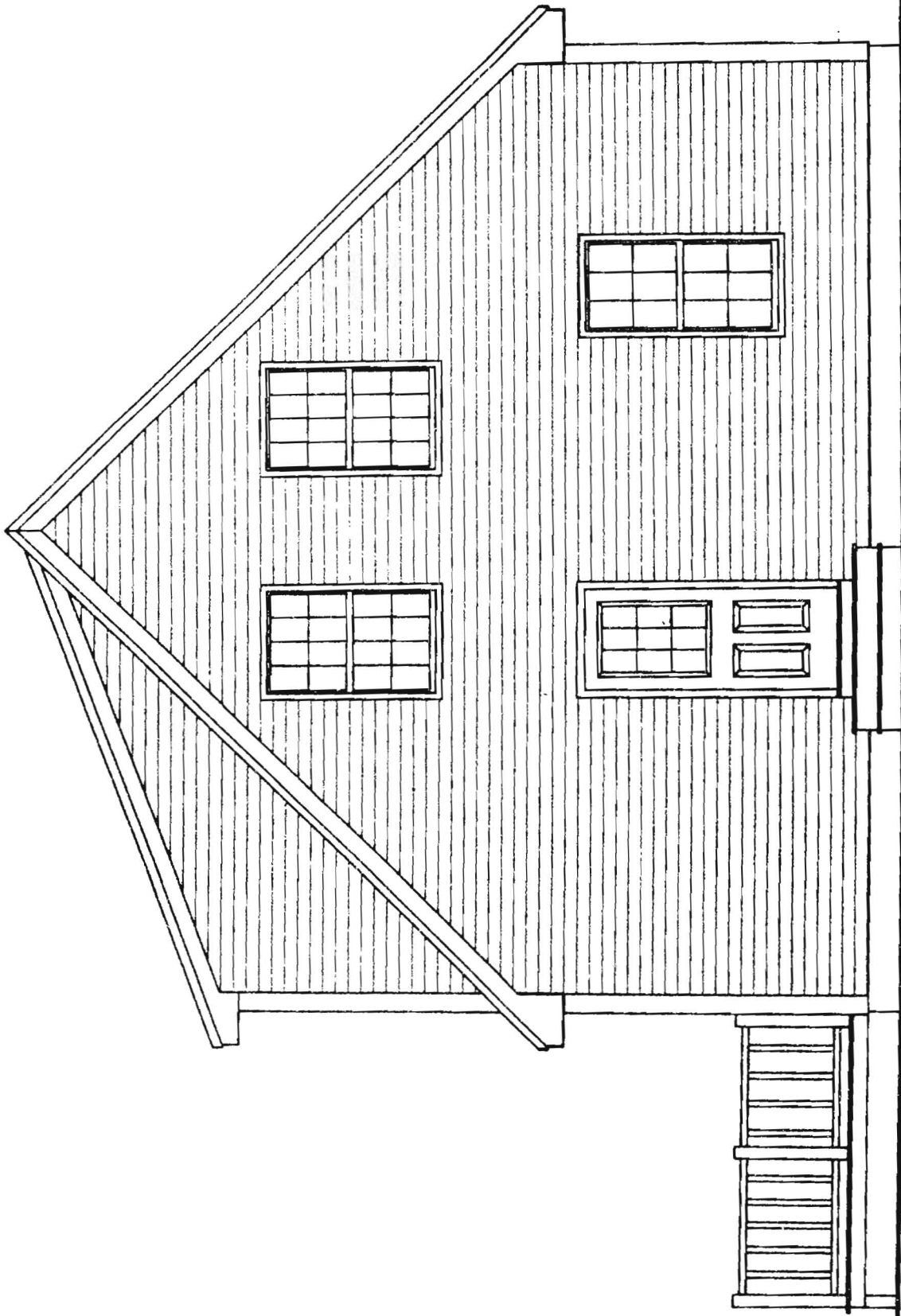
SOFFIT DETAIL

SCALE: 3/4"=1'-0"

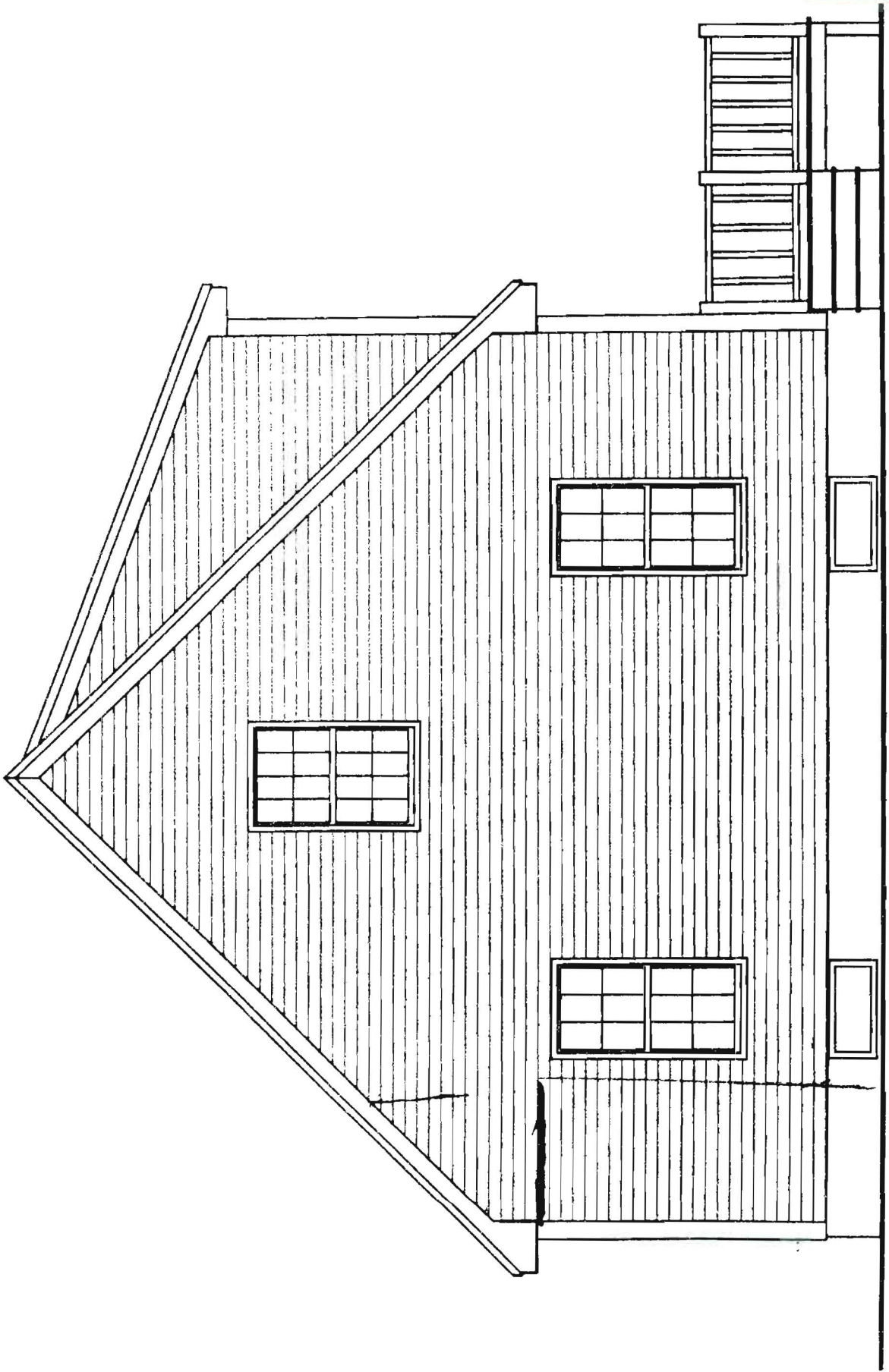




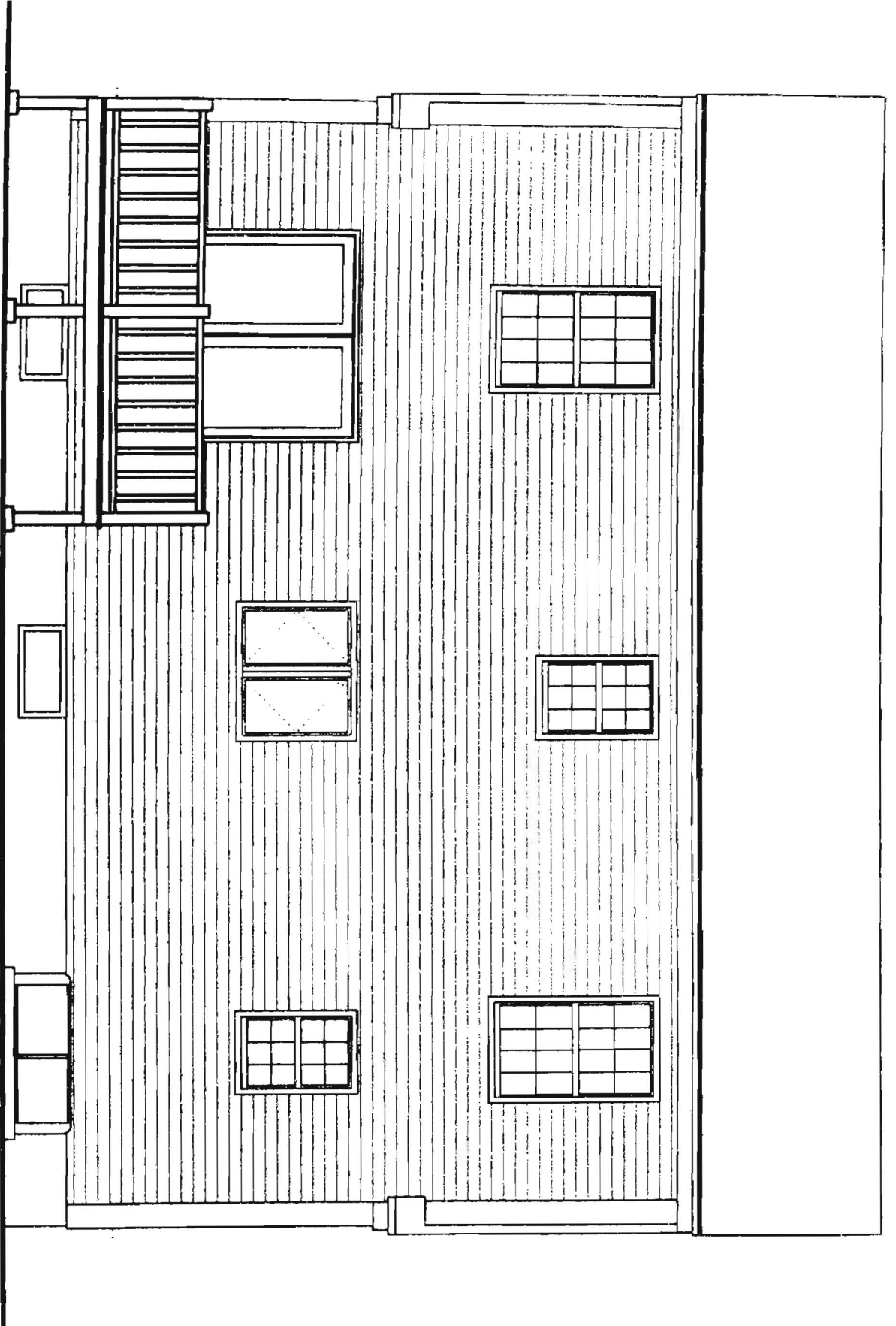
FRONT ELEVATION



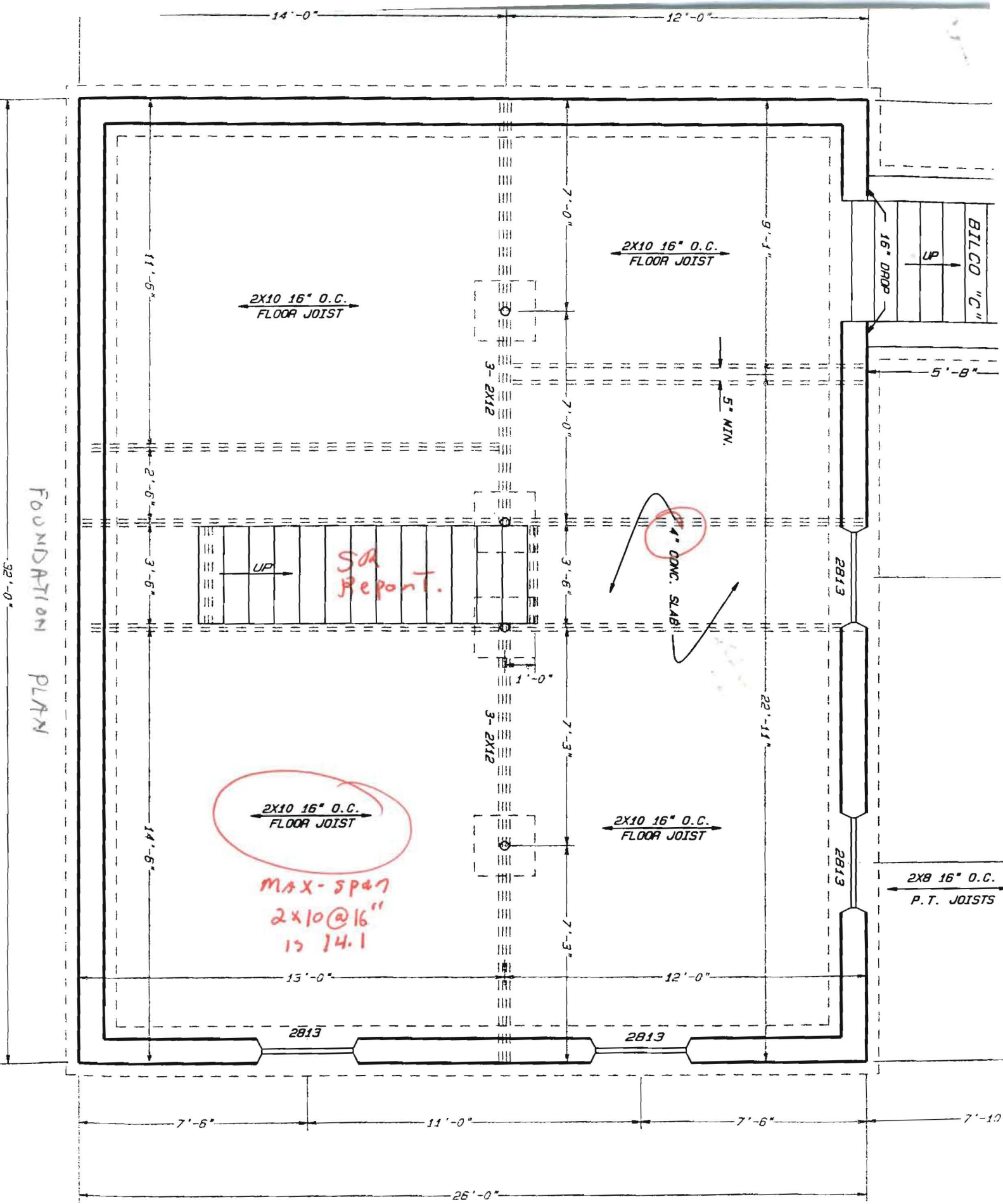
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



FOUNDATION PLAN

32'-0"

2X10 16" O.C.
FLOOR JOIST

2X10 16" O.C.
FLOOR JOIST

2X10 16" O.C.
FLOOR JOIST

2X10 16" O.C.
FLOOR JOIST

16" DROP
UP
BILCO "C"

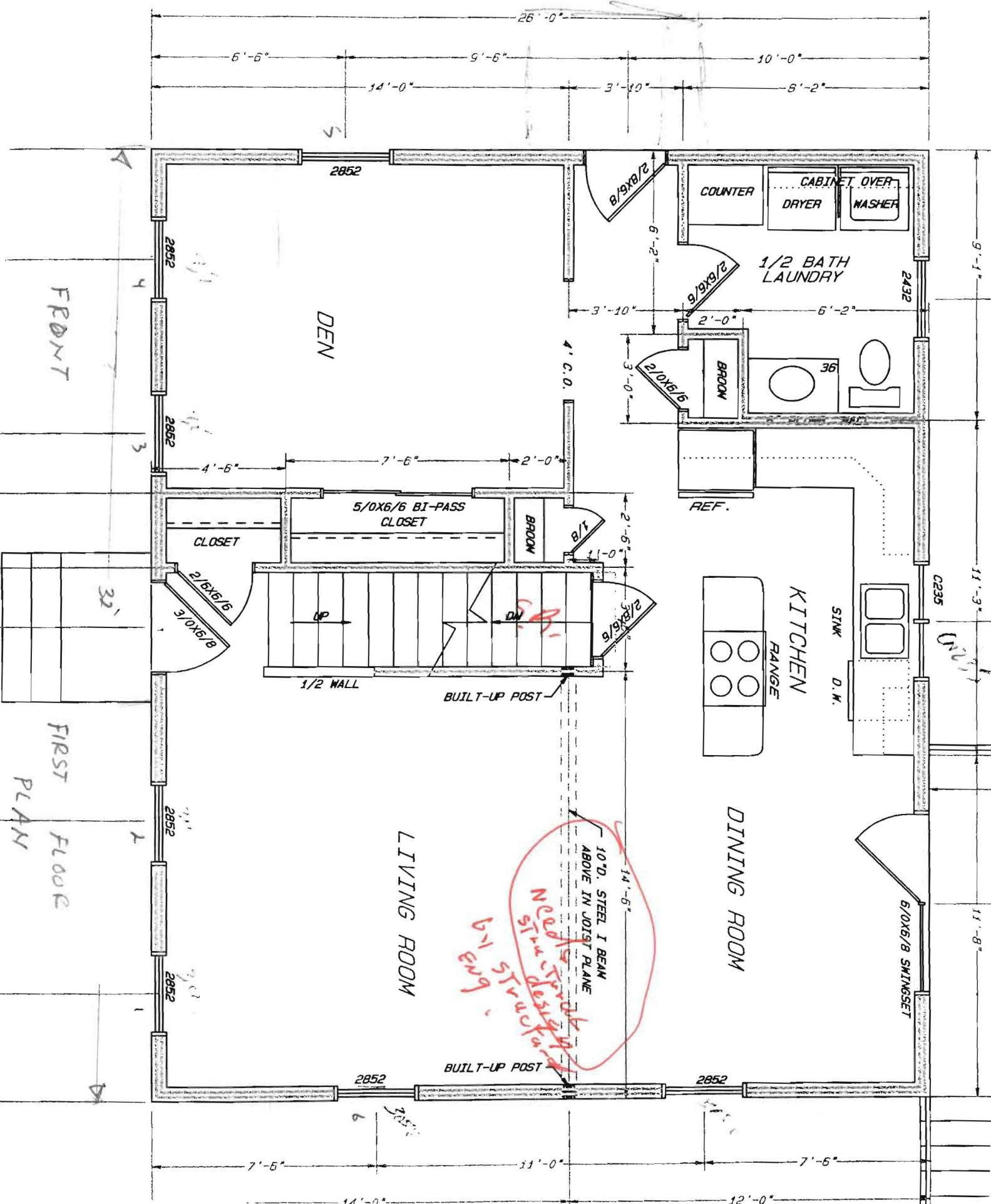
SR
Report.

4" CONC. SLAB

MAX-SP47
2x10@16"
12 14.1

2X8 16" O.C.
P.T. JOISTS

4'
11'
4L



FRONT

FIRST FLOOR

DEN

1/2 BATH
LAUNDRY

CLOSET

5/0X6/6 BT-PASS
CLOSET

KITCHEN

DINING ROOM

LIVING ROOM

10" D. STEEL I BEAM
ABOVE IN JOIST PLANE
*Needs to be checked
by eng. - S. J. ...*

6'-6"

9'-6"

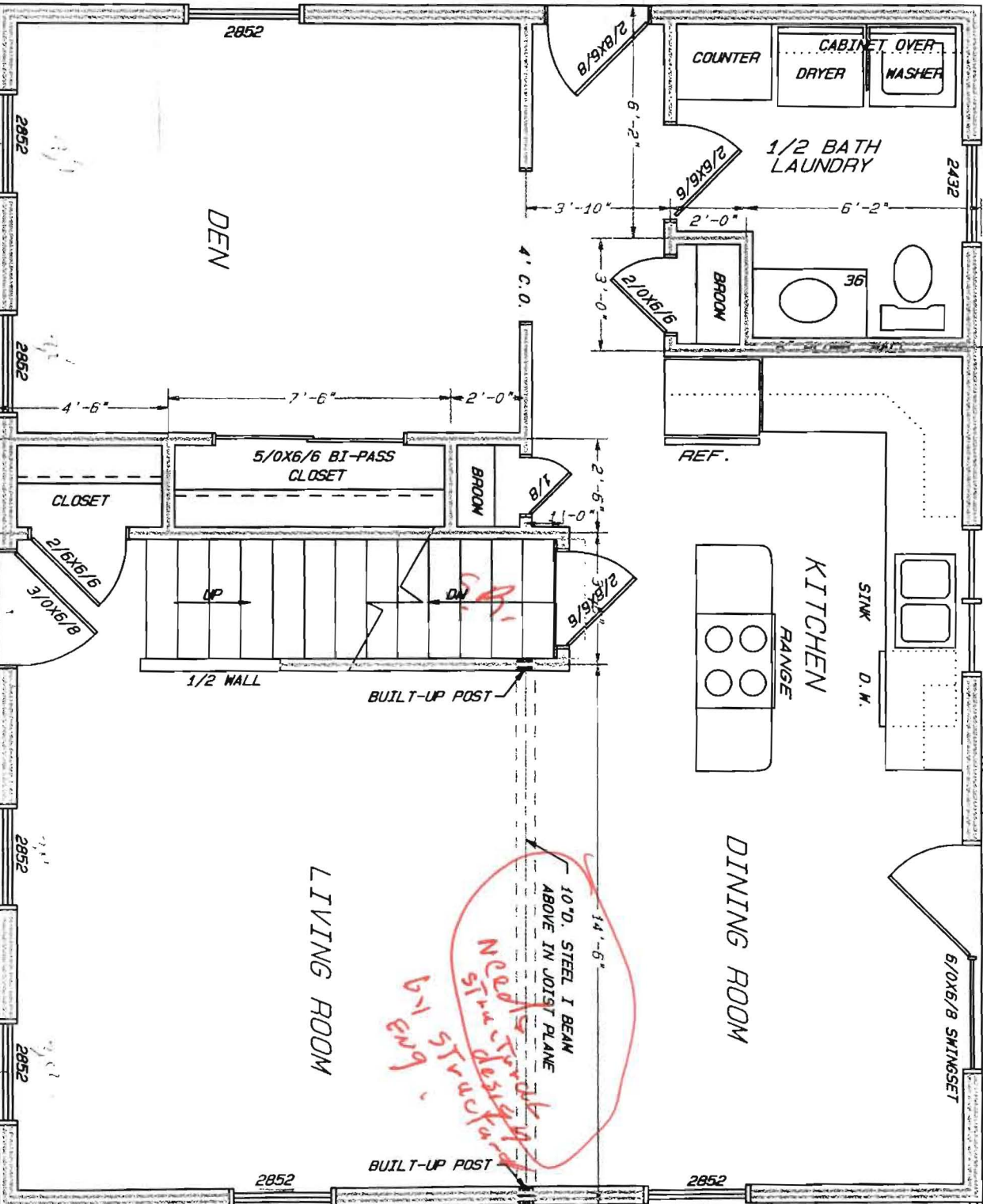
10'-0"

14'-0"

3'-10"

8'-2"

26'-0"



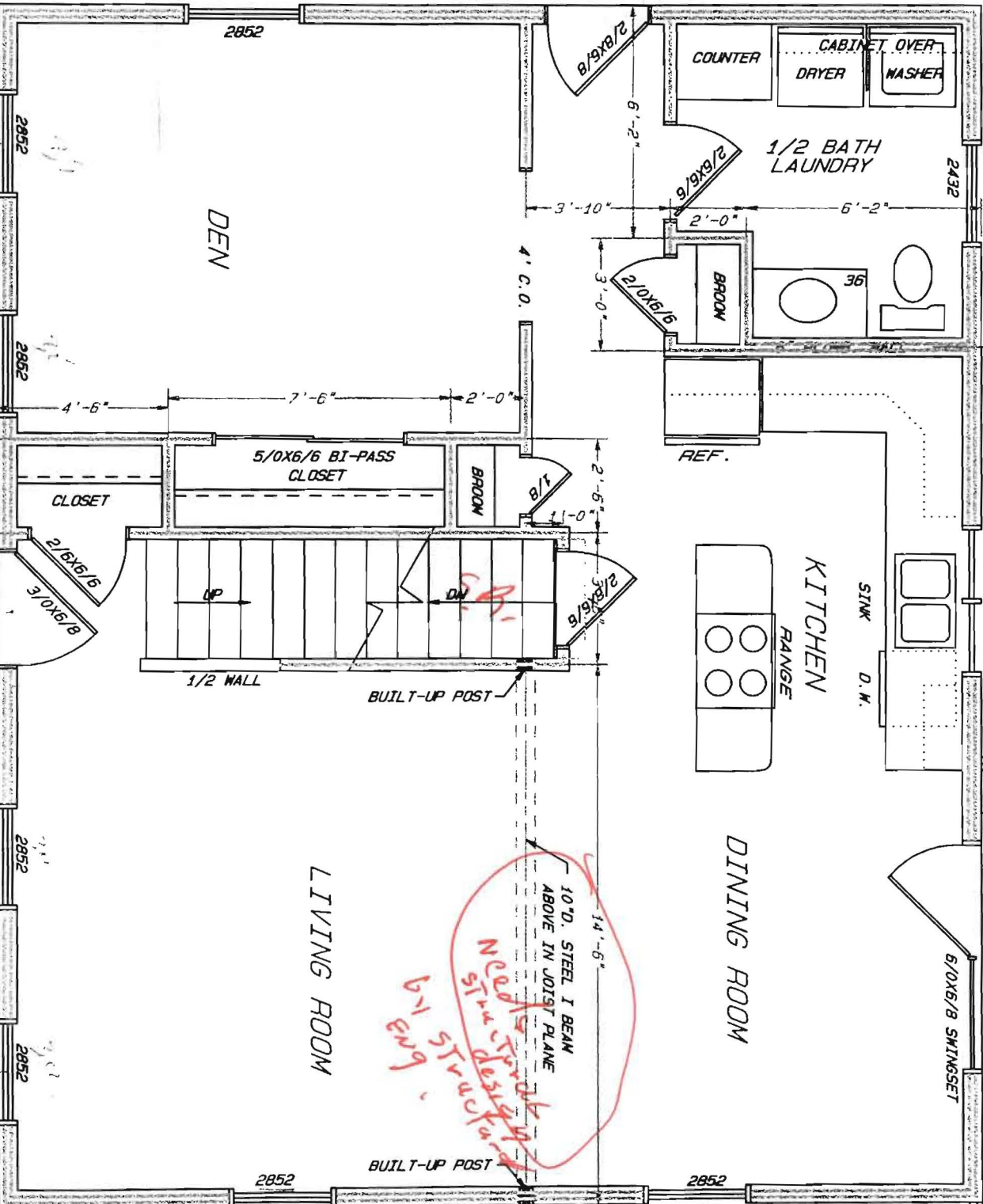
7'-6"

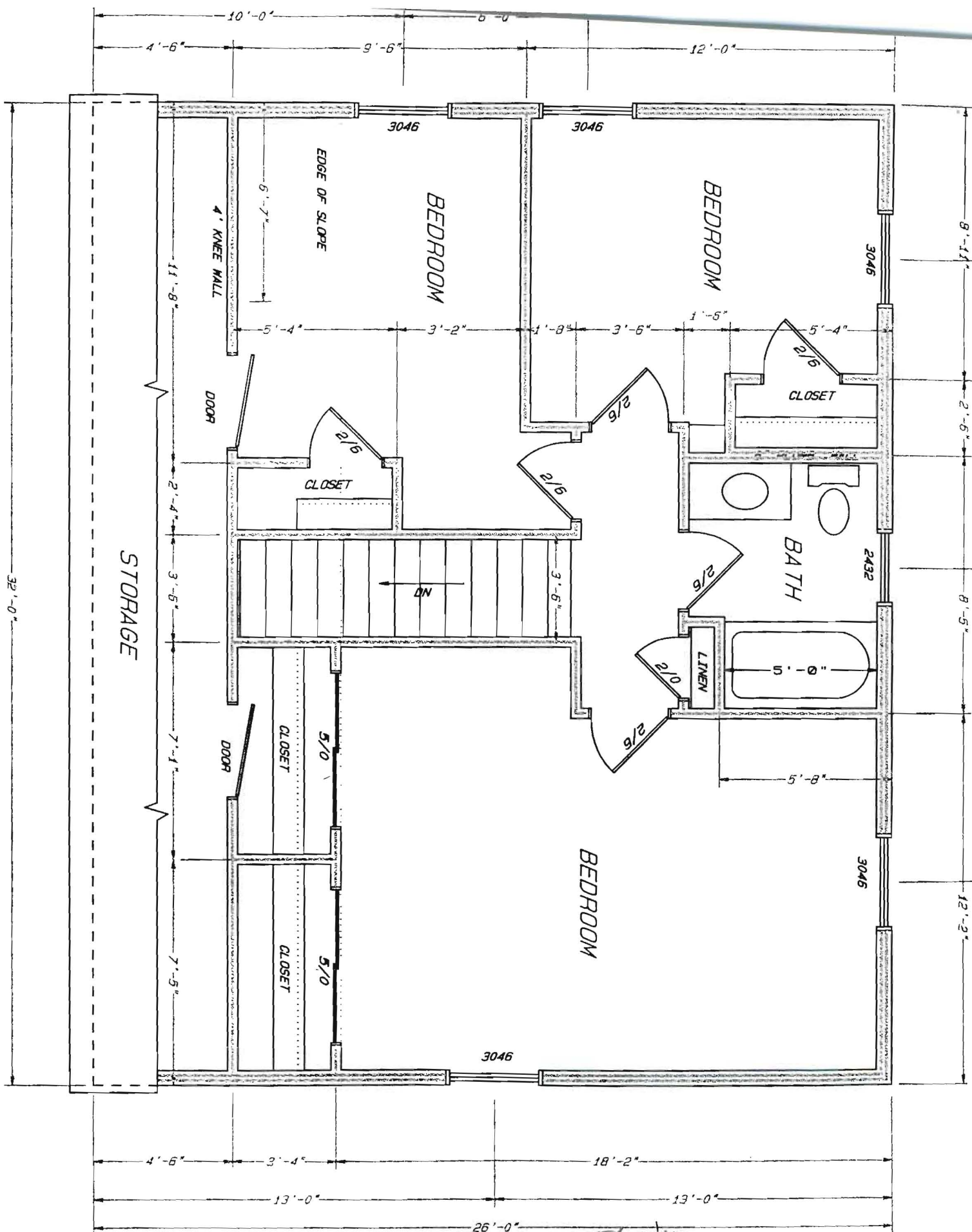
11'-0"

7'-6"

14'-0"

12'-0"





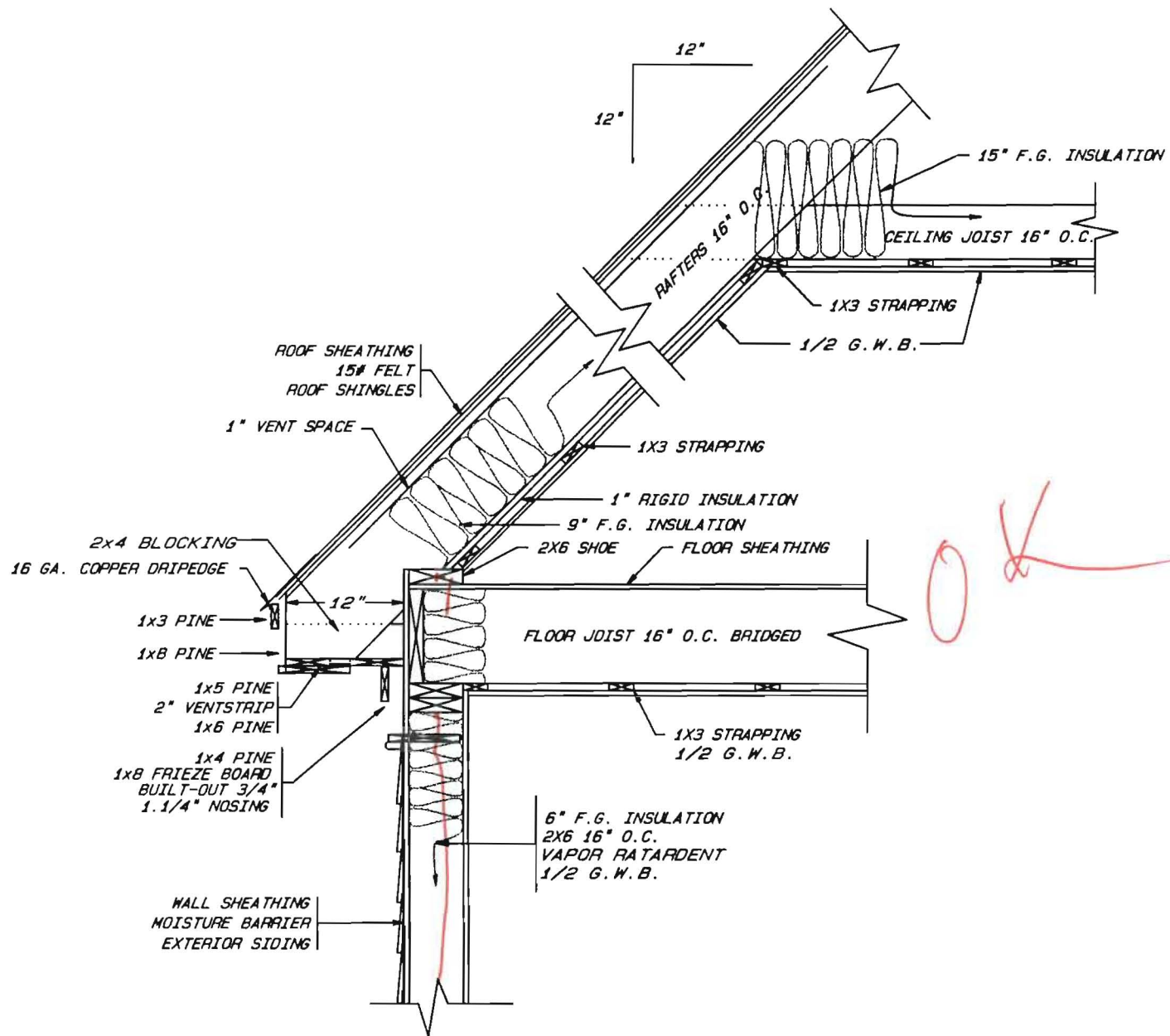
Considered
2 story

$$26' \times 32' = 832' \times \frac{2}{3} = 554 \text{ MAX}$$

$$\frac{554}{18'2''} = 21'6''$$

$$21.5' \times 32' = 688'$$

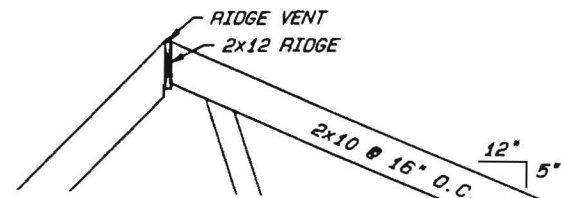
over
MAX



OK

SOFFIT DETAIL

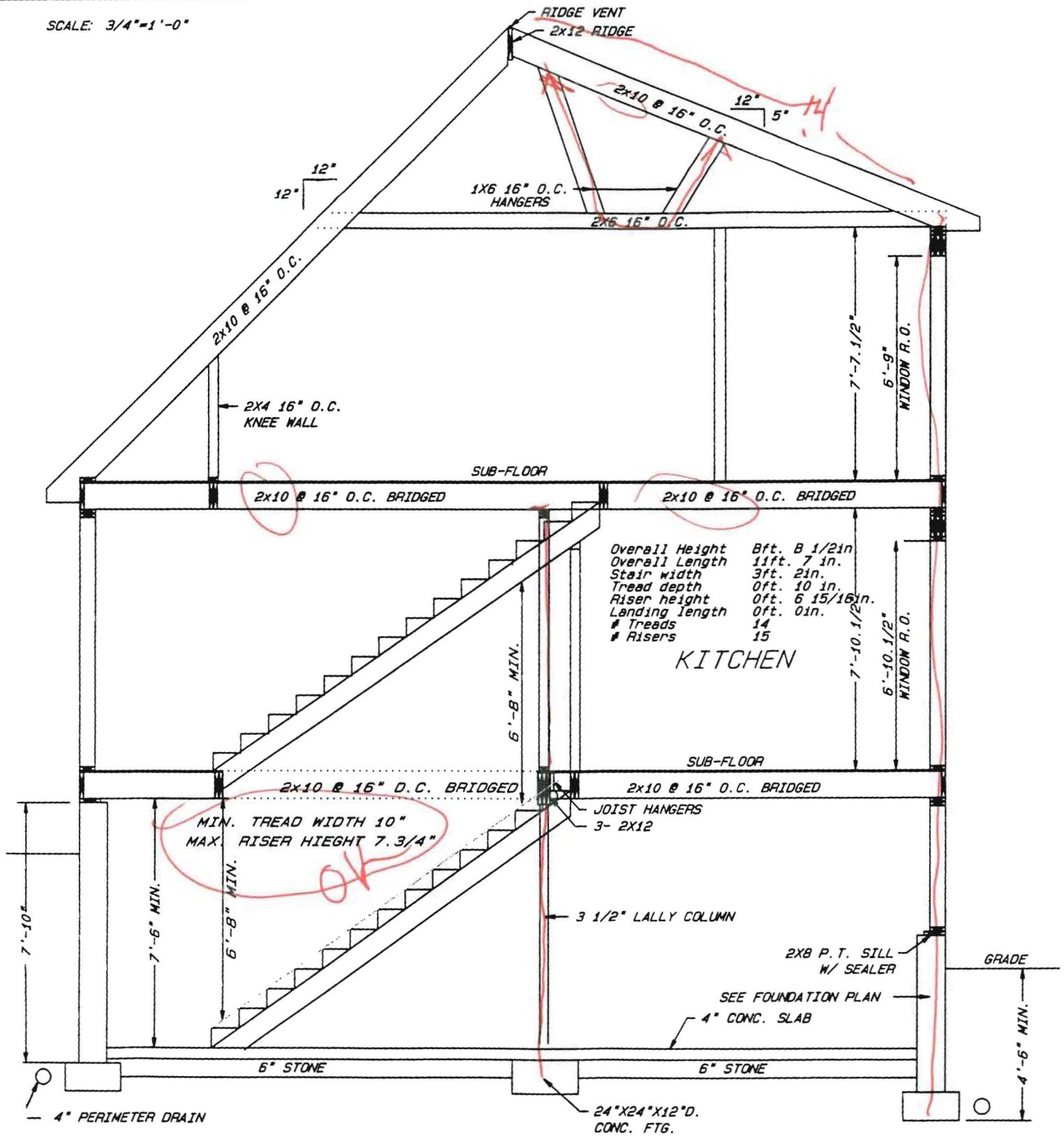
SCALE: 3/4"=1'-0"





SOFFIT DETAIL

SCALE: 3/4"=1'-0"



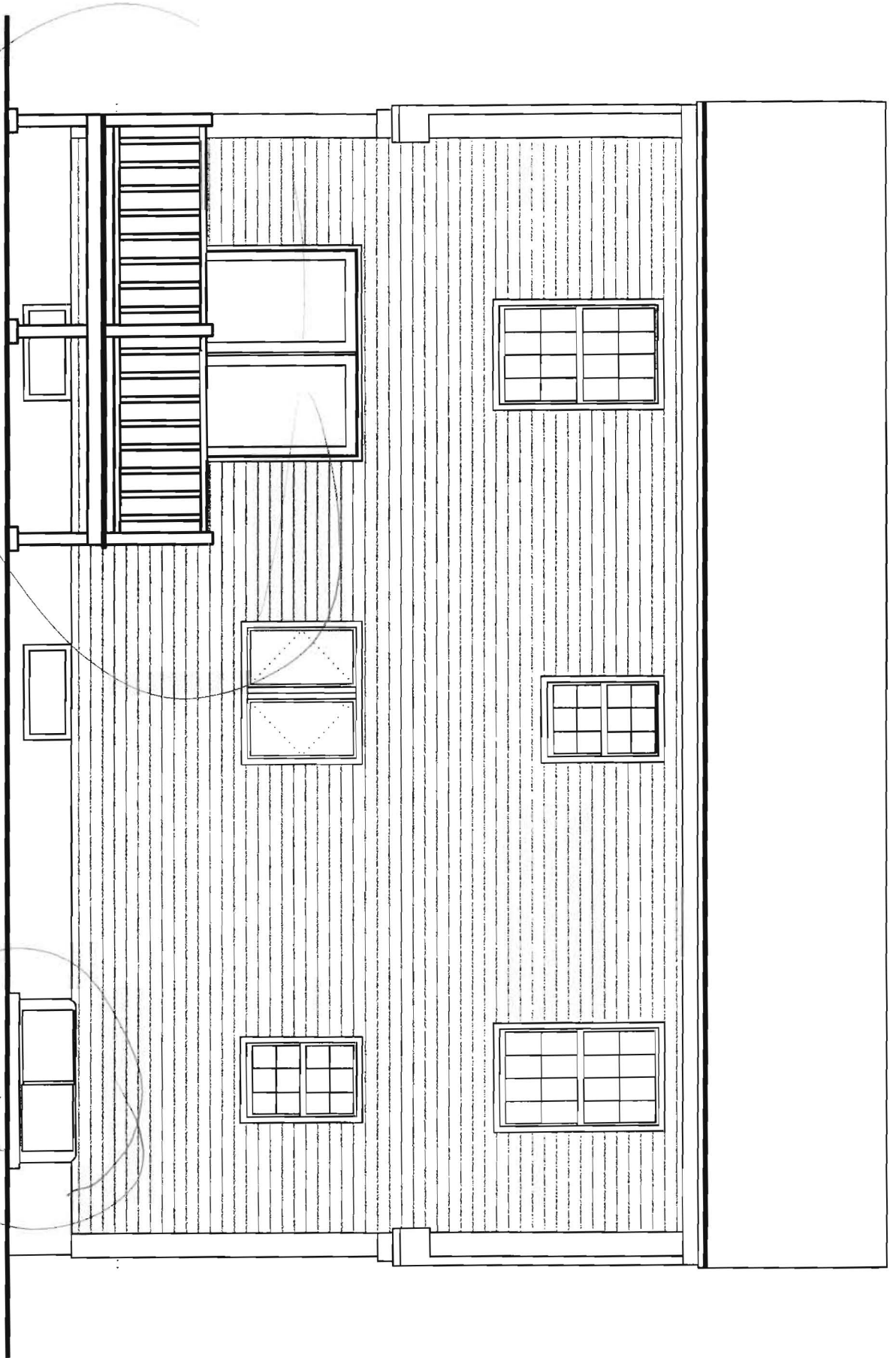
FRAMING SECTION W/ DORMER

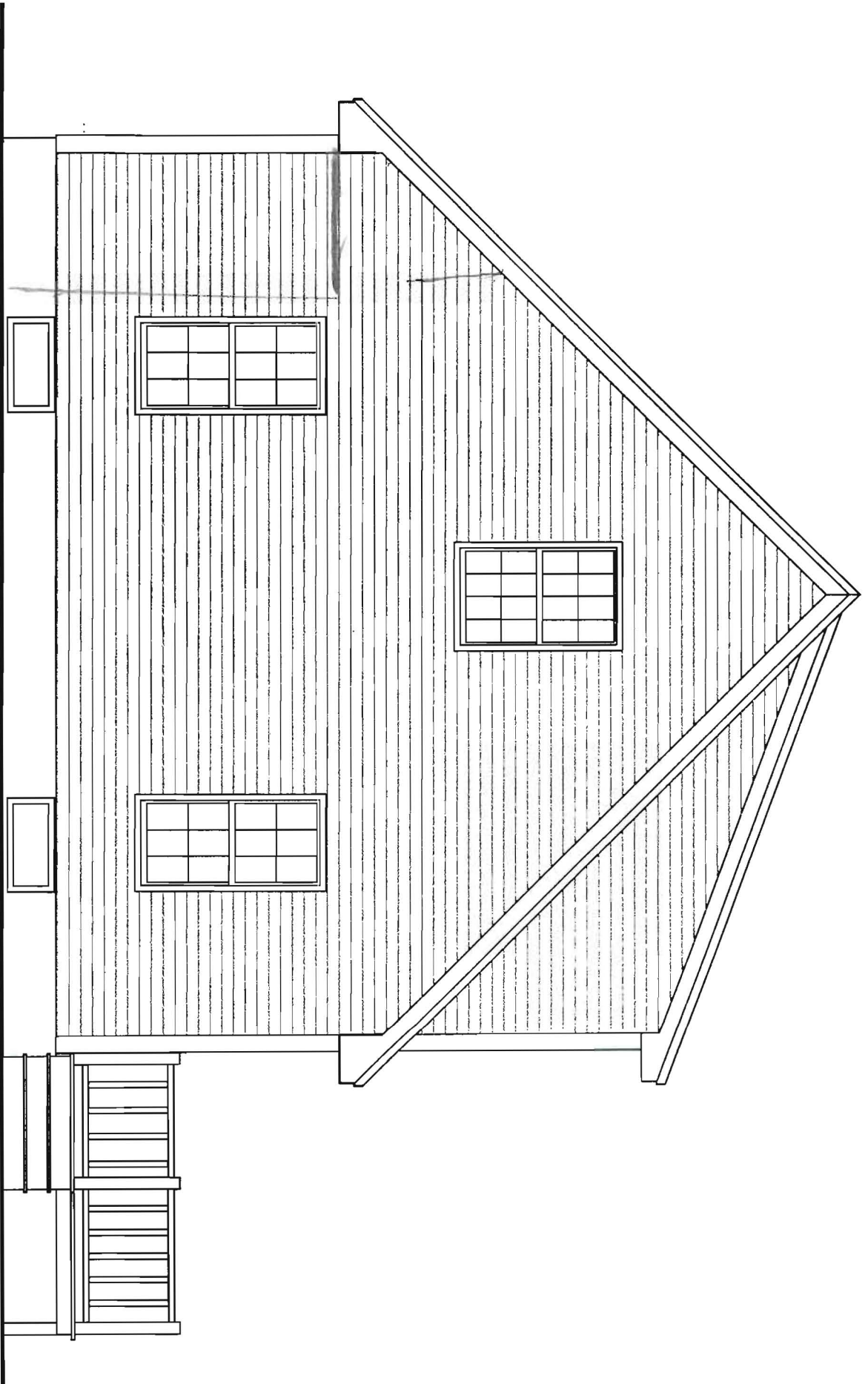
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REAR ELEVATION

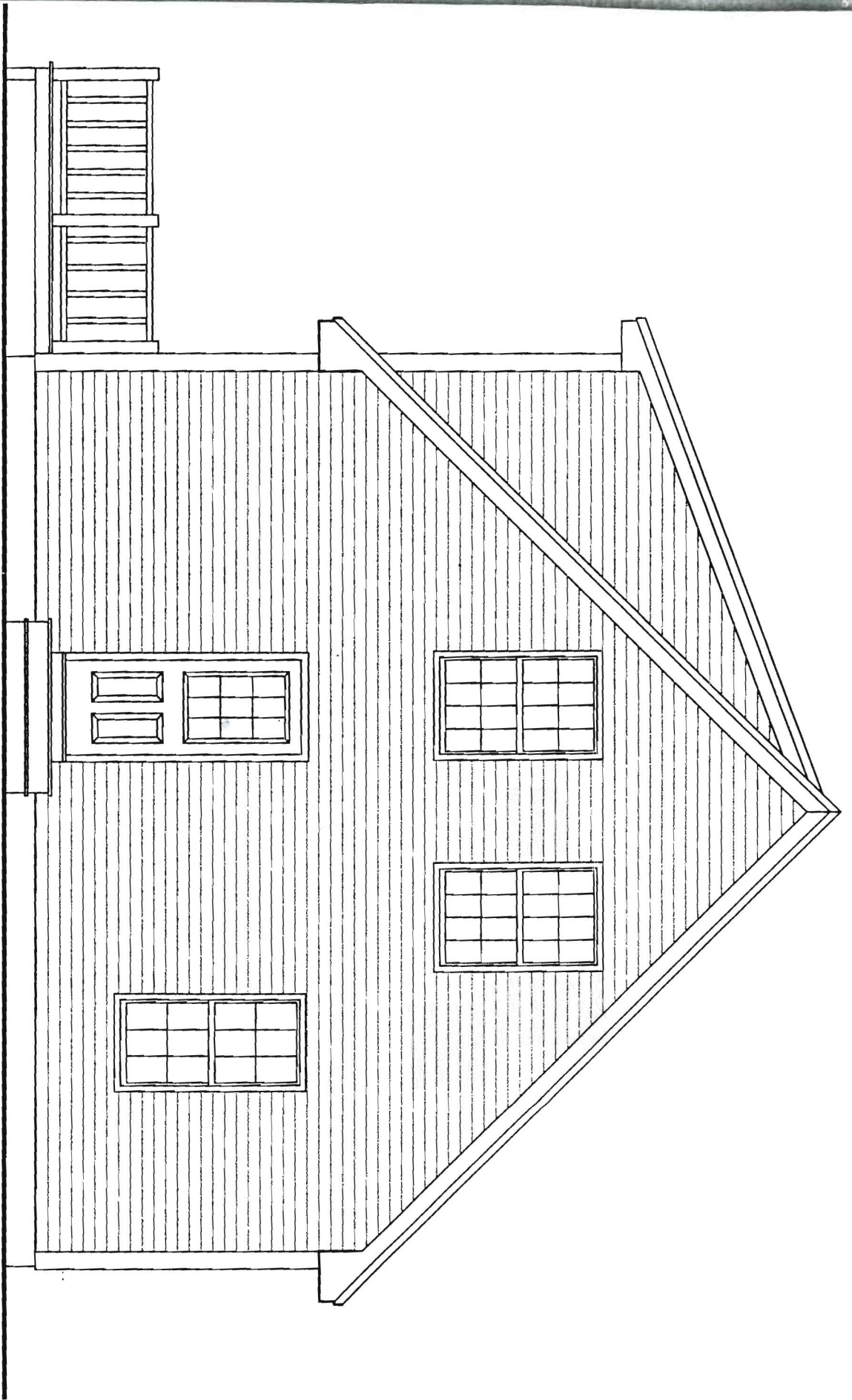
Not shown in plan

Not shown in plot plan

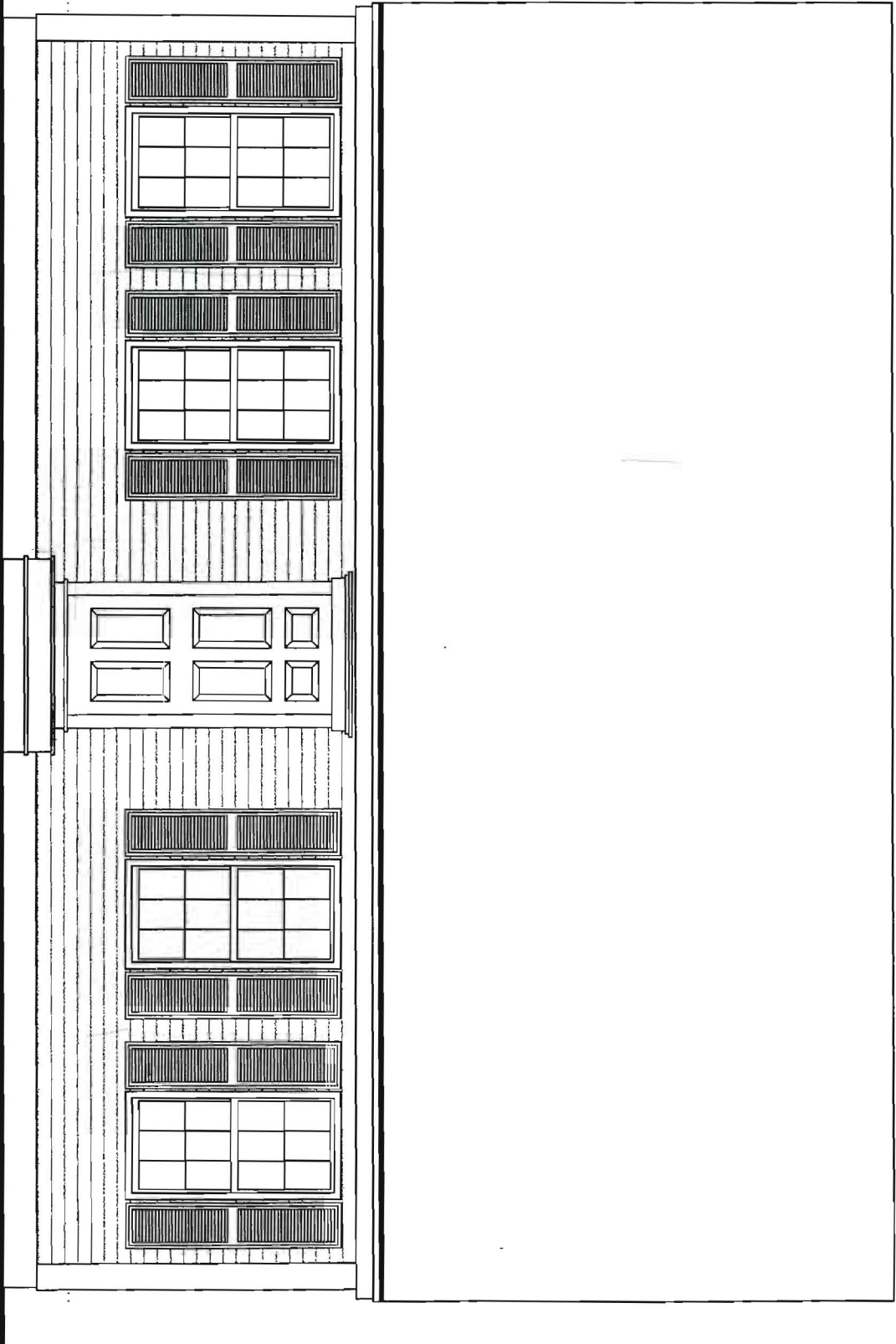




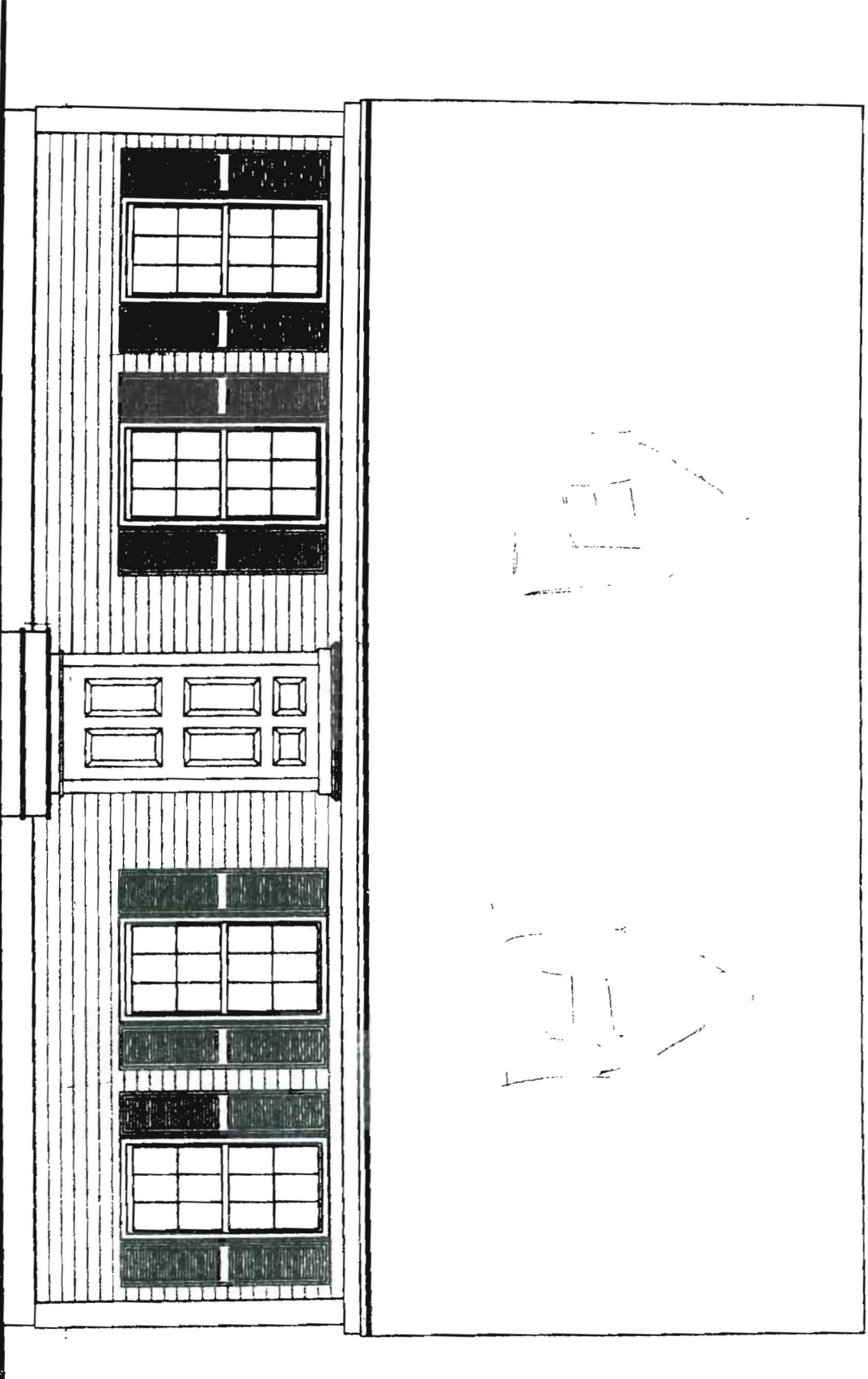
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

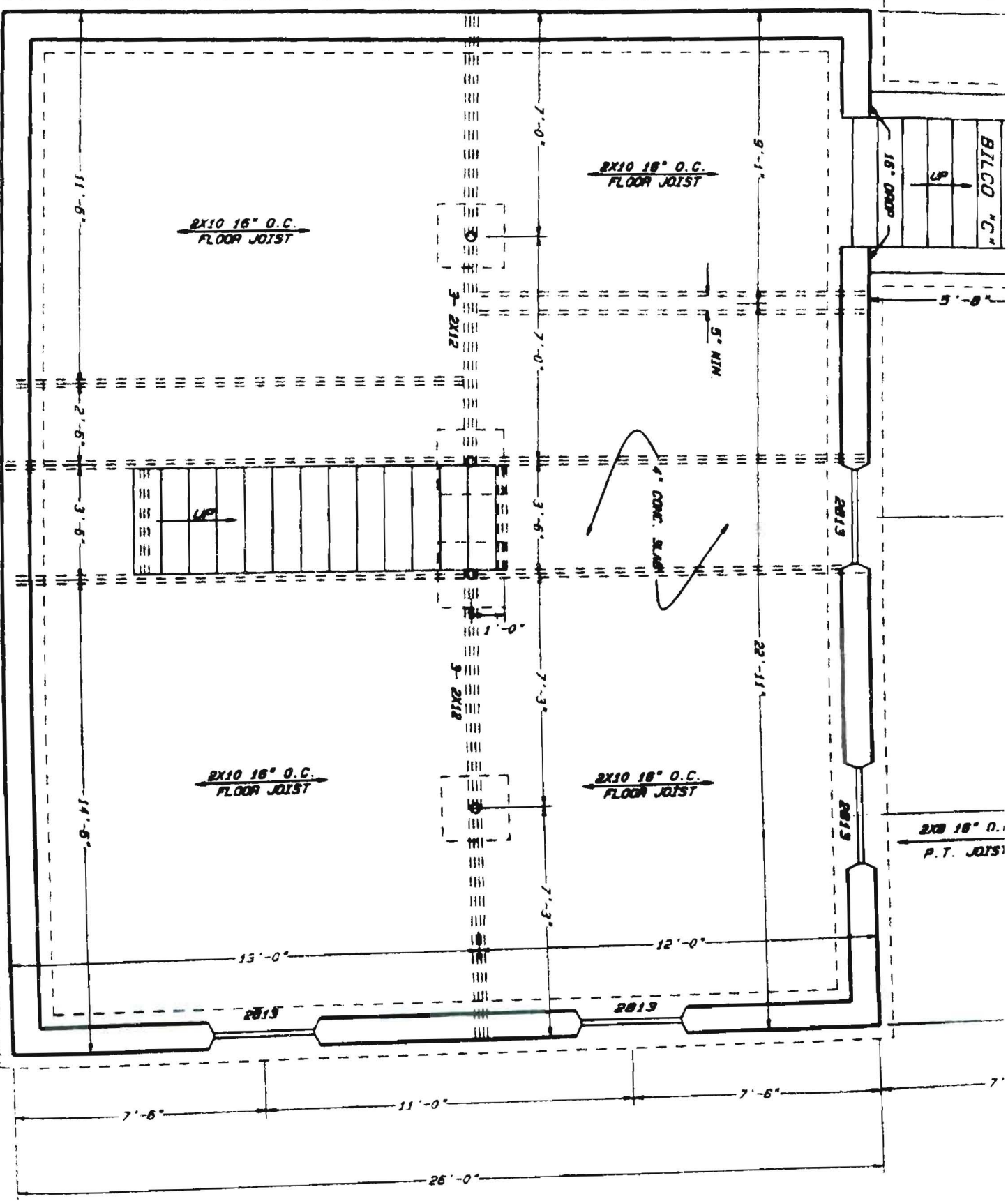


FRONT ELEVATION



FRONT ELEVATION

FOUNDATION PLAN



TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: February 9, 2001

RE: Permanent C.O. for # 14 Buca Run, Lot 11 (CBL 336-H-061)

Reference date: June 15, 2000 (this is one that got lost in the shuffle)

Upon inspection of the #11 Buca Run residence, I found the required landscaping in place.

At this time, **I would recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.

Thank You.

Cc: Sarah Hopkins, Development Review Services Manager

File: O:\drc\14buca1.doc

State Plumbing Code

Public Water - 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)

<u>59</u>	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)

<u>NA</u>	General (407)
_____	Beneath rooms (407.3)
_____	Attached to rooms (407.4)
_____	Door sills (407.5)
_____	Means of egress (407.8)
_____	Floor surface (407.9)

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ Bridging (2305.16)
- ~~X~~ Boring and notching (2305.5.1)
- ~~X~~ Cutting and notching (2305.3)
- ~~X~~ Fastening table (2305.2)
- ~~NO~~ Floor trusses (AFPANDS Chapter 35)
- ~~-~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ 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
- ~~SR~~ 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
- ~~SR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)
- _____
- _____
- _____

~~\$~~ 55,000

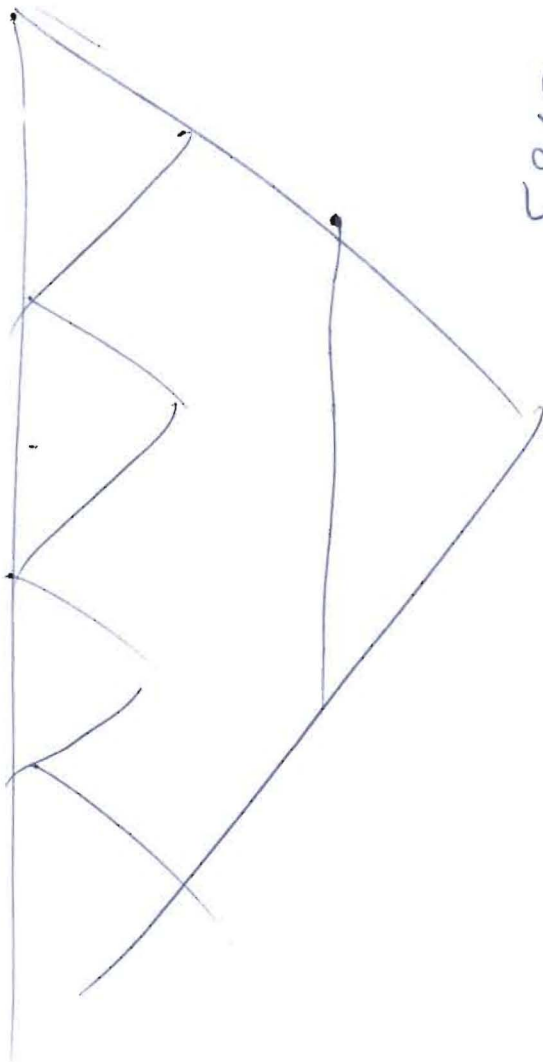
RENTAL
LOTS

WOODF

773-4988

878-0183

W
A



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

Valuation: \$65000.00 Plan Review # 803/99
 Fee: \$345.00 Date: 17 June 99

Building Location: ^{LOT#} 11 BUCA Run CBL: 336-H-061

Building Description: Single Family dwelling

Reviewed by: S. Hoffer

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

Correction List		
NO:	Description	Code Section
1.	All site plan & building code require-ments shall be completed before a Certificate of occupancy can or will be issued	111.0
2.	Foundation drain	1813.5.2
3.	Waterproofing and damp proofing	1813.0
4.	Chimneys and vent NFPA 211 BOCA Mech/93 Chapter 12	1021.0
5.	Guandrails & Handrails	1022.0
6.	Headroom	1204.0
7.	STAIR CONSTRUCTION	1014.0
8.	Headroom STAIRWAY	1014.4
9.	Sheeping room egress	1018.5 710.0
10.	Smoke detectors	920.2
11.	Ventilation attic & crawl space	1210.6
12.	Fastening Schedule	Table 2305.2

Roof-Ceiling Construction (Chapter 23)

- ~~X~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~NA~~ Roof trusses (2313.3.1)
- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~X~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- ~~SR~~ Masonry (1206.0)
- ~~|~~ Factory - built (1205.0)
- ~~|~~ Masonry fireplaces (1404)
- ~~|~~ Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

- ~~SR~~ _____
- _____
- _____
- _____
- _____
- _____
- _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 14 Boca Run Lot 11 336-H-061

Issued to **Jon Lombardo**

Date of Issue **March 9 2000**

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. **990658**, 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 use group R3 type 5B
Boca 96**

Limiting Conditions:

Temporary until June 15, 2000 Landscape work to be completed

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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

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