

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

Location of Construction: 79-03 Newton Street		Owner: Pellegrino & Josephine DeSarno		Phone: 797-4559	
Owner Address: Same		Lessee/Buyer's Name:		Phone:	
Contractor Name: **Pelligrino P. DeSarno		Address: **7 Castine Ave. Portland 04103		BusinessName:	
Past Use: Vacant		Proposed Use: Single Family		COST OF WORK: \$ 70,000.00	
				PERMIT FEE: \$ 444.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B DOCA 99	
Proposed Project Description: Construct New Single Family		Signature:		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: Gayle		Date Applied For: January 16, 2001			

Permit No:
010116

Permit Issued:
FEB 21

338-A-001

CBL: 339-A-001 & 2

Zone: **R-3**

Zoning Approval:
OK with conditions

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm **A**
20010003
Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 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..

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: January 16, 2001 PHONE: _____

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

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

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: <u>Newton St</u>			
Total Square Footage of Proposed Structure <u>2040</u>		Square Footage of Lot <u>9,000 SQ FT.</u>	
Tax Assessor's Chart, Block & Lot Number <u>338</u> Chart# <u>339</u> Block# <u>A</u> Lot# <u>1+2</u>	Owner: <u>Pellegrino P. & Josephine R. Desarno</u>	Telephone#: <u>797-4559</u>	
Lessee/Buyer's Name (If Applicable) <u>SAME</u>	Owner's/Purchaser/Lessee Address: <u>SAME</u>	Cost Of Work: <u>\$ 70,000.00</u>	Fee: <u>\$</u>
Proposed Project Description:(Please be as specific as possible) <u>Build Private Home</u>			
Contractor's Name, Address & Telephone <u>Pellegrino P. Desarno</u> <u>7 Castine Ave. Portland, ME. 04103</u>			Rec'd By: <u>1/16</u>

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:

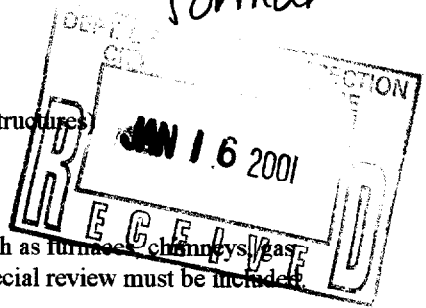
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- 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

IF available also Submit Plans on ADOBE or CAD format

- 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 furnace, 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: <u>Pellegrino P. Desarno</u>	Date: <u>1-15-2001</u>
--	------------------------

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.

Request Street Number 77

BUILDING PERMIT REPORT

DATE: 18 January 2001 ADDRESS: 79⁸³ Newton ST. CBL: 338-A-1

REASON FOR PERMIT: To Construct a single family dwelling

BUILDING OWNER: The De Sarno

PERMIT APPLICANT: CONTRACTOR Palligrino P. De Sarno

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 70,000.00 PERMIT FEES: 444.00

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)

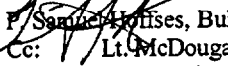
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, 15, 19, 26, 28, 29, 32, 33, 34, 35, 38, 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 and masonry.
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 closure'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.

1/16/01

- 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).
- 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 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. *All conditions & Requirements in The Attach Site Development Review Application shall be met.*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 P. Sanchez-Hoffman, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, 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. (You Shall Call for Inspections)

****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, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

**CITY OF PORTLAND, ME
BOCA 1999 Plan Review Record
One and Two Family Dwelling**

Valuation: \$70,000.00 Plan Review # 0059/2001
 Fee: \$444.00 Date: 18 January 2001
 Building Location: Newton St. CBL: 338-A-001
 Building Description: Single Family dwelling
 Reviewed By: S. Hoffes
 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	111.0 118.0
2.	Concrete & masonry shall be protected from winter environment	1908.0 2111.0
3.	Before placing concrete for foundation work you shall clearly mark all lot lines.	
4.	Foundation drains shall comply with section 1813.0	1813.0
5.	Foundation anchors shall comply with section 2305.17	2305.17
6.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
7.	Private garages shall comply with section 4073.0	4073.0
8.	Chimneys shall comply with NFPA 211 Chapter 4.0	NFPA 211 Ch. 4.0
9.	Stair construction shall comply with section 1014.0	1014.0
10.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with section 920.3.2	920.3.2

REV: PSH 4-7-00

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)
~~X~~ Crawl space (1210.2) Ventilation
~~X~~ Crawl opening size (1210.2.1)
~~SA~~ Access to crawl and attic space (1211.0)

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 2305.6.1

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~SA~~ 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
- ~~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
- ~~SA~~ 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
- ~~NA~~ 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)

Roof-Ceiling Construction (Chapter 23)

- ~~NA~~ 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))
- ~~X~~ Roof trusses (2313.3.1)
- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- ~~NA~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~NA~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)
- ~~SR~~ NFPA 211

**Mechanical
1993 BOCA Mechanical Code**

- _____
- _____
- _____
- _____
- _____
- _____
- _____

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>40 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)

- SM 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)

- SM 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 (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~SA~~ Ramp slope (1016.0)
- ~~SA~~ Stairways (1014.3) 36" W
- ~~SA~~ Treads (1014.6) 10" min.
- ~~SA~~ Riser (1014.6) 7 3/4" max.
- ~~SA~~ Solid riser (1014.6.1)
- ~~SA~~ Winders (1014.6.3)
- ~~SA~~ 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)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

**Dwelling Unit Separation
Table 602**

Electrical
NFPA # ~~20~~

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

20010003
I. D. Number

Pellegrino & Josephine DeSarno
Applicant
7 Castine Ave, Portland, ME 04103
Applicant's Mailing Address
Pete & Josephine Desarno
Consultant/Agent
797-4559
Applicant or Agent Daytime Telephone, Fax

01/17/2001
Application Date
Newton St (79-83)
Project Name/Description

81 - 81 Newton St, Portland, Maine
Address of Proposed Site
338-A-001 and 339-A-001-2
Assessor's Reference: Chart-Block-Lot

DRC 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 Your new street address is now 81 Newton Street
- The Development Review Coordinator (874-8300 ext.8632) 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.
- A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822.
(Only excavators licensed by the City of Portland are eligible.)
- 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 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.
- A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish stree/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 drainage from the property.
- The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- Applicant has stated and confirmed that lot grades/elevations shown on the approved plan are both existing and PROPOSED. This plan is approved as such.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Your approval is based on the submittal showing that the existing house and lot meet all the minimum requirements of the R-3 zone
If there is evidence that the existing lot can not meet today's R-3 minimum requirements, this office shall be notified immediately.
It may effect the availability to allow the building of this proposed lot.
3. The proposed house size with all additions are at the maximum lot coverage allowance. NO NEW ADDITIONS OR EXPANSIONS SHALL BE ALLOWED.
4. Separate permits shall be required for future decks, sheds, pools and/or garage.

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

20010003

I. D. Number

D.R.C. Copy

Pellegrino & Josephine DeSarno
Applicant
7 Castine Ave, Portland, ME 04103
Applicant's Mailing Address
Pete & Josephine Desarno
Consultant/Agent
797-4559
Applicant or Agent Daytime Telephone, Fax

Application Date
New Single Family Home
Project Name/Description

#31 **Newton St, Portland, Maine**
Address of Proposed Site
338-A-001 and 339-A-001-2
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) **New Single Family**

2,040 sf **9,000 sf**
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: **1/17/01**

DRC Approval Status:

Approved Approved w/Conditions see attache Denied
Approval Date **2-8-01** Approval Expiration **2-8-02** Extension to _____
 Condition Compliance _____ signature _____ date _____
Reviewer *[Signature]* Additional Sheets Attached

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		expiration 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	

C O R

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

20010003
I. D. Number

Pellegrino & Josephine DeSarno

Applicant

7 Castine Ave, Portland, ME 04103

Applicant's Mailing Address

Pete & Josephine Desarno

Consultant/Agent

797-4559

Applicant or Agent Daytime Telephone, Fax

01/17/2001

Application Date

Newton St (79-83)

Project Name/Description

81 - 81 Newton St, Portland, Maine

Address of Proposed Site

338-A-001 and 339-A-001-2

Assessor's Reference: Chart-Block-Lot

DRC 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

Your new street address is now 81 Newton Street

The Development Review Coordinator (874-8300 ext.8632) 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822.

(Only excavators licensed by the City of Portland are eligible.)

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 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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor

elevation (FFE), 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 drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage

improvements as necessary due to field conditions.

Applicant has stated and confirmed that lot grades/elevations shown on the approved plan are both existing

and PROPOSED. This plan is approved as such.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

2. Your approval is based on the submittal showing that the existing house and lot meet all the minimum requirements of the R-3 zone

If there is evidence that the existing lot can not meet today's R-3 minimum requirements, this office shall be notified immediately.

It may effect the availability to allow the building of this proposed lot.

3. The proposed house size with all additions are at the maximum lot coverage allowance. NO NEW ADDITIONS OR EXPANSIONS

SHALL BE ALLOWED.

4. Separate permits shall be required for future decks, sheds, pools and/or garage.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
D.R.C. Copy**

20010003
I. D. Number

Pellegrino & Josephine DeSarno
Applicant
7 Castine Ave, Portland, ME 04103
Applicant's Mailing Address
Pete & Josephine Desarno
Consultant/Agent
797-4559
Applicant or Agent Daytime Telephone, Fax

Application Date
New Single Family Home
Project Name/Description

#31 **Newton St, Portland, Maine**
Address of Proposed Site
338-A-001 and 339-A-001-2
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) **New Single Family**

2,040 sf **9,000 sf**
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: **1/17/01**

DRC Approval Status:

Approved **Approved w/Conditions** see attache Denied
Reviewer *[Signature]*
Approval Date **2-8-01** Approval Expiration **2-8-02** 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	_____		
	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		expiration 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
ADDENDUM

20010003

I. D. Number

Pellegrino & Josephine DeSarno

Applicant

7 Castline Ave, Portland, ME 04103

Applicant's Mailing Address

Pete & Josephine Desarno

Consultant/Agent

797-4559

Applicant or Agent Daytime Telephone, Fax

Application Date

Newton St (79-83)

Project Name/Description

Newton St, Portland, Maine

Address of Proposed Site

338-A-001 and 339-A-001-2

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Your approval is based on the submittal showing that the existing house and lot meet all the minimum requirements of the R-3 zone
If there is evidence that the existing lot can not meet today's R-3 minimum requirements, this office shall be notified immediately.
It may effect the availability to allow the building of this proposed lot.
- * 3. The proposed house size with all additions are at the maximum lot coverage allowance. ~~NO NEW ADDITIONS OR EXPANSIONS SHALL BE ALLOWED.~~ *
4. Separate permits shall be required for future decks, sheds, pools and/or garage.

Fire Conditions of Approval

Applicant: Pellegrino P. DeSarno Date: 1/22/01

Address: 79-83 Newton St C-B-L: 338-A-1 and

CHECK-LIST AGAINST ZONING ORDINANCE 339-A-001:2

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct new single family with attached garage with 12 x 14 rear deck

Sewage Disposal - City

Lot Street Frontage - 50' min req - 90' show

Front Yard - 25' req - 26' show to main foundation - 24.5' show to front porch

Rear Yard - 25' req - 34' scaled

Side Yard - 1 story show - 8' req - 9' scaled, 13' scaled

Projections - front "walk way" - rear 12' x 14' deck

OK 19' into front setback for front entry way (50' max project) Sec 14-425

Width of Lot - 75' min req. - 90' show

Height - 35' req max. - 1 story show

Lot Area - 6,500 sq ft min - 9,000 sq ft show

Lot Coverage/ Impervious Surface - 25% allowed of 2,250 sq ft MAX

Area per Family - 6,500 sq ft min

Off-street Parking - 2 req - 2 show

Loading Bays - N/A

Site Plan - minor/minor
20010003

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - Zone C

30 x 60 = 2040

12 x 14 = 168

2 x 19 = 38

2,246 sq ft

AT 25% MAX Coverage

630
90

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

20010003
I. D. Number

Pellegrino & Josephine DeSarno

Applicant

7 Castine Ave, Portland, ME 04103

Applicant's Mailing Address

Pete & Josephine Desarno

Consultant/Agent

797-4559

Applicant or Agent Daytime Telephone, Fax

Application Date

Newton St (79-83)

Project Name/Description

Newton St, Portland, Maine

Address of Proposed Site

338-A-001 and 339-A-001-2

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Your approval is based on the submittal showing that the existing house and lot meet all the minimum requirements of the R-3 zone
If there is evidence that the existing lot can not meet today's R-3 minimum requirements, this office shall be notified immediately.
It may effect the availability to allow the building of this proposed lot.
- * 3. The proposed house size with all additions are at the maximum lot coverage allowance. ~~NO NEW ADDITIONS OR EXPANSIONS~~
~~SHALL BE ALLOWED.~~ *
4. Separate permits shall be required for future decks, sheds, pools and/or garage.

Fire Conditions of Approval

WARRANTY DEED
(Maine Statutory Short Form)

W & C Limited Liability Company, with a place of business at 17 Westland Avenue, Portland, Maine, for valuable consideration, grants to **Pellegrino P. DeSarno and Josephine R. DeSarno**, with a mailing address of 7 Castine Street, Portland, Maine, 04103, with **Warranty Covenants**, the following described real property situated in Portland, Cumberland County, Maine:

A certain lot or parcel of land with any buildings thereon situated in said Portland on the southerly side of Newton Street, and being Lots No. 45, 46 and 47, as shown on a Plan of Harris Farms made by E.C. Jordan & Co. dated June 5, 1919 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.

Meaning and intending to convey a portion of the premises described in a deed from Vernon P. Evans, Trustee of the Raymond Evans Family Trust to the Grantor herein dated July 25, 2000, and recorded in the Cumberland County Registry of Deeds in Book 15617, Page 303.

IN WITNESS WHEREOF, W & C Limited Liability Company has caused this instrument to be executed by its duly authorized officer this 31 day of October, 2000.

W & C LIMITED LIABILITY COMPANY

Patricia Walker
Witness

William J. Dowd
By: William J. Dowd
Its: Member

STATE OF MAINE
CUMBERLAND, SS.

October 31, 2000

Personally appeared the above named William J. Dowd, as member of W & C Limited Liability Company, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said Company.

Before me,

Patricia Walker
Attorney at Law/Notary Public

PATRICIA G. WALKER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 31, 2006

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

20010003
I. D. Number

Pellegrino & Josephine DeSarno
Applicant
7 Castine Ave, Portland, ME 04103
Applicant's Mailing Address
Pete & Josephine Desarno
Consultant/Agent
797-4559
Applicant or Agent Daytime Telephone, Fax

Application Date
New Single Family Home
Project Name/Description

Newton St, Portland, Maine
Address of Proposed Site
338-A-001 and 339-A-001-2
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) **New Single Family**

2,040 sf Proposed Building square Feet or # of Units **9,000 sf** 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: **1/17/01**

Inspections Approval Status:

Reviewer _____

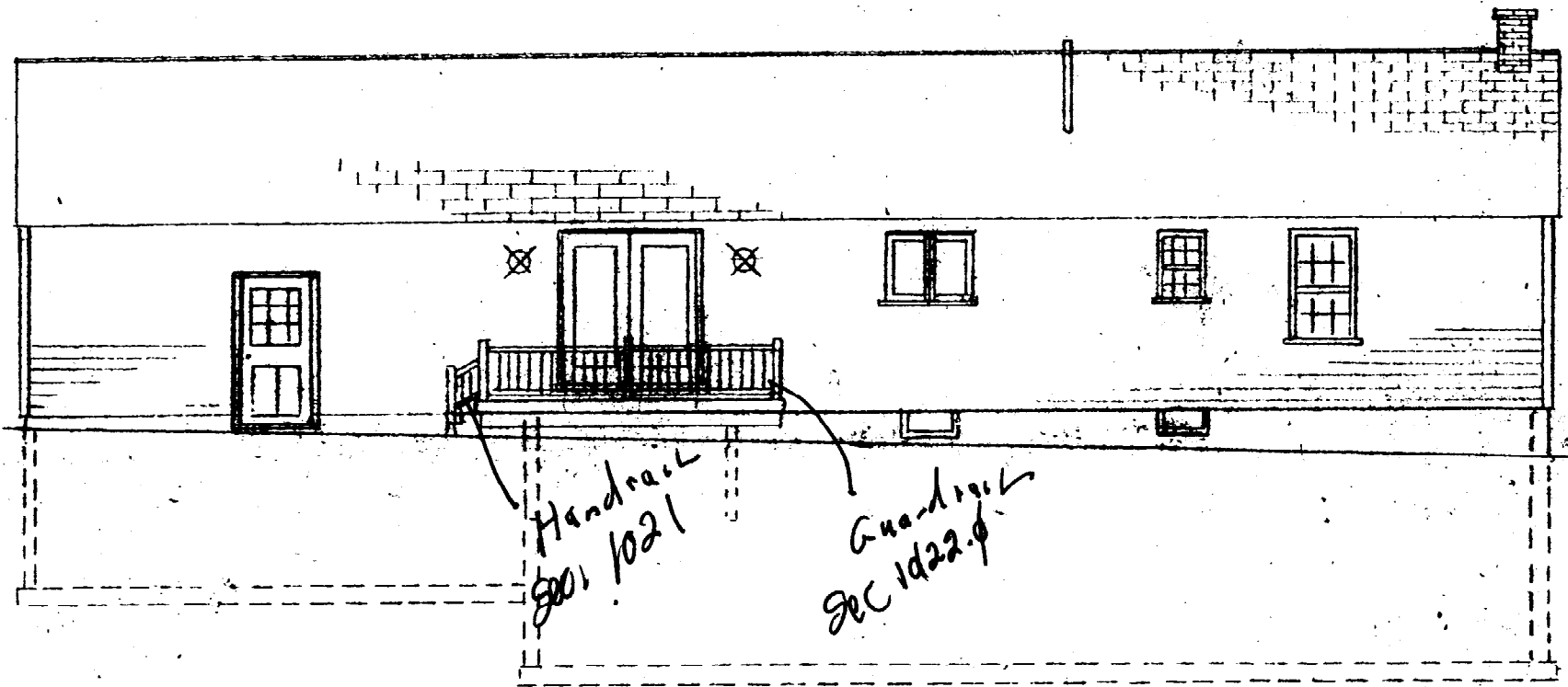
- Approved** **Approved w/Conditions** see attache **Denied**
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee **Required*** **Not Required**

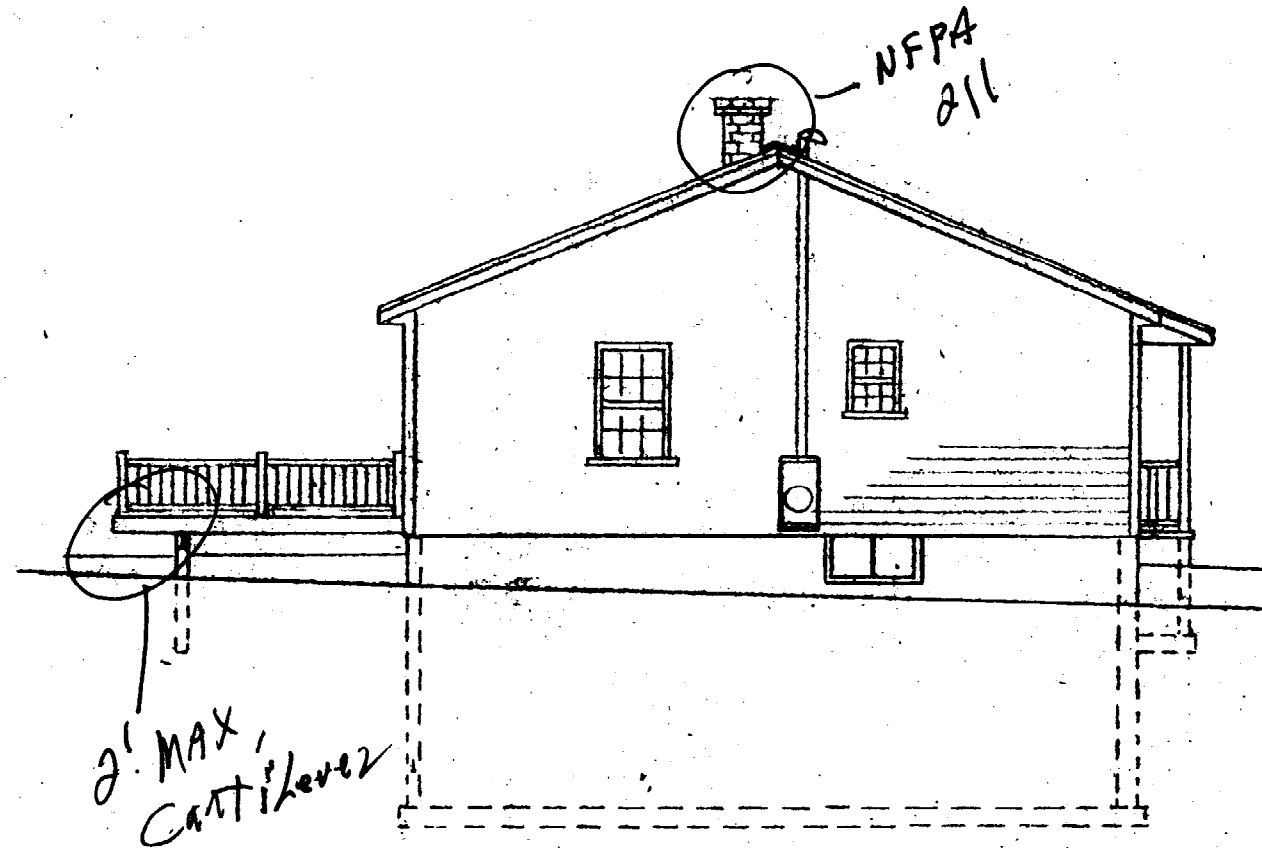
* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	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		expiration 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	

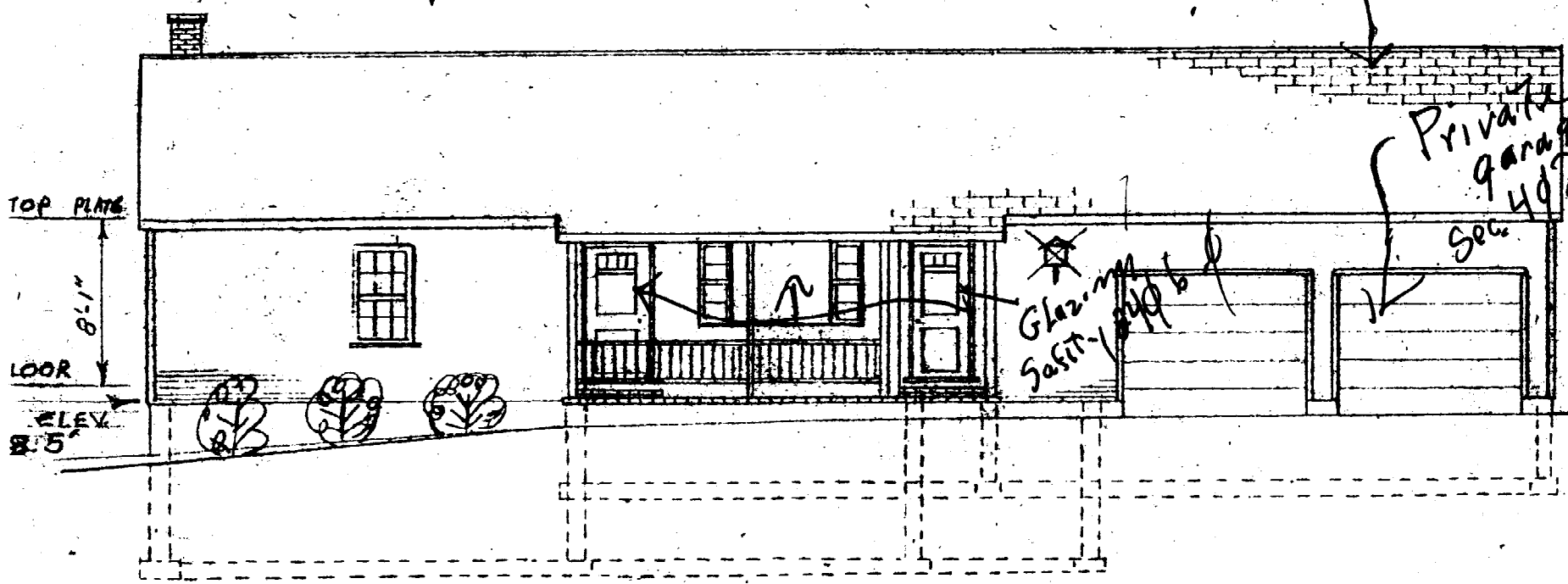
Handwritten signature/initials



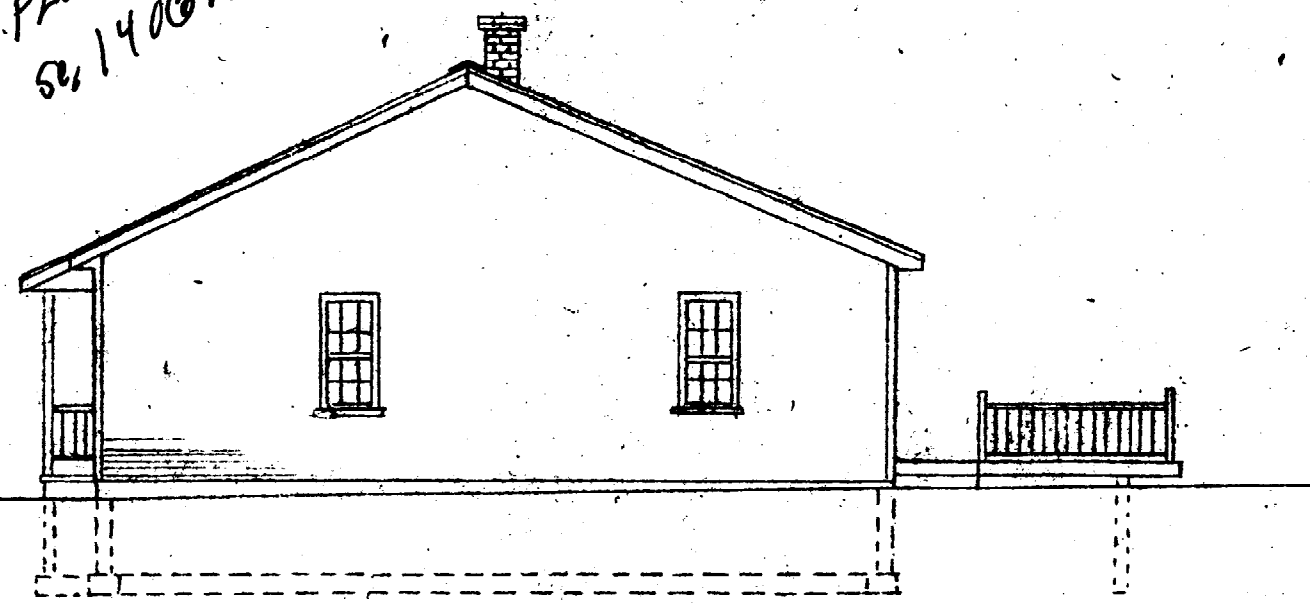
BACK ELEVATION



LEFT SIDE ELEVATION

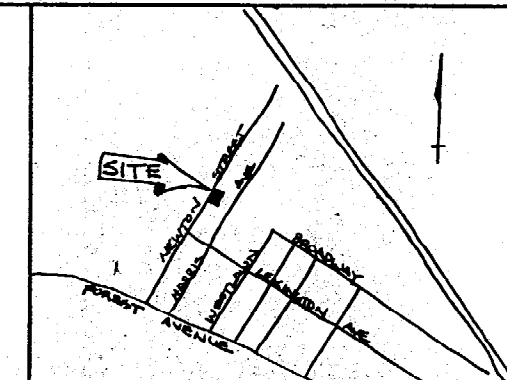


FRONT ELEVATION SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

DOOR SCHEDULE				
	Quantity	Discription	Size	Rough Opening
			w x h	
A	1	Exterior	3-0 X 6-8	3-2 1/8 X 6-10 5/8
B	2	Exterior	2-8 X 6-8	2-10 1/8 X 6-10 5/8
C	1	Fire Rated	2-8 X 6-8	2-10 1/8 X 6-10 5/8
D	1	Swing Set	5-11 X 6-7	6-0 X 6-8
E	1	Int. Set-up	2-8 X 6-8	2-10 1/2 X 6-10 1/2
F	6	Int. Set-up	2-6 X 6-8	2-8 1/2 X 6-10 1/2
G	1	Int. Set-up	2-4 X 6-8	2-6 1/2 X 6-10 1/2
H	2	Slab	2-8 X 6-8	5-4 X 6-11 1/2
WINDOW SCHEDULE				
	Quantity	Discription	Size	Rough Opening
			w x h	
J	1	Picture	8-0 x 4-6	8-1 1/4 X 4-9 1/4
K	1	Casement	3-4 X 2-10	3-6 1/4 X 3-1 1/4
L	1	Double Hung Δ	3-4 X 4-6	3-6 1/4 X 4-9 1/4
M	1	Double Hung Δ	3-0 X 4-6	3-2 1/4 X 4-9 1/4
N	1	Double Hung	2-4 X 4-6	2-6 1/4 X 4-9 1/4
P	2	Double Hung	2-4 X 2-10	2-6 1/4 X 3-1 1/4
R	2	Double Hung	2-4 X 4-2	2-6 1/4 X 4-5 1/4
S	1	Basement	3-9 X 2-1	
T	2	Basement	2-6 X 1-7	
Δ = Egress Size				



Location Map

Ref. Plans:
 Harris Farms
 Recorded in Plan Book
 14, page 19 C.C.R.D.
 Dated June 1919

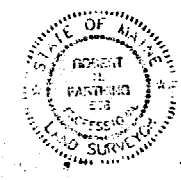
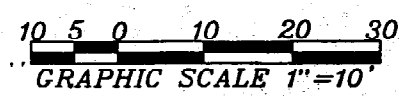
Tax Map
 338 A1 & 339 A1-6

Owner of record:
 Raymond Evans Family
 Trust
 Nashua, New Hampshire

STANDARD BOUNDARY SURVEY
 For:
 Pellegrino P. DeSarno
 Josephine R. DeSarno
 7 Castine Ave.
 Portland, Maine

Survey By:
 SURVEY, INC.
 P.O. Box 210
 Windham, Maine 04062
 Plan By:
 Robert N. Farthing
 © Survey, Inc. Oct. 2000

- Legend**
- Iron Pin Found
 - No. 5 Rebar Set, PLS 586
 - ⊕ Utility Pole
 - N/F Now or Formerly
 - 432/98 Deed Book/Page
 - Stone Wall



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY. CATEGORY I CONDITION III EXCEPTIONS (1) NO WRITTEN REPORT (2) NO DEED DESCRIPTIONS PREPARED

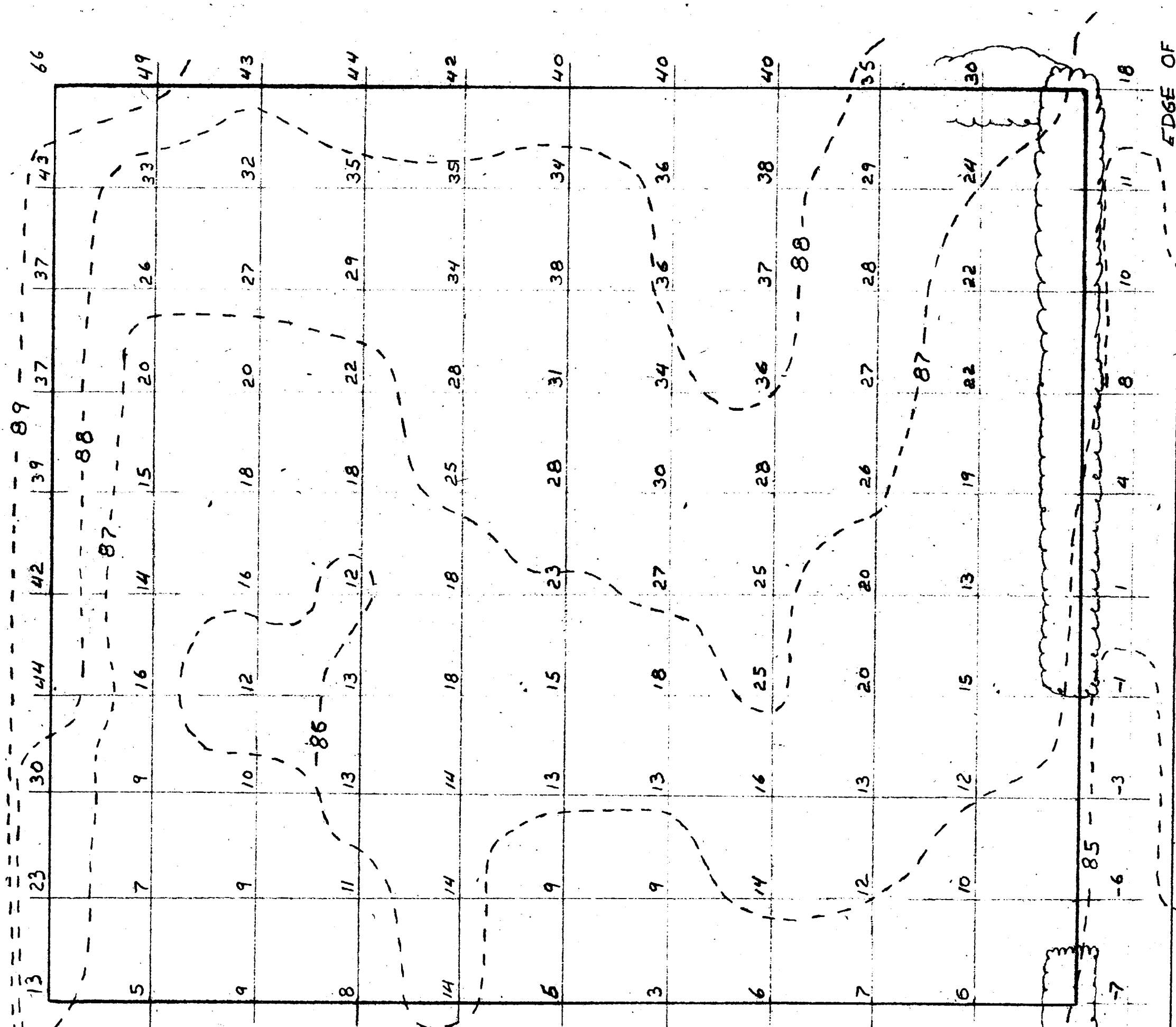
Robert N. Farthing
 ROBERT N. FARTHING PLS 586

over 90' shown

Evans
 8532/349
 15443/345

9000 sq. ft.

4965/5



EDGE OF PAVEMENT

NEWTON STREET

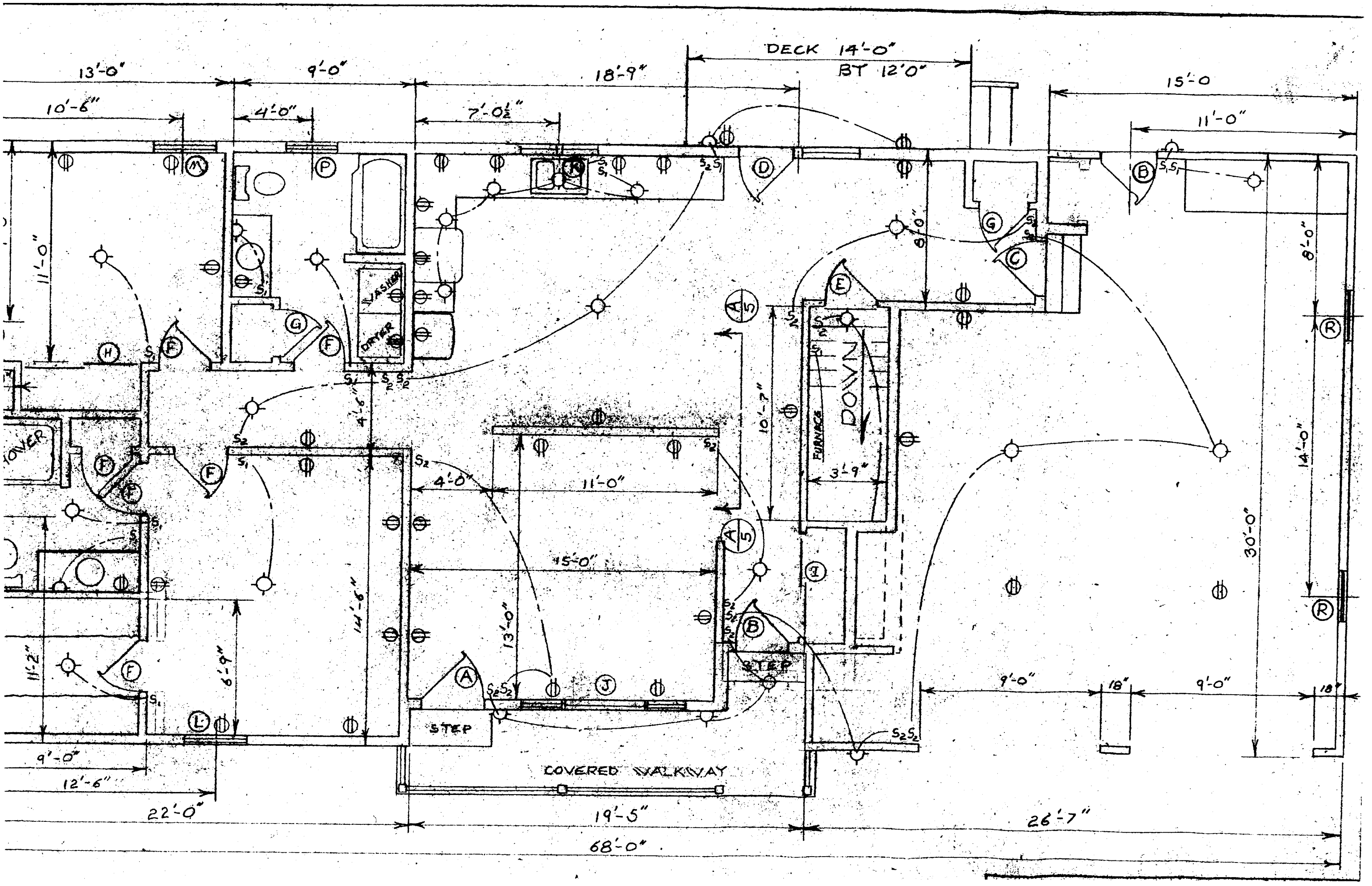
LOTS 45-46-47

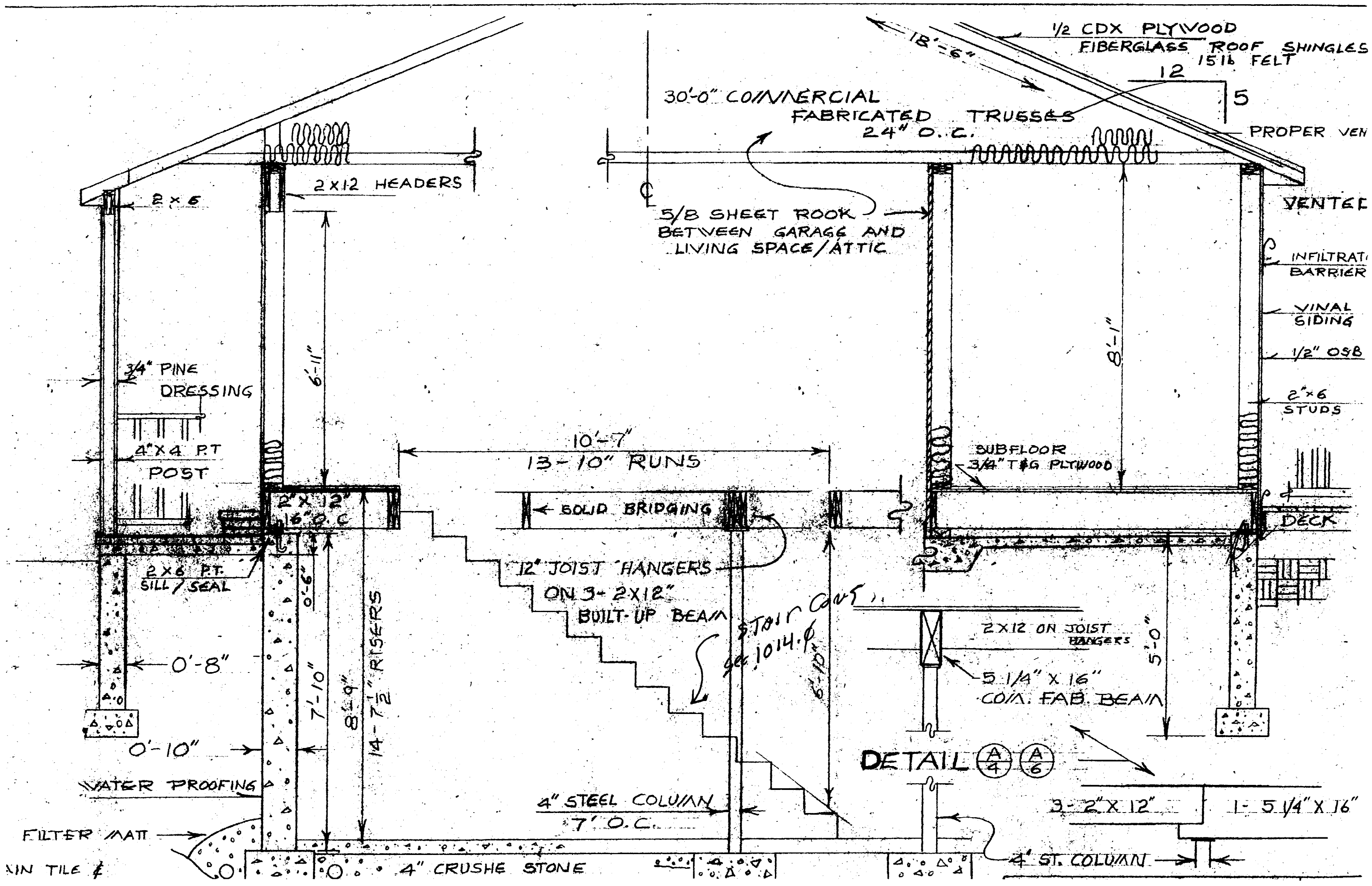
STORM DRAIN DROP / AH

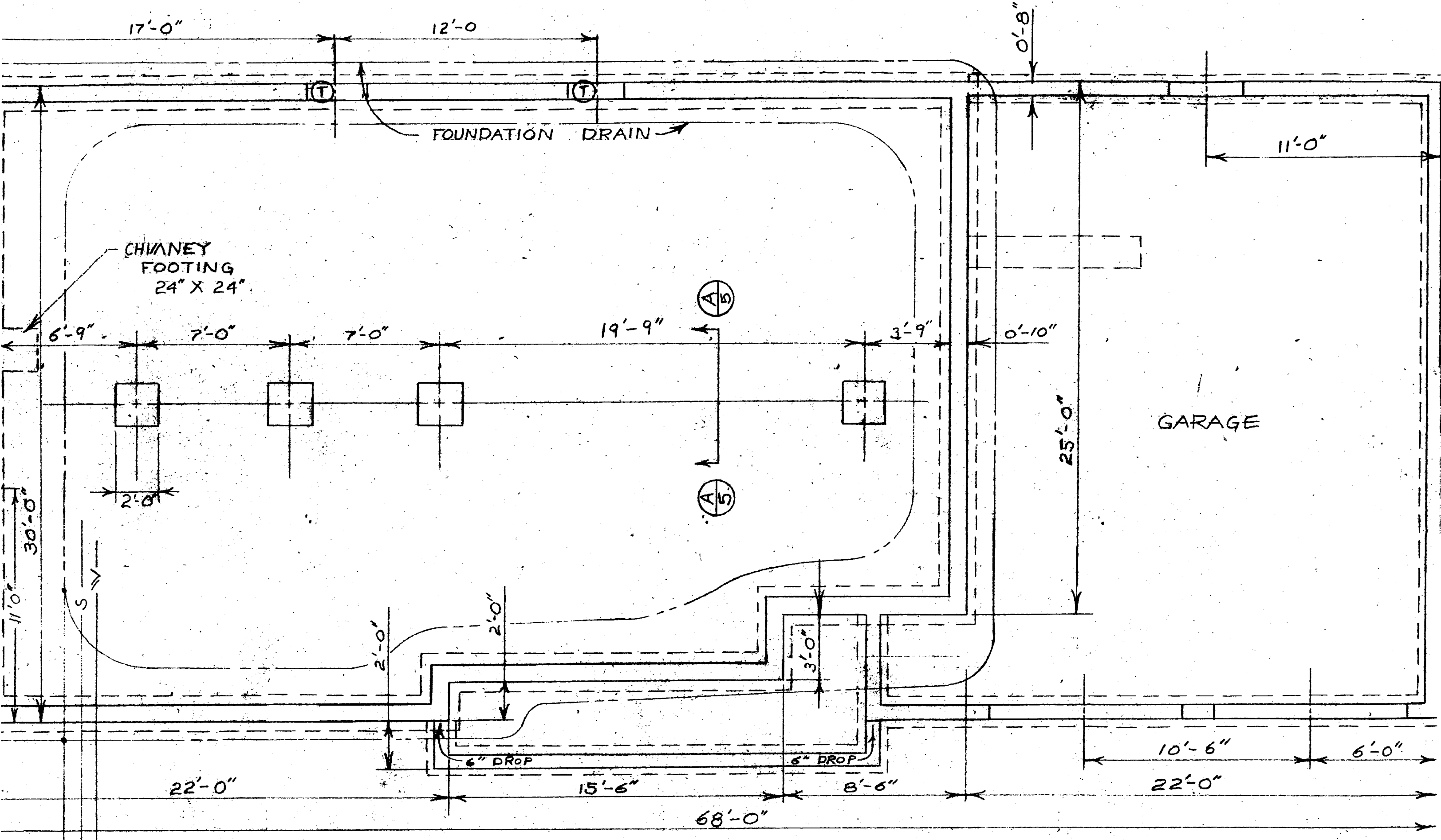
EXISTING TOPOLOGY SCALE 1" = 10'-0"

PETE E JOSEPHINE DESARNO
JANUARY 2001

PG.
2







FOUNDATION PLAN

SCALE 1/4" = 1'-0"

PETE & JOSEPHINE DESARNO	PG. 4
--------------------------	-------