

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

Location of Construction: Continental Drive		Owner: Anthony J. Dipietro		Phone: 797-8980		Permit No: 991014	
Owner Address: ***Anthony J. Dipietro		Lessee/Buyer's Name: 20 Continental Drive Pctd, ME		Phone: 04103		Business Name: ph: 797-8980	
Contractor Name: Mark R. Lebel Lebel Builders		Address: 6 Eastern Ave. Falmouth, ME		Phone: 797-605		zip code 04105	
Past Use: Vacant Lot		Proposed Use: New Single Family Home (2 story colonial)		COST OF WORK: \$ 105,000		PERMIT FEE: \$ 654.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type: 576 BOCA 96 Signature: <i>Huffer</i>	
Proposed Project Description: New 2 story single family home with truss roof, and front porch. Foundation will be installed for future garage. At that point in time will come in to apply for permit to build garage.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
Permit Taken By: UB		Date Applied For: 8-31-99				Zone: 13 CBL: 352-8-004 Zoning Approval: <i>ok with Smith's</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	

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..

***Send to: Anthony J. Dipietro
20 Continental Drive
Portland, Maine 04103

PERMIT ISSUED
WITH REQUIREMENTS

CERTIFICATION

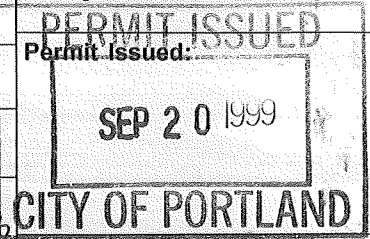
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

8-31-99

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



Zone: 13 CBL: 352-8-004
Zoning Approval: *ok with Smith's*
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 2
ub



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 11 Continental Drive CBL# 352-C-004

Issued to Anthony Dipietro

Date of Issue July 26, 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. 991014, 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

BOCA 96

Use Group R3 Type 5B

Limiting Conditions:

This certificate supersedes
certificate issued 2/22/2000

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 11 Continental Drive CBL# 352-C-004

Issued to Anthony J. DiPietro

Date of Issue February 22, 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. 991014, 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

Entire

APPROVED OCCUPANCY

Single Family
Boca 1996
Use R 3 Type 5B

Limiting Conditions:

See attached Jim Wendel Memo

This certificate supersedes
certificate issued

Approved:

2/18/00 *Tommy Munso*

(Date)

Inspector

Samuel D. Jones
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.

JL
2-22-00

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

Valuation: \$105,000.00 Plan Review # 1198/99
 Fee: \$654.00 Date: 1 Sept. 99

Building Location: Continental DR. CBL: 352-D-004

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
2.	Before Calling For a Foundation Inspection have all Lot Lines clearly marked.	111.4
3.	Foundation drain	1813.5.2
4.	Foundation anchor	2305.1.2
5.	Waterproofing & damp proofing	1813.0
6.	IT is strongly recommended That a registered Land surveyor check all Foundation walls For proper setbacks before Concrete is placed	111.4
7.	Chimney and vents NFPA 211 and BOCA Mech/93 ch. 12.	
8.	Guardrails	1022.1
9.	Handrails	1022.0

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 *ATTIC space*
- 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
- NA Girder 4" bearing 2305

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ 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
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~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
- Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- Roof trusses (2313.3.1)
- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

SR

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

**Mechanical
1993 BOCA Mechanical Code**

SR

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

State Plumbing Code

Public Sewer
Public water

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)

- SR 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)

NA @ This Time.

- NA 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)
- ~~SR~~ 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)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation
Table 602

NA

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

19990116

I. D. Number

Anthony J. Depietro

Applicant

20 Continental Dr, Portland, ME 04103

Applicant's Mailing Address

Anthony Dipietro

Consultant/Agent

797-8980

Applicant or Agent Daytime Telephone, Fax

8/31/99

Application Date

Continental Dr

Project Name/Description

Continental Dr, 1-fam next to 16

Address of Proposed Site

352-D-004

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) _____

1836 sq. ft.

Proposed Building square Feet or # of Units

11747 sq. ft.

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: **8/31/99**

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

<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

AGREEMENT FOR THE PURCHASE AND
SALE OF REAL ESTATE

THIS AGREEMENT made and entered into this 16 day of ^{August}~~July~~, 1999, by and between Janet H. Gibb and Merton G. Henry as Trustees of the Emma T. Houston Trust of Portland, in the County of Cumberland and State of Maine (hereinafter referred to as "SELLERS") ANTHONY J. DiPIETRO and KIMBERLY A. DiPIETRO of said Portland (hereinafter referred to as "BUYERS").

WITNESSETH:

1. The SELLERS hereby agree to sell and convey and the BUYERS agree to purchase a lot of land on the northerly side of Continental Drive in Portland, Maine, as described in Schedule A attached hereto and made a part hereof.

2. Time is of the essence of this contract and said premises are to be conveyed in or within thirty (30) days from the date of this Agreement by a good and sufficient Trustees' Deed, SELLERS conveying a marketable, good and clear title to the premises, free of all encumbrances, except any restrictions of record acceptable to Sellers, and any zoning ordinances of the City of Portland applicable thereto.

3. For such deed and conveyance, the BUYERS are to pay and the SELLERS are to accept in full payment thereof the sum of Thirty-Three Thousand Dollars (\$33,000.00) payable as follows:

A. One Thousand Dollars (\$1,000.00) upon the execution of this agreement, receipt of which is hereby acknowledged, and which sum shall be held by SELLERS.

B. The balance of Thirty-Two Thousand Dollars (\$32,000.00) at the time of closing and delivery of the deed.

4. If the SELLERS are not able to make the conveyance as herein contemplated to the premises, any money paid under the terms of this Agreement shall be refunded to the Buyers and all other obligations of either party hereto shall cease, but the acceptance of the deed by the BUYERS and all other obligations of either party hereto shall cease, but the acceptance of the deed by the BUYERS shall be deemed to be a full performance and discharge hereof.

If the BUYERS shall fail to perform under this Agreement promptly on or before the date herein specified other than for reasons or causes that are not their fault, then any money paid under the terms of this Agreement shall be retained by the SELLERS as damages for the failure of the BUYERS to perform under this Agreement.

5. The closing shall be held at other location as the parties may agree.

6. Full possession of the premises is to be delivered to the BUYERS on the date of closing. The BUYERS shall have the right at reasonable times, and upon notice to SELLERS, to perform such tests or surveys of the premises as they deem appropriate, provided, however, that the BUYERS shall indemnify and hold the SELLERS harmless from any and all claims arising out of such activities and if BUYERS do not complete the purchase of the premises they shall, at option of SELLERS, restore the premises to their original condition.

7. Real estate taxes shall be prorated as of the date of closing.

8. The parties hereto agree that no real estate broker has been involved in the transaction and neither party has incurred any obligation to pay a broker's commission in connection herewith.

9. This Agreement constitutes the entire Agreement between the parties, supersedes all prior negotiations and understandings among them and shall not be altered or amended except by written amendment signed by SELLERS and BUYERS.

10. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall constitute but one and the same instrument.

11. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Maine.

12. This Agreement shall be binding upon the successors, heirs, assigns, and personal representatives of the parties hereto.

13. This Agreement and Buyer's obligation to close hereunder are subject to:

(a) Buyers' receipt of a survey of the premises reflecting no encroachments by or onto the premises; all easements and encumbrances of record; lawful, unfettered, and unencumbered access to the premises; and a legal buildable lot;

(b) Buyers' receipt of an attorney's title opinion certifying good and marketable title to the premises free and clear of all liens and encumbrances except utility easements serving only the premises;

(c) Buyers' receipt of an attorney's opinion certifying the premises are a buildable lot in compliance with all applicable zoning, subdivision and building ordinances;

(d) Buyers' ability to bring all necessary utilities to the premises at a reasonable and ordinary cost;

(e) Buyers' receipt of a financing commitment from a local financial institution in the amount of \$33,000 at prevailing rates and on prevailing terms and providing for a closing within the time frame set forth herein; and

(f) Buyers' receipt of an easement from Seller, in form and content satisfactory to Buyers' counsel, providing good and sufficient access to the premises and reasonable control over the easement premises.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed, the day and year first above written.

Ronald H. Gibb

Pauline H. Kingston

SELLERS:

Janet H. Gibb
Janet H. Gibb as Trustee of the Emma T.
Houston Trust

Merton G. Henry
Merton G. Henry as Trustee of the Emma T.
Houston Trust

BUYERS:

K. Diane DiPietro

H. Diane DiPietro

Anthony J. DiPietro
Anthony J. DiPietro

Kimberly A. DiPietro
Kimberly A. DiPietro

SCHEDULE A

A certain parcel of land with any improvements thereon, situated on the northerly side of Continental Drive, City of Portland, County of Cumberland, State of Maine bounded and described as follows:

Beginning at a found $\frac{1}{4}$ inch drill hole in a boulder within a stone wall at the northwesterly corner of land now or formerly of Howard Smith, as described in a deed recorded in the Cumberland County Registry of Deeds in Book 12572, Page 274 and the southerly sideline of lands formerly of the Sisters of the Precious Blood, said drill hole lies S $73^{\circ} 05' 49''$ W a distance of 100.18 feet from a found 1" galvanized iron pipe on the apparent westerly right of way line of Washington Avenue and the northerly corner of said Smith:

Thence, S $11^{\circ} 24' 36''$ E following said Smith a distance of 149.92 feet to a set pk nail 2 feet above ground in the northerly side of a 9 inch Maple at the northerly right of way line of Continental Drive;

Thence, S $73^{\circ} 04' 26''$ W following said right of way line a distance of 71.31 feet to a set rebar;

Thence, N $16^{\circ} 55' 34''$ W following the land of Richard H. Gibb et al a distance of 149.26 feet to a rebar set in a stone wall at said land of the Sisters of the Precious Blood;

Thence, N $73^{\circ} 05' 49''$ E following a stone wall along said land of the Sisters of the Precious Blood a distance of 85.72 feet to the point of beginning;

Containing 0.27 acres more or less.

This description is based on a plan prepared for the Emma T. Houston Revocable Trust by Lewis and Wasina, Inc. and dated April 26, 1999 which plan should be referenced for further detail.

The basis of bearing for the above mentioned courses is magnetic north, 1999 as shown on said plan.

All the above mentioned set rebar are $\frac{5}{8}$ inch with aluminum cap stamped "Lewis & Wasina PLS 2288".

Being the major portion of the property conveyed to the Emma T. Houston Revocable Trust by deed dated June 23, 1994 and recorded in the Cumberland county Registry of Deeds in Book 11576, Page 169. Reference is also made to an exchange of deeds of recent date between Richard H. Gibb et al and the Emma T. Houston Trust establishing the westerly boundary line of said parcel and recorded in said Registry of Deeds.

Tony DiPietro

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.

NOTE**If 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.

Form with fields: Location/Address of Construction, Total Square Footage of Proposed Structure, Tax Assessor's Chart, Block & Lot Number, Owner, Telephone#, Current Owner, Lessee/Buyer's Name, Owner's/Purchaser/Lessee Address, Cost Of Work, Fee, Proposed Project Description, Contractor's Name, Address & Telephone, 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 your 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)

FEE: 654.00
MN/MN 300.00
1954.00

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

4) Building Plans (Sample Attached)

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

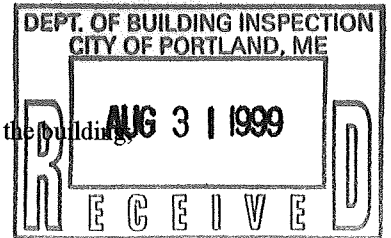
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
Floor Plans & Elevations
Window and door schedules
Foundation plans with required drainage and dampproofing
Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, 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: Anthony J. DiPietro Date: 8/30/99

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.



Applicant: Tony Depietro
Address: 9-13 Continental Dr.

Date: 9/9/99 C
C-B-L: 352-~~8~~4

CHECK-LIST AGAINST ZONING ORDINANCE C

Date - New

Zone Location - ~~R-3~~ R-3

Interior or corner lot -

Proposed Use/Work - New 2 story - Single family house with foundation for garage only - to construct garage later -

Sewage Disposal - City

Lot Street Frontage - 50' req - 71.31' shown

Front Yard - 25' req - 40' shown

Rear Yard - 25' req - 65' shown

Side Yard - 14' req - 16' & 17.1'

Projections - front bay window - front deck 6' x 12.5'

Width of Lot - ~~75~~ req - 75' shown at least portion

Height - 2 story shown - 35' max height

Lot Area - ~~10,000 sq ft~~ 11,249^{sq ft} per ~~assessor's map~~ ^{surveyor} lot

Lot Coverage/Impervious Surface - 25% or 2936.75 MAX

Area per Family - 6,500^{sq ft}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor #19990116

Shoreland Zoning/Stream Protection - N/A

Flood Plains - ~~Zone~~

24' x 41' 20' x 24'

Off 24' x 41' = 984^{sq ft}
20' x 24' = 480
6' x 12.5' = 75
1539^{sq ft}

16
7
3

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

19990116

I. D. Number

Anthony J. Depietro

Applicant

20 Continental Dr, Portland, ME 04103

Applicant's Mailing Address

Anthony Dipietro

Consultant/Agent

797-8980

Applicant or Agent Daytime Telephone, Fax

8/31/99

Application Date

Continental Dr

Project Name/Description

Continental Dr, 1-fam next to 15

Address of Proposed Site

352-D-004

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) w/foundat. for garage

1836 sq. ft.

11747 sq. ft.

R-3

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: 8/31/99

DRC Approval Status:

Reviewer Jim Wendel

- Approved Approved w/Conditions
see attached Denied

Approval Date 9/18/99 Approval Expiration 9/18/00 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 9/18/99
signature date

Performance Guarantee Required* Not Required

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

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

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

19990116
I. D. Number

Anthony J. Depietro
Applicant
20 Continental Dr, Portland, ME 04103
Applicant's Mailing Address
Anthony Dipietro
Consultant/Agent
797-8980
Applicant or Agent Daytime Telephone, Fax

8/31/99
Application Date
Continental Dr
Project Name/Description
Continental Dr, 1-fam next to 15
Address of Proposed Site
352-D-004
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 11 Continental Drive, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be placed in the curb cut.

A MDOT Type "F" catch basin and grate shall be installed approximately 95' from the road near the westerly corner of the house. The catchbasin shall be connected to the foundation drain near the front property line down gradient of the house with 6" PVC pipe with appropriate fittings.

All runoff from impervious surfaces such as roofs and drives, shall either be directed to the street or to the precast concrete catch basin.

The new curb cut shall be constructed to City of Portland standards and by a licensed City of Portland contractor.

No certificate of occupancy of any type shall be provided until a copy of the recorded utility easement granted to the applicant by the abuttor is submitted to the DRC for inclusion in the project file.

Planning Conditions of Approval

BUILDING PERMIT REPORT

DATE: 1 Sept. 99 ADDRESS: Continental Drive CBL: 352-~~12-004~~ 1004
 REASON FOR PERMIT: Single Family dwelling
 BUILDING OWNER: Anthony J. DiPietro
 PERMIT APPLICANT: _____ (Contractor) Lebel Builders
 USE GROUP R-3 CONSTRUCTION TYPE 5B

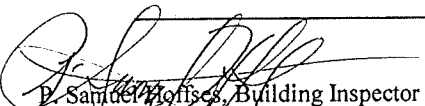
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *7, *8, *9, *11, *12, *13, *14, *15, *19, *26, *27, *28, *29, *30, *32, *33
 Approved with the following conditions: _____

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *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
- *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)
- *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)
- *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.
- *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)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *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)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *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)
- 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 installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
- 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 maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall 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/1996)
- 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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- 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.**
- 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. *see attached.*
- 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.
- 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- 35. _____
- 36. _____
- 37. _____
- 38. _____


 P. Samuel Hoffses, Building Inspector
 cc: Lt. 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.**

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

19990116

I. D. Number

Anthony J. Depietro

Applicant

20 Continental Dr, Portland, ME 04103

Applicant's Mailing Address

Anthony Di Pietro

Consultant/Agent

797-8980

Applicant or Agent Daytime Telephone, Fax

8/31/99

Application Date

Continental Dr

Project Name/Description

Continental Dr, 1-fam next to 15

Address of Proposed Site

352-D-004

Assessor's Reference: Chart-Block-Lot

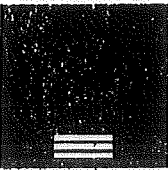
DRC Conditions of Approval

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. A separate permit shall be required for the construction of the garage in the future. This permit covers the foundation only.
3. Separate permits shall be required for future decks and/or garage.

Fire Conditions of Approval



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 715 1121
FAX 207 879 0596

- 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: February 18, 2000

RE: Certificate of Occupancy - 11 Continental Drive - 352 C-004

On February 18, 2000, the site was reviewed for compliance with the conditions of approval dated September 18, 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. Due to the snow cover, the actual drainage courses on the lot could not be adequately inspected.
4. The driveway pavement work, including the ends of the bituminous curb, could not be completed due to the time of year. This work must be completed in the spring.
5. The loam pile behind the house must be mulched as soon as the snow cover has melted.
6. Todd Merkle of the City of Portland's Inspection Division has approved a temporary certificate of occupancy. He or Nancy Knauber will need to inspect the curb, 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 6 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

*Call when
Ready
Tony -
747-8980*

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

19990116

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8/31/99
Application Date
Continental Dr
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Continental Dr, 1-fam next to 15
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 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **w/foundat. for garage**
1836 sq. ft. **11747 sq. ft.** **R-3**
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: **8/31/99**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

- Approved **Approved w/Conditions**
see attached Denied
- Approval Date **9/9/99** 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 | | | |