

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

Location of Construction: 70 Lester Dr		Owner: Giampetruzzi, Robert		Phone:		Permit No 970404 PERMIT ISSUED Permit Issued: MAY - 5 1997 CITY OF PORTLAND		
Owner Address: SAA Ptd, ME 04103		Lessee/Buyer's Name:		Phone: 878-8949			Business Name:	
Contractor Name: Greven Construction RFD 5		Address: Box 692 Gardiner, ME 04345		Phone: 582-5616 <i>Wrong Number</i>			Past Use: 1-fam	
Proposed Use: Same		COST OF WORK: \$ 55,000.00		PERMIT FEE: \$ 295.00			INSPECTION: Use Group <i>B3</i> Type <i>5B</i>	
Proposed Project Description: Construct Attached Breezeway (20 x 13) and Attached Garage (28 x 24)		Signature:		Signature: <i>[Signature]</i>		Zone: <i>R-2</i> CBL: 371-B-005		
Permit Taken By: Mary Gresik		Date Applied For: 25 April 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>to remain family ok</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 <input type="checkbox"/>		

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..

Call Bob for p/c papers 780-7315

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] **RF** ADDRESS: _____ DATE: 25 April 1997 PHONE: _____

SIGNATURE OF APPLICANT: Greg Giampetruzzi

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *4/29/97*

[Signature]

CEO DISTRICT **7**

K. Carroll

COMMENTS

5/21/97 - ^{11:30 AM} No stakes out. Could not. OK. pour (D)

5/21/97 - ^{12:10 PM} GC. found R.R. Stake & dig lat plat - looking for front stakes (D)

5/21/97 - stakes out R.R. Cor 12'10" R.F. Cor 29'5" OK to pour (D)

3/6/98 Not completed. 

Inspection Record

	Type	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 1/May/197 ADDRESS: 70 Lester DR
REASON FOR PERMIT: To Construct attached breezeway (13x20) / garage 24x25
BUILDING OWNER: Robert Grampe Truzzi
CONTRACTOR: Greven Const.
PERMIT APPLICANT: _____ APPROVAL: X1x2, X5, X6, X7, X8, X9, X10, X11 ~~DENIED~~
X15, X24, X25

CONDITION(S) OF APPROVAL

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- X 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
- X 7. Guardrail & 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.
- X 8. Headroom in habitable space is a minimum of 7'6".
- X 9. 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.
- X 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall be maintained to NFPA #13 Standard.
19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. 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".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- X 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26.

27.

28.


P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Robert Giampetrucci Date: 4/30/97

Address: 70 Lester Drive C-B-L: 371-B-5

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1970

Zone Location - R-2

Interior or corner lot - breezeway & garage (attached)
12x20 24x28

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 25' shown

Rear Yard - 25' req - 48' shown

Side Yard - 12' req - 12' shown at closest point

Projections -

Width of Lot -

Height -

Lot Area -

10,000

Lot Coverage/ Impervious Surface -

20%

2000#

Area per Family -

Off-street Parking -

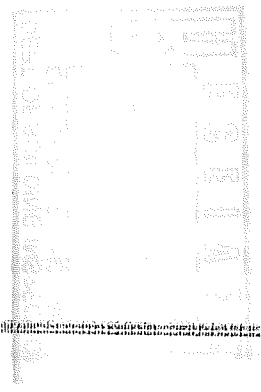
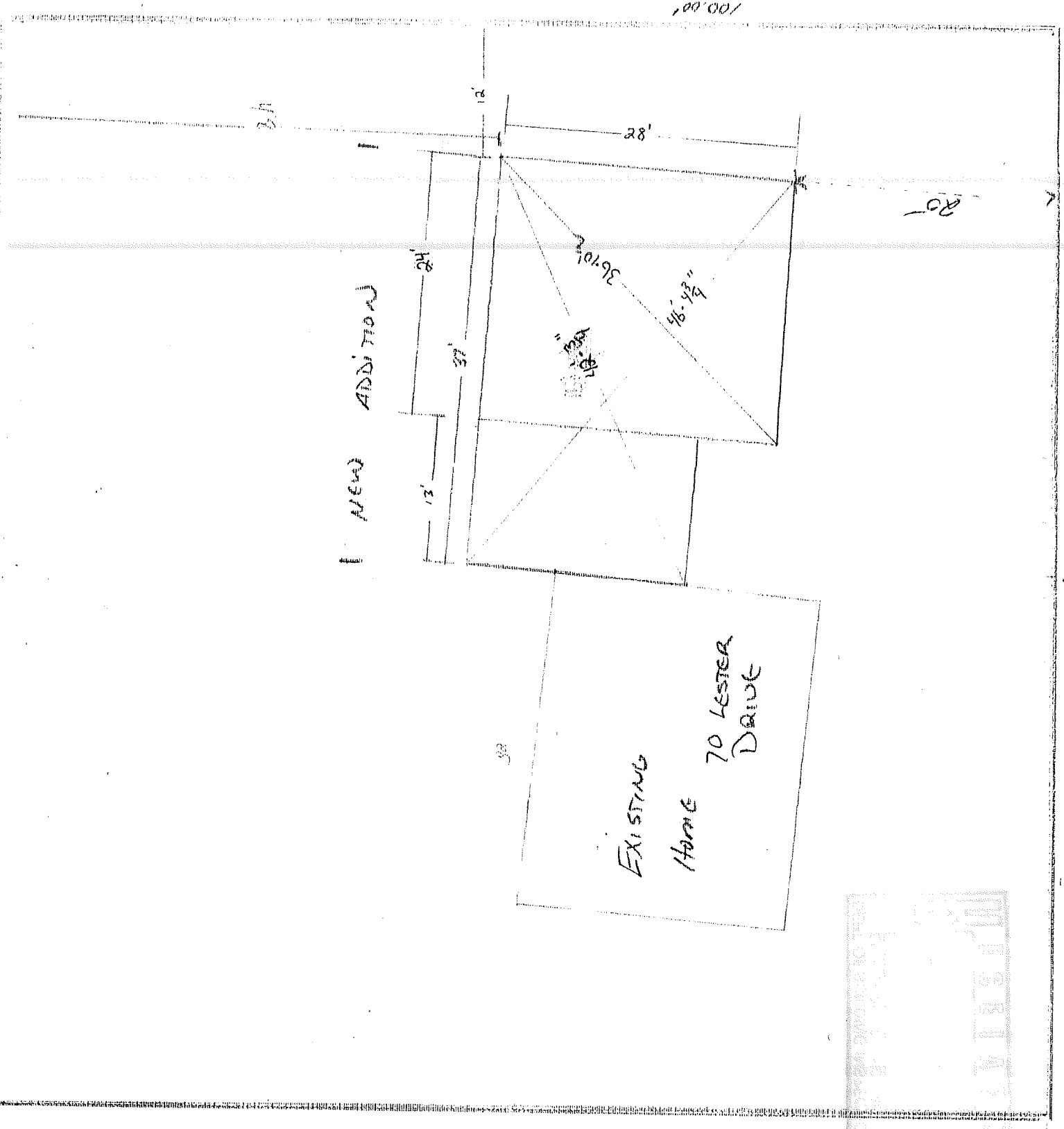
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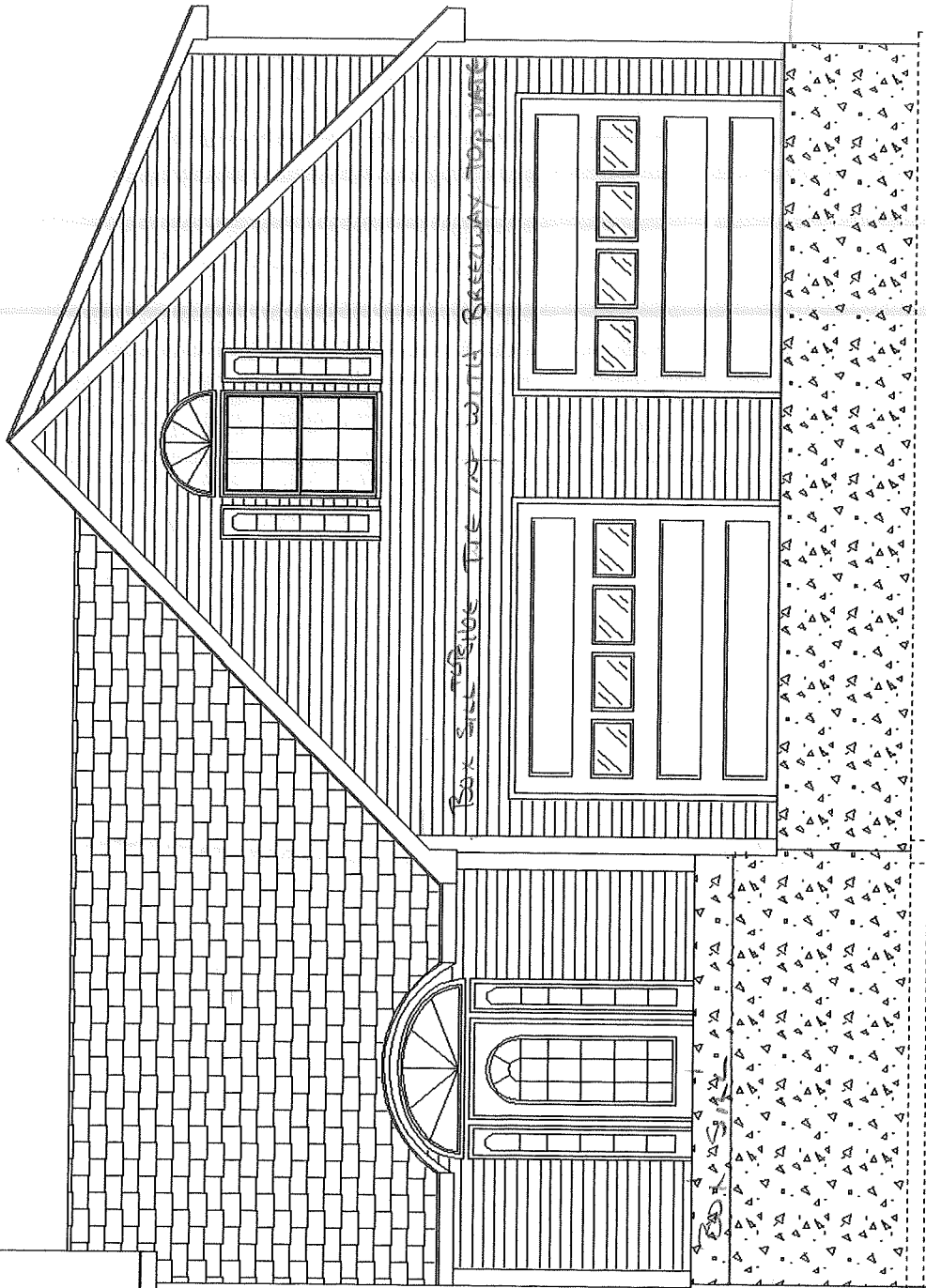
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

24x32 = 768
New 12x20 = 240
New 24x28 = 672
1680





EXISTING
STRUCTURE

BOX SIDE PORCH THE 1/2" WITH SCREENED TOP DECK

FRONT ELEVATION REVISED

GA9/2428GREG

11/13/07

1/8" = 3'

OFFICE

3/4" T&G FIR Plywood

2x12 16 OC

2x12 16 OC

12

12" h/4" FIR Plywood

- 16-0

2x10 Header

1/2" inch 1 Hour Fire Resistance

CONTINUOUS SOFFIT CEATING

KYNIG SIDING

9'-8" GARAGE DOOR

GARAGE

2x12 16 OC

2x10 PT

#4 REBAR

SIAB

DOOR

#4 REBAR

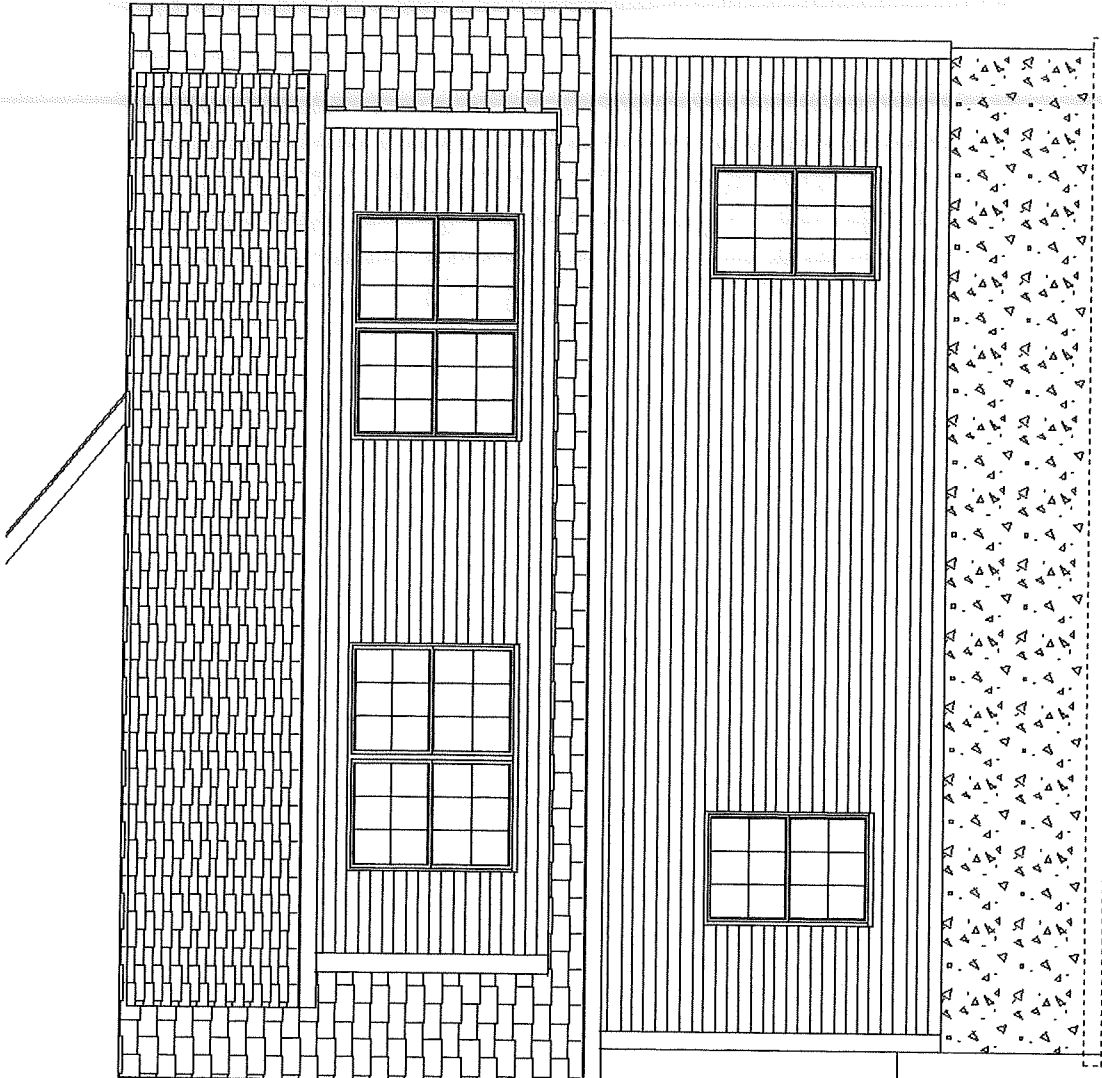
THERM-O-WALL

UNDISTURBED EARTH

DRAINAGE

? 8" FORM-A-DRAW



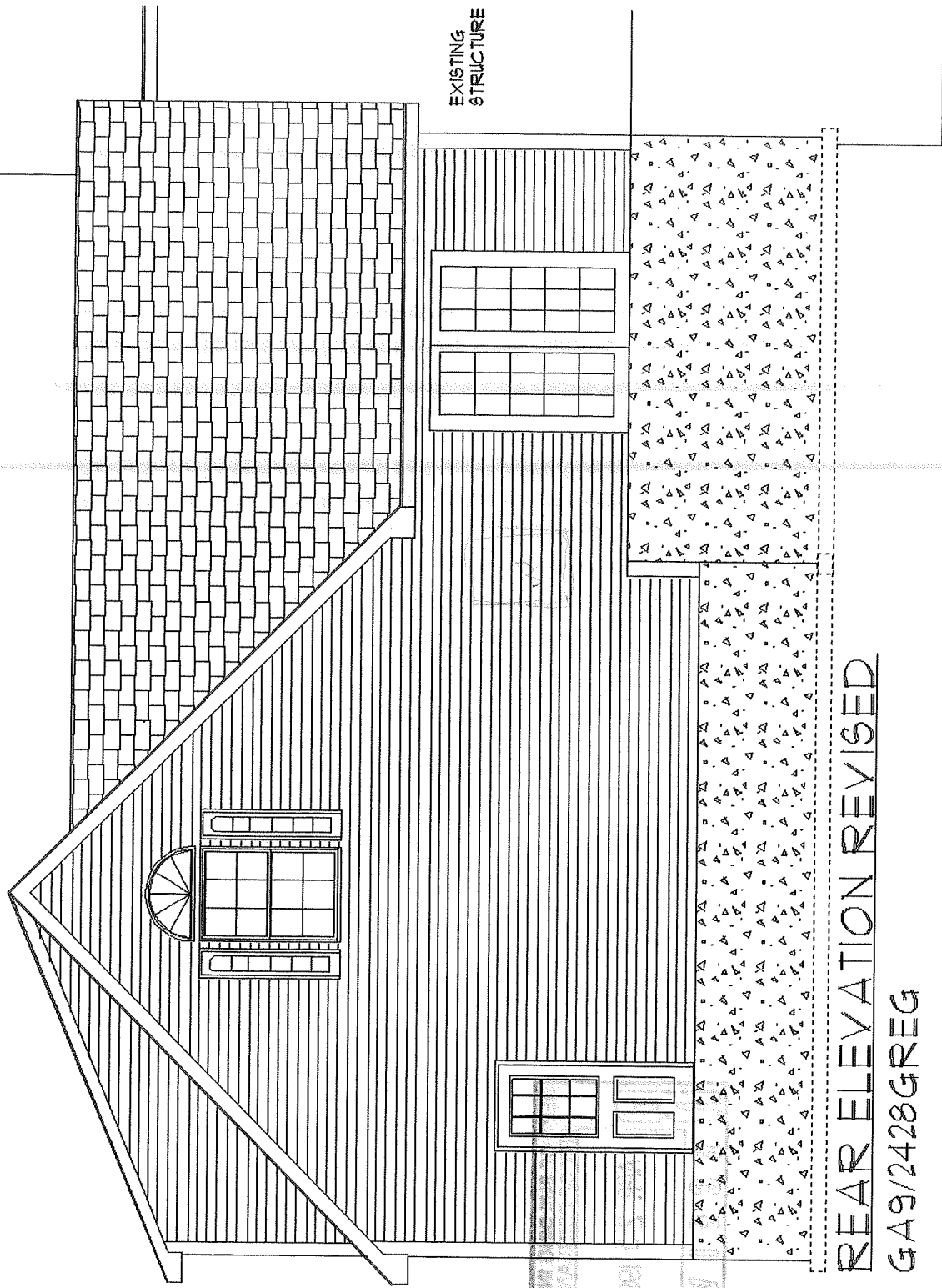


EXISTING
STRUCTURE

RIGHT ELEVATION REVISED

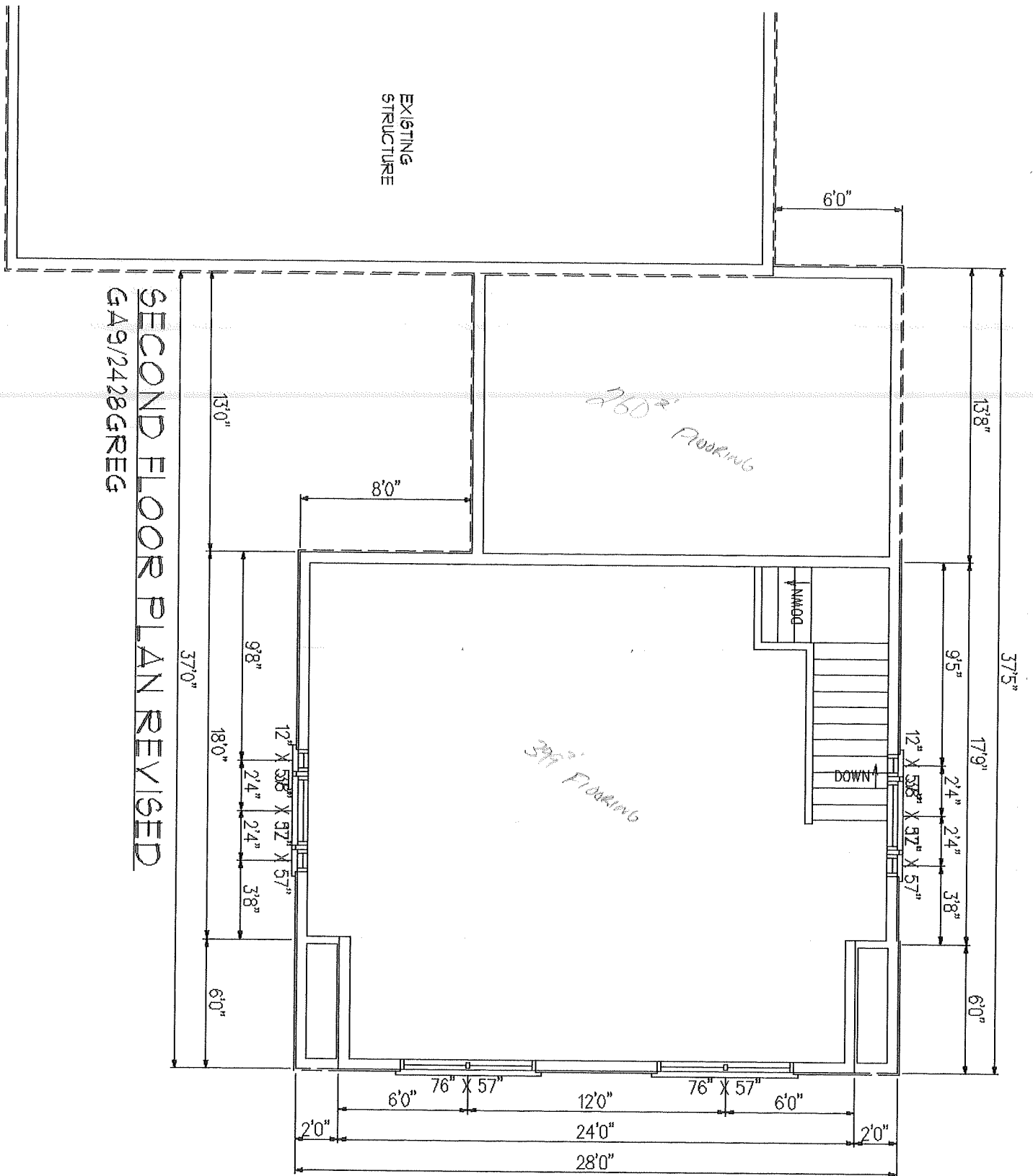
GAG/2428GREG

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REAR ELEVATION REVISED
GA9/2428GREG

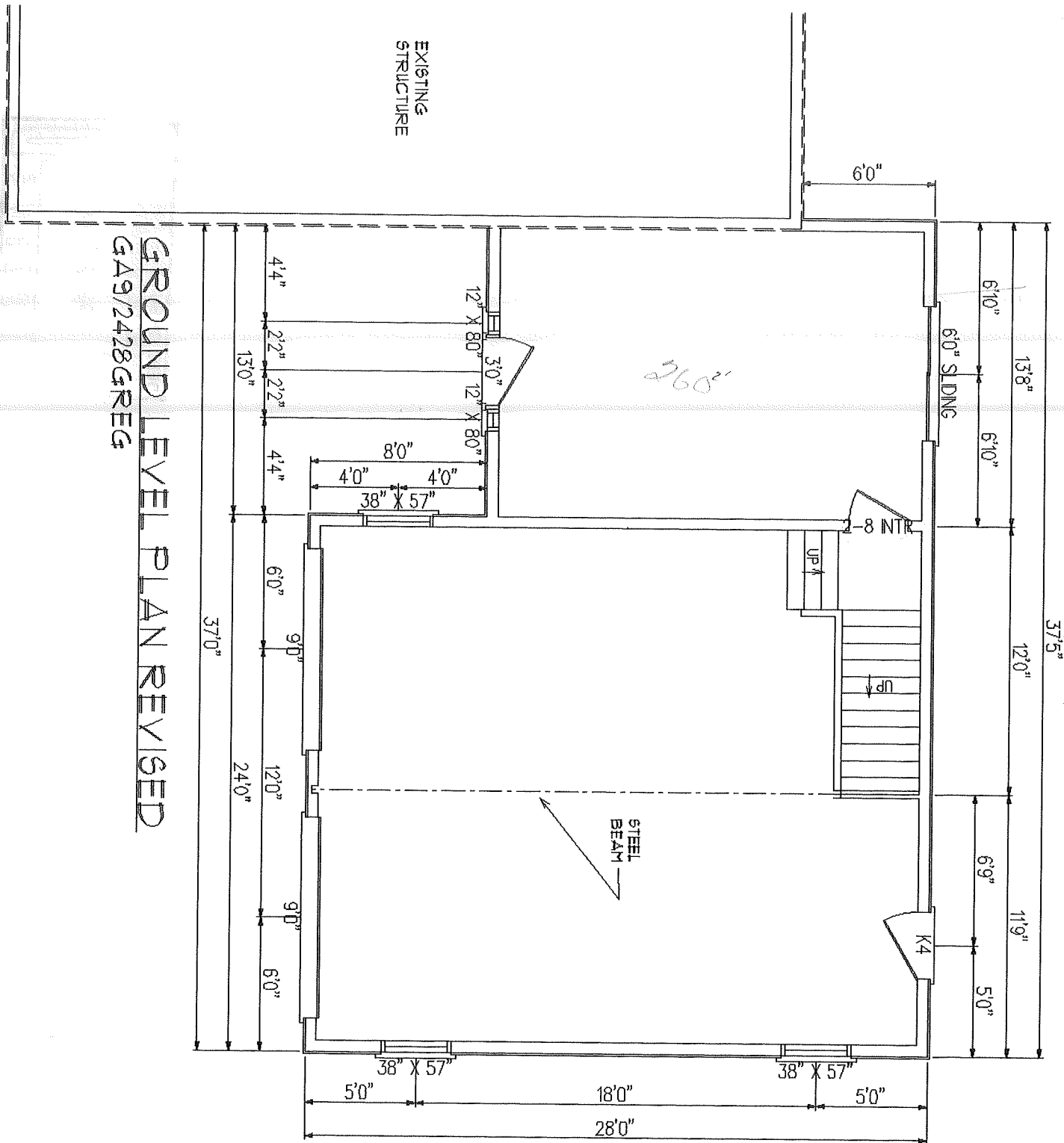
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SECOND FLOOR PLAN REVISED
GA9/2428GREG

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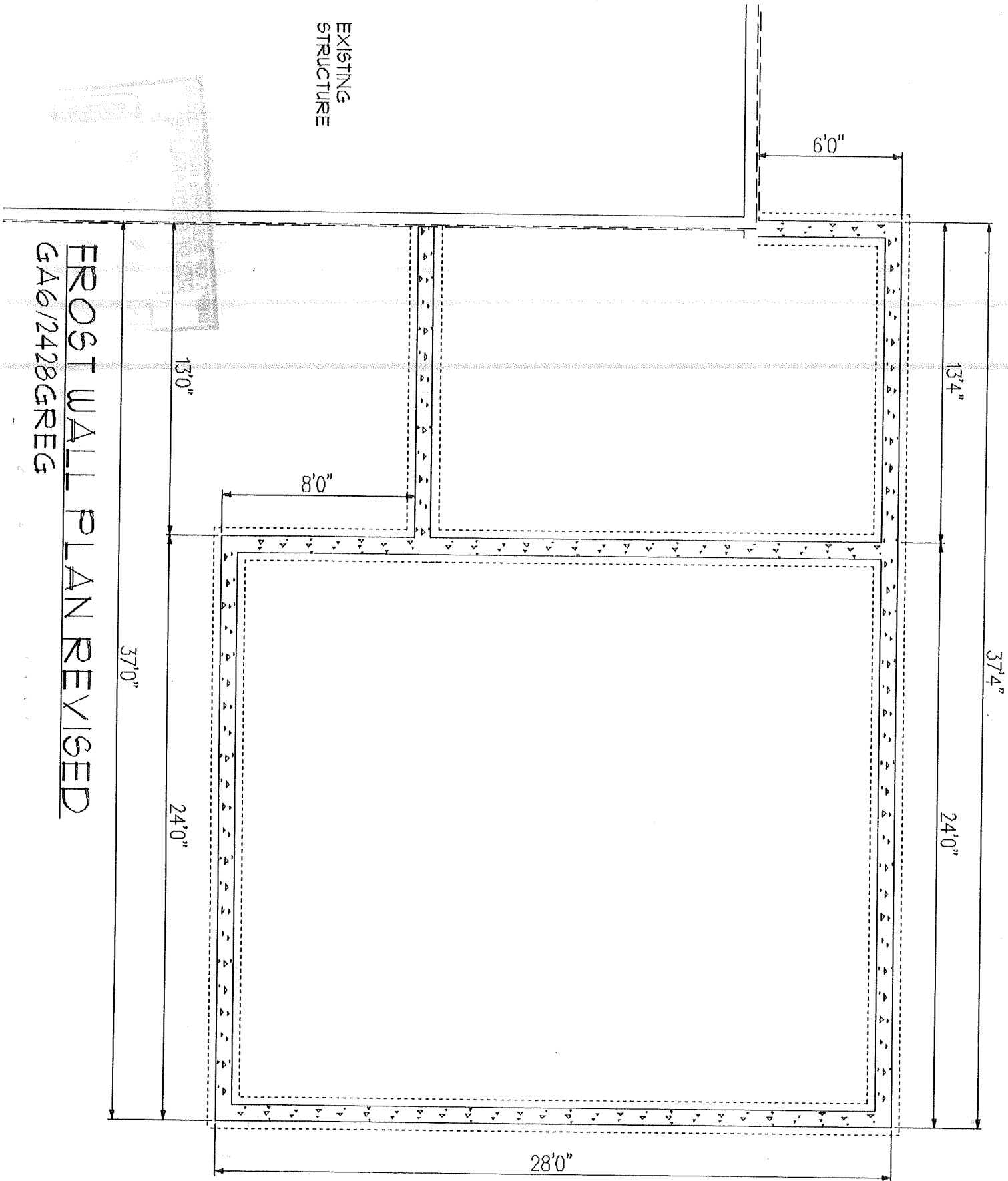
GROUND LEVEL PLAN REVISED
GA9/2428GREG

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2/15
-288

EXISTING
STRUCTURE



EROST WALL PLAN REVISED
GA6/2428GREG

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