

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

DEPARTMENT OF BUILDING INSPECTION PERMIT

Permit Number: 040339

PERMIT ISSUED
APR 28 2004
CITY OF PORTLAND

This is to certify that Lombardo James A /Jim Lombardo/Builder
has permission to Construct new 2200 SF SFR (12' x 36' + 12' x 22' garage) w/ front & rear covered porches.
AT 20 Farm House Ln Lot #2 City of Portland, Oregon 376 A052001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

PERMIT ISSUED

Permit No: 04-0339	Issue Date: APR 28 2004	CBL: 376 A052001
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Location of Construction: 20 Farm House Ln Lot #2	Owner Name: Lombardo James A	Owner Address: 69 Milton St	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Jim Lombardo/Builder	Contractor Address: 69 Milton St Portland	Phone: 2073295484
Lessee/Buyer's Name:	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Lot	Proposed Use: Construct new 2200 SF SFR (28' x 36' + 20' x 22' Garage) 2 story dwelling w/ front & rear covered porches.	Permit Fee: \$1,356.00	Cost of Work: \$140,000.00	CEO District: 5
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>	INSPECTION: Use Group: R-3 Type: BSB BOIA 1999 Signature: <i>[Signature]</i>
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Proposed Project Description:
 Construct new 2200 SF SFR (28' x 36' + 20' x 22' Garage) w/ front & rear covered porches.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 03/31/2004
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Zoning Approval

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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>NA-425 ok for covered front part of porch</i> <input type="checkbox"/> Flood Zone <i>Panel 2 Zone X</i> <input type="checkbox"/> Subdivision <i>Previously approved</i> <input checked="" type="checkbox"/> Site Plan <i># 2004-0063</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>ok per 4/12/04 revisions with conditions</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
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S 4/13/04

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 provision of the code(s) applicable to such permit.

 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0339	Date Applied For: 03/31/2004	CBL: 376 A052001
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Location of Construction: 20 Farm House Ln Lot #2	Owner Name: Lombardo James A	Owner Address: 69 Milton St	Phone:
Business Name:	Contractor Name: Jim Lombardo/Builder	Contractor Address: 69 Milton St Portland	Phone (207) 329-5484
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Construct new 2200 SF SFR (28' x 36' + 20' x 22' Garage) 2 story dwelling w/ front & rear covered porches.	Proposed Project Description: Construct new 2200 SF SFR (28' x 36' + 20' x 22' Garage) w/ front & rear covered porches.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/13/2004**Note:** 4/2/04 Front setback is less than 25' - talked to Jim Lombardo
4/12/04 received revised plans **Ok to Issue:**

- 1) Presently a rear daylight basement is being shown and approved.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. Presently a front covered porch and a rear covered porch are being shown and approved.
- 3) This permit is being approved on the basis of plans submitted on 4/12/04. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 04/28/2004**Note:** **Ok to Issue:**

Comments:
4/23/2004-tmm: Spoke w/Jim Lombardo - need more info - see plan review sheets. Faxed plan review sheets to Jim Lombardo.
4/28/2004-tmm: met w/Jim and went over info - ok to issue.

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

2004-0063

Application I. D. Number

3/30/2004

Application Date

Lot #2 Farm house Lane

Project Name/Description

Lombardo James A

Applicant

69 Milton St , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 329-5484 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Farm House Ln , Portland, Maine

Address of Proposed Site

376 A052001

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) _____

2200 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 Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 3/30/2004

DRC Approval Status:

Reviewer Jay Reynolds

Approved Approved w/Conditions See Attached Denied

Approval Date 4/28/2004 Approval Expiration 4/28/2005 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 4/28/2004
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	

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

2004-0063

Application I. D. Number

3/30/2004

Application Date

Lot #2 Farm house Lane

Project Name/Description

Farm House Ln , Portland, Maine

Address of Proposed Site

376 A052001

Assessor's Reference: Chart-Block-Lot

Lombardo James A

Applicant

69 Milton St , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 329-5484 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of DRC

- 1 Grading does not match the proposed grading on the subdivision plans. This is acceptable, being that the intent and overall drainage flow directions and quantities are not changing.
- 2 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.
- 3 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.
- 4 Your new street address is now #20 FARM HOUSE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 6 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.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2004-0063

Application I. D. Number

3/30/2004

Application Date

Lot #2 Farm house Lane

Project Name/Description

Lombardo James A

Applicant

69 Milton St , Portland , ME 04103

Applicant's Mailing Address

Farm House Ln , Portland, Maine

Address of Proposed Site

376 A052001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 329-5484 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2200 SF

Proposed Building square Feet or # of Units

Acreeage 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 Pla **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **3/30/2004**

Planning Approval Status:

Reviewer **Jay Reynolds**

Approved Approved w/Conditions See Attached Denied

Approval Date **4/28/2004** Approval Expiration **4/28/2005** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Jay Reynolds** **4/28/2004**
signature date

Performance Guarantee Required* Not Required

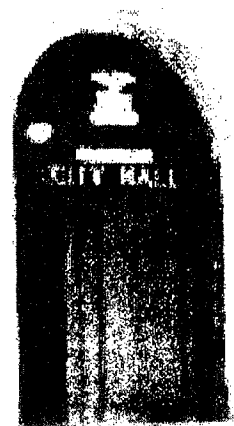
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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/>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

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Jim Lombardo</u>	FROM: <u>Tammy Mason</u>
FAX NUMBER: <u>797-2929</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: <u>20 Farmhouse</u>
DATE: <u>4/23/04</u>	_____

Comments:

Jim - Give me a call on Tues
and we can set an appnt.
to go over these items.

Thanks
Tam

2x12" s in garage - 19' c" span - OK

		Soil type/Presumptive Load Value (Table 401.4.1)
		STRUCTURAL (Table 403.1.1 & 403.1.1(1), Section 403.1.2)
	OK	Foundation Drainage Dampproofing (Section 406)
	Weld filter fabric over drain	Ventilation (Section 409.1) Crawls Space ONLY
	N/A	AnchorBolts/Straps (Section 403.1.4)
	Anchor bolts - Max 6' oc - shows 8' oc - OK 4/28/64	Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))
	3-2x12's - carries 1 story - OK	Built-Up Wood Center Girder Dimension/Type
		(Table 502.3.4(2))
	2x6 - OK	Sill/Band Joist Type & Dimensions
	2x10's - 14' span - OK	First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))
	2x10's - 14' span - OK	Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))

①

①

Fax # 797-2929

329-5484

Jim Lombardo

376-A-52

20 22 Fumhouse

Per J. Lombardo
 No storage above
 4/28/04

<p>② Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))</p>	<p>2x6 - 16'-11" without storage 12-10 w/storage 2x8 - 16'-3" w/storage</p>	
<p>Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))</p>	<p>2x10's - OK TRUSSES - OK</p>	
<p>Sheathing; Floor, Wall and roof (Table 503.2.1(1))</p>	<p>OK</p>	
<p>④ Fastener Schedule (Table 602.3(1) & (2))</p>	<p>Not shown - BOCA 99</p>	<p>- Discussed w/ Jim Lombardo</p>
<p>Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside) Yes OK</p>	<p>Not shown - OK -</p>	<p>4/28/04</p>
<p>⑤ Fire separation</p>	<p>"</p>	<p>" - Shows step - OK - 4/28/04</p>
<p>⑥ Fire rating of doors to living space Door Sill elevation (407.5 BOCA)</p>	<p>"</p>	<p>" - Shows step - OK - 4/28/04</p>
<p>⑦ Egress Windows (Section 310) 3046 - egress?</p>	<p>"</p>	<p>" 4060 - Egress window 4/28/04</p>
<p>Roof Covering (Chapter 9)</p>	<p>OK</p>	
<p>⑧ Safety Glazing (Section 308)</p>	<p>Need in master bath -</p>	<p>OK 4/28/04</p>
<p>⑨ Attic Access (BOCA 1211.1)</p>	<p>Not shown -</p>	<p>OK - 24x30 4/28/04</p>
<p>Draft Stopping around chimney</p>	<p>exterior -</p>	

Header Schedule	OK	
Type of Heating System		
Stairs		
Number of Stairways		
Interior 2		
Exterior 2		
Treads and Risers (Section 314)	OK 10" T + 7 9/16" + 7 9/16"	
Width	over 3' - OK	
Headroom	- Not shown - OK 7' 4/28/04	
Guardrails and Handrails (Section 315)	- Not shown - Pgs 9/12 4/28/04	
Smoke Detectors Location and type/Interconnected	Not shown -	went over 4/28/04
Plan Reviewer Signature		

See Chimney Summary Checklist

- (13) LVL Beam sizes. - OK 5 1/2 x 11 7/8" max span - OK
- (14) Triple Girder Invs design. - OK Posted 4/28/04

04-0339

All Purpose Building Permit Application

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.

Location/Address of Construction: <u>20 FARMHOUSE LANE (LOT # 2)</u>		
Total Square Footage of Proposed Structure <u>2200</u>	Square Footage of Lot 4100 <u>12,045</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>378</u> Block# <u>A</u> Lot# <u>052</u>	Owner: <u>JIM LOMBARDO</u>	Telephone: <u>329-5484</u>
Lessee/Buyer's Name (If Applicable) <u>PAUL ROGOSIENSKI</u>	Applicant name, address & telephone: <u>JIM LOMBARDO</u> <u>89 MILTON ST</u> <u>PORT. 04103</u>	Cost Of Work: \$ <u>140,000</u> Fee: \$ 1656
Current use: <u>HOUSE LOT</u>	Bldg Fee <u>1281.</u>	
If the location is currently vacant, what was prior use: _____	Site <u>300.</u>	
Approximately how long has it been vacant: <u>2 YEARS</u>	COPY <u>75.</u>	
Proposed use: <u>CONSTRUCT 1 - 2200 S/F HOME</u>	attached	
Project description: <u>28X36 FARMHOUSE STYLE HOME w/ 20X22 GARAGE</u> <u>Deck 6'x15'</u>	DEPT. OF BUILDING INSPECTIC CITY OF PORTLAND, ME	
Contractor's name, address & telephone: <u>JIM LOMBARDO</u>	MAR 30 2004	
Who should we contact when the permit is ready: <u>JIM - 329-5484</u>	RECEIVED	
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>329-5484</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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>[Signature]</u>	Date: <u>3-27-04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Applicant: Jim Lombardo

Date: 4/1/04

Address: 20-22 Farm House Lane (lot #2)

C-B-L: 376-A-052

CHECK-LIST AGAINST ZONING ORDINANCE
NORTH GATE FAIRWAY Subdivision

Date - New Development

Permit # 04-0339

Zone Location - R-3

Interior or corner lot -

38 x 58

Proposed Use/Work - to construct new single family with attached garage

Sewage Disposal - City

Lot Street Frontage - 50' min 26' to front porch

Shows 3AS
A side
YARD
OK

Front Yard - 25' min - 16' 9" to front porch

Rear Yard - 25' min 25.3' show per setback no more than 50' OK

Side Yard - 14' min - 30' & 50' show
2 Story 32' 60' per revised setback

Projections - front porch & rear porch - Daylight basement on left side chimney REAR

Width of Lot - 75' min - 75' + show

Height - 35' max - 31.5 to lowest

Lot Area - 6,500 sq ft 17,045 sq ft given

Lot Coverage/ Impervious Surface - 25% of 4261.25

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces req - 2 car garage show

Loading Bays - N/A

Site Plan - minor/minor # 2004-0063

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

9 x 58 = 572 sq ft
38 x 58 = 2204 sq ft
2726 sq ft

OK per 4/12/04 revisions