

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: 01-0247 Issue Date: MAR 30 2001 CBL: 388 HD07001

Location of Construction: 20 Pamela St		Owner Name: Sbrega Dennis C &	Owner Address: 20 Pamela Rd	Phone: 207-797-1644
Business Name: n/a		Contractor Name: Joseph Difrancesco	Contractor Address: 13 Knight St. Portland	Phone: 207-875-723
Lessee/Buyer's Name n/a		Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-2
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: REG. \$0.00	Cost of Work: \$27,000.00	Area 2
Proposed Project Description: Built attached deck with screenhouse and pergola		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B PERMIT ISSUED WITH REQUIREMENTS	
		Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		
Permit Taken By: cih	Date Applied For: 03/26/2001	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 <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"/> Date: <i>3/28/01</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 Date: _____	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 Date: <i>[Signature]</i>
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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:	<i>20 PAMELA ROAD</i>
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Total Square Footage of Proposed Structure	Square Footage of Lot
<i>998</i>	<i>42,800</i>

Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# <i>388</i> Block# <i>H</i> Lot# <i>7</i> <i>389</i> <i>D</i> <i>17-18</i>	<i>DENNIS & DIANE SBREGA</i>	<i>7976441</i>
		<i>* call when ready</i>

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <i>26,700</i> Fee: <i>186.00</i>
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Current use: _____ Proposed use: _____	
Project description: <i>DECKS, SCREEN HOUSE, PERGOLA</i>	

Contractor's Name, Address & Telephone <i>JOSEPH DIFRANCESCO, 13 KNIGHT ST., PORTLAND ME 04103</i>	Rec'd By: <i>3/26</i> <i>CL</i>
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A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial/Minor & Major projects must submit the following:

- 1 copy of the site/plot plan
- 2 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper and only ONE copy of the below details will still need to be submitted.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A PLOT PLAN INCLUDES THE FOLLOWING:

- 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

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

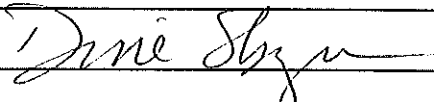
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: 3-26-01
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Minor/Minor 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.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 27 MARCH 2000 / ADDRESS: 20 Pamela ST. CBL: 388-H-007

REASON FOR PERMIT: To Construct deck - screenhouse & pergola

BUILDING OWNER: Dennis C. Sbrera

PERMIT APPLICANT: CONTRACTOR Joseph Di Francesco

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$27,000. PERMIT FEES: \$186.00

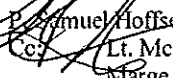
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *6, *11, *28, *30, *34, *35, *36

- 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 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. 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.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. 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)
25. 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".
26. 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.
27. 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).
- *28. 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.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- *30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements.
33. 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.
- *34. Bridging shall comply with Section 2305.16.
- *35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- *36. All flashing shall comply with Section 1406.3.10.
- *37. 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. Samuel Hoffses, Building Inspector
 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**

MORTGAGE LOAN INSPECTION PLAN

DATE JUNE 11, 1992 PROJ. 92049
PLAN 65 PAGE 33
COUNTY CUMBERLAND SCALE 1" = 40'
CL-5180-30

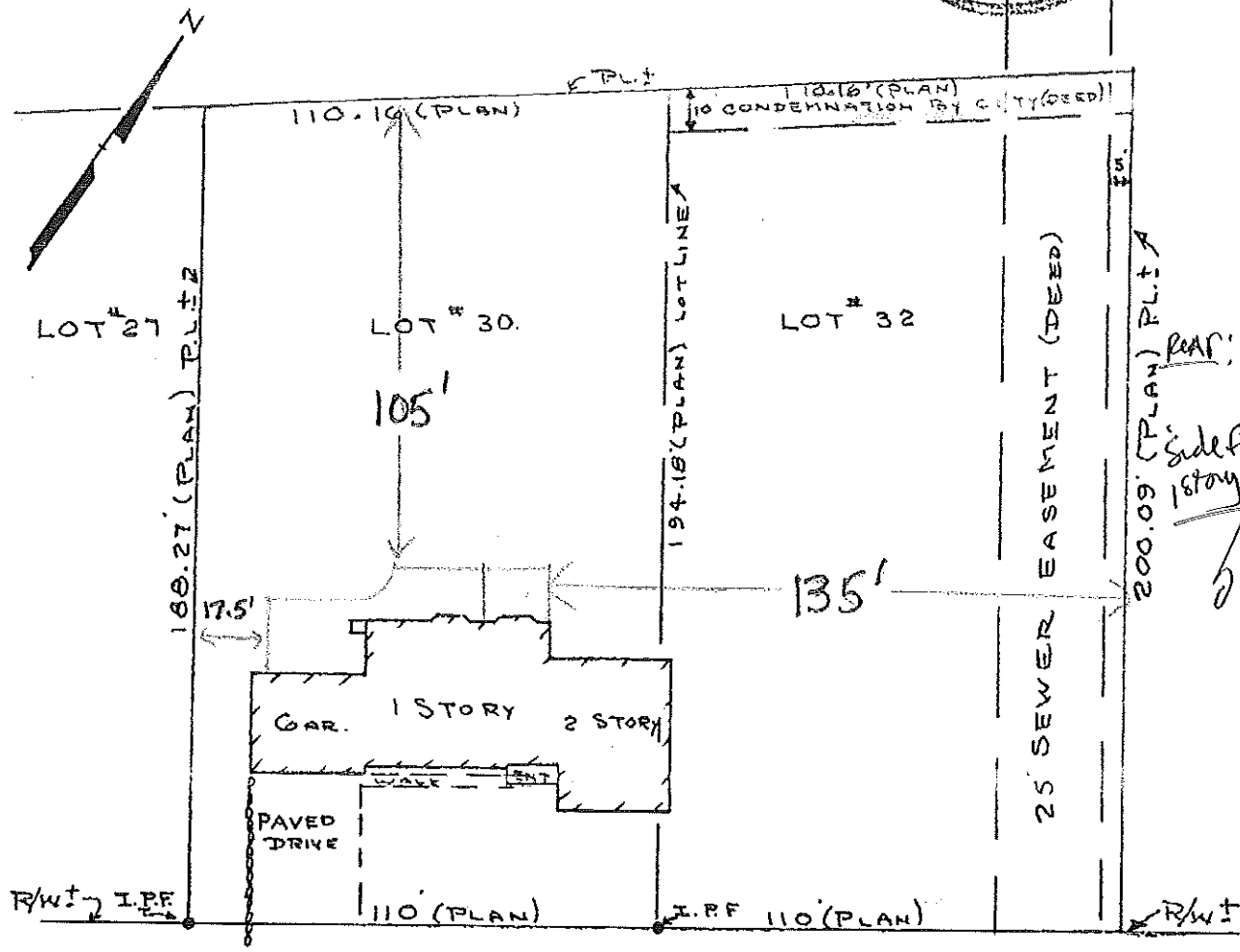
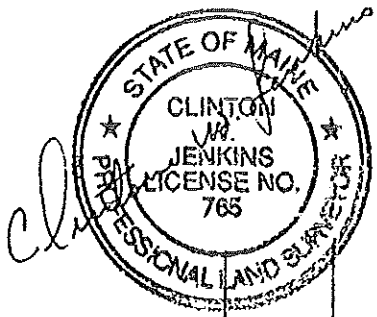
TO THE LENDING INSTITUTION AND ITS TITLE INSURER

I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DID CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ADJUTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

THIS CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THIS SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

THIS IS NOT A LAND BOUNDARY SURVEY



R-2 Zone

REAR: 25' Req - 105' Show
Side for 1st story 12' req. 115' Show

Lot Size = 42851
showing only 9.25% coverage

PAMELA STREET

PROPERTY OF WILLIAM B. AND NANCY S. TROUBH.
LOCATED AT #20 PAMELA STREET, PORTLAND, MAINE.
PURCHASER - DENNIS C. SBREGA AND DIANE MANCINI.

MORTGAGE LOAN INSPECTION PLAN

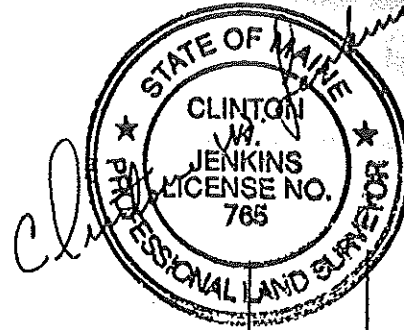
DATE JUNE 11, 1992 PROJ. 92049
 PLAN 65 PAGE 33
 COUNTY CUMBERLAND SCALE 1" = 40'
 CL-5180-30

TO THE LENDING INSTITUTION AND ITS TITLE INSURER

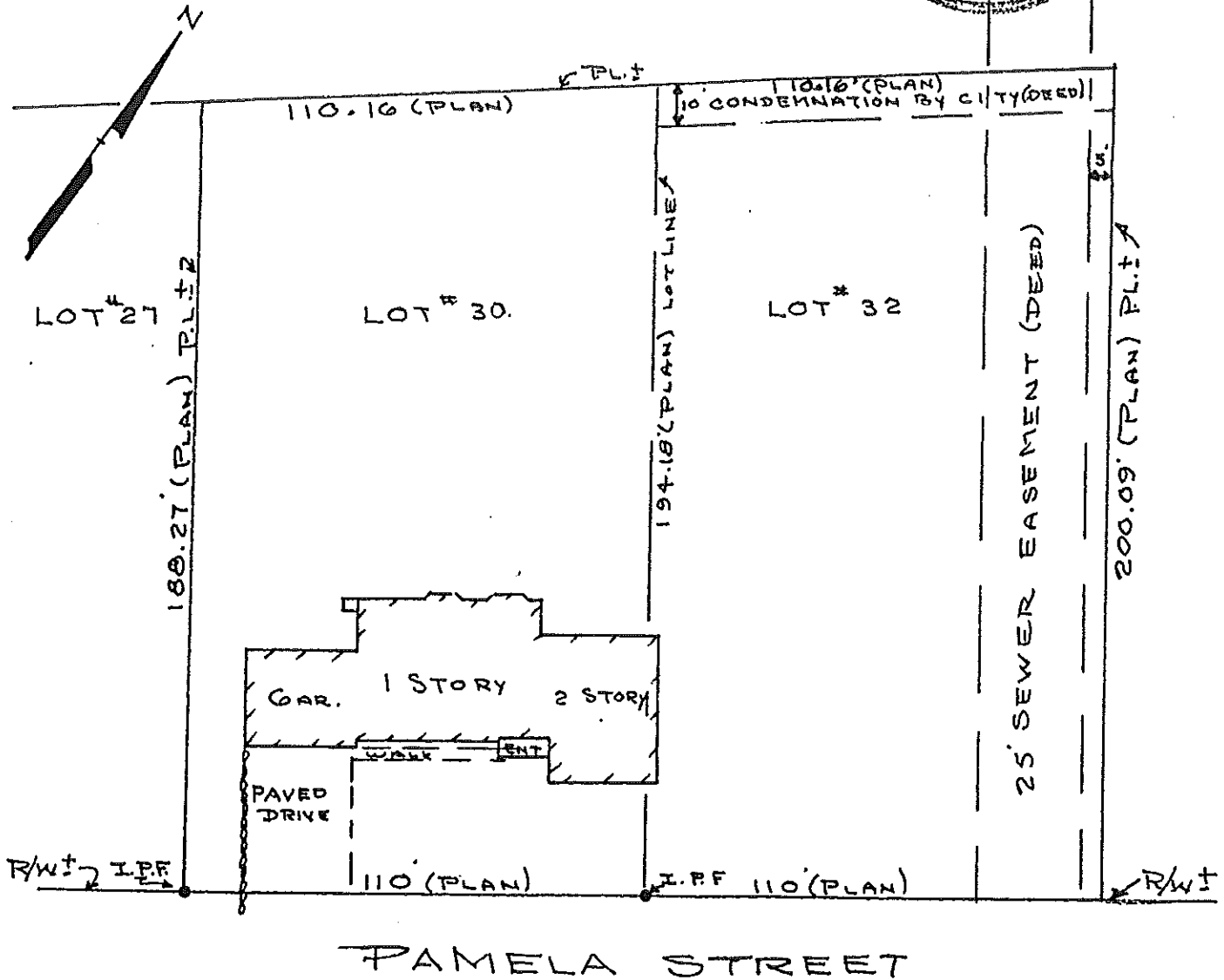
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THIS IS NOT A LAND BOUNDARY SURVEY



PROPERTY OF WILLIAM B. AND NANCY S. TROUBH.
 LOCATED AT #20 PAMELA STREET, PORTLAND, MAINE.
 PURCHASER - DENNIS C. SBREGA AND DIANE MANCINI.

Preti Flaherty Beliveau Pachios & Haley, LLC

P.O. Box 9546
One City Center
Portland, ME 04112-9546

Phone: (207) 791-3000
Fax: (207) 791-3111
Web Page: www.preti.com

Fax Cover Sheet

To: City of Portland

Fax: 874-8716

Attn: Chris

Date: 3/27/01

From: Dennis C. Sbrega

Pages: 2

CMR:

Re: Building Permit: Sbrega Residence, 20 Pamela Rd.

Message

See attached MLIP with footprint
of proposed deck and screened-in porch.

Please contact Heather at (207) 791-3000 extension 3144
if you have any difficulty receiving this transmission.

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

WARRANTY DEED
Joint Tenants
(Maine Statutory Short Form)

44277
MAINE REAL ESTATE TAX PAID

William B. Trough and Nancy S. Trough, of Portland, Maine, for valuable consideration, grant to Dennis C. Sbrega and Diane G. Mancini, as joint tenants, with a mailing address of 35 Rosedale Street, Portland, Maine 04103, with Warranty Covenants, the following described real property situated at 20 Pamela Road, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from William F. Ball and Barbara C. Ball to Grantor dated November 29, 1979, and recorded in the Cumberland County Registry of Deeds in Book 4536, Page 76. Reference also to deed from William B. Trough to Nancy S. Trough dated April 14, 1982 and recorded in Book 4944, Page 248 and deed of Nancy S. Trough to Williams B. Trough and Nancy S. Trough dated October 27, 1986 and recorded in Book 7456, Page 220.

Witness our hands this 24th day of July, 1992.

Jeanette Beaudoin
Witness

Paul S. Bulger
William B. Trough
By: Paul S. Bulger
His Attorney In Fact

To both
Witness

Paul S. Bulger
Nancy S. Trough
By: Paul S. Bulger
Her Attorney In Fact

STATE OF MAINE
CUMBERLAND, ss

July 24, 1992

Personally appeared the above named William B. Trough and Nancy S. Trough, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jeanette Beaudoin
Attorney at Law/Notary Public

SEAL

JEANNETTE BEAUDOIN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 11, 1997



CITY OF PORTLAND, MAINE
Department of Building Inspection

March 26th 20 01

Received from Diane Sbraga a fee

of One hundred and eighty six ~~100~~ Dollars \$ 186.⁰⁰

for permit to

install	
erect	
alter	<u>Build attached deck, screenhouse, pergola</u>
move	
demolish	

at 20 Pamela Rd. Est. Cost \$ 27,000.⁰⁰

CBL# 388 H 007

CK# 2520

Inspector of buildings

Per [Signature]

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

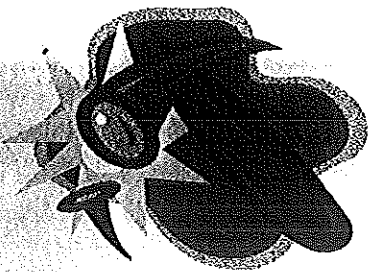
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy

EXHIBIT A

a certain lot or parcel of land with th situated on the Northerly side of Pamel of Portland, in the County of Cumberland and being lots numbered thirty (30) an as delineated on Plan of Crest View Acr for Cumberland Savings and Loan Associa 1964, and recorded in Cumberland County in Plan Book 65, Page 33.

The above described lot #32 is conveyed five (25) foot sewer easement on the Ea as delineated on the aforesaid Plan of Section 4, and with the exception of a of land along the Northeasterly sidelin condemned by the City of Portland in ac ment dated August 16, 1976 and recorded of Deeds in Book 3895, Page 85.

The above described premises are also c the restriction that no dwelling house o \$15,500 shall be erected upon said prem.



DECKS PLUS

March 22, 2001

Dennis and Diane Sbrega
20 Pamela Road.
Portland, Maine 04103

PRO

Scope of Work

- Install perforated drain system in areas of decks #2 and #3 ✓
- Connect with new & existing roof leaders. ✓
- Remove and replace rear garage door with white (9) lite metal door ✓
- Repair any lawn or landscaping damaged during construction. ✓
- Framing under deck will be pressure treated. ✓
- Trex decking to be screwed down with stainless steel screws. ✓
- Sono tubes to be 4' deep on stable soil ✓
- Install white aluminum gutters and roof leaders for rear garage roof ✓
- #1 & #2 and screen porch ✓
- Provide light fixture for screen porch ✓
- Extra supports will be added for hot tub ✓ sec. 4a
- 25 year shingles to be used ✓
- Screen porch will be trimmed out with cedar 1x8 bounds ✓
- A screen will be removable ✓
- Pergola will be built per drawing ✓
- Trim post with pressure treated - if trimmed with cedar additional

Deposit of 1/2 proposal price required.

All work to be completed in a professional manner according to standard practice. Any work from the above specifications involving extra costs will be executed only upon written approval and extra charge over and above the estimate. All agreements contingent upon our control.