

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

960618

Location of Construction: Ledgewood Dr. (Lot #18)		Owner: Forbes, Susan & DiSanto, Rocco		Phone: 761-6951	
Owner Address: (See Town of Falmouth for street address)		Leasee/Buyer's Name:		Phone:	
Contractor Name: Rocco DiSanto		Address: 1062 Ocean Ave Ptld, ME 04103		Phone: 761-6951	
Past Use: Vacant		Proposed Use: 1-fam		COST OF WORK: \$ 110,000.00	
				PERMIT FEE: \$ 570.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>BOCA 93</i>	
				Signature: <i>[Signature]</i>	
Proposed Project Description: Construct Single Family Dwelling w/attached 2-car 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: Mary Gresik		Date Applied For: 07 May 1996			

PERMIT ISSUED
Permit issued:
JUL - 1 1996
CITY OF PORTLAND

Zone: *R-3* CBL: *415-14-13*
Zoning Approval: *[Signature]*
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: *[Signature]*

PERMIT ISSUED WITH LETTER

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 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] 26 June 1996
1062 Ocean Ave Ptld 07 May 1996
SIGNATURE OF APPLICANT: Rocco DiSanto ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **7**

COMMENTS

7-26-96 - Figs Form work in progress 16" x 24" some #3 rebar Horizontal in place
Set backs will be OK

8-5-96 - Figs poured 7" x 7' w/ #4 Vertical rebar @ 7' OC. Int. + Ext Drainage
tile in place + covered w/ stone + drains to (Road front) left side

* Note garage side Front Right corner Figs stop ledge outcrop / Setbacks
appear OK

8-15-96 - Form placement in progress (8" Forms #5 Rebar Horizontal a 3' sections
Flush cellar end form garage no lib needed @ stair entrance
Clear to pour forms

10/15/96 - Checked Septics - ok to Cover - Morning Started

2/24/97 called for permit - Name Called for Plumbing Rough or Close in
Needs - DRC Inspection, Garage beam Certification - safety rail on Garage
to cellar stairs ballustrade over 4", oil fuel line not protected - has to file amended
plan for modifications on deck & slider - deck not in must secure existing
slider - Temp stairs at breezeway (10)

2/25/97 Safety rail modified - fuel line placed in Conduit - will get steel beam cut to us tomorrow -
will file amend. today - other items ch for temp - still waiting for DRC release

2/27/97 - Held up T.I.C.O. because B.D.E.P. Rule VIOLATIONS PER A. JAGERMAN - LATER IN DAY A.S.
Called P.S.H. & Released Temp - T.S.H. Released Temp Code

10-5-98 Sand Perm. Copy
Single Family Dwelling w/ 2 car garage & deck

Note: This Certificate applies to structure only
& does not address site plan requirements

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

415-A-003

Certificate of Occupancy

LOCATION Ledgewood Dr (Lot 18)

Issued to Susan Forbes & Rocco DiSanto

Date of Issue October 7, 1998

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. 960618, 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 Dwelling
w/attached 2-car garage

Limiting Conditions:

NOTE: This Certificate applies to structure only & does not address site plan requirements

This certificate supersedes certificate issued

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

Issued to Susan Forbes

LOCATION 18 Ledgewood Dr.

Date of Issue 27/Feb/97

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. 96/0618, 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

TEMPORARY ONLY SEE CONDITIONS

1-fam dwlg

same

Limiting Conditions:

- Memo of February 26, 1997
- Land Use Zoning Rport
- Waiting to receive structural design of steel beam.

This certificate supersedes
certificate issued

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
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: February 26, 1997

SUBJECT: Request for Certificate of Occupancy
18 Ledgewood Drive (Lot 18)

On February 26, 1997 I reviewed the site for compliance with the conditions of approval dated June 14, 1996; my comments are:

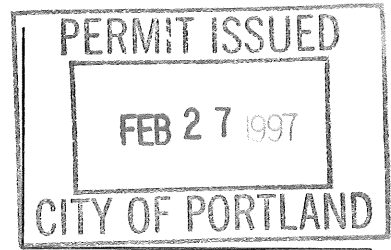
1. The Town of Falmouth has no outstanding issues.
2. Maine DEP has indicated that the applicant is in violation of their Permit By rule issued on July 15, 1996 for sections 2 and 11; they need to inspect the site, however they will have to wait until enough of the ice cover on the site melts.
3. The final grading, loaming and seeding of the site has not been completed due to seasonal constraints; significant icing of the driveway at the garage is occurring. Grading should be done to eliminate drainage and ponding problems. This should be done by May 15, 1997.

At this time, a temporary certificate of occupancy may be issued.

cc: Kandice Talbot, Planner
Katherine Staples, P.E. City Engineer



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1
Portland, Maine, 2/25/97

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 96/0618 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 18 Ledgewood Dr Falmouth Within Fire Limits? _____ Dist. No. _____
- (property in Portland)
Owner's name and address Susan Forbes Telephone _____
Lessee's name and address 18 Ledgewood Dr- Falmouth ME 04105 Telephone _____
Contractor's name and address Rocco DiSanto 878-0632 Telephone _____
Architect 18 Ledgewood Dr- Falmouth ME 04105 Plans filed for ab-up No. of sheets _____
Proposed use of building 1-fam dwlg No. families _____
Last use _____ No. families _____
Increased cost of work n/a Additional fee \$25

Description of Proposed Work

decrease deck size & add window
(& remove one slider door) plus a steel beam
was put in garage
& moved garage door

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Framing lumber — Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 123 zone 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: OK w/ 2/26/97 with conditions

Signature of Owner [Signature]
Approved: [Signature] Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW
FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

[Signature]

LAND USE - ZONING REPORT

ADDRESS: Lot 18 Ledgewood Drive DATE: 2/26/97

REASON FOR PERMIT: Decrease Deck size - Add window R-3 Zone

BUILDING OWNER: Susan Forbes C-B-L: remove slider - steel beam in garage
move garage door

PERMIT APPLICANT: Rocco DiSanto

APPROVED: with conditions DENIED: _____

#3, #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on 7-1-96 are still in effect for this amendment. #960618
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition The revised deck shall meet the 25' rear setback requirement including the stairs.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

This conveyance is a gift from the Grantors to the Grantee who is a blood relative of the Grantors, and therefore does not create a lot for subdivision purposes pursuant to 30-A M.R.S.A. §4401(4)(D).

IN WITNESS WHEREOF, the said Kenneth T. Forbes and Madeline A. Forbes have hereunto set their hands this 27th day of March, 1996.

Angela J. Grant
Witness

Kenneth T. Forbes
Kenneth T. Forbes

Madeline A. Forbes
Witness

Madeline A. Forbes
Madeline A. Forbes

STATE OF MAINE
CUMBERLAND, ss.

March 27, 1996

Then personally appeared the above named Kenneth T. Forbes and Madeline A. Forbes and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Angela J. Grant
Notary Public/Attorney-at-Law
ANGELA J. GRANT
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 23, 1998

SEAL

Printed name of person taking acknowledgment

RECEIVED
RECORDED REGISTRY OF DEEDS

95 APR 11 PM 12:25

CUMBERLAND COUNTY

John B. O'Brien

Applicant:

Rocco DiSanto

Date:

6/27/96

Address:

LedgeWood Drive (lot #18)

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-3

Interior or corner lot -

Use - New Single family dwelling with 2 car garage

Sewage Disposal - private

Rear Yards - 25' req - 25' + shown

Side Yards - 14' req - 14' + shown

Front Yards - 25' req - 25' + shown

Projections - rear deck -

Height - 2 Story

Lot Area -

Building Area - 6,500 sq ft req - 24,576 sq ft shown

~~Area per Family~~ - MAX 25% of lot AOA

Width of Lot - 75' min thru house - 128' shown

Lot Frontage - 50' req - 128' shown

Off-street Parking - 2 car garage is shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - MAP 2 of 17 -> Zone C

IS NOT A subdivision because 1 lot given to a Blood relative
See Attached Documentation

rear deck is shown on plans

HH E200
yes -
Plan by
permit
already
issued

18367

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS**

THAT, we, **KENNETH T. FORBES** and **MADELINE A. FORBES**, of Portland, Cumberland County, State of Maine, without receipt of consideration and as an absolute and unconditional gift, grant to **SUSAN M. FORBES** of 20 Ledgewood Drive, Portland, Maine 04103 with **WARRANTY COVENANTS**, the land in Portland, Cumberland County, State of Maine, described as follows:

A certain lot or parcel of land located in the City of Portland, County of Cumberland and the State of Maine lying on the southwesterly side of Ledgewood Drive bounded and described as follows:

Beginning at a #5 rebar found with an orange cap, stamped 2080, said rebar being S 62° 23' 51" E and 200.00' from a granite stone found broken on the Portland/Falmouth town line and on the southerly side line of Ledgewood Drive; thence along the southerly side line of Ledgewood Drive, S 62° 23' 51" E 128.00' to a #5 rebar set with a yellow cap stamped PLS #2246; thence turning at a right angle to the southerly sideline of Ledgewood Drive, and along remaining lands of the Grantors S 27° 36' 09" W 192.00' to a #5 rebar set with a yellow cap stamped PLS #2246; thence turning parallel to Ledgewood Drive along the remaining lands of the Grantors N 62° 23' 51" W 128.00' to the southeasterly corner of land previously conveyed to the Grantee and a #5 rebar found with an orange cap, stamped 2080; thence turning and along the remaining lands of the Grantees N 27° 36' 09" E 192.00' to the point of beginning.

The above described lot or parcel contains 24,576 square feet.

Bearings are magnetic to the year 1992.

Reference is to a plan entitled "Standard Boundary survey, Rocco Disanto, Portland, Maine," by Troy McDonald PLS #2080, dated September 3, 1993.

Meaning and intending to convey a .56-acre lot or parcel being square to Ledgewood Drive and adjacent to land previously conveyed by the Grantors. Also being a portion of in the premises conveyed to the Grantors from Lloyd E. Chandler and Barbara L. Chandler by deed dated July 22, 1967 and recorded in said Registry of Deeds Book 3004, Page 342 recorded in Cumberland County Registry of Deeds.

June 17, 1996

City of Portland
City Hall
Portland, ME 04103

RE: Property located at 18 Ledgewood Drive, Portland, ME

To whom it may concern:

This letter is to inform you that the land at 18 Ledgewood Drive was a gift to my daughter, Susan M. Forbes, which she is a blood relative.

Sincerely,

A handwritten signature in cursive script that reads "Madeline A. Forbes".

Madeline A. Forbes
1062 Ocean Avenue
Portland, ME 04103

5/95

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

Form with fields: Name of Applicant (Rocco J DiSanto), Name of Owner (Sue Forbes), Mailing Address (1062 Ocean Ave), Town/City (Portland), State (ME), Zip Code (04103), Daytime Telephone No (761-6951), Name of Wetland, Water Body or Stream, Detailed Directions to Site (Outer Ocean Ave left onto Ledgewood Dr...), Town/City (Portland), Map #, Lot # (18), County (Cumberland), Description of Project (2 story single family dwelling w/ 2 car garage)

(CHECK ONE) This project: does [] does not [X] involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- Sec. (2) Soil Disturbance [X]
Sec. (3) Intake Pipes []
Sec. (4) Replacement of Structures []
Sec. (5) Movement of Rocks or Vegetation []
Sec. (6) Outfall Pipes []
Sec. (7) Riprap []
Sec. (8) Utility Crossing []
Sec. (9) Stream Crossing []
Sec. (10) State Transportation Facilities []
Sec. (11) Restoration of Natural Areas [X]
Sec. (12) Fish & Wild. Creation/Enhance []
Sec. (13) Piers & Pilings []
Sec. (14) Public Boat Ramps []
Sec. (15) Select Sand Dune Projects []
Sec. (16) Transfers/Permit Extension []
Sec. (17) Maintenance Dredging []

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

I have attached all of the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- [X] Attach a check for \$35 (non-refundable) made payable to: "Treasurer
[] Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer
[] Attach photographs showing existing site conditions

e"ck# 394
rly marked.
ndards).

Signature of Applicant: [Handwritten Signature]

DAVID,
Please put
in your files

5-95

Keep the bottom copy as a record of permit. Send the form with a copy to the appropriate regional office listed below as evidence of the DEP's receipt of notification. No further action. Permits are valid for two years. Work carried out in violation of this permit is subject to enforcement action.

the Maine Dept. of
copy to the Town
ed after receipt of
to enforcement

AUGUSTA DEP STATE HOUSE STATION 17 AUGUSTA, ME 04333-0017 (207)287-2111
PORTLAND DEP 312 CANCO ROAD PORTLAND, ME 04103 (207)822-6300
BAN 1061
BAN (207)
SLE DEP BAL DRIVE SLE, ME 04769 7

OFFICE USE ONLY table with fields: PBR # (16195), Ck.# (294), Date (7/15/96), Staff/ Acc. Date, After Photos

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



June 28, 1996

Forbes/DiSanto
1062 Ocean Avenue
Portland, Maine 04103

RE: Lot # 18 Ledgewood Drive

Dear Sir/Madam,

Your application to construct a single family dwelling with attached 2 car garage has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Building Inspections - Approved - M. Schmuckal

Development Review Coordinator - Please read and implement items addressed in the two attached documents (letter dated 6/19/96 and standard conditions check list). Pay strict attention to the disclaimer statement and public notice regarding drainage and erosion control. - J. Seymour

Building Code Requirements

1. Please read and implement items 1, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: 28 June / 96 ADDRESS: Town of Falmouth For Street address.
 REASON FOR PERMIT: To Construct a single family dwel/le.
 BUILDING OWNER: Forbes / D. Santo
 CONTRACTOR: ROCCO Di Santo APPROVED: *1 *7 *9 *10
 PERMIT APPLICANT: " " DENIED: *11 *13 *14 *15 *16

CONDITION OF APPROVAL OR DENIAL

1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

X 10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)

X 11. 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.

12. 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/1993)

X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.

X 14. Headroom in habitable space is a minimum of 7'6".

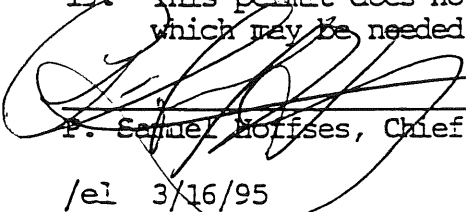
X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

X 16. 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.

17. 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".

18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/e/ 3/16/95

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: Rocco DiSanto
 ADDRESS: 1062 Ocean Avenue Portland, ME 04103
 SITE ADDRESS/LOCATION: Ledgewood Drive (Lot 18) (Falmouth) Line
 DATE: 6/14/96

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. See Falmouth 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.
2. _____ 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.
3. See Falmouth Your new street address is now (See TOWN OF FALMOUTH), the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. ✓ 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.
5. ✓ Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. _____ A sewer permit is required for your project. Please contact Carol Poliskey 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.

7. See Falmouth

- 7. See Falmouth A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 8. _____ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 10. ✓ The site contractor shall establish finish grades at the building 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.
- 11. ✓ 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 the drainage from the property.)
- 12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. ✓ WETLAND MAPPING INDICATING LIMITS OF YARD AREA AND GRADING WILL BE SUBMITTED PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY

cc: Katherine Staples, P.E., City Engineer



CITY OF PORTLAND

June 19, 1996

Mr. Rocco Disanto
1062 Ocean Avenue
Portland, ME 04103

RE: Single Family Residence; Ledgewood Drive (Falmouth)

Dear Mr. Disanto:

I have reviewed the application for your single family residence located off the Town of Falmouth's Ledgewood Drive, however the property is located in the City of Portland. I have attached a standard condition checklist and notices with the conditions that the City of Portland will be enforcing with regards to site improvements. (grading, landscaping, drainage and erosion control.)

Because of the unique location of the property off of a Falmouth street, you will be required to contact the Town of Falmouth Public Works for all right-of-way permits, and will need to obtain your street address from the Falmouth Town Office. I will be sending a copy of this letter and your application for their records.

Finally, I have spoken with the Department of Environmental Protection regarding your wetland issues. The City of Portland does not rule on wetland filling issues but refers people to the Maine D.E.P. The applicant is responsible for all environmental permits, to include but not limited to permits required by the Maine D.E.P. and Army Corps of Engineers. It shall be made clear that the applicant is solely responsible for determining and obtaining these permits.

Prior to obtaining a Certificate of Occupancy, the applicant shall submit duplicate copies of acquired permits to fill wetland areas or areas adjacent to wetlands. A delineation or wetland mapping prepared by a professional shall be submitted to the Development Review Coordinator for our files.

Please submit all information as soon as possible to avoid costly delays at the time of closing. In the interim,

O:\PLAN\CORRESP\DRC\LETTERS\R06-19.WPD



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

I. D. Number _____

Rocco DiSanto
Applicant 1062 Ocean Ave Ptld, ME 04103

07 May 1996
Application Date

Applicant's Mailing Address _____

Project Name/Description
Ledgewood Drive (Lot #18)

Consultant/Agent Rocco - 761-6951

Address of Proposed Site _____

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____
1,504 GFC 2,624 Total 24,576 sq ft R-3
Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer Marge Schmitt

- Approved** **Approved w/Conditions listed below** **Denied**

1. _____
2. _____
3. _____
4. _____

Approval Date 6/27/96 Approval Expiration _____ date Extension to _____ date 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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: Ledgewood Dr (Lot #18)



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

I. D. Number _____

Rocco DiSanto
Applicant 1062 Ocean Ave Ptld, ME 04103

See Town of Falmouth
18?
Address of Proposed Site

07 May 1996
Application Date

Applicant's Mailing Address _____

Ledgewood Drive (Lot #18)
Project Name/Description

Consultant/Agent Rocco - 761-6951

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 Other (specify) _____
1,504 GFC 2,624 Total 24,576 sq ft

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|----------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer JAMES SEYMOUR

- Approved Approved w/Conditions listed below Denied

- Please see attached Letter dated 6/19/96 with conditions
- Please see standard conditions checklist
- Please pay strict attention to Disclaimer Statement
- and Public Notice regarding drainage & erosion control.

Approval Date 6/25/96 Approval Expiration 6/25/97 Extension to _____ date _____ date _____
 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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: 18 Ledgewood Dr (Lot #18)



Snap-off®

CARBONLESS
FORM 3801

NO
CARBON
REQUIRED

RAPID LETTER

NOTE: Send White and Pink copies.
Sender retains Canary copy.
TRIPLICATE

TO

Ernestine Nichols
City Clerk's office

Executive Department
City Manager's Office
Room 208 - City Hall
389 Congress Street
Portland, Maine 04101

SUBJECT

Maine D.E.P. Permit

MESSAGE

DATE

7/22/96

The attached to be filed in the clerk's office.

Re Sam Hoffers Inspection Services

SIGNED

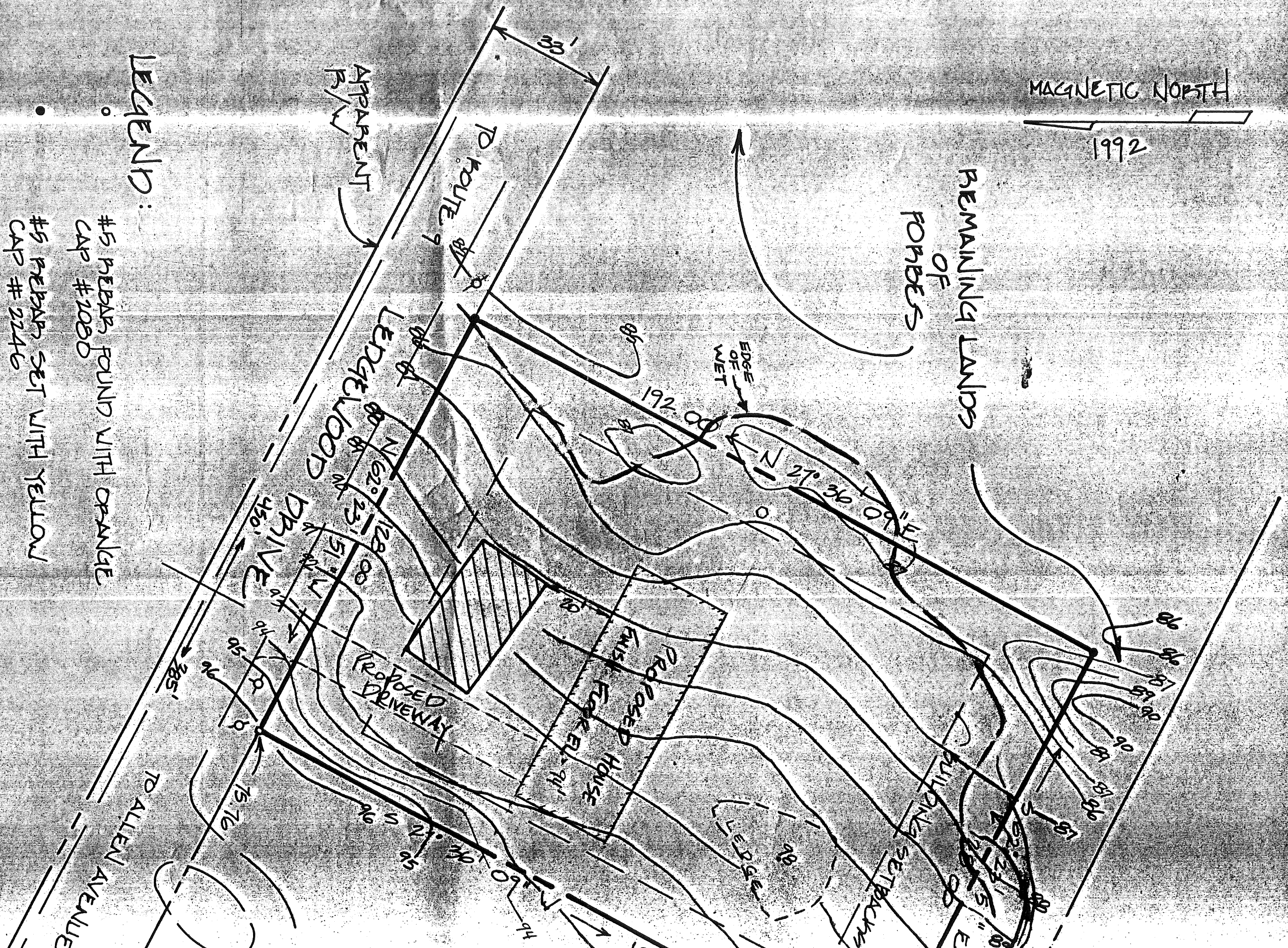
DATE

REPLY

SIGNED

MAGNETIC NORTH
1992

REMAINING LANDS
OF
FORBES

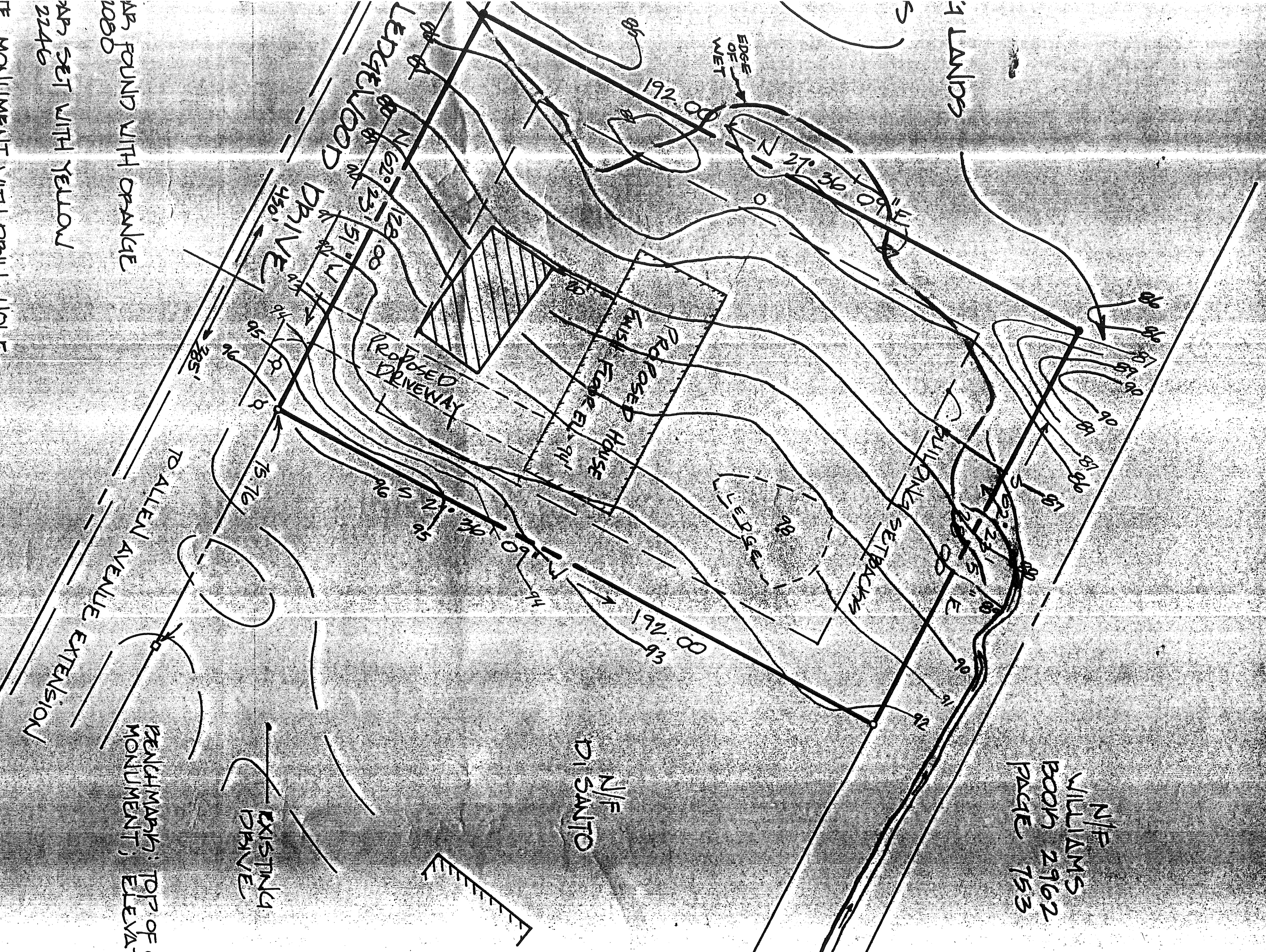


LEGEND:

- #5 REBAR FOUND WITH ORANGE CAP #2080
- #5 REBAR SET WITH YELLOW CAP #2246
- GRANITE MONUMENT WITH DRILL HOLE
- ▨ EXISTING STRUCTURE
- FIRE HYDRANT
- UTILITY POLE, CMP 7

STANDARD
CATEGORIES

N/F
WILLIAMS
BOOK 2962
PAGE 753



3 LANTERS
EDGE OF WET
192.00
N 27° 36' 09" E
N 62° 23' 11" E 128.00'
N 51° 17' 41" E 123.00'
LENGUE LOOP DRIVE
DRIVE
450'
285'
TO ALLEN AVENUE EXTENSION
TO ALLEN AVENUE
75.76
RESEARCH MONUMENT, ELEVATION 2246
DRAINAGE
EXISTING DRIVE
N/F DI SANTO

STANDARD BOUNDARY SURVEY
CATEGORY I, CONDITION II