

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

360570

Location of Construction: 3 Cherry St Cherry St (1 - 3)		Owner: Atlanza, Poliz		Phone:	
Owner Address:		Leasee/Buyer's Name: Ionel Postolache 125 Grand St Portland, ME 04101 Apt 36		Phone: BusinessName:	
Contractor Name: Ionel Postolache		Address:		Phone: 773-2676	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 80,000.00	
				PERMIT FEE: \$ 420.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: Date:	
Proposed Project Description: Construct 1-fam dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)			
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
		Signature: Date:			
Permit Taken By: Mary Gresik		Date Applied For: 30 May 1996			

PERMIT ISSUED
PERMIT ISSUED
 JUN 2 | 1996
CITY OF PORTLAND

Zone: CBL: 065-A-007
 Zoning Approval: 6/17/96
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: 6/18/96

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

10 June 1996 - Permit Routed
 30 May 1996

SIGNATURE OF APPLICANT: Ionel Postolache ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **5**

COMMENTS

1 Nov 96 Inspected work - sent letter to stop work until a structure engineer has reviewed work done. To date.

1-24-97 - Insp. of structure / unsure if bidder has met requirements of Engineer Report Dated Nov-16-96 (Associated Design Partners Inc.)

2-4-97 - Insp Site covered w/snow I feel unsafe walking on 1st fl. pour & in basement took pictures / cannot determine if Contractor has met requirements of Report 11-16-96 (See Sam Hoffses) does not appear any work performed since 1-24-97 insp. / Mr Postolache stated to Mr Hoffses, carry walls were going to be used in place of column supports? (none yet installed)

4-29-97 - does not appear any work performed since my insp 1-24-97 do not see any carry walls const. in basement (laundry hung in basement) Site is a mess 2 unreq. Access on site / (See Sam Today)

7/10/96 Contractor has started building forms to get ready to pour ^{foundation} wall. now

7/24/96 Checked forms being removed from wall, poor workmanship on foundation wall, hand made forms pushed out when concrete poured. Muting will take photos, Muting

7/29/96 pouring footing on rear section for full basement in rear. Muting

3-25-98 Drive By No Roof and No work going on.

9-20-00 Oil fire cert of occ walk thru told him what we need done reader 2nd fl sto. now & Tom Morley

Inspection Record

Type	Date
Foundation:	8-6-96 Pour + m.w.
Framing:	Footings poured in rear section
Plumbing:	setting up forms for wall in rear section
Final:	
Other:	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 3 Cherry St

CBL 065 A00700101

Issued to Ionel Postolache/Lionel Postolache

Date of Issue 06/21/1996

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. 96-0576, 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

Two Story House no Garage

Single Family Dwelling /no garage
Use Group R3, Type 5B, BOCA1993

Limiting Conditions:

Present Staff did not perform or approve scheduled inspections and cannot certify current building code compliance. Concrete Construction has been designed, inspected and evaluated by Associated Design Partners in accordance with 1996 BOCA & ACI

This certificate supersedes certificate issued

Approved:

[Handwritten signature]

[Handwritten signature]

(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.

P 792 456 783

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Mr. Ionel Postolache	
Street and No. 125 Grant Street, Apt 6	
P.O., State and ZIP Code Portland, ME 04101	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, June 1985

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: November 2, 2001
RE: C. of O. for # 3 Cherry Street

After visiting 3 Cherry Street, I found all the work to be completed.

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\3cherry1.doc

Applicant: Ionel Postolache
Address: 3 Cherry St
Assessors No.: 065-A-007

Date: 6/12/96

CHECK-LIST AGAINST ZONING ORDINANCE

- Date - New
- Zone Location - R-6 Zone
- Interior or corner lot - 22-24 Hamrock St
- Use - New single family 29'x60' - NO GARAGE
- Sewage Disposal - City
- Rear Yards - 20' req. - 50'+ shown
- Side Yards - 10' req. (including side st) - 10'+ shown on both sides
- Front Yards - 10' req. - 10'+ shown
- Projections - front steps - still behind the 10' setback req.
- Height - 1 story
- Lot Area - 4,500^{sq} req 7, 425^{sq} per assessors
- Building Area - max 50% of lot area - or 30712.5^{sq} max
- Area per Family - $29 \times 60 = 1740^{sq}$
- Width of Lot - 50' req - 50' shown
- Lot Frontage - 40' req - 50' shown
- ~~code~~ ~~show~~ → Off-street Parking - needs to show for 2 vehicles
- 1/17/96 Loading Bays - - N/A
shows 3 spaces
- Site Plan - minor/minor
- Shoreland Zoning - N/A
- Flood Plains -

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Ionel Postolache
125 Grant Street, apt. #6
Portland, Me 04106

RE: 3 Cherry Street, Portland, ME - 065-A-007

June 12, 1996

Dear Mr Postolache,

I am in the process of reviewing your new single family dwelling permit for zoning requirements. My recent phone calls to you were not accepted. I am notifying you that I can not complete my review of your permit until you can show me two off- street parking spaces (9 x 19 each) as required by ordinance.

Your permit will be on hold until you can provide me with a revised plan showing these two spaces. If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

Marge Schmuckal
Zoning Administrator

cc to: Joseph Gray, Jr., Dir. of Planning & Urban Dev.
P. Samuel Hoffses, Chief of Inspection Services

6/17/96 — owner came in and showed me
Three parking spaces.
To check with Jeff Tarling RE: trees that
are to be removed.

BUILDING PERMIT REPORT

DATE: 18/June/96 ADDRESS: 3 Cherry ST.

REASON FOR PERMIT: To Construct a single family dwelling.

BUILDING OWNER: Jonel Pastolade

CONTRACTOR: ll ll ll APPROVED: *1*7*9*11

PERMIT APPLICANT: ll ll ~~EXPIRES~~: *13*14*15*16

CONDITION OF APPROVAL OR DENIAL

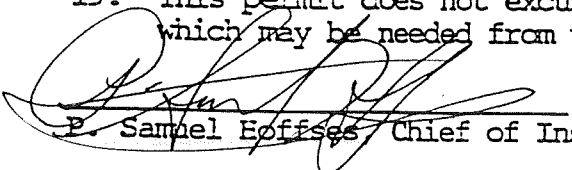
- X 1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered 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.
- X 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.
- X 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

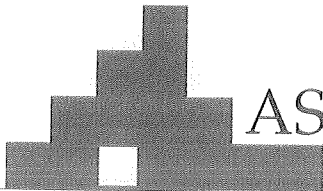
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

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)
- * 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)
- * 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.~~
- * 14. Headroom in habitable space is a minimum of 7'6".
- * 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- * 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 Epffses, Chief of Inspection Services

/el 3/16/95

ABH



ASSOCIATED DESIGN PARTNERS INC.

222 Riverside St. • Portland, Maine 04103

Office 207 • 871 • 8333

November 16, 1996

96067

Sam Hoffsas, Code Enforcement Officer
City of Portland
306 Congress Street
Portland, ME 04103

065 A009

RE: Postolache Residential Property at 3 Cherry Street, Portland, ME

Dear Sam:

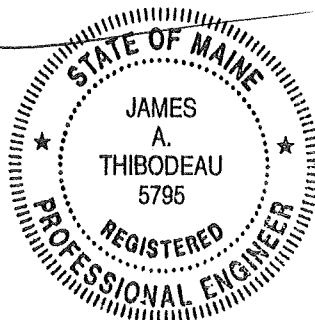
Associated Design Partners has been retained by Mr. Postolache to review the as-built condition of the concrete foundation and structural first floor slab at the above referenced property. The purpose of our evaluation was to address the structural capacity of the foundation walls with respect to the presence of several horizontal cold joints observed within the foundation walls and, secondly, to evaluate the structural capacity of the floor slab system. We conducted interviews with Mr. Postolache and visited the site to review the as-built conditions. Based upon the information provided to us by Mr. Postolache with respect to the presence, amount and location of reinforcing steel in the foundation walls, we conclude that the walls with cold joints will adequately provide lateral soil resistance due to the presence of the structural slab tie-in above and vertical #4 reinforcing bars placed at 2 feet on center in the center of the walls. The walls vary between 8 to 12 inches in thickness.

Secondly, we conducted a structural analysis of the floor slab and found it to be under capacity with respect to the 1996 BOCA Building Code and ACI 318 Concrete Construction Codes. Based upon this analysis, we designed four additional column supports to be placed beneath the existing composite steel sections placed in the slab. We have attached a sketch showing the placement of these columns. After the columns have been placed in accordance with the attached plan, the floor slab should be sufficient to support a live load of 30 psf given that its overall influence area is greater than 400 sf in accordance with the 1996 BOCA Building Code. Finally, we recommend that the second story floor slab be designed in accordance with the ACI and BOCA Building Codes. Should you have any questions, please don't hesitate to contact me.

Sincerely,


James A. Thibodeau, PE
President

cc: Ionel Postolache
125 Grant St
Portland, ME 04101





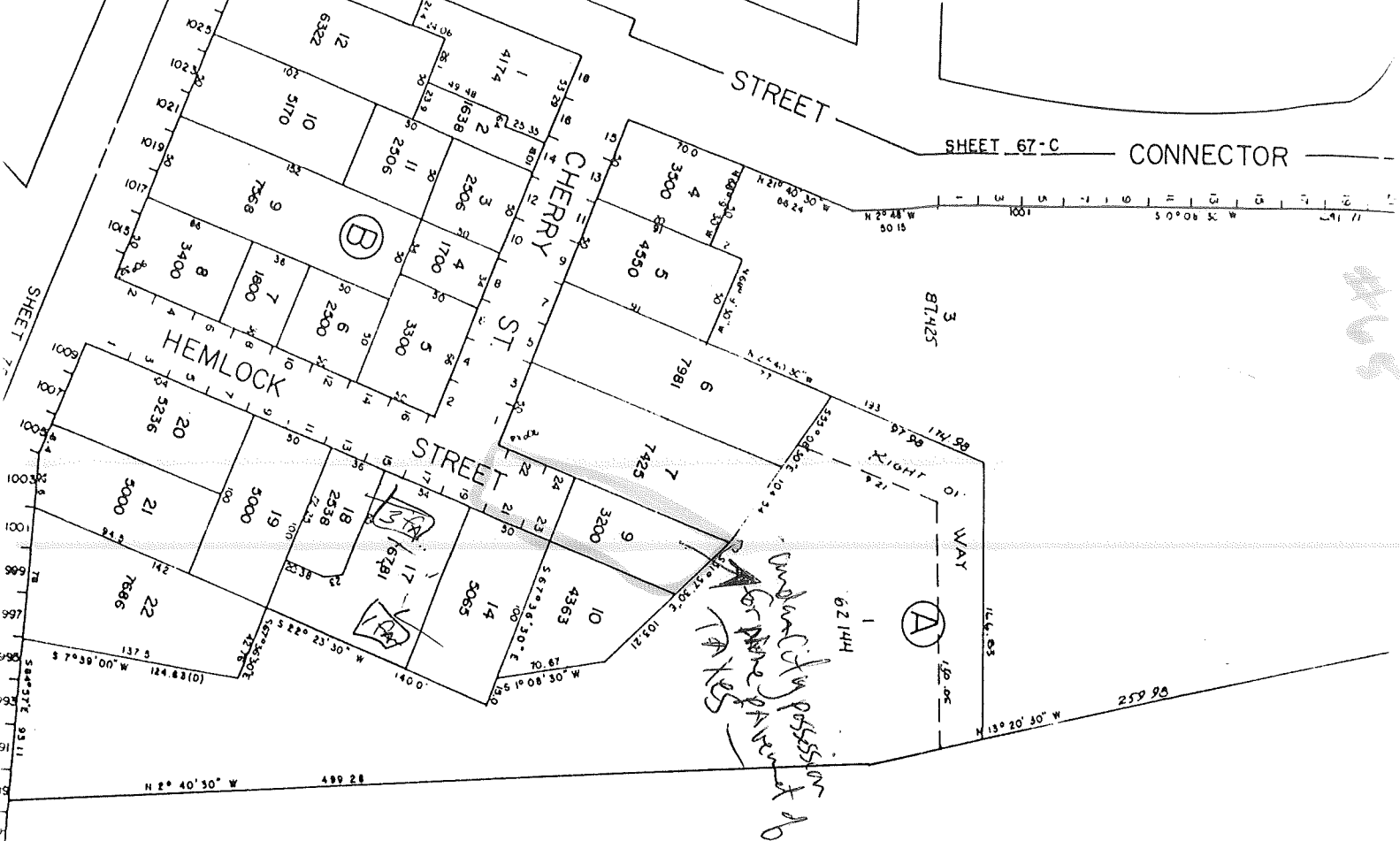
Johnny Postolache

12/19/98 08:12 PM

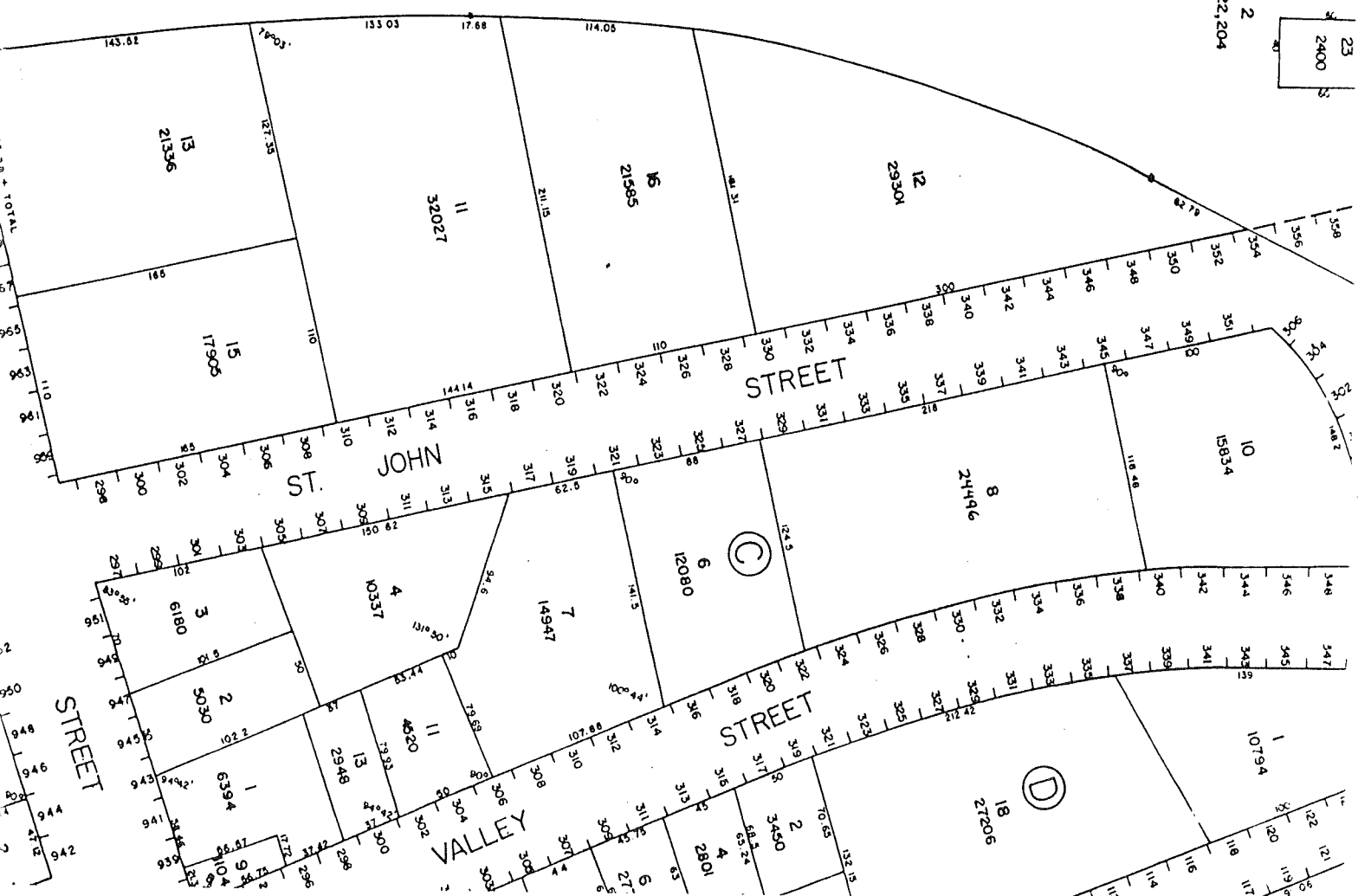


To: Sam Hofses, Arthur Rowe / City of Portland Code Enforcement Officers
cc:
Subject: 3 Cherry Street: past discussions and correspondence and next steps

1. The initial set of plans was submitted with the permit application and was approved. The concrete structure was clearly specified in the plan.
2. The initial floor plan was amended
3. At your request, I paid for a structural analysis of the basement (done by Associated Design Partners Inc) at a time when the configuration of the basement was not finalized yet. The recommendations of the analysis are exceeded by the actual structure (still to be finalized)
4. The agreement between You (the code enforcement office) and I was -and still is- that the next reinforced concrete structure will also be analyzed by a certified professional.
5. Jim Thibodeau from Associated Design Partners Inc. has seen the forms and we decided to wait until all amendments and changes will be incorporated and then proceed to the structural analysis.
6. The factors that determined the changes were :
 - cost related, like the decision by Blue Rock Ind. to discontinue using the concrete conveyor - pumping is expensive
 - dictated by the mortgage company : I had to increase the square footage in order to qualify for a construction loan; that means adding a garage and modifying the roof.
7. Right now I am trying to evaluate- aesthetically - the impact of adding dormers to the roof. When that is finalized, the structure of the roof will bring some changes to the structure of the first floor and basement- basically added pillars- that I want, wether they are required by the code or not, where I want them to be.
8. Next step would be having a structural analysis performed and, based on the recommendations , include all changes in a final ammendment.
9. Last , but not least, I would have to pay the permit fee difference between the initially estimated construction cost to the new one derived from the changes.
10. Thank you for your patience and co-operation .
Merry Christmas !



PORTLAND TERMINAL CO. EXEMPT LOCATION



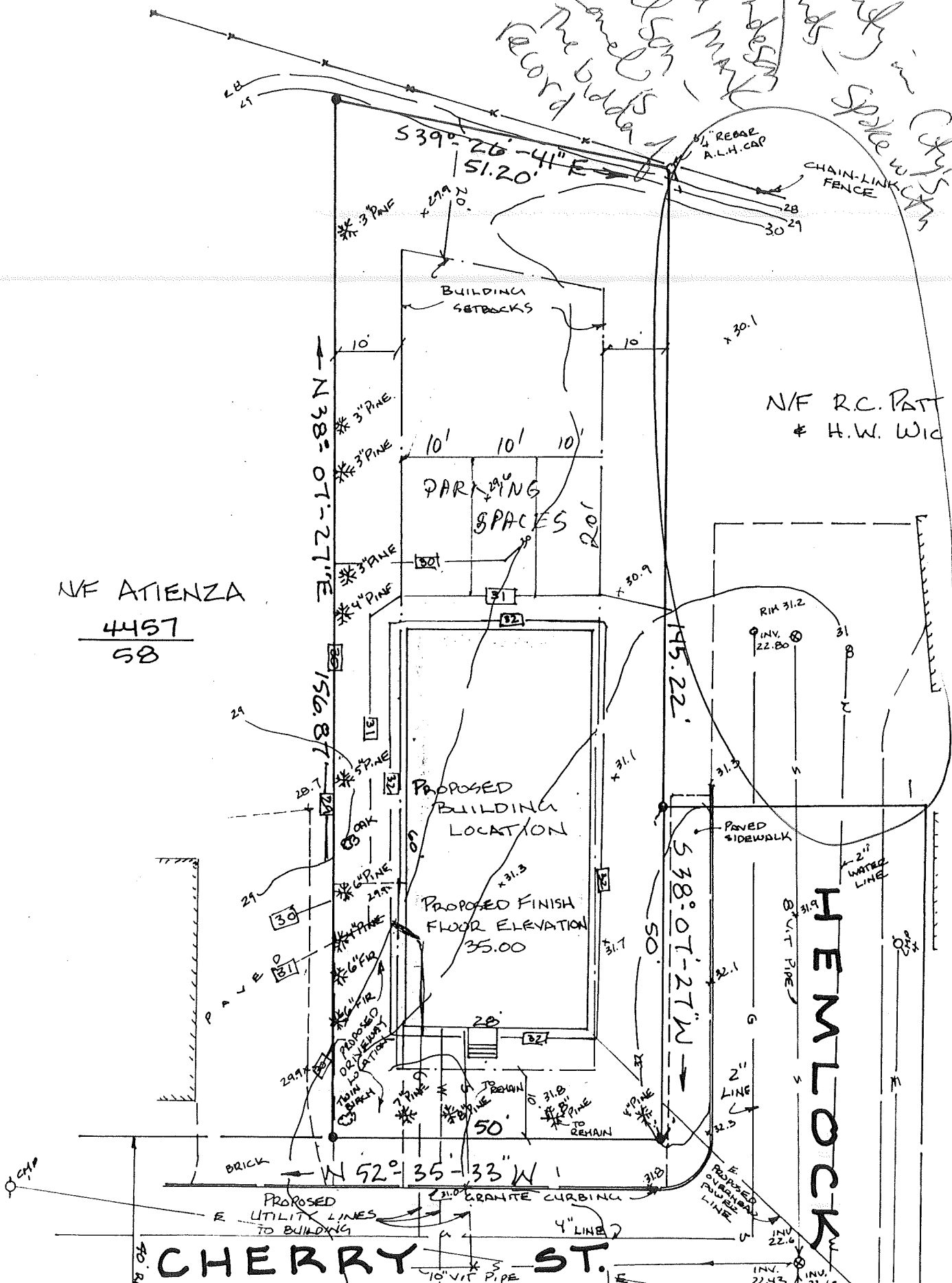
N/F G.M. HUTCHINS
(SUSSE CHALET INN)

7062
310

Handwritten notes:
N del 53
The bldgs
Record
Paper
Spoke
Ch...

N/F ATIENZA
4457
58

N/F R.C. PAT
& H.W. WIC



CHERRY ST.

HEMLOCK



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

I. D. Number _____

Ione1 Postolache

Applicant 125 Grant St Apt #6

30 May 1996
Application Date

Applicant's Mailing Address
Portland, ME 04101

Project Name/Description

Consultant/Agent
Ione1 - 773-2676

Cherry St 1-3
Address of Proposed Site

065-A-007

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) _____

1,695 Sq Ft GFC
Proposed Building Square Feet or # of Units

7,425 Sq Ft
Acreage of Site

R-6
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 Schmuets

- Approved Approved w/Conditions listed below Denied

1. Needs to check with Jeff Tarling in reference to the trees that are to be impacted by the driveway

3. _____

4. _____

Approval Date 6/7/96 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

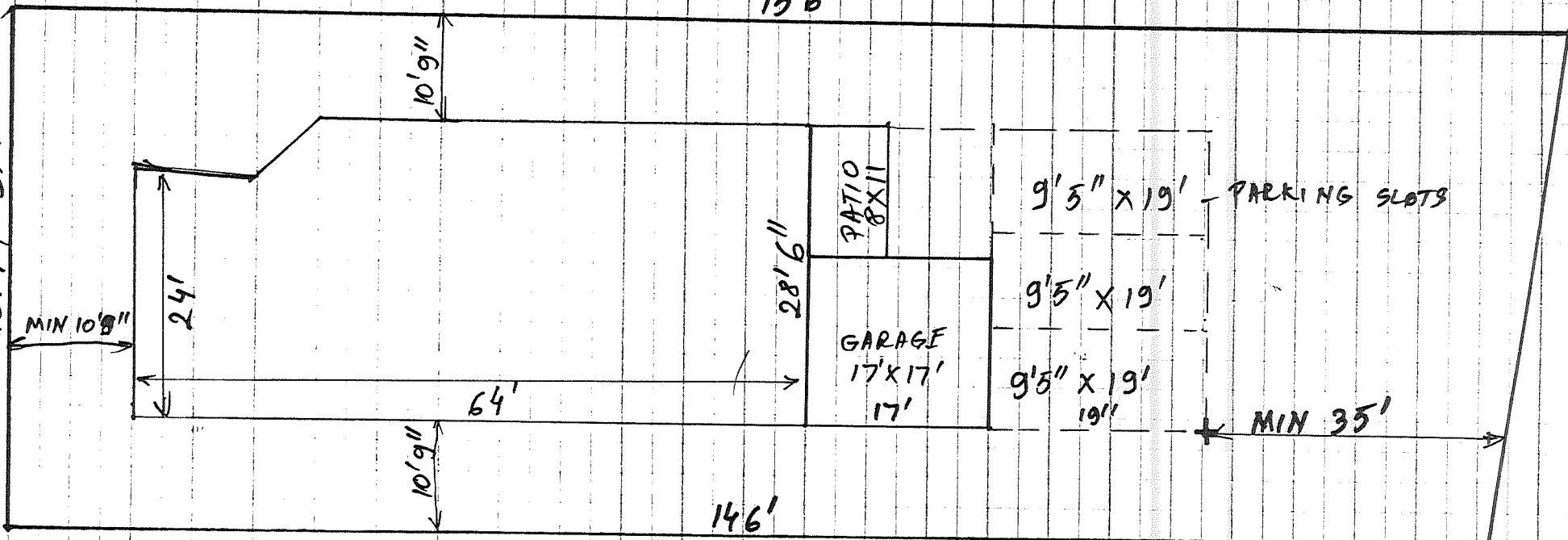
<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: Cherry St (1-3)

Jim Thibodeau

156'

CHERRY ST.



146'

HEMLOCK ST

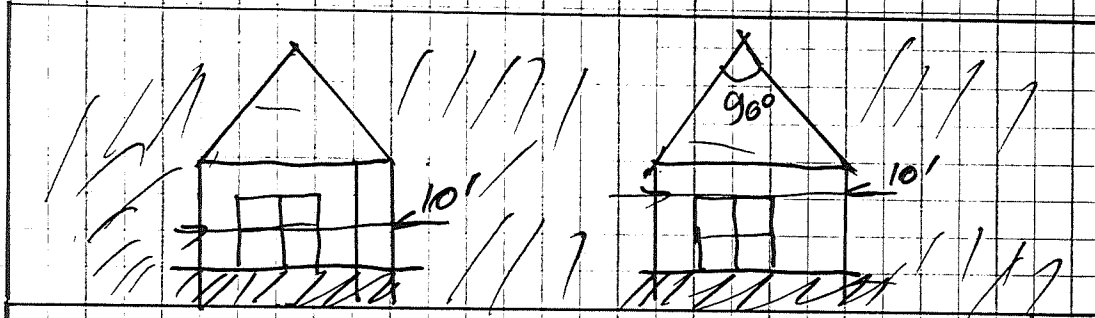
HOME: 773-2676
WORK: 772-1934 x 392
PERMIT # 960576 OR 764
JONEL POSTOLACHE 12/23/98

3 CHERRY ST SITE PLAN
AMENDED BUILDING PLAN
PROPOSED SET BACKS

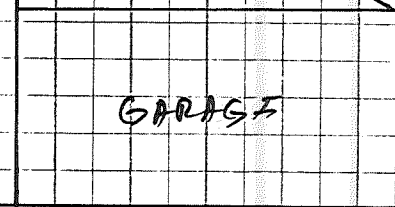
3 CHERRY ST
AMENDED ROOF
(SKETCHES)
WITH DORMERS ADDED

IONEL POSTOLACHE

12/23/98



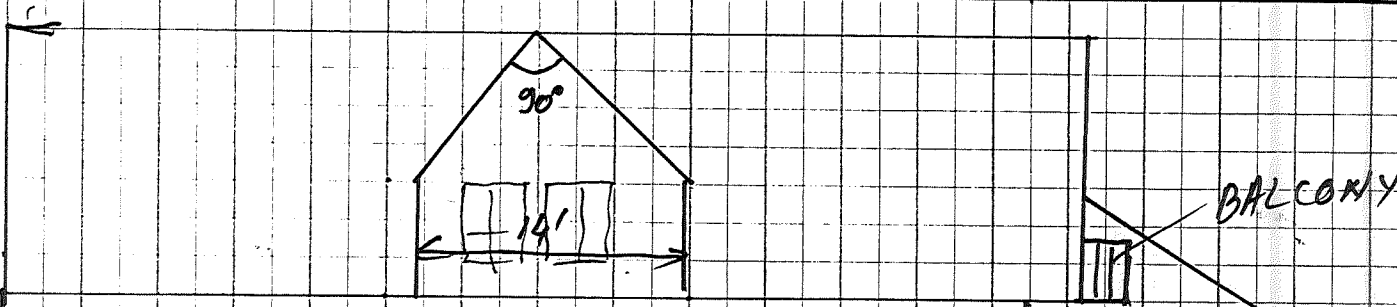
FRONT VIEW



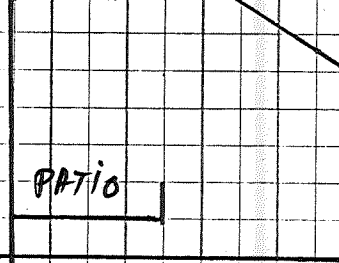
GARAGE

PERMIT #:

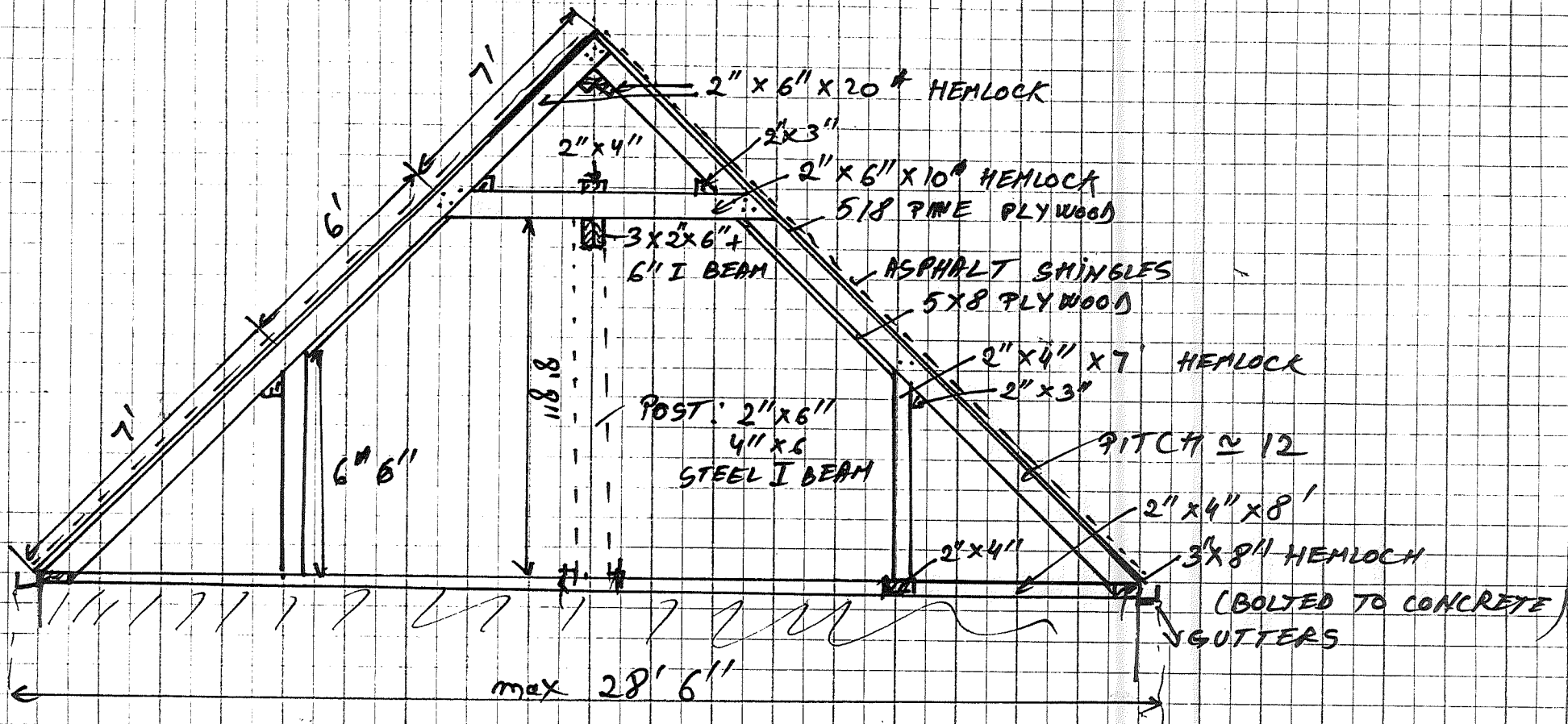
960376



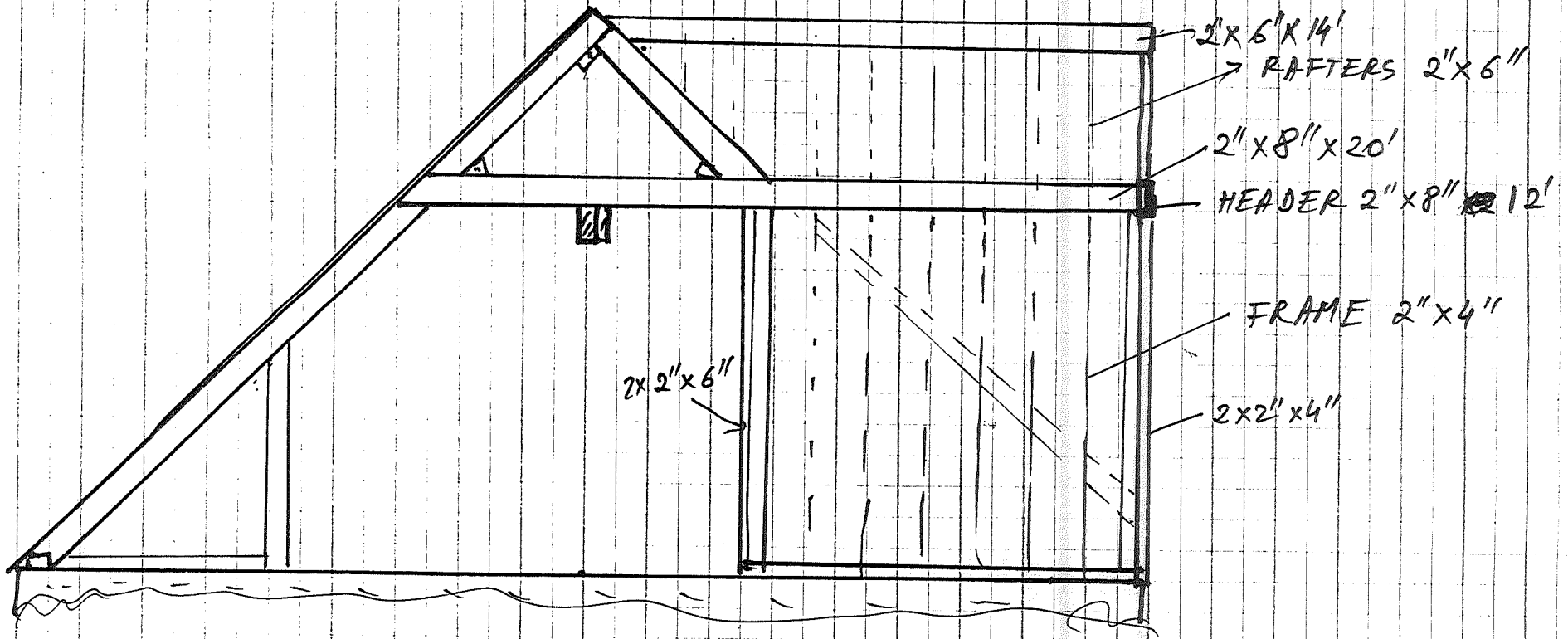
VIEW FROM THE BACK



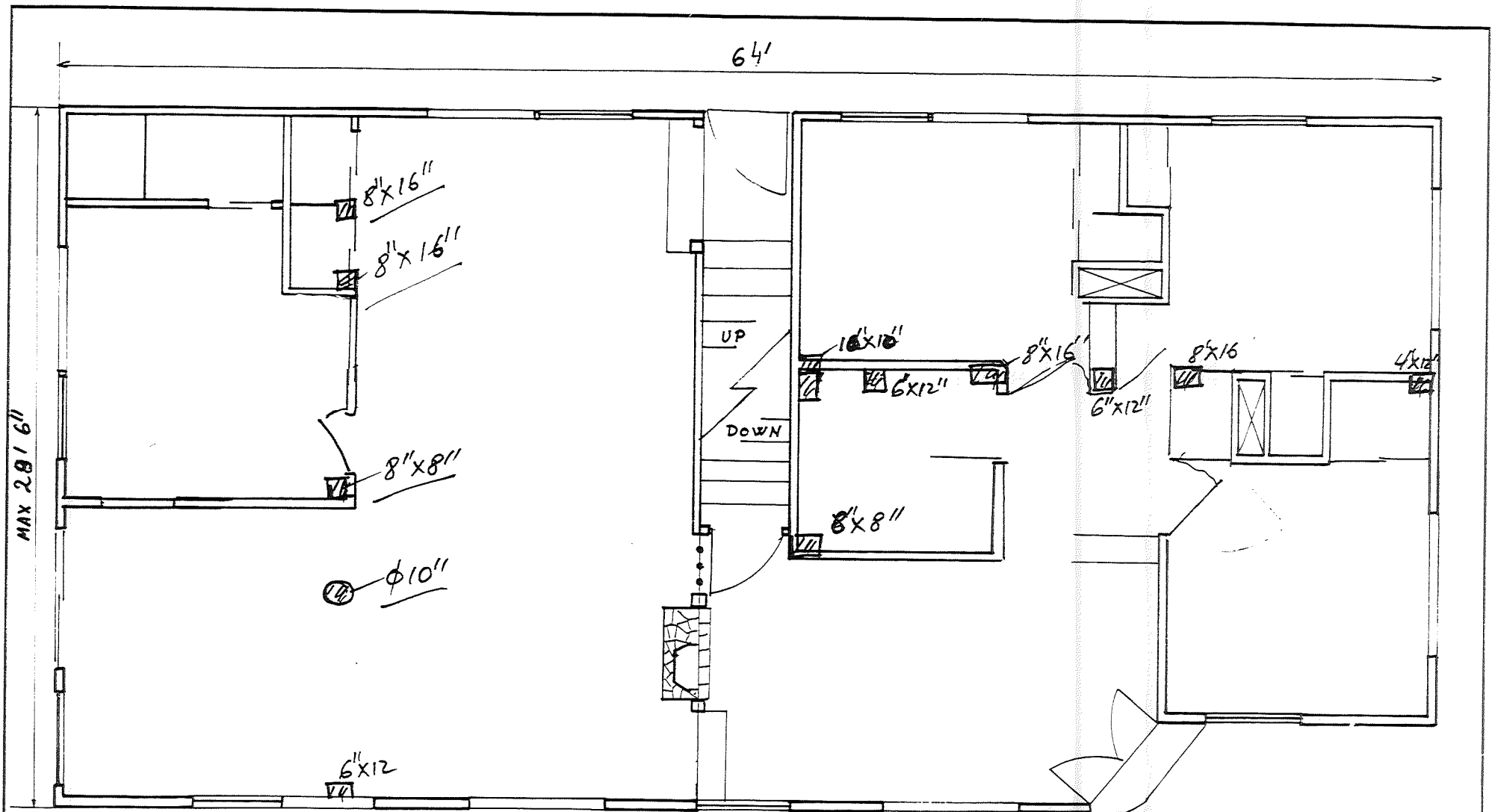
PATIO



IONEL POSTOLACHE
 AMENDED ROOF STRUCTURE
 3 CHERRY ST
 # 960376



3 CHERRY ST PERMIT # 960576
 ROOF STRUCTURE AMENDMENT II
 DORMERS STRUCTURE



MAX 28' 6"

64'

φ10"

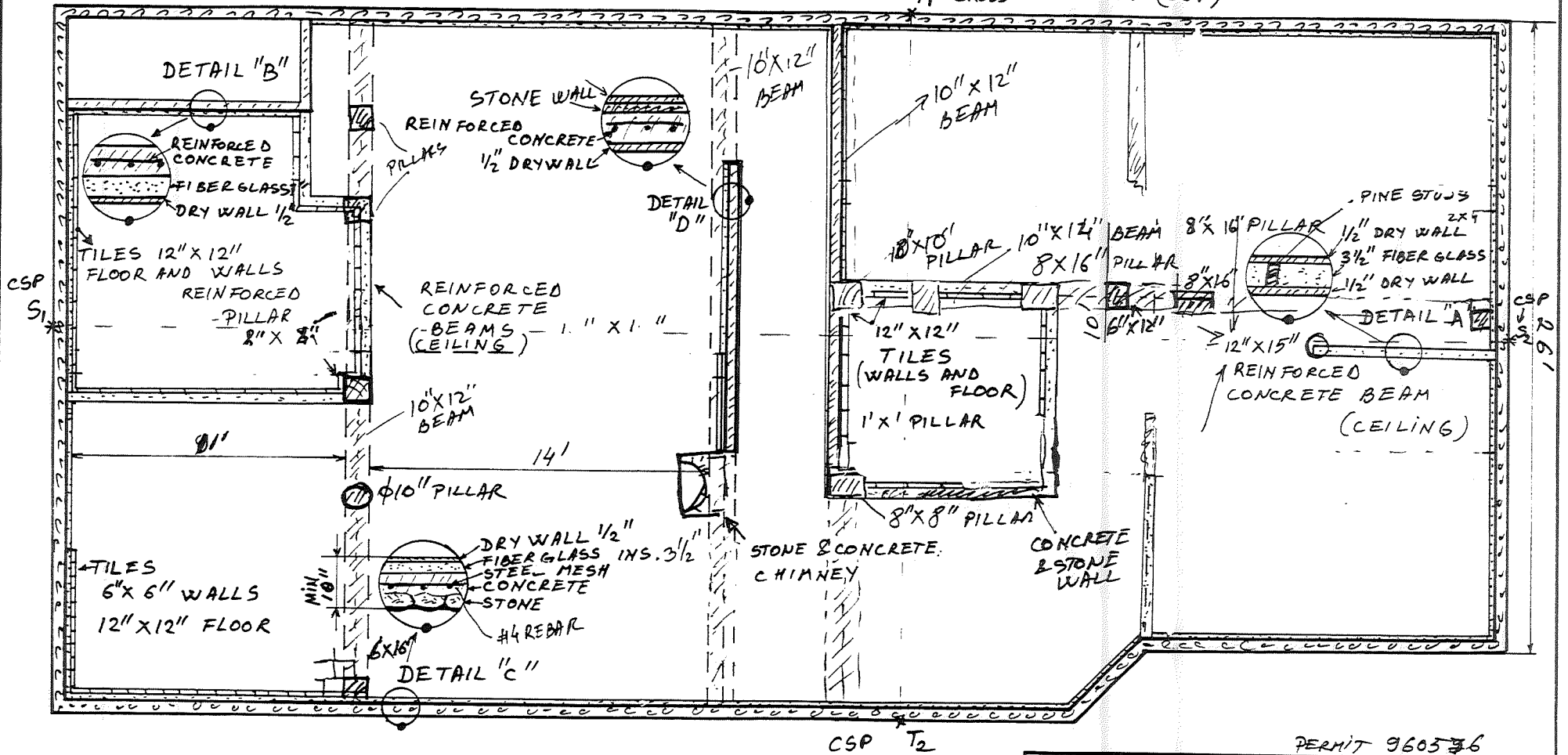
6" x 12"

UP

DOWN

TOLERANCES EXCEPT AS NOTED	REVISIONS			DRAWN BY	SCALE	DATE	MATERIAL
	NO	DATE	BY				
DECIMAL	1	12/21	JJP	JJP	1:48		PERMIT 960576
= FRACTIONAL	2						
= ANGULAR	3						
	4						
	5						
				CHECKED			DRAWING NO
				TRACED		APPROVED	

T₁ CROSS SECT. POINT (CSP)



PERMIT 960576

TOLERANCES EXCEPT AS NOTED	REVISIONS			1 ST FLOOR WALLS BEAMS & PILLARS		
	NO	DATE	BY			
DECIMAL	1					
"	2					
FRACTIONAL	3			DRAWN BY	SCALE	MATERIAL
"	4			CHECKED	DATE	DRAWING NO
ANGULAR	5			TRACED	APPROVED	

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

APPLICANT: IONEL POSTOLACHE
 ADDRESS: 125 GRANT ST. APT #6 PORTLAND, ME 04101
 SITE ADDRESS/LOCATION: 3 CHERRY STREET.
 DATE: 5/30/96

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. ✓ 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. ✓ Your new street address is now 3 CHERRY STREET, 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. 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 (FEE), 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. ~~The driveway location shall be relocated to enter off of the end of Hemlock Street and be located to the rear of the Building. This will protect the applicant from replacing curb and sidewalk.~~

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

14. The existing trees along the western property line shall remain undisturbed and used as a natural screen / buffer between residential properties.



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

I. D. Number

Applicant Ionel Postolache
125 Grant St Apt #6
 Applicant's Mailing Address
Portland, ME 04101
 Consultant/Agent
Ionel - 773-2676
 Applicant or Agent Daytime Telephone, Fax

30 May 1996
 Application Date
 Project Name/Description

Cheery St 1-3
 Address of Proposed Site
065-A-007
 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) _____
1,695 Sq Ft GFC 7,425 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

- Driveway to be relocated to enter off Hemlock to rear of house.
- Existing trees on Western property line to remain as screen/buffer.
- Please see standard conditions checklist.
- The contractor shall be responsible to keep streets clean during construction.

Approval Date 6/7/96 Approval Expiration 6/97 Extension to _____ date
 Additional Sheets Attached

Condition Compliance _____ signature _____ date _____
needs to show for council

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: Cheery St (1-3)

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

18 June 1996

Mr. Ionel Postolache
125 Grant Street
Portland , Maine 04101

Ref: 3 Cherry Street

Dear:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirement(s): This permit doesn't 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 Requirements

Zoning : Approved with the condition that the applicant checks with Jiff Tarlingin referenceto the trees that are to be impacted by the driveway. M. Schmuckal A. C.

Development Review Coordinator :Approved with the conditions, 1. The driveway to be re-located to enter off Hemlock to rear of house. 2. Existing trees on western property line to remain asa screen / buffer. 3. Please see standard conditions checklist. 4. The contractor shall be responsible to keep the street clean during construction. J. Seymour

Building Code Requirements

1. Please read and implement items 1, 7, 9,11,13.14.15,&16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal
J. Seymour

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 1, 1996

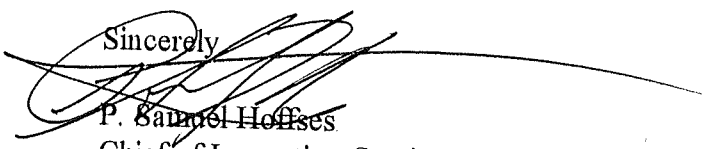
Mr. Ionel Postolache
125 Grant St. Apt. # 6
Portland, Maine
04101

Dear Sir:

RE :3 Cherry St.

On 1 November 1996 I inspected your proposed building at 3 Cherry St.. I found a number of problems with the work that has been completed to-date. I must request that you stop work on this project until you have a license structural engineer review the work done and write me a letter with his\ her findings.

Sincerely


P. Samuel Hoffses
Chief of Inspection Services

cc. Joseph E. Gray Jr. of P.U.D.
D. Jordan Code Enforcement Officer

**From: Ionel Postolache/ Permit #960576
To : David Jordan, Samuel Hofses
Re : 3 Cherry St. construction**

Dear Sir,

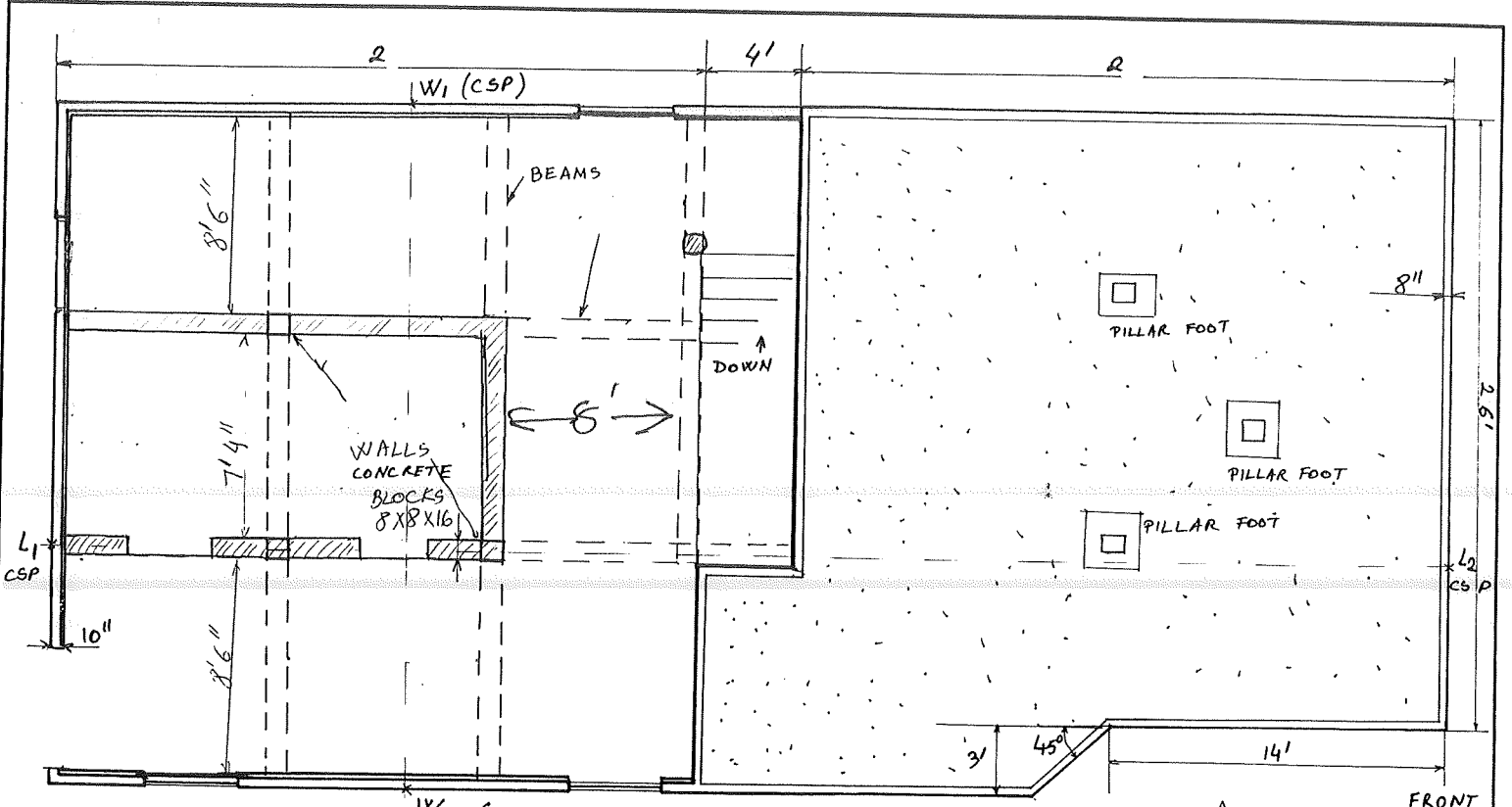
The last time I did some work at 3 Cherry St. was December 24, 1996 and I resumed working on June 1, 97 (see enclosed proving documents, I.E. Blue Rock concrete bill)

I also attached the amendment to the basement, indicating the positioning and dimensions of the partition walls from the basement; they will be built just before the house will be ready to move in.

Thank you for your patience.

*Sincerely,
Ionel Postolache*

Ionel Postolache



BACK W₂ (CROSS SECTION POINT - CSP) FRONT

AMENDMENT TO:

TOLERANCES EXCEPT AS NOTED	REVISIONS			DRAWN BY	SCALE	DATE	DRAWING NO.
	NO.	DATE	BY				
±	1	6/1/97		BASEMENT 3 CHERRY ST PERMIT # 960576	1:48		
±	2						
±	3						
±	4						
±	5						

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 6, 1997

Ionel Postolache
125 Grant St Apt #6
Portland, ME 04101

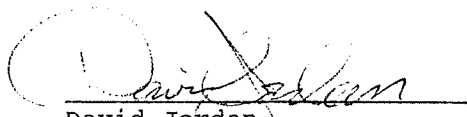
Re: 3 Cherry St

Dear Mr. Postolache,

A recent inspection (April 29th, 1997) of 3 Cherry Street revealed that no significant progress has occurred since December of 1996. You must contact this office immediately if you plan to continue construction. Your six month period is due to elapse and this may effect you current building permit #960576.

Please contact this office at 874-8704 so as we may rectify this condition.

Sincerely,



David Jordan
Code Enforcement Officer

cc: P. Samuel Hoffses, Chief of Inspection Services



Westbrook
 Headquarters
 58 Main Street
 Westbrook, Maine 04092
 (207) 854-2561 or 1-800-439-2561

Cumberland
 1-800-439-2561

Leeds
 1-800-564-4450

Sidney
 1-800-974-0294

Stone Center
 1-800-466-2336

Maintenance Facility
 1-800-439-5669

Quality Work Since 1920

- Delivery off the public way is at consignee's risk.
- Stone may have variations in color, shape, size or thickness
- Adding water to concrete or grout mix is at the purchaser's risk
- There is an extra charge for unloading time in excess of 7 minutes per cubic yard.

Truck #/Driver

88 0207

Loaded: 9:05 AM

Sold To: CH
 BOSTON CHE...

Delivered To:
 22 CHERRY COURT
 ESTER CONVI

Arrived Job:

Left Job:

Returned:

Gallons of Water Added

Slump Poured At

Extended Price

Product Code	Quantity	Unit	Description	Unit Price
112112	5.00	CY	CONCRETE	
83	5.00	YD	STEEL REINFORCEMENT	
90	10.00	MIN	CONVEYOR TRUCK MINT	

FRESHLY MIXED CEMENT PORTLAND CONCRETE
 CONCRETE MAY CAUSE SKIN IRRITATION
 AVOID DIRECT CONTACT WHERE POSSIBLE AND
 WASH EXPOSED SKIN AREAS PROMPTLY WITH
 WATER.
 IF ANY CEMENTITIOUS MATERIAL GETS IN
 THE EYE RINSE IMMEDIATELY
 REPEATEDLY WITH WATER AND GET
 MEDICAL ATTENTION

*Arrived on the job site
 10:00 AM 10/20/96*

Load # 1
 Date 24 Dec 96
 Accumulated Qty. 5.00
 Total Ordered 5.00
 Job/PO# 10207
 Sale Slip# 36580A
 Sale Type

G.L. Acct. W777

Sub Total
 Sales Tax
 Total Price
 Cash Tend
 Change ...:

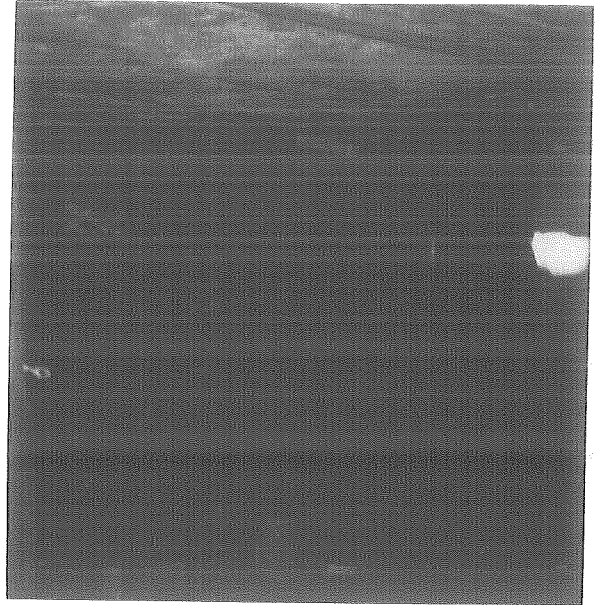
I agree to accept responsibility for bad checks, past due accounts and any collection fees, lawyers fees plus court cost or any other fees allowed by law and that interest is charged on balances over 30 days old at 1 1/2 percent per month. I also accept sole responsibility for any damage incurred to property as a result of delivery.

Signed:

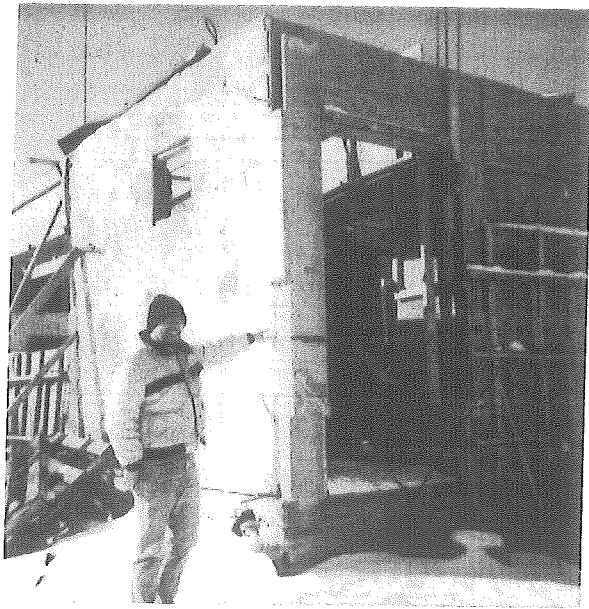
Joe Lach



2-4-97
3 Cherry St.

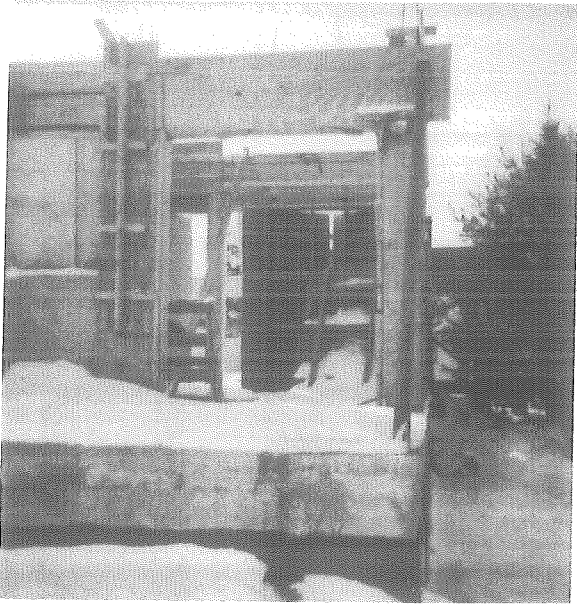


2-4-97
3 Cherry St.



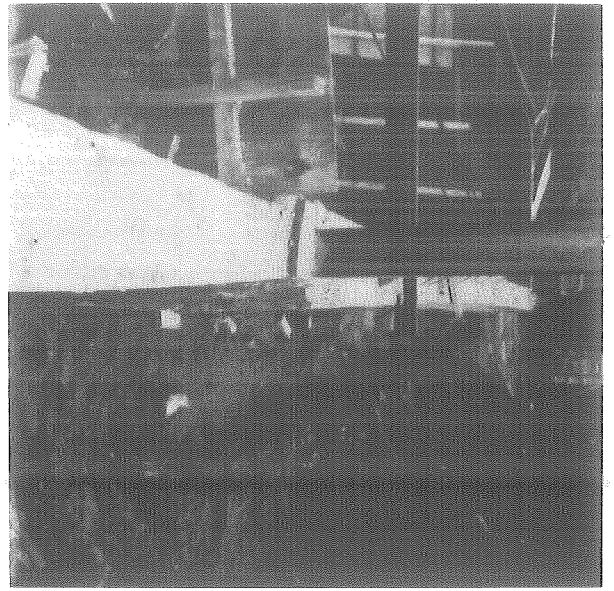
2-4-97
3 Cherry St





3 Cherry St

2-4-97



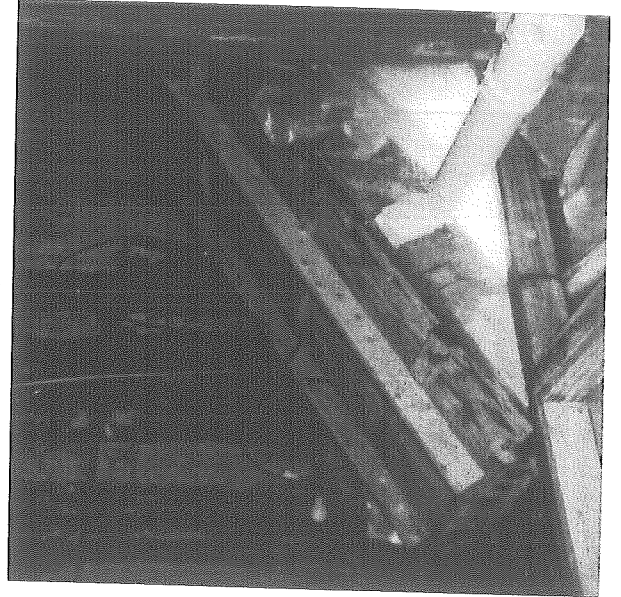
3 Cherry St

2-4-97 Dof



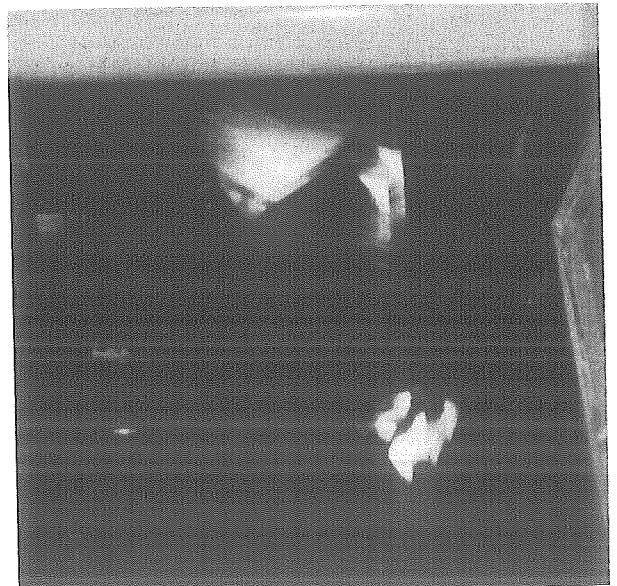
2-4-97

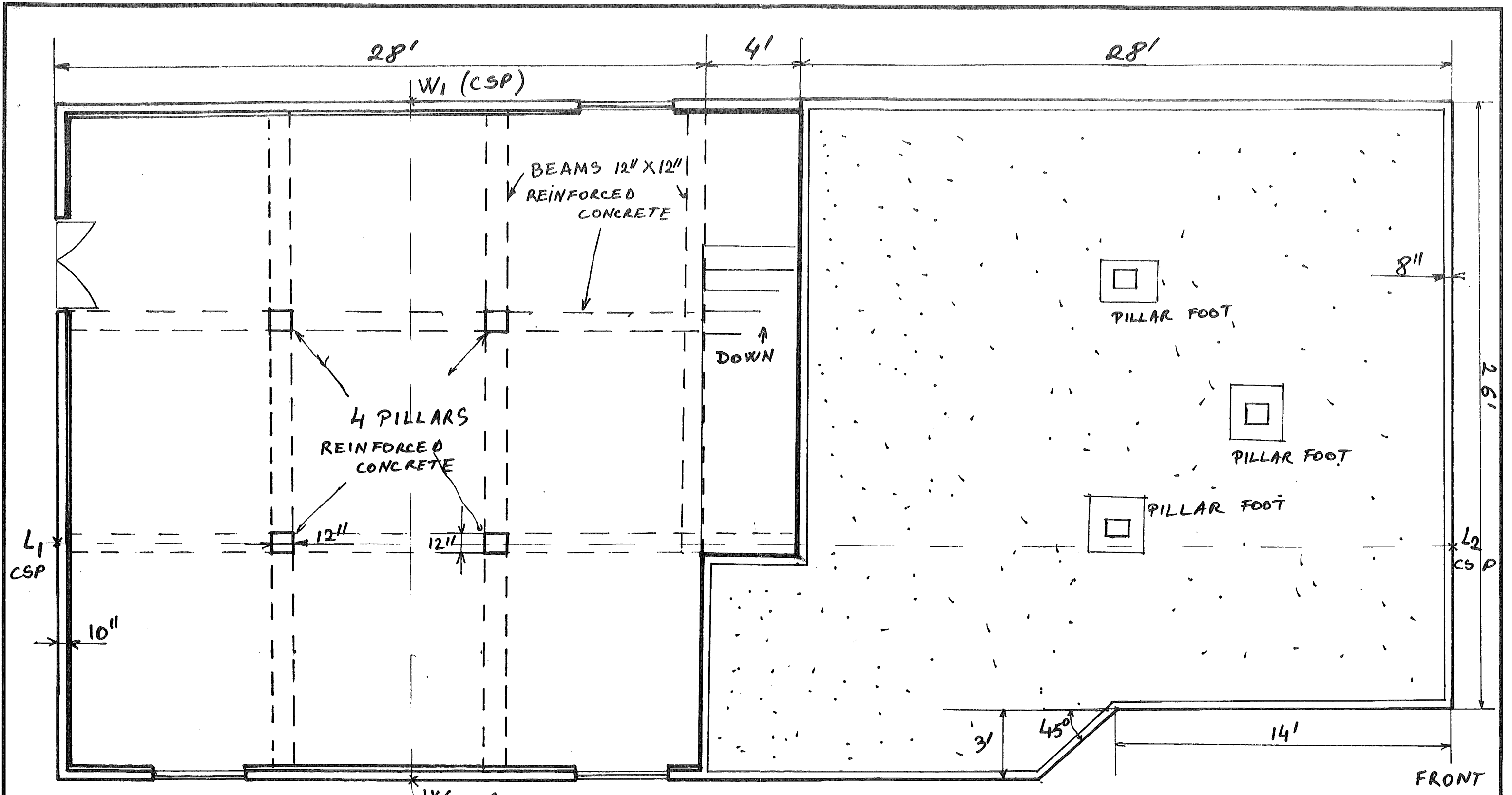
3 Cherry St -



3 Cherry

2-4-97

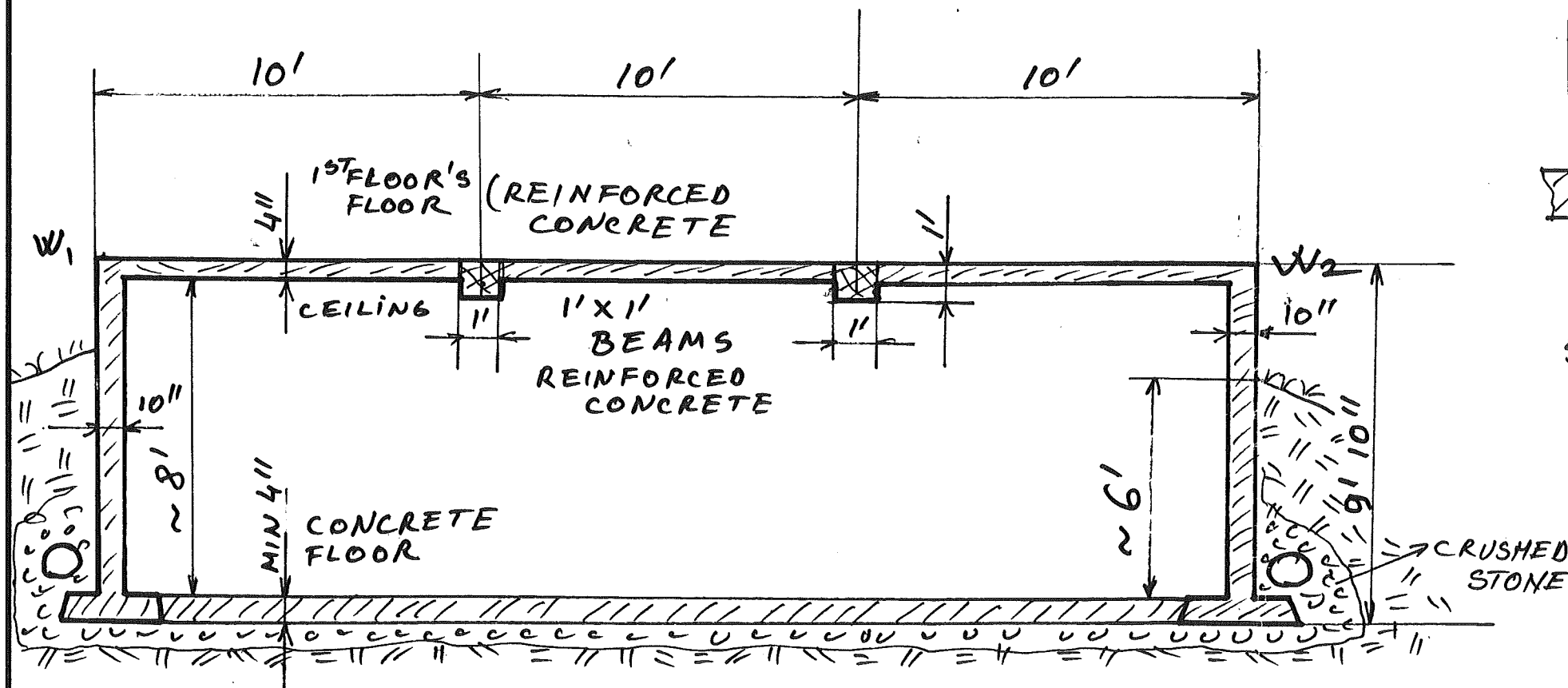
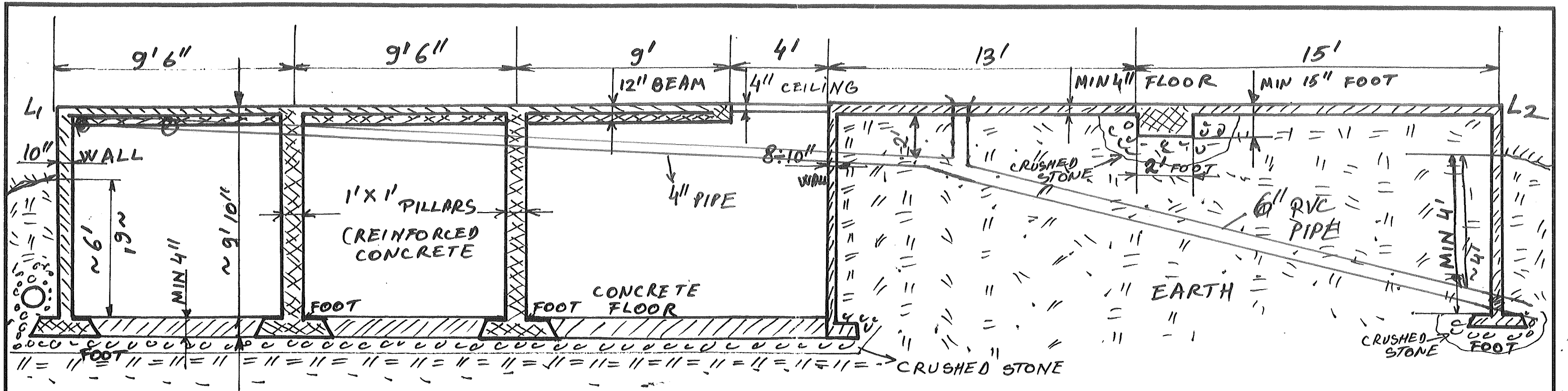






BACK

1" = 4'

TOLERANCES EXCEPT AS NOTED	REVISIONS			BASEMENT		
	NO	DATE	BY			
DECIMAL	1			DRAWN BY <i>S. C. ANDERSON</i>	SCALE <i>1:48</i>	MATERIAL
±	2					
FRACTIONAL	3					
±	4					
ANGULAR	5					
±				CHECKED	DATE	DRAWING NO.
				TRACED	APPROVED	<i>04</i>



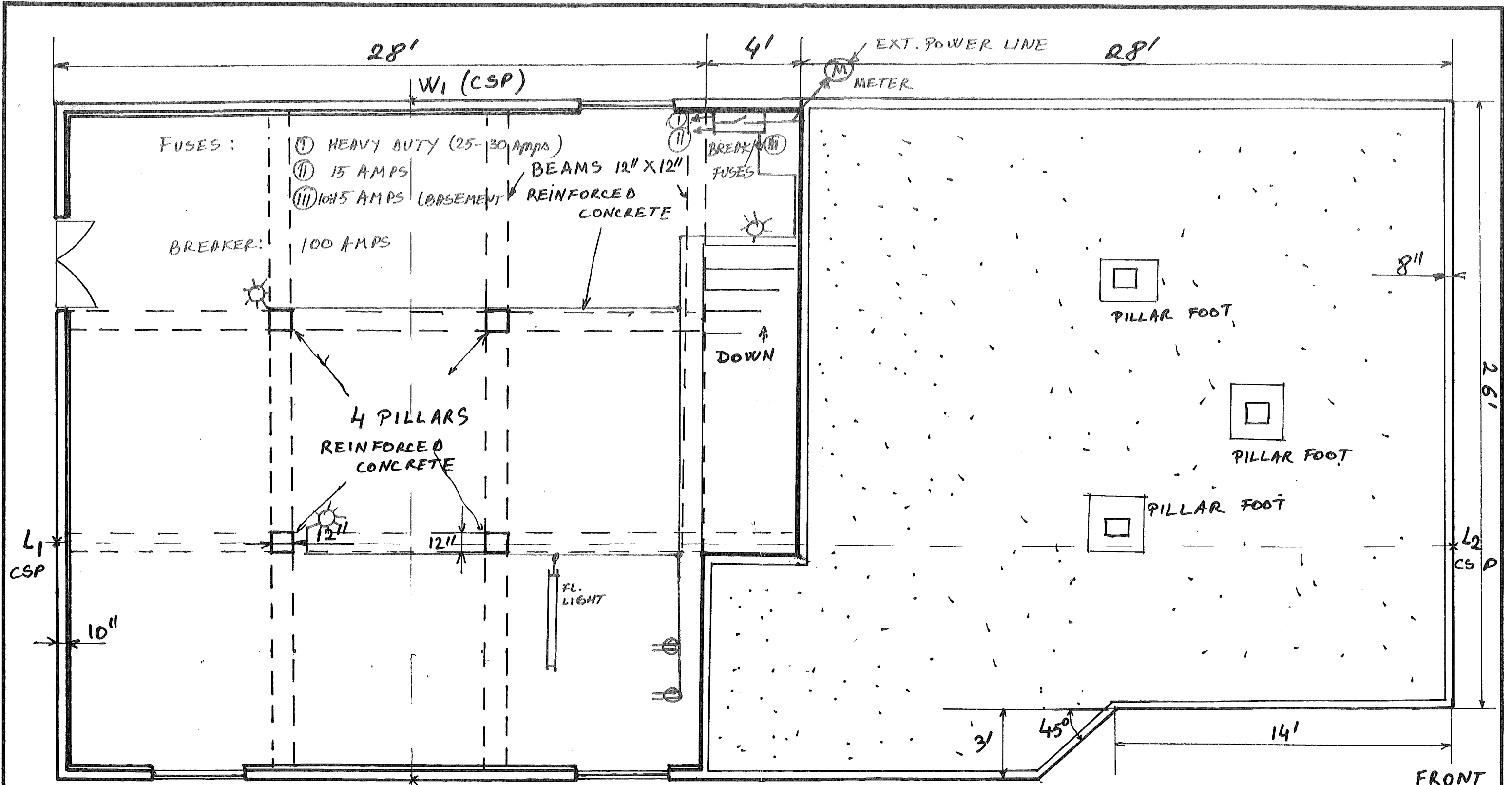
 STEEL BARS
 REINFORCED CONCRETE

 STEEL NET ^{AND/OR} FIBER
 REINFORCED CONCRETE

SEWER PIPES (APPROXIMATE LAYOUT)

1" = 4'

TOLERANCES EXCEPT AS NOTED	REVISIONS			BASEMENT: CROSS SECTIONS L1-L2; W1-W2		
	NO	DATE	BY			
DECIMAL	1			DRAWN BY S.C. AMBLANT	SCALE	MATERIAL
±	2					
FRACTIONAL	3					
±	4					
ANGULAR	5					
				CHECKED	DATE	DRAWING NO
				TRACED	APPROVED	10

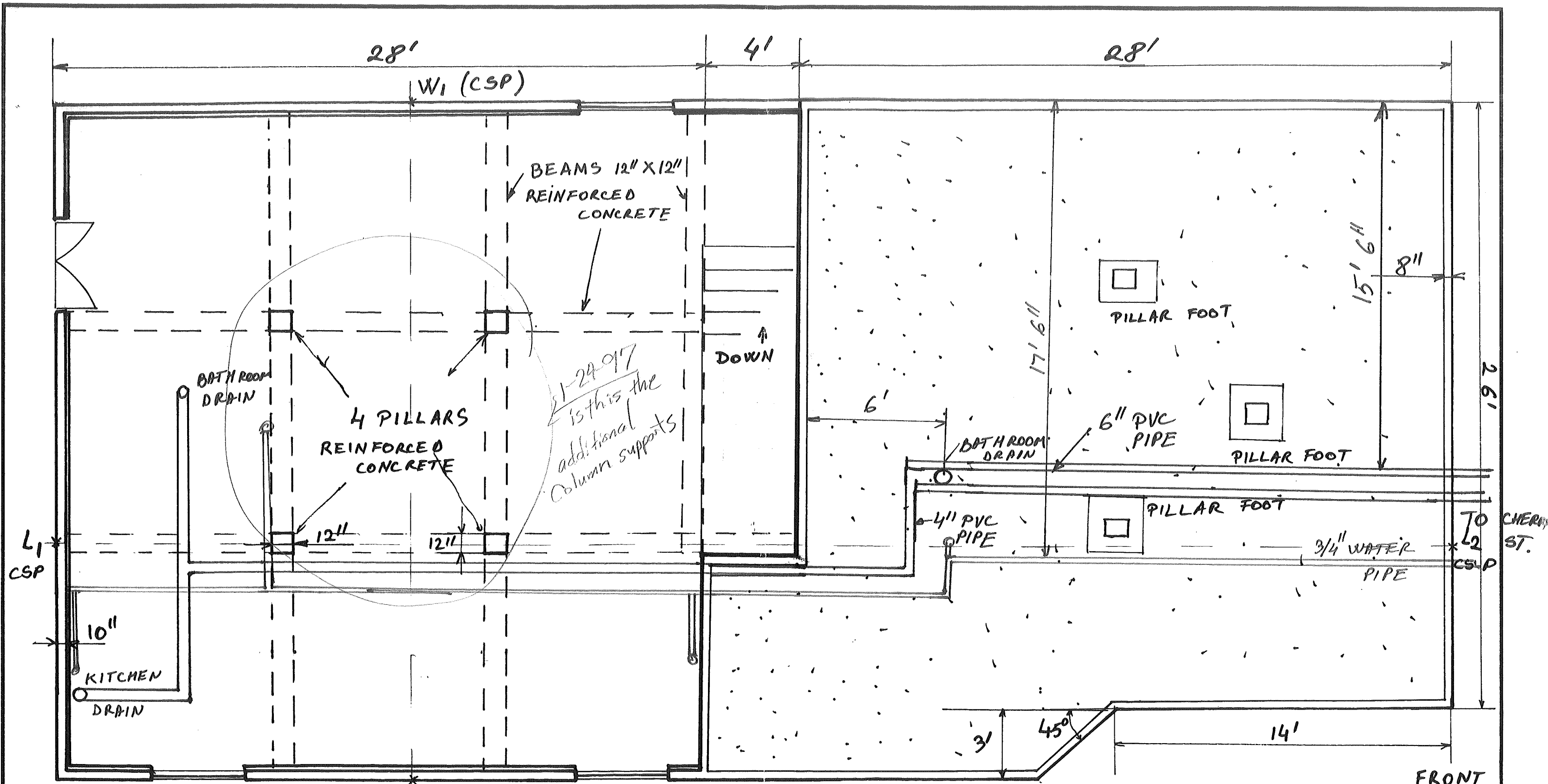


BACK

1" = 4'

TOLERANCES EXCEPT AS NOTED	REVISIONS			BASEMENT - ELECTRICAL		
	NO	DATE	BY	DRAWING NO		MATERIAL
DECIMAL	1			07		
± FRACTIONAL	2					
± ANGULAR	3					
	4					
	5					

DRAWN BY SC. AMBIANT		SCALE 1:48	MATERIAL
CHECKED	DATE	DRAWING NO	
TRACED	APPROVED	07	



8-24-97
 is this the
 additional
 column supports

BACK

FRONT

TO CHERRY ST.

TOLERANCES EXCEPT AS NOTED	REVISIONS			BASEMENT		
	NO	DATE	BY	SEWER PIPE (SEE NEXT)		MATERIAL
DECIMAL	1			WATER PIPE		
± FRACTIONAL	2			DRAWN BY S.C. AMOINT		SCALE 1:48
± ANGULAR	3			CHECKED	DATE	DRAWING NO
	4			TRACED	APPROVED	09
	5					

1" = 4'

HEMLOCK ST.

60'

29'

CHERRY ST

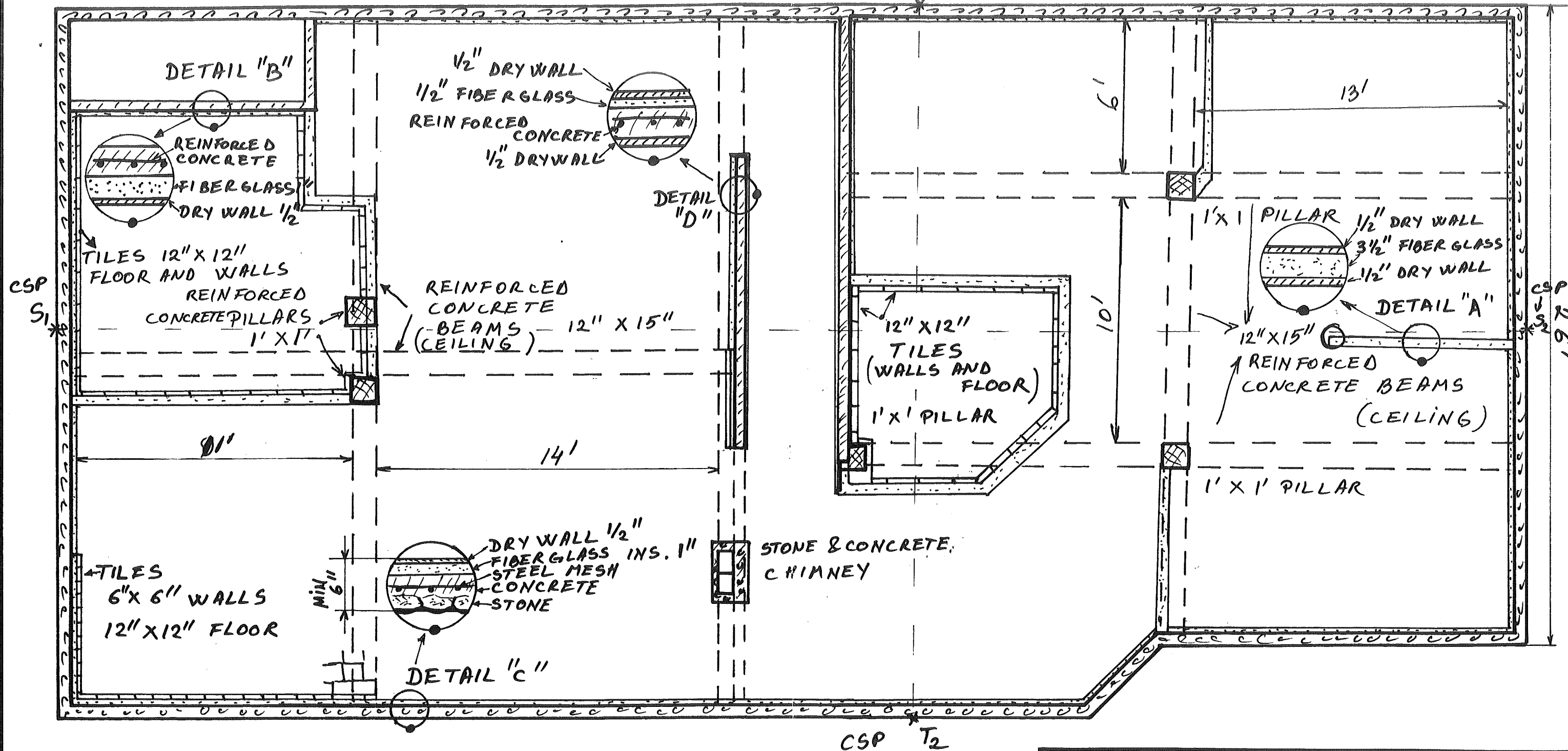
FRONT

BACK

1" = 4'

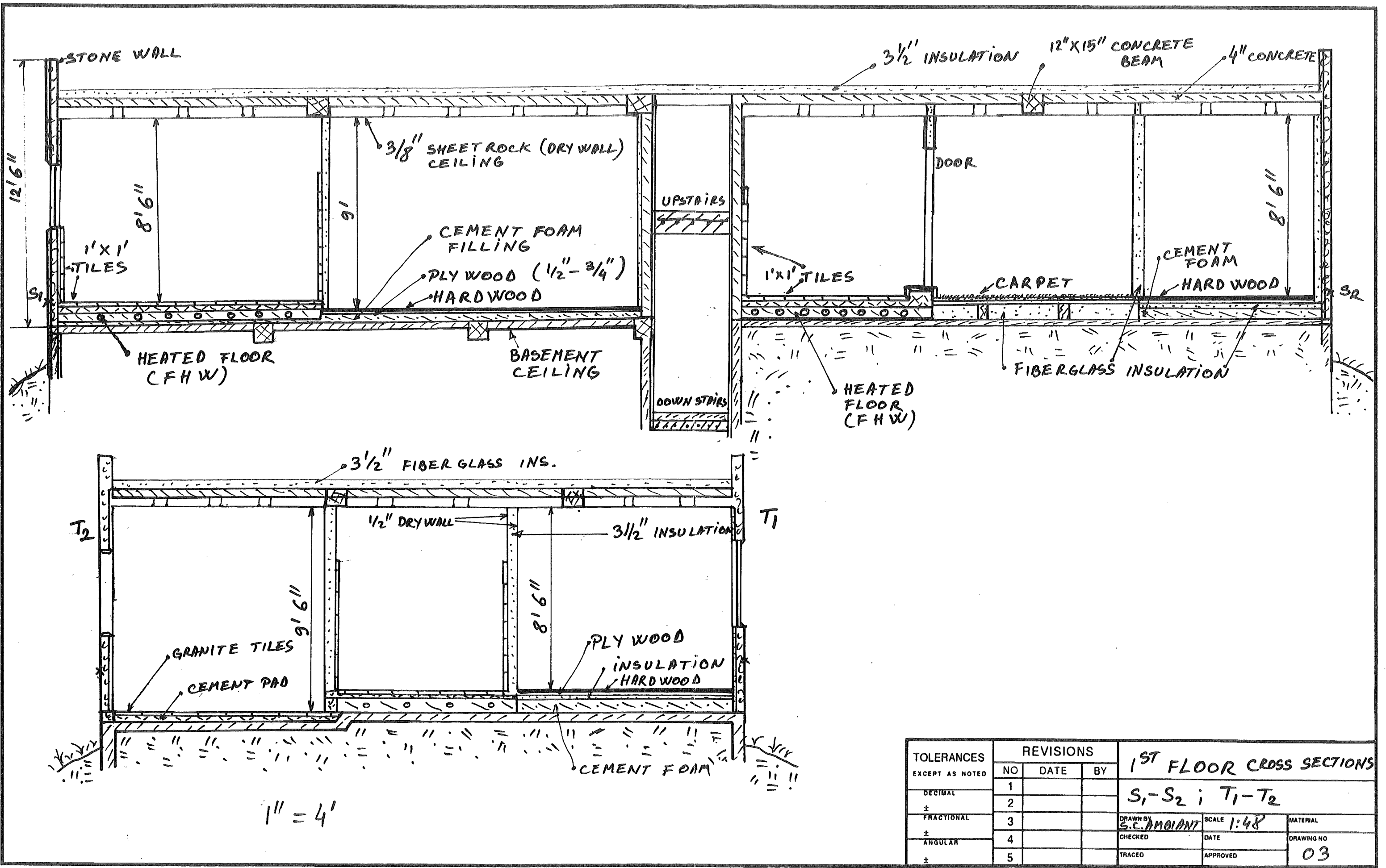
TOLERANCES EXCEPT AS NOTED	REVISIONS			1 ST FLOOR PLAN		
	NO	DATE	BY	1-3 CHERRY ST		MATERIAL
DECIMAL ±	1			DRAWN BY S.C. AMBIANI	SCALE 1:48	DRAWING NO 01
FRACTIONAL ±	2					
ANGULAR ±	3			CHECKED	DATE	
	4			TRACED	APPROVED	
	5					

T₁ CROSS SECT. POINT (CSP)



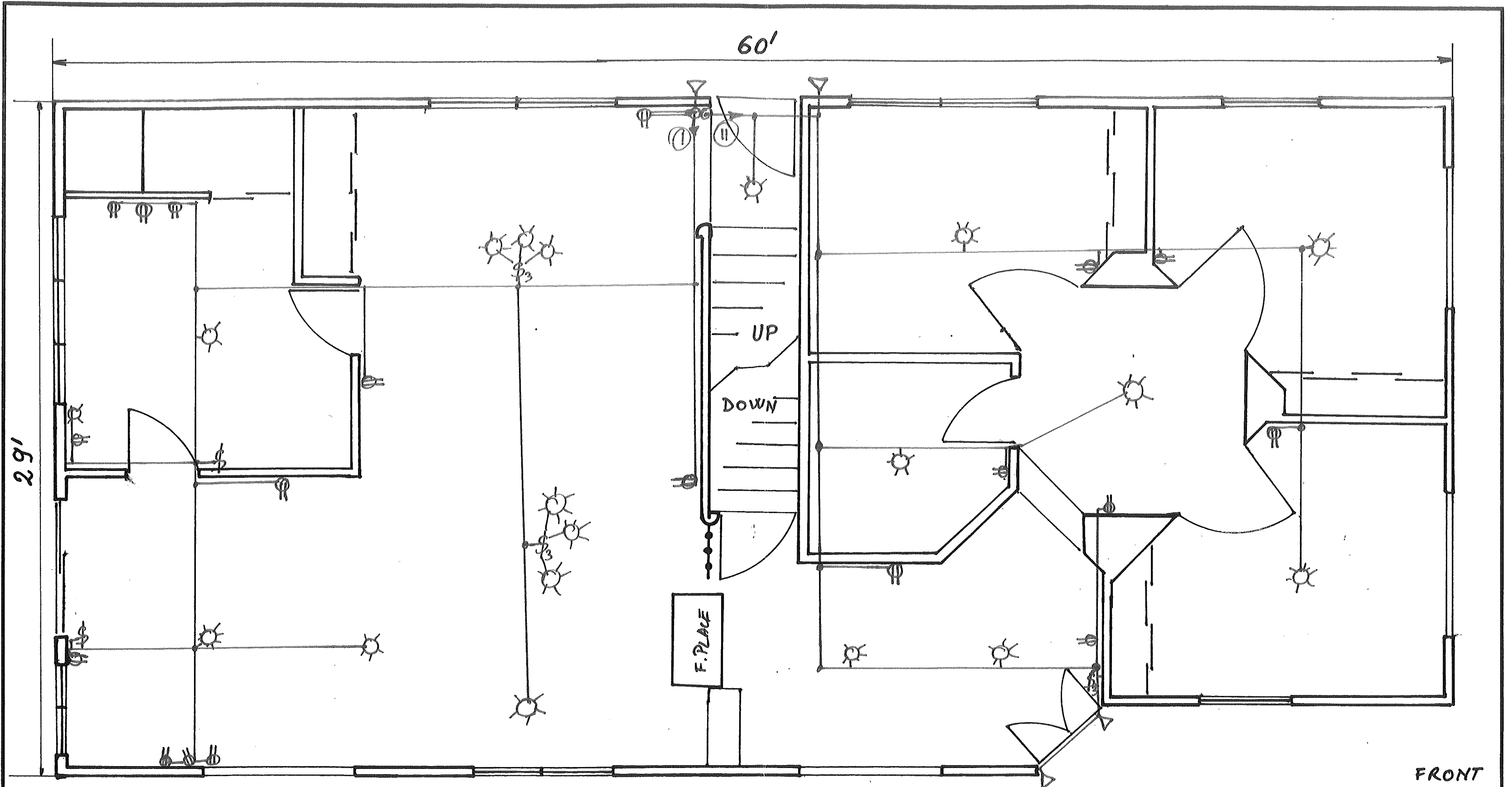
1" = 4'

TOLERANCES EXCEPT AS NOTED	REVISIONS			1 ST FLOOR WALLS		
	NO	DATE	BY			
DECIMAL	1					
±	2					
FRACTIONAL	3			DRAWN BY S.C. AMBIAINI	SCALE 1:48	MATERIAL
±	4			CHECKED	DATE	DRAWING NO
ANGULAR	5			TRACED	APPROVED	02



1" = 4'

TOLERANCES EXCEPT AS NOTED	REVISIONS			1 ST FLOOR CROSS SECTIONS S ₁ -S ₂ ; T ₁ -T ₂		
	NO	DATE	BY			
DECIMAL	1			DRAWN BY S.C. AMBIANT	SCALE 1:48	MATERIAL DATE APPROVED
±	2					
FRACTIONAL	3					
±	4					
ANGULAR	5					
±						DRAWING NO 03

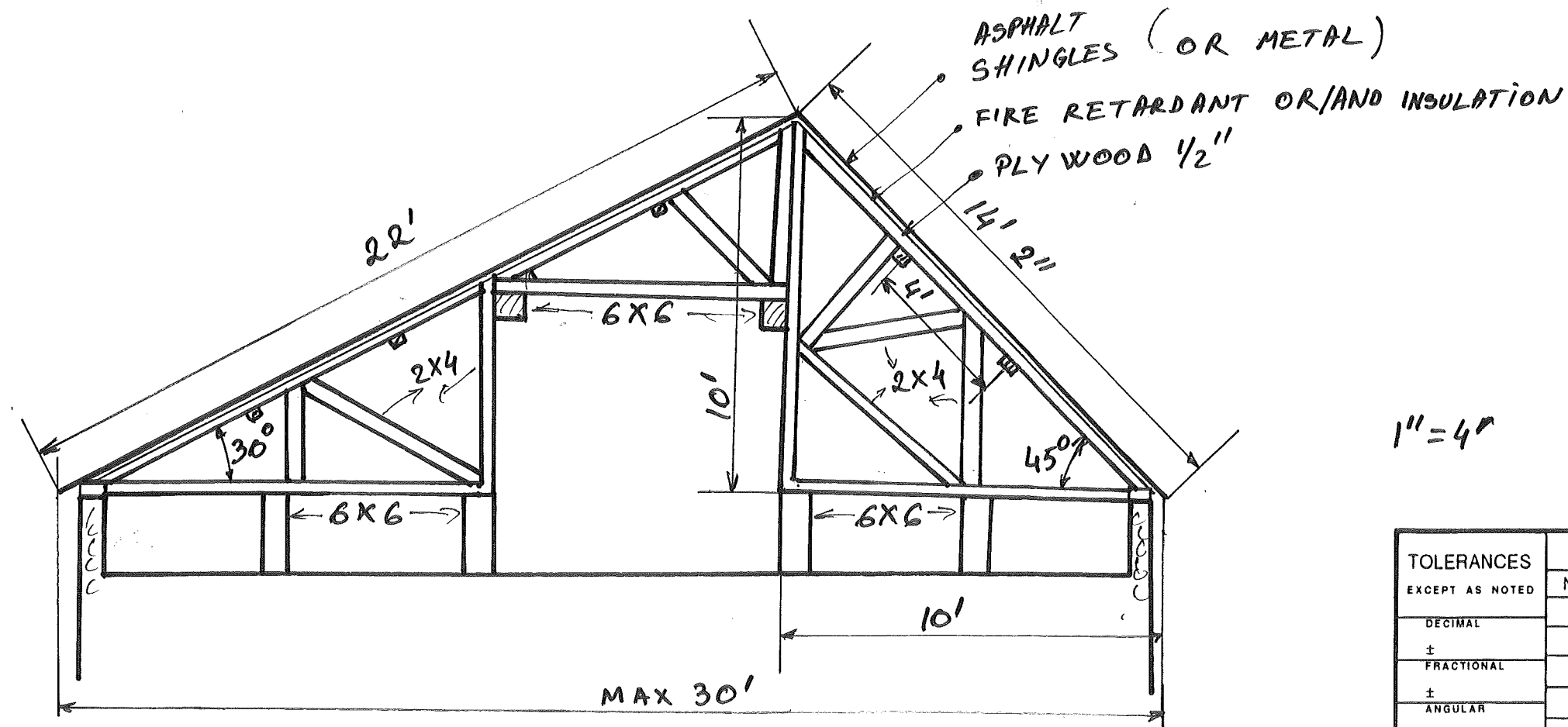
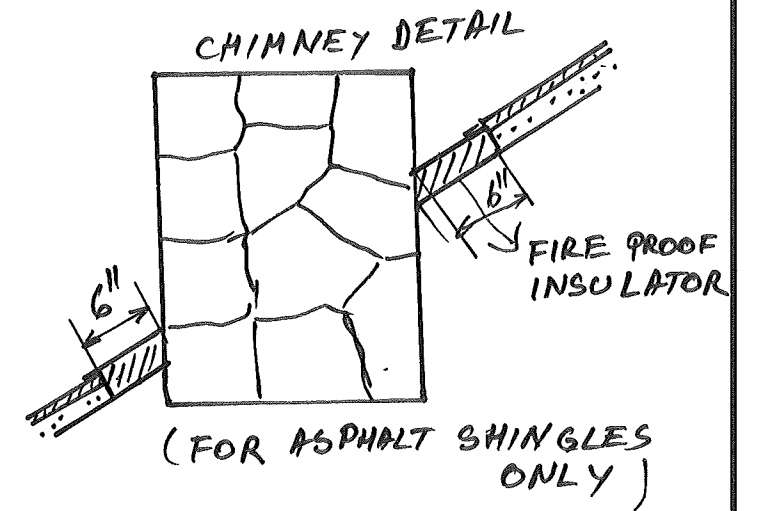
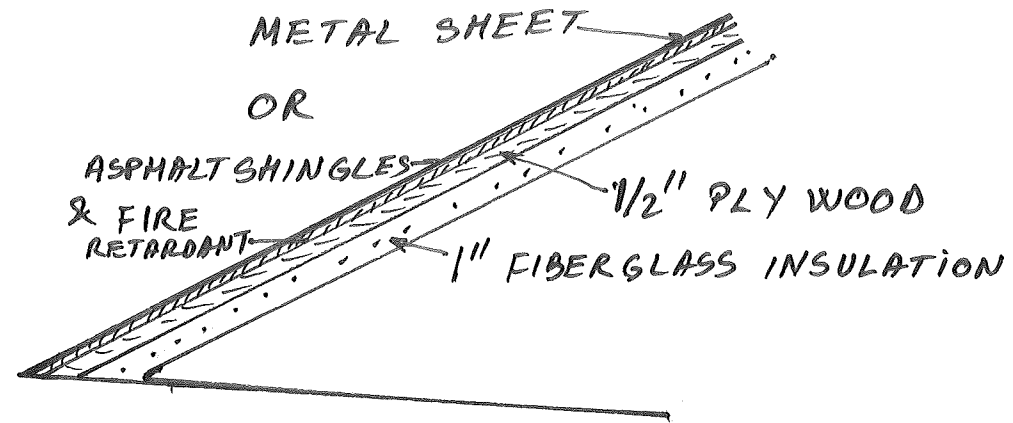
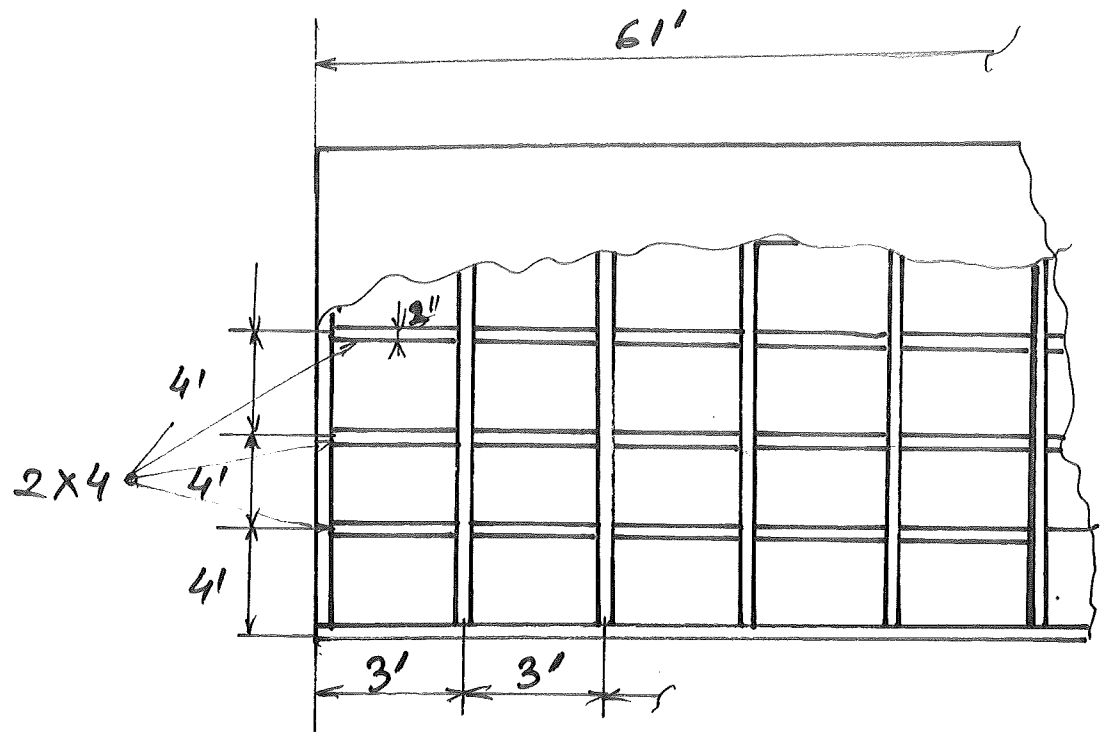


BACK

FRONT

1" = 4'

TOLERANCES EXCEPT AS NOTED	REVISIONS			ELECTRICAL WIRING		
	NO	DATE	BY			
DECIMAL	1			1ST FLOOR (2 CIRCUITS)		
±	2					
FRACTIONAL	3			DRAWN BY S.E. AMBLANT	SCALE 1:48	MATERIAL
±	4			CHECKED	DATE	DRAWING NO
ANGULAR	5			TRACED	APPROVED	08



1" = 4"

TOLERANCES EXCEPT AS NOTED	REVISIONS			ROOF (DETAILS)		
	NO	DATE	BY			
DECIMAL	1			DRAWN BY S.C. AMBIANT	SCALE 1:48	MATERIAL
±	2					
FRACTIONAL	3					
±	4					
ANGULAR	5					
±				CHECKED	DATE	DRAWING NO
				TRACED	APPROVED	06