

| | | | | | | | |
|---|--|---|--|---|--|---|--|
| Location of Construction: 50 Eastfield Rd (Lot #11) | | Owner: Ralph Romano | | Phone: | | Permit No 950670 | |
| Owner Address: | | Leasee/Buyer's Name: | | Phone: | | Business Name: | |
| Contractor Name: Michael Russo | | Address: 39 Walton St Portland, ME 04103 | | Phone: 854-3859 | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN 30 1995 CITY OF PORTLAND </div> | |
| Past Use: Vacant Land | | Proposed Use: 1-fam | | COST OF WORK: \$ 80,000.00 PERMIT FEE: \$ 420.00 | | | |
| Proposed Project Description: Construct Single Family Dwelling | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: | | INSPECTION: Use Group: <i>B3</i> Type: <i>EB</i> <i>BOC 93</i> Signature: <i>[Signature]</i> | | Zone: <i>R-3</i> CBL: 194-C-053 | |
| | | | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____ | |
| Permit Taken By: <i>Mary Gresik</i> | | Date Applied For: <i>09 June 1995</i> | | | | | |

1. This permit application doesn't 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..

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

28 June 1995 - Bldg Permit Routed
09 June 1995

SIGNATURE OF APPLICANT *Michael Russo* ADDRESS: _____ DATE: _____ PHONE: _____

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- 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: *06/09/95*
[Signature]

CEO DISTRICT 4
K. Carroll

COMMENTS:

7/12/95 - chd Foundation & setbacks - ok PK

8/1/95 - U/G Plumbing in Basement tested ok PK

9/13/95 - Rough framing ok PK

10/6/95 Call for CofD - Not Ready - ~~No Spokes in Tables~~ ^{ok}, Needs
5/8 Between Decks & Main House, Needs Water Meter -

12/13/95 ok for temp CofD w/ Conditions from
Plumming

Inspection Record

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

J



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 50 Eastfield Rd (Lot #11) 194-C-053

Issued to Michael A & Suzanne R Russo

Date of Issue 18 December 1995

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. 950670, 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

Limiting Conditions: TEMPORARY:

See attached memo from James Seymour to Kevin Carroll dated 06 December 1995 listing four (4) conditions of approval.

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: Kevin Carroll, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator

DATE: December 6, 1995

RE: Temporary Certificate of Occupancy for 50 Eastfield Road

I have reviewed the single family residence at 50 Eastfield Road and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. At the time of my inspection, the ground surface was covered with 1-2" of snow making it difficult to review the lot grading. It appears that lot grading may not be necessary in the spring. Erosion control mesh anchored on the embankment located at the rear of the house shall be periodically inspected. In the spring once the soil is unfrozen, the mesh shall be permanently secured and graded. The final lot grading shall be approved by the DRC by May 15, 1996 or prior to issuance of a permanent Certificate of Occupancy.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 15, 1996 and approved by the Development Review Coordinator.
3. Two City of Portland approved species and size trees planted along the street frontage will be reviewed to assure that they are in a healthy condition prior to issuance of a permanent Certificate of Occupancy. Trees shall also be reviewed by the DRC during the visits for lot grading in the Spring of 1996.
4. Siltation fencing repaired at the limit of construction as reviewed by the Development Review Coordinator shall be maintained throughout the winter. If the siltation fence fails, it should be properly toed and secured by either a date when ground surface becomes unfrozen enough to install fencing or a date no later than April 1, 1996. Siltation fence may be removed once areas disturbed by construction have become 80% revegetated.

cc: Kathi Staples PE, City Engineer

Applicant: Michael Russo

Date: 6/29/95

Address: 50 Eastfield

Assessors No.: 194-C-53

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - 1 family and attached garage

Sewage Disposal - City

Rear Yards - 25' req - much over 25' shown

Side Yards - 8' req. - 14' & 18' shown

Front Yards - 25' req - 32' shown

Projections - 2' chimney on left side & 6'4" bulkhead on left side - no deck shown

Height - 1 1/2 story cape

Lot Area - 6,500[#] req - 58,962[#] shown

Building Area - max 25% → ok

Area per Family - ~~7,500[#]~~ 6,500[#]

Width of Lot - 75' req - 103' shown

Lot Frontage - 50' req - 77' shown

Off-street Parking - ok

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning - NA

Flood Plains - ~~and 3 of 17~~ - Zone C

Not in Flood Area

BUILDING PERMIT REPORT

DATE: 29/June/95 ADDRESS: 50 Eastfield Rd

REASON FOR PERMIT: To Construct a single family dwelling - 2 Car Attached garage.

BUILDING OWNER: Ralph Romano

CONTRACTOR: Michael Russo APPROVED: *1*7*9*10*11

PERMIT APPLICANT: " " DENIED: *13*14*15*16

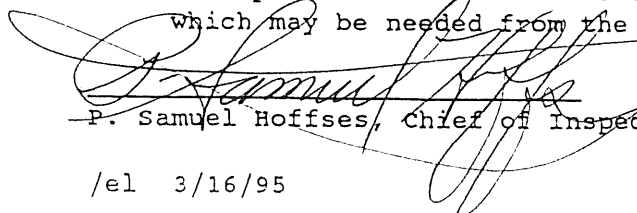
CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from Public Works 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.

- 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

/el 3/16/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

June 30, 1995

CITY OF PORTLAND

Michael Russo
39 Walton St
Portland, ME 04103

Re: 50 Eastfield Rd

Dear Sir,

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the following requirements: 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

Development Review Coordinator: See Attached - M. O'Sullivan
Building Inspections - 1. "The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

2. All projections such as steps, bulkheads, and overhangs shall meet the setback requirements.
3. All openings shall meet the required sillheight (including garaged and bulkheads).
4. A separate permit shall be required for future work and occupancy above garage.

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.
2. Your plan doesn't show foundation perimeter drainage - as required by section 1813.5 of City' building code.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, Asst. Chief of Inspection Services

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

APPLICANT: Michael Russo
ADDRESS: 39 Walton Street Portland ME
SITE ADDRESS/LOCATION: 50 Eastfield Road (lot #11)
DATE: 24 JUN 95

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 not 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 ARE IN FORCE FOR YOUR SITE PLAN

- X All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- X 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.
- X Your new street address is now 50 Eastfield Road, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- X 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.
- X A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

X As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

_____ 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.)

X The building contractor shall 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. (SET @ 47.5')

X 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.

X A drainage plan shall be submitted to the 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 and outlets for the drainage from the property.

X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

X The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation forms have been installed to perform an inspection.

cc: Paul Niehoff, Materials Engineer



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

I. D. Number

Michael Russo
Applicant
39 Walton St Ptd, ME 04103
Applicant's Mailing Address
Mike / - 854-3859
Consultant/Agent
Applicant or Agent Daytime Telephone, Fax

09 June 1995
Application Date
Frost St Development
Project Name/Description
50 Eastfield Rd (Lot #11)
Address of Proposed Site
194-C-053
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) _____
1,824 sq ft 58,962 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 checked="" 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:

Approved Approved w/Conditions listed below Denied
Reviewer [Signature]

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

Approval Date 25 Jun 95 Approval Expiration 25 Jun 96 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: 50 Eastfield Rd (Lot #11)



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

I. D. Number _____

Michael Russo

09 June 1995

Applicant 39 Walton St Ptld, ME 04103

Application Date
Frost St Development

Applicant's Mailing Address
Mike - 854-3859

Project Name/Description
50 Eastfield Rd (Lot #11)

Consultant/Agent _____

Address of Proposed Site

194-C-053

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) _____

1,824 sq ft
Proposed Building Square Feet or # of Units

58,962 sq ft
Acreage of Site

R-3
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 Mary Schumaker

- Approved Approved w/Conditions listed below Denied

- See Attached Statement on Existing poorly drained Areas
- All projections such as steps, bulkheads and overhangs shall meet the setback req.
- All openings shall meet the required sill height (including garages & bulkheads)
- A separate permit shall be required for future work and occupancy above

Approval Date 6/29/95 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached The garage

Condition Compliance _____ signature _____ date _____

Performance Guarantee

Required* Not Required

* No building permit may be issued if the Performance Guarantee is not provided. The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions.

| | | | |
|--|-------|-------|-------|
| <input type="checkbox"/> Performance Guarantee A | _____ | _____ | _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | _____ |
| Performance Guarantee R | _____ | _____ | _____ |
| Performance Guarantee F | _____ | _____ | _____ |
| Defect Guarantee Submitted | _____ | _____ | _____ |
| Defect Guarantee Released | _____ | _____ | _____ |

Address: 50 Eastfield Rd (Lot #11)