

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

Location of Construction: <u>Lot 5 Curtis Rd., 174 Curtis Rd.</u>		Owner: <u>Vesta Corp</u>	Phone: <u>878-2721</u>	Permit No: 950202
Owner Address: <u>P.O. Box 1404 Portland 04104</u>		Leasee/Buyer's Name:	Business Name:	PERMIT ISSUED Permit Issued: MAR 9 1995 CITY OF PORTLAND
Contractor Name: <u>self</u>		Address:	Phone:	
Past Use: <u>vacant lot</u>	Proposed Use: <u>single family</u>	COST OF WORK: <u>\$ 50,000</u>	PERMIT FEE: <u>\$ 270.00</u>	Site Plan
Proposed Project Description: <u>To construct single family dwelling as per plans</u>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <u>R-2</u> Signature: <u>[Signature]</u>	Zone: <u>R-2</u> CBL: <u>389-G-25</u>
Permit Taken By: <u>LATINI</u>		Date Applied For: <u>February 27, 1994</u>		Zoning Approval: <u>[Signature]</u> 3/10/95 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and local rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance 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.

SIGNATURE OF APPLICANT: [Signature] ADDRESS: P.O. Box 1404 Portland DATE: 3-7-95 PHONE: 878-2721
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Michael D. Hill PHONE: 878-2721

Action:

Approved
 Approved with Conditions
 Denied

Date: 3/18/95

CEO DISTRICT 7
[Signature]

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



FILL IN AND SIGN WITH INK

950488

PERMIT ISSUED

MAY 11 1935

CITY OF PORTLAND

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 5/10/35

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 174 Curtis Pl. Use of Building 1-2an No. Stories Existing New Building Existing
Name and address of owner of appliance Vesta Corp
Installer's name and address Lou Lavopa Pl & Htg Two Whitney Farm Way - Falmouth, ME 04105 Telephone 731-4339

General Description of Work

To install forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3 ft
From top of smoke pipe 12 inch From front of appliance 3 ft From sides or back of appliance 5 ft
Size of chimney flue 1 in Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour 1 gph
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett Labeled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 in
Location of oil storage cellar Number and capacity of tanks one 275 gal
Low water shut off yes Make Safeguard No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 275

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Dist. to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gally?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

cost of work: \$3000

Lou Lavopa
master oil burner: 43320

Amount of fee enclosed? \$35

APPROVED:

Handwritten signature and date 5/10/35

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

CS 300

Signature of Installer

APPLICANT'S COPY

Handwritten signature Lou Lavopa

D. Jackson

PERM ~~NO~~ 0626

Service Call in 10:30 Tom Hallen

INSPECTIONS:

SERVICE 4-11-95 BY TC

SERVICE CALLED 10:30AM BY TC

CLOSING 5-9-95 BY SYB

LOCATION: 174 Curtis

OWNER: VESTA Corp.

REMARKS:

FINAL INSPECTION 5-9-95 BY Jim Boyl

City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8704 950208 (17)

Location of Construction: Lot 45 Curtis Rd. 174 Curtis Rd.		Owner: Vesta Corp	Phone: 878-2721	Permit No:
Owner Address: P.O. Box 1464 Portland 04104		Lease/Buyer's Name:	Business Name:	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> PERMIT ISSUED Permit Issued: MAR 9 1995 Site Plan CITY OF PORTLAND </div>
Contractor Name: sol		Address:	Phone:	
Past Use: vacant lot	Proposed Use: single family	COST OF WORK: \$ 50,000	PERMIT FEE: \$50.00 \$ 270.00 Permit	Zone: R-2 CBL: 389-C-25 Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm
Proposed Project Description: To construct single family dwelling as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 43 Type: 5B BOCA 93	
		Signature:	Signature: <i>[Signature]</i>	
Permit Taken By: LATINE		Date Applied For: February 27, 1994		PEDESTRIAN ACTIVITIES DISTRICT (P.U.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____

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.

<i>Michael J. Skib</i>	<i>3-1-95</i>	<i>878-2721</i>	<i>878-2721</i>
SIGNATURE OF APPLICANT	DATE	PHONE	PHONE
<i>Michael J. Skib</i>			
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			

Historic Preservation

 Not in District or Landmark
 Docs. Not Require Review
 Requires Review

Action:

 Approved
 Approved with Conditions
 Denied

Date: *3/18/95*

GEO DISTRICT 7

M.A. Jordan

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

COMMENTS

3-15-95 (no work) (4-4-95) Footings in House 8" x 18" + Keyed Garage 8" x 15" + Keyed
 3-17-95 (no work) will check set backs on wall-pour (they appear OK)
 3-21-95 (no work) (4-5-95) Found. wall forms up (8" wide) (setbacks appear OK) (plot plan shows
 4-5-95 Deck to be built out on plans submitted)
 4-11-95 (Foundation back filled) (Fl joist 2x10 16" oc) garage back filled floor compacted
 4-26-95 Framing OK per plans
 6-19-95 Pre-final OK
 6-28-95 Final - Report issue *LD*

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 74 Curtis Rd. (Lot #5) 389-G-025

Issued to Vesta Corp

Date of Issue 28 June 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. 950202 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 PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6-28-95
(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 leasee for one dollar.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Dave Jordan, Code Enforcement Officer

FROM: Michael O'Sullivan, Development Review Coordinator

DATE: June 26, 1995

SUBJECT: Permanent Certificate of Occupancy for 174-Curtis-Road (Lot 5)

I have reviewed the single family residence at 174-Curtis Road and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Paul Niehoff, Materials Engineer

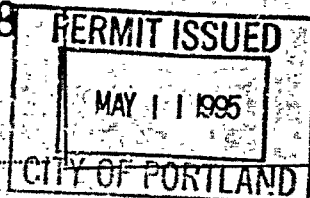
FILL IN AND SIGN WITH INK

950488



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 5/10/95



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 174 Curtis Rd Use of Building 1-fam No. Stories New Building Existing
Name and address of owner of appliance Vesta Corp
Installer's name and address Lou Lavopa Pl & Htg Telephone 781-4389
Two Whitney Farm Way Falmouth, ME 04105

General Description of Work

To install forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? #2 oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3 ft
From top of smoke pipe 18 inch From front of appliance 8 ft From sides or back of appliance 6 ft
Size of chimney flue 6 in Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour 1 gln
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2
Location of oil storage cellar Number and capacity of tanks one 275-gln
Low water shut off yes Make Safeguard No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 275

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

cost of work: \$3000 Lou Lavopa
master oil burner: #5520

Amount of fee enclosed? \$35

APPROVED:

Handwritten signature and date 5/10/95

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

CS 300

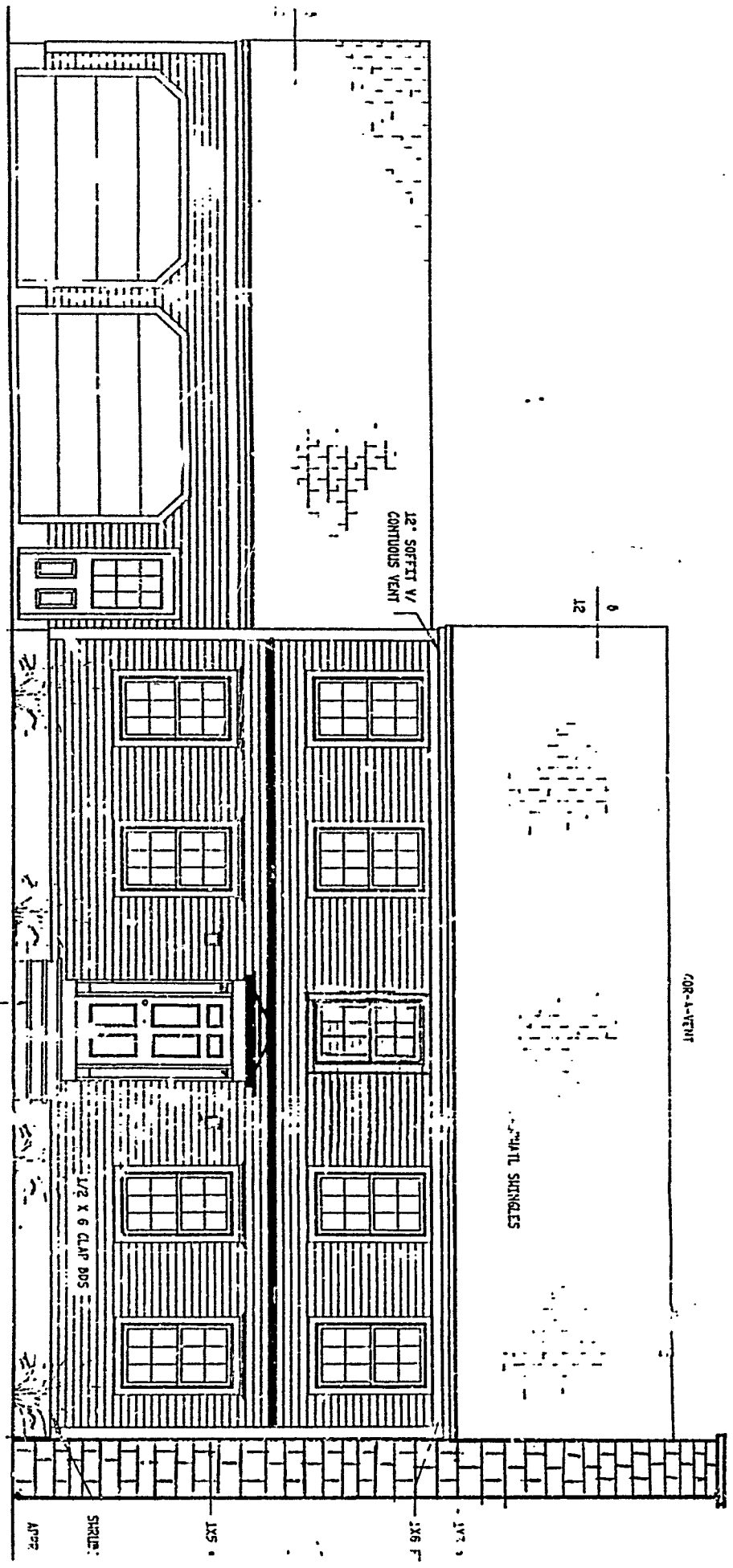
INSPECTION COPY

Signature of Installer

Handwritten signature of Lou Lavopa

Handwritten initials and signature D. Judan

26x32 Garrison



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

DEPT. OF BUILDING INSPECTION
 CITY OF CORNELLAND, ME
 FEB 27 1935
 I V E



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

I. D. Number _____

Vesta Corp

February 27, 1995

Applicant P.O. Box 1464 Portland 04104

Application Date

Applicant's Mailing Address Michael DiMillo

174 Curtis Road
Project Name/Description

Consultant/Agent same 878-2721

174 Curtis Rd.
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

389-G-25
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) _____

Proposed Building Square Feet or # of Units 1708 sq. ft. Acreage of Site 10,000 sq. ft. Zoning R-2

Check Review Required:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) <i>minor</i> | <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

1. *PLEASE SEE ATTACHED SHEET.*
2. _____
3. _____
4. _____

Approval Date *3/6/95* Approval Expiration *3/6/96* Extension to _____ date date Additional Sheets Attached

Condition Compliance signature _____ date _____

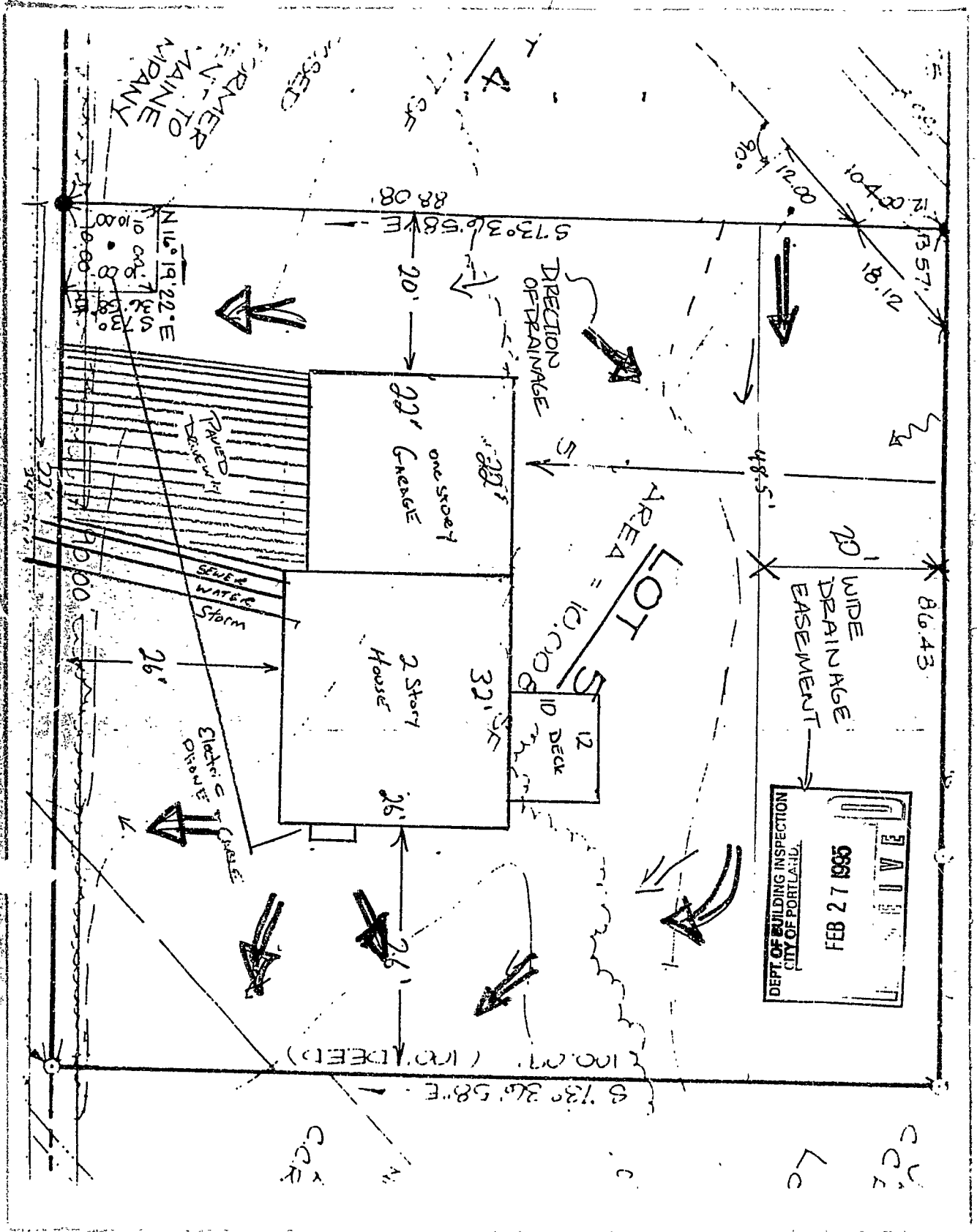
Performance Guarantee Required* Not Required

* 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 _____ | |

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address: 174 Curtis Rd (Lot #5) 389-G-025



Applicant: Vesta Corp / Maria DiMillo Date: 3/8/95
Address: 174 Curtis Rd.
Assessors No.: 309-G-25

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-2

Interior or corner lot -

Use - Single family with attached garage
2 story

Sewage Disposal -

Rear Yards - 25' req. / 38.5' shown (from back of deck)

Side Yards - 1 story 12' req. / 2 stories 14' req. / 20' req. 26' shown

Front Yards - 25' req. / 26' shown

Projections - rear deck 10' x 12' / chimney on right side

Height - 35'

Lot Area - 10,000 sq ft

Building Area - MAX. 20% lot coverage req.

Area per Family - 10,000 sq ft - ok

Width of Lot - 80' req. - 90' shown

Lot Frontage - 50' req. - 90' shown

Off-street Parking - GARAGE

Loading Bays -

Site Plan - minor minor

Shoreland Zoning - N/A

Flood Plains - N/A

ELOT PLAN DATA
LOT #5 CURTIS ROAD

2 STORY GARRISON STYLE HOUSE 26' X 32'

1 STORY GARAGE 22' X 22'

FRONT SET BACK ----- 25.5'

LEFT SET BACK ----- 20'

RIGHT SET BACK ----- 26'

REAR SET BACK ----- 48.5'

SEWER 22' FROM LEFT SIDE LINE

WATER 24' FROM LEFT SIDE LINE

STORM 26' FROM LEFT SIDE LINE

SILL ELEVATION OF HOUSE - 2.0' ABOVE STREET LEVEL

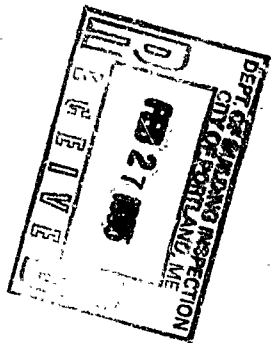
SILL ELEVATION OF GARAGE - 1.0' ABOVE STREET LEVEL

FRONT ELEVATION OF LOT - FROM 1.0' ABOVE STREET ELEVATION AT
FOUNDATION SLOPING FORWARD TO LEVEL OF SIDEWALK

SIDE ELEVATION OF LOT - FROM 1.5' ABOVE STREET ELEVATION SLOPING
TOWARDS FRONT OF LOT

REAR ELEVATION OF LOT - FROM 1.5' TO 2.0' TO 1.0' ABOVE STREET
ELEVATION SLOPING TOWARDS FRONT AND RIGHT REAR

SQUARE FOOTAGE OF LOT - 10,000 SF



BUILDING PERMIT REPORT

DATE: 8/mar/95 ADDRESS 174 Curtis Rd, Lot #5
REASON FOR PERMIT: To Construct a single family dwelling.
BLDG. OWNER: Vesta Corp.
CONTRACTOR: Vesta Corp. APPROVED: *1*2*7*9*10,
PERMIT APPLICANT: _____ DENIED: *11*13*14*15*16*17.

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).
- X 2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be closed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its 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 indication shut-off valve shall be installed in an accessible locations between the sprinkler and the connection to the domestic water supply. Minimum pipe shall be 3/4 inch copper, or 1 inch steel. Maximum coverage area of a residential sprinkler is 14 sq. ft. 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 opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have minimum net clear opening height dimension shall be 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. ft.
8. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 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 building code 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

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 Bldg. Code 1993).
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" 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 Inspections Services.
19. 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.


P. Samuel Hoffes
Chief of Inspections

/dmm 3/3/95 redo w/changes

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

March 8, 1995

CITY OF PORTLAND

RE: 174 Curtis Road, (Lot #5)

Vesta Corp.
P. O. Box 1464
Portland, ME. 04104

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

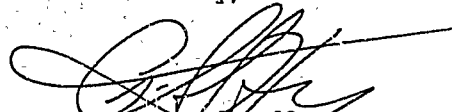
Inspection Services Approved Marge Schmuckal
Development Review Coordinator Approved with conditions (see attached)
James Seymour, Planning

Building Code Requirements

1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16 and 17 of the building permit report.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: James Seymour, Development Review Coordinator
Marge Schmuckal, Asst. Chief of Inspection Services

3/6/95
Date

CITY OF PORTLAND, ME
SITE PLAN REVIEW (AD 2000M)
CONDITIONS OF APPROVAL

APPLICANT: VESTA CORP
ADDRESS: P.O. BOX 1464 PORTLAND
SITE ADDRESS/LOCATION: 174 CURTIS RD (LOT #5)
DATE: 3/6/95

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

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- 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.
- Your new street address is now 174 CURTIS ROAD, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 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.
- 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.

✓
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 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.)

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

✓
The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

✓
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.

✓
THE FRONT HALF OF THE LOT SHOULD SLOPE TOWARDS THE STREET AND THE REAR HALF SHOULD DRAIN TOWARDS 20' WIDE DRAINAGE @ THE REAR. POSITIVE DRAINAGE MUST BE PROVIDED FOR THE DRAINAGE EASEMENT ALONG THE NORTH SIDE OF THE LOT. SEE ATTACHED SITE PLAN.

cc: Paul Niehoff, Materials Engineer

✓
VERIFY EXISTING CURB CUTS. DRIVEWAY ACCESS SHALL BE FROM EXISTING CURB CUT.



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

I. D. Number

Vesta Corp

February 27, 1995

Applicant: P. O. Box 1464 Portland 04104

Application Date

Applicant's Mailing Address: Michael Dimillo

174 Curtis Rd
Project Name/Description

Consultant/Agent: same 878-2721

Address of Proposed Site

Applicant or Agent Daytime Telephone/Fax

189-C-25
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)

Proposed Building Square Feet or # of Units: 1798 sq. ft.

10,000 sq. ft.

R-2

Proposed Building Square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) <i>planned</i> | <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 SCHMUCKEAC*

- Approved Approved w/Conditions listed below Denied

Approval Date: _____ Approval Expiration: _____ date _____ Extension to: _____ date _____ Additional Sheets Attached

Condition Compliance *Marge Schmucke* *3/8/95*
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	

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address: 174 Curtis Rd (Lot 15) 389-C-025

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Of Plantation: PORTLAND

Street: 157 GARDEN RD

Subdivision Lot #: 157

PROPERTY OWNERS NAME

Applicant Name: Louis Kavada

Mailing Address of Owner/Applicant (if different): 157 GARDEN RD PORTLAND ME 04106

PORTLAND 5397 TOWN # 157

Date Permit Issued: 5.16.95 \$ 144.75 FEE Double Fee Charged

L.P.I. # 01241

Local Plumbing Inspector Signature: _____

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant: Louis Kavada Date: 5.16.95

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Signature of Local Plumbing Inspector: David Jordan Date Approved: 6-28-95

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING

2. RELOCATED PLUMBING

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING

2. MODULAR OR MOBILE HOME

3. MULTIPLE FAMILY DWELLING

4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER

2. OIL BURNERMAN

3. MFG'D. HOUSING DEALER / MECHANIC

4. PUBLIC UTILITY EMPLOYEE

5. PROPERTY OWNER

LICENSE # 1571241

Column 1 Hook-Up & Piping Reloc. or Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<p>OR</p> <p>HOOK-UP to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>HOOK-UP to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures.</p> <p>Number of Hook-Ups & Relocations: _____</p> <p>Hook-Up & Relocation Fee: _____</p> <p>OR</p> <p>TRANSFER FEE (\$6.00) _____</p>		Hosebibb / Sillcock		Bathub (and Shower)
		Floor Drain		Shower (5" x 8")
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry
		Other		Water Heater
	Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
			Fixtures (Subtotal) Column 2	
			Total Fixtures	
			Permit Fee	
			Relocation Fee	
			Permit Fee (Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

File

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Charles W. & Jennifer T. Mull
174 Curtis Road
Portland, ME 04103

February 3, 1997

RE: 174 Curtis Road - 389-G-25 - R-2 Zone

Dear Mr. & Mrs. Mull,

It has come to our attention that you have constructed a deck and swimming pool at your address above without the proper permits. It would be necessary to apply immediately for these permits immediately within 10 working days. A belated fee will be charged.

Please note that there is some concern that this construction does not meet the zoning requirements, as far as setbacks, of the R-2 zone in which you are located.

When you come in to apply for a permit, it will be necessary to submitted a plot plan showing the building setbacks from the lot lines and a structural plans with dimensions showing how the deck was constructed. It will also be necessary to show us the pool criteria from the manufacturer. Our office is open from 7:00 am to 4:00 pm in order to apply for a permit. The permit fee is based on the cost of the work, with the belated fee added in.

If you have any questions regarding this matter, please do not hesitate to contact this office. If we do not hear from you within the designated time as stated above, this matter shall be turned over to our Corporation Counsel for any legal action.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator/
Asst. Chief of Insp. Services

cc to: P. Samuel Hoffses, Chief of Insp. Services
Joseph Gray, Jr., Dir. of Planning & Urban Dev.
Kevin Carroll, Code Enforcement Officer

