

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

|  |  |   |                                       |  |
|--|--|---|---------------------------------------|--|
| Location of Construction<br><b>Curris Road (Lot #1) #142</b>   |  | Owner:<br><b>Vesta Corp</b>   | Phone:<br><b>878-2721</b>             | Permit No:<br><b>940762</b>              |
| Owner Address:<br><b>P.O. Box 1464 Portland 04104</b>  |  | Leasee/Buyer's Name:  | Phone:                                | Business Name:                           |
| Contractor Name:<br><b>same</b>  |  | Address:  |                                       | Phone:                                   |
| Past Use:<br><b>vacant lot</b>   | Proposed Use:<br><b>single fam att. garage</b> | COST OF WORK:<br><b>\$ 50,000</b>   | PERMIT FEE:<br><b>\$ 270.00 50.00</b> | Permit Issued:<br><b>MINOR site plan</b> |
| FIREDEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied                                   |  | INSPECTION: MINOR<br>Use Group <b>5B</b> Type <b>5B</b>   |                                       |  |
| Proposed Project Description:<br><b>to construct 2 story colonial dwelling with attached garage as per plans</b> |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Applied<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied |                                       | Zoning Approval:<br><b>W-1</b>           |

- This permit application doesn't preclude (s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. Use information may invalidate a building permit and structural work.

debris to be hauled by pickup truck

**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

*Michael P. Smith* 20 Box 1464 Portland, ME 04104  
 SIGNATURE OF APPLICANT ADDRESS: DATE: 26 July 1994 PHONE: 878-2721

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: **CBL**  
 CITY OF PORTLAND 389-G-021

Special Zones or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan major  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: *7/26/94*

CEO DISTRICT **7**  
*Mr. Jordan*



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 30 August 1994, 19  
 Receipt and Permit number 10626

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 142 Curtis Rd  
 OWNER'S NAME: Vesta Corp ADDRESS: \_\_\_\_\_

| OUTLETS:  | FEES                           |
|---|--------------------------------|
| Receptacles <u>60</u> Switches <u>40</u> Plugmold _____ ft. TOTAL _____         | 20.00                          |
| FIXTURES: (number of)   |                                |
| Incandescent <u>20</u> Flourescent _____ (not strip) TOTAL _____                | 4.00                           |
| Strip Flourescent _____ ft. _____   |                                |
| SERVICES:   |                                |
| Overhead _____ Underground <u>x</u> Temporary _____ TOTAL amperes <u>100</u> .. | 15.00                          |
| METERS: (number of) <u>1</u> ..   | 1.00                           |
| MOTORS: (number of)   |                                |
| Fractional _____  |                                |
| 1 HP or over _____  |                                |
| RESIDENTIAL HEATING:  |                                |
| Oil or Gas (number of units) _____  |                                |
| Electric (number of rooms) _____  |                                |
| COMMERCIAL OR INDUSTRIAL HEATING:   |                                |
| Oil or Gas (by a main boiler) _____   |                                |
| Oil or Gas (by separate units) _____  |                                |
| Electric Under 20 kws _____ Over 20 kws _____                                   |                                |
| APPLIANCES: (number of)   |                                |
| Ranges _____ <u>1</u> _____   |                                |
| Cook Tops _____   |                                |
| Wall Gvens _____  |                                |
| Dryers _____ <u>1</u> _____   |                                |
| Fans _____  |                                |
| Water Heaters _____   |                                |
| Disposals _____ <u>1</u> _____  |                                |
| Dishwashers _____ <u>1</u> _____  |                                |
| Compactors _____  |                                |
| Others (denote) _____   |                                |
| TOTAL _____   | 8.00                           |
| MISCELLANEOUS: (number of)  |                                |
| Branch Panels _____   |                                |
| Transformers _____  |                                |
| Air Conditioners Central Unit _____   |                                |
| Separate Units (windows) _____  |                                |
| Signs 20 sq. ft. and under _____  |                                |
| Over 20 sq. ft. _____   |                                |
| Swimming Pools Above Ground _____   |                                |
| In Ground _____   |                                |
| Fire/Eurglar Alarms Residential _____   |                                |
| Commercial _____  |                                |
| Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____          |                                |
| over 30 amps _____  |                                |
| Circus, Fairs, etc. _____   |                                |
| Alterations to wires _____  |                                |
| Repairs after fire _____  |                                |
| Emergency Lights, battery _____   |                                |
| Emergency Generators _____  |                                |
| FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT .....                                | INSTALLATION FEE DUE: _____    |
| FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....                                  | DOUBLE FEE DUE: _____          |
|   | TOTAL AMOUNT DUE: <u>48.00</u> |

INSPECTION:  
 Will be ready on 9-2 PM, 1994; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: Place Elec  
 ADDRESS: 166 Summit St  
 TEL: 797-9954  
 MASTER LICENSE NO.: 10626 SIGNATURE OF CONTRACTOR: *[Signature]*  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN



# PLUMBING APPLICATION

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

**PROPERTY ADDRESS**

Town Or Plantation: PORTLAND

Street Subdivision Lot #: 142 Curtis Rd

**PROPERTY OWNERS NAME**

Last: \_\_\_\_\_ First: \_\_\_\_\_

Applicant Name: Louis LaVopa

Mailing Address of Owner/Applicant (if different): P.O. Box 3065 Portland ME 04110

PORTLAND 5181 TOWN COPY

Cost Permit Issued: 92 94 \$ 44.00  Double Fee Charged

L.P.I. # 0124

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: \_\_\_\_\_ Date: \_\_\_\_\_

**Caution: Inspection Required**

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

Local Plumbing Inspector Signature: David Jordan Date Approved: 10-25-94

**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 # 3520

| Hook-Up & Piping Relocation<br>Maximum of 1 Hook-Up   | Column 2 |  | Column 1 |                                 |
|---|----------|--|----------|---------------------------------|
|   | Number   | Type of Fixture                        | Number   | Type of Fixture                 |
| HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. |          | Hosebibb / Silcock                     | 2        | Bathtub (and Shower)            |
|   |          | Floor Drain                            |          | Shower (Separate)               |
| OR  |          | Urinal                                 | 1        | Sink                            |
|   |          | Drinking Fountain                      | 3        | Wash Basin                      |
| HOOK-UP: to an existing subsurface wastewater disposal system.  |          | Indirect Waste                         | 3        | Water Closet (Toilet)           |
| PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.  |          | Water Treatment Softener, Filter, etc. | 1        | Clothes Washer                  |
|   |          | Grease / Oil Separator                 | 1        | Dish Washer                     |
| Number of Hook-Ups & Relocations  |          | Dental Cuspidor                        |          | Garbage Disposal                |
| Hook-Up & Relocation Fee  |          | Bidet                                  |          | Laundry Tub                     |
|   |          | Other: _____                           |          | Water Heater                    |
| TRANSFER FEE<br>[\$6.00]  |          | Fixtures (Subtotal)<br>Column 2        |          | Fixtures (Subtotal)<br>Column 1 |
|   |          |  | 11       | Fixtures (Subtotal)<br>Column 2 |
| SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE   |          |  |          |                                 |
|   |          |  | \$ 44.00 | Fixture Fee                     |
|   |          |  | \$       | Transfer Fee                    |
|   |          |  | \$       | Hook-Up & Relocation Fee        |
|   |          |  | \$ 64.00 | Permit Fee (Total)              |



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 142 Curtis Rd. (Lot #1)

Issued to Vesta Corp

Date of Issue 27 Oct 94

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. 94/07 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:

This certificate supersedes  
certificate issued

Approved:

*[Signature]*

(Date)

Inspector

*[Signature]*

Inspector of Buildings

Note: This certificate is valid only for the use of building or premises, and ought to be transferred to an owner or owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

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

|  |  |   |   |  |
|--|--|---|---|--|
| Location of Construction:<br><b>Curtis Road (Lot #1) #142</b>  |  | Owner:<br><b>Vesta Corp</b>   | Phone:<br><b>878-2721</b>                                     | Permit No:<br><b>940762</b>  |
| Owner Address:<br><b>P.O. Box 1464 Portland 04104</b>  |  | Lease/Buyer's Name:   | Phone:  | Business Name:   |
| Contractor Name:<br><b>[blank]</b>   |  | Address:  |   | Phone:   |
| Past Use:<br><b>vacant lot</b>   | Proposed Use:<br><b>single fam att. garage</b> | COST OF WORK:<br><b>\$ 50,000</b>   | PERMIT FEE:<br><b>\$ 270.70 50.00</b>                         | Permit Issued<br><b>JUL 28 1994</b><br>MINOR site plan<br>CITY OF PORTLAND<br>Zone: <b>CEU</b> YES 389-C-021   |
| Proposed Project Description:<br><b>to construct 2 story colonial dwelling with attached garage as per plans</b> |  | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied  | INSPECTION: <b>MINOR</b><br>Use Group <b>B</b> Type <b>SB</b> |  |
| Signature:   |  | Signature: <i>[Signature]</i>   |   | Zoning Approval:<br><b>[Signature]</b><br>Special Zoning or Reviews:<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  |  | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied |   |  |

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal 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. False information may invalidate a building permit and stop all work.

debris to be hauled by pickup truck

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26 July 1994

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: *[Address]* DATE: *[Date]* PHONE: *[Phone]*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: *[Title]* PHONE: *[Phone]*

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

CEC DISTRICT **7**  
*[Signature]*

COMMENTS

8-2-94 (Excavation started)  
 8-3-94 (Footings not poured yet)  
 8-4-94 C Footings started will be ready 8-5-94  
 8-8-94 (Footings poured) set back appear OK (projection on front foundation (4'x5')  
 look like stair projection  
 8-9-94 (Forms poured)  
 8-12-94 No Notification for backfill / Contractor states internal drains installed  
 9-7-94 1<sup>st</sup> plumbing OK and External drains installed under  
 Framing OK "C" rock + Hang (Send letter to Contractor)

Inspection Record

|             | Type                    | Date     |
|-------------|-------------------------|----------|
| Foundation: | OK                      | 8-12-94  |
| Framing:    | OK                      | 9-7-94   |
| Plumbing:   | 1 <sup>st</sup> + Final | 10-25-94 |
| Final:      | OK - Site Conditions    |          |
| Other:      |                         |          |

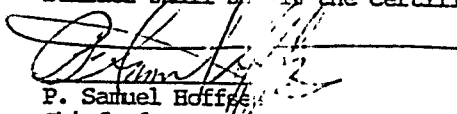
BUILDING PERMIT REPORT

Address 142 Curtis Rd. Date 27/Jul/94  
Reason for Permit To Construct a single family  
dwelling with attached garage Bldg. Owner: Vesta Corp  
Contractor: owner  
Permit Applicant: 11  
Approval: \*1 \*7 \*8 \*9 \*10 \*12 \*13 \*14 \*15

CONDITION OF APPROVAL:

- \*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 proper setbacks are maintained.
4. All vertical openings shall be enclosed 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 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 system 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 square feet per sprinkler.
- \*7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). 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. 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
- \*9. 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 ;ies 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).
- \*10. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.
11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code (The BOCA National Building Code/1993).
- \*12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.
- \*13. Headroom in habitable space is a minimum of 7'6".
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- \*15. 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 or occupancy is issued or demolition permit is granted.
16. Section 25-155 of the Municipal Code for the City of Portland states: "No person or entity 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".
17. 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.

  
P. Samuel Hoff  
Chief of Inspection

/dmm 01/14/94(redo w/ additions)

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 28, 1994

RE: 142 Curtis Road - (Lot #1)

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

Dear Sir:

Your application to construct a two-story colonial dwelling with attached garage has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

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

Site Plan Review Requirements

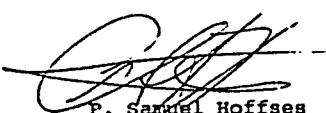
Inspection Services Approved William Giroux, Zoning Administrator  
Public Works Approved with conditions (see attached) C. Carrigan, PE,  
Development Review Coordinator

Building Code Requirement

Please read and implement items 1, 7, 8, 9, 10, 12, 13, 14 and 15 of the attached building permit report.

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

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

/el

cc: William Giroux, Zoning Administrator  
Craig Carrigan, PE, Development Review Coordinator



Applicant: Vesta Corp.

Date: 7-27-94

Address: 11 Curtis Rd lot #1

Assessors No.: 389-G-31

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone location - R2

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 49' 25' req.

Side Yards - 23' 14' req.

Front Yards - 25' 25' req.

Projections - front steps 50 ft or less

Height - 2 story

Lot Area - 10,000 sq ft

Building Area - 832 + 484

Area per Family - entire

Width of Lot - 100'

Lot Frontage - 100'

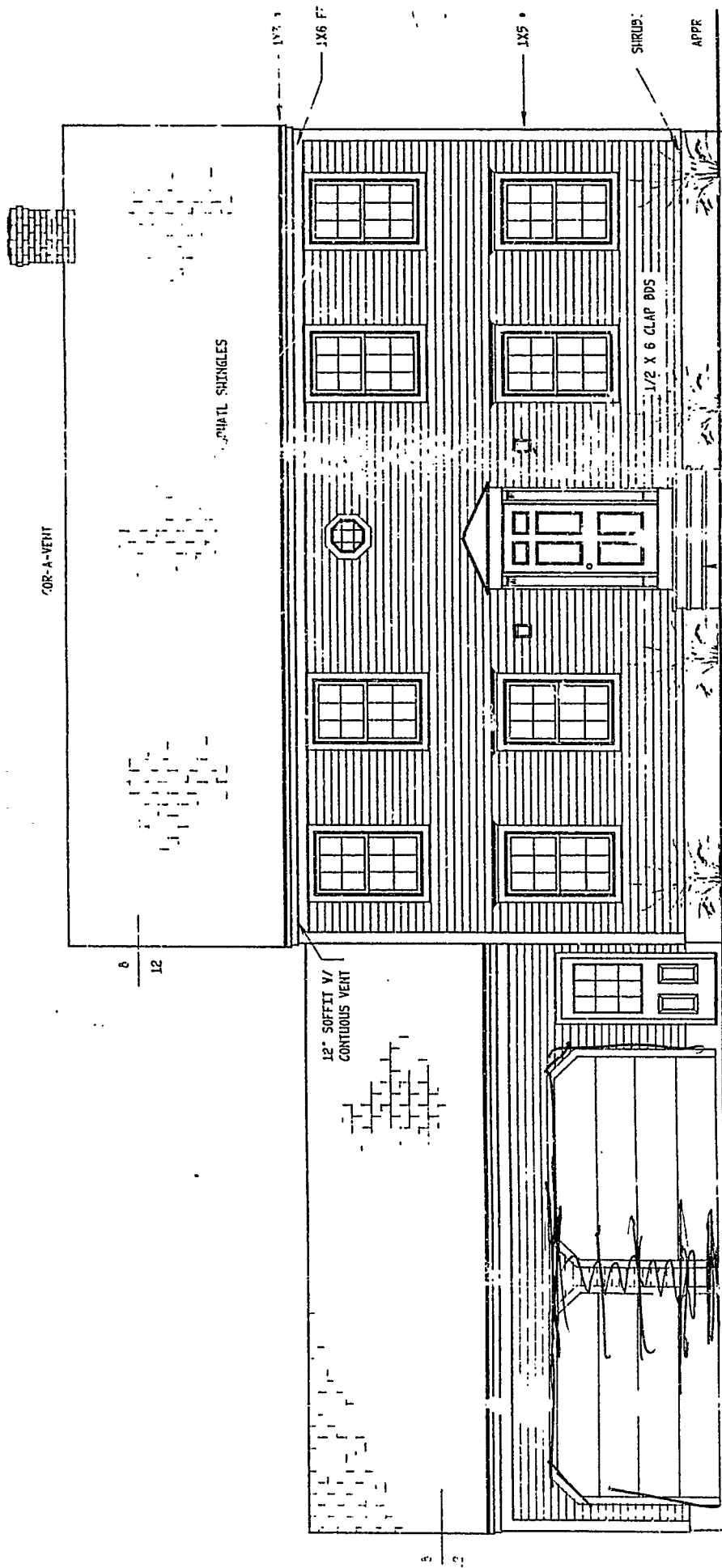
Off-street Parking - 2 cars

Loading Bays - N/A

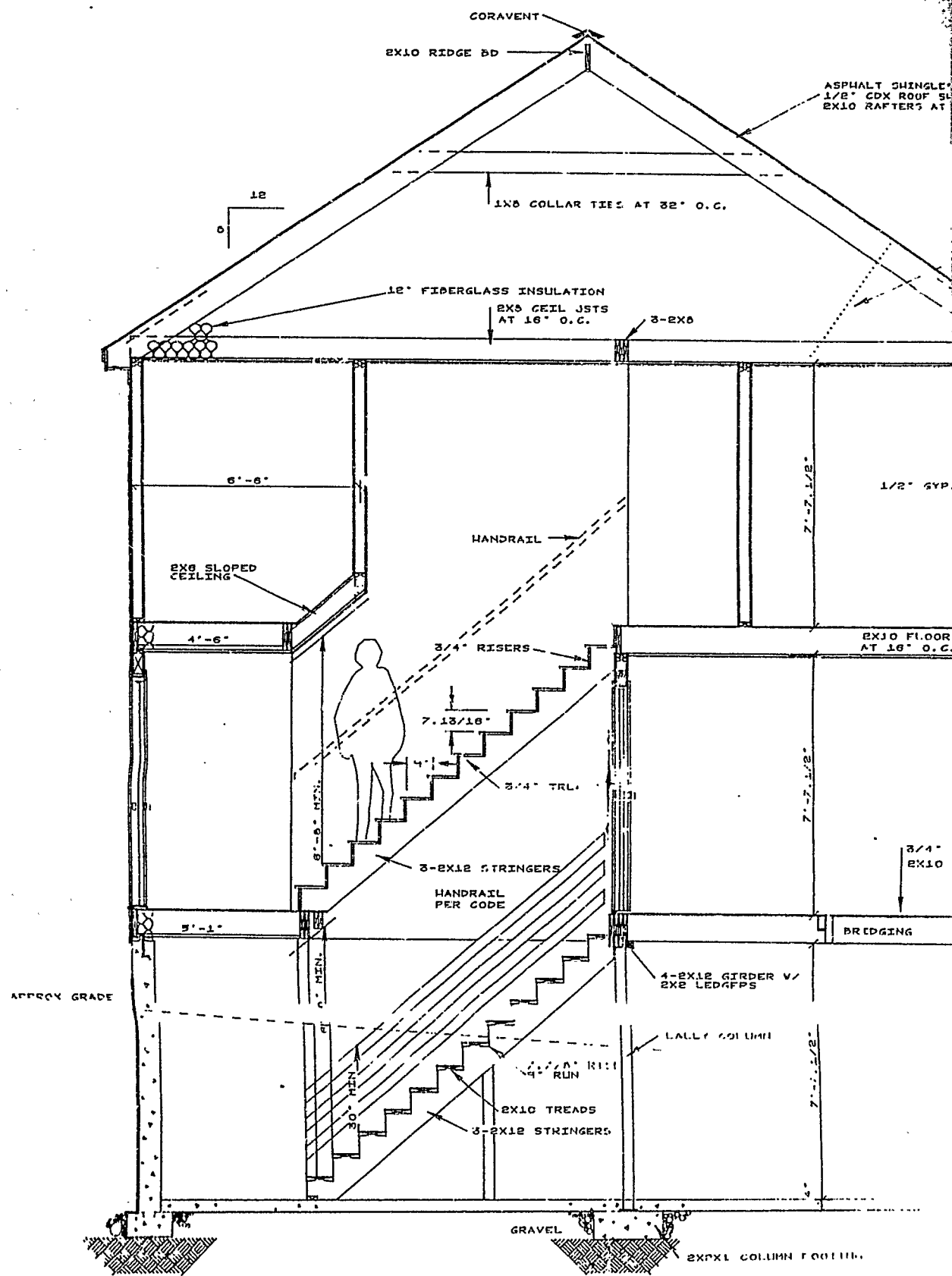
Site Plan -

Shoreland Zoning -

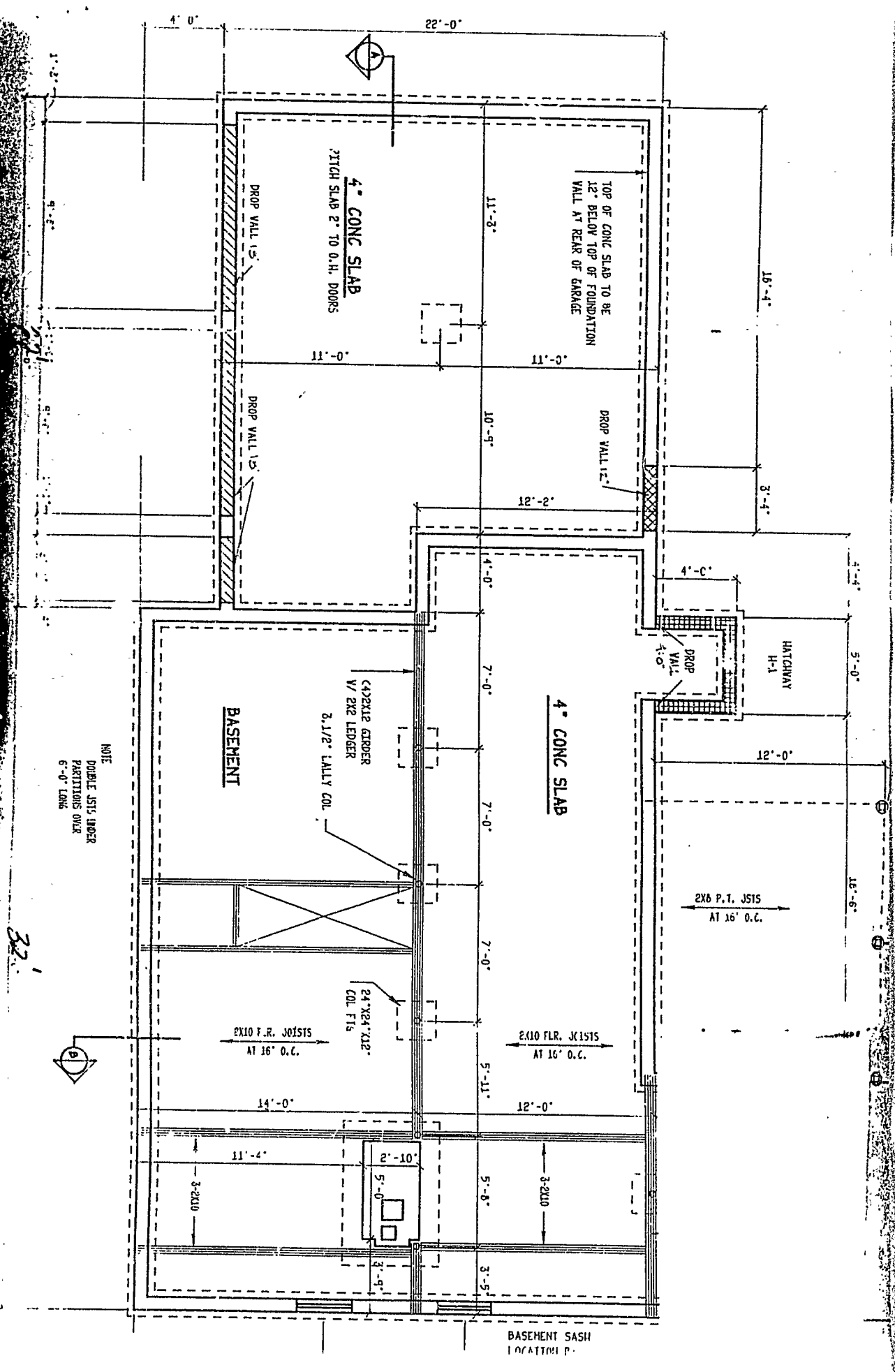
Flood Plains -



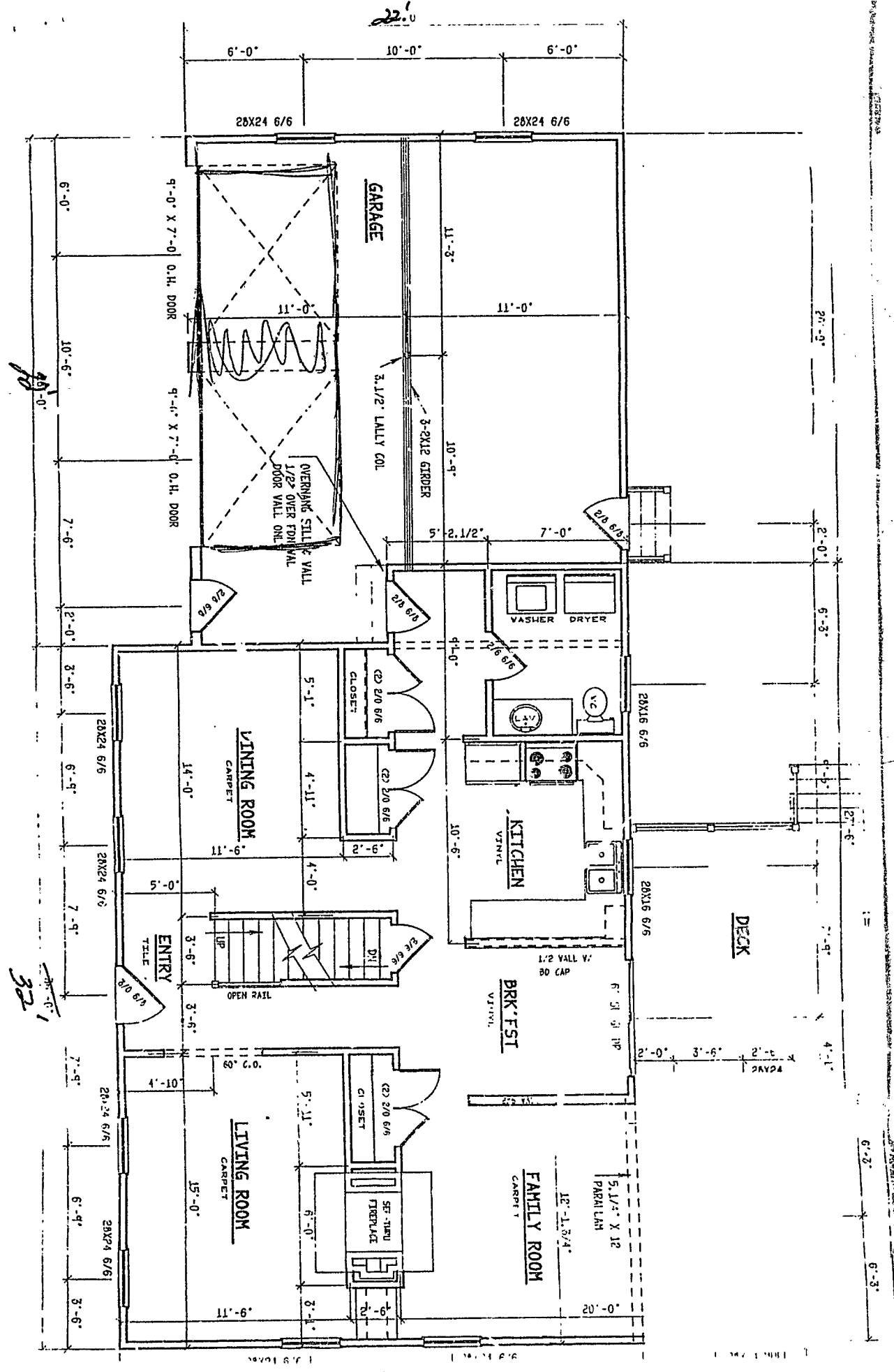
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**HOUSE SECTION**  
 SCALE: 3/8" = 1'-0"



32



22'-0"

32'-0"

29'



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

APPLICANT: VESTA CORP  
ADDRESS: PO BOX 1464 PORTLAND ME 04104  
SITE ADDRESS/LOCATION: 142 CURTIS RD  
DATE: 25 July 1994

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 142 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 closings 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 & Public Works Engineering Division (55 Portland St.) 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. 8822. (Only excavators licensed by the City of Portland are eligible).
- SET FOUNDATION TO ALLOW POSITIVE DRAINAGE AWAY FROM WALLS

cc: P. Niehoff

MINOR MINOR SITE PLAN  
**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

Applicant: Vesta Corp. Date: July 15, 1994

Mailing Address: P.O. Box 1464 - Portland 04104 Address of Proposed Site: Lot #1 Curtis Road (St. Angelo)

Proposed Use of Site: Single family with single garage attached Site Identifier(s) from Assessors Maps: \_\_\_\_\_

Acres of Site: 10,000 sq. ft. Ground Floor Coverage: 832 house 484 garage Zoning of Proposed Site: \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors: 2

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area: 1664 sq. ft.

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation: \_\_\_\_\_

Use complies with Zoning Ordinance — Staff Review Below

Zoning, SPACE & BULK, as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

| DATE | ZONE LOCATION | INTERIOR OR CORNER LOT | 40 FT. SETBACK AREA (SEC. 21) | USE | SEWAGE DISPOSAL | REAR YARDS | SIDE YARDS | SETBACK YARDS | PROJECTIONS | HEIGHT | LOT AREA | BUILDING AREA | AREA PER FAMILY | WIDTH OF LOT | LOT FRONTAGE | OFF-STREET PARKING | LOADING BAYS |
|------|---------------|------------------------|-------------------------------|-----|-----------------|------------|------------|---------------|-------------|--------|----------|---------------|-----------------|--------------|--------------|--------------------|--------------|
|      |               |                        |                               |     |                 |            |            |               |             |        |          |               |                 |              |              |                    |              |

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

MINOR MINOR SITE PLAN  
**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

Applicant Vesta Corp. Date July 15, 1994  
 Mailing Address P.O. Box 1464 Portland 04104 Address of Proposed Site 142 105 #1 Curtis Road (St. Angelo)  
 Proposed Use of Site single family with single garage attached Site Identifier(s) from Assessors Maps \_\_\_\_\_  
 Acreage of Site 10,000 sq. ft. / 822 house 484 garage Ground Floor Coverage \_\_\_\_\_ Zoning of Proposed Site \_\_\_\_\_  
 Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors 2  
 Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area 1664 sq. ft.  
 Planning Board Action Required: ( ) Yes ( ) No  
 Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

|                        | TRAFFIC CIRCULATION | ACCESS | CURB CUTS | ROAD WIDTH | PARKING | SIGNALIZATION | TURNING MOVEMENTS | LIGHTING | CONFLICT WITH CITY CONSTRUCTION PROJECT | DRAINAGE | SOIL TYPES | SEWERS | CURB-INK | SIDEWALK | OTHER |                            |
|------------------------|---------------------|--------|-----------|------------|---------|---------------|-------------------|----------|---|----------|------------|--------|----------|----------|-------|----------------------------|
| APPROVED               |                     |        |           |            |         |               |                   |          |   |          |            |        |          |          |       |                            |
| APPROVED CONDITIONALLY |                     |        |           |            |         |               |                   |          |   |          |            |        |          |          |       | CONDITIONS SPECIFIED BELOW |
| DISAPPROVED            |                     |        |           |            |         |               |                   |          |   |          |            |        |          |          |       | REASONS SPECIFIED BELOW    |

REASONS: SEE ATTACHED CONDITIONS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

 7/25/94  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY



**VESTA CORP.** GENERAL CONTRACTING

P.O. 1464, PORTLAND, MAINE 04104

PLOT PLAN DATA  
LOT #1 CURTIS ROAD

2 STORY COLONIAL STYLE HOUSE 26' X 32'

1 STORY GARAGE 22' X 22'

FRONT SET BACK ----- 25'

LEFT SET BACK ----- 23'

RIGHT SET BACK ----- 23'

REAR SET BACK ----- 49'

SEWER 35' FROM LEFT SIDE LINE

WATER 40' FROM LEFT SIDE LINE

STORM 45' 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

Inspector Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

August 12, 1994


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

RE: 142 Curtis Rd.

Dear Sirs,

This is in regards to the construction of 142 Curtis Rd. On August 12, 1994, I conducted an inspection at the above mentioned address. When I arrived at the construction site all concrete work had been poured and the entire foundation had been backfilled. As stated in your permit package under Building Permit Report Condition of Approval: #1 had been checked by Inspection Services, which states, "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) As none were called to myself or Inspection Services, I am issuing this letter as a warning, if any other violations occur during this construction stage, I will issue a STOP WORK ORDER and demand that all work be exposed for inspection purposes. Thank you for your cooperation in this matter.

  
David Jordan  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspections

## ELECTRICAL PERMIT City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical code and the following specification:

Date 11 December 1995

Permit # XXX 16842

LOCATION: 142 Curtis Rd

OWNER Finberg, Fred ADDRESS \_\_\_\_\_

|                          |                   |             |                 | TOTAL EACH FEE   |     |       |
|--------------------------|-------------------|-------------|-----------------|------------------|-----|-------|
| <b>OUTLETS</b>           |                   |             |                 |                  |     |       |
|                          | Receptacles       | Switches    |                 | 26               | .20 | 5.20  |
| <b>FIXTURES</b>          | (number of)       |             |                 |                  |     |       |
|                          | incandescent      | fluorescent |                 | 8                | .20 | 1.60  |
|                          | fluorescent strip |             |                 |                  | .20 |       |
| <b>SERVICES</b>          |                   |             |                 |                  |     |       |
|                          | Overhead          |             | TTL. AMPS TO    | 800              |     | 15.00 |
|                          | Underground       |             |                 | 800              |     | 15.00 |
| <b>TEMPORARY SERV.</b>   |                   |             |                 |                  |     |       |
|                          | Overhead          |             | AMPS OVER       | 800              |     | 25.00 |
|                          | Underground       |             |                 | 800              |     | 25.00 |
| <b>METERS</b>            | (number of)       |             |                 |                  |     | 1.00  |
| <b>MOTORS</b>            | (number of)       |             |                 |                  |     | 2.00  |
| <b>RESID/COM</b>         | Electric units    |             |                 |                  |     | 1.00  |
| <b>HEATING</b>           | oil/gas units     |             |                 |                  |     | 5.00  |
| <b>APPLIANCES</b>        | Ranges            | Cook Tops   | Wall Ovens      |                  |     | 2.00  |
|                          | Water heaters     | Fans        | Dryers          |                  |     | 2.00  |
| <b>Disposals</b>         | Dishwasher        | Compactors  | Others (denote) |                  |     | 2.00  |
| <b>MISC. (number of)</b> | Air Cond/win      |             |                 |                  |     | 3.00  |
|                          | Air Cond/cent     |             |                 |                  |     | 10.00 |
|                          | Signs             |             |                 |                  |     | 5.00  |
|                          | Pools             |             |                 |                  |     | 10.00 |
|                          | Alarms/res        |             |                 |                  |     | 5.00  |
|                          | Alarms/com        |             |                 |                  |     | 15.00 |
|                          | Heavy Duty        |             |                 |                  |     | 2.00  |
|                          | Outlets           |             |                 |                  |     |       |
|                          | Circus/Carnv      |             |                 |                  |     | 25.00 |
|                          | Alterations       |             |                 |                  |     | 5.00  |
|                          | Fire Repairs      |             |                 |                  |     | 15.00 |
|                          | E Lights          |             |                 |                  |     | 1.00  |
|                          | E Generators      |             |                 |                  |     | 20.00 |
|                          | Panels            |             |                 |                  |     | 4.00  |
| <b>TRANSFER</b>          | 0-25 Kva          |             |                 |                  |     | 5.00  |
|                          | 25-200 Kva        |             |                 |                  |     | 8.00  |
|                          | Over 200 Kva      |             |                 |                  |     | 10.00 |
|                          |                   |             |                 | TOTAL AMOUNT DUE |     |       |
|                          |                   |             |                 | MINIMUM FEE      |     | 25.00 |
|                          |                   |             |                 | 25.00            |     |       |

INSPECTION: Will be ready \_\_\_\_\_ or will call xxx

CONTRACTORS NAME Hannan's Electric  
 ADDRESS 897 Broadway So. Ptld  
 TELEPHONE 767-2471  
 MASTER LICENSE No. 16842  
 LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR

*Fred Hannan*



