

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

Location of Construction: 511 Stevens Ave.		Owner: CASCO BANK	Phone:	Permit No: 941290
Owner Address: 308 Garfield Ave - Portland, ME 04104	Lease/Buyer's Name: James Ascanio	Phone: 874-3248	Business Name:	Permit Issued: PERMIT ISSUED DEC - 1 1994
Contractor Name: Ascanio	Address:	Phone:	CITY OF PORTLAND	
Past Use: bank/office space	Proposed Use: commercial garage	COST OF WORK: \$ 25,000.	PERMIT FEE: \$ 145.00	Zoning Approval: <i>[Signature]</i> 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
Proposed Project Description: construct garage - approx 30'x30'		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>[Signature]</i> Signature: <i>[Signature]</i>	
IMOR SITE PLAN REVIEW - \$300		Signature: <i>[Signature]</i>	PEDESTRIAN ACTIVITIES DISTRICT <i>[Signature]</i>	Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Permit Taken By: Mary Greisk	Date Applied For: 15 Nov 94	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature:	Historic Preservation: <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review

- 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.

Handwritten notes:
774 3643
21 NOV 94

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: *William Demmel*
Address: *1601 ...*
Date: *12/01/94*
Phone: *774 3643*

Responsible Person in Charge of Work Title: _____
Phone: _____

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

CEO DISTRICT: *[Signature]*
MacCarroll

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 1, 1994

RE: 844 Stevens Avenue

Mr. James Ascanio
360 Warren Ave.
Portland, ME 04103

Dear Sir:

Your application to construct office and commercial 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
Fire Dept. Approved LT. McDougal
Public Works Approved with conditions (see attached conditions) Owens
McCullough
Planning Div. Approved with conditions Owens McCullough

- Building/Fire Code Requirements
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. This permit is for the garage only with light storage on second floor.
 4. 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.
 5. Before work begins, please supply this office with complete set of construction plans.

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

Sincerely,

S. P. Hoffses
Chief of Inspection Services

/el

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

James Ascanio 878-9448
 Applicant (P/S agrmt w option to buy)
 306 Warren Ave- Ptld, ME 04104

11/1/94

Date

Mailing Address
 office space w new garage

844 Stevens Ave
 Address of Proposed Site

Proposed Use of Site
 21,799 sq ft / appx 30'x30'

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: Bill Nemmers - 774-3683

Date Dept. Review Due: _____

Minor Site Plan Review

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	FRONT 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]
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGIN.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

James Ascanio 878-9448

11/1/94

Applicant (with signature & option to buy)
314 Warren Ave - Ptd, ME 04104

Date

Mailing Address:
office space w new garage

314 Stevens Ave
Address of Proposed Site

Proposed Use of Site: appx 30'x30'

Site Identifier(s) from Assessors Maps

Acreeage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: Bill Tombers - 774-3633

Date Dept. Review Due: _____

Minor Site Plan Review

FIRE DEPARTMENT REVIEW

11/3/94
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMENSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

James Ascanio - 878-9448

Applicant (75% agreement option to buy)
 306 Warren Ave- Ptd. ME 04104

11/1/94

Date

Mailing Address
 office space w new garage

804 Stevens Ave
 Address of Proposed Site

Proposed Use of Site
 appx. 30' x 30'

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: Bill Nemmers - 774-3693

Date Dept. Review Due: _____

Minor Site Plan Review

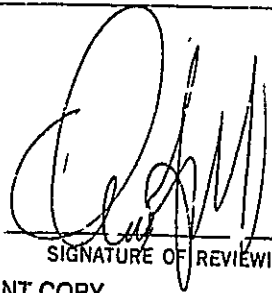
PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	Approved with attached conditions															CONDITIONS SPECIFIED BELOW
APPROVE. CONDITION:	and per conditions of															
DISAPPROVED	approval letter dated 11/18/94															REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)


 _____ 11/19/94
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

James Astasio 878-9448

Applicant: (Last Name & Option or Job)
308 Warren Ave. Portland, ME 04104

Date: 11/17/04

Mailing Address:
Additional space & new garage

344 Stevens Ave
Address of Proposed Site

Proposed Use of Site:
appx 30' x 30'

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors

Board of Appeals Action Required: () Yes () No

Total Floor Area

Planning Board Action Required: () Yes () No

Other Comments: contact person: Bill Nemours - 771-3683

Date Dept. Review Due:

Minor Site Plan Review

PLANNING DEPARTMENT REVIEW

(Date Received)

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	Approved with attached											
APPROVED CONDITIONALLY	Conditions and per conditions											
DISAPPROVED	of approval letter dated 11/18/04											

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

[Signature] 11/18/04
 SIGNATURE OF REVIEWING STAFF / DATE

PLANNING DEPARTMENT COPY

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

APPLICANT: JAMES ASCANIO
ADDRESS: 300 WARREN AVE. PORTLAND, ME. 04104
SITE ADDRESS/LOCATION: 844 STEVENS AVE.
DATE: 11/17/94

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 _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-9300, 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 Wurnlin at 787-5302) 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 to issuance of a Certificate of Occupancy.

A street opening permit(s) is required for your site. Please contact Carol Polinsky 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 is completed to perform an inspection.

Permanent trench pavement repair
shall be performed on utility pavement
crossings.

cc: Paul Niehoff, Materials Engineer

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 18, 1994

Mr. James Ascanio
306 Warren Avenue
Portland, ME 04104

Re: 844 Stevens Avenue.

Dear Mr. Ascanio

On November 17, 1994, the Portland Planning Authority granted minor site plan approval for construction of a 1,800 sq. ft. garage addition.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

This approval is subject to the following conditions:

1. Paved areas within the parking lot which have settled shall be shimed with a pavement overlay to eliminate ponding of surface drainage.
2. The proposed garage shall be sited as shown on the attached plan, to better facilitate vehicular movement.
3. If an outside solid waste container is utilized, a 6' stockade fence enclosure shall be constructed to screen the container.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

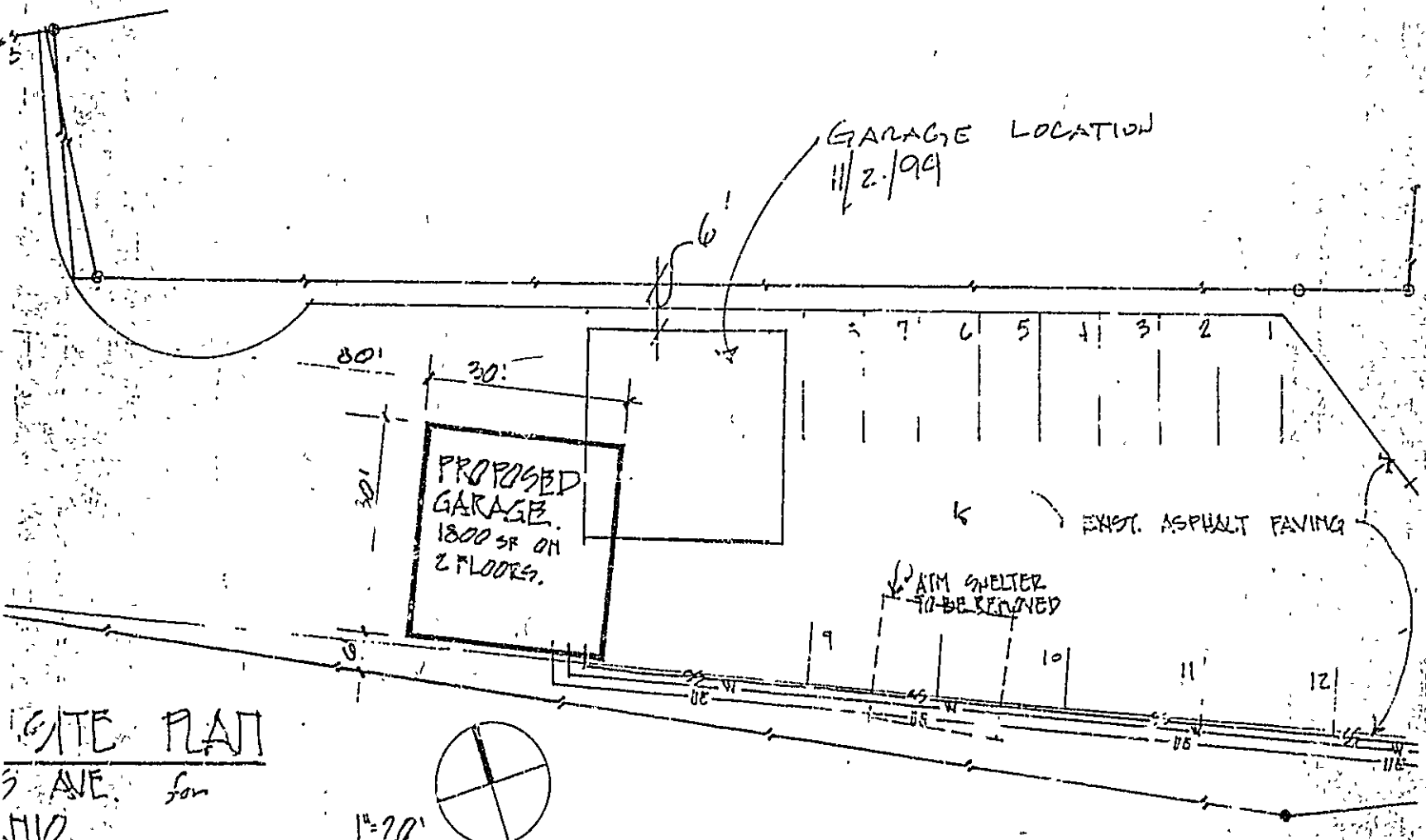
If there are any questions, please contact the Planning Staff.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
Cwens McCullough, P.E., Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File

TOP ST.



GARAGE LOCATION
11/2/99

PROPOSED
GARAGE
1800 SF ON
2 FLOORS.

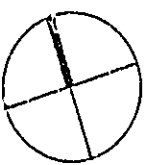
EXIST. ASPHALT PAVING

ATM SHELTER
TO BE REMOVED

SITE PLAN

S. AVE. for
SHO.

1" = 20'



624-6460 Dept Labor - Workplace Safety
6460 →

Ted Ojka

Maurice Netto

David Niklas

Safety Officer

STANDARD INDUSTRIAL EQUIPMENT CO. INC.
10125 PERCIVAL DRIVE
MILWAUKEE, WISCONSIN 53227

1. The purpose of this document is to provide information regarding the safety of the equipment described herein.	1
2. This document is intended for use by the operator of the equipment.	2
3. The operator should read this document carefully before operating the equipment.	3
4. The operator should follow the instructions in this document to ensure safe operation.	4
5. The operator should never operate the equipment if they are under the influence of alcohol or drugs.	5
6. The operator should never operate the equipment if they are tired or overworked.	6
7. The operator should never operate the equipment if they are not properly trained.	7
8. The operator should never operate the equipment if they are not wearing the proper safety gear.	8
9. The operator should never operate the equipment if they are not in a safe location.	9
10. The operator should never operate the equipment if they are not following the instructions in this document.	10