

902034

Permit # 902034 City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Andrew & Julie DeRice Phone # _____
 Address: 2 Flintlock Ln; Falmouth, ME 04105
 LOCATION OF CONSTRUCTION 95-97 Avalon Rd.
 Contractor: owner Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 400 Proposed Use: duplex w shed
 Past Use: duplex
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Construct a storage shed; 8'x10'

For Official Use Only **PERMIT ISSUED**
 Date: 10/5/90 Subdivision Name _____
 Inside Fire Limits _____ Lot: OCT 17 1990
 Bldg Code _____ Ownership: _____
 Time Limit _____
 Estimated Cost: 400 City of Portland
 Zoning: R-3
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain): OK WDA 10-15-90

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

1. Type: _____
2. Number of Fire Places _____

Heating:

1. Type of Heat: _____

Electrical:

1. Service Entrance Size: _____
2. Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant Julie DeRice Date _____

Signature of CEO Julie DeRice Date _____

Inspection Dates _____

White-Tax Assesor

Yellow-GPCOG

White Tag-CEO

© Copyright of PCOG-1988

[4] 10/17/90

902034

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job Proper plans must accompany form.

Owner: ANDREW & JULIE DERICE Phone # _____
Address: 2 Flintlock Ln; Falmouth, ME 04105
LOCATION OF CONSTRUCTION * 95-97 Avalon Rd. *
Contractor: owner Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: 400 Proposed Use: Duplex w shed
Past Use: duplex
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Construct a storage shed; 3'x10'

For Official Use ONLY PERMIT ISSUED
Date 10/5/99 Subdivision: _____ Name: _____
Inside Fire Limit: _____ Lot: OCT 17 1999
Bldg Code: _____ Ownership: Public
Time Limit: _____ City of Portland
Estimated Cost: 400
Zoning: R-3
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other: OK WDA 10-15-99

Foundation:
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:
1. Ceiling Joists Size: _____ Spacing _____ Not in District nor Landmark.
2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
3. Type Ceilings: _____
4. Insulation Type _____ Size _____ Requires Review.
5. Ceiling Height: _____
Roof:
1. Truss or Rafter Size _____ Span _____ Action: Approved.
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____ Date: 10/5/99
Chimneys:
Type: _____ Number of Fire Places _____ Signature: [Signature]
Heating:
Type of Heat: _____
Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____
Swimming Pools:
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.
Permit Received By Louise E. Chase
Signature of Applicant Julie Derice Date _____
Signature of CEO _____ Date _____
Inspection Dates _____
White-Tax Assesor Yellow-GPCOG White Tag - CEO [Signature] © Copyright GPCOG 1988

PLOT PLAN

N
↑

FEES (Breakdown From Front)

Base Fee \$ _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS *10-17-90 Sheds all up.*

Signature of Applicant _____

Date _____

RECEIVED BY THE
 FORELAND PLANNING DEPARTMENT
 DATE _____
 BY _____
 M/F MARY J. SAVICK

STANDARD BOUNDARY SURVEY
 AND
 95-97 TOPOGRAPHIC SITE PLAN
 PROPERTY AT
 89-97 AVALON ROAD
 PORTLAND, MAINE CUMBERLAND COUNTY
 FOR
 ANDREW & JULIE DeRICE
 2 FLINTLOCK LANE
 FAIRBANKS, ME 04740

SUBDIVISION PLAT
 SCALE 1" = 10'
 MARCH 1990

- LEGEND**
- IRON PIPE FOUND
 - 15" DIA. 10' DEPT. SET
 - UTILITY POLE WITH OVERHEAD LINES
 - EXISTING CONTOUR
 - FENCED AND EXISTING LOT LINES
 - 10" PIPE LINE
 - TOWER LINE
 - TREE LINE
 - NEW WETLAND LINE
 - NEW IMPROVEMENT WALL MOUNT LIGHT FIXTURE

- NOTICE**
1. BEARING DATA TO DYNAMIC SOUTH AS OBSERVED ON MARCH 3, 1990 ARE CALCULATED FROM THE MERIDIAN OF 3 THURSDAY.
 2. PROPERTY IS A SPECIFIC AS SHOWN BY THE PLANNING DEPARTMENT TO BEYOND OF MARY J. CAMPBELL TO MARY J. CAMPBELL DATED JULY 2, 1984 AND SCHEDULED IN THE CUMBERLAND COUNTY REGISTERED DEEDS BY DEED NO. 14911 AND IS CORRECTED BY DEED NO. 14911 TO 14, 10' TO THE NORTH LINE TO BEYOND OF LOT TO BE SHOWN ON PLAN DATED "PLAN OF AVALON DISTRICT" DATED JUNE, 1988 AND RECORDS IN THE CUMBERLAND COUNTY DEEDS BY DEED NO. 14911 AND RECORDS IN THE CUMBERLAND COUNTY DEEDS BY DEED NO. 14911.
 3. DETERMINED UTILITY LOCATIONS AND APPROXIMATE ARE ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 4. ELEVATION DATA ON THIS PLAN IS BASED ON THE DATUM OF 1988. THE ELEVATION OF AVALON ROAD AND BUNKER STREET, ELEVATION 101.14 FEET AS PER PLAN FOR THE STREET EXTENSION ON AVALON ROAD.
 5. THIS PLAN IS BASED ON THE UNDISTURBED STATE OF NATURE. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE SITE IS SUBJECT TO CHANGES BY THE DISTRICT PROPERTY.

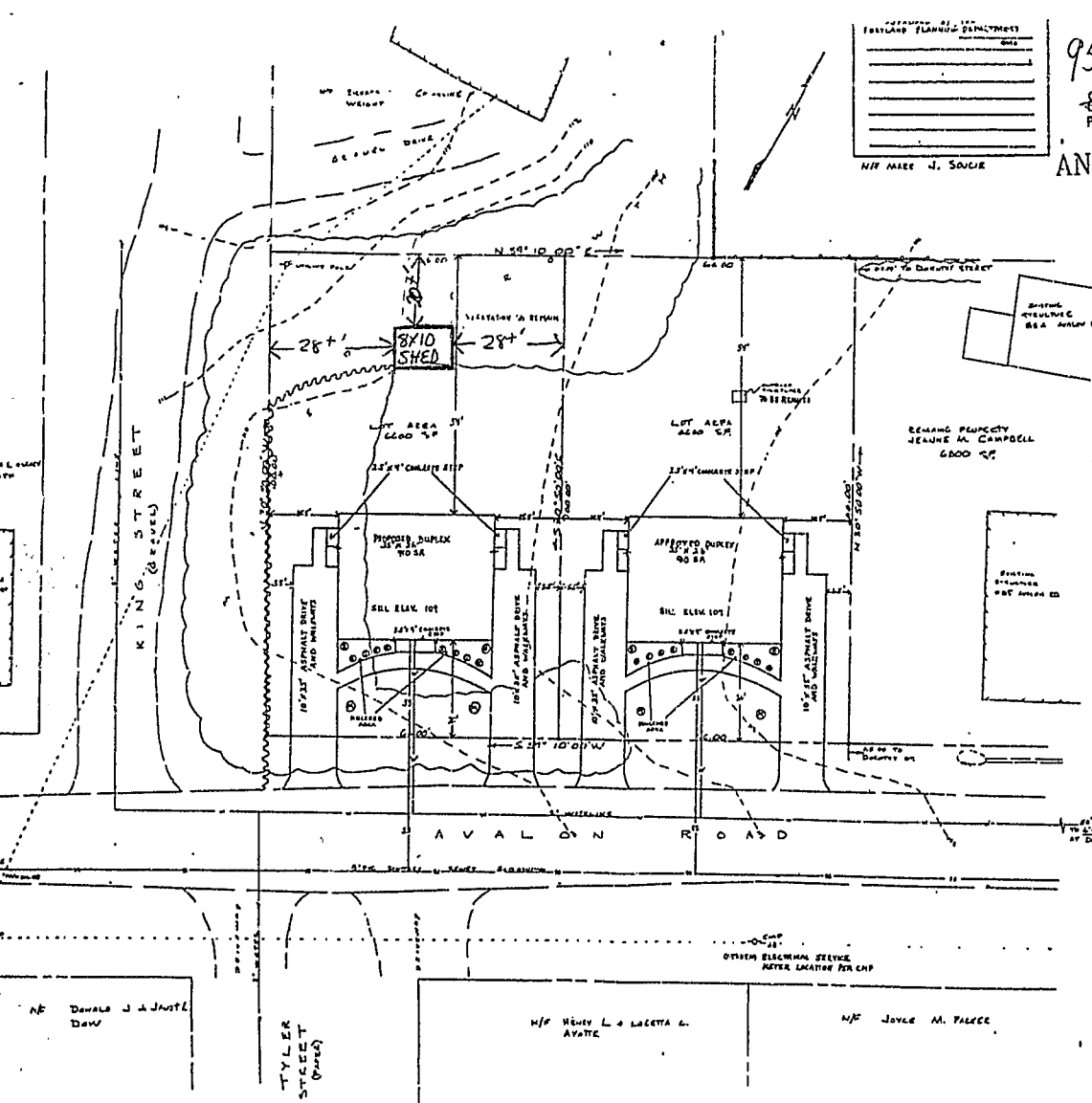
- PLANTING SCHEDULE**
- PIN BUCKLEBERRIES 17'-19"
 - LINDEN TREES 17'-21"
 - AMERICAN SWEETGUM 15'-18"
 - BURNING BUSH 15'-18"
 - RED MAPLE 2'-4"
- ALL DISTURBED AREAS TO BE LANDSCAPED AND MULCHED

Gary E. Johnson
 M.L.S. 1990

THE SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY CONDITION III

GARY E. JOHNSON
 LAND SURVEYOR
 81 CONTINENTAL DRIVE
 PORTLAND, MAINE

Attachment 1

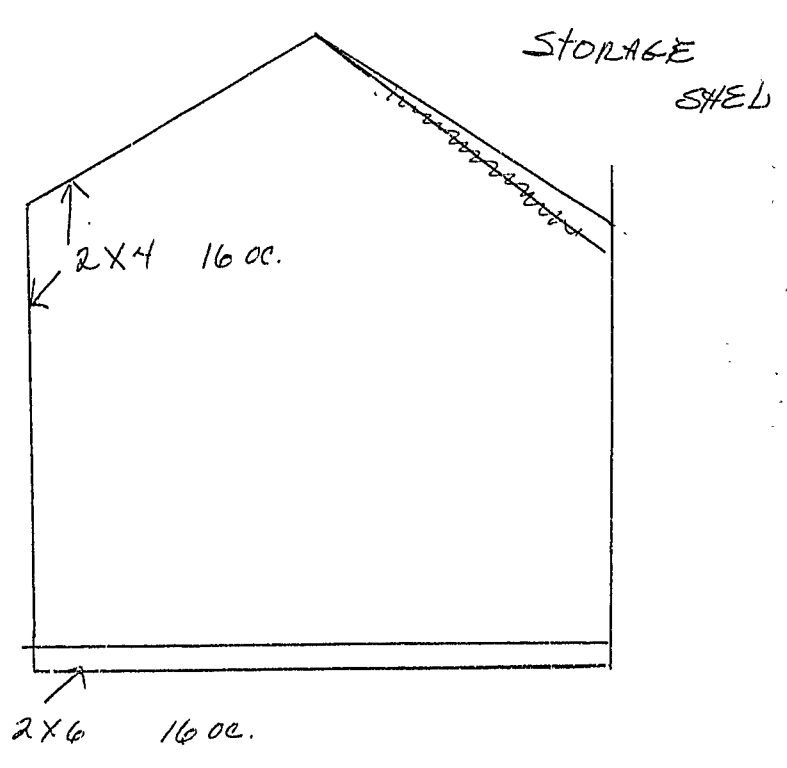


M/F DONALD J. & JANICE L. DEW

M/F HENRY L. & LAURETTA L. AYVADE

M/F JOYCE M. PALACE

OTHER ESSENTIAL SERVICE
 METER LOCATION PER CAP



Copy: Original
File

10-19-90

permit # 90-2044

Dear Mr. Hoffus,

We would like to request that
the building permit issued to Bruce Sullivan
for construction of a two family ~~with~~
on 17 Avalon St. (issued 10-17-90) listing
us as agent be changed to our name
as we are now the owners of this
property.

Sincerely

Julie DeRice
Andrew P. DeRice

Andrew
& Julie DeRice

Permit # 310967 City of Portland BUILDING PERMIT APPLICATION Fee \$245.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Andrew & Julie DeRice Phone # 797-4183
 Address: 2 Flintlock Lane, Falmouth, ME 04105
 LOCATION OF CONSTRUCTION 95-97 Avalon Rd.
 Contractor: same Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: \$45,000.00 Proposed Use: 1-duplex
 Past Use: new building
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L 35' W 25' Total Sq. Ft. 910 S.F.
 # Stories: 2 # Bedrooms 4 Lot Size: 6,600 S.F.
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion To construct 1-duplex, as per plan.

For Official Use Only PERMIT ISSUED

Date April 12, 1990 Subdivision: _____ Name AUG 2 1990
 Inside Fire Limits _____ Lot _____
 Bldg Code _____ Ownership: _____ Public _____
 Time Limit _____ Estimated Cost \$45,000.00 City Of Portland
 Zoning: R-5 changed to R3 on 7-17-90
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) OK WDA 7-00-90

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type: _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____ Size _____
 4. Insulation Type _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Joyce M. Rinaldi

Signature of Applicant _____ Date _____

Signature of CEO _____ Date _____

Inspection Dates _____





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 95-97 Avalon Road

Issued to Andraw & Julie DeRice

Date of Issue 10-09-90

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. 90/0967, 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

2-Family Duplex

Limiting Conditions:

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.

900967

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$285.00 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Andrew & Julie DeRice Phone # 797-4183
 Address: 2 Flintlock Lane, Falmouth, ME 04005
 LOCATION OF CONSTRUCTION 95-97 Avalon Rds
 Contractor: same Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost \$45,000.00 Proposed Use: 1-duplex
 Past Use: new building
 # of Existing Res. Units _____ # of New Res. Units _____
 Dimensions: L 35' W 25' Total Sq. Ft. 910 S.F.
 # Stories: 2 # Bedrooms: 4 Lot Size: 6,600 S.F.
 Use: Seasonal _____ Condominium _____ Conversion _____
 Reason for application: To construct 1-duplex, as per plan.

For Official Use Only PERMIT ISSUED
 Date: April 12, 1990 Subdivision Name: _____
 Inside Fire Limits: _____ Lot: AUG 8 1990
 Bldg Code: _____ Ownership: _____
 Time Limit: _____ Estimated Cost: \$45,000.00
 City of Portland
 Zoning: R-5 changed to R3 on 7-17-90
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain): on 7-17-90

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size 2x4 Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Spacing 24" O.C.
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By:

Joyce M. Rinaldi

Signature of Applicant:

PERMIT ISSUED WITH LETTER Date _____

Signature of CEO:

Date _____

Inspection Dates:

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 245.00 _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

8-4-90 Foundation & set backs check out OK
 8-30 Framing is 90% complete. Roof is all in 9-6- Framing is completed
 9-28-90 95% Avulsion has been all completed. Show a Mutual Order
 10-5-90 Both sides are complete for (1) (1)

Signature of Applicant _____

Date _____

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 23, 1990

Andrew & Julie DeRice
2 Flincklock Lane
Falmouth, ME 04105

RE: 95-97 Avalon Road, Portland

Dear Sir:

Your application to construct a two (2) family dwelling has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Requirements.

Inspection Services
Fire Department
Public Works
Planning

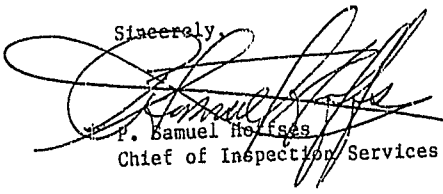
Approved - W. Giroux
Lt. Garroway
Approved - S. Harris
Approved - S. Greene

Building Code Requirements

1. Please read and implement items 1, 6, 7 & 9 of the attached building permit report.
2. A one hour fire separation must be constructed between the two units.
3. Sound requirement must be as per section 714.0 of the 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: Paul Niehoff, Materials Engineer
Steve Harris, Planning Engineer
LT. Garroway, Fire
Bill Giroux, Zoning Code Enforcement Officer

389 Congress Street • Portland, Maine 04101 • (207) 874-8300 ext. 8721

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Andrew & Julie DeRice _____
Applicant
2 Flintlock Lane; Falmouth, ME 04105 _____
Mailing Address
four units in a subdivision _____
Proposed Use of Site
13,200 sq ft / _____
Acreage of Site / Ground Floor Coverage

89-97 Avalon Rd. _____
Address of Proposed Site
297-E-21, 22, 23, part of 20 _____
Site Identifier(s) from Assessors Maps
R-F _____
Zoning of Proposed Site

4/11/90 _____
Date

Proposed Number of Floors _____
Total Floor Area _____

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No

Other Comments: _____
Date Dept. review Due: _____

----- SUBDIVISION REVIEW -----

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

Applicant _____ Date: _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ 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: _____

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	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature] 8/1/90
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Andrew & Julie DeRice - 797-4183 3/12/90

Applicant 95 Date

2 Flintlock Lane; Falmouth, ME 04105 89-97 Avalon Rd

Mailing Address 1 1/2 duplexes Address of Proposed Site

297-E-23, 22, 21, part of 20

Proposed Use of Site R-5 Site Identifier(s) from Assessors Maps

13,400 sq ft / 910 sq ft each Zoning of Proposed Site

6,600 sq ft Minor Site Plan Review

Acres of Site / Ground Floor Coverage 6,600 S. F. Proposed Number of Floors

Site Location Review (DEP) Required: () Yes () No Total Floor Area

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

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 — Sta

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 23)	USE
COMPLIES					
COMPLIES CONDITIONALLY					
DOES NOT COMPLY					

This is superseded by 3-16-90 subdivision site plan has to be processed

REASONS: OK with 7-20-90

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW**

Processing Form

Applicant Andrew & Julie DeRice - 797-4183

Date 5/12/90

Mailing Address 7 Filletlock Lane; Falmouth, ME 04105
2 duplexes

Address of Proposed Site 89-97 Avalon Rd
297-E-23, 22, 21, part of 20

Proposed Use of Site 137 duplexes / 910 sq ft each
Acres of Site 15.200 sq ft Ground Floor Coverage

Site Identifier(s) from Assessors Maps E-5
Zoning of Proposed Site Minor Site Plan Review

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
Total Floor Area _____

Other Comments: _____
Date Dept. Review Due: _____

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 CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature] 8/1/90
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW**

Processing Form

Applicant: Andrew & Julie DeRice 797-4183
 2 Flintlock Lane; Falmouth, ME 04105
 Mailing Address: 1 & 2 duplicates
 Proposed Use of Site: 12 units / 910 sq. ft each
 Acreage of Site: 6,600 S. F.
 Ground Floor Coverage: _____
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

Date: 3/12/90
 Address of Proposed Site: 89-97 Avalon Rd
 Site Identifier(s) from Assessors Maps: _____
 Zoning of Proposed Site: R-5
 Proposed Number of Floors: _____
 Total Floor Area: _____

FIRE DEPARTMENT REVIEW

(Date Received)

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

REASONS: *Note #5 on plans does not indicate actual travel distance as measured along the normal path of travel of fire Dept. Apparatus must be within 800' in this case.*
 (Attach Separate Sheet if Necessary)

William W. ...
 SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW**

Processing Form

Applicant: Andrew & Julie DeRice Date: 4/11/90
 Mailing Address: 2 Flintlock Lane; Falmouth, ME 04105
 Address of Proposed Site: 89-97 Avalon Rd.
 Proposed Use of Site: four units in a subdivision
 Site Identifier(s) from Assessors Maps: 297-E-21, 22, 23, part of 20
 Acreage of Site: 13,200 sq ft / Ground Floor Coverage: _____
 Zoning of Proposed Site: R-F
 Proposed Number of Floors: _____
 Total Floor Area: _____

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: _____

 SUBDIVISION 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

	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	
COMPLIES																			
COMPLIES CONDITIONALLY																			
DOES NOT COMPLY																			

REASONS: OK WRJ - 7-20-90

SIGNATURE OF REVIEWING STAFF/DATE
 BUILDING DEPARTMENT—ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW**

Processing Form

Andrew & Julie DeRice
 Applicant
 2 Flintlock Lane; Falmouth, ME 04105
 Mailing Address
 four units in a subdivision
 Proposed Use of Site
 13,200 sq ft /
 Acreage of Site / Ground Floor Coverage

89-97 Avalon Rd. Date 4/11/90
 Address of Proposed Site
 297-E-21,22,23, part of 29
 Site Identifier(s) from Assessors Maps
 R-5
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
 Total Floor Area _____

Other Comments: _____
 Date Dept. Review Due: _____

 SUBDIVISION REVIEW

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED								
APPROVED CONDITIONALLY				X				
DISAPPROVED								

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: *Height not shown. Height must be within 800' measured along the normal path of travel of fire apparatus.*

(Attach Separate Sheet if Necessary)

4-18-90

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

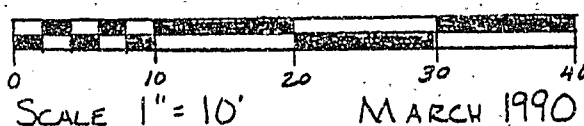
FIRE DEPARTMENT COPY

STANDARD BOUNDARY SURVEY
 AND
 TOPOGRAPHIC SITE PLAN
 PROPERTY AT
 89-97 AVALON ROAD
 PORTLAND, MAINE CUMBERLAND COUNTY

FOR
 ANDREW & JULIE DeRICE

2 FLINTLOCK LANE
 FALMOUTH, ME. 04105

SUBDIVISION PLAT



6
 ILE
 AVALON RD

LEGEND

- IRON PIPE FOUND
- IRON ROD SET
- UTILITY POLE WITH OVERHEAD LINES
- EXISTING CONTOUR
- PROPOSED AND EXISTING LOT LINES
- W— WATER LINE
- S— SEWER LINE
- ~~~~~ TREE LINE
- ~~~~~ NEW VEGETATION LINE
- ✦ 60W INCANDESCENT WALL MOUNT LIGHT FIXTURE

NOTES

- 1) BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED ON MARCH 3, 1990 AND CALCULATED FROM THE ANGLES OF A TRAVERSE.
- 2) PROPERTY IS A PORTION OF THE PREMISES DESCRIBED IN DEED OF DANIEL S. CAMPBELL TO JEANNE M. CAMPBELL DATED JULY 2, 1984 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6503, PAGE 91 AND IS COMPRISED OF LOTS NUMBERED 67, 68, 69 AND THE SOUTHWESTERLY 12 FEET OF LOT 70 AS SHOWN ON PLAN ENTITLED "PLAN OF AVALON HIGHLANDS" DATED JUNE, 1910 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 11.

VERIFIED PRIOR TO CONSTRUCTION.

- 4) ELEVATIONS REFER TO NAIL LOCATED IN UTILITY POLE NUMBER 7 AT THE INTERSECTION OF AVALON ROAD AND RANGE STREET. ELEVATION 103.68 CITY DATUM AS PER PLANS FOR SEWER EXTENSION ON AVALON ROAD.
- 5) FIRE HYDRANT LOCATED ON THE NORTHEASTERLY SIDE OF DOROTHY STREET, 155 FEET SOUTHWESTERLY OF THE INTERSECTION WITH AVALON ROAD AND 120 FEET NORTHERLY OF NORTHERLY CORNER OF THE SUBJECT PROPERTY.

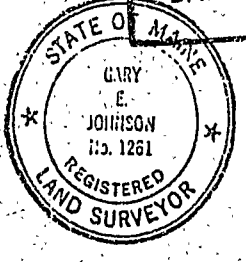
PLANTING SCHEDULE

- Ⓟ PJM RHODODENDRONS 15-18"
- Ⓞ EUONYMUS COMPACTA 18-24"
- Ⓢ ANDORRA JUNIPER 15-18"
- Ⓞ BURNING BUSH 2 1/2-3'
- Ⓞ RED MAPLE 2-2 1/2'

ALL DISTURBED AREAS RESTORED AND SEEDED

PROPOSED SITE PLAN
SUBJECT TO DEPARTMENTAL CONDITIONS
DATE OF APPROVAL 8/1/90

50±
TO 6" WATER LINE
AT DOROTHY ST.



Gary E. Johnson
Noted 8-1-1990

THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS FOR A STANDARD BOUNDARY, CONDITION III

GARY E. JOHNSON
LAND SURVEYOR

81 CONTINENTAL DRIVE
PORTLAND, MAINE

County
OF DEEDS

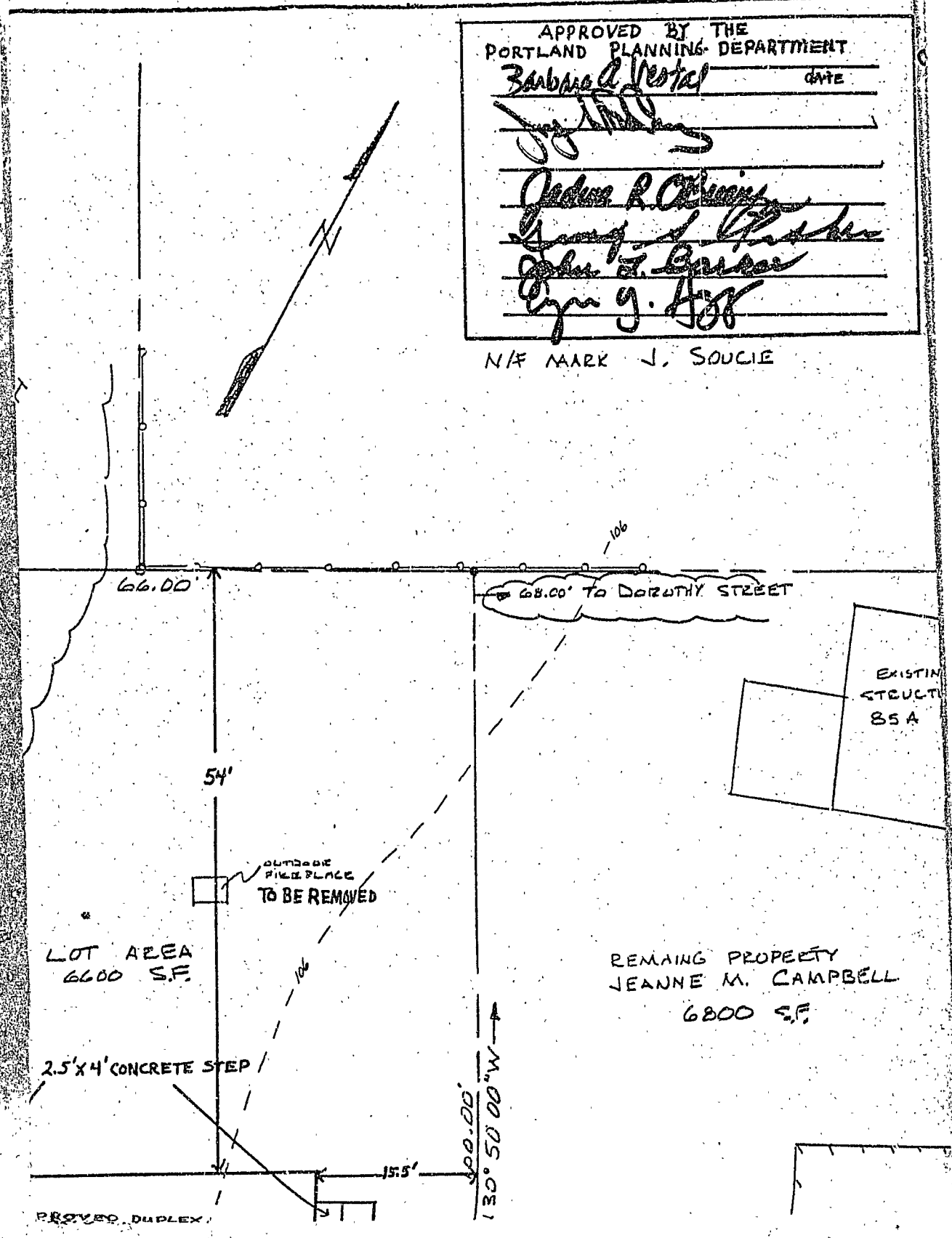
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PAGE 39

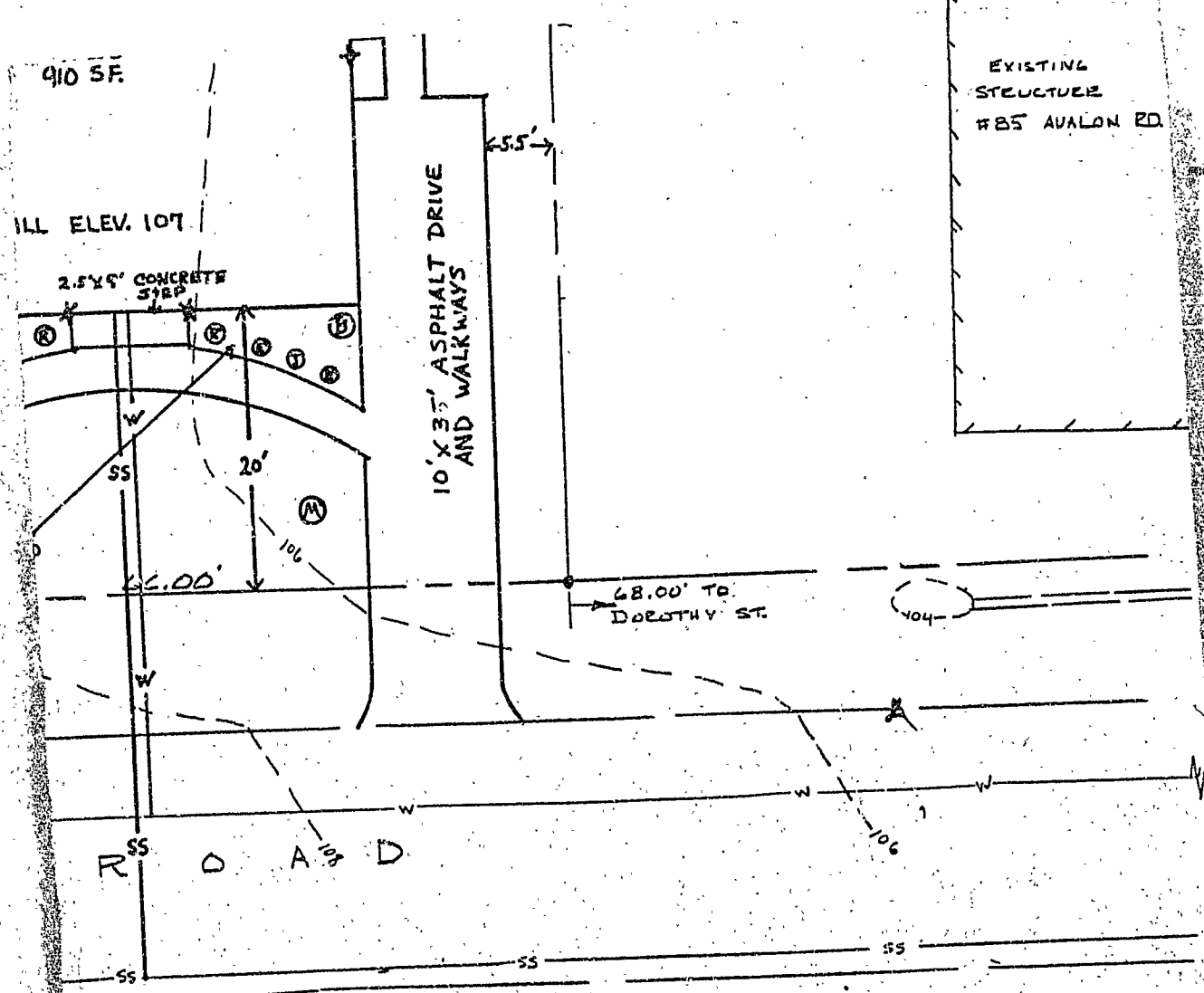
LC 2009

APPROVED BY THE
PORTLAND PLANNING DEPARTMENT

Barbara A. Vestal _____ DATE _____

N/F MARK J. SOUCIE





O CMP
 18
 OVERHEAD ELECTRICAL SERVICE
 METER LOCATION PER CMP

N/A JOYCE M. PARKER

RECORDED
 CUMBERLAND
 REGISTRY
 AUGUST 1, 1999
 BOOK 186

TYLER STREET
(PAPER)

DRIVEWAY

N/E HENRY L & LORETTA
AYDTE.

8" PVC SANITARY SEWER

AVAIL 2" WATERLINE

10'x35' ASPHALT DRIVE AND WALKWAYS

MULCHED AREA

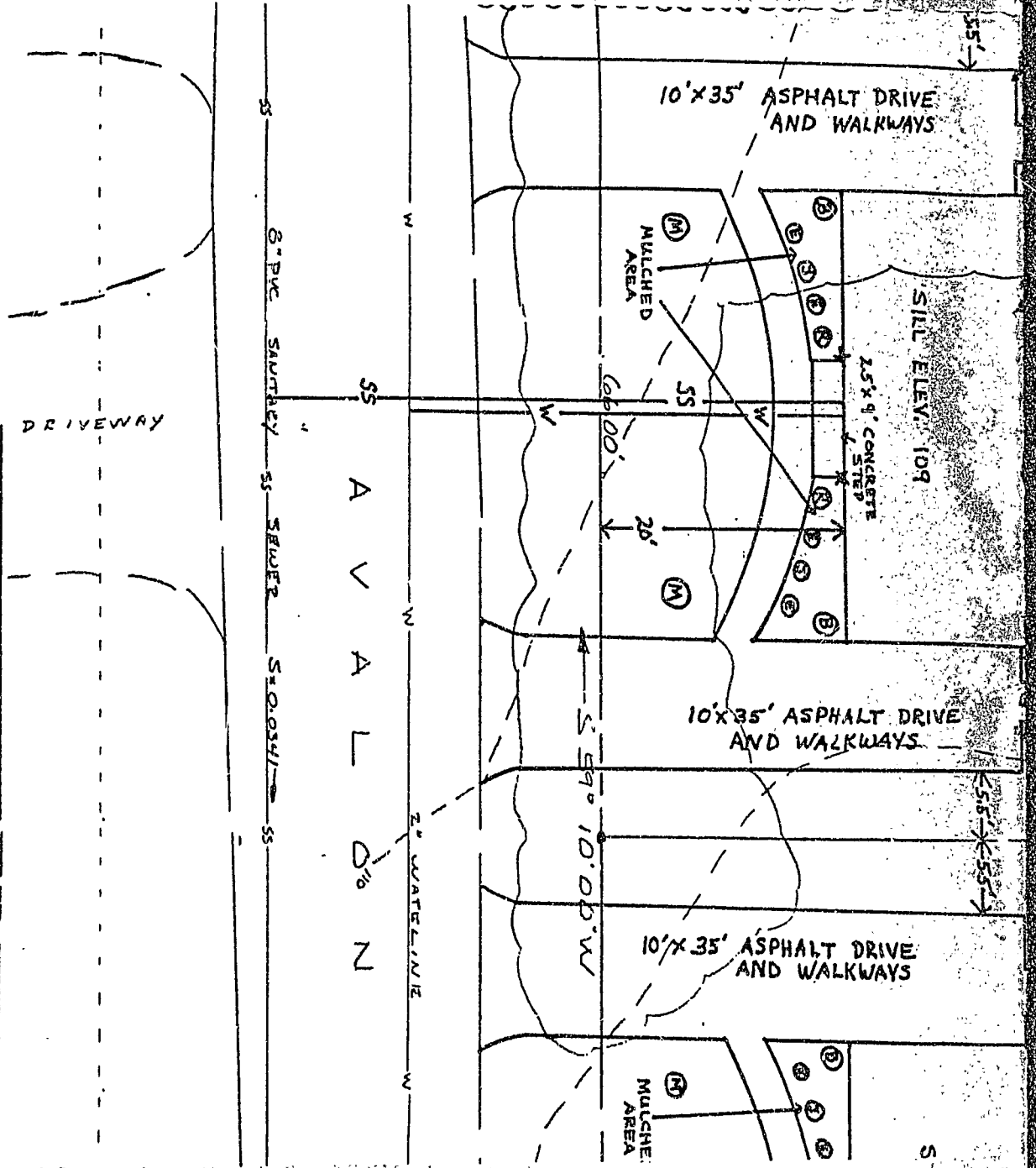
SILL ELEV. 109

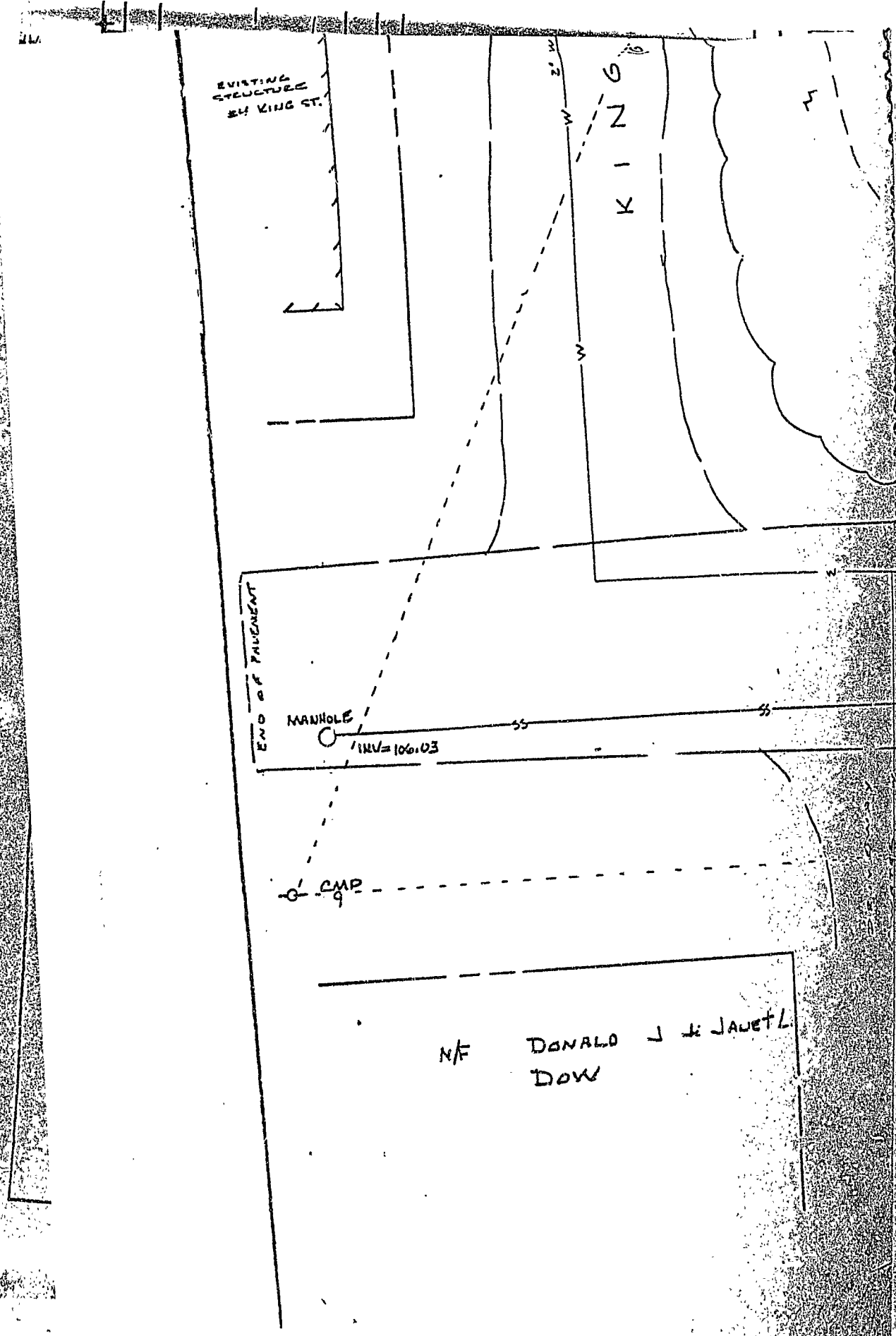
1.5" x 9" CONCRETE STEPS

10'x35' ASPHALT DRIVE AND WALKWAYS

10'x35' ASPHALT DRIVE AND WALKWAYS

MULCHED AREA





EXISTING
STRUCTURE
BY KING ST.

K
I
N
G

END OF PAVEMENT

MANHOLE
INV = 106.03

CMP
9

N/E DONALD J. JAVETZ
DOW