



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

Date Dec. 8, 1988, 19  
 Receipt and Permit number 29857

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: Stewart St. Hillcrest Co. Parking Lot  
 OWNER'S NAME: Brent Cote ADDRESS: Scar.

QUANTITY:	FEE:
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluor: cent _____ ft. <u>4</u> High Pressured Sodium Lights _____	
SERVICES:	
Overhead _____ Underground <u>XX</u> Temporary _____ TOTAL amperes <u>30</u>	3.00
METERS: (number of) <u>1</u>	3.00
MOTORS: (number of)	.50
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 _____	
Cook Tops _____	
Wall Ovens _____	
Dryers _____	
Fans _____	
Water Heaters _____	
Disposals _____	
Dishwashers _____	
Compactors _____	
Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u>	1.00
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/Burglar 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>7.50</u>

INSPECTION:  
 Will be ready on XX, 1988; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: Majoranc Elec.  
 ADDRESS: 98 Portland St.  
 TEL: 774-3572  
 MASTER LICENSE NO.: 4485 SIGNATURE OF CONTRACTOR: [Signature]  
 LIMITED LICENSE NO.: \_\_\_\_\_

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

ELECTRICAL INSTALLATIONS -

Permit Number 29857  
 Location Hwy 177 (W. W. Lane & Ben)  
 Owner Green Tech  
 Date of Permit 12/5/88  
 Final Inspection [Signature]  
 Register Page No. 57

INSPECTIONS. Service added meter by [Signature]  
 Service called in 12/2/88  
 Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

DATE:	REMARKS:

12/2/88



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Stuart Street

Issued to Hillcrest West Development Assoc.

Date of Issue March 28, 1989

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. SF-FF/ , 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

Unit #8

APPROVED OCCUPANCY

Single Family Condominium

Limiting Conditions:  
None

This certificate supersedes  
certificate issued

Approved:  
3/28/89  
(Date)

*Medin Leary*  
Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate certifies 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.

**PLUMBING APPLICATION**

Department of Health Services  
Division of Health Engineering  
(207) 289-5828

Town Or Plantation: Portland ME  
 Street Subdivision Lot #: Forest St (Concord)  
 Last: \_\_\_\_\_ First: \_\_\_\_\_  
 Applicant Name: George B. Felt  
 Mailing Address of Owner/Applicant (if Different): 101 W 8533 B-16

PORTLAND PERMIT # 3,016 TOWN COPY  
8.15.88 260.00  
Franklin D. Jenkins L.P.E.

**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.  
George B. Felt Date: 8-15-88  
 Signature of Owner/Applicant

**Caution: Inspection Required**  
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.  
Franklin D. Jenkins Date Approved: APR 7 1989  
 Local Plumbing Inspector Signature

**PERMIT INFORMATION**

This Application is for:  
 NEW PLUMBING  
 RELOCATED PLUMBING  
**SEP 22 1988**

Type Of Structure To Be Served:  
 SINGLE FAMILY DWELLING  
 MODULAR OR MOBILE HOME  
 MULTIPLE FAMILY DWELLING  
 OTHER - SPECIFY \_\_\_\_\_

Plumbing To Be Installed By:  
 MASTER PLUMBER  
 OIL BURNERMAN  
 MFG'D. HOUSING DEALER/MECHANIC  
 PUBLIC UTILITY EMPLOYEE  
 PROPERTY OWNER  
 LICENSE # 022593

Hook-Up & Piping Relocation Maximum of 2 Hook-Ups	Column 2 Type of Fixture		Column 1 Type of Fixture		
	Number	Type of Fixture	Number	Type of Fixture	
HOOK-UP: to public sewer lines where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. Number of Hook-Ups & Relocations: _____ Hook-Up & Relocation Fee: _____	2.0	Hosebibb / Silcock	2.0	Bathtub (and Shower)	
	0	Floor Drain	0	Shower (Separate)	
	0	Urinal	2.0	Sink	
	0	Drinking Fountain	4.0	Wash Basin	
	0	Indirect Waste	4.0	Water Closet (Toilet)	
	0	Water Treatment Softener, Filter, etc.	2.0	Clothes Washer	
	0	Grease/Oil Separator	2.0	Dish Washer	
	0	Dental Cuspidor	2.0	Garbage Disposal	
	0	Bidet	0	Laundry Tub	
	0	Other: _____	0	Water Heater	
				2.0	
				200	
				260	

**SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE**

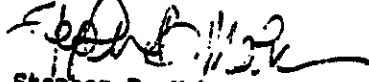
LAND USE CONSULTANTS

- 2 -

detached home" market and additional information on building type, lot buildability and site development will be prepared for presentation to the Board.

We trust this letter will be adequate to allow the scheduling of this project and we will follow-up this correspondence with a sketch plan and support documentation within two weeks. If you have any questions please do not hesitate to call this office.

Sincerely,



Stephen B. Mohr, ASLA

SBM/b

c.c.: James Wolf, Wolf Associates, Inc.

PERMIT # B-1000884

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT#

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

Owner: dezrie/P.L.L.O

Address: XXXXXXXXXXXXXXXXXXXXXXXX 47-49 Portland St.

LOCATION OF CONSTRUCTION Hillcrest II (off StWart St.)

CONTRACTOR: dezrie/P.L.L.O SUBCONTRACTORS: FU ART

ADDRESS: same

Est. Construction Cost: 400,000 Type of Use: 20 unit Condo

Per. Use:

Building Dimensions L     W     Sq. Ft.     # Stories     Lot Size:

Is Proposed Use: Seasonal Condominium  Apartment

Conversion - Explain: 20 unit Condo - Subdivis

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

# Of Dwelling Units     # Of New Dwelling Units    

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

For Official Use Only	
Date	Subdivision Yes <input type="checkbox"/> No <input type="checkbox"/>
Inside Fire Limit	Name <u>   </u>
Blg Code	Lot <u>   </u>
Time Limit	Block <u>   </u>
Estimated Cost: <u>400,000</u>	Permit Expiration <u>   </u>
Value Service <u>   </u>	Overseas <u>   </u>
Year <u>2020-08</u>	Public <u>   </u>
	Private <u>   </u>

Celling: 7-19-88 2104.54

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

Roof:

1. Truss or Rafter Size
2. Sheathing Type
3. Roof Covering Type
4. Other

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 00.0505 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.

Zoning: District     Street Equipped Road     Provided    

Required 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    

Storm and Floodplain Mgmt:     Special Exemption    

Other: (Explain)    

Date Approved:    

Permit Received:    

Signature of Applicant:     Date: 7/8/88

Signature of CEO:     Date:    

Inspection Dates:    

White Tax Assessor Yellow GPCOG

White Tag CEO Copyright GPCOG 1987

PERMIT ISSUED WITH LETTER



West

**PLOT PLAN**

8-23 Foundations in w/o notification. Framing ok. Bldg 1 (#7-10)  
 10/3 Bldg 2 framing ok - OK to close (#1-6)  
 2-23 Framing OK  
 3-23 Unit #6 & #10 OK for CO/O  
 4-10 Framing OK for 15, 16, 17, 18, 19, & 20  
 5-11 Structure being put up for the last building 6-7-89 Framing OK  
 8-1 Unit #20 OK for CO/O  
 8-17 Units 15, 16, 17, 18, 19, & 20 OK for CO/O  
 8-19 " 15 OK for CO/O. Cell the rest OK 16, 17, 18, 19  
 12 Units 11, 12, 13 & 14 OK for CO/O all closed out



FEES (Breakdown From Front)		Type	Inspection Record	Date
Base Fee \$	2020.00			
Subdivision Fee \$				
Site Plan Review Fee \$				
Other Fees \$	Inspection fee - 8904.54			7-19-88
(Explain)				
Late Fee \$				

**COMMENTS**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of Applicant Pauline - Green Max Willey Date 7/8/88

CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

July 22, 1988

D'abrie/Pizzo  
47-49 Portland Street  
Portland, Maine

Re: Hillcrest II - Off Stewart Street

Dear Sir:

Your application to construct 20 Condo dwelling units (4 Buildings) has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review

Public Works	Approved	S. Harris	7/21/88
Fire Dept.	Approved	F.F. Debkowski	
Planning	Approved	D. Klenk	7/21/88
Inspection Service	Approved	S. Hoffses	7/21/88

Building Code Requirements

1. Before placing concrete all elevations must be approved by Public Works - and setbacks approved by Inspection Services.
2. This permit is issued with the understanding that these buildings are classified as Use Group R-3 - Single Family Dwellings and meet the requirement set forth in Section 910.3 of the Building Code.
3. All plumbing for each unit must have separate sewer drains for each unit and extends 8' from same. Drain pipes under floor and extending through foundation wall shall be either SCH 40 PVC or cast iron soil pipe.
4. Please read and implement items 4, 5, and 7 of the attached building permit report.
5. All site plan conditions must be completed before Certificate of Occupancy can be issued.

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

Sincerely,

P. Samuel Hoffses  
Chief, Inspection Services

cc: David Klenk, Planner  
Steve Harris, Public Works  
Lt. Collins, Fire Prevention  
Paul Nishoff, Public Works



BUILDING PERMIT REPORT

DATE: 22 July 88

ADDRESS: Stewart St.

REASON FOR PERMIT: 20 unit Condo. dwellings

BUILDING OWNER: Dambore/Pizzò

CONTRACTOR: owner

PERMIT APPLICANT if

APPROVED: 4567 ~~DENIED~~

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2 Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- \* 4.) 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 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 rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The 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).
- \* 5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 117.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

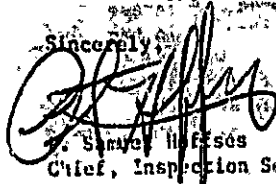
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

8.) 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."

Sincerely,



Stanley Hoffes  
Chief, Inspection Services

/lsc  
11/9/37

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Hillcrest West Associates  
Applicant

*Stuart*

July 20, 1988  
Date

Mailing Address  
Dwellings

Stewart Street  
Address of Proposed Site

Proposed Use of Site

Site Identifier(s) from Assessors Maps

2.75 /  
Acreage of Site / Ground Floor Coverage

R-3  
Zoning of Proposed Site

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

Proposed Number of Floors 2 (20 Units)

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

Total Floor Area \_\_\_\_\_

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

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (A.C.C. 2D)	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																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

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

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL



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

Applicant: Millbrook Land Associates Date: July 24, 1980

Mailing Address: Stewart Street Address of Proposed Site

Proposed Use of Site: \_\_\_\_\_ Site Identifications from Assessors Maps: R-3

Acres of Site: \_\_\_\_\_ Ground Floor Coverage: \_\_\_\_\_ Zoning of Proposed Site: \_\_\_\_\_

Site Location: \_\_\_\_\_ DEP Required: ( ) Yes ( ) No Proposed Number of Floors: 2 (20 Units)

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area: \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

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

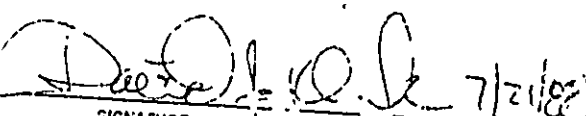
REASONS SPECIFIED BELOW

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

\_\_\_\_\_

\_\_\_\_\_

(Attach Separate Sheet if Necessary)

  
 SIGNATURE OF REVIEWING STAFF DATE 7/21/80  
 PLANNING DEPARTMENT COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION SLUARD STREET

Issued to Hillcrest West Development Assoc.

Date of Issue November 16, 1988

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. 88-081, 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

Unit 1

single family condominium

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

11/16/88  
(Date)

[Signature]  
Inspector

[Signature]  
Inspector of Buildings

*Note:* 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 issuer for one dollar.



CITY OF PORTLAND, MAINE

Department of Building Inspection

## Certificate of Occupancy

LOCATION Stuart Street

Issued to Hillcrest West Development Assoc. Date of Issue November 16, 1988

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. 88-881, 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

Unit 2

APPROVED OCCUPANCY

single family condominium

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

11/16/88  
(Date)

W. H. H. H.  
Inspector

[Signature]  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Stuart Street

Issued to Hillcrest West Development Assoc.

Date of Issue March 28, 1989

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. 86/881, 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

Unit #4

Single Family Condominium

Limiting Conditions:  
None

This certificate supersedes  
certificate issued

Approved:

3/29/89 Merlen Seary  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

*[Signature]*  
Ed Brown

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE

Department of Building Inspection

## Certificate of Occupancy

LOCATION **Stuart Street**

Issued to **Hillcrest West Development Assoc.** Date of Issue **November 16, 1988**

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. **88-881**, 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

**Unit 3**

**single family condominium**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*W. H. Taylor*  
\_\_\_\_\_  
(Date) Inspector

*[Signature]*  
\_\_\_\_\_  
Inspector of Buildings

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*O. P. Jones*





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION **Stuart Street**

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Date of Issue **November 16, 1988**

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. **88-881**, 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

**Unit 5**

APPROVED OCCUPANCY

**single family condominium**

**Limiting Conditions:**

This certificate supersedes  
certificate issued

Approved:

*11/16/88*  
(Date)

*Inspector*

*Inspector of Buildings*

Notice: This certificate identifies lawful use of building or premises, and might be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*John  
F. Jordan*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Stuart Street

Issued to Hillcrest West Development Assoc.

Date of Issue March 28, 1989

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. 88/831, 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

Unit #7

APPROVED OCCUPANCY

Single Family Condominium

Limiting Conditions:

None

This certificate supersedes  
certificate issued

Approved:

3/29/89 Merlin Seay  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspector

# Certificate of Occupancy

LOCATION Stuart Street

Issued to Hillcrest West Development Assoc.

Date of Issue March 26, 1989

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. 88/831, 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

Unit #9

APPROVED OCCUPANCY

Single Family Condominium

Limiting Conditions:  
None

This certificate supersedes  
certificate issued

Approved:

3/29/89

(Date)

Inspector

*[Signature]*  
Ed. [unclear]

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Stuart Street

Issued to Hillcrest West Development Associates Date of Issue August 2, 1989

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. 88/881, 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.

POSITION OF BUILDING OR PREMISES

Entire/Unit #20

APPROVED OCCUPANCY

Single Family Condominium

Limiting Conditions:  
None

This certificate supersedes  
certificate issued

Approved:

8-3-89 Merlin Leary  
(Date) Inspector

[Signature]  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and right 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, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Sluaxt Street - Hillcrest Development

Issued to Hillcrest West Development Assoc

Date of Issue 14 December 1989

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. 88/881, 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

Unit 12 - Entire

Single Family Condo

Limiting Conditions:

*P. Michell*  
12-14-89

This certificate supersedes  
certificate issued

Approved:

12/14/89  
(Date)

*Markie Teary*  
Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when proper changes hands. Copy will be furnished to owner or lessee in one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION **Stuart Street - Hillcrest Development**

Issued to **Hillcrest West Development Assoc**

Date of Issue **14 December 1989**

**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. 88/801, 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

Unit 14 - Entire

Single Family Condo

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*12/14/89* *Muli Seay*  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred to new owner or owner when property changes hands. Copy will be furnished to owner or leasee for one dollar.

*P. Nichol*  
*12-14-89*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Unit #16 Stuart Street (Hillcrest Dev.)

Issued to Hillcrest West Development Assoc.

Date of Issue August 24, 1989

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. 88/884, 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 Condo

Limiting Conditions:

*Mitchell*  
*12-19-89*

This certificate supersedes  
certificate issued

Approved:

*8/25/89* *Mitchell* *Seay*  
\_\_\_\_\_  
(Date) Inspector

*[Signature]*  
\_\_\_\_\_  
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 leave for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Unit #18 Stuart Street (Hillcrest Dev.)

Date of Issue August 24, 1989

Issued to Hillcrest West Development Assoc.

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. 88/00088 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 conditions as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Condo

Limiting Conditions:

*M. J. [Signature]*  
12.10.89

This certificate supersedes certificate issued

Approved

(Date) *12.10.89* *M. J. [Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

Notes: This certificate certifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished by owner or lessee for one dollar.



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION ..... PORTLAND, MAINE ... JAN. 7, 1987

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... Extension of Stuart St. off Forest Avenue ..... Fire District #1 , #2

1. Owner's name and address Wolf Associates & Co., 7 Exchange St. Telephone ... 772-1392

2. Lessee's name and address LANDSCAPE ARCHITECTS LAND USE CONSULTANTS- 17 Commercial St. Telephone .....

3. Contractor's name and address ..... Telephone .....

Proposed use of building ... 40 single lots & 20 multiplex units ..... No. of sheets .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$.....

FIELD INSPECTOR—Mr. .... Appeal Fees \$ .....

@ 775-5451

Base Fee 1,500.00

Late Fee .....

TOTAL \$ .....

Subdivision for 40 single lots & 20 multiplex units at 25.00 each

Stamp of Special Conditions

**NOTE TO APPLICANT:** Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of hearth ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and fi span over 8 feet.

Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

On centers: 1st floor ..... 2nd ..... 3rd .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... or .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

### MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent

to see that the State and City requirements pertaining thereto

are observed? .....

Signature of Applicant *Kellie O'Heill* Phone # ... same .....

Type Name of above .. Kellie O'Heill for .....

Land Use Consultants Other .....

and Address .....



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

Date September 7, 19 88  
 Receipt and Permit number 29335

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: Stuart St., Hillcrest Development  
 OWNER'S NAME: XXXXXXXXXX Dambrie/Pizzo ADDRESS: 47 portland St., Portland

	FEES
<b>OUTLETS:</b>	
Receptacles <u>25</u> Switches <u>15</u> Plugmola _____ ft. TOTAL <u>40</u> .....	<u>\$5.00</u>
<b>FIXTURES:</b> (number of)	
Incandescent <u>10</u> Fluorescent _____ (not strip) TOTAL <u>10</u> .....	<u>3.00</u>
Strip Fluorescent _____ ft .....	
<b>SERVICES:</b>	
Overhead _____ Underground <u>2 ea</u> Temporary _____ TOTAL amperes <u>400</u> ..	<u>6.00</u>
<b>METERS:</b> (number of) <u>1</u> .....	<u>.50</u>
<b>MOTORS:</b> (number of)	
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES:</b> (number of)	
Ranges _____ <u>1</u> _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>IX 1</u> .....	<u>1.50</u>
<b>MISCELLANEOUS:</b> (number of)	
Branch Panels <u>1</u> .....	<u>1.00</u>
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/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 270 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:	<u>\$11.00</u> excluding
FOR REMOVAL OF A "STOP ORDER" (304-18.b) .....	DOUBLE FEE DUE:	<u>service</u>
	TOTAL AMOUNT DUE:	<u>X 10 Units +</u>
		<u>\$110.00</u>
		<u>6.00</u>
		<u>\$116.00</u>

**INSPECTION:**  
 Will be ready on 4 Units ready, 19; or Will Call X  
**CONTRACTOR'S NAME:** Morano Electric  
**ADDRESS:** 98 Portland St., Portland  
**TEL:** 774-3572  
**MASTER LICENSE NO:** 4485  
**LIMITED LICENSE NO:** \_\_\_\_\_

**SIGNATURE OF CONTRACTOR:**

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

INSPECTIONS: Service See Remarks by Pyne  
 Service called in 10/14/88 / 10/23/88  
 Closing-in 7/7/88 by Pyne

PROGRESS INSPECTIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ELECTRICAL INSTALLATIONS—  
 Permit Number 95335  
 Location Building #2  
 Owner Pyne  
 Date of Permit 9/2/88  
 Final Inspection Pyne  
 By Inspector Pyne  
 Permit Application Register Page No. 43

DATE:	REMARKS:
7/7/88	Units 7, 8, 9, 10 - walls may be closed
9/23/88	Bldg #2 units 5, 6, 10 walls may be closed in
10/4/88	Units # 3 & 4 walls may be closed in Bldg #2
10/14/88	Meters may be placed Bldg #2 Called CMP - 10/14/88
10/31/88	Final for C of O Building #2 unit (6)
11/15/88	Final for C of O Building #2 units 1, 2, 3, 5 -
11/23/88	1 400 amp service called to CMP this date units 7, 8, 9, 10 Building #1
12/12/88	Permit due for disposal ok 3/2/89
12/12/88	Final for C of O unit #4 Building #2
12/12/88	SCF cables need to be sealed where entering the building and branch panel in unit #4 needs to be marked to show circuits controlled ok 3/2/89
2/16/89	Permit due for disposal & Discharge - Pyne 6/3/89
2/16/89	Final for C of O unit #6 Completed
3/2/89	Permit due for residential Heat - 10 units
3/20/89	units 7, 8, 9, 10. Final for C of O - Boxes needed on all outside lights. Twenty (20) Total. article 300-15 (6) 1987 edition of National Electrical Code



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

Date August 2, 1989, 19  
 Receipt and Permit number 00569

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: Hillcrest West - Stewart St. Unit 11,12,13,14

OWNER'S NAME: West Co. Inc. ADDRESS: \_\_\_\_\_

OUTLET:	FEES
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>75</u> .....	<u>6.50</u>
FIXTURES: (number of)	
Incandescent <u>XX</u> Flourescent _____ (not strip) TOTAL <u>14</u> .....	<u>3.40</u>
Strip Flourescent _____ ft. ....	
SERVICES:	
Overhead <u>XX</u> Underground _____ Temporary _____ TOTAL amperes <u>100 X 5</u> .....	<u>15.00</u>
METERS: (number of) <u>5</u> .....	<u>2.50</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) <u>4</u> .....	<u>12.00</u>
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>4</u> .....	
Cook Tops _____	
Wall Ovens _____	
Dryers _____ <u>4</u> .....	
Fans _____	
Water Heaters _____	
Disposals _____ <u>4</u> .....	
Dishwashers _____	
Compactors _____	
Others (denote) _____	
TOTAL, <u>12</u> .....	<u>18.00</u>
MISCELLANEOUS: (number of)	
Branch Panels <u>4</u> sub panel .....	<u>1.00</u>
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/Burglar 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: 58.40

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_; or Will Call XX  
 CONTRACTOR'S NAME: Labelles Elec  
 ADDRESS: 8 Allison Ave. Biddeford  
 TEL: 283-3074  
 MASTER LICENSE NO.: 02367  
 LIMITED LICENSE NO.: \_\_\_\_\_  
 SIGNATURE OF CONTRACTOR: Joseph R. Labelles



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Stuart Street

Issued to Hillcrest West Development Associates Date of Issue March 24, 1989

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed to use under Building Permit No. 88/881, 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

Unit 76

APPROVED OCCUPANCY

Single Family Condominium

Limiting Conditions:  
None

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 a user to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Straw Street

Issued to Hillcrest West Development Association Date of Issue March 31, 1989

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. 88/881, 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

Unit #8

APPROVED OCCUPANCY

Single Family Condominium

Limiting Conditions:

None

This certificate supersedes  
certificate issued

Approved:

3/31/89 M. J. Seary  
(Date) Inspector

[Signature]  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to or between property change hands. Copy will be furnished to owner or lessee for one dollar.

[Signature]  
E. A. [unclear]



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

Date April 24, 1969  
 Receipt and Permit number 00255

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: Hillcrest West, Abbott St. 15-20  
 OWNER'S NAME: Brent Curtis ADDRESS: \_\_\_\_\_

	(6 units)	FEES
OUTLETS:		
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>75</u>		<u>39.00</u>
FIXTURES: (number of)		
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____		
Strip Fluorescent _____ ft. _____		
SERVICES:		
Overhead _____ Underground _____ <u>XX</u> Temporary _____ TOTAL amperes <u>100</u>		<u>16.00</u>
METERS: (number of) _____		
MOTORS: (number of)		
Fractional _____		
1 HP or over _____		
RESIDENTIAL HEATING:		
Oil or Gas (number of units) <u>6</u>		<u>18.00</u>
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>6</u> Water Heaters _____		
Cook Tops _____ Disposals <u>6</u>		
Wall Ovens _____ Dishwashers <u>6</u>		
Dryers <u>6</u> Compactors _____		
Fans _____ Others (denote) _____		
TOTAL _____		<u>36.00</u>
MISCELLANEOUS: (number of)		
Branch Panels <u>6</u>		<u>6.00</u>
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/Burglar 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 _____		
INSTALLATION FEE DUE: _____		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: _____		
FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....		
TOTAL AMOUNT DUE: _____		<u>105.00</u>

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_; or Will Call XX  
 CONTRACTOR'S NAME: Joseph Labelle  
 ADDRESS: 8 Alicia Ave, Biddeford, Me.  
 TEL: 283-3074  
 MASTER LICENSE NO.: 2367 SIGNATURE OF CONTRACTOR: Joseph R. Labelle  
 LIMITED LICENSE NO.: \_\_\_\_\_





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION **Stuart Street**

Issued to **Hillcrest West Development Associates** Date of Issue **March 24, 1989**

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. 88/881, 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

**Unit #10**

APPROVED OCCUPANCY

**Single Family Condominium**

Limiting Conditions:

**None**

This certificate supersedes  
certificate issued

Approved:

*[Signature]*  
(Date) 3/24/89  
*[Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies a unit 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.



(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Unit: #19 Stuart Street (Hillcrest Dev.)

Issued to Hillcrest West Development Assoc.

Date of Issue August 24, 1989

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. 08/003824 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

Single Fam. - Entire

Single Family Condo

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

8/25/89 *Mark Seay*  
(Date) Inspector

*[Signature]*  
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.

*12-19-89*



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

Date March 2, 1989  
 Receipt and Permit number 00088

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: Hillcrest Hwy., Stewart Street  
 OWNER'S NAME: Brent Demichael ADDRESS: same

	<b>FEES</b>
<b>OUTLETS:</b>	
Receptacles _____ Switches _____ Plugmold _____ ft TOTAL _____	
<b>FIXTURES: (number of)</b>	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
<b>SERVICES:</b>	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
<b>METERS: (number of)</b> _____	
<b>MOTORS: (number of)</b>	
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES: (number of)</b>	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals <u>10</u>
Wall Ovens _____	Dishwashers <u>10</u>
Dryers <u>10</u>	Compactors _____
Fans _____	Others (denote) _____
<b>TOTAL, 30</b> _____	<b>45.00</b>
<b>MISCELLANEOUS: (number of)</b>	
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/Burglar 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 _____	
	<b>INSTALLATION FEE DUE:</b>
<b>FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT</b> _____	<b>DOUBLE FEE DUE:</b>
<b>FOR REMOVAL OF A "STOP ORDER" (304-10.b)</b> _____	<b>TOTAL AMOUNT DUE:</b>
	<u>45.00</u>

**INSPECTION:**  
 Will be ready on 3-2, 1989; or Will Call \_\_\_\_\_  
**CONTRACTOR'S NAME:** Maiorano Electric, Inc.  
**ADDRESS:** 98 Portland St., Portland, ME 04101  
**TEL:** 774-3572  
**MASTER LICENSE NO.:** 4485 **SIGNATURE OF CONTRACTOR:**  
**LIMITED LICENSE NO.:** \_\_\_\_\_ *[Signature]*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Stuart Street - Hillcrest Development

Issued to Hillcrest West Development Assoc

Date of Issue 14 December 1989

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. 88/881, 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

Unit 13 - Entire

5 - 1/2 Family condo

Limiting Conditions:

*P. Mitchell  
12-19-89*

This certificate supersedes  
certificate issued

Approved:

*12/14/89*  
*Mark Stearns*  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies the use of building or premises, and ought to be transferred from owner to owner when proper, changes hands. Copy will be furnished to owner or lessee for one dollar.

ELECTRICAL INSTALLATIONS

Permit Number 19007  
Location Room 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000  
Owner Mr. H. H. McNeil  
Date of Permit 8/2/58  
Final Inspection [Signature]  
By Inspector [Signature]  
Permit Application Register Page No. 52

INSPECTIONS- Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in 7/14/58 by [Signature]

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

DATE:

REMARKS:

8/2/58 See Permit 19535 dated 9/7/58

REMOVED  
FOR THE  
REPAIR  
OF  
ELECTRICAL  
EQUIPMENT  
IN  
ROOM  
411  
AND  
ADJACENT  
AREAS  
OF  
BUILDING  
NO. 1  
ON  
8/2/58  
BY  
[Signature]  
ELECTRICIAN

FOR THE  
REPAIR  
OF  
ELECTRICAL  
EQUIPMENT  
IN  
ROOM  
411  
AND  
ADJACENT  
AREAS  
OF  
BUILDING  
NO. 1  
ON  
8/2/58  
BY  
[Signature]  
ELECTRICIAN

Notice to owner when property changes hands. Copy will be furnished to owner or leasee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Unit #15 Stuart Street (Hillcrest Dev.)

Issued to Hillcrest West Development Assoc.

Date of Issue August 29, 1989

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. 88/884, 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 Condo

Limiting Conditions:

*Wickoff*  
*11-19-89*

This certificate supersedes certificate 123 21

Approved:

*8/25/89 Mark Tracy*  
(Date) Inspector

*Richard A. [Signature]*  
Inspector of Buildings

Notice: This certificate shows the 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.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, August 22, 1988

PERMIT ISSUED
AUG 23 1988
City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 88/881 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Stewart Street (Hillcrest Dev.) Within Fire Limits? Dist No. Scarborough, ME 04074
Owner's name and address Hillcrest West Development Assoc. -15 Maple Circle, Telephone 883-5289
Lessee's name and address
Contractor's name and address Dambrie/Pizzo - Portland St., Portland, Maine Telephone
Architect Plans filed No. of sheets
Proposed use of building No. families
Last use No. families
Increased cost of work none Additional fee none

Description of Proposed Work

Change in owners name only. 20 Unit Condo units.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber--Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , roof

Approved:

Signature of Owner [Handwritten Signature]
Approved: [Handwritten Signature] Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

(4)KT





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Unit #17 Stuart Street (Hillcrest Dev.)

Issued to Hillcrest West Development Assoc.

Date of Issue August 24, 1989

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. 88/284, 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

Entire  
Single Family Condo

APPROVED OCCUPANCY

Single Family Condo

Limiting Conditions.

*P. Smith*  
*12-17-89* This certificate supersedes  
certificate issued

Approved:

*8/25/89*  
(Date)

*Mark Leary*  
Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate, licenses lawful use of building or premises, and ought to be returned from owner to owner when property changes hands. Copy will be furnished to owner or leasee for one dollar.

B

002479

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

AUG 17 1989

City Of Portland

Portland, Maine, Aug. 17, 1989

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:

Stuart St.

Location Hillcrest West Condominiums of Building 10 units No. Stories 2 New Building Existing "
Name and address of owner of appliance Brant DeMichael and Brant Coty, US Rt 1, Scarborough
Installer's name and address Dave Gobeil, 58 Wentworth St., Biddeford 04005 Telephone 282-5604

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? n/a Kind of fuel? oil fuel oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe ... 4' From front of appliance 10' From sides or back of appliance ... 2'
Size of chimney flue ... 8" Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour bhp's, 89,000
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 1/4"
Location of oil storage basement Number and capacity of tanks 275 gallons/10
Low water shut off yes Make Safeguard No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? 1
Total capacity of any existing storage tanks for furnace burners 10/ 275 gallons

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

New coat of work - \$30,000

License #02625

Amount of fee enclosed: \$170.00

APPROVED:

Signature lines for approval

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

CA 30P

INSPECTION FILE

Signature of Installer APPLICANT'S ASSESSOR'S COPY

Handwritten signature of installer



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION ~~XXXXXXXXXX~~ Hillcrest Development

Issued to Hillcrest West Development Assoc

Date of Issue 14 December 1989

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 88/881, 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 - Entire

Single Family Condo

Leasing Contract

This certificate supersedes  
certificate issued

Approved:

12/14/89 *Mark Leary*  
(Over) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate does not limit use of building or premises, and might be transferred by owner to owner when property changes hands. Copy will be furnished to owner if so desired for one dollar.

CITY OF PORTLAND, MAINE  
DEPARTMENT OF PARKS/PUBLIC WORKS  
MEMORANDUM

TO: Kevin Carrol, Bldg. Inspections      DATE: July 25, 1988  
FROM: Paul Niehoff, Materials Engineer *PN*  
SUBJECT: Hillcrest West      ~~Stop Order~~ *Stop Order*

As you were present at the meeting on Monday, July 18th, you're aware of the problems associated with Hillcrest West. On Monday everyone at the meeting agreed to excavate test pits on thesewer lines on the following day, Tuesday; July 19th.

On Tuesday, July 19th, Steve Harris, David Vining and myself met with Fred Danbrie, Joe Pizzo, Wayne Johnson, Dan Fogg and other various people on the site. One hand dug test pit was excavated at the end of the storm line outfall and another was excavated with a backhoe approximately 100 feet from the out fall end. No 3/4 inch crushed stone was found over the SDR-35 plastic pipe which is considered flexible conduit. The City Standard as shown on the approved plan detail sheet indicated flexible pipe needs one foot of stone over the pipe. Various arguments and/or discussions took place throughout the day with the final verdict being that the contractor would need to re-excavate all the storm and sanitary lines and install the required amount of stone. This was delivered to me in writing signed by Don Fogg on July 20, 1988.

It has been resolved that Don Fogg will rectify the situation by installing 3/4 inch crushed stone over the pipe to meet City specifications. Therefore, I recommend that the stop order be lifted.

If the backfill is not installed to City specifications, the City will be forced into using the Development Performance Guarantee to complete the work according to specification.

Please contact me if you have any questions regarding this matter.

NOTE: Attached is David Vining's memorandum.

WPN/afm

pc Alex Jaegerman, Planning and Urban Development  
Bill Boothby, Principal Engineer  
Steve Harris, Project Engineer  
Tom Eaton, City Engineer  
Sam Hoffsen, Bldg. Inspections  
David Vining, Project Inspector  
David Klenk, Planning

CITY OF PORTLAND, MAINE  
DEPARTMENT OF PARKS/PUBLIC WORKS  
MEMORANDUM

TO: Paul Nienoff, Materials Engineer      DATE: July 25, 1988  
FROM: David Vining, Project Inspector *David Vining*  
SUBJECT: Hillcrest West

On the following dates I inspected the Stuart Street Project of Danbrie/Pizzo.

Date	Type of Work Done
June 3, 1988 Friday	Site cleaned, working on storm drainage
June 8, 1988 Wednesday	Instriking storm drainage system
June 9, 1988 Thursday	Working on storm drainage system, no Band on Project
June 10, 1988 Friday	Talk to Wayne Joynson at 10:15 a.m. of Danbrie/izzo, and told him that the City of Portland had not recieved the Band for the project and work had to stop until the Band was received.  The contractor, D. Fogg, worked on the storm drain lines all day on Firday, June 10, 1988.  Wayne Johnson and myself discussed installing 3/4" crushed stone under the pipe 6" and over the pipe 12" as per City specification. I told him the installation had to be as per City specifications and plans Rhonda Zazzara was also at this meeting with Mr. Johnson.
June 11, 1988 Saturday	I was on the job site to check pipe. I found no crushed stone on top of the pipe

If you have any questions, please contact me about this.

DV/dfm

pc: Alex Jaggerman, Urban Planning and Development  
Bill Boothby, Principal Engineer  
Steve Harris, Project Engineer  
Tom Eaton, City Engineer  
Sam Hoffees, Bldg. Inspections  
David Vining, Project Inspector  
David Klenk, Planning



CITY OF PORTLAND, MAINE

55 PORTLAND STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

PARKS & PUBLIC WORKS

GEORGE A. FLAHERTY  
DIRECTOR

November 14, 1988

Mr. Joe Pizzo  
Dambrie/Pizzo Development Construction  
Suite Two  
47 Portland Street  
Portland, Maine 04101

Dear Joe,

**Certificates of Occupancy for Hillcrest Condominiums**

This follow-up letter will, hopefully, clarify the conversation and resulting conditions pertaining to the issuance of Certificates of Occupancy for the Hillcrest West Project.

Currently, you are requesting four C.O.'s pertaining to Units 1 through 6. Parks and Public Works is requiring the following items be addressed prior to issuance of the C.O.'s:

1. The sidewalk needs to be completed from Stuart Street into the parking area. (Please note that the location of the sidewalk is not as shown on the approved plan; therefore, a revised plan noting that change and any others will have to be submitted to Planning for review.)
2. Complete the parking lot with the associated curbing in the area of those units.
3. Complete the installation of the street lighting.
4. Barricade or cap the foundations for units 11 through 20.

When these items are completed to the satisfaction of P/Pw's and the Building Inspections Department, the C.O.'s can be issued.

As construction of units 11 through 20 is just beginning, I assume additional C.O.'s will be requested for the remaining vacant units in cluster 1 through 6 or units 7 through 10. Please be aware that no further C.O.'s will be issued until all public improvements are completed in respect to those units. This includes all sidewalks, landscaping, parking areas, lighting, curbing from the entrance at Stuart Street, and all curbing not associated with units 11 through 20, and any other items; such as, the woodchip path not expressly associated with units 11 through 20.

Page 2  
Joe Pizzo - Dambrie/Pizzo  
November 14, 1988

Please keep David Vining or myself informed of the progress in these areas.  
I can be reached at 874-8838 if you have any questions regarding the  
information in this letter.

Sincerely yours,

  
Paul Niehoff  
Materials Engineer

PN/sgg

cc: George A. Flaherty, Director of Parks/Public Works  
William S. Boothby, Principal Engineer  
David Vining, Senior Tech/Surveyor  
Kathy Taylor, Building Inspection

July 13, 1988

DAMARIE  
• PIZZO  
Development  
and  
Construction  
Mr. David Klenk  
City Planning  
Portland Planning Department  
City Hall  
Portland, ME 04101

Dear David:

Attached is the letter of credit for Hillcrest West, a 20 unit condominium project off Stuart Street in Portland. We felt we had one letter of credit in effect, but elected to proceed with People's Heritage Bank with the financing for the project.

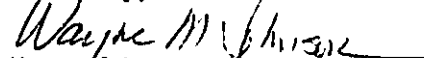
47  
Portland  
Street  
Portland  
Maine  
04101  
(207)  
871  
8953

Some confusion has arisen with the construction division because of the Wolf Associate's permit and the permit required for Hillcrest. It was assumed that the permit must have been accepted because Wolf Associates finally got its permit and that First Northern committed to fund the project and had indicated to the City of Portland in a letter on April 15, 1988 that it had committed to fund the project and issued a letter of credit as required by the City of Portland. I was unaware of the deficiencies still remaining in the First Northern letter. Regardless, Brent Cote informs me that First Northern had committed to making any changes in the letter of credit you required. Therefore, until now we felt we had met your requirements.

At the closing with First Northern, it became clear that the bank was attempting to change the conditions of commitment made by its agent, Richard How. The partners of Hillcrest elected to apply to People's Heritage Bank for financing. It was our understanding that People's would immediately issue a letter of credit to replace the one pending by First Northern Bank. Apparently, in the rush of activity the loan officer at People's Bank went on vacation for 18 days, hence a gap in the chain of events. Since your most recent request for a new letter of credit we have produced one from People's, ahead of the actual closing, just to meet your needs while the bank officer is away.

We sincerely apologize for causing additional work and problems at City Hall but, because of miscommunication the critical paperwork slipped through the cracks.

Sincerely,

  
Wayne Johnson

cc: Joseph E. Gray, Director of Planning & Development  
David Louvie, Corporation Counsel  
✓ P. Samuel Hoffsses, Chief Inspection Services  
Kevin W. Carroll, Codes Enforcement Officer

Attachment





ONE PORTLAND SQUARE  
P.O. BOX 9540  
PORTLAND, MAINE 04112-9540  
237-761-8500

July 13, 1988

Joseph E. Gray, Jr., Director  
Planning & Urban Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re: Hillcrest West Condominiums, Portland, Maine  
Irrevocable Letter of Credit No. 31744

Dear Mr. Gray:

Peoples Heritage Savings Bank ("Peoples") hereby issues this Irrevocable Letter of Credit for the account of Hillcrest West Development Associates as developer (hereinafter referred to as "Developer"), in the name of the City of Portland in the aggregate amount of \$174,555.

The City of Portland may draw on this Letter of Credit by presentation of a sight draft at Peoples' offices located at One Portland Square, Portland, Maine. Said draft shall be accompanied by an affidavit signed by the City of Portland's Director of Parks and Public Works or Director of Planning and Urban Development stating that Developer has failed to complete by July 17, 1988, at Developer's expense, the work on the roads and other public improvements as set forth in the attached Schedule A of Costs of Public Improvements. Developer's commencement of development shall not be a condition precedent to the City of Portland's ability to draw on this Letter of Credit. All drafts so drawn must bear the Letter of Credit Number shown above and be marked "Re: Hillcrest West Development Associates; Attention: Roger C. Levesque, Vice President, or Senior Loan Officer".

In the event of Peoples' dishonor of the City of Portland's sight draft and accompanying affidavit, Peoples shall inform the City of Portland in writing of the reason or reasons therefor within three (3) working days of the dishonor.

Developer will notify the City of Portland for inspections.

After all underground work in travelled ways has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to, sanitary sewers, storm drains, catch basins, manholes and other required improvements

James E. Gray, Jr., Director  
Planning & Urban Development  
Page 2

constructed chiefly below grade, Peoples shall be eligible to receive a reduction in its obligations hereunder equal to the estimated cost of improvements. In no case, however, shall the obligations of Peoples hereunder be reduced to an amount which is less than the estimated cost of completing all prescribed improvements as determined by the Department of Public Works, as shown on the attached Schedule A.

This Letter of Credit will automatically expire on October 13, 1940 but may expire prior to this date when the City of Portland acknowledges in writing to Peoples and Developer that said work as outlined has been completed in accordance with City of Portland specifications.

The total existing credit may be drawn upon by the City for any unaccepted or unapproved line item.

This Letter of Credit is not transferable.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored. However, other than the payment of monies as authorized hereunder, Peoples shall not guarantee the performance of Developer to the City of Portland.

Very truly yours,

PEOPLES HERITAGE SAVINGS BANK

By: Roger C. Levesque  
Roger C. Levesque, Vice Pres.  
HALL THOMSON, SENIOR

The City of Portland hereby accepts the providing of alternative security for Developer's obligations to be performed pursuant to Section 14-501(a) of the Portland City Code.

Dated: \_\_\_\_\_, 19\_\_

By: \_\_\_\_\_  
Joseph E. Gray, Jr., its  
duly authorized Director of  
Planning & Urban Development

Seen and Agreed to:

HILLCREST WEST DEVELOPMENT ASSOCIATES

By: R. Brent Cote  
R. Brent Cote, General Partner

0048.11F

**SCHEDULE A**

December 8, 1987

City  
Est/CSI

**HILLCREST WEST - SITE DEVELOPMENT COST ESTIMATE + 170,853**  
CONDOMINIUM AREA (LOT 52)

1.	Clear and Grub	3 Ac.	\$4,200/Ac	13	\$5,600
2.	Tree Protection	L.S.	\$ 600	367	600
3.	Erosion Controls	650 L.F.	\$1.50/l.f.	1	975
4.	Strip Topsoil	1,400 cu.yd.	\$3.50/yd	14	4,900
5.	Earthwork	4,900 cu.yd.	\$2.00/cu.yd.	10	9,800
6.	Utilities				
A.	Storm Drainage	364 l.f. 12" RCP	\$18.00/l.f.	23	6,552
		4 CS	\$12.00/each	1	4,800
B.	Sanitary Sewer	4 SMH	\$15.00/each	1	6,000
		522 l.f. 8"	\$24.00/l.f.	2	12,528
C.	Water	440 l.f. 4" PVC	\$14.00/l.f.	1	6,160
		20 service leads	\$ 3.00/each	1	60
D.	Electric	3 luminaires	\$16.00/each	1	4,800
		320 l.f. cable	\$ 7.50/l.f.	1	2,400
		20 service leads	\$ 2.00/each	1	40
7.	Detention Basin	Rip-rap and outlet	L.S.	1	3,400
8.	Paving				
A.	Drives/parking	22,200 s.f.	\$1.10/s.f.	10	24,420
B.	Walks (B.C.)	3,650 s.f.	.90/s.f.	1	3,285
9.	Curbing (B.C.)	1,650 l.f.	\$2.50/l.f.	1	4,125
10.	Respread Topsoil	1,200 cu.yd.	\$3.50/cu.yd.	1	4,200
11.	Site Improvements		3,825	1	810
A.	Tot Lot	L.S.	900	1	810
B.	Gazebo	L.S.	1,700	1	1,700
C.	Path	L.S.	960	1	960
12.	Landscaping	L.S.		10	5000
13.	Loam and Seed	95,800 s.f.	±.11/s.f.	10	10,538
					170,853
					\$146,313

35,367  
24,823



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

July 13, 1988

**FILE**

Dambrie/Pizzo Construction Co.  
47 Portland Street  
Portland, ME 04101

ATTN: Joseph Pizzo, General Partner

RE: Art. I, Sect. 101 B.O.C.A. Code

Dear Joe:

This is to advise you that a "STOP WORK" order has been issued on the above project effective at 9:40 am, July 13, 1988.

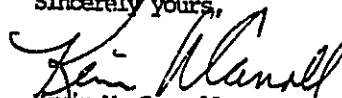
All work at the site must cease immediately and cannot resume until the following requirements of the Municipal Ordinances and Building Codes are complied with:

1. An approved building permit is issued.
2. A "STOP WORK" order removal fee is paid and the order is formally rescinded.
3. Appropriate belated fees are paid.

Please be advised that if work at this site is resumed in violation of this order appropriate legal action will be taken.

If this office can be of any assistance to you in this matter please feel free to contact us.

Sincerely yours,

  
Kevin W. Carroll, C.M.C.A.  
Codes Enforcement Officer

cc: Joseph E. Gray, Director of Planning and Urban Development  
David Lourie, Corporation Counsel  
P. Samuel Hoffses, Chief of Inspection Services  
Kathy Taylor, District #4 Code Enforcement Officer  
David Klenk, Planner



LAND USE CONSULTANTS

January 6, 1987

1851

Mr. Jack Humenick, Chairman  
Portland Planning Board  
City Hall  
389 Congress Street  
Portland, Maine 04101

Hillcrest West Subdivision

Dear Mr. Humenick:

Attached please find 5 copies of the sketch plan for the proposed Hillcrest West Subdivision located between Bailey Avenue and Stuart Streets in Portland. This plan has been prepared in compliance with the Subdivision and Site Plan Ordinances of the City, and is designed as described in the November 4th letter sent to the Planning Department (see attached copy).

Wolf Associates is seeking board comment and recommendation to Council of a zone expansion/change from R-2 to R-3 in conjunction with comments on the proposed single family subdivision and planned residential unit development. The 15-1/2 acre site is proposed to be developed as 40 house lots averaging 7,500 sq. ft. in area and a 20 unit PRUD on 3.89 of the 15.5 acres. The layout and dimensional information for the project is shown on the attached plans.

We look forward to meeting with the Board at its February 10th workshop to discuss the project in detail. If staff have any comments we urge them to contact this office or James Wolf.

Sincerely,

Stephen B. Mohr, ASLA  
Vice President

SBN\b

c.c.: James Wolf, Wolf Associates

**RECEIVED**

JAN - 7 1987

DEPT. OF LAND INSPECTIONS  
CITY OF PORTLAND



LAND USE CONSULTANTS

FILE COPY

November 4, 1986

1851

Mr. Alex Yagerman, Chief Planner  
Portland Planning Department  
City Hall  
389 Congress Street  
Portland, Maine 04101

Bailey Avenue Property

Dear Mr. Yagerman:

On behalf of our client, Wolf Associates, Inc., we hereby request that the Planning Department schedule the above referenced project as a workshop agenda item at the earliest possible date available, based on the Board's current review schedule. This request is being made subsequent to our meeting on the 17th of September where we discussed the project in conceptual form, and recent conversations with David Klenk regarding scheduling of the project for the required review.

The 15.5+ acre site for this project is located in the R2 and R3 Zoning Districts between Stuart Street and Bailey Avenue, near the intersection of Forest Avenue and the Maine Turnpike. There is currently 7.15 acres in the R3 zone and 8.31 acres in the R2 zone. Wolf Associates is seeking to rezone the R2 portion of the parcel to R3 in conjunction with their plans to develop the 15.5+ acre site as single family lots and a planned residential unit development.

The current plans for the parcel are to seek the zone change outlined above and then based on the entire 15.5+ acres being rezoned to R3 develop 38 single family lots and 20 to 22 condominiums in a planned residential unit development. The lots would be an average 7,000 to 8,000 square feet in size and would have frontage on a new road network designed in compliance with the City Standards for local residential streets. The development is being geared to the "affordable

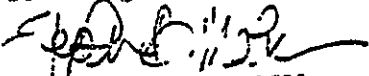
LAND USE CONSULTANTS

- 2 -

detached home" market and additional information on building type, lot buildability and site development will be prepared for presentation to the Board.

We trust this letter will be adequate to allow the scheduling of this project and we will follow-up this correspondence with a sketch plan and support documentation within two weeks. If you have any questions please do not hesitate to call this office.

Sincerely,



Stephen B. Mohr, ASLA

SBM/b

c.c.: James Wolf, Wolf Associates, Inc.



LAND USE CONSULTANTS

January 6, 1987

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Portland Planning board  
City Hall  
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Sincerely,

A handwritten signature in dark ink, appearing to read 'Stephen B. Mohr', written over a light-colored background.

Stephen B. Mohr, ASLA  
Vice President

SBM\b

c.c.: James Wolf, Wolf Associates





LAND USE CONSULTANTS

FILE COPY

November 4, 1986

1851

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Portland Planning Department  
City Hall  
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**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

Date July 20, 1988

Applicant Millcrest West Associates

Stewart Street  
 Address of Proposed Site

Mailing Address \_\_\_\_\_  
 Proposed Use of Site \_\_\_\_\_

Site Identifier(s) from Assessors Maps  
R-3  
 Zoning of Proposed Site

Acres of Site / Ground Floor Coverage \_\_\_\_\_  
 Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 2 (1.0) (1.5)  
 Total Floor Area \_\_\_\_\_

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

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

**PUBLIC WORKS DEPARTMENT REVIEW**

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

APPROVED  
 APPROVED  
 CONDITIONALLY  
 DISAPPROVED

TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDWALKS	OTHER

CONDITIONS SPECIFIED BELOW  
 REASONS SPECIFIED BELOW

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

(Attach Separate Sheet If Necessary)

*[Signature]* 7/21/88  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

PERMIT # 7-10008 CITY OF PORTLAND  
 Please fill out any part which is blank

02470

FILL IN AND SIGN WITH INK

PERMIT ISSUED

AUG 17 1989

City Of Portland



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Aug 17, 1989

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:

Stuart ST.

Location Hillcrest West Condominiums of Building 10 units No. Stories 2 New Building Existing
Name and address of owner of appliance Brent DeMichael and Brent Cote, US Rt. 1, Scarborough
Installer's name and address Dave Gobeil, 58 Wentworth St., Biddeford 04005 Telephone 282-5604

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? n/a Kind of fuel? #2 fuel oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 4' From front of appliance 10' From sides or back of appliance 2'
Size of chimney flue 8" Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour btu's 89,000
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 1/4"
Location of oil storage basement Number and capacity of tanks 275 gallons / 10
Low water shut off? yes Make Safeguard No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? 1
Total capacity of any existing storage tanks for furnace burners 10 / 275 gallons

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 smoke pipe
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

New - cost of work - \$30,000
License #02625

Amount of fee enclosed \$170.00

APPROVED:

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

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY
Signature of Installer Dave Gobeil
Mark Levy

B



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine, August 22, 1988

**PERMIT ISSUED**

AUG 23 1988

City of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 88/881 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Stewart Street (Hillcrest Dev.) Within Fire Limits?  See Dist. No. ME-0  
 Owner's name and address Hillcrest West Development Assoc. -15 Maple Circle Telephone 883-5289  
 Lessee's name and address 47 Telephone ..  
 Contractor's name and address Dambrie/Pizzo - Portland St., Portland, Maine Telephone ..  
 Architect .. Plans filed .. No. of sheets ..  
 Proposed use of building .. No. families ..  
 Last use .. No. families ..  
 Increased cost of work none Additional fee none

### Description of Proposed Work

Change in owners name only. 20 Unit Condo units.

### Details of New Work

Is any plumbing involved in this work?	Is any electrical work involved in this work?			
Height average grade to top of plate	Height average grade to highest point of roof			
Size, front depth	No. stories	solid or filled land?	earth or rock?	
Material of foundation	Thickness, top	bottom	cellar	
Material of underpinning	Height	Thickness		
Kind of roof	Rise per foot	Roof covering		
No. of chimneys	Material of chimneys	of lining		
Framing lumber--Kind	Dressed or full size?			
Corner posts	Sills	Girt or ledger board?	Size	
Girders	Size	Columns under girders	Size	Max on centers
Studs (outside walls and carrying partitions)	2x4 16" O. C	Bridging in every floor and flat roof span over 8 feet		
Joists and rafters	1st floor	2nd	3rd	roof
On centers	1st floor	2nd	3rd	roof
Maximum span:	1st floor	2nd	3rd	roof

Approved

Signature of Owner

INSPECTION COPY

Approved:

Inspector of Buildings

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY