

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

Location of Construction: (Lot #24) Phocean Hill Drive (198)		Owner: Anaston & Lobnes, Inc.		Phone:	Permit No: 950504
Owner Address:		Leasee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Anaston & Lobnes, Inc.		Address: P.O. Box 821, 140 Main St		Phone: 846-0410	Yarborough, ME 04096
Past Use: Vacant Land		Proposed Use: 1-fam w/attached garage		COST OF WORK: \$ 150,000.	PERMIT FEE: \$ 770.00
Proposed Project Description: Construct Single Family Dwelling as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 23 Type 5B	
		Signature:		Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBI: R-5	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: PRUD DEV. OK with conditions 6/2/95	
Permit Taken By: Gary Grawik		Date Applied For: 19 May 1995		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

**PERMIT ISSUED**  
JUN - 2 1995  
CITY OF PORTLAND

**PERMIT ISSUED WITH LETTER**

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

(Lot #24)

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to comply with all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

31 May 1995  
19 May 1995 - Site Plan App

SIGNATURE OF APPLICANT: Scott Hellecau ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: 6/1/95  
[Signature]

CEO DISTRICT 7  
D Jordan

COMMENTS

6-19-95 - Foundation / in prior no verification (8" garage Found walls) (10" House Found walls) Found walls water proofed / External Set backs appear OK

7-17-95 - Framing + Plumbing / under slab (OK) will do Framing later

7-24-95 - Framing OK per plans / Except stairs / Air test on Copper OK /

9-13-95 - CAFO Insp. (St. #5) (Heating permit) (Panic Basement Alarm Cover)  
 (Sub-Meter 006081 Install OK) (Smoke alarm system is First Alert) 120V  
 Hard wired / AC / w/ Gel Cell 12 Volt Battery / Combination Security / + Smoke  
 Alarm System (St. #5 on mail box OK) (Warning call in 9-13-95 to pull Heating permit)  
 Clear to issue Temp. CAFO pending Site Review memo

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 138 Phasaron Hill Dr (Lot #26) 411-A-024

Issued to Scott Cohen

Date of Issue 14 September 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950564, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes  
certificate issued

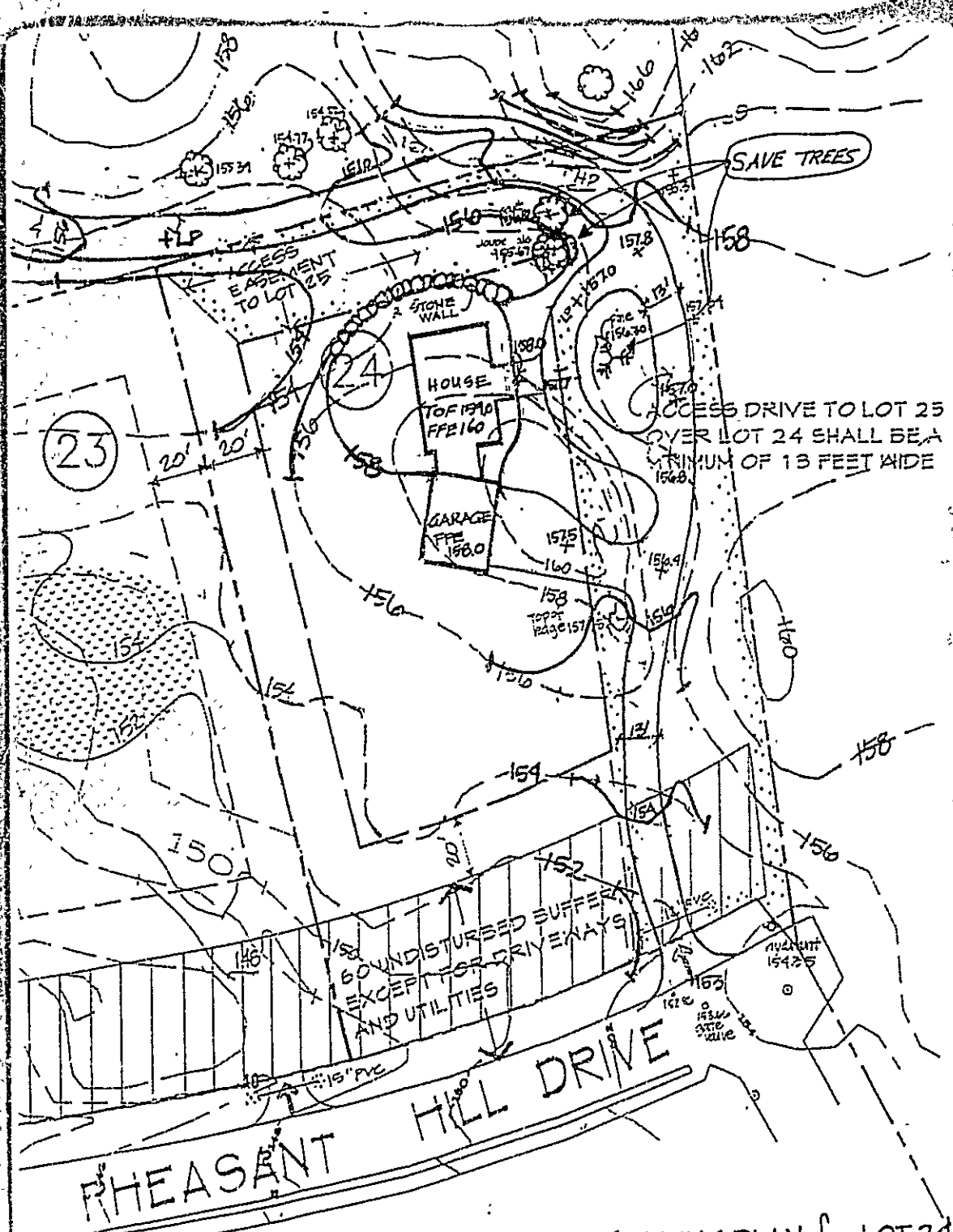
Approved.

(Date)

Inspector

Inspector of Buildings

Notice: This Certificate identifies law of use of building or premises, and ought to be transferred from owner to owner when property of wages lands. Copy will be furnished to owner or lessee for one dollar.



GRADING PLAN for LOT 24  
 PHEASANT HILL SUBDIVISION  
 ANASTOS & LOHNS, INC.  
 MAY 23, 95, T.J.D & A  
 SCALE 1"=40'

CITY OF PORTLAND, MAINE  
PLANNING BOARD

Kenneth M. Cole III, Chair  
Cyrus Haggis, Vice Chair  
Joseph R. DeCoursey  
John H. Carroll  
Donna Williams  
Jaimey Caron  
Kevin McQuinn

March 1, 1995

Mr. Peter Anastos  
Anastos and Lohnes, Inc.  
P.O. Box 821  
140 Main Street  
Yarmouth, ME 04096

RE: Pheasant Hill Residential Subdivision

Dear Mr. Anastos:

On February 14, 1995 the Portland Planning Board voted 4-1 (Williams opposed, DeCoursey and McQuinn absent) to approve the site plan for the Pheasant Hill residential development on Pheasant Hill Drive subject to the following conditions:

1. That typical dwelling designs for the development be submitted to the Planning Board for review and approval prior to the issuance of any building permits.
2. That a sidewalk system be constructed on Graystone Lane and Country Lane.

On February 28, 1995 the Portland Planning Board voted 5-1 (Williams opposed, Carroll absent) to approve for subdivision review the 25 lot Pheasant Hill residential subdivision. The approval was granted with the following conditions:

1. That the plan be revised and appropriate information submitted for review and approval by Planning staff as outlined in the Acting Development Review Coordinator's memo of 2/14/95.
2. That revised homeowner's association documents be submitted to Corporation Counsel for review and approval.
3. That a revised plan be submitted reflecting a traffic island on Pheasant Hill Drive near the Washington Avenue intersection as required by the Principal Traffic Engineer.
4. That the recording plat be amended to show a public pedestrian easement from Marlborough Road to Pheasant Hill Drive via the Fall Brook open space and Country Lane.

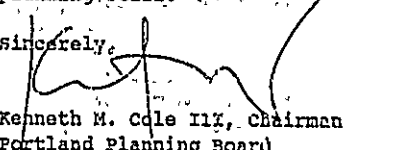
The site plan and subdivision approvals are a revision to the Alden's Walk Condominium plan for subdivision, Site Plan and Site Location of Development Law.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat.
2. A performance guarantee covering the public improvements as well as an inspection fee payment of 1.7% of the guarantee amount must be submitted to and approved by the Planning Division and Public Works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskay at 874-8300, ext. 3828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,

  
Kenneth M. Cole III, Chairman  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
— P. Samuel Hoffses, Chief of Building Inspections  
William Giroux, Zoning Administrator  
George Flaherty, Director of Environmental/Intergovernmental Services  
Kathi Staplus, Project Engineer, Parks and Public Works  
James Seymour, Acting Development Review Coordinator  
William Bray, Deputy Director of Public Works  
Mary Theriault, Traffic Engineer  
Jeff Tarling, City Arborist  
Paul Niehoff, Materials Engineer  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylan McDougall, Fire Prevention  
Mary Greak, Building Permit Secretary  
Approval Letter File  
Terrence DeWan, 106 Main St., Yarmouth, ME 04096  
Warren Turner, 5 Portland St., Yarmouth, ME 04096

Applicant: Scott Belasco / Anastos & Lohmes, Inc. Date: 6/2/95

Address (lot # 24) Pheasant Hill Drive

Assessor No.: being Developed A PRUD Development

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5

Interior or corner lot - end lot next to access easement

Use - 1 family

Sewage Disposa. - City

Rear Yards -

Side Yards - min. building setbacks from external

Front Yards - subdivision property lines: 25' min -

Projections - 25' shown

Height -

Lot Area -

Building Area -

Area per Family - 3000<sup>sq</sup> min - 43,220<sup>sq</sup> given -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

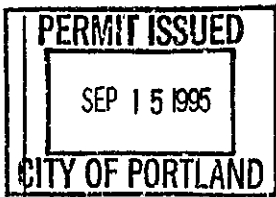
Site Plan - yes minor minor

Shoreland Zoning - NO

Flood Plains - NO - Zone C.

Note: No habitable space in A PRUD shall be below grade (None shown)

9 509 73



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 9/12/95

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 198 Pheasant Hill Rd Use of Building 1-fam No Stories New Building Existing "
Name and address of owner of appliance Scott Cohen
Installer's name and address Union Oil Co 799-1521 Telephone
63 Ocean St - South Ptld, ME 04106
General Description of Work

To install forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? #2 oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 5 ft
From top of smoke pipe 18 inc From front of appliance 20 ft From sides or back of appliance 3 ft..
Size of chimney flue 6 inch Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour 1.35 gal/hr
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 6 inch
Location of oil storage basement Number and capacity of tanks one 275-gal tank
Low water shut off yes Make XxzSafeguard No. Q)EM-170
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners none

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 gravit?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

cost of work \$11,000 Ed Coombes master oil burner #MS30000998

Amount of fee enclosed? \$75

APPROVED: [Signature]

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

Ed Coombes

- 1. 1 1/2" x 1 1/2" x 1/4"
2. 1 1/2" x 1 1/2" x 1/4"
3. Kind of floor
4. Burner Rating & Label
5. Name & Label
6. Remote Control
7. High limit switch
8. Low limit switch
9. Oil tank
10. Oil tank
11. Oil tank
12. Oil tank
13. Oil tank
14. Oil tank
15. Oil tank
16. Oil tank
17. Oil tank
18. Oil tank
19. Oil tank
20. Oil tank



NOTES

Permit No. 950923

Location 198 Pleasant Hill Rd

Owner

Date of permit Sept 15, 95

Approved P. S. [Signature] 0869

Large area of horizontal lines for notes, divided into two columns by a vertical line.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.