

**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**

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Jaimy Caron, Chair  
Deborah Krichels, Vice Chair

Mark Malone  
Orlando E. DeLogu  
Sarah Luok  
Kevin Beal  
Lee Lowry III

August 15, 2001

Mr. Robert Cain  
PROP  
510 Cumberland Avenue  
Portland, ME 04101

RE: PROP 9-Unit Subdivision, Anderson Street  
ID #2002-0140, CBL #012-B-009

Dear Mr. Cain:

On August 13, 2002, the Portland Planning Board voted 6-0 (Beal absent) to approve your application for a 9-unit Subdivision located at Anderson Street. The Board found that the application met the standards of the Subdivision and Site Plan ordinance of the Land Use Code and that the proposed Sectional Recording of two phases does meet the requirements of Section 14-495(h) of the subdivision ordinance.

The approval was granted for the project with the following conditions:

Site Plan

- i. That the applicant provide to staff an easement from Portland Housing Authority allowing access through their site for access to the applicant's dumpster.
- ii. That the applicant provide, or provide evidence of, a utility easement for the utility line running through the existing passageway located on the property.
- iii. That the applicant revise the landscape plan to reflect the City Arborist's memo dated August 9, 2002 for review and approval by the City Arborist.
- iv. That the applicant provide the height of the pole mounted light in the parking area and provide an overall photometric plan for the site for review by staff.

The approval is based on the submitted site plan and the findings related to subdivision and site plan review standards as contained in Planning Report #52-02, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the

O:\PLANDEV\REVW\ANDERSON113\APPLTR.DOC

CC: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Program Manager  
Kandice Talbot, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Iodine Adams, Inspections  
William Bray, Director of Public Works  
Larry Ash, Traffic Engineer  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File  
Correspondence File

Application ID Number:

2-1027

Delete Review

Save

Close

Department: Zoning

Status: Approved with Conditions

Reviewer

Marge Schmuckal

Comments: 113 Anderson St - Phase One

Approval Date

09/12/2002

[Empty text box]

Given On Date

09/12/2002

OK to Issue Permit

Name

Marge Schmuckal

Date

09/12/2002

Date 2

Conditions Section:

Add New Condition From Default List

Add New Condition

Delete Condition

Separate permits shall be required for phase two of this approved project.

Create Date:

09/12/2002

By

gg

Update Date:

09/12/2002

By

mes

# Transmittal Letter

Project: Anderson Street (Phase 1)

Project No.: 129

Date: 09/12/02

To: **Mike Ngeant**

Phone No.: 775-6141

City Hall - Inspections

Fax No.: 773-0194

389 Congress St.

Portland, ME 04101

If enclosures are not as noted, please inform us immediately.

**We transmit:**

- Herewith  Under separate cover via \_\_\_\_\_  
 In accordance with your request \_\_\_\_\_

**For your:**

- Approval  Distribution to Parties  Information  
 Record  Review and Comment  
 Use  \_\_\_\_\_

**The following:**

- Drawings  Shop Drawing Prints  Samples  
 Specifications  Shop Drawing Reproductions  Product Literature  
 Change Order  Other: \_\_\_\_\_

Copies	Date	Rev. No.	Description	Action
1			Accessibility Certificate Application w/ letter of explanation.	
1			Building Code Certificate	
1			Building Code Information Form	

**Action Code:**

- A. Action indicated on item transmitted D. For signature and forwarding as noted below under Remarks  
 B. No action required  
 C. For signature and return to this office E. See Remarks below

**Remarks:**

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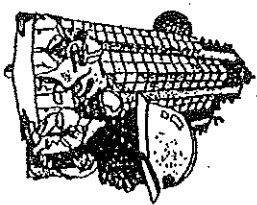
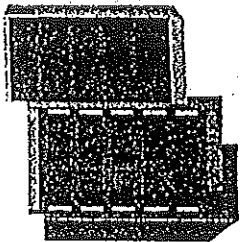
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**Copies to:**

- |                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> File     | <input type="checkbox"/> <b>TFH Architects, P. A.</b>      |
| <input type="checkbox"/> Bob Cain | <input type="checkbox"/> 100 Commercial Street             |
|                                   | <input type="checkbox"/> Portland Maine 04101              |
|                                   | <input checked="" type="checkbox"/> Telephone 207-775-6141 |
|                                   | <input type="checkbox"/> Fax No.: 207-773-0194             |
|                                   | <input type="checkbox"/> By: Chris Cavendish               |



CITY OF PORTLAND  
 BUILDING CODE CERTIFICATE  
 389 Congress St., Rm 315  
 Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine  
 Department of Planning & Urban Development  
 Division of Housing & Community Service

FROM: T. Scott Teas, Principal, TFH Architects

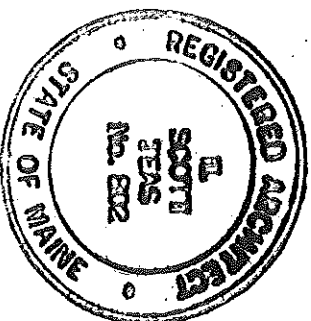
RE: Certificate of Design

DATE: September 12, 2002

These plans and/or specifications covering construction work on:  
113 Anderson Street, Building 1  
Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition; and local amendments.

(SEAL)



Signature

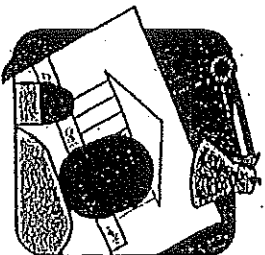
Title Principal

Firm TFH Architects

Address 100 Commercial Street, Suite 212  
Portland, ME 04101

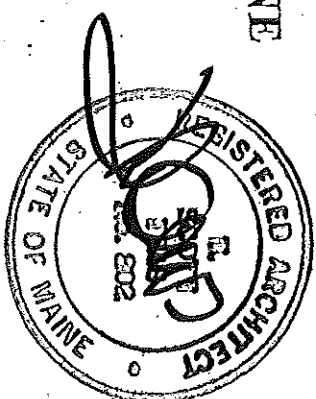
As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



# CITY OF PORTLAND MAINE

389 Congress St, Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716



TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: T. Scott Teas, Principal of TFH Architects  
100 Commercial Street, Suite 212, Portland, ME 04101

DATE: September 12, 2002

Job Name: PROP Family Housing, Infill Housing

Address of Construction: 113 Anderson Street

## THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) R3

Type of Construction 5b Bldg. Height 39' - 8 1/4" Bldg. Sq. Footage 4,600 sf

Seismic Zone 2a Group Class IV

Roof Snow Load Per Sq. Ft. 60 psf Dead Load Per Sq. Ft. 52.5 psf

Basic Wind Speed (mph) 90 mph Effective Velocity Pressure Per Sq. Ft. 20.7 psf

Floor Live Load Per Sq. Ft. 40 psf (non-sleeping), 30 psf (sleeping)

Structure has full sprinkler system? Yes X No        Alarm System? Yes X No         
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the  
Portland Fire Department.

Is structure being considered unlimited area building: Yes No X

If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this Project.

Apt.1: 5 persons, Apt.2: 7 persons, Apt.3: 7 persons

(Designers Stamp & Signature)



CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE

Designer: T. Scott Teas


Address of Project 113 Anderson Street

Nature of Project Three Family Housing

Date September 12, 2002

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)

Signature 

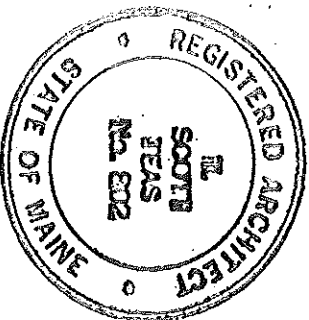
Title Principal

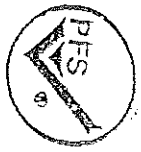
Firm TFH Architects

Address 100 Commercial Street, Suite 212

Portland, ME 04101

Telephone (207) 775-6141





ADDITIONAL, OR MODIFIED ACCEPTANCE (MODULAR/PANELIZED)

Date Received at PFS \_\_\_\_\_

This form is to be used only when the manufacturer is seeking acceptance of an additional model, modified model or model name change which uses a previously accepted building system.

Current PFS Building System Acceptance # 01-518  
 Model Name/ No. \_\_\_\_\_  
 Manufacturer's Name LES HABITATIONS TECHNIQUES LTEE (HABITEC 2000) Special C-07681  
 Plant(s) at which model will be produced NEW MODEL MODIFICATION\*  
 Check One:  NEW MODEL  MODIFICATION\*  
 Previously Approved by FAX  Yes  No Date Approved 2/12

TECHNICAL DATA (Submit 2 copies of this form and all data)

Floor Plan Showing:

Building Size (LXW Dimensions)		Conforms
Room Sizes, Light & Ventilation Schedule		Yes No
Exit Requirements		X
Electrical Outlet Spacing & Smoke Detector		X
Location of Labels & Data Plates		X
Use Group, Type Const., Total Sq. Ft. Area		X
Handicap Requirements (HUD Cat. III or other)		X
Heat Loss Calculations or Reference No. _____		X
Furnace Size/Model No. _____ FIELD INSTALLED		X
LOAD Performance Calculations or Reference No. _____		X
Service Size and Location <u>4-100 AMP, BASEMENT</u>		X
Submit model to the following states: <u>MAINE</u>		X
*Description of Modification _____		X

Submitted by: [Signature] Date: 09/09/2002  
 For PFS Use \_\_\_\_\_  
 Reviewed and Approved by \_\_\_\_\_ Date \_\_\_\_\_  
 Remarks \_\_\_\_\_  
 MODEL WAS DEVIATED

THIS FORM SHALL BE FILLED OUT COMPLETELY WITH EACH MODEL ACCEPTANCE OR MODIFICATION PRIOR TO SUBMITTAL TO PFS.



Permit Number \_\_\_\_\_

Checked By/Date \_\_\_\_\_

# MECcheck Compliance Report 2000 IECC

MECcheck Software Version 3.3 Release 1c  
Data filename: C:\Program Files\Check\MECcheck\07581-APP1.cck

TITLE: C-07581

CITY: Portland  
STATE: Maine  
HDD: 7378  
CONSTRUCTION TYPE: Single Family

DATE: 09/09/02  
DATE OF PLANS: 09/09/2002

PROJECT INFORMATION:  
ANDERSON  
APP #1

COMPLIANCE: Passes

Maximum UA = 259  
Your Home = 237  
8.5% Better Than Code

	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	1114	20.0	0.0		53
Wall 1: Wood Frame, 16" o.c.	1351	20.0	0.0		68
Window 1: Vinyl Frame, Triple Pane	149			0.500	75
Door 1: Glass	42			0.071	3
Floor 1: All-Wood Joist/Truss, Over Unconditioned Space	1114	28.0	0.0		38
Furnace 1: Forced Hot Air, 85 AFUE					

COMPLIANCE STATEMENT: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2000 IECC requirements in MECcheck Version 3.3 Release 1c and to comply with the mandatory requirements listed in the MECcheck Inspection Checklist.

Builder/Designer \_\_\_\_\_ Date \_\_\_\_\_

Permit Number \_\_\_\_\_

Checked By/Date \_\_\_\_\_

# MECCheck Compliance Report 2000 IECC

MECCheck Software Version 3.3 Release 1c  
Data filename: C:\Program Files\Check\MECCheck\07581-APP3.cck

TITLE: C-07581

CITY: Portland  
STATE: Maine  
HDD: 7378  
CONSTRUCTION TYPE: Single Family

DATE: 09/09/02  
DATE OF PLANS: 09/09/2002

PROJECT INFORMATION:  
ANDERSON  
APP #3

COMPLIANCE: Passes

Maximum UA = 281  
Your Home = 263  
6.4% Better Than Code

	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	760	35.0	0.0		24
Wall 1: Wood Frame, 24" o.c.	848	20.0	0.0		48
Wall 2: Wood Frame, 24" o.c.	936	20.0	0.0		38
Window 1: Vinyl Frame, Triple Pane	121			0.500	61
Window 2: Vinyl Frame, Triple Pane	125			0.500	63
Door 1: Glass	22			0.071	2
Floor 1: All-Wood Joist/Truss, Over Unconditioned Space	700	28.0	0.0		24
Floor 2: All-Wood Joist/Truss, Over Unconditioned Space	89	28.0	0.0		3
Furnace 1: Forced Hot Air, 85 AFUE					

COMPLIANCE STATEMENT: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2000 IECC requirements in MECCheck Version 3.3 Release 1c and to comply with the mandatory requirements listed in the MECCheck Inspection Checklist.

Builder/Designer \_\_\_\_\_

Date \_\_\_\_\_