



Ann Machado <amachado@portlandmaine.gov>

37 Tate Street - Permit 2018-00064

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To: nurcapital@gmail.com

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Eddy -

I have completed my initial zoning review and I need more information before I can approve the permit application and move it forward in the review process.

1. The plot plan needs to be more detailed. Exhibit A of the deed describes the dimensions of the lot as 31' wide by 70' deep. You need to show the footprint of the existing fire escape on the plot plan as well as the footprint of the proposed stairs from the second floor fire escape to the ground. Each of these footprints should include their dimensions and I need to know how many feet they are from both the side property line and the rear property line.
2. The project description on the application states, "Adding egress stairs to existing fire escape. Drywall in the storage room in the back". You seem to be adding a fire escape across the two story rear section of both 37 and 35 Tate Street. Regarding the dry wall, none of the plans show where the drywall is being added to the storage room. There appears to be storage at the rear of the first floor but this also seems to be part of the rear egress from the second floor.
3. The proposed fire escape across the roof of the rear part of the building appears to provide the access for both the third floor unit at 35 Tate Street and the third floor unit at 37 Tate Street. Since each property has different owners, a permanent access easement needs to be granted by the owner of 37 Tate Street to the owner of 35 Tate Street and recorded at the Cumberland County Registry of Deeds.
4. The plan labeled "egress 2" shows that the second floor apartment has two means of egress - a set of stairs in the front and a set of stairs in the rear. There is no need for a fire escape for egress from the second floor unit.
5. The plan labeled "egress 3" shows the third floor apartment. There is no interior stair shown to access this unit. You need to revise this plan to show the primary means of egress. It appears that the proposed fire escape is only required as a second means of egress for the third floor unit.
6. You need to provide an exterior elevation plan or plans that show the existing fire escape. You also could provide pictures as well. Did the fire escape originally extend to the ground floor? You also did not provide any plans showing how the new stairs are going to be built. You need to show a cross section of the fire escape, framing details and any other plans that show the construction of the fire escape.

Please let me know if you have any questions.

Ann

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