Portland Maine Yes. Google's good here.

Ann Machado <amachado@portlandı

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/30/18

37 Tate Street - Permit 2018-00064

3 messages

Ann Machado <amachado@portlandmaine.gov> Thu, Jan 25, 2018 at 9:53 AM
To: nurcapital@gmail.com

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 ot 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 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 "egress2" 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 "egress3" 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

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

Eddy Ahmed <nurcapital@gmail.com> Sun, Feb 4, 2018 at 2:25 PM
To: Ann Machado <amachado@portlandmaine.gov>

Ms. Machado,

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 ot know how many feet they are from both the side property line and the rear property line.

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I have attached the existing foot print and new detailed proposed plan for the fire escape with dimensions.

2. The project description on the application states, "Adding egress stairs to existing fire escape. Drywall in the st room in the back". You seem to adding a fire escape across the two story rear section of both 37 and 35 Tate Stre 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.

Drywall is being installed on the walls and ceiling of the storage room in the rear on the ground floor. Please see attached description.

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.

37 st. was purchased in December 2017 by the same owner as 35 Tate st. The owners are the same for both addresses. The new deed should reflect that.

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.

No new fire escape is being added for second floor. We are using the existing fire escape that happens to have second floor exit as well. Have 3 means of escape should be added safety bonus and we plan to leave things the way they are.

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.

Please see attached document labeled apt 3 exits for detailed description of the fire escape and interior stairs access to the 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.

Plan for existing and proposed fire escape are attached. The stairs from second floor were removed by the bank because of issues with squatters being able to get in the house. In fact, all the windows and door were boarded up per requested by the inspections department. There is existing landing for the fire escape stairs that were cut off. We are just going to add the stairs to the existing structure and were told to have hand railed path for apt 3 connected to the existing fire escape. The framing details and dimensions are attached with the plans. I plan to go there and take some photos and will email them shortly. We hope to get all questions answered and start the project soon.

Thank you.

Eddy Ahmed

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4 attachments

Attachment-4.jpeg
2230K

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Attachment-1.jpeg
1971K

Attachment-2.jpeg
2118K

Attachment-3.jpeg
1989K

Ann Machado <amachado@portlandmaine.gov> Tue, Feb 6, 2018 at 3:16 PM
To: Eddy Ahmed <nurcapital@gmail.com>

Eddy -

Thank you for getting back to me. You have addressed some of my concerns but I still need some more information before I can complete my zoning review.

On the plans for the first floor, the rear area is labeled storage. Isn't this the second egress for the second floor apartment? It can't be both storage and an egress.

As far as the ownership of 35 and 37 Tate Street, the current deed for 35 Tate Street (B 33479, P 065) lists Kanval Ahmed as the owner. The Quitclaim Deed With Covenant (Special Warranty Deed) deed for 37 Tate Street provided with the application lists Noor Properties LLC as the owner. Is there a more recent deed that lists the same name for both properties?

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I understand that there is an existing fire escape at the second floor level and that the fire escape from the seco the ground was removed by the previous owner. Do you know how long ago that was? You said that you were g take pictures of what is existing. That would be extremely helpful. Please get them to me as soon as possible.

It is not clear exactly what the dimensions are for the existing fire escape. The different plans seem to give differ dimensions. Please provide one plan that gives the dimensions for what is existing. You still need to provide more details about how you are rebuilding the fire escape to the ground. What are the dimensions of it? How wide is it? How long is it? How many stairs? I also did not see a plan that shows a cross section of the fire escape and elevations from the side and the rear. Please provide these drawings.

Ann

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