

53-C-10

2004-0231

158 Grant St.

Apt. Conversion

Back Bay Properties

on spreadsheet

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2004-0231  
Application I. D. Number  
  
11/16/2004  
Application Date  
  
Apartment Conversion  
Project Name/Description

Back Bay Properties Llc  
Applicant  
878 North Rd, North Yarmouth, ME 04097  
Applicant's Mailing Address

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

158 - 158 Grant St, Portland, Maine  
Address of Proposed Site  
053 C010001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

4,557 s.f. \_\_\_\_\_ 4,557 s.f.  
Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_  
R6  
Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Pla \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 11/17/2004

**DRC Approval Status:** Reviewer \_\_\_\_\_

Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Planning Copy**

2008-0148

Application I. D. Number

10/6/2008

Application Date

**Amendment to Plan - 158 Grant Street**

Project Name/Description

Michael Boissoneau

Applicant

126 Underwood Rd, Falmouth, ME 04105

Applicant's Mailing Address

158 - 158 Grant St, Portland, Maine

Address of Proposed Site

053 C010001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 332-3038 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units	<u>4200</u>	Proposed Total Disturbed Area of the Site	<u>0</u>	Zoning	<u>R6</u>
Acreage of Site					

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor)                     | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review           |
| <input type="checkbox"/> Amendment to Plan - Board Review            | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation   |
| <input checked="" type="checkbox"/> Amendment to Plan - Staff Review |   | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Flood Hazard            |
| <input type="checkbox"/> After the Fact - Major                      |   | <input type="checkbox"/> Stormwater                  | <input type="checkbox"/> Traffic Movement        |
| <input type="checkbox"/> After the Fact - Minor                      |   | <input type="checkbox"/> PAD Review                  | <input type="checkbox"/> 14-403 Streets Review   |
|  |   |  | <input type="checkbox"/> DEP Local Certification |
|  |   |  | <input type="checkbox"/> Site Location           |
|  |   |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$250.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 10/6/2008

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                      |  |                       |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date           | _____ amount                                       | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date           | _____ amount                                       |                       |
| <input type="checkbox"/> Building Permit Issue              | _____ date           |  |                       |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____ date           | _____ remaining balance                            | _____ signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date           | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection                   | _____ date           | _____ signature                                    |                       |
| <input type="checkbox"/> Certificate Of Occupancy           | _____ date           |  |                       |
| <input type="checkbox"/> Performance Guarantee Released     | _____ date           | _____ signature                                    |                       |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____ submitted date | _____ amount                                       | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____ date           | _____ signature                                    |                       |

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
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2004-0231

Application I. D. Number

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Application Date

Apartment Conversion

Project Name/Description

Back Bay Properties Llc

Applicant

878 North Rd, North Yarmouth, ME 04097

Applicant's Mailing Address

158 - 158 Grant St, Portland, Maine

Address of Proposed Site

053 C010001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

4,557 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R6

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Pla \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 11/17/2004

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

OK to Issue Building Permit \_\_\_\_\_  
signature date

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

**From:** <mboissonneau@disabilityrms.com>  
**To:** <egiles@portlandmaine.gov>  
**Date:** 11/4/2008 3:47:59 PM  
**Subject:** 158 Grant

Eric,

Please see additional details below, based on our conversations over the past week.

#### Project Proposal

Michael Boissonneau  
126 Underwood Rd  
Falmouth, ME 04105  
(207) 332-3038

158 Grant St. is currently bank owned property which I put under contract to purchase on 9/23/2008. The closing is to take place on or around 10/14/2008. The previous owner had applied for and was granted approval to demolish an existing two unit and build a new four unit.

The four unit is complete from the exterior and the interior is completely framed. My plan is to pick up where the previous owner left off and finish the interior (plumbing, electrical, heating, insulation, sheetrock, etc.) and ready for occupancy per the building plan submitted and previously approved. I also plan to provide parking as submitted and approved back in 2004/2005.

Water and sewer have been brought into the foundation and natural gas exists just outside of the foundation. The parking area will be paved and site work will conform to the original approved specifications.

Per our meeting on 10/30, following is additional information/details:

1. There are no planned exterior waste receptacles. All solid waste is to be removed via curbside pickup.
  2. An exterior light will be installed at the rear of the structure, closest to the building and directed such as other buildings are not impacted. The city of Portland's lighting standards will be followed.
  3. While the site plan does reference another project, the plan was submitted for reference only. The intent was to provide standards and practices to be used, as detailed in the Maine Erosion and Sedimentation Control Handbook: Best Management Practices. Most of the heavy construction/site work has already been done, with just fine grading/clean up outstanding. Any further site work follow the standards shown on the Erosion & Sedimentation Control Notes and Details page of the site plan.
  4. There are no proposed or known existing easements for this site at this time.
  5. Existing surface drainage will be captured by the proposed catch basin as shown on the revised site plan, approved by the City on 11/10/2005.
  6. The water, sewer, and natural gas utilities have already been brought to the building and electricity will be run overhead via the closest telephone pole. Stormwater and erosion control have been referenced above.
- Commencement of the project will begin as soon as applicable permits are

granted. Any part of the project that may require a street opening permit (i.e., tying in of catch basin to street storm drain), will occur per the City's allowance. Assuming the street opening can occur right away, project is expected to be completed within two to three months.

7. The project will be financed with private money. There is currently no mortgage on the property, which was purchased on 10/14/2008. My prior experience with projects such as this lends itself to my ability to undertake and complete this project. I recently (earlier in 2008) was the general contractor for a new two unit apartment building in Westbrook, which required planning board and village review committee approval.

8. I will provide the deed and/or purchase sales agreement.

\* My proposal does not include a sprinkler system as the fire walls are proposed as such that the structure on each side of the wall may be considered a separate building for the purposes of building code evaluation. Please reference Misc. Details page outlining "typical floor-ceiling system 2 hour fire and stc 50 sound rating" and "typical firewall system 2 hour fire and stc 50 sound rating" which should outline the fire rating system proposed and eliminate the need for a sprinkler system

Thanks for your help.

Mike Boissonneau

Mike Boissonneau  
Office: 207-591-3755  
Cell: 207-332-3038

\*\*\*\*\*

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Thank you.

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**MEMORANDUM**

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**To:** FILE

**From:** Capt Greg Cass

**Dept:** Fire

**Subject:** Application ID: 2008-0148

**Date:** 10/24/2008

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A sprinkler system approved by the State Fire Marshalls office is required

October 24, 2008

Michael Boissonneau  
126 Underwood Rd.  
Falmouth, ME 04105

RE: 158 Grant St., Four-unit Multifamily  
CBL: 053 C010001

Dear Mr. Boissonneau:

~~This letter is to inform you that the~~ The site plan application submitted for 158 Grant Street in 2004 and approved previously approved for this property has expired due to the lapse in construction for over one year. ~~and you~~ You are requesting approval for a ~~new~~ amended minor site plan. ~~The proposal is based upon the project previously approved, however, Therefore,~~ your application must be reviewed in accordance with the provisions of Article V Site Plan Regulations of the City of Portland Code of Ordinances.

Pursuant to Section 14-525 of the Site Plan Regulations ~~the City have conducted a preliminary review of the application and have identified the following questions or additional information required to complete the review of this application. a completeness review has been conducted to determine if the items required for a minor development site plan application have been submitted. Your application is incomplete because the following items have not been submitted:~~

1. ~~Sec. 14-525 (b) Contents (2) Plans and maps prepared by competent professionals, based upon the boundary survey, including the following additional information: (e) Location of on-site solid waste receptacles...existing and proposed; Based upon the size of the residential project, the City will pick up the blue bags from the site. Please let us know if you are proposing any exterior waste receptacle and show the location and screening of the receptables.~~

➤ ~~The site plan does not show the location of on-site solid waste receptacles.~~

2. ~~Sec. 14-525 (b) Contents (2) Plans and maps prepared by competent professionals, based upon the boundary survey, including the following additional information: (f) Location and intensity of outdoor lighting system; The application in 2004 states that an exterior light will be installed at the rear of the structure, but the specifications for the light is not in the file. Please submit information on the location, catalog cuts and illumination levels of any proposed exterior lighting. All lights must be full cutoff fixtures. A copy of the City's lighting standards are attached.~~

➤ ~~The site plan does not show the location of outdoor lighting fixtures.~~

3. ~~Sec. 14-525 (b) Contents (2) Plans and maps prepared by competent professionals, based upon the boundary survey, including the following additional information: (k) Location of fire hydrants, existing and proposed; The Fire Department has approved the plan with the condition that the building be sprinkled.~~



➤ ~~The site plan does not show the location of any existing or proposed hydrants.~~

~~4.3. Sec. 14-525 (b) Contents (2) Plans and maps prepared by competent professionals, based upon the boundary survey, including the following additional information: (n) Location and details of all temporary and permanent erosion and sedimentation control measures;~~

➤ The details of the erosion and sedimentation control plan discuss control measures for the development of 10 lots on Spurwink Road in Scarborough, ME. Please revise include measures for 158 Grant St.

~~5. Sec. 14-525 (e) Written Statements. All site plans shall be accompanied by a written statement by the applicant that shall set forth the names and addresses of all owners of the parcels proposed to be developed and the estimated cost of the development.~~

➤ ~~The written statement submitted does not include the name and address of the bank or an estimated cost of the development.~~

Please submit your deed or purchase and sale agreement for the property in order to provide evidence of right title and interest. Also, please submit evidence of financial capacity to complete the project. This may include a letter from a financial institution stating their willingness to support the project.

~~6. Sec. 14-525 (e) Written Statements (2) The total land area of the site and the total floor area and ground coverage of each proposed building and structure;~~

➤ ~~This description is not included your written statement.~~

~~7.4. Sec. 14-525 (e) Written Statements (3) General summary of existing and proposed easements or other burdens now existing or to be placed on the property; Are there any proposed or existing easements for this site?~~

➤ ~~This description is not included your written statement.~~

~~8. Sec. 14-525 (e) Written Statements (4) The types and estimated quantities of solid waste to be generated by the development;~~

➤ ~~This description is not included in your written statement.~~

~~9.5. Sec. 14-525 (c) Written Statements (6) A narrative describing the existing surface drainage on the site and a stormwater management plan indicating measures which will be taken to control surface water runoff;~~

➤ This description is not included in your written statement.

~~10.6. Sec. 14-525 (c) Written Statements (7) A construction plan outlining the anticipated sequence of construction of the major aspects of the proposed project, including without limitation roads, retention basins, sewer lines, seeding and other erosion control measures, and pollution abatement measures, and also setting forth the approximate dates for commencement and completion of the project;~~

➤ The construction plan is not included in your written statement.

**11.7. Sec. 14-525 (c) Written Statements (9) Evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so;**

➤ The evidence is not included in your written statement.

**12.8. Sec. 14-525 (c) Written Statements (10) Evidence of the applicant's title, right, or interest in the property, including without limitation deeds, leases, purchase options or any other documentation;**

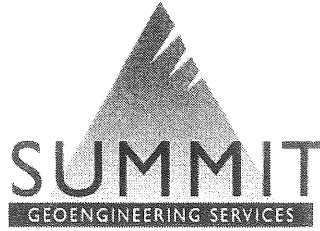
➤ A title report has not been included as a part of your written statement.

Once the items listed above have been received by the Planning Division and determined to be complete, an approval or disapproval will be issued within ninety (90) days.

If there are any questions, please contact me at 874-8723 or EGILES@portlandmaine.gov

Respectfully,

Eric Giles, AICP  
Planner  
City of Portland  
Department of Planning and Urban Development



September 20, 2005  
Summit #7989

Barbara A Barhydt  
Senior Planner  
389 Congress Street  
Portland, Maine 04101

Reference: Retaining Wall at 158 Grant Street  
Portland, Maine

Dear Ms. Barhydt;

The attached letter is prepared by Summit Geoengineering Services at the request of Back Bay Properties, LLC, in connection with the construction of a new parking lot adjacent to the existing retaining wall at 158 Grant Street. Summit was asked by Back Bay to observe the soil conditions at the base of the existing retaining wall and provide an opinion on the effects of the proposed construction on the stability of the wall.

The project consists of the construction of a new parking lot at the property extending up to the existing retaining wall. We understand that the finished grade of the parking lot will be at least 6 inches above the existing ground surface at the wall.

Two test pits, each excavated to a depth of 5 feet, were observed by Summit on September 16, 2005. The locations of the test pits are shown on Figure 1. The soil consisted of 2 feet of firm dark brown topsoil over firm olive-gray silt with a little gravel and sand. No groundwater was observed in either test hole. Rainwater was perched in the test pit at the time we observed it.

The geometry of the existing retaining wall, including the embedment depth, is not known. It is not known how long the wall has been in place. Based on the surface deterioration present in the wall, we expect that the wall has been in place for over 40 years. The wall appears to be stable. No evidence of historical failure or movement was observed. We understand that the wall is on an adjacent property, not owned by Back Bay Properties, LLC.

Construction of the parking lot is expected to require some removal of 6 to 12 inches of the soil in front of the wall to install gravel base soils. This will occur for a short period of time and should not affect the stability of the wall. We understand that the finished grade at the base of the wall will be above the current grade.

We recommend the following precautions be taken during construction of the parking lot:

- Excavations adjacent to the wall that extend below the wall should be left open for as short a period as possible. In no case should excavation occur beneath the base of the wall.
- The finished (permanent) grade in front of the wall should be at or above the existing grade.

Based on the above, the proposed construction will not affect the stability overall stability of the wall.

If there are any questions, please do not hesitate to call.

Sincerely,  
**Summit Geoen지니어ing Services**

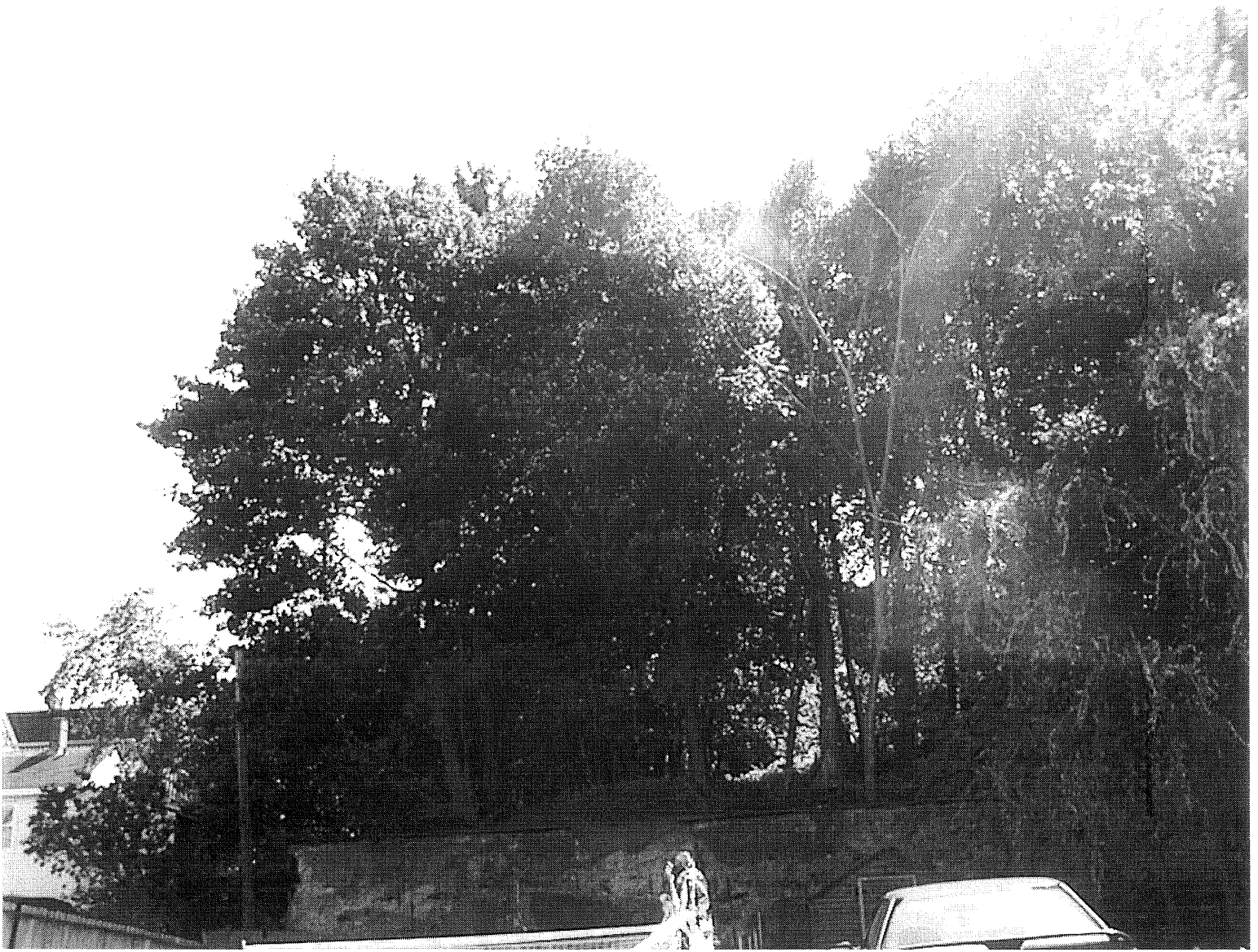


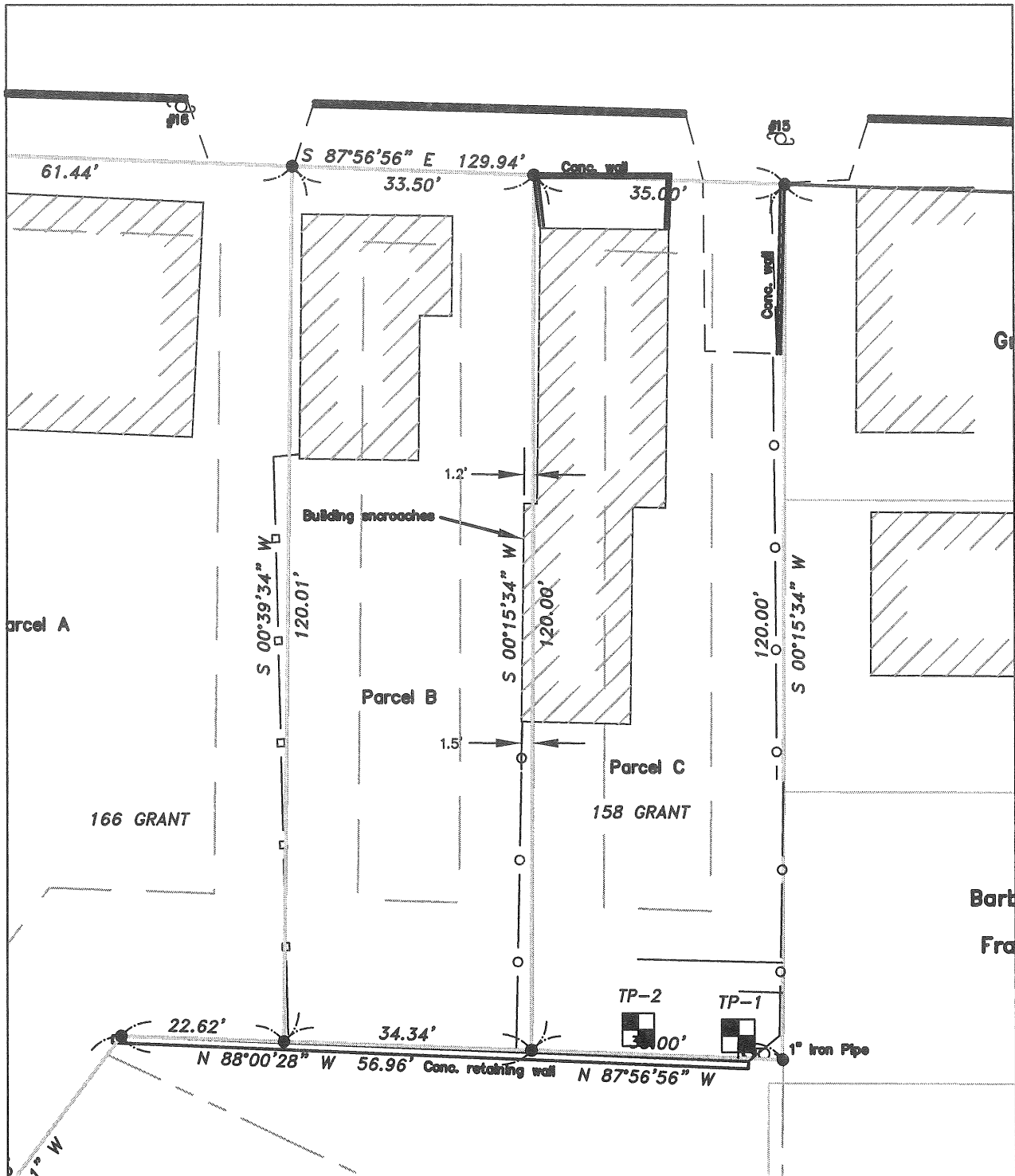
William M. Peterlein, P.E.  
Principal Geotechnical Engineer












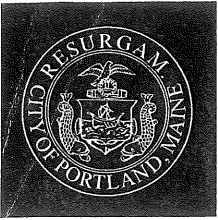
SOURCE  
BOUNDARY SURVEY BY TITCOMB ASSOCIATES

 <p><b>SUMMIT</b> GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240</p>	TITLE: <b>TEST PIT LOCATION PLAN</b>	
	DRAWN: WMP	SCALE: 1" = 20'
FILE NO.: 7989	DATE: 9/20/05	FIGURE: 1
PROJECT: 158 GRANT STREET PARKING LOT		



<b>SUMMIT</b>		<b>TEST PIT LOG</b>		Test Pit #	<b>TP-1</b>
<b>GEOENGINEERING SERVICES</b> 640 Main Street Lewiston, Maine 04240		Project: Back Bay Properties, LLC		Project #: 7989	
		158 Grant Street Portland, Maine		Groundwater: 4.5' perched	
Contractor: Back Bay Properties		Ground Surface Elevation:			
Equipment:		Reference:			
Summit Staff: B. Peterlein, P.E.		Date: 9/16/2005	Weather: Sunny		
Depth (ft)	DESCRIPTION				
	ENGINEERING	GEOLOGIC/GENERAL			
1	Dark brown Sandy SILT, trace roots, moist, ML	Root mat to 2 feet  TOPSOIL			
2					
3	Olive-gray SILT, little Gravel and Sand, trace Clay, moist, firm, ML	REWORKED GLACIAL TILL  Sidewalls vertical			
4		Rain water perched in test pit at 4.5 feet			
5	End of Test Pit at 5 feet				
6					
7					
8					
9					

<b>SUMMIT</b> GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240		<b>TEST PIT LOG</b>		Test Pit #	<b>TP-2</b>
		Project:	Back Bay Properties, LLC 158 Grant Street Portland, Maine	Project #:	7989
				Groundwater:	4.5' perched
Contractor: Back Bay Properties		Ground Surface Elevation:			
Equipment:		Reference:			
Summit Staff: B. Peterlein, P.E.		Date:	9/16/2005	Weather:	Sunny
Depth (ft)	DESCRIPTION				
	ENGINEERING	GEOLOGIC/GENERAL			
1	Dark brown Sandy SILT, trace roots, moist, ML	TOPSOIL			
2		Root mat to 2 feet			
3	Olive-gray SILT, little Gravel and Sand, trace Clay, moist, firm, ML	REWORKED GLACIAL TILL			
4		Sidewalls vertical			
5		Rain water perched in test pit at 4.5 feet			
6	End of Test Pit at 5 ft				
7					
8					
9					



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life*

[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

July 21, 2006

Steve Sanderson  
5 Watts Farm Way  
Falmouth, ME 04105

RE: 158 Grant Street retaining wall

Dear Mr. Sanderson:

Following receipt of numerous complaints from a neighbor, our site inspector visited the property at 158 Grant Street to confirm that the retaining wall along the entire length of the proposed parking lot, abutting Mr. Teras' property, is failing. There are three cracks in the wall and portions of the wall are leaning.

From our discussions with you, we understand that you will have a construction crew out to replace the entire wall by July 31, 2006. Given the repeated concerns raised by the neighbor and lack of activity on the site over the past several months, we are requiring you to start construction to replace the wall by July 31, 2006 and to be completed by August 4, 2006. If this work is not completed by this date, we will forward the matter to Corporation Counsel for immediate enforcement action.

Sincerely,

Alexander Jaegerman  
Planning Division Director

cc.: Lee Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Manager  
Jay Reynolds, Development Review Coordinator  
Penny Littel, Associate Corporation Counsel

**Jay Reynolds - Re: Help- 158 Grant Street**

**From:** "Karen Geraghty" <council2@maine.rr.com>  
**To:** "Jay Reynolds" <JAYJR@portlandmaine.gov>, <fteras@maine.rr.com>, <SH@portlandmaine.gov>  
**Date:** 7/9/2006 9:11 AM  
**Subject:** Re: Help- 158 Grant Street  
**CC:** "Joe Gray" <JEG@portlandmaine.gov>

Hi Jay (and Sarah) --

**I am very concerned that this has gone on for so long.** It seems unfair and certainly unnecessary, and perhaps illegal that he is not being required to repair damage that he has caused.

Can you please check in with Legal ?? I cannot believe there is no way for the City to step in and force corrective action here.

I am copying Joe on this as it is in his neighborhood and perhaps he can go and take a look at it.

Karen

----- Original Message -----

**From:** Jay Reynolds  
**To:** fteras@maine.rr.com ; SH@portlandmaine.gov  
**Cc:** council2@maine.rr.com  
**Sent:** Friday, July 07, 2006 9:16 AM  
**Subject:** Re: Help- 158 Grant Street

Hello Mr. Teras,

I met with Mr. Sanderson this morning and is agreeable to repairing the wall. Due to the section of wall that is failing/leaning, he is going to mobilize some workers to take that 8-10 foot long section down ASAP, at my request. I also requested that some construction fencing or tape be placed along that area to deter people from getting into this area while construction is occurring. Mr. Sanderson did not appear comfortable with a time frame for the final replacement, but, in the end we agreed that the work would be completed by September 1st.

The wall needs to be completed before he can final grade and pave, so it will be the first thing done when his contractor mobilizes onto the site. I plan on sending Mr. Sanderson a letter, which may talk about failure to complete by September 1st, at which time, the City might want to use his performance guarantee as leverage.

Any questions or comments, please contact me.

Jay Reynolds  
 Development Review Coordinator  
 City of Portland Planning Division  
 (207) 874-8632  
 jayjr@portlandmaine.gov

>>> Sarah Hopkins 07/05/2006 9:22:55 PM >>>

Hi Frank,

Our inspector was going to contact Steve Sanderson. I'll let you know once he has made contact.

Thanks for your help on this.

-Sarah

>>> "f.j.teras" < fteras@maine.rr.com > 07/05/06 6:24 PM >>>

Just wondering if you had any luck contacting mr Sanderson about the problem with my property  
thanks Frank Teras

----- Original Message -----

From: Sarah Hopkins

To: fteras@maine.rr.com

Cc: mjn@ci.portland.me.us ; JAYJR@portlandmaine.gov

Sent: Thursday, June 29, 2006 2:55 PM

Subject: Re: Help

Thanks for the background. We'll follow up with the owner and find out what is holding up progress  
and get a timetable to have the work completed.

-Sarah

>>> "f.j.teras" < fteras@maine.rr.com > 06/28/2006 2:59:54 PM >>>

I did mention this to the planning office about my concerns about his digging down 4 feet next to my  
retain wall and they said they would look into it then also. I have a new tenant moving in this weekend  
and I cannot let her young daughter play out in the back yard due to the wall possibly falling over on  
her or her falling off since he told me last month to remove the fence on top of it so he would repalce  
the wall. He also mentioned that it would cost him about \$2600.00 to replace it but like I said he  
mentioned that it would be done in the spring which it wasnt. he has promised me four dates so far  
when work would be done on it and nothing has been done to date. I myself have replaced ( taken  
down the other wall and building it up due to it falling over at my cost) I did it in two and a half days  
by myself. He has an entire crew to do it. Whats wrong with that picture. sorry to vent my anger at the  
city but Im so frustrated that a developer can do what he wants to do and destroy other property owners  
propert and not do anything about it. You may reach me daytimes at 650-8680 or in the evening at  
772-3922 or email me also. thanks again for your time Frank Teras

----- Original Message -----

From: Sarah Hopkins

To: council2@maine.rr.com ; fteras@maine.rr.com

Cc: GARY@portlandmaine.gov ; JAYJR@portlandmaine.gov ; MES@portlandmaine.gov ;

MJN@portlandmaine.gov

Sent: Wednesday, June 28, 2006 8:48 AM

Subject: Re: Help

This is a site plan enforcement issue. We'll follow up on it.  
Thank you for bringing it to our attention.

-Sarah Hopkins

Development Review Manager

874-8720

>>> "Karen Geraghty" < council2@maine.rr.com > 06/27/2006 8:55:55 PM >>>

Dear Frank -- What a nightmare for you!! I am so sorry this is happening and I will do my best to see if  
we can help resolve this. I am forwarding your message to several excellent people at the City to see  
which person would be in the best position to assist with this situation.

STAFF -- can you help us sort this out? Is there a legal way to force this guy to complete the work?  
Thanks!  
Karen

----- Original Message -----

From: f.j.terras  
To: kgeraghty@portlandmaine.gov  
Sent: Saturday, June 24, 2006 8:20 AM  
Subject: FWRD: Help

Hi Karen ., Im Frank terras on 40 Deering Ave. awhile ago last year you helped me with getting something done about the contractor building on Grant street abutting my property and I wanted to thank you for that. Now I have another problem with this guy. Last Fall he dug out the rear of the property and damaged my retaining wall. It cracked in three places. I talked to him about it and he assured me that come spring he would replace the wall. Well Seeing thats it Summer and I have placed nurmous calls to this guy and listening to all the promised times he was going to work on it It still hasn't been done. I even had a time that I was supposed to remove my fence atop of the wall so he could work on it. Well that was over 7 weeks ago now and the only thing I see that they have done out there is pull over one section of my wall three weeks ago and left it that way. Im really at witts end with this guy. Steven Sanderson is the name and his Number is 207-749-3998 . Its really a shame that the city allowed him to build his so called Affordable housing then he turns around and sells the units as Condos.I really have a problem since my new tenant is moving in the first of July and the young children she has will be climbing on that wall and might get hurt. Any help you can assist me with will,be appreciated thanks Frank

**From:** "Karen Geraghty" <council2@maine.rr.com>  
**To:** "Barbara Barhydt" <BAB@portlandmaine.gov>  
**Date:** 8/29/2005 2:04:14 PM  
**Subject:** Re: 158 Grant Street

Thanks for keeping me in the loop and let me know how it works out!

Karen

----- Original Message -----

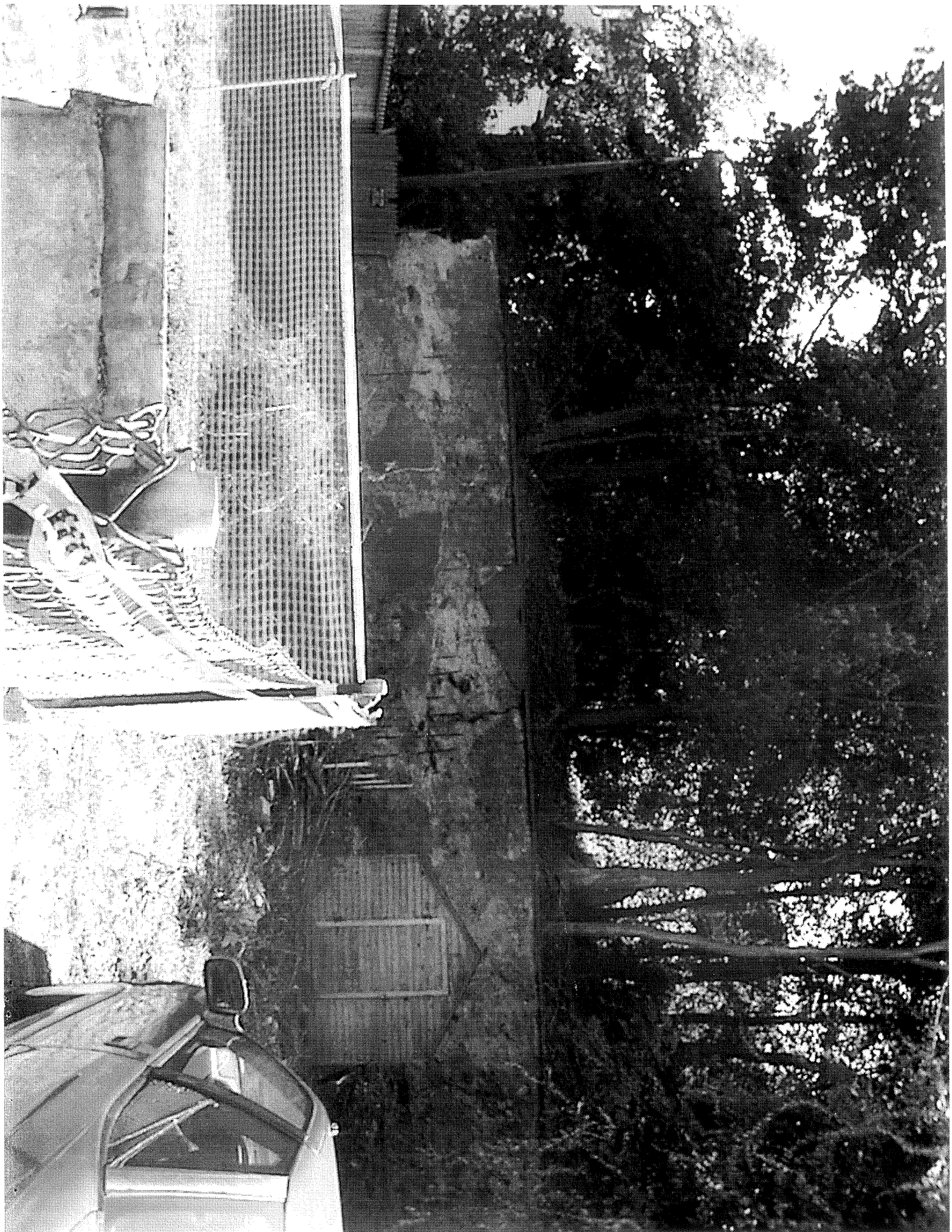
From: "Barbara Barhydt" <BAB@portlandmaine.gov>  
To: <council2@maine.rr.com>; <JEG@portlandmaine.gov>  
Cc: <aqj@ci.portland.me.us>; <LDU@portlandmaine.gov>; <SH@portlandmaine.gov>  
Sent: Friday, August 19, 2005 12:08 PM  
Subject: 158 Grant Street

Good Afternoon:

As you are aware, neighbors raised questions regarding the integrity of an existing retaining wall shown on an approved site plan for 158 Grant Street. The planning staff requested that a structural engineer from Sebago Technics review the approved plans and the existing retaining wall, which runs parallel to the rear property line and is located on the adjoining parcel. The property owner has willingly agreed to conduct test borings along the wall to determine the depth, footings and integrity of the wall. The site plan will be revised based on the new data and submitted to the City for review. A stop work order has been placed on the project until the revised site plan is approved.

I have also received a message from Dr. Kent regarding the trees removed from the site. I have asked Jeff Tarling to look at the property and I will continue to try to reach Dr. Kent.

Barbara





Hello Mr. Teras,

I met with Mr. Sanderson this morning and is agreeable to repairing the wall. Due to the section of wall that is failing/leaning, he is going to mobilize some workers to take that 8-10 foot long section down ASAP, at my request. I also requested that some construction fencing or tape be placed along that area to deter people from getting into this area while construction is occurring. Mr. Sanderson did not appear comfortable with a time frame for the final replacement, but, in the end we agreed that the work would be completed by September 1st.

The wall needs to be completed before he can final grade and pave, so it will be the first thing done when his contractor mobilizes onto the site. I plan on sending Mr. Sanderson a letter, which may talk about failure to complete by September 1st, at which time, the City might want to use his performance guarantee as leverage.

Any questions or comments, please contact me.

Jay Reynolds  
Development Review Coordinator  
City of Portland Planning Division  
(207) 874-8632  
[jayjr@portlandmaine.gov](mailto:jayjr@portlandmaine.gov)

## Jay Reynolds - Re: Help

---

**From:** Sarah Hopkins  
**To:** f.j.teras  
**Date:** 6/29/2006 2:55 PM  
**Subject:** Re: Help  
**CC:** Jay Reynolds; Mike Nugent

---

Thanks for the background. We'll follow up with the owner and find out what is holding up progress and get a timetable to have the work completed.  
 -Sarah

>>> "f.j.teras" <fteras@maine.rr.com> 06/28/2006 2:59:54 PM >>>

I did mention this to the planning office about my concerns about his digging down 4 feet next to my retain wall and they said they would look into it then also. I have a new tenant moving in this weekend and I cannot let her young daughter play out in the back yard due to the wall possibly falling over on her or her falling off since he told me last month to remove the fence on top of it so he would replace the wall. He also mentioned that it would cost him about \$2600.00 to replace it but like I said he mentioned that it would be done in the spring which it wasn't. He has promised me four dates so far when work would be done on it and nothing has been done to date. I myself have replaced ( taken down the other wall and building it up due to it falling over at my cost) I did it in two and a half days by myself. He has an entire crew to do it. Whats wrong with that picture. sorry to vent my anger at the city but Im so frustrated that a developer can do what he wants to do and destroy other property owners property and not do anything about it. You may reach me daytimes at 650-8680 or in the evening at 772-3922 or email me also. thanks again for your time Frank Teras

----- Original Message -----

**From:** Sarah Hopkins  
**To:** [council2@maine.rr.com](mailto:council2@maine.rr.com) ; [fteras@maine.rr.com](mailto:fteras@maine.rr.com)  
**Cc:** [GARY@portlandmaine.gov](mailto:GARY@portlandmaine.gov) ; [JAYJR@portlandmaine.gov](mailto:JAYJR@portlandmaine.gov) ; [MES@portlandmaine.gov](mailto:MES@portlandmaine.gov) ; [MJN@portlandmaine.gov](mailto:MJN@portlandmaine.gov)  
**Sent:** Wednesday, June 28, 2006 8:48 AM  
**Subject:** Re: Help

This is a site plan enforcement issue. We'll follow up on it.  
 Thank you for bringing it to our attention.

-Sarah Hopkins  
 Development Review Manager  
 874-8720

>>> "Karen Geraghty" <[council2@maine.rr.com](mailto:council2@maine.rr.com)> 06/27/2006 8:55:55 PM >>>

Dear Frank -- What a nightmare for you!! I am so sorry this is happening and I will do my best to see if we can help resolve this. I am forwarding your message to several excellent people at the City to see which person would be in the best position to assist with this situation.

STAFF -- can you help us sort this out? Is there a legal way to force this guy to complete the work?  
 Thanks!  
 Karen

----- Original Message -----

**From:** f.j.teras  
**To:** [kgeraghty@portlandmaine.gov](mailto:kgeraghty@portlandmaine.gov)  
**Sent:** Saturday, June 24, 2006 8:20 AM  
**Subject:** FWRD: Help

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# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning & Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

July 13, 2005

Stephen Sanderson  
Back Bay Properties  
878 North Road  
North Yarmouth, ME 04097

RE: Four-unit Multifamily  
CBL: 053 C010001

Dear Mr. Sanderson:

On July 13, 2005, the Portland Planning Authority approved the addition to the building at 158 Grant Street and creation of two additional multi-family units to the existing two-unit building as shown on the approved plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. 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 Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's 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 pre-construction meeting.
6. 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



# PORTLAND MAINE

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**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director  
November 10, 2005

Stephen Sanderson  
Back Bay Properties  
878 North Road  
North Yarmouth, ME 04097

RE: Four-unit Multifamily  
CBL: 053 C010001

Dear Mr. Sanderson:

This letter is to confirm the revision to the approved site plan for the addition and creation of two additional units to the existing two-family building. The approved revision is for drainage improvements to the site.

The revised plan has been reviewed and approved by the Planning Division and Public Works Department.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



# PORTLAND MAINE

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**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

November 10, 2005

Mr. Stephen Sanderson  
Back Bay Properties, LLC  
202 US Route 1  
PMB 221  
Falmouth, ME 04105

RE: 165 Grant Street, Single-Family Conversion  
ID #2005-0239, CBL #053-B-031

Dear Mr. Sanderson:

On November 10, 2005, the Portland Planning Authority approved the single-family conversion located at 165 Grant Street as shown on the approved plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. 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 Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.



4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's 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 pre-construction meeting.
6. 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Kandice Talbot, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



# City of Portland Site Plan Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Address of Proposed Development: <b>158 Grant Street</b>		Zone: <b>R-6</b>
Total Square Footage of Proposed Structure: <b>4557 sq ft</b>		Square Footage of Lot: <b>4200 sq ft</b>
Tax Assessor's Chart, Block & Lot: Chart# <b>53</b> Block# <b>C</b> Lot# <b>10</b>	Property owner's mailing address: <b>Stephen Sanderson 878 North Road North Yarmouth ME 04097</b>	Telephone #: <b>Cell - 749-3998 O - 846-7990</b>
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#: <b>Back Bay Properties, LLC Manager: Stephen Sanderson 878 North Road North Yarmouth ME 04097</b>	Project name: <b>158 Grant Conversion</b>
<b>Proposed Development (check all that apply)</b> <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____ ) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
<b>Major Development (more than 10,000 sq. ft.)</b> <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
<b>Minor Site Plan Review</b> <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
<b>Plan Amendments</b> <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		

- Please see next page -

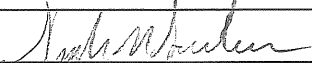
Who billing will be sent to: (Company, Contact Person, Address, Phone #)  
Stephen Sanderson  
878 North Road, North Yarmouth ME 04097

- Submittals shall include (9) separate folded packets of the following:
- a. copy of application
  - b. cover letter stating the nature of the project
  - c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)  
**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: 	Date: 11/15/04
---	----------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

### Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.

## Neighborhood Meetings

In May of 2001, the Planning Board's review procedures were revised to improve neighborhood notification and encourage communication between applicants for development and neighborhood residents.

Neighborhood meetings, organized and hosted by the applicant, are now required for zone change proposals, subdivisions of 5 or more units/lots, and for any major site plan proposals only. Notification of the neighborhood meeting must be mailed to property owners within 500 ft. of the development parcel.

### **Scheduling of Neighborhood Meeting:**

The neighborhood meeting must be held after the first Planning Board workshop but not less than seven (7) days prior to the Planning Board public hearing.

The meeting should be held in the evening, during the week, at a location in the neighborhood.

Upon request, the Planning Division will provide to the applicant mailing labels for the neighborhood meeting invitation. We require 48 hours notice to generate the mailing labels. A charge of \$1.00 per sheet of labels will be payable upon receipt of the labels.

### **Notice:**

The applicant shall send notices to property owners within 500 ft. of the development site at least 7 days prior to the neighborhood meeting. Notice shall contain a brief description of the project, date, time and location of the neighborhood meeting.

### **Sign-up Sheets and Meeting Minutes:**

At the meeting, the applicant shall circulate a sign-up sheet for those in attendance. The applicant shall also keep minutes of the meeting.

After holding the neighborhood meeting, the applicant shall submit the sign-up sheet and meeting minutes to the Planning Division. The meeting minutes and sign-up sheet will be attached to the Planning Board report. A public hearing will not be scheduled until the meeting minutes and sign-up sheet are submitted to the Planning Authority.

Please call the Planning Office (874-8719) if you have any questions.



# City Of Portland Site Plan Checklist

158 Grand Street

Project Name, Address of Project

Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approx location of buildings or other structures on parcels abutting the site	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed	k
_____	(33)	Written statement	c
_____	(34)	Description of proposed uses to be located on site	1
_____	(35)	Quantity and type of residential, if any	1
_____	(36)	Total land area of the site	b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure	b2
_____	(38)	General summary of existing and proposed easements or other burdens	c3
_____	(39)	Method of handling solid waste disposal	4
_____	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
_____	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
_____	(42)	An estimate of the time period required for completion of the development	

_____	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
_____	(44)	The status of any pending applications	8
_____	(45)	Anticipated timeframe for obtaining such permits	h8
_____	(46)	A letter of non jurisdiction	h8
_____	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- |  |  |
|--|--|
| - drainage patterns and facilities;                                  | - an environmental impact study;                           |
| - erosion and sedimentation controls to be used during construction; | - a sun shadow study;                                      |
| - a parking and/or traffic study;                                    | - a study of particulates and any other noxious emissions; |
| and  |  |
| - a noise study;   | - a wind impact analysis.                                  |

Other comments:

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## Written Statement

Back Bay Properties, LLC  
Manager: Stephen Sanderson  
878 North Road  
North Yarmouth, ME 04097

five years

158 Grant Street is an existing two unit residential building. Due to the dilapidated condition, there is significant cost to repair the structure. The proposed project consists of changing the use of the existing building from a two unit residence to a four unit residence.

Currently the side by side duplex is a 1-1/2 story structure. The existing structure floor area is 1636 square feet broken down as one 1 bedroom unit and one 2 bedroom unit. The 2 bedroom unit has 994 square feet of living area and the second unit gross living area is 642 square feet.

The structure was built in 1920. The lot size is 4200 square feet, 120 feet length and 35 feet wide. Existing structure footprint is 1090 square feet. Proposed footprint is 1519 square feet. Property is referenced on map 53 C-10.

The proposed project would convert the existing building into a 4 unit multifamily building. The structure would contain two 2 bedroom units, one 1 bedroom unit, and one 3 bedroom unit. Unit 1 is 2 bedrooms with a gross living area of 1275 square feet, Unit 2 would have three bedrooms with a gross living area of 1382 square feet, Unit 3 would have two bedrooms with a gross living area of 734 square feet, Unit 4 would have one bedroom with a gross living area of 691 square feet. Units 3 and 4 are located on the third floor will access through a central stairway. Units 1 and 2 are accessed through a common vestibule but have individual stairways to their respective second floor. The proposed three story structure is 32'-2" above the existing foundation and have a total floor area is 4557 square feet. The existing foundation would be extended on the East side increasing the building footprint by 429 square feet.

The existing driveway would be extended approximately 10 feet to the South and new 31'-0" x 39'-0" parking area would be provided. The parking area would have a five car capacity. The parking area is expected to meet the requirements of additional residences.

There are existing water, sewer and natural gas utilities within the existing building foundation. The utilities are adequate for the increased residences.

The existing surface drainage perks readily into the ground. The existing driveway is paved and storm water runoff is directed into Grant Street and collected by existing drains.

The proposed project is expected to take 6 months to complete at a cost of \$280,000.



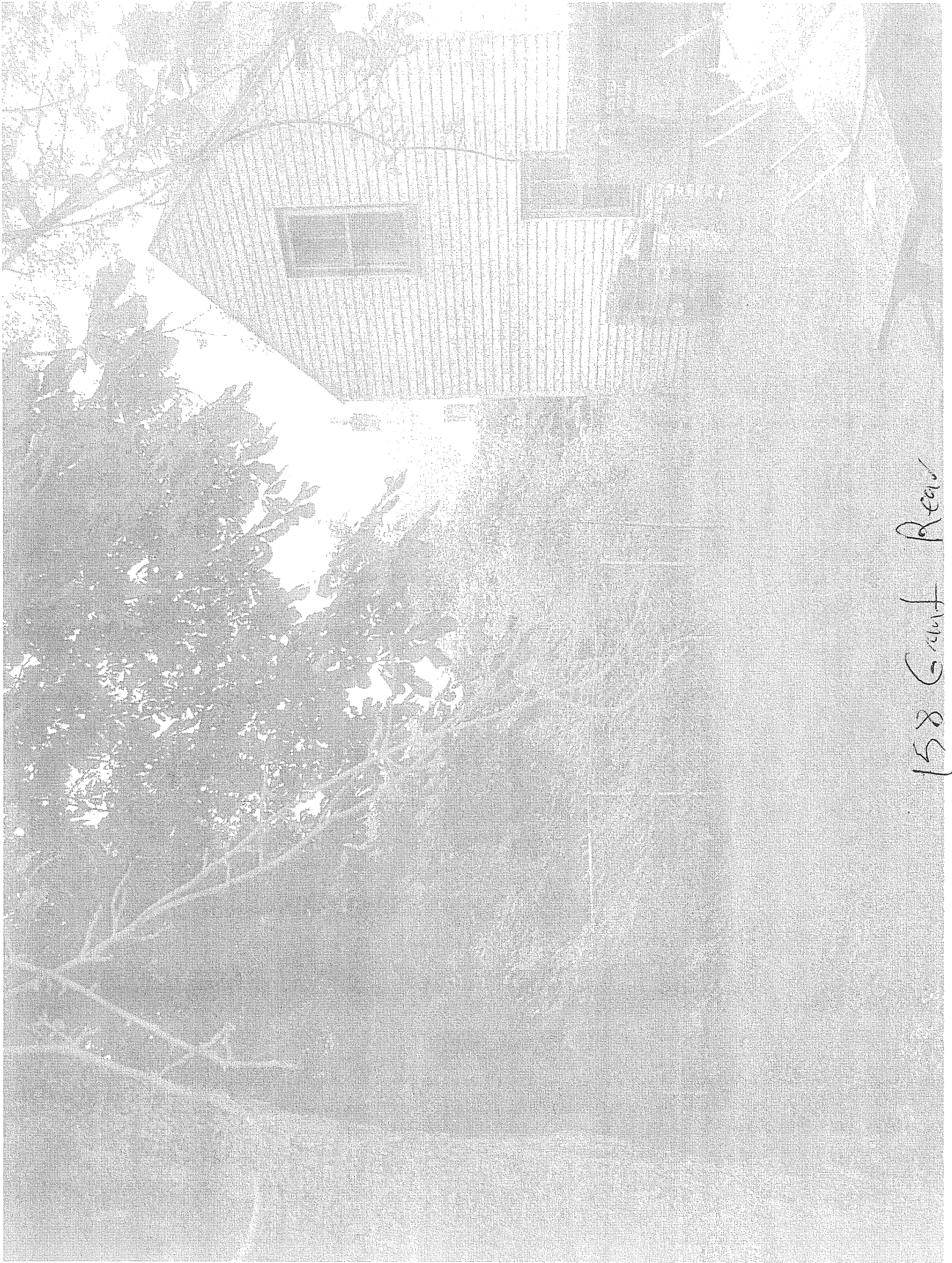
158 Grant Front



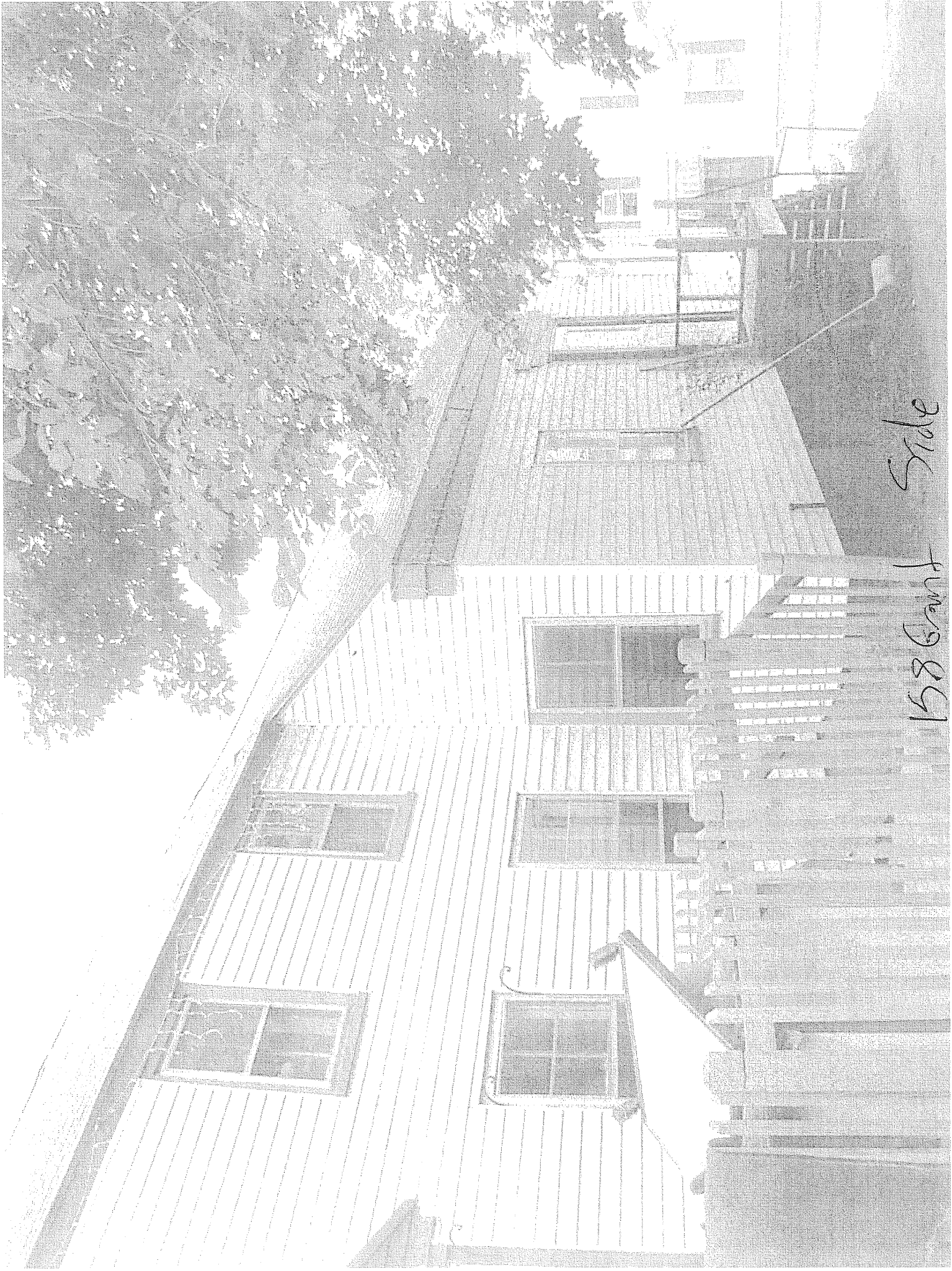


front porch 1589851





158 Grant Road



158 Grant Side

**From:** Marge Schmuckal  
**To:** Sarah Hopkins  
**Date:** 06/09/2005 11:02:58 AM  
**Subject:** 158 Grant Street

Sarah,

I'm almost ready to sign off on this conversion from 2 to 4 dwelling units. Stephen Sanderson has managed to pull this off. There are just two things that he needs to supply to me. I need the siting of the buildings on either side of him in order to use the front averaging provision. And his six cars parking in the rear are presently only allowed 6.67 feet of width each. One of those spaces may be located within the driveway. I will probably be getting the updated information today, so that I can sign off on it.

Marge

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
PLANNING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 158 GRANT STREET**

**WHAT** A Minor Site Plan Application was submitted to the City of Portland Planning Division on November 16, 2004 by Back Bay Properties LLC . The applicant is proposing to change the use of the existing building from a (2) two unit residence to a (4) four unit residence at 158 Grant Street.

In accordance with the Portland Land Use Ordinance, notices of receipt of a minor site plan application must be sent to neighbors.

**FOR MORE INFORMATION**

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions, please call Sarah Hopkins, Development Review Services Manager at 874-8720.

*Notice Sent on 11-17-04 or 11-18-04*

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08/11/2005

20040231 APARTMENT CONVERSION

9:15 AM

BACK BAY PROPERTIES LLC  
878 NORTH RD  
NORTH YARMOUTH, ME 04096

BACK BAY PROPERTIES LLC  
878 NORTH RD  
NORTH YARMOUTH, ME 04097

BARRON BARBARA TERAS & FRANK  
JOSEPH TERAS  
40 DEERING AVE  
PORTLAND, ME 04101

GRANTWEY APARTMENTS LIMITED  
LIABILITY COMPANY  
35 PENRITH RD  
PORTLAND, ME 04102

KENT ASSUNTA B  
38 DEERING AVE  
PORTLAND, ME 04101

MORSE STEPHEN T & JOHN TANGUAY  
34 DEERING AVE  
PORTLAND, ME 04101

NORTON LINDA B & PATRICK NORTON  
JTS  
42 DEERING AVE  
PORTLAND, ME 04101

SANDERSON MELINDA M & STEPHEN N  
SANDERSON JTS  
878 NORTH RD  
NORTH YARMOUTH, ME 04096

SPAR INC  
104 GRANT ST  
PORTLAND, ME 04101

TOMLINSON HARRY L JR  
160 GRANT ST  
PORTLAND, ME 04101

Sent to immediate alletters  
because it is a minor SP

**Labels Requested For CBL:**

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- 053 B024
- 053 B033
- 053 C010
- 053 C011
- 053 C012
- 053 C013
- 053 C014
- 053 C025
- 053 C027
- 053 C042
- 053 C043
- 053 C044

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

September 27, 2004

Stephen Sanderson  
Back Bay Properties, LLC  
878 North Road  
North Yarmouth, ME 04096

RE: 158 Grant Street – 053-C-010 – R-6 Zone – application # 04-1306

Dear Mr. Sanderson,

I am in receipt of your application to build an addition and to change the use of this property from two to four family dwelling units. Your permit is denied because it is not meeting the requirements of the Zoning Ordinance and has not received an approval under site plan review as required.

Section 14-136(a)2 of the ordinance requires that any alteration to a multifamily dwelling shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area. Your proposal shows that both existing units will be reduced to well under one thousand square feet.

Section 14-136(a)2 also requires any such development to be reviewed and approved under article V, site plan review standards. There is no evidence that you have applied for this review and approval.

You have supplied a sketch of an apparent lot. It appears that there is some sort of right of way. This office requires a stamped, surveyed, site plan (as does the planning division under site plan review standards). We would need copies of the written right of way agreement. Your plan does not show existing property lines, nor the new addition, nor the setbacks of the new addition to the property lines. All dimensional requirements of the R-6 residential zone must be reviewed and met. Your project cannot be reviewed by this office without a complete, stamped, surveyed site plan in order to determine compliance.

You have the right to appeal my decision concerning the zoning ordinance. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If



203

1. Test Pits - Logs -
    - integ of footing of wall
    - depth of wall + foundation
  2.
    - avoid cutting
    - a footing
    - review site plan
    - may need footing w/ grades -
  3. Wall repair -
    - blast face + (stucco)
    - blow concrete
- 

4. Mike Nugent -
  - trash
  - integrity of wall (contacting)

- glean / walls -

- drains -



158 Grant St

- may need to reinforce -  
- rebar -

- ~~8~~ - old wall -

\* - ~~Kent~~ Ricker /

Ign Thers -

July 21, 2006

Steve Sanderson  
5 Watts Farm Way  
Falmouth, ME 04105

RE: 158 Grant Street retaining wall

Dear Mr. Sanderson:

Following receipt of numerous complaints from a neighbor, our site inspector visited the property at 158 Grant Street to confirm that the retaining wall along the entire length of the proposed parking lot, abutting Mr. Teras' property, is failing. There are three cracks in the wall and portions of the wall are leaning.

From our discussions with you, we understand that you will have a construction crew out to replace the entire wall by July 31, 2006. Given the repeated concerns raised by the neighbor and lack of activity on the site over the past several months, we are requiring you to start construction to replace the wall by July 31, 2006 and to be completed by August 4, 2006. If this work is not completed by this date, we will forward the matter to Corporation Counsel for immediate enforcement action.

Sincerely,

Alexander Jaegerman  
Planning Division Director

cc.: Lee Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Manager  
Jay Reynolds, Development Review Coordinator  
Penny Littell, Associate Corporation Counsel

November 10, 2005

Stephen Sanderson  
Back Bay Properties  
878 North Road  
North Yarmouth, ME 04097

RE: Four-unit Multifamily  
CBL: 053 C010001

Dear Mr. Sanderson:

This letter is to confirm the revision to the approved site plan for the addition and creation of two additional units to the existing two-family building. The approved revision is for drainage improvements to the site.

The revised plan has been reviewed and approved by the Planning Division and Public Works Department.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director

Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File

July 13, 2005

Stephen Sanderson  
Back Bay Properties  
878 North Road  
North Yarmouth, ME 04097

RE: Four-unit Multifamily  
CBL: 053 C010001

Dear Mr. Sanderson:

On July 13, 2005, the Portland Planning Authority approved the addition to the building at 158 Grant Street and creation of two additional multi-family units to the existing two-unit building as shown on the approved plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. 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 Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's 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 pre-construction meeting.
6. 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
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Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



**From:** Barbara Barhydt  
**To:** Councilor Karen Geraghty; Joe Gray  
**Date:** 8/19/2005 12:08:27 PM  
**Subject:** 158 Grant Street

Good Afternoon:

As you are aware, neighbors raised questions regarding the integrity of an existing retaining wall shown on an approved site plan for 158 Grant Street. The planning staff requested that a structural engineer from Sebago Technics review the approved plans and the existing retaining wall, which runs parallel to the rear property line and is located on the adjoining parcel. The property owner has willingly agreed to conduct test borings along the wall to determine the depth, footings and integrity of the wall. The site plan will be revised based on the new data and submitted to the City for review. A stop work order has been placed on the project until the revised site plan is approved.

I have also received a message from Dr. Kent regarding the trees removed from the site. I have asked Jeff Tarling to look at the property and I will continue to try to reach Dr. Kent.

Barbara

**CC:** Alex Jaegerman; Lee Urban; Sarah Hopkins

**Lee Urban - Re: Grant Street**

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**From:** Sarah Hopkins  
**To:** Jill Duson; Jill Duson; Karen Geraghty; Karen Geraghty; Lee Urban; NICK MAVODONES  
**Date:** 8/11/05 11:01 AM  
**Subject:** Re: Grant Street  
**CC:** Jaegerman , Alex; Jay Reynolds; Marge Schmuckal; Mike Nugent

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Hello All,

I did get a chance to speak with Mr. Teras. His building is on Deering Ave and he shares a property line with the 158 Grant Street site.

His major concerns were:

- structural integrity of the retaining walls;
- loss of vegetation;
- snow removal;
- drainage; and
- loss of privacy.

I explained the process that we went through in reviewing the plans and the standards that were met. I also told him that we will take extra care while inspecting the project to address any drainage or fencing concerns.

I think his major frustration is that his neighborhood is changing with the rehabilitation of so many buildings right around him and it is causing him a lot of anxiety. I promised to keep in touch with him as construction progresses.

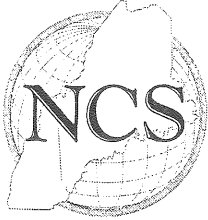
-Sarah

>>> Lee Urban 08/11/2005 9:51:21 AM >>>

Good morning, . . .

Regarding Mr. Taras and the work going on at 158 Grant Street, I've met with Marge Schmuckal, Mike Nugent and Sarah Hopkins this morning. Basically, 158 Grant Street was the subject of administrative site plan review starting several months ago. We believe that Mr. Taras was noticed on this, but we are checking on that.

Sarah will be calling Mr. Taras this morning. As soon as she reaches him, she will give us a status report. As I type this, Marge, Mike and Sarah are involved in interviews all morning; but Sarah will be doing her best to get to Mr. Taras this morning via his cell phone.



**NORTHEAST  
CIVIL  
SOLUTIONS, INC.**

153 U.S. Route 1  
Scarborough, Maine 04074  
(800) 882-2227/ (207) 883-1000  
FAX: (207) 883-1001  
ncs@maine.rr.com

**LETTER OF TRANSMITTAL**

<b>TO: BARBARA BARHYDT CITY OF PORTLAND PLANNING 389 CONGRESS STREET PORTLAND, ME 04101</b>	<b>DATE: SEPTEMBER 21, 2005</b>
	<b>JOB No.: 28275</b>
	<b>FROM: LEE ALLEN</b>
<b>RE: 158 GRANT STREET, PORTLAND, ME</b>	

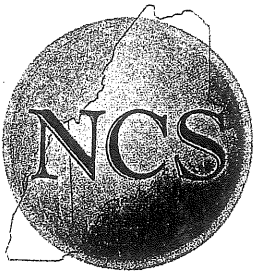
PLEASE BE ADVISED THAT WE ARE ENCLOSING THE FOLLOWING:

NO.	COPIES	DESCRIPTION
1	2	158 Grant Street Plan Set
2	1	Cover Letter

Notes:  
Enclosed please find the above mentioned materials. If you have any questions or comments please feel free to contact me at anytime.

Copy to \_\_\_\_\_ file \_\_\_\_\_

Signed Lee Allen



SURVEYING ENGINEERING LAND PLANNING  
*Northeast Civil Solutions*  
INCORPORATED

September 21, 2005

153 U.S. Route 1  
Scarborough  
Maine 04074

tel  
207.883.1000

800.882.2227

fax  
207.883.1001

Mr. Jim Seymour, Development Review Coordinator  
Sebago Technics, Inc.  
1 Chabot Street  
PO Box 1339  
Westbrook, ME 04089-1339

**RE: 3-Unit Residence, 166 and 158 Grant Street, Portland, ME**

Dear Jim,

Please find the following revisions to 166 and 158 Grant Street per our meeting of August 18, 2005. The following is a description of the issue followed by a short description of our response.

**166 GRANT STREET**

1. Determine if CSO is separated on Grant Street. **The sewer has been separated on Grant Street. There are catchbasins, however they are located approximately 200 feet down gradient of the site.**
2. Keep the driveway and associated grading within the property limits. **Based on the grading plan provided, the driveway and associated grading is entirely on the subject property.**
3. Maintain pedestrian access. **Pedestrian access will be maintained on the sidewalks between the structure and Grant Street.**
4. Ability to serve letters from Portland Public Works and Portland Water District. **See ability to serve letter from Portland Water District (enclosed). We are awaiting response from the Public Works Department and will forward as soon as it is received.**
5. Show snow storage areas. **Snow storage areas are indicated around the parking area to the rear of the lot and are labeled on the plan.**
6. Show lighting and appropriate footcandle contours. **A wall mounted light and associated foot candle contours are identified on the plan.**
7. Show stockade fence and detail. **The limits of the fence and detail are show on the plan and detail sheet.**

**158 GRANT STREET**

1. Dig exploratory test pits to determine the depth to the footings. **See attached correspondence from Bill Peterlein, P.E. at Summit Engineering.**
2. Show revised grading of parking area. **The grading has been revised and is shown on the plan.**
3. Show curbing to protect building. **Bituminous curbing has been proposed to control stormwater and protect the adjacent structure.**
4. Install guardrail to protect face of retaining wall. **Wooden guardrail is indicated on the plan and detailed.**

Please feel free to contact me at anytime to discuss the projects described above.

Sincerely,  
Northeast Civil Solutions, Inc.



Lee Allen, P.E.  
Project Manager

Cc: Steve Sanderson, Back Bay Properties, LLC  
Barbara Barhydt, Portland Planning Department  
Kandi Talbot, Portland Planning Department

### 158 Grant Street – notes from Jim Seymour, Sebago Technics

A geotechnical concern was raised regarding the approved site plan for 158 Grant Street. Observations at the site indicate that the face of the concrete retaining wall is deteriorating as the outer layer of concrete has fractured off, weathered and cracked leaving some reinforced steel rods exposed which have also been subject to some abuse. Vegetation and mature trees have grown out of various locations either at the wall or immediately adjacent to the wall. Based on boundary surveys and field observations of property markers, the wall itself appears to be just off the applicant's property by mere inches. The planning staff requested that a geotechnical or structural engineer from Sebago Technics review the approved plans and the existing retaining wall, which runs parallel to the rear property line but apparently is located entirely on the adjoining parcel.

The property owner has agreed to conduct test pits or borings along the wall to determine the wall depth, footings if present, observed structural integrity of the buried portion of the wall, and subsurface soil conditions and/or saturation adjacent to the wall. The owner has also offered to revise the site plan to eliminate concerns soil excavation (up to as much as four feet) next to the wall. The owner's engineer will amend the proposed parking area and driveway elevations to meet the current ground elevation at the wall face/ property line, and limit soil disturbance near the wall. Additionally, the plans will indicate how drainage will be directed towards Grant Street and how both the grading and drainage will not adversely impact abutters on either side of the development.

Upon submittal of these plan revisions based on the new data, the City will review the plans to confirm whether the development will or will not further degrade the condition of the retaining wall or adversely impact abutting properties with the grading and drainage revisions. A stop work order will be put on the project until the revised site plan is reviewed by Sebago Technics and approved by the planning staff.

**From:** Barbara Barhydt  
**To:** Lee Urban  
**Date:** 8/19/2005 1:35:26 PM  
**Subject:** Grant Street Update

Hi Lee:

Since we last met on this project.....

1. I spoke with Dr. Kent and had a pleasant conversation. She is thinking about putting her comments in writing, which I encouraged her to do. She is concerned not only with 158 Grant, but Mr. Sanderson's on-going proposals to take one and two family homes and convert them to 3 and 4 unit structures. This necessitates more parking, thus the loss of trees in the neighborhood and no green space in the yards. She is upset about the large trees that were removed from 158 Grant and she feels a tree was taken down on a neighbors property. She does want a screen along the back of the properties, such as an eight foot high fence. I told her there is a stop work order on the project and that Jeff Tarling is going to look at the site. I called him with her concerns and he will be sending us mitigation recommendations.

2. Frank Teras called to say the former owner of 158 Grant Street told him there is a drainage pipe across the property that carries storm water from Congress Street. I have e-mailed Jim Seymour with this information.

I will pass the file onto Bill. I have not heard from Karen or Joe.

Thank very much for your assistance on this one.

Barbara

**CC:** Lori Paulette; William Needleman

**From:** "Sarah Hopkins " <SH@portlandmaine.gov>  
**To:** Portland.CityHall(LDU,kgeraghty,jduson),Portland.gwgwia("Portland#c##091#maine.rr.com#093##c#jduson","Portland#c##091#maine.rr.com#093##c#council2"), . . .  
**Date:** 8/11/2005 11:01:34 AM  
**Subject:** Re: Grant Street

Hello All,

I did get a chance to speak with Mr. Teras. His building is on Deering Ave and he shares a property line with the 158 Grant Street site.

His major concerns were:

- structural integrity of the retaining walls;
- loss of vegetation;
- snow removal;
- drainage; and
- loss of privacy.

I explained the process that we went through in reviewing the plans and the standards that were met. I also told him that we will take extra care while inspecting the project to address any drainage or fencing concerns.

I think his major frustration is that his neighborhood is changing with the rehabilitation of so many buildings right around him and it is causing him a lot of anxiety. I promised to keep in touch with him as construction progresses.

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**CC:** Portland.CityHall(MES,JAYJR,AQJ,mjn)



Memorandum  
Department of Planning and Development  
Planning Division

---



**To:** Abutting Neighbors to 158 Grant Street  
**From:** Sarah Hopkins, Development Review Services Manager *SH*  
**Date:** August 12, 2005

---

Councilor Karen Geraghty asked me to send a copy of the approved Site Plan for 158 Grant Street to abutting neighbors, which is attached.

If you have any questions, please call me at 874-8720.



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning & Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

July 13, 2005

Stephen Sanderson  
Back Bay Properties  
878 North Road  
North Yarmouth, ME 04097

RE: Four-unit Multifamily  
CBL: 053 C010001

Dear Mr. Sanderson:

On July 13, 2005, the Portland Planning Authority approved the addition to the building at 158 Grant Street and creation of two additional multi-family units to the existing two-unit building as shown on the approved plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. 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 Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's 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 pre-construction meeting.
6. 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File

Project Proposal

Michael Boissonneau  
126 Underwood Rd  
Falmouth, ME 04105  
(207) 332-3038

158 Grant St. is currently bank owned property which I put under contract to purchase on 9/23/2008. The closing is to take place on or around 10/14/2008. The previous owner had applied for and was granted approval to demolish an existing two unit and build a new four unit.

The four unit is complete from the exterior and the interior is completely framed. My plan is to pick up where the previous owner left off and finish the interior (plumbing, electrical, heating, insulation, sheetrock, etc.) and ready for occupancy per the building plan submitted and previously approved. I also plan to provide parking as submitted and approved back in 2004/2005.

Water and sewer have been brought into the foundation and natural gas exists just outside of the foundation. The parking area will be paved and site work will conform to the original approved specifications.



## Development Review Application Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

Address of Proposed Development: <i>158 Grant St.</i>		
Zone: <i>R6</i>		
Project Name: <i>158 Grant St.</i>		
Existing Building Size: <i>3,872</i> sq. ft.	Proposed Building Size: <i>3,872</i> sq. ft.	
Existing Acreage of Site: <i>4,200</i> sq. ft.	Proposed Acreage of Site: <i>4,200</i> sq. ft.	
Proposed Total Disturbed Area of the Site: _____ sq. ft. * <i>*No changes, except parking area to be paved.</i>		
* If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) or Chapter 500, Stormwater Management Permit with the Maine Department of Environmental Protection (DEP).		
Tax Assessor's Chart, Block & Lot: Chart # <i>53</i> Block # <i>C</i> Lot # <i>10</i>	Property Owners Name/ Mailing address: <i>New Stream R.E. LLC</i>	Telephone #:  Cell Phone #:
Consultant/Agent Name, Mailing Address, Telephone #, Fax # and Cell Phone # :	Applicant's Name/ Mailing Address: <i>Michael Boissonneau 126 Underwood Rd. Falmouth, ME 04105</i>	Telephone #:  Cell Phone # <i>(207) 332-3038</i>
Fee for Service Deposit (all applications) <input checked="" type="checkbox"/> (\$200.00)		
Proposed Development (check all that apply)		
<input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____ ) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Storm water Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input checked="" type="checkbox"/> Other <i>Amended application.</i> ~ Please see next page ~ <i>*Project already started, more than half-way complete.</i>		

**Major Development (more than 10,000 sq. ft.)**

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

**Minor Site Plan Review**

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

**Plan Amendments**

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

**Billing Address: (name, address and contact information)**

Michael Boissonneau  
 106 Underwood Rd.  
 Falmouth, ME 04105


Submittals shall include **seven (7) folded packets** containing of the following materials:

- A. Copy of the application.
- B. Cover letter stating the nature of the project.
- C. Written Submittal (Sec. 14-525 2. (c), including evidence of right, title and interest.
- D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
- E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
- E. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
- F. In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.**

<b>Signature of Applicant:</b> 	<b>Date:</b> 10/3/08
---	-------------------------



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**Planning & Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

July 13, 2005

Stephen Sanderson  
Back Bay Properties  
878 North Road  
North Yarmouth, ME 04097

RE: Four-unit Multifamily  
CBL: 053 C010001

Dear Mr. Sanderson:

On July 13, 2005, the Portland Planning Authority approved the addition to the building at 158 Grant Street and creation of two additional multi-family units to the existing two-unit building as shown on the approved plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

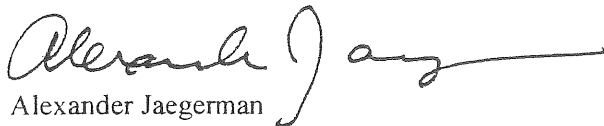
1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
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The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
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Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Services Manager  
Kandice Talbot, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections Division  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



- need to tell Ann about revised plan  
Michael Boissoneau

## Site Plan Checklist Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

158 Grant St

Project Name, Address of Project

2008-0148  
Application Number

The form is to be completed by the Applicant or Designated Representative:

Check Submitted	Site Plan Item	Required Information	Section 14-525 (b,c)
<input checked="" type="checkbox"/>	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<input checked="" type="checkbox"/>	(2)	Name and address of applicant and name of proposed development	a
<input checked="" type="checkbox"/>	(3)	Scale and north points	b
<input checked="" type="checkbox"/>	(4)	Boundaries of the site	c
<input checked="" type="checkbox"/>	(5)	Total land area of site	d
<input checked="" type="checkbox"/>	(6)	Topography - existing and proposed (2 feet intervals or less)	e
<input type="checkbox"/>	(7)	Plans based on the boundary survey including:	2
<input type="checkbox"/>	(8)	Existing soil conditions	a
<input type="checkbox"/>	(9)	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
<input type="checkbox"/>	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
<input type="checkbox"/>	(11)	Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)	d
<input type="checkbox"/>	(12)	Location of on-site waste receptacles	e
<input type="checkbox"/>	(13)	Public utilities	e
<input checked="" type="checkbox"/>	(14)	Water and sewer mains	e
<input checked="" type="checkbox"/>	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
<input checked="" type="checkbox"/>	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
<input checked="" type="checkbox"/>	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
<input type="checkbox"/>	(18)	Parking areas - <u>is sue</u>	g
<input type="checkbox"/>	(19)	Loading facilities	g
<input type="checkbox"/>	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
<input checked="" type="checkbox"/>	(21)	Curbs and sidewalks - <u>existing</u>	g
<input type="checkbox"/>	(22)	Landscape plan showing:	h
<input type="checkbox"/>	(23)	Location of existing vegetation and proposed vegetation	h
<input type="checkbox"/>	(24)	Type of vegetation	h
<input type="checkbox"/>	(25)	Quantity of plantings	h
<input type="checkbox"/>	(26)	Size of proposed landscaping	h
<input type="checkbox"/>	(27)	Existing areas to be preserved	h
<input type="checkbox"/>	(28)	Preservation measures to be employed	h
<input type="checkbox"/>	(29)	Details of planting and preservation specifications	h
<input type="checkbox"/>	(30)	Location and dimensions of all fencing and screening	i
<input type="checkbox"/>	(31)	Location and intensity of outdoor lighting system	j
<input type="checkbox"/>	(32)	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	k
<input type="checkbox"/>	(33)	Written statements to include:	c
<input type="checkbox"/>	(34)	Description of proposed uses to be located on site	cl
<input type="checkbox"/>	(35)	Quantity and type of residential, if any	cl
<input type="checkbox"/>	(36)	Total land area of the site	c2
<input type="checkbox"/>	(37)	Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
<input type="checkbox"/>	(38)	General summary of existing and proposed easements or other burdens	c3
<input type="checkbox"/>	(39)	Type, quantity and method of handling solid waste disposal	c4
<input type="checkbox"/>	(40)	Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets	c5
<input type="checkbox"/>	(41)	Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

_____	(42)	An estimate of the time period required for completion of the development	7
_____	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
_____	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	h8
_____	(48)	Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
_____	(49)	A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
_____	(50)	A jpeg or pdf of the proposed site plan, if available.	
_____	(51)	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

Other comments:

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# PORTLAND MAINE

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**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director  
November 10, 2005

Stephen Sanderson  
Back Bay Properties  
878 North Road  
North Yarmouth, ME 04097

RE: Four-unit Multifamily 158 Grant St.  
CBL: 053 C010001

Dear Mr. Sanderson:

This letter is to confirm the revision to the approved site plan for the addition and creation of two additional units to the existing two-family building. The approved revision is for drainage improvements to the site.

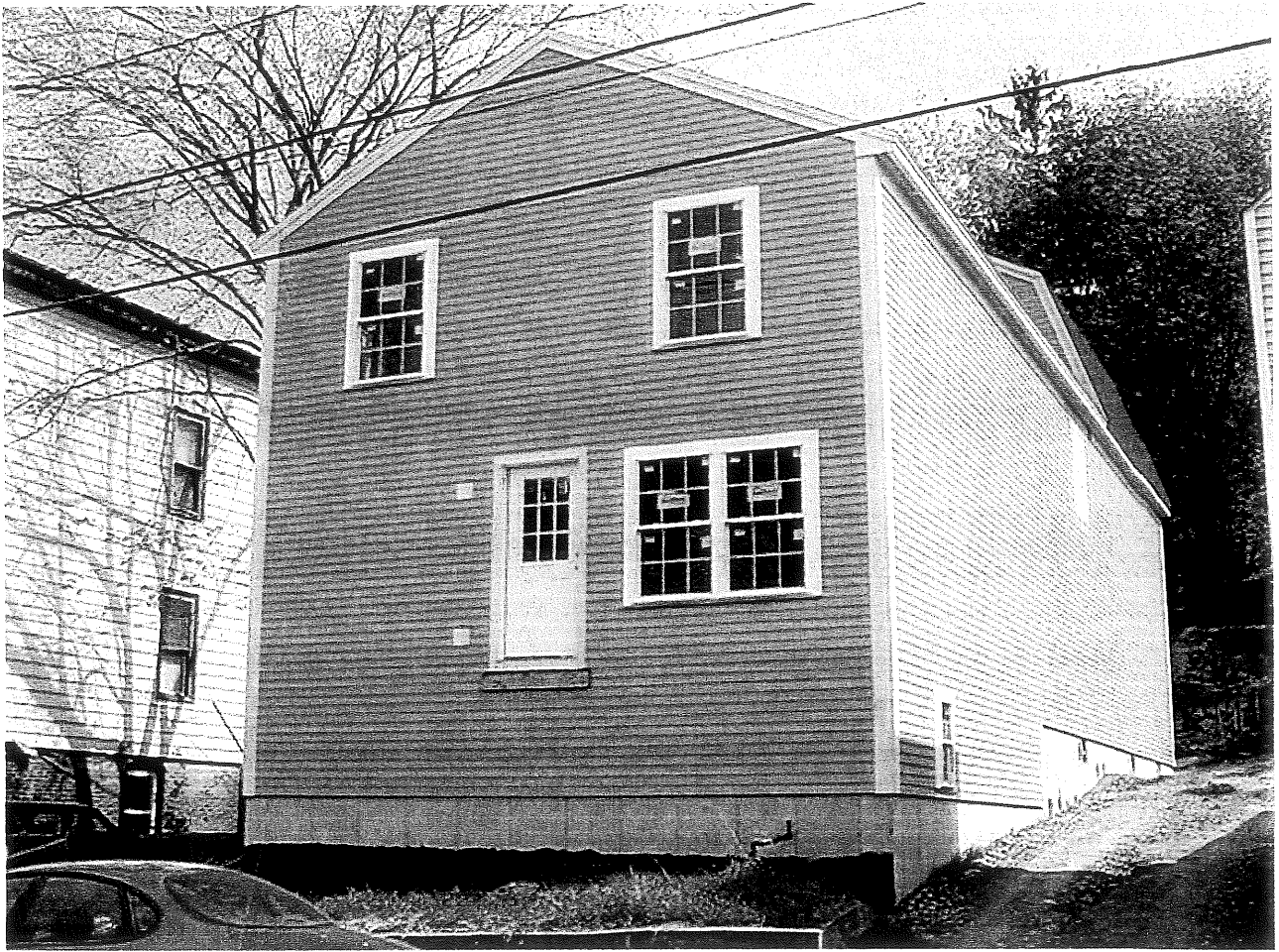
The revised plan has been reviewed and approved by the Planning Division and Public Works Department.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
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Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1306	Date Applied For: 09/02/2004	CBL: 053 C010001
-----------------------	---------------------------------	---------------------

Location of Construction: 158 Grant St	Owner Name: Stephen Sanderson	Owner Address: 878 North Rd	Phone:
Business Name:	Contractor Name: Stephen sanderson	Contractor Address: 878 North Rd NO Yarmouth	Phone (207) 749-3998
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward	Proposed Project Description: make 2 units into 4 units demolish interior repair foundation, restore frames - new addition
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/09/2005

**Note:** 9/27/04 given to Marge S. For review for change of use to multi-family. J. Bourke      **Ok to Issue:**

9/27 not meeting R-6 zone requirements - adding addition and is not doing a site plan - must do - deny permit - see letter-

12/2/04 Donna received more plans and put them with the permit on my desk - still waiting for site plan approval

3/16/05 received revised plans - site plans not approved yet - see 2nd letter of denial. Up front in the hold file

6/9/05 brought in revised plans

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a four (4) family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 08/10/2005

**Note:**      **Ok to Issue:**

- 1) West wall must have a One hour fire rating and protected on the interior and exterior due to the proximity to the lot line.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 06/15/2005

**Note:**      **Ok to Issue:**

- 1) All building construction to comply with NFPA 101

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 11/24/2004

**Note:**      **Ok to Issue:**

- 1) the structure will be required to have a sprinkler system approved by the state fire marshal

**Dept:** Planning      **Status:** Approved      **Reviewer:** Sarah Hopkins      **Approval Date:** 07/13/2005

**Note:**      **Ok to Issue:**

**Comments:**

6/16/2005-mjn: Need structurals, spoke w/ applicant

7/26/2005-mjn: Still need statement of special inspections/owner notified...again Got this.....

8/8/2005-mjn: Waiting for Planning signoff.....

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0472	Date Applied For: 04/26/2005	CBL: 053 C010001
-----------------------	---------------------------------	---------------------

Location of Construction: 158 GRANT ST	Owner Name: BACK BAY PROPERTIES LLC	Owner Address: 878 NORTH RD	Phone:
Business Name:	Contractor Name: Stephen sanderson	Contractor Address: 878 North Rd North Yarmouth	Phone (207) 749-3998
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Demolish existing wood structure, foundation to remain	Proposed Project Description: Demolish existing wood structure, foundation to remain
---	---

<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 06/09/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 07/05/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) See planning approvanin email from Sarah Hopkins dated 7/5/05.			
2) Must have a satisfactory Pre Demo inspections prior to commencement of demo activity			

<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b> 06/13/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Maintain access for fire apperatiuous			

<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 11/24/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) the structure will be required to have a sprinkler system approved by the state fire marshall			

<b>Dept:</b> Planning	<b>Status:</b> Approved	<b>Reviewer:</b> Sarah Hopkins	<b>Approval Date:</b> 07/13/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	053 C010001
<b>Location</b>	158 GRANT ST
<b>Land Use</b>	FOUR FAMILY
<b>Owner Address</b>	HANCOCK CONSTRUCTION FINANCING LLC PO BOX 299 CASCO ME 04015
<b>Book/Page</b>	25041/274
<b>Legal</b>	53-C-10 GRANT ST 158 4200 SF

Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$66,500	\$127,900	\$194,400

Property Information

<b>Year Built</b> 2005	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 3872	<b>Total Acres</b> 0.096		
<b>Bedrooms</b> 8	<b>Full Baths</b> 4	<b>Half Baths</b>	<b>Total Rooms</b> 18	<b>Attic</b> None	<b>Basement</b> Full	

Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
04/25/2007	LAND + BLDING	\$150,000	25041-274
08/09/2004	LAND + BLDING	\$150,000	21649-331

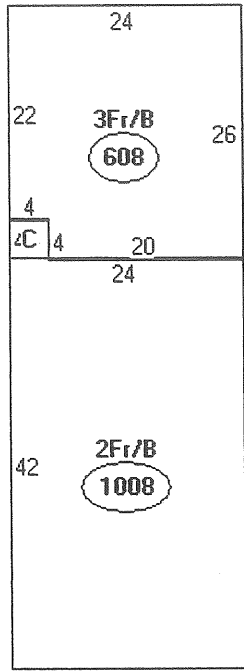
Picture and Sketch

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**

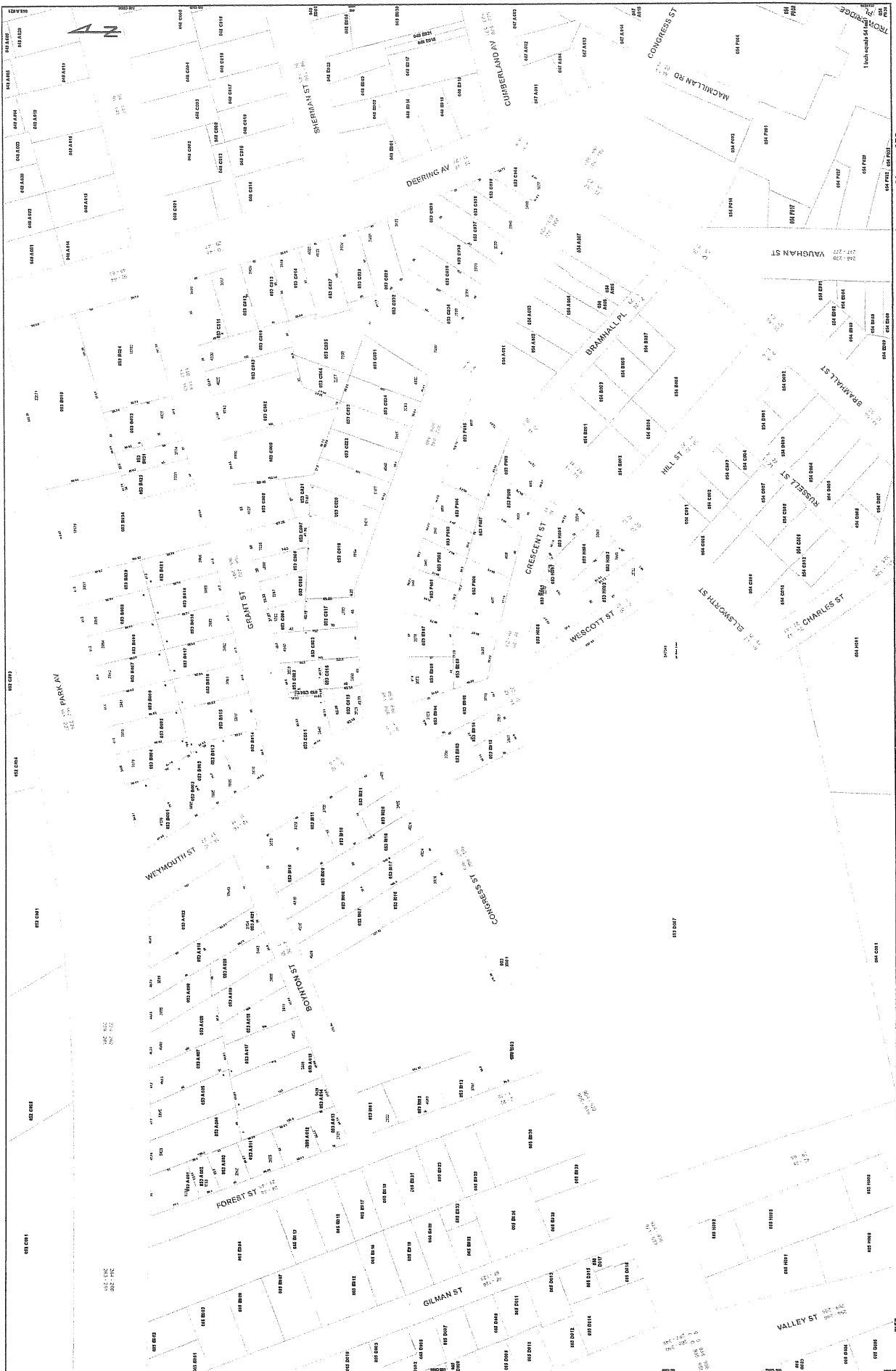


Descriptor/Area

A: 2Fr/B  
1008 sqft

B: 3Fr/B  
608 sqft

C: 2Fr/OP  
16 sqft





GENERAL RECEIPT

182

CITY OF PORTLAND, MAINE

DEPARTMENT Planning and Development DATE 7/29/05

RECEIVED FROM Backbay Properties LLC  
ADDRESS 878 North Road

North Yarmouth 04097

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Performance		9,750 <sup>00</sup>
	Guarantee check # 716		
	Inspection Fee		195 <sup>00</sup>
	Check # 717		

CASH  CHECK  OTHER TOTAL 9,945<sup>00</sup>

RECEIVED BY Smc

December 2, 2004

Stephen Sanderson  
Back Bay Properties, LLC  
878 North Road  
North Yarmouth, ME 04097

Re: 158 Grant Street  
CBL: 053-C-010

Dear Mr. Sanderson:

Thank you for your application for site plan review for the property located at 158 Grant Street.

In reviewing your submission, it appears that the following items are needed to complete your application:

1. a standard boundary survey, stamped by a registered surveyor;
2. the approximate location of buildings or other structures on parcels abutting the site; and
3. grade elevation of first floor and elevation drawings of exterior facades, with information on materials to be used.

Most importantly, we must determine if and when the second existing housing unit was permitted. If the second unit was permitted less than five years ago, or if it was not ever formally permitted, your application will constitute a subdivision (the creation of three or more lots or dwelling units within five years). The Zoning Administrator is currently reviewing the files in Inspections in order to make this determination. Should the determination be made that your proposal is considered a subdivision, the Planning Board will review the project for consistency with the Site Plan and Subdivision Ordinances of the Land Use Code. If the project is not considered to be a subdivision, Planning Staff will complete the review for Site Plan.

Please call if you have any questions.

Sincerely,

Sarah Hopkins  
Development Review Services Manager

cc.: Marge Schmuckal, Zoning Administrator

Sarah



# PORTLAND MAINE

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Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

March 22, 2005

Stephen Sanderson  
Back Bay Properties, LLC  
878 North Road  
North Yarmouth, ME 04096

RE: 158 Grant Street – 053-C-010 – R-6 Zone – application #04-1306

Dear Mr. Sanderson,

I am in receipt of your recently submitted plans on March 16, 2005 intended to supplement your application to build additions and to change the use of this property from two dwelling units to four dwelling units. Your permit was denied previously on 9/27/04 due to not meeting Land Use Zoning Ordinance requirements. After reviewing your recently submitted plans, your permit application is still deemed denied because the revision are not meeting the Land Use Zoning Ordinance requirements.

You are currently proposing a rear addition which will be less than one (1) foot from the side property line instead of the ten (10) foot required under section 14-139. Your front set back from your newly proposed addition is only eight (8) foot instead of the ten (10) foot required under 14-139. I am not seeing any back-up evidence to use the averaging provision allowed within that same section.

Your revised plans show an additional story extending upward onto the existing building. Section 14-436 would only permit an 80% increase for that extension. There has been no information submitted showing how this proposal would meet the requirements of section 14-436.

Your parking plan only shows five parking spaces. You are required to show one parking space for each existing dwelling unit and two parking spaces for each new dwelling unit, or six parking spaces instead of the five shown.

No further information was submitted concerning the right of way shown on a previous submitted survey. It will be necessary to submit written information concerning the right of way.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

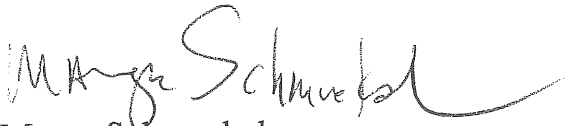
A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Marge Schmuckal  
Zoning Administrator

Cc: Sarah Hopkins, Planning  
File

you should fail to do so, my decision is binding and not subject to appeal Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long, sweeping tail.

Marge Schmuckal  
Zoning Administrator

Cc: file



**From:** Barbara Barhydt  
**To:** Alex Jaegerman; Sarah Hopkins  
**Date:** 08/29/2005 2:19:47 PM  
**Subject:** Fwd: Re: 158 Grant Street

>>> "Karen Geraghty" <council2@maine.rr.com> 8/29/2005 2:03:14 PM >>>

Thanks for keeping me in the loop and let me know how it works out!

Karen

----- Original Message -----

From: "Barbara Barhydt" <BAB@portlandmaine.gov>  
To: <council2@maine.rr.com>; <JEG@portlandmaine.gov>  
Cc: <aqj@ci.portland.me.us>; <LDU@portlandmaine.gov>; <SH@portlandmaine.gov>  
Sent: Friday, August 19, 2005 12:08 PM  
Subject: 158 Grant Street

Good Afternoon:

As you are aware, neighbors raised questions regarding the integrity of an existing retaining wall shown on an approved site plan for 158 Grant Street. The planning staff requested that a structural engineer from Sebago Technics review the approved plans and the existing retaining wall, which runs parallel to the rear property line and is located on the adjoining parcel. The property owner has willingly agreed to conduct test borings along the wall to determine the depth, footings and integrity of the wall. The site plan will be revised based on the new data and submitted to the City for review. A stop work order has been placed on the project until the revised site plan is approved.

I have also received a message from Dr. Kent regarding the trees removed from the site. I have asked Jeff Tarling to look at the property and I will continue to try to reach Dr. Kent.

Barbara

**CC:** Lee Urban



# City of Portland Site Plan Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Address of Proposed Development: <u>158 Grant Street</u>		Zone: <u>R-6</u>
Total Square Footage of Proposed Structure: <u>4557 sq ft</u>		Square Footage of Lot: <u>4200 sq ft</u>
Tax Assessor's Chart, Block & Lot: Chart# <u>53</u> Block# <u>C</u> Lot# <u>10</u>	Property owner's mailing address: <u>Stephen Sanderson</u> <u>878 North Road</u> <u>North Yarmouth ME 04097</u>	Telephone #: <u>Cell - 749-3998</u> <u>0 - 846-7990</u>
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>Back Bay Properties, LLC</u> <u>Manager: Stephen Sanderson</u> <u>878 North Road</u> <u>North Yarmouth ME 04097</u>	Project name: <u>158 Grant Conversion</u>
<p><b>Proposed Development (check all that apply)</b></p> <p><input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> <p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Minor Site Plan Review</b></p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p>		
- Please see next page -		

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Stephen Sanderson  
878 North Road, North Yarmouth ME 04097

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

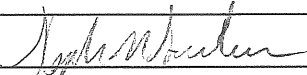
Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant:



Date: 11/15/04

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

## Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.

## Neighborhood Meetings

In May of 2001, the Planning Board's review procedures were revised to improve neighborhood notification and encourage communication between applicants for development and neighborhood residents.

Neighborhood meetings, organized and hosted by the applicant, are now required for zone change proposals, subdivisions of 5 or more units/lots, and for any major site plan proposals only. Notification of the neighborhood meeting must be mailed to property owners within 500 ft. of the development parcel.

### **Scheduling of Neighborhood Meeting:**

The neighborhood meeting must be held after the first Planning Board workshop but not less than seven (7) days prior to the Planning Board public hearing.

The meeting should be held in the evening, during the week, at a location in the neighborhood.

Upon request, the Planning Division will provide to the applicant mailing labels for the neighborhood meeting invitation. We require 48 hours notice to generate the mailing labels. A charge of \$1.00 per sheet of labels will be payable upon receipt of the labels.

### **Notice:**

The applicant shall send notices to property owners within 500 ft. of the development site at least 7 days prior to the neighborhood meeting. Notice shall contain a brief description of the project, date, time and location of the neighborhood meeting.

### **Sign-up Sheets and Meeting Minutes:**

At the meeting, the applicant shall circulate a sign-up sheet for those in attendance. The applicant shall also keep minutes of the meeting.

After holding the neighborhood meeting, the applicant shall submit the sign-up sheet and meeting minutes to the Planning Division. The meeting minutes and sign-up sheet will be attached to the Planning Board report. A public hearing will not be scheduled until the meeting minutes and sign-up sheet are submitted to the Planning Authority.

Please call the Planning Office (874-8719) if you have any questions.



# City Of Portland Site Plan Checklist

158 Grand Street

Project Name, Address of Project

Application Number

Submitted ( ) & Date Item      Required Information      Section 14-525 (b,c)

_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approx location of buildings or other structures on parcels abutting the site	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed	k
_____	(33)	Written statement	c
_____	(34)	Description of proposed uses to be located on site	1
_____	(35)	Quantity and type of residential, if any	1
_____	(36)	Total land area of the site	b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure	b2
_____	(38)	General summary of existing and proposed easements or other burdens	c3
_____	(39)	Method of handling solid waste disposal	4
_____	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
_____	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
_____	(42)	An estimate of the time period required for completion of the development	



## Written Statement

Back Bay Properties, LLC  
Manager: Stephen Sanderson  
878 North Road  
North Yarmouth, ME 04097

158 Grant Street is an existing two unit residential building. Due to the dilapidated condition, there is significant cost to repair the structure. The proposed project consists of changing the use of the existing building from a two unit residence to a four unit residence.

Currently the side by side duplex is a 1-1/2 story structure. The existing structure floor area is 1636 square feet broken down as one 1 bedroom unit and one 2 bedroom unit. The 2 bedroom unit has 994 square feet of living area and the second unit gross living area is 642 square feet.

The structure was built in 1920. The lot size is 4200 square feet, 120 feet length and 35 feet wide. Existing structure footprint is 1090 square feet. Proposed footprint is 1519 square feet. Property is referenced on map 53 C-10.

The proposed project would convert the existing building into a 4 unit multifamily building. The structure would contain two 2 bedroom units, one 1 bedroom unit, and one 3 bedroom unit. Unit 1 is 2 bedrooms with a gross living area of 1275 square feet, Unit 2 would have three bedrooms with a gross living area of 1382 square feet, Unit 3 would have two bedrooms with a gross living area of 734 square feet, Unit 4 would have one bedroom with a gross living area of 691 square feet. Units 3 and 4 are located on the third floor will access through a central stairway. Units 1 and 2 are accessed through a common vestibule but have individual stairways to their respective second floor. The proposed three story structure is 32'-2" above the existing foundation and have a total floor area is 4557 square feet. The existing foundation would be extended on the East side increasing the building footprint by 429 square feet.

The existing driveway would be extended approximately 10 feet to the South and new 31'-0" x 39'-0" parking area would be provided. The parking area would have a five car capacity. The parking area is expected to meet the requirements of additional residences.

There are existing water, sewer and natural gas utilities within the existing building foundation. The utilities are adequate for the increased residences.

The existing surface drainage perks readily into the ground. The existing driveway is paved and storm water runoff is directed into Grant Street and collected by existing drains.

The proposed project is expected to take 6 months to complete at a cost of \$280,000.



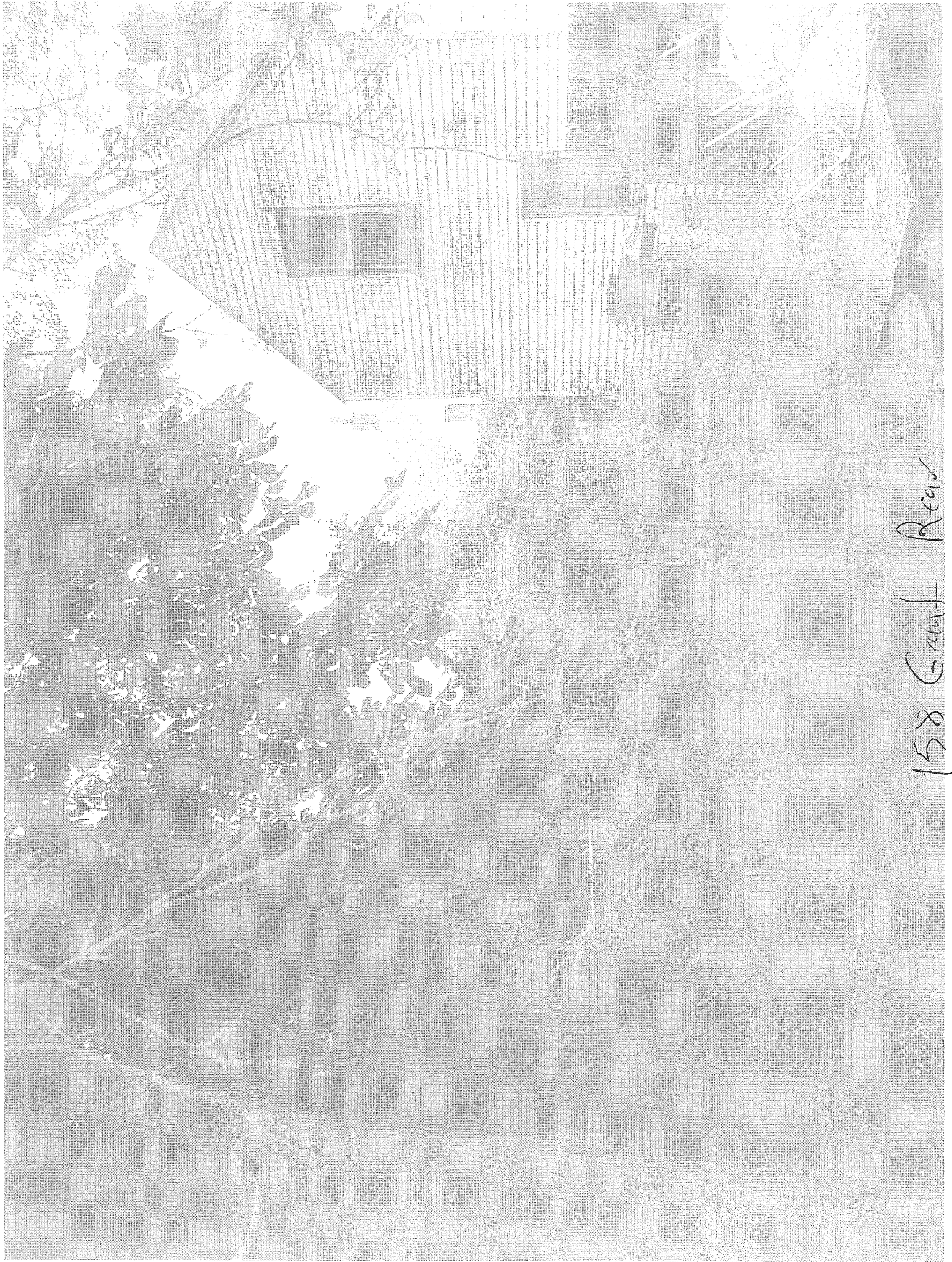
158 Grant Front



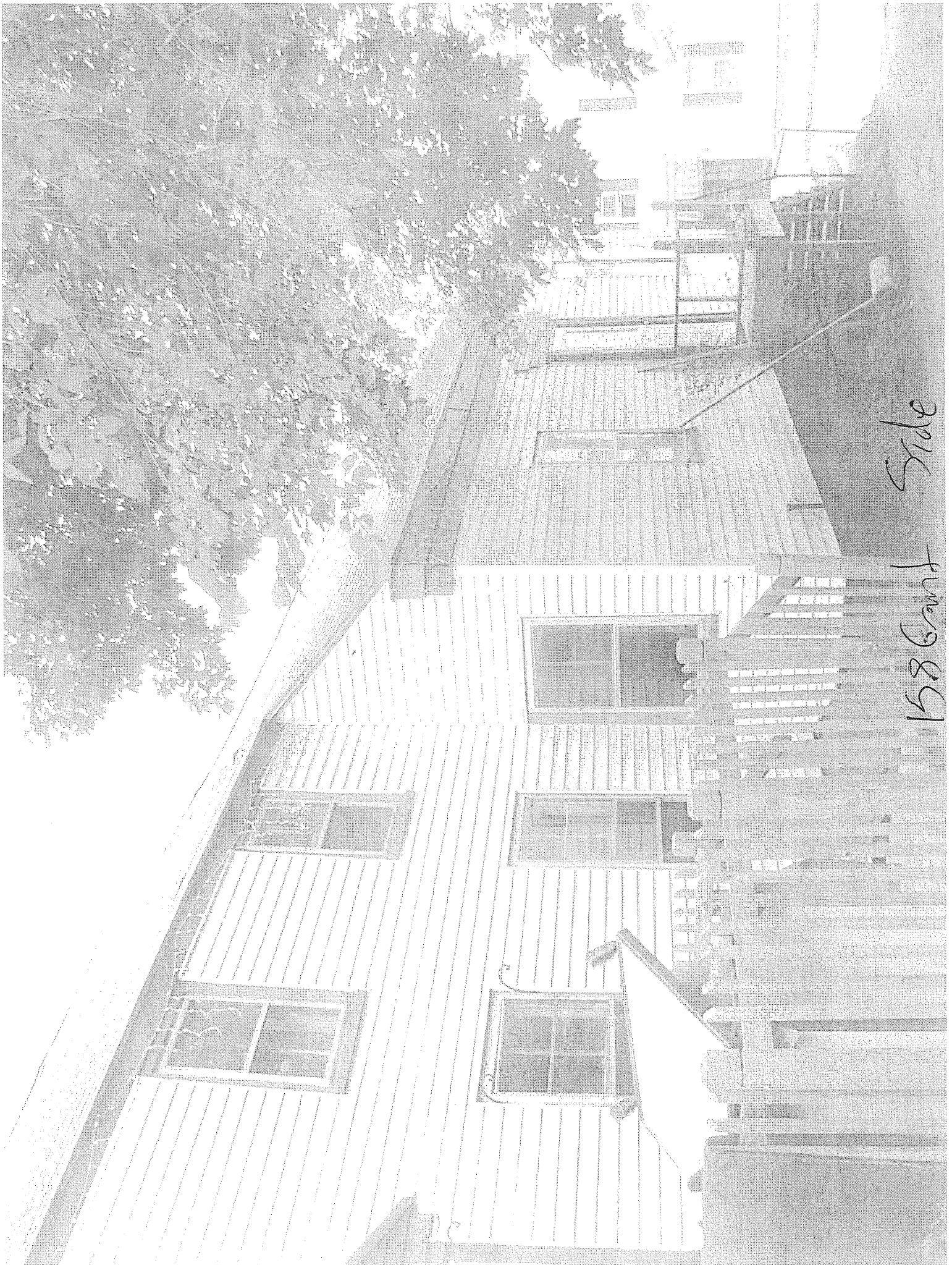


1586 Grant Street

1586 Grant Street  
New York, N.Y.  
10004



158 Grant Rear



158 Grant Side

DEVELOPMENT REVIEW COORDINATOR  
POST APPROVAL PROJECT CHECKLIST

Date: 1/13/09

Project Name: 4-Unit Residential

Project Address: 158 Grant Str.

Site Plan ID Number: 2008-0148

Planning Board/Authority Approval Date: 11/24/08

Site Plan Approval Date: 11/13/08

Performance Guarantee Accepted: 2/3/09

Inspection Fee Paid: 2/6/09

Amount of Disturbed Area in SF or Acres: N/A

MCGP/Chapter 500 Stormwater PBR: N/A

Plans/CADD Drawings Submitted: N/A

Pre-Construction Meeting: 2/6/09

Conditions of Approval Met: 7/27/09

As-Builts Submitted: N/A

Public Services Sign Off: 7/27/09

Certificate of Occupancy Memo Processed:  
(Temporary or Permanent) 7/27/09

*reduced to 10% on 6/24/09*

Performance Guarantee to Defect Guarantee: 7/27/09

Defect Guarantee Released: 7/19/10

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: July 27, 2009

RE: C. of O. for # 158 Grant Street, 4 Unit Residential Development  
(Id#2008-0148) (CBL 053 C 010001)

---

After visiting the site, I have the following comments:

Site work complete

**At this time, I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager  
Tammy Munson, Inspection Services Manager  
File: Urban Insight



# PORTLAND MAINE

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**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

**Planning Division**  
Alexander Jaegerman, Director  
November 24, 2008

Mike Bossineau  
126 Underwood Rd.  
Falmouth, ME 04105

RE: 158 Grant Street  
CBL: 053-C010  
Application ID: 2008-0148

Dear Mr. Bossineau:

On November 24, 2008, the Portland Planning Authority approved a site plan for a four-unit residential building on 158 Grant Street with the following conditions:

- done 1. A storm water catch basin shall be installed as shown on the submitted plans dated 11/10/05 and as approved by the Department of Public Services.
- done 2. Four (4) 9 feet wide by 19 feet long off-street parking spaces shall be installed along the western border of the property behind the building as shown on the submitted plans dated 11/10/05. The remaining area not consumed for traffic circulation shall be restored to a vegetative state with appropriate landscaping as determined by the City Arborist.
- ok - done 9' wide 3. The driveway shall be paved with a minimum 12 foot width.
- done 4. Two (2) off-street bicycle parking spaces shall be located along the rear of the building.
- done 5. An exterior light fixture shall be affixed to the rear of the building so as to illuminate the parking area. The lighting fixture height shall not exceed 20 ft. and shall be a "cut-off" type where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

- 1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's 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 pre-construction meeting.
7. 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Eric Giles at 874-8723.

Sincerely,



Alexander Jaegerman  
Planning Division Director

**Electronic Distribution:**

Penny Littell, Planning & Development Dept. Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jenie Bourke, Inspections Division

Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Works Director  
Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, City Transportation Engineer  
Captain Greg Cass, Fire Prevention  
Jeff Tarling, City Arborist  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File



SAMPLE FORM SITE PLAN/SUBDIVISION  
PERFORMANCE GUARANTEE  
ESCROW ACCOUNT  
191774013855

December 12, 2008

Penny Littell  
Director of Planning and Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: **Zareh Derhagopian, Michael Boissonneay**<sup>u</sup>  
**158 Grant Street, Portland, Maine**  
**Application ID # 2008-0148**

**Key Bank National Association** hereby certifies to the City of Portland that **Key Bank** will hold the sum of **\$10,920.00** in an interest bearing account established with the Bank. These funds shall be held for the exclusive benefit of the City of Portland and shall represent the estimated cost of installing site improvements as depicted on the **site plan**, approved on **11/24/08** as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development. All costs associated with establishing, maintaining and disbursing funds from the Escrow Account shall be borne by **Zareh Derhagopian, and Michael Boissonneay**<sup>u</sup>. *MB*

**Key Bank** will hold these funds as escrow agent for the benefit of the City subject to the following:

The City, through its Director of Planning and Development and in his/her sole discretion, may draw against this Escrow Account by presentation of a draft in the event that:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the **site plan** approval, dated **11/24/08**; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the **Key Bank**, by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee will automatically expire on **April 16, 2010** ("Expiration Date") or on the date when the City determines that all improvements guaranteed by this Escrow Account are satisfactorily completed, whichever is later. It is a condition of this agreement that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Ellen Sanborn, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider the Escrow Account renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw against the Escrow Account by presentation of a sight draft drawn on the Bank and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at **One Canal Plaza, Portland, Maine** stating that:

this drawing results from notification that the Bank has elected not to renew its Escrow Account, No. **191774013855**.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Escrow Account are satisfactorily completed, this Performance Guarantee shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Guarantee. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Guarantee shall ensure the workmanship and durability of all materials used in the construction of the **site plan** approval, dated **11/24/08** as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his/her sole discretion, may draw on the Defect Guarantee by presentation of a sight draft at Bank's offices located at **One Canal Plaza, Portland, Maine**, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the **site improvements**.

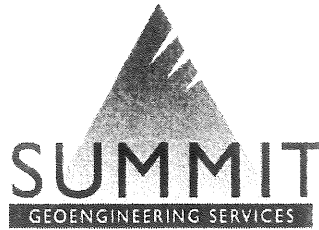
Date: 1/29/09 By: Kathleen McKeen

**Kathleen McKeen**  
**Vice President**  
Its Duly Authorized Agent

Seen and Agreed to: **Zareh Derhagopian, and Michael Boissonneau. MB**

By: Zareh Derhagopian

By: Michael Boissonneau



September 20, 2005  
Summit #7989

Barbara A Barhydt  
Senior Planner  
389 Congress Street  
Portland, Maine 04101

Reference: Retaining Wall at 158 Grant Street  
Portland, Maine

Dear Ms. Barhydt;

The attached letter is prepared by Summit Geoengineering Services at the request of Back Bay Properties, LLC, in connection with the construction of a new parking lot adjacent to the existing retaining wall at 158 Grant Street. Summit was asked by Back Bay to observe the soil conditions at the base of the existing retaining wall and provide an opinion on the effects of the proposed construction on the stability of the wall.

The project consists of the construction of a new parking lot at the property extending up to the existing retaining wall. We understand that the finished grade of the parking lot will be at least 6 inches above the existing ground surface at the wall.

Two test pits, each excavated to a depth of 5 feet, were observed by Summit on September 16, 2005. The locations of the test pits are shown on Figure 1. The soil consisted of 2 feet of firm dark brown topsoil over firm olive-gray silt with a little gravel and sand. No groundwater was observed in either test hole. Rainwater was perched in the test pit at the time we observed it.

The geometry of the existing retaining wall, including the embedment depth, is not known. It is not known how long the wall has been in place. Based on the surface deterioration present in the wall, we expect that the wall has been in place for over 40 years. The wall appears to be stable. No evidence of historical failure or movement was observed. We understand that the wall is on an adjacent property, not owned by Back Bay Properties, LLC.

Construction of the parking lot is expected to require some removal of 6 to 12 inches of the soil in front of the wall to install gravel base soils. This will occur for a short period of time and should not affect the stability of the wall. We understand that the finished grade at the base of the wall will be above the current grade.

We recommend the following precautions be taken during construction of the parking lot:

- Excavations adjacent to the wall that extend below the wall should be left open for as short a period as possible. In no case should excavation occur beneath the base of the wall.
- The finished (permanent) grade in front of the wall should be at or above the existing grade.

Based on the above, the proposed construction will not affect the stability overall stability of the wall.

If there are any questions, please do not hesitate to call.

Sincerely,  
**Summit Geoengineering Services**



William M. Peterlein, P.E.  
Principal Geotechnical Engineer



## 158 Grant Street – notes from Jim Seymour, Sebago Technics

A geotechnical concern was raised regarding the approved site plan for 158 Grant Street. Observations at the site indicate that the face of the concrete retaining wall is deteriorating as the outer layer of concrete has fractured off, weathered and cracked leaving some reinforced steel rods exposed which have also been subject to some abuse. Vegetation and mature trees have grown out of various locations either at the wall or immediately adjacent to the wall. Based on boundary surveys and field observations of property markers, the wall itself appears to be just off the applicant's property by mere inches. The planning staff requested that a geotechnical or structural engineer from Sebago Technics review the approved plans and the existing retaining wall, which runs parallel to the rear property line but apparently is located entirely on the adjoining parcel.

The property owner has agreed to conduct test pits or borings along the wall to determine the wall depth, footings if present, observed structural integrity of the buried portion of the wall, and subsurface soil conditions and/or saturation adjacent to the wall. The owner has also offered to revise the site plan to eliminate concerns soil excavation (up to as much as four feet) next to the wall. The owner's engineer will amend the proposed parking area and driveway elevations to meet the current ground elevation at the wall face/ property line, and limit soil disturbance near the wall. Additionally, the plans will indicate how drainage will be directed towards Grant Street and how both the grading and drainage will not adversely impact abutters on either side of the development.

Upon submittal of these plan revisions based on the new data, the City will review the plans to confirm whether the development will or will not further degrade the condition of the retaining wall or adversely impact abutting properties with the grading and drainage revisions. A stop work order will be put on the project until the revised site plan is reviewed by Sebago Technics and approved by the planning staff.

To: Phil DiPierro  
FAX: (207) 756-8258

From: Mike Boissonneau  
Ph: (207) 591-3755

Re: Cost Estimate for 158 Grant St.

Phil, please review and give me a call

**SUBDIVISION/SITE DEVELOPMENT**

**COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE**

Date: 12/1/08

Name of Project: Mike Boissonneau  
 Address/Location: 158 Grant St.  
 Developer: Mike Boissonneau  
 Form of Performance Guarantee: \_\_\_\_\_

Type of Development: Subdivision \_\_\_\_\_ Site Plan (Major/Minor) Minor

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				1900 SF	1.85	3500 ✓
Curbing				260 LF	7	1820 ✓
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	1		\$1,500 ✓			
Other						
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes						
Catchbasins				1	en	\$3,000 B/SW
Piping	38	39.48	1,500			
Detention Basin						
Stormwater Quality Units						
Other						



**Planning and Development Department  
SUBDIVISION/SITE DEVELOPMENT**

**COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE**

Date: 7/27/05

Name of Project: 158 Grant Street  
 Address/Location: 158 Grant Street  
 Developer: Stephen Sanderson Back Bay Properties, LLC  
 Form of Performance Guarantee: with City Escrow  
 Type of Development: Subdivision \_\_\_\_\_ Site Plan (Major/Minor) \_\_\_\_\_

**TO BE FILLED OUT BY THE APPLICANT:**

Item	Quantity	PUBLIC		PRIVATE		
		Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>1. STREET/SIDEWALK</b>						
Road	N/A			0		
Granite Curbing	N/A			0		
Sidewalks	N/A			0		
Esplanades	N/A			0		
Monuments	N/A			0		
Street Lighting	N/A			0		
Street Opening Repairs	N/A			0		
Other	N/A			0		
<b>2. EARTH WORK</b>						
Cut	NA			133 Cyls	\$30	\$4,000
Fill	NA			133 Cyls	\$30	\$4,000
<b>3. SANITARY SEWER</b>						
Manholes	NA			0		
Piping	NA			0		
Connections	NA			0		
Main Line Piping	NA			0		
House Sewer Service Piping	NA			0		
Pump Stations	NA			0		
Other	NA			0		
<b>4. WATER MAINS</b>						
	NA			0		
<b>5. STORM DRAINAGE</b>						
Manholes	N/A			0		
Catchbasins	N/A			0		
Piping	N/A			0		
Detention Basin	N/A			0		
Stormwater Quality Units	N/A			0		
Other	N/A			0		

6. SITE LIGHTING	N/A			0		
7. EROSION CONTROL						
Silt Fence	N/A			50 ft	\$10	\$500.00
Check Dams	N/A			0		
Pipe Inlet/Outlet Protection	N/A			0		
Level Lip Spreader	N/A			0		
Slope Stabilization	N/A			0		
Geotextile	N/A			0		
Hay Bale Barriers	N/A			10 each	\$5.00	\$50.00
Catch Basin Inlet Protection	N/A			1 each		
8. RECREATION AND OPEN SPACE AMENITIES	N/A			0		
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	N/A			2	\$600	\$1200
				European or Littleleaf Linden 2 1/2" Gal		
10. MISCELLANEOUS	N/A			N/A		
TOTAL:					\$9,750.00	
GRAND TOTAL:					\$9,750.00	

OK / R 8-9-05

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:		\$195	\$195
or			
B: Alternative Assessment:			
Assessed by:			R
	(name)	(name)	

**DEFECT GUARANTEE  
with the City of Portland**

Developer's Tax Identification Number: 391 64 5821

Developer's Name and Mailing Address: Stephen Sanderson  
Back Bay Properties, LLC  
202 US RT ONE, PMB 221  
Falmouth, ME 04105

City Account Number: <sup>1</sup> \_\_\_\_\_

Treasurer's Report of Receipts Number: <sup>1</sup> \_\_\_\_\_

Project Job Number: <sup>1</sup> \_\_\_\_\_  
(from Site Plan Application form)

Application of Stephen Sanderson [applicant] for  
158 Grant St Project [insert street/project name] at  
158 Grant St [address], Portland, Maine.

The City of Portland (hereinafter the "City") will hold the sum of \$ 975<sup>00</sup> [amount of performance guarantee] on behalf of Stephen Sanderson [applicant] in a non-interest bearing account established with the City. This account shall represent the estimated cost to correct defects in the workmanship and the durability of all materials used in the construction of improvements and to complete any unfinished improvements as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Applicant's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a defect guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw against this Escrow Account in the event that:

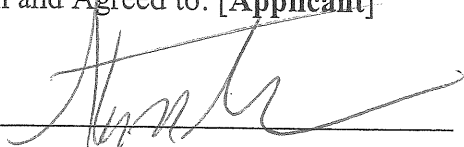
the Developer has not corrected, satisfactorily, any defects in work or unfinished improvements as noted above by 13 July 2006 [date: 1 year from the date of issuance, but in no event between October 30 and April 15]; or

The City of Portland may draw on this guarantee, at its option, either thirty days prior to the expiration date contained herein, or s/he may draw against this escrow for a period not to exceed ninety (90) days after the expiration of this commitment; provided that the Applicant will give

the City written notice, by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Room 110, Portland, Maine) of the expiration of this escrow within sixty (60) days prior thereto. Otherwise, drafts may be submitted by the City of Portland no later than ninety (90) days following such notice, whenever given. Provided, however, that the City shall notify the Applicant of its intention to call on the guarantee and to retain the monies posted as guarantee. The City shall provide the Applicant thirty (30) days from the date of such notice in which to complete the noted improvements.

Seen and Agreed to: [Applicant]

By: \_\_\_\_\_

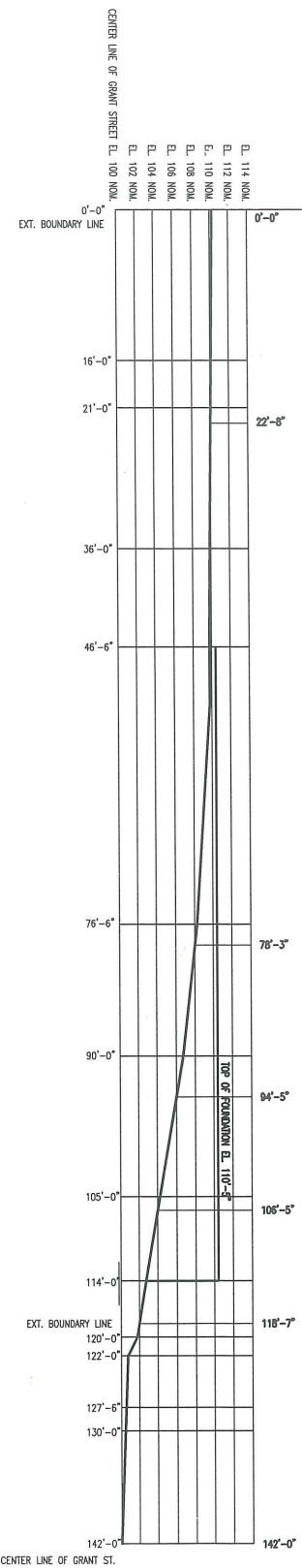
A handwritten signature in black ink, appearing to be "A. Kline", written over a horizontal line.

Attach **Letter of Approval and Estimated Cost of Improvements** to this form.

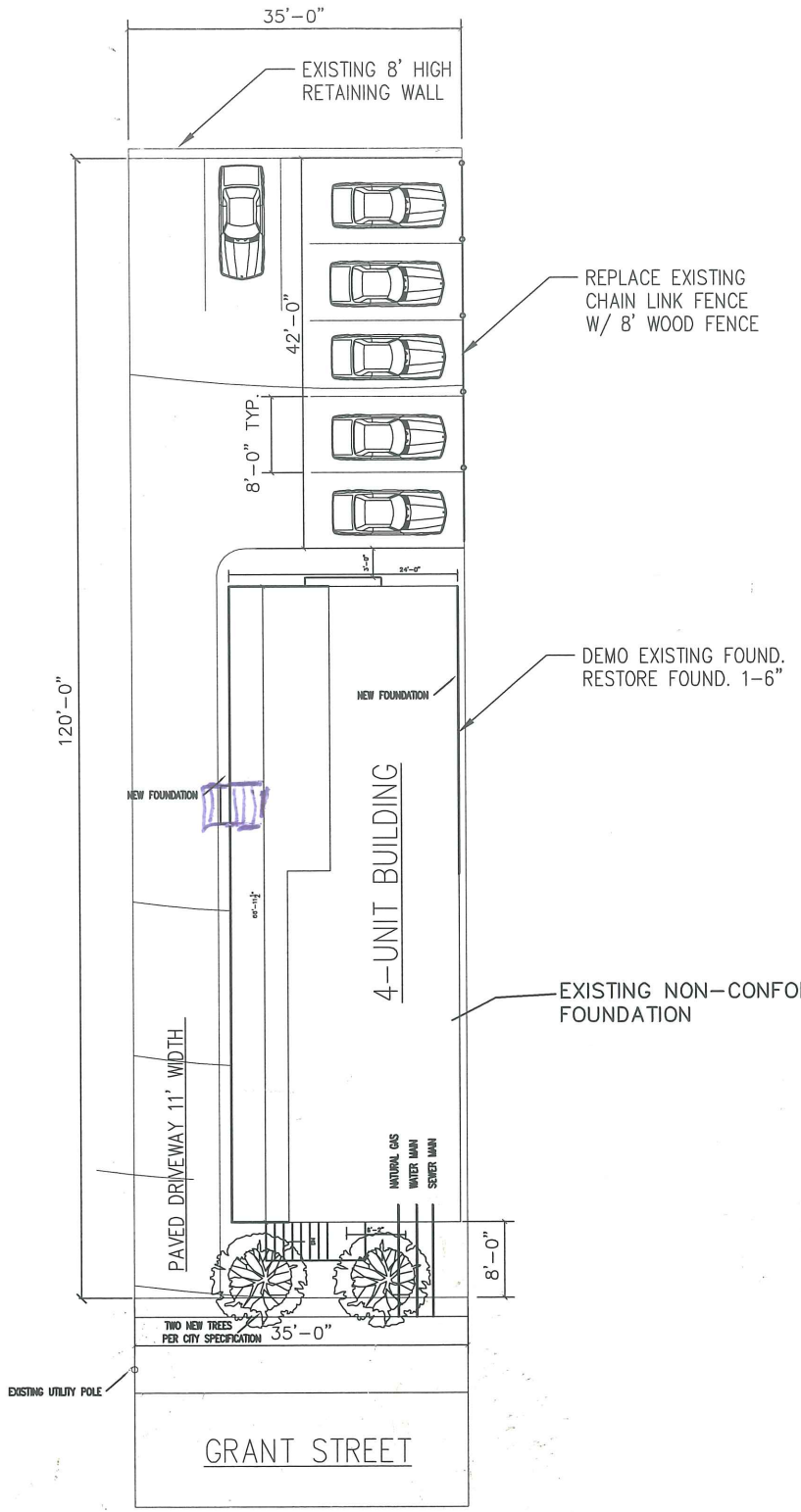
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#### Distribution

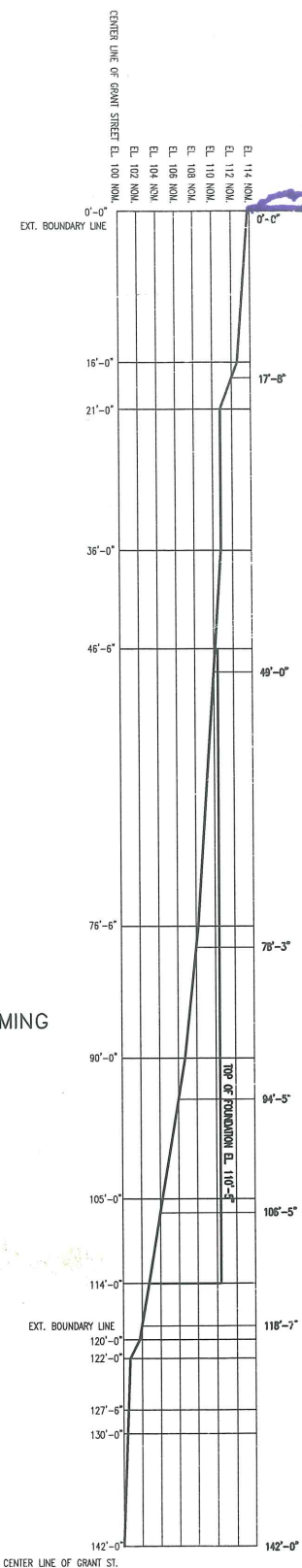
1. This information will be completed by Planning Staff.
2. The account number can be obtained by calling Paul Colpitts, ext. 8665.
3. The Agreement will be executed with one original and one copy.
4. The original and copy, each signed by the Developer, will be delivered to the Finance Office, together with a copy of the Report of Receipts form.
5. The Director of Finance will sign the copies, retain the original for their files and deliver the other signed copy to the Planning Office.
6. The Planning Office will keep one copy for their files and the original signed copy will be mailed to the Developer.



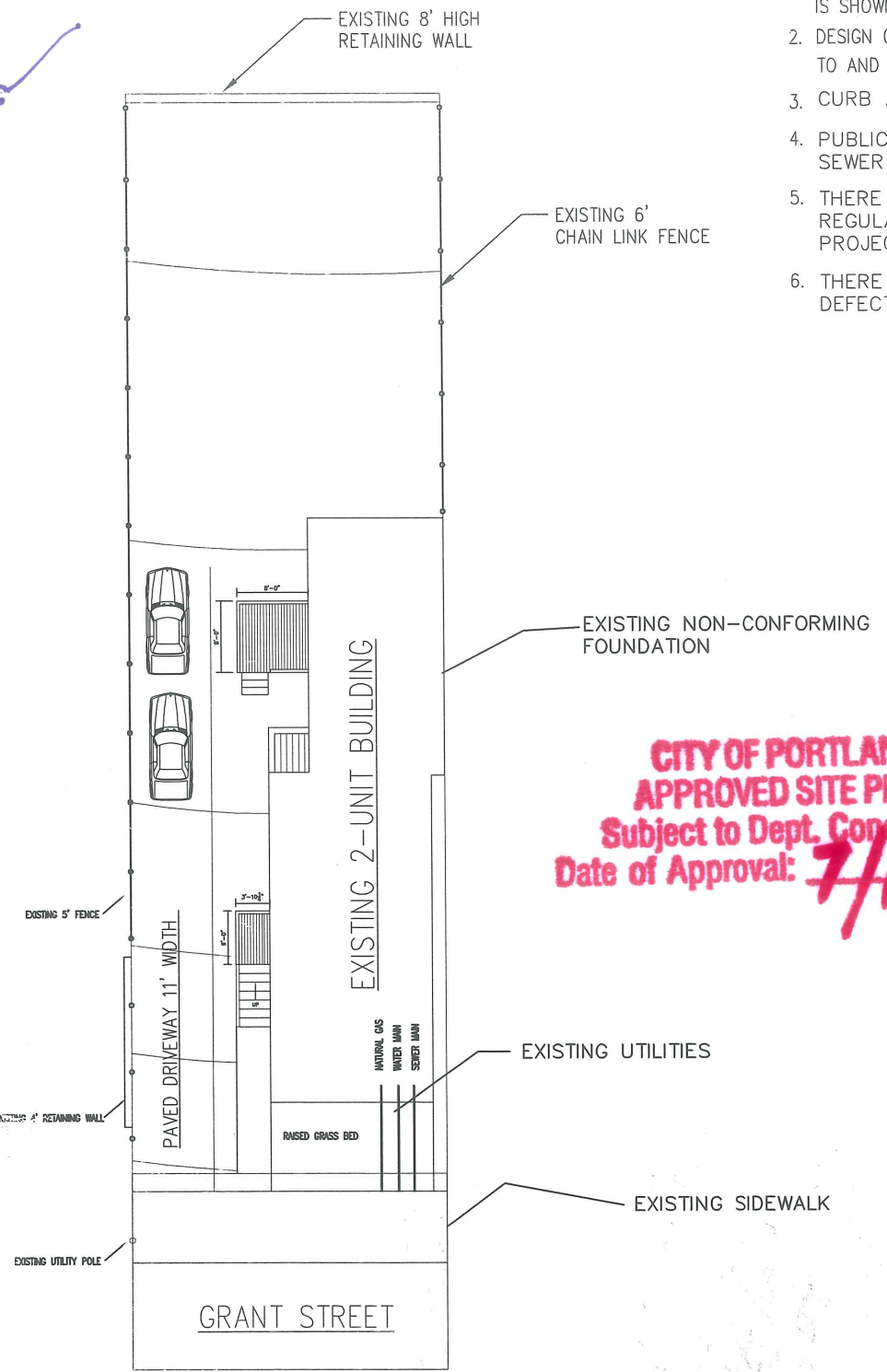
PROPOSED GRADE ELEVATIONS  
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



EXISTING GRADE ELEVATIONS  
SCALE: 1/8"=1'-0"

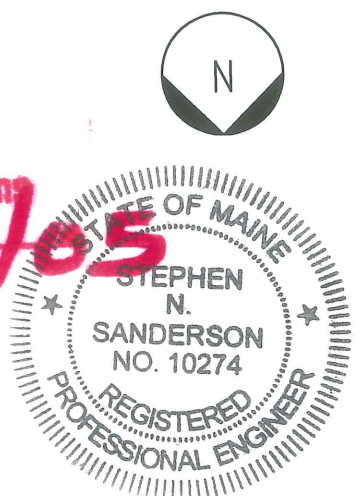


EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING.
3. CURB AND SIDEWALK IS EXISTING
4. PUBLIC UTILITIES ARE EXISTING, WATER AND SEWER MAINS ARE EXISTING.
5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY

**CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 7/13/05**



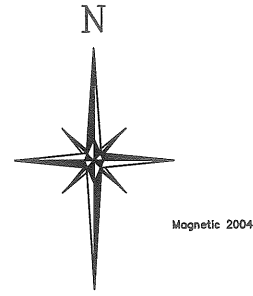
MAP AND LOT NO.  
53-C-10  
LOT SIZE = 4200 SF

BACK BAY PROPERTIES, LLC  
MANAGER: STEPHEN SANDERSON  
878 NORTH ROAD  
NORTH YARMOUTH  
MAINE 04097

REV.	DATE	DESCRIPTION
C	4/15/05	AMMENDMENT
B	2/21/05	AMMENDMENT
A	11/08/04	FOR SITE PLAN APPROVAL

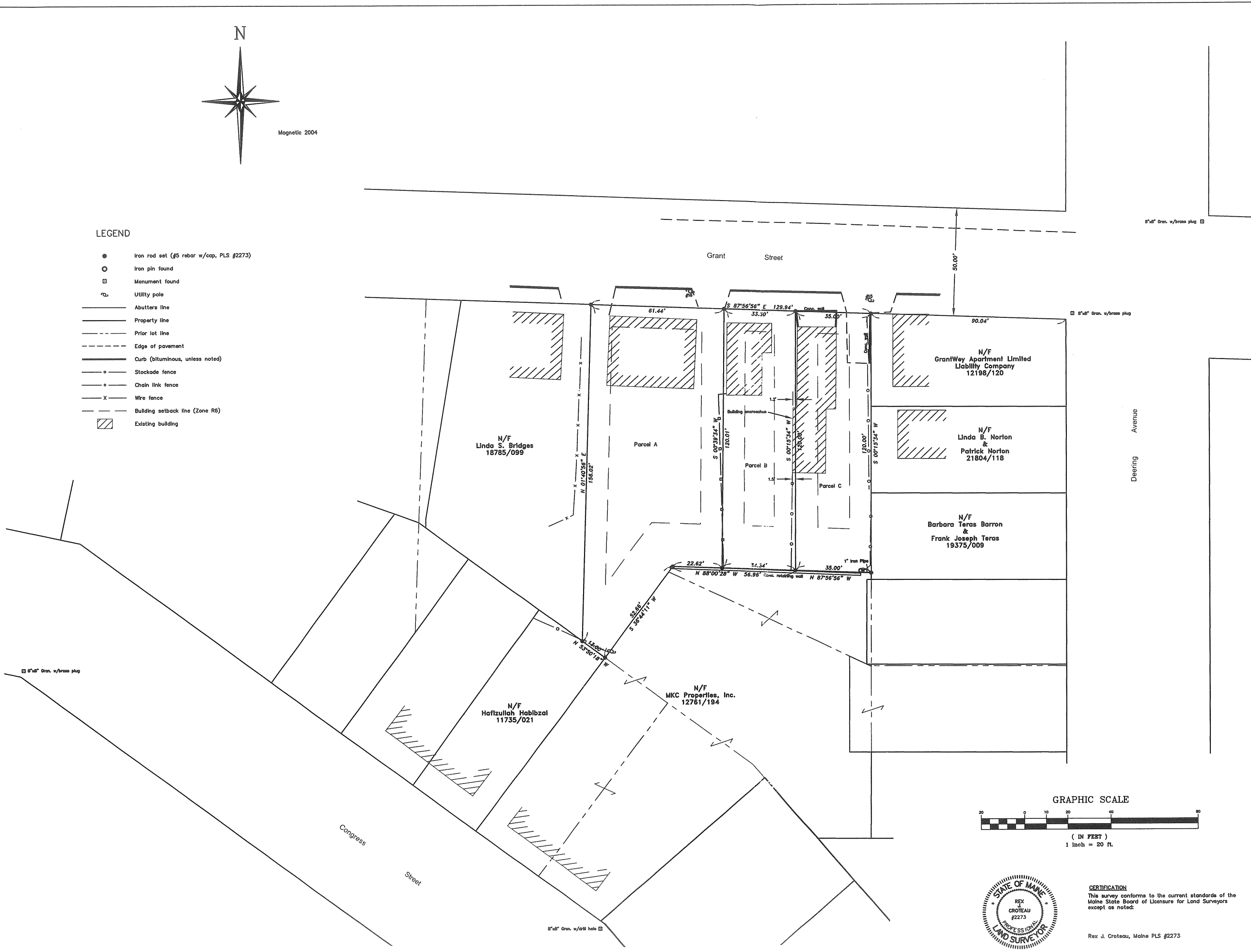
CLIENT	158 GRANT STREET PORTLAND, MAINE		
SITE PLAN 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	08-04-04	DRAWING NUMBER S-1	

*Handwritten notes and signatures in blue ink on the right margin.*



**LEGEND**

- Iron rod set (#5 rebar w/cap, PLS #2273)
- Iron pin found
- Monument found
- ⊕ Utility pole
- Abutters line
- Property line
- - - Prior lot line
- - - Edge of pavement
- Curb (bituminous, unless noted)
- Stockade fence
- Chain link fence
- Wire fence
- - - Building setback line (Zone R6)
- ▨ Existing building



**PLAN REFERENCES**

- (1) "Plan of City Lands Between Congress and Portland Streets East of Weymouth Street" made by W. A. Goodwin CCE dated November, 1877 recorded in the Cumberland County registry of Deeds in Plan Book 4, Page 11.
- (2) "Plan made for Rose E. Burns" made by H. I. & E. C. Jordan dated November 12, 1953.
- (3) City of Portland Engineering Department street right of way records.

**NOTES**

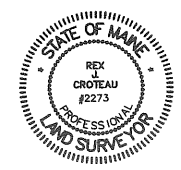
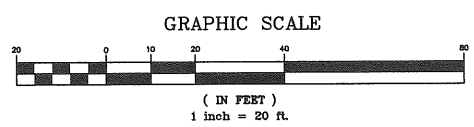
- (1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
- (2) Bearings are referenced to magnetic north 2004.
- (3) Building setback lines shown are for Zone R6, 1-3 story buildings exceeding a 100 square foot footprint. Front and side 10 feet, rear 20 feet.

**AREA**

- Parcel A = 8,580 square feet
- Parcel B = 4,069 square feet
- Parcel C = 4,198 square feet
- Total area = 16,847 square feet

**OWNERS OF RECORD**

- Parcel A—Back Bay Properties, LLC; Book 21956, Page 138
- Parcel B—Harry Tomlinson, Jr.; Book 15088, Page 118
- Parcel C—Back Bay Properties, LLC; Book 21649, Page 331



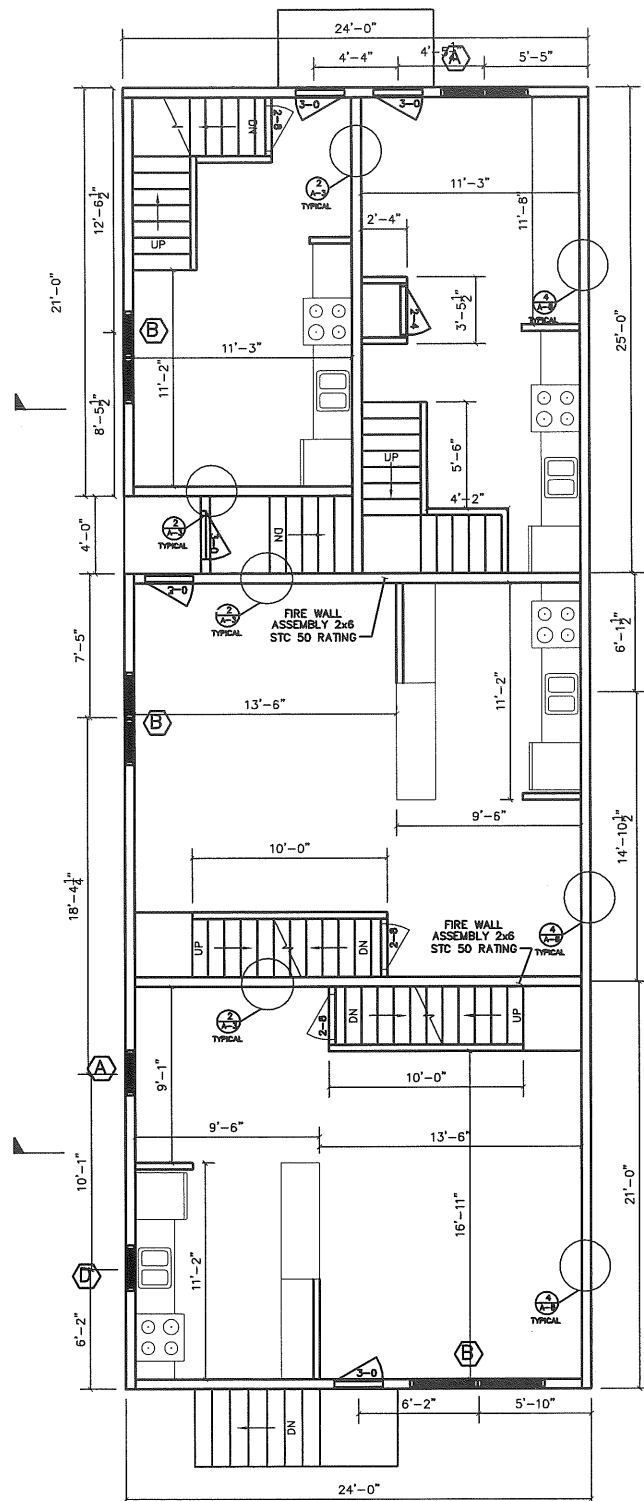
**CERTIFICATION**  
 This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted:  
 Rex J. Croteau, Maine PLS #2273

**PLAN OF  
Boundary Survey**

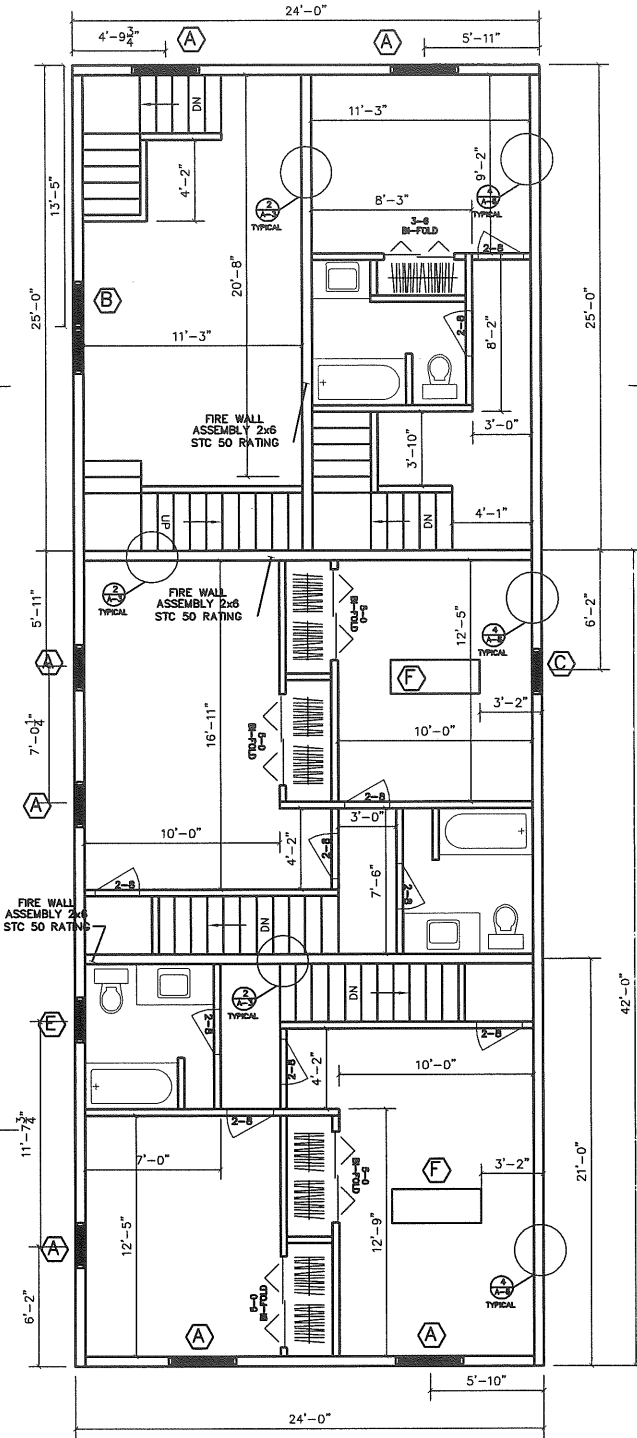
158-166 Grant Street      Portland, Maine

MADE FOR  
**Steve Sanderson**  
878 North Road      North Yarmouth, Maine

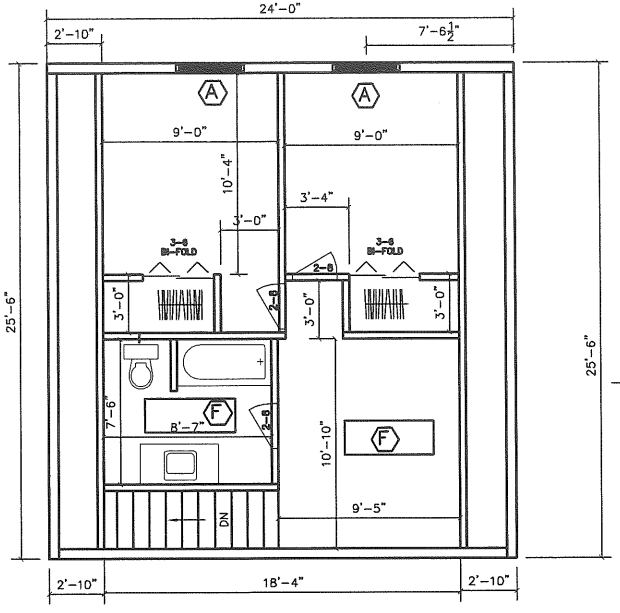
JOB# 205004	DATE: January 25, 2005	SCALE: 1"=20'
B00K# 771	<b>Titcomb Associates</b> <small>133 Gray Road Falmouth, Maine 04105 (207)797-9199</small>	
205004.dwg		
FILE# 8915		



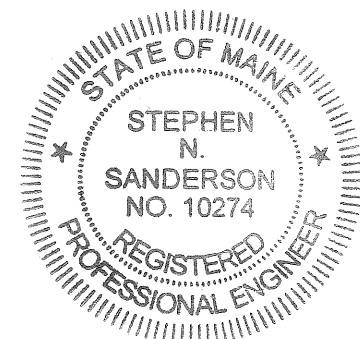
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"



- GENERAL NOTES:
- SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
  - CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

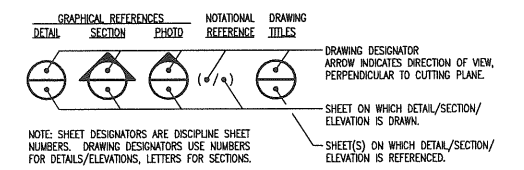
DOOR SCHEDULE				
SYMB.	MODEL NUMBER	MANUFACTURER	NOMINAL SIZE	REMARKS
①	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED WITH 12" SIDE LIGHT
②	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED
③	2'8" x 80"	MASONITE	2/8 x 80"	HOLLOW CORE INTERIOR CASED 6 PANEL
④	2'4" x 80"	MASONITE	2/4 x 80"	HOLLOW CORE INTERIOR CASED 6 PANEL
⑤	6'0" x 6'0"	MASONITE	6'0" x 6'0"	LEFT HAND INSWING PATIO DOOR
⑥	2' x 80"	MASONITE	2' x 80"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑦	3'6" x 80"	MASONITE	4' x 80"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑧	5' x 80"	MASONITE	5' x 80"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑨	2'6" x 80"	MASONITE	2/6 x 80"	HOLLOW CORE INTERIOR CASED 6 PANEL

WINDOW SCHEDULE				
SYMB.	MODEL NUMBER	MANUFACTURER	STYLE	REMARKS
A	SERIES 1000 RD 37 3/4" X 56 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT <sup>2</sup> 3/0 x 4/6 NOMINAL
B	SERIES 1000 RD 75 9/16" X 56 3/4"	AMERICAN CRAFTSMAN	TWIN DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT <sup>2</sup> 3/0 x 4/6 NOMINAL
C	SERIES 925 RD 37 3/4" X 56 3/4"	FYRE-TECH 701 CENTENNIAL ROAD P.O. BOX 278 WAYNE, NE 68797	DOUBLE HUNG	FIRE RATED GLASS CERAMIC EGRESS-5.70 FT <sup>2</sup> CLEAR OPEN 60 MIN FIRE RATING UL 9 LISTED
D	SERIES 2802 RD 36 1/2" X 35 1/2"	AMERICAN CRAFTSMAN	SLIDING WINDOW	3/0 x 3/0 NOMINAL
E	SERIES 1000 RD 25 3/4" X 40 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	2/0 x 3/2 NOMINAL
F	VS 106 RD 21 1/2" X 46 7/8"	VELUX	VENTILATING SKYLIGHT	21" x 46" NOMINAL

LEGEND

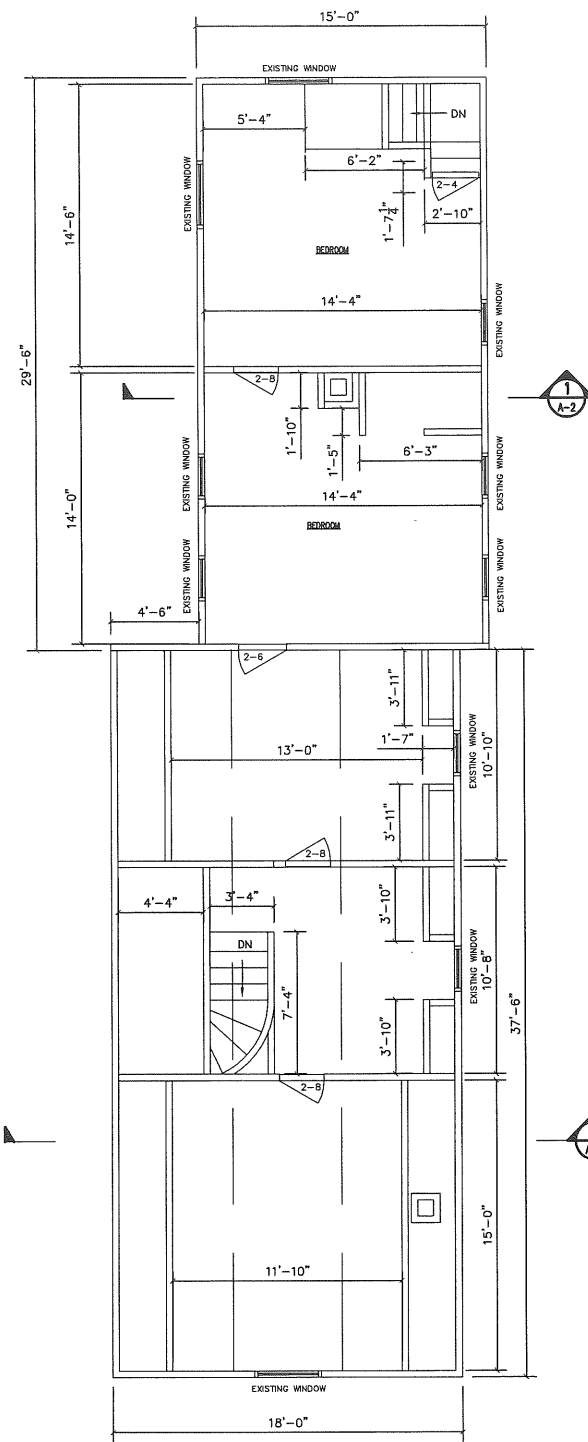
- (X) WINDOW TYPE (SEE SCHEDULE)
- (X) DOOR TYPE (SEE SCHEDULE)

DRAWING REFERENCE SYSTEM

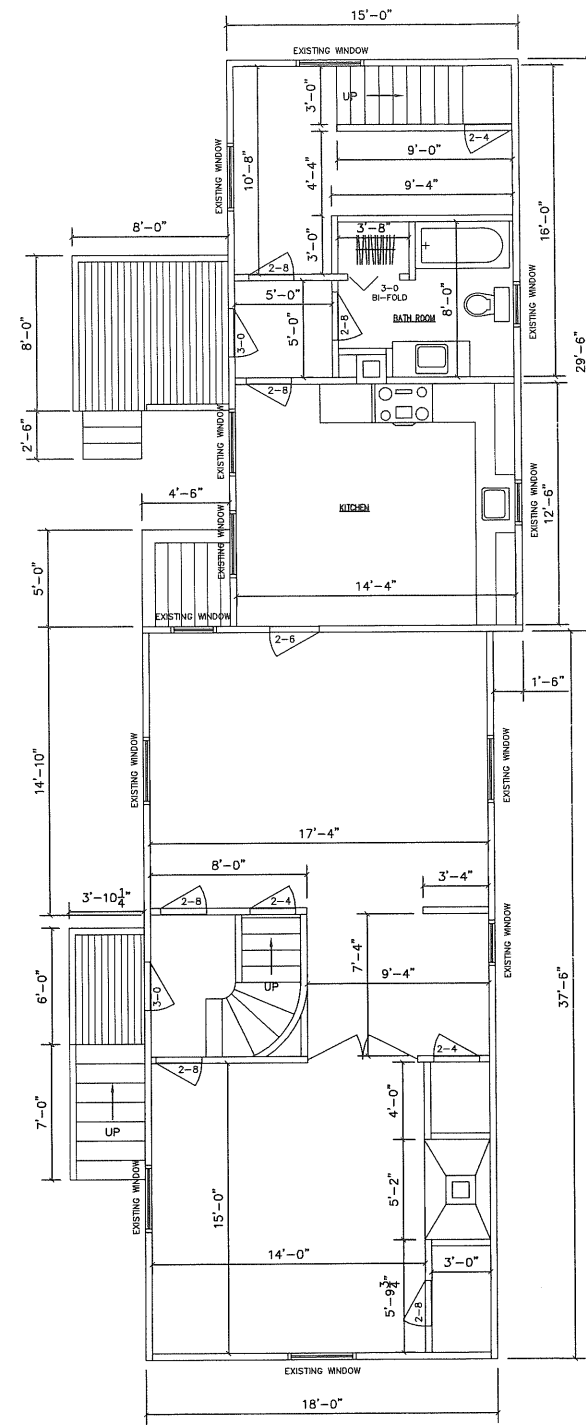


REV.	DATE	DESCRIPTION
D	6/22/05	AMENDMENTS
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

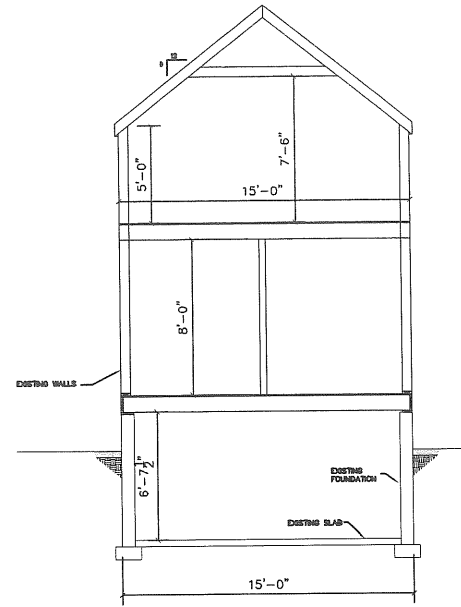
CLIENT	158 GRANT STREET PORTLAND, MAINE		
RECONFIGURED FLOOR PLAN 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	07-30-04		
DRAWING NUMBER	A-1		REV.



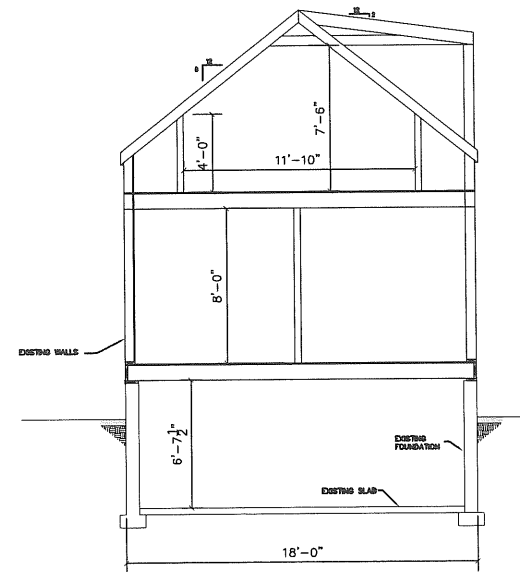
SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



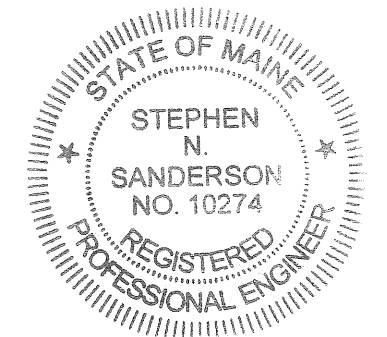
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



DETAIL 1  
SCALE: 1/4"=1'-0" A-2



DETAIL 2  
SCALE: 1/4"=1'-0" A-2



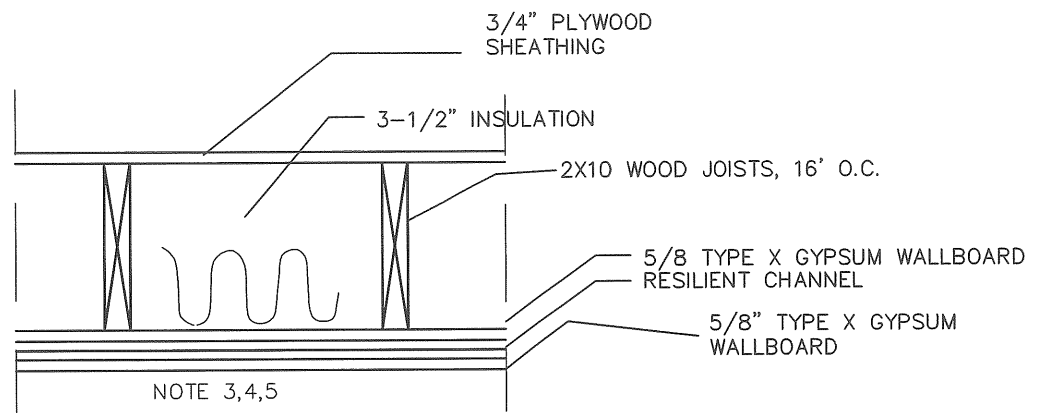
GENERAL NOTES:

1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

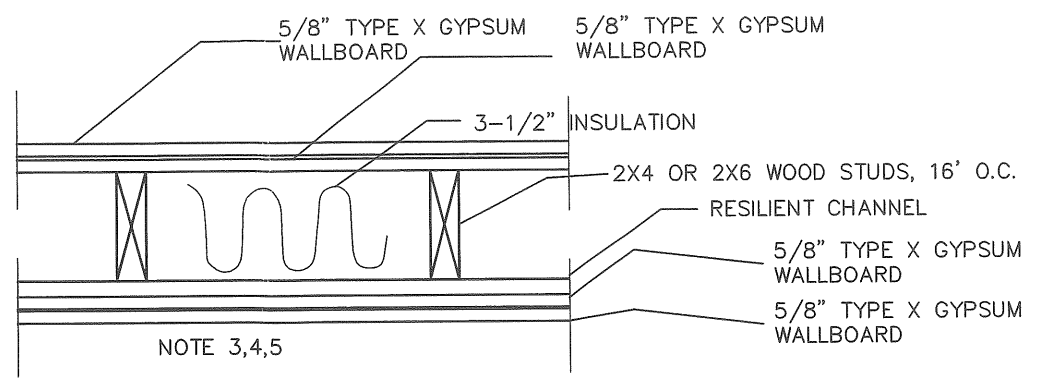
CLIENT		158 GRANT STREET PORTLAND, MAINE	
EXISTING FLOOR PLAN 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:		07-15-04	
DRAWING NUMBER		A-2	
REV.			





DETAIL 1  
SCALE : NTS  
A-5

TYPICAL FLOOR-CEILING SYSTEM  
2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN L522



DETAIL 2  
SCALE : NTS  
A-1

TYPICAL FIREWALL SYSTEM  
2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN L334  
CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING

- GENERAL NOTES:
- SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
  - CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
  - TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
  - RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 2" LONG, 0.113" SHANK, 17/64" HEAD.
  - CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYMSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED.

12WC	3015WC	15WC	21WC
------	--------	------	------

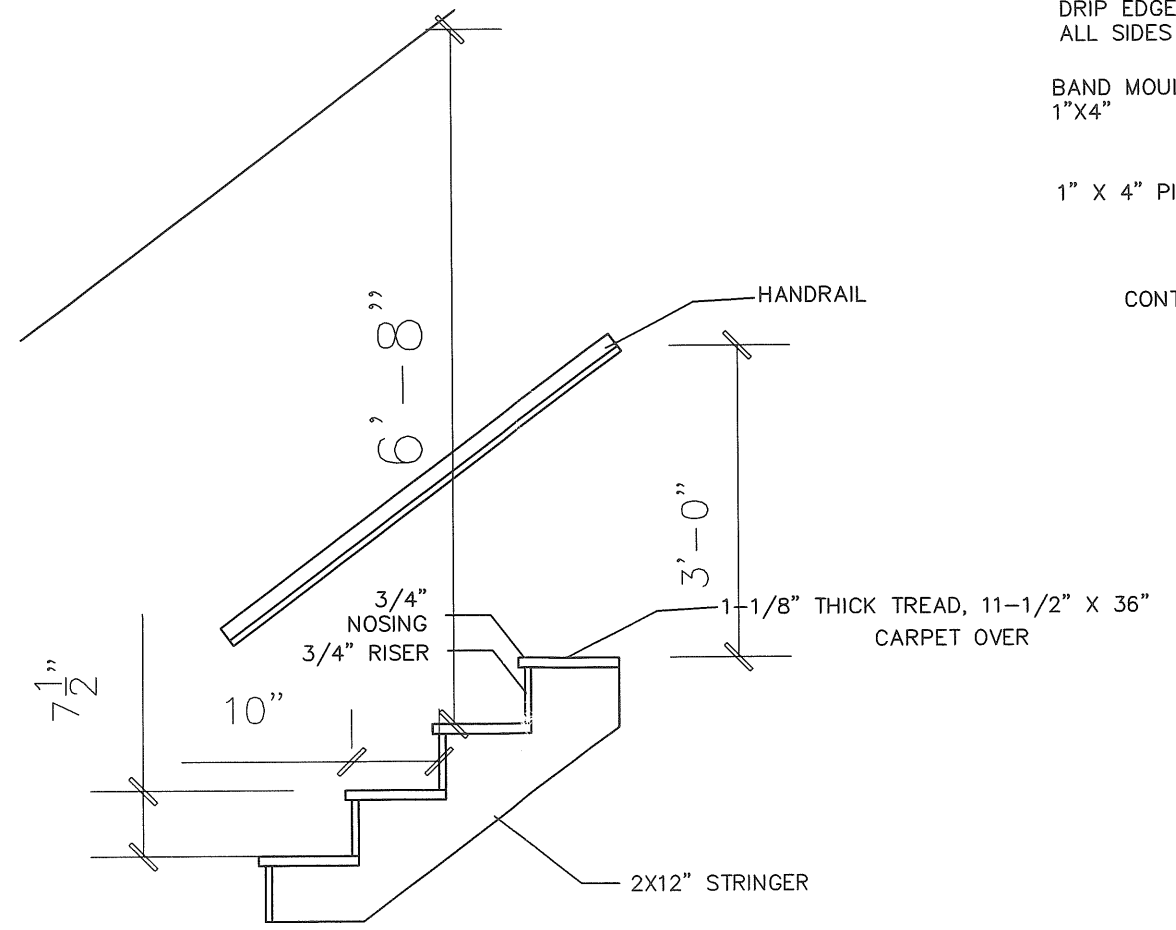
TYPICAL KITCHEN WALL CABINET SCHEDULE

12BC	RANGE	18BC	36SB	24Dish Washer
------	-------	------	------	---------------

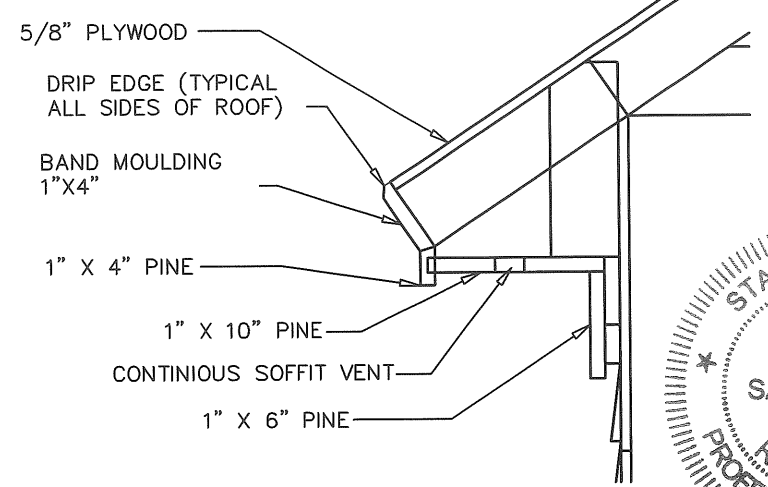
TYPICAL KITCHEN BASE CABINET SCHEDULE

24BC	36PD	36BC	REF.
------	------	------	------

TYPICAL KITCHEN ISLAND CABINET SCHEDULE

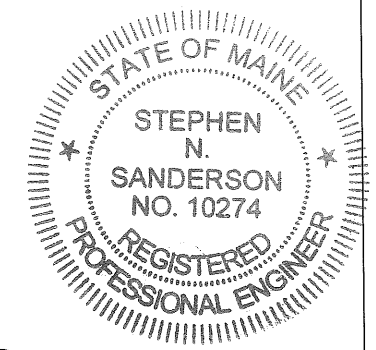


DETAIL 4  
SCALE : NTS  
A-5  
TYPICAL STAIR



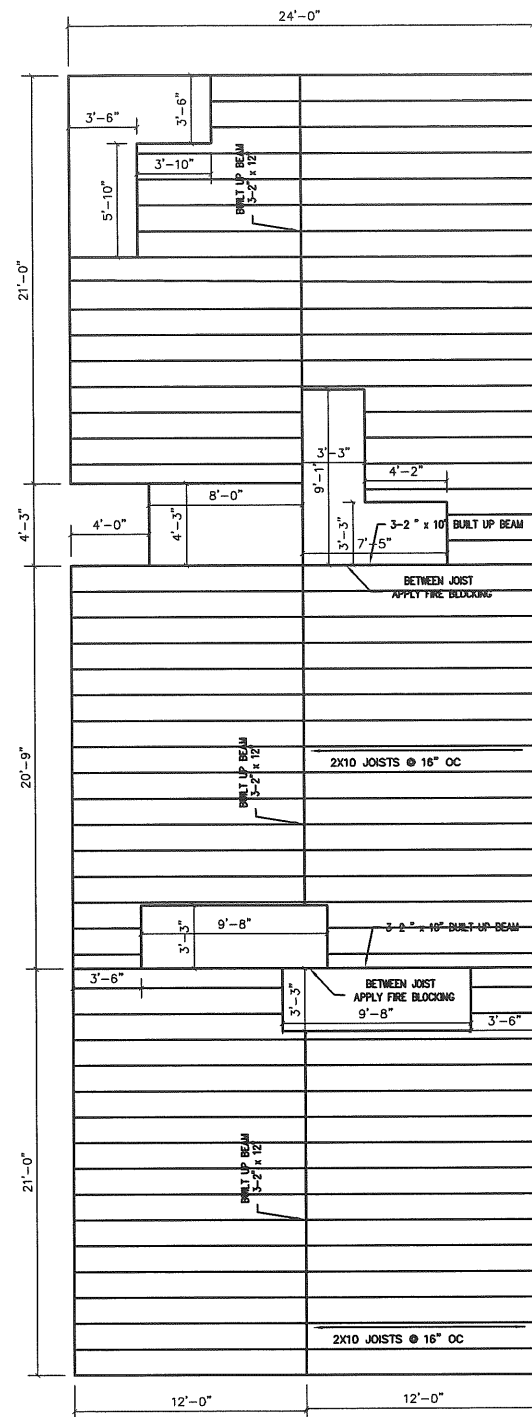
DETAIL 3  
SCALE : 3/4" = 1'-0"  
A-5

TYPICAL OVERHANG & FASCIA DETAIL

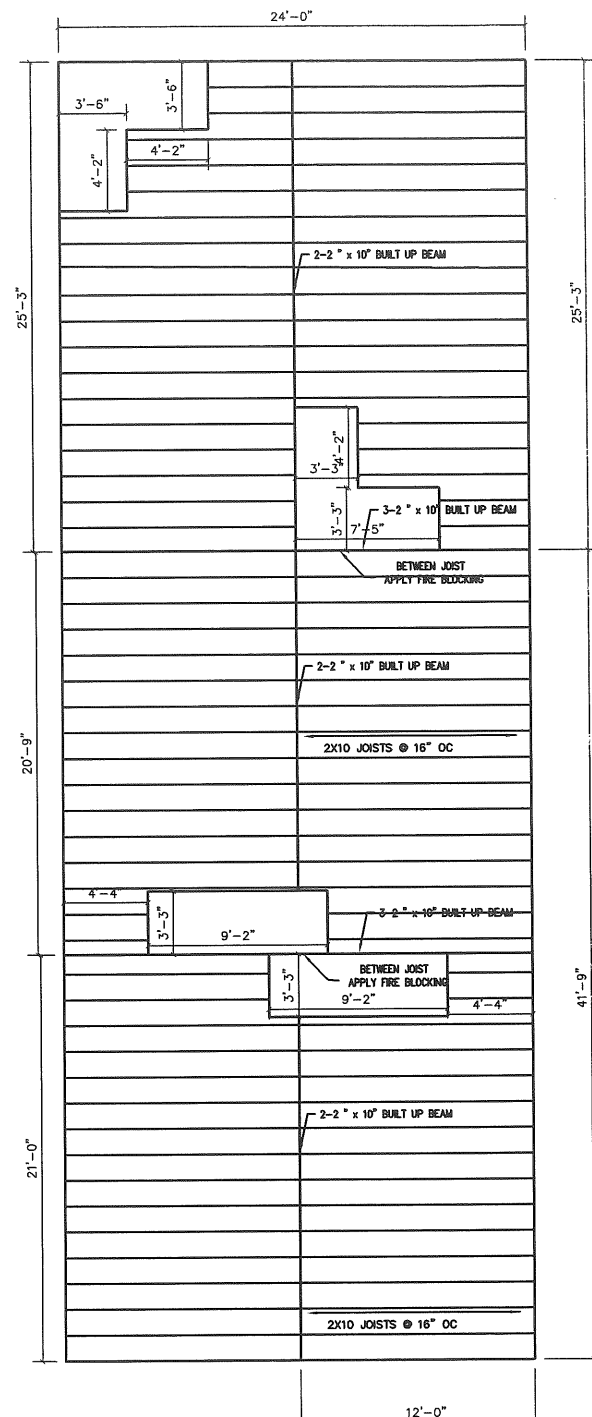


REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

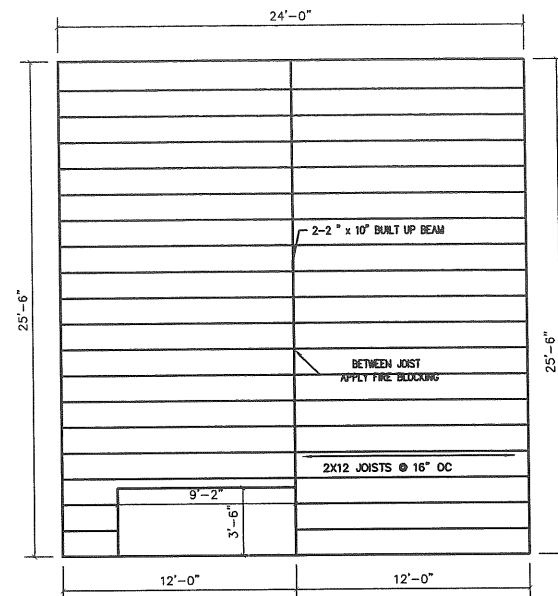
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	MISC. DETAILS 4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER	A-3		REV.



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"

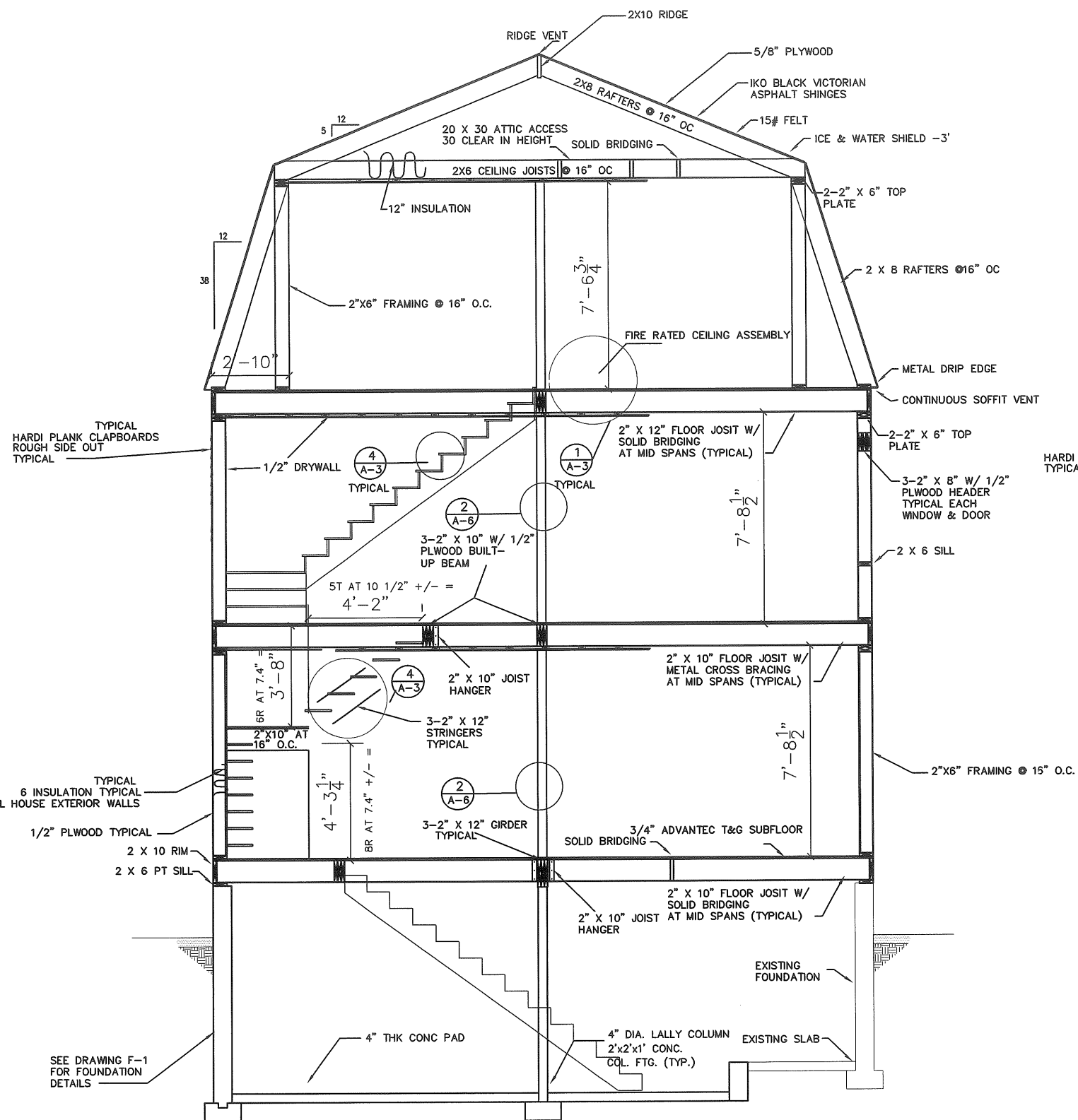
GENERAL NOTES:

1. CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYPSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK.

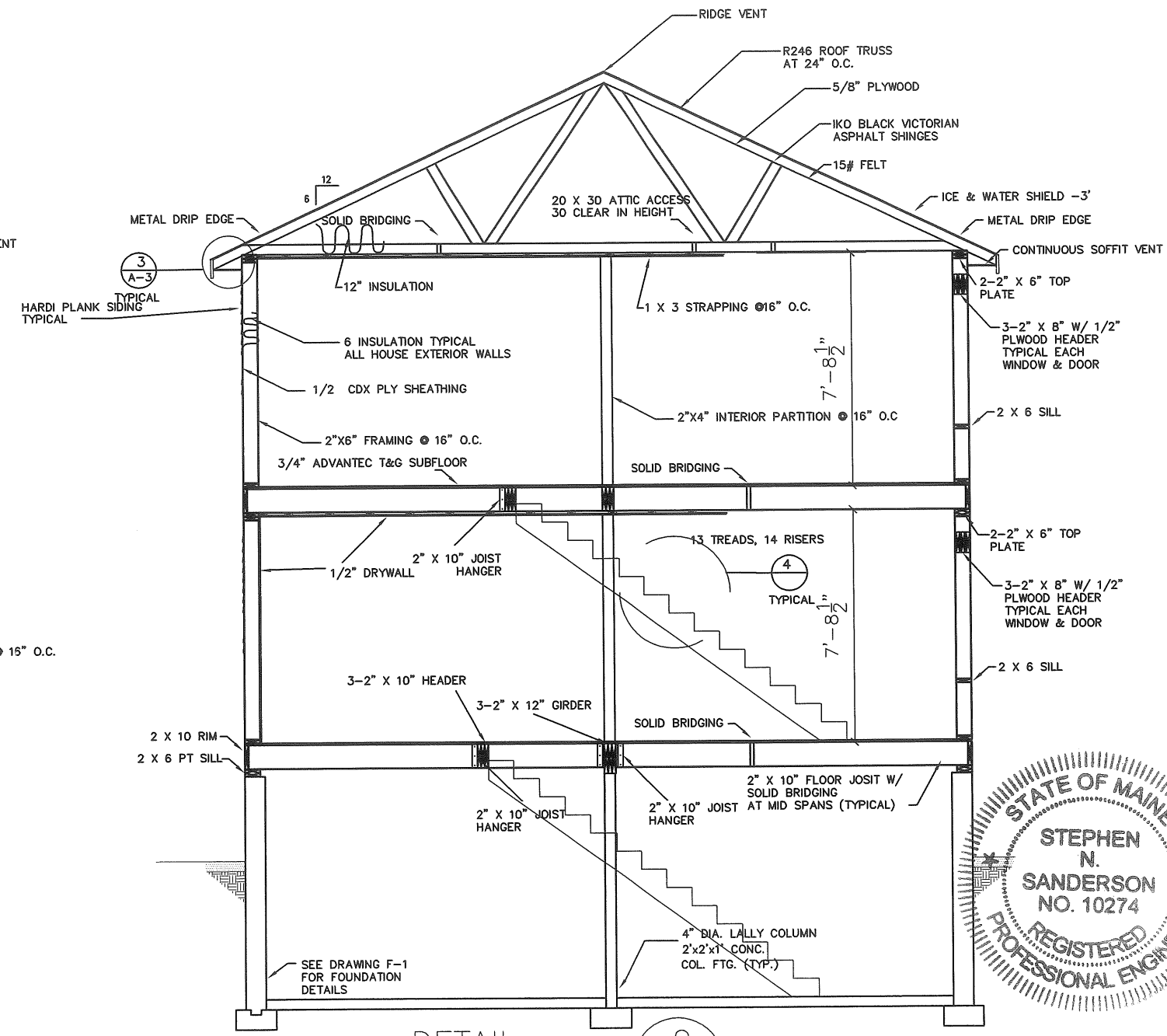


REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

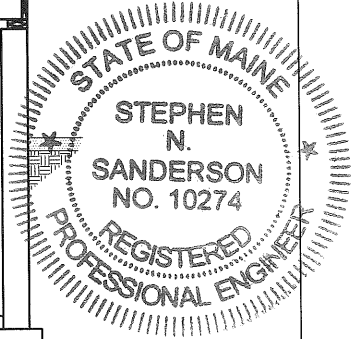
CLIENT		158 GRANT STREET PORTLAND, MAINE	
		FRAMING PLAN 4 UNIT CONVERSION	
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-08-04
DRAWING NUMBER		A-4	



DETAIL 1  
SCALE : 1/2" = 1'-0" (A-1)



DETAIL 2  
SCALE : 1/2" = 1'-0" (A-1)



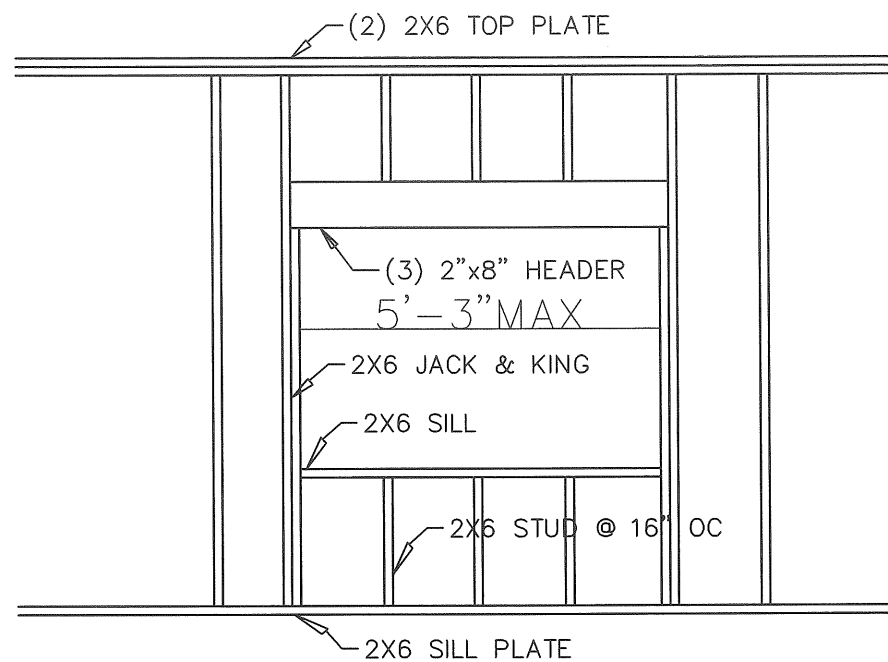
GENERAL NOTES:  
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.  
2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

REV.	DATE	DESCRIPTION
C	6/17/05	FOR APPROVAL
B	4/15/05	FOR APPROVAL

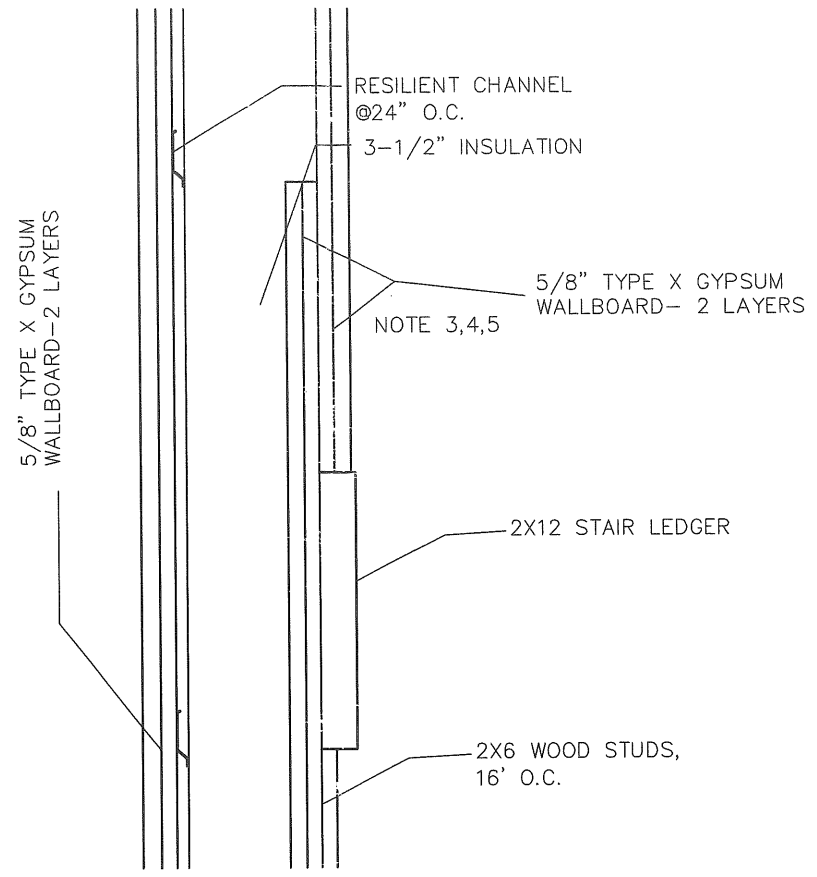
CLIENT	158 GRANT STREET PORTLAND, MAINE		
SECTIONS AND DETAILS 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	07-09-04		
DRAWING NUMBER			A-5

SEE DRAWING F-1 FOR FOUNDATION DETAILS

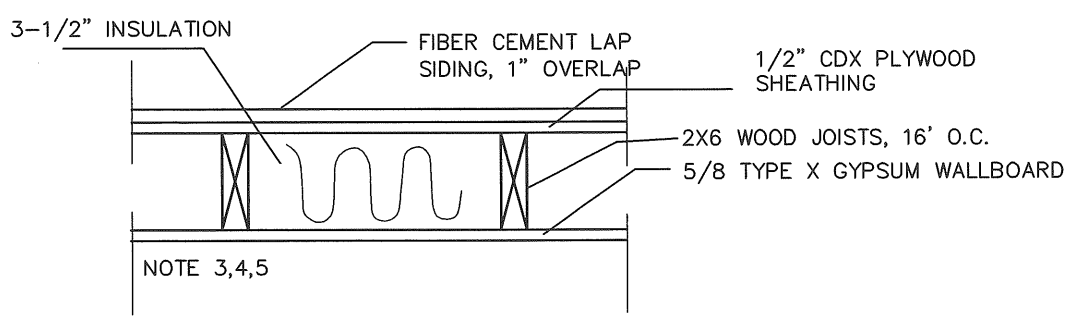
SEE DRAWING F-1 FOR FOUNDATION DETAILS



DETAIL 1  
SCALE: NTS  
TYPICAL STUDS & HEADER  
AROUND WALL OPENINGS



DETAIL 2  
SCALE: NTS  
TYPICAL STAIR ELEVATION FIREWALL SYSTEM

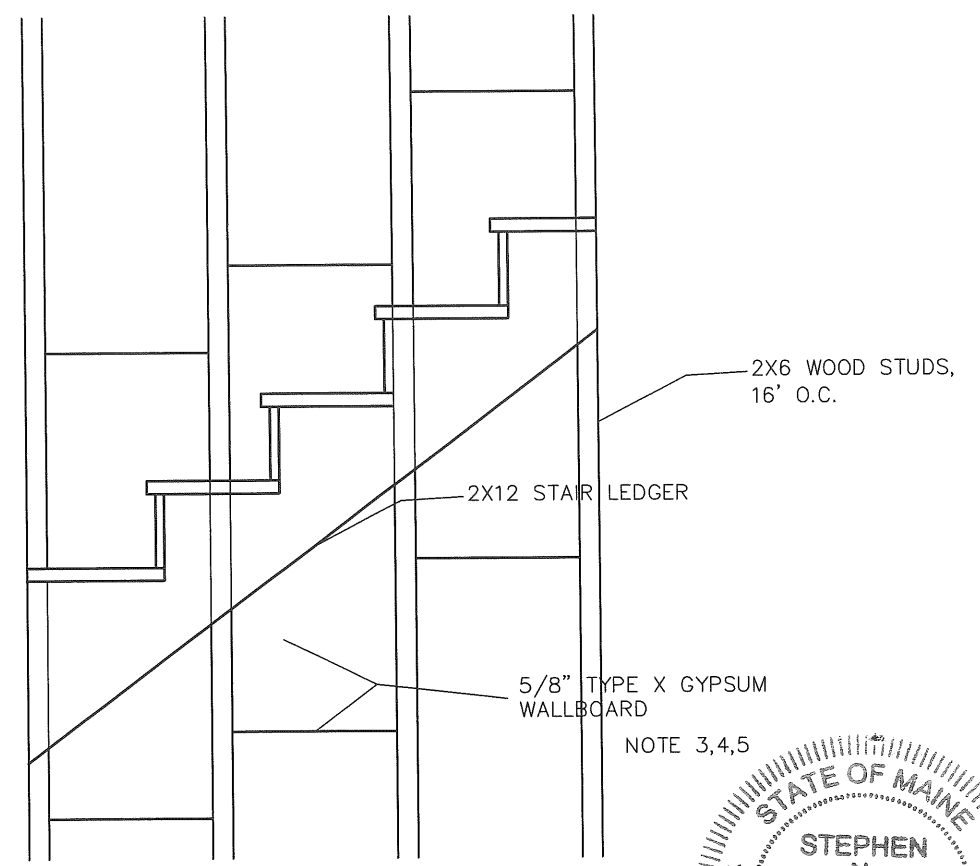


DETAIL 3  
SCALE: NTS  
TYPICAL EXTERIOR FIRE WALL  
TYPICAL STAIR ELEVATION FIREWALL SYSTEM  
1 HOUR FIRE RATING BOTH SIDES  
UL 263 RATING / UL DESIGN U356

FIBER CEMENT SIDING HAS A FLAME SPREAD OF 0 AND A SMOKE SPREAD OF 5 IAW ASME E84. PRODUCT IS CLASSIFIED AS NONCOMBUSTABLE IAW ASTM E136. UL 263 RATED (ASTM E136 / NFPA 251).

TYPICAL STAIR ELEVATION FIREWALL SYSTEM  
2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN U334

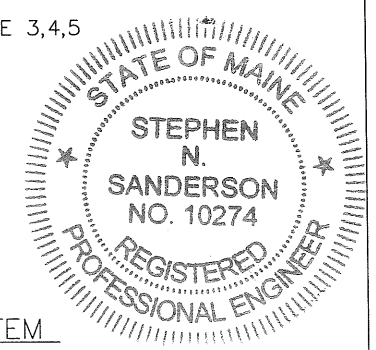
1. UL 263 - FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.
2. UL 723 - TESTS FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
3. UL 1479 - FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS.



DETAIL 4  
SCALE: NTS  
TYPICAL STAIR ELEVATION FIREWALL SYSTEM

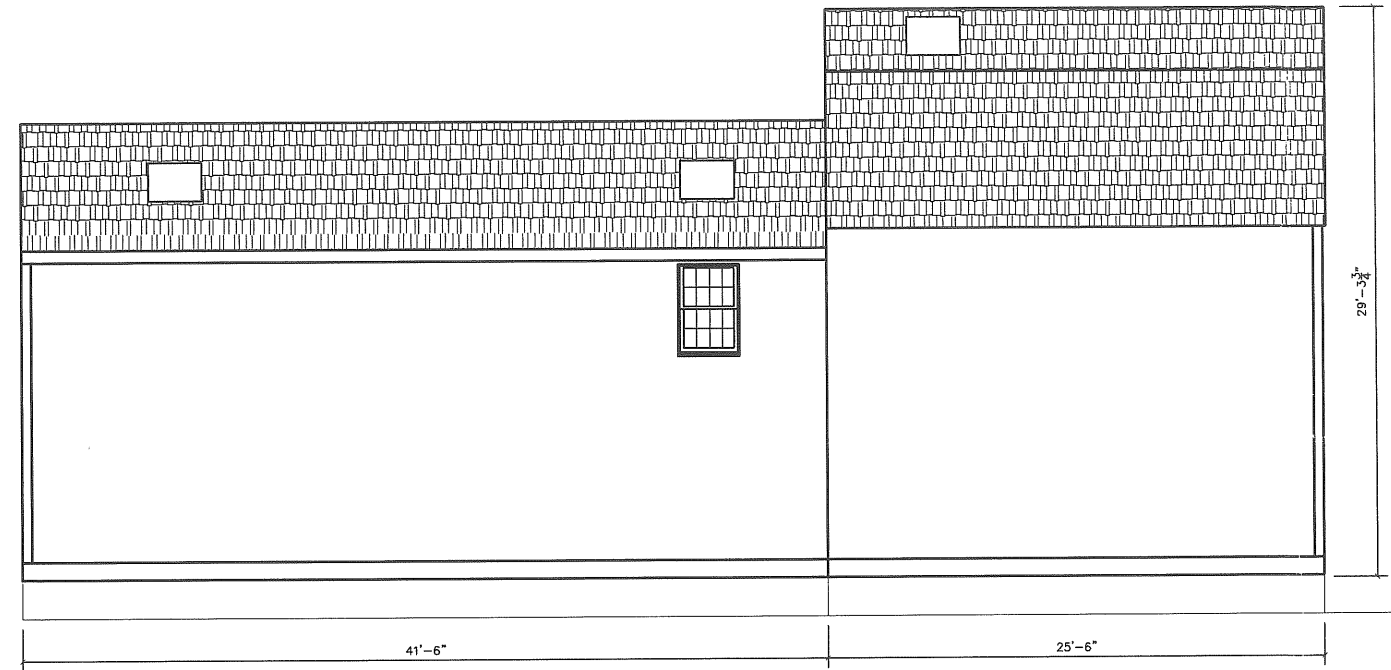
TYPICAL STAIR ELEVATION FIREWALL SYSTEM  
2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN U334

- GENERAL NOTES:
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
  2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
  3. TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
  4. RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 2" LONG, 0.113" SHANK, 17/64" HEAD.
  5. CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYPSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED.

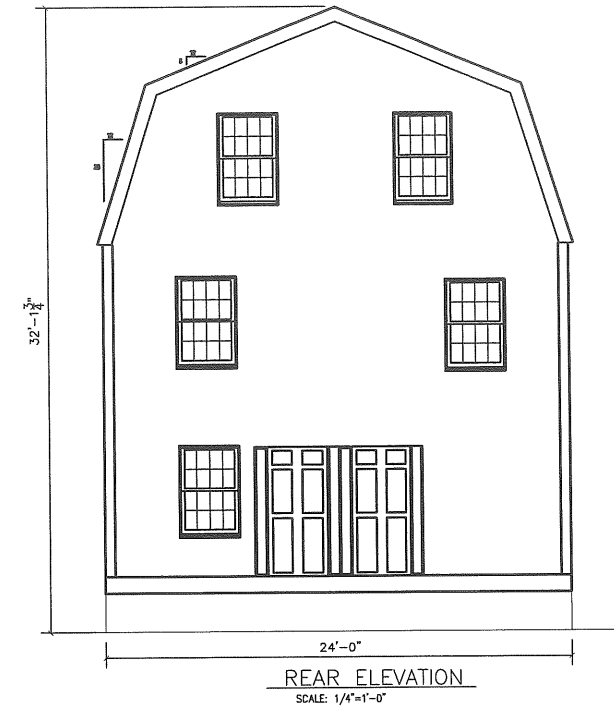


REV.	DATE	DESCRIPTION
D	6/22/05	AMENDMENTS
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

CLIENT	158 GRANT STREET PORTLAND, MAINE		
MISC. DETAILS 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	07-30-04	DATE:	07-30-04
DRAWING NUMBER			A-6
REV.			REV.



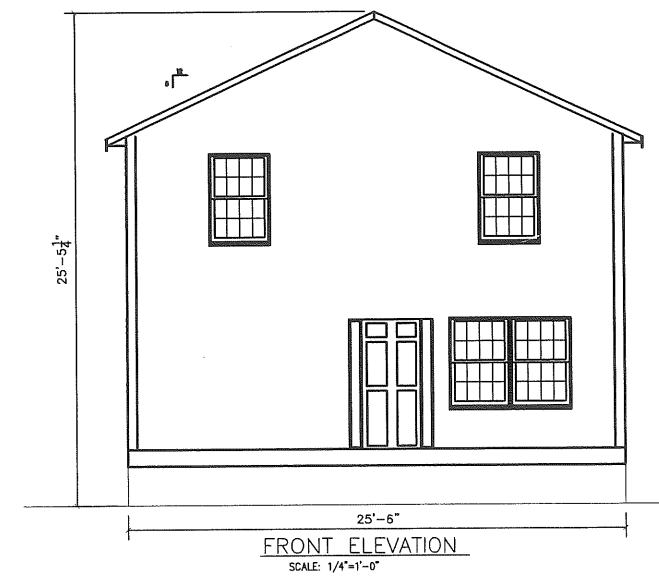
SIDE ELEVATIONS  
SCALE: 1/4"=1'-0"



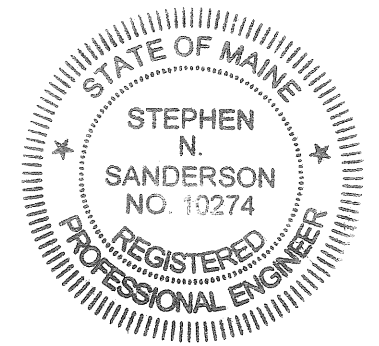
REAR ELEVATION  
SCALE: 1/4"=1'-0"



SIDE ELEVATIONS  
SCALE: 1/4"=1'-0"

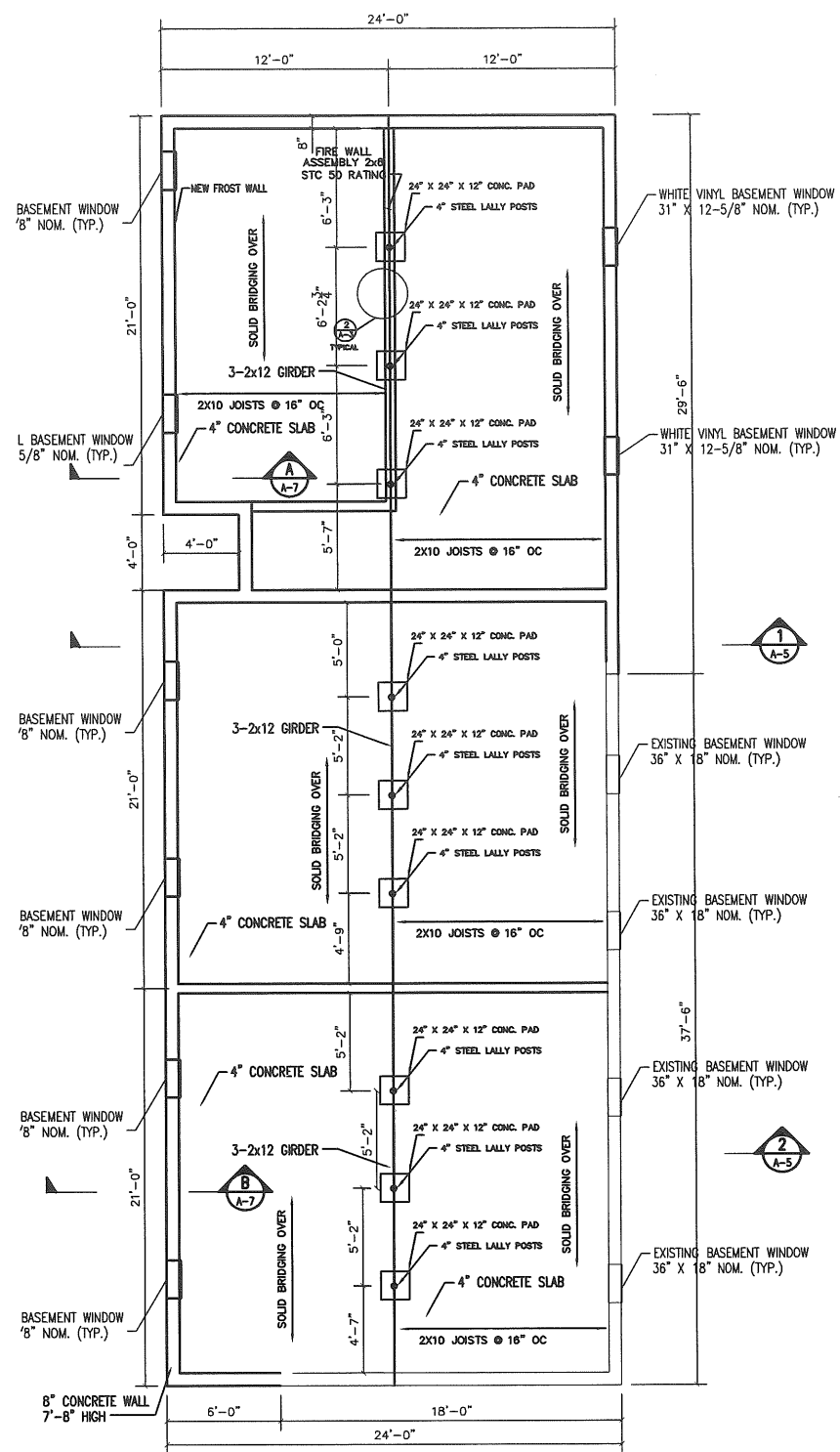


FRONT ELEVATION  
SCALE: 1/4"=1'-0"

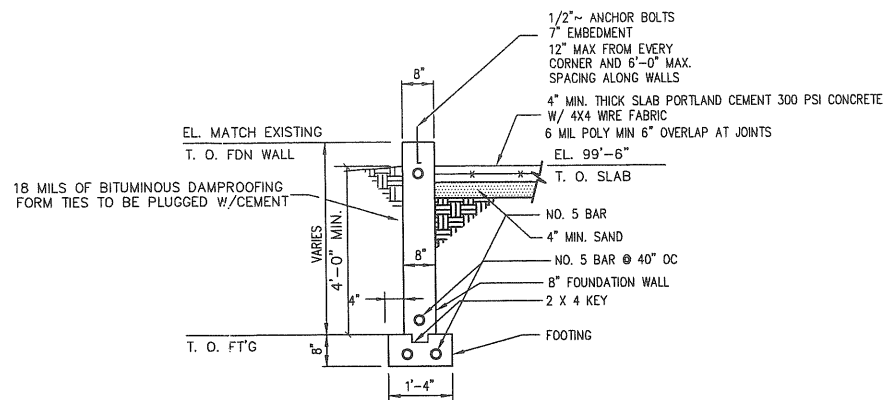


REV.	DATE	DESCRIPTION
D	6/22/05	AMENDMENTS
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

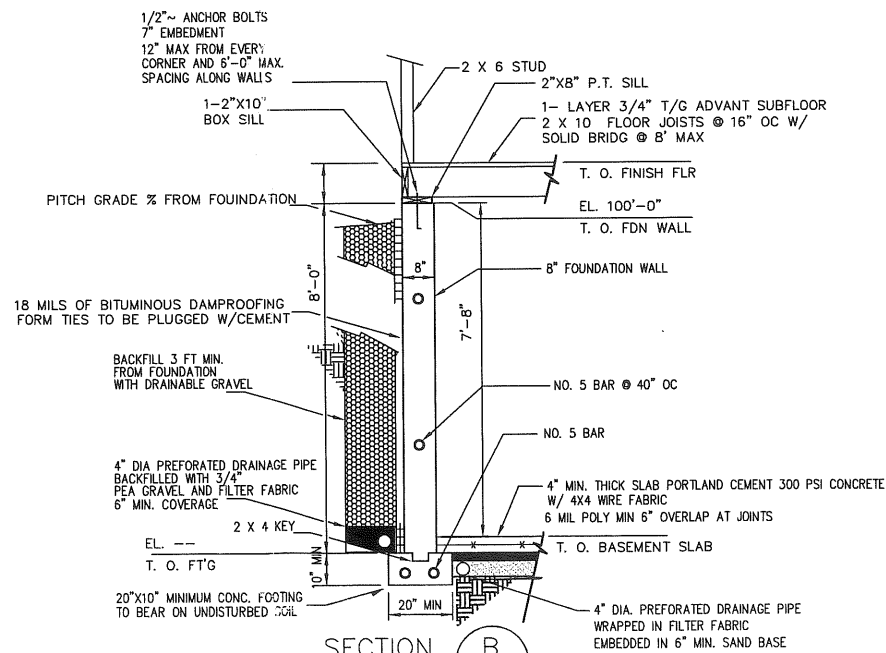
CLIENT	158 GRANT STREET PORTLAND, MAINE		
ELEVATIONS 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER			A-7
		REV.	



FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



SECTION A  
SCALE: 1/2"=1'-0"

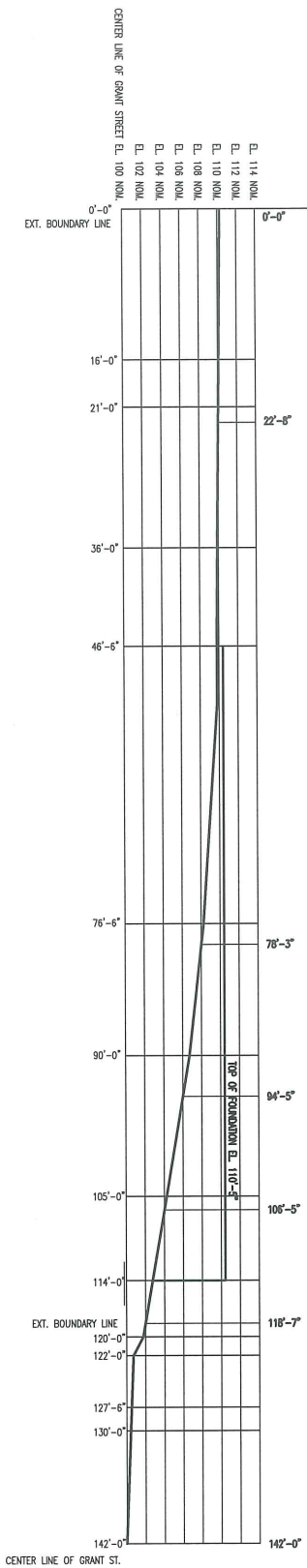


SECTION B  
SCALE: NTS

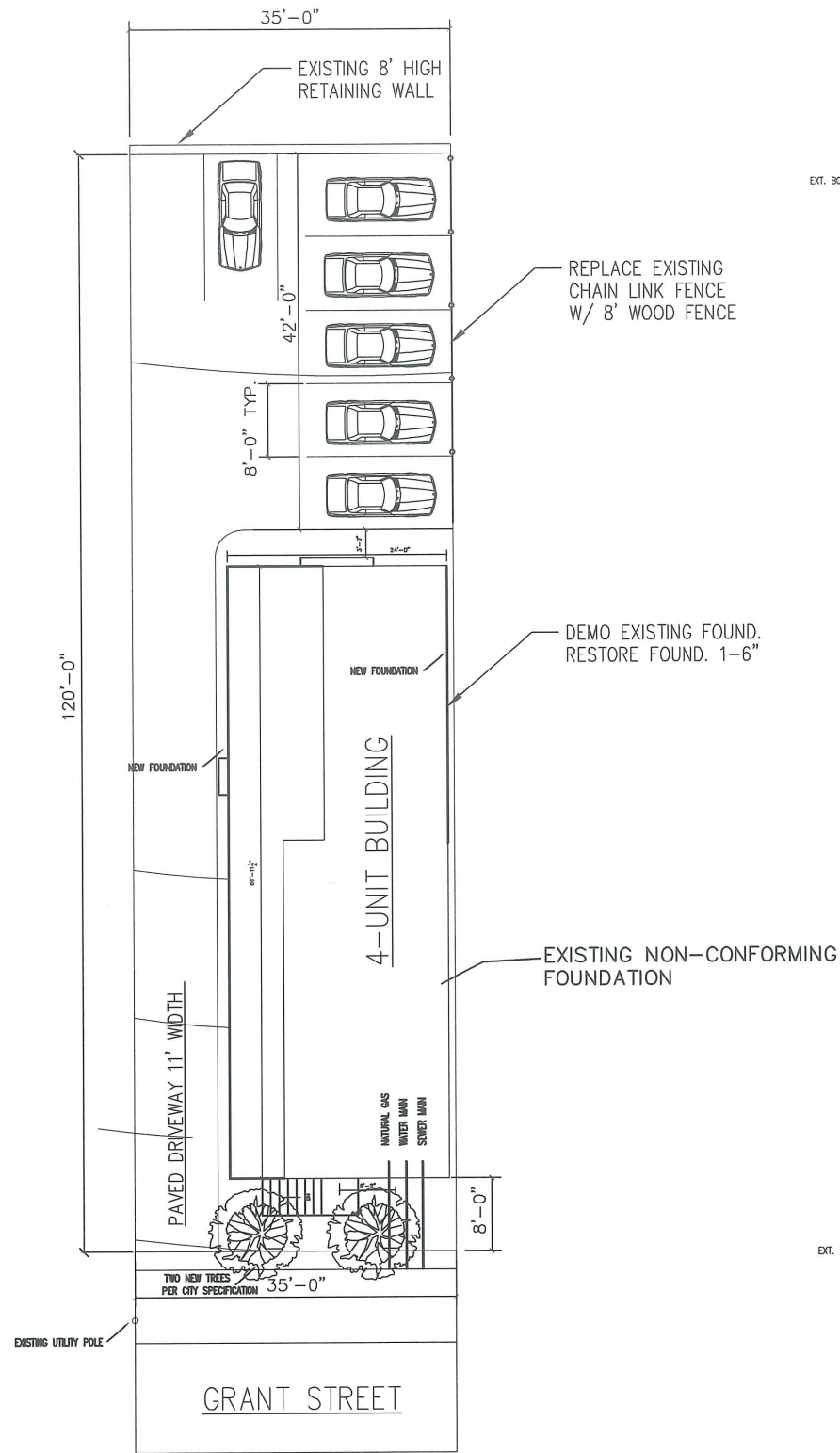


CLIENT		158 GRANT STREET PORTLAND, MAINE	
SITE PLAN 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	8/15/04	DATE:	07-15-04
DRAWING NUMBER		F-1	

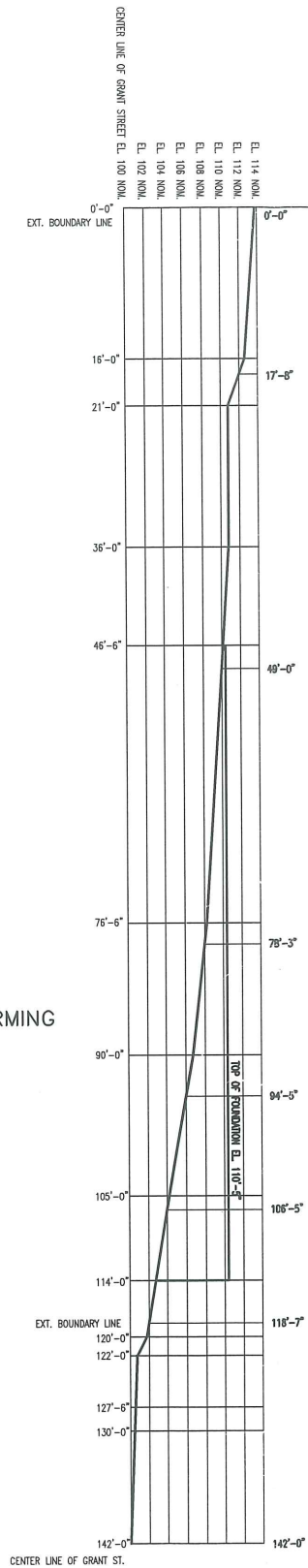
REV.	DATE	DESCRIPTION
C	8/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/15/04	FOR APPROVAL



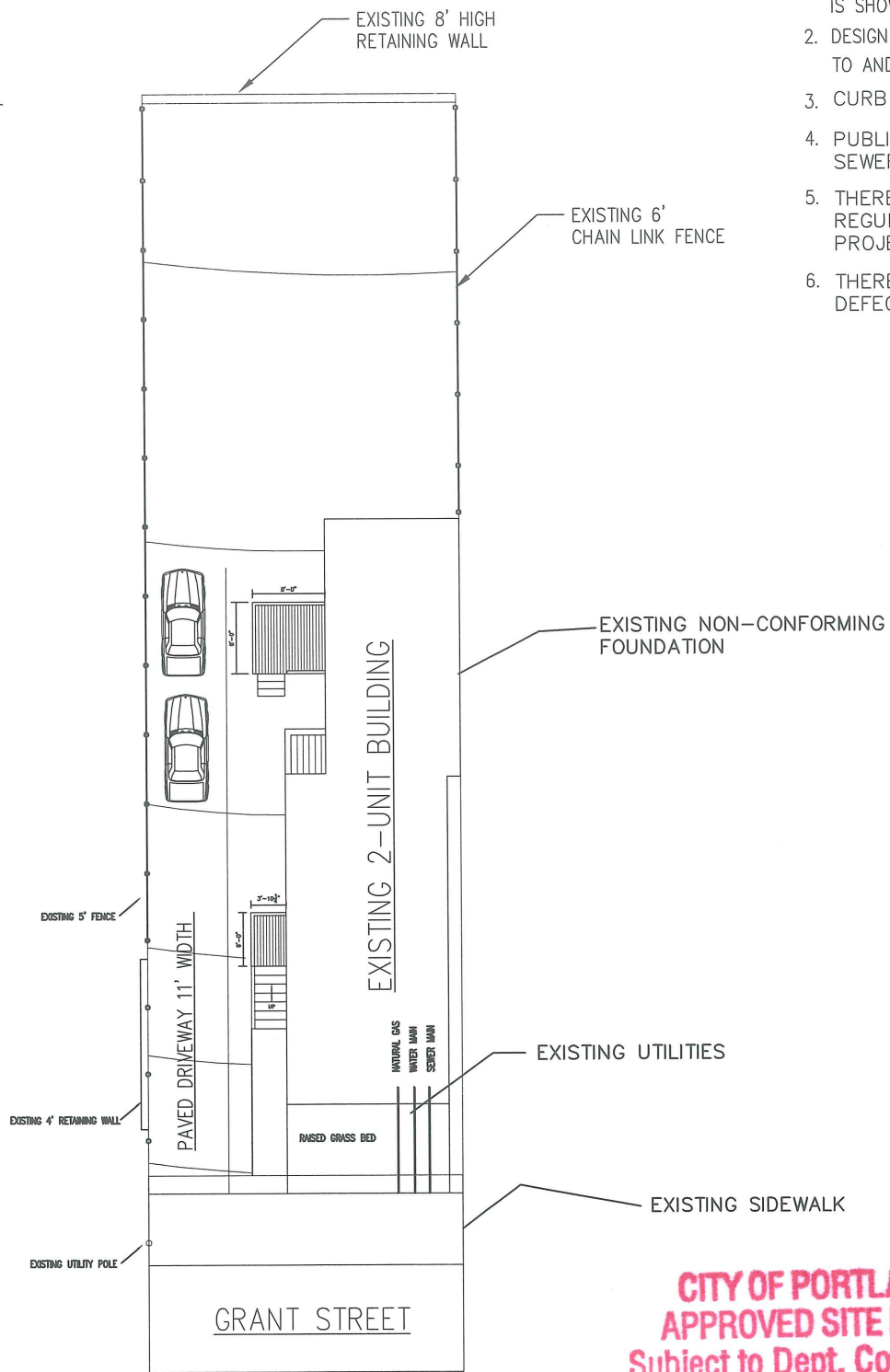
PROPOSED GRADE ELEVATIONS  
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



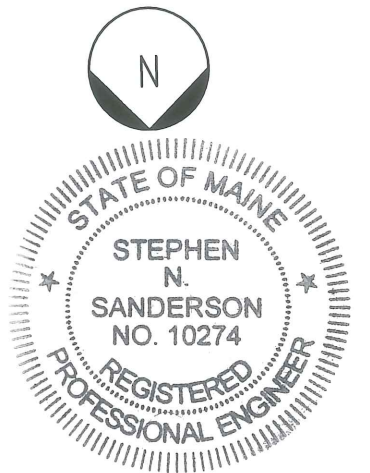
EXISTING GRADE ELEVATIONS  
SCALE: 1/8"=1'-0"



EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING.
3. CURB AND SIDEWALK IS EXISTING
4. PUBLIC UTILITIES ARE EXISTING, WATER AND SEWER MAINS ARE EXISTING.
5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY



MAP AND LOT NO.  
53-C-10

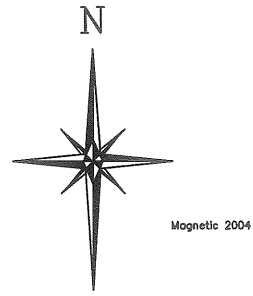
LOT SIZE = 4200 SF

**CITY OF PORTLAND  
APPROVED SITE PLAN**  
Subject to Dept. Conditions  
Date of Approval: **7/13/05**

BACK BAY PROPERTIES, LLC  
MANAGER: STEPHEN SANDERSON  
878 NORTH ROAD  
NORTH YARMOUTH  
MAINE 04097

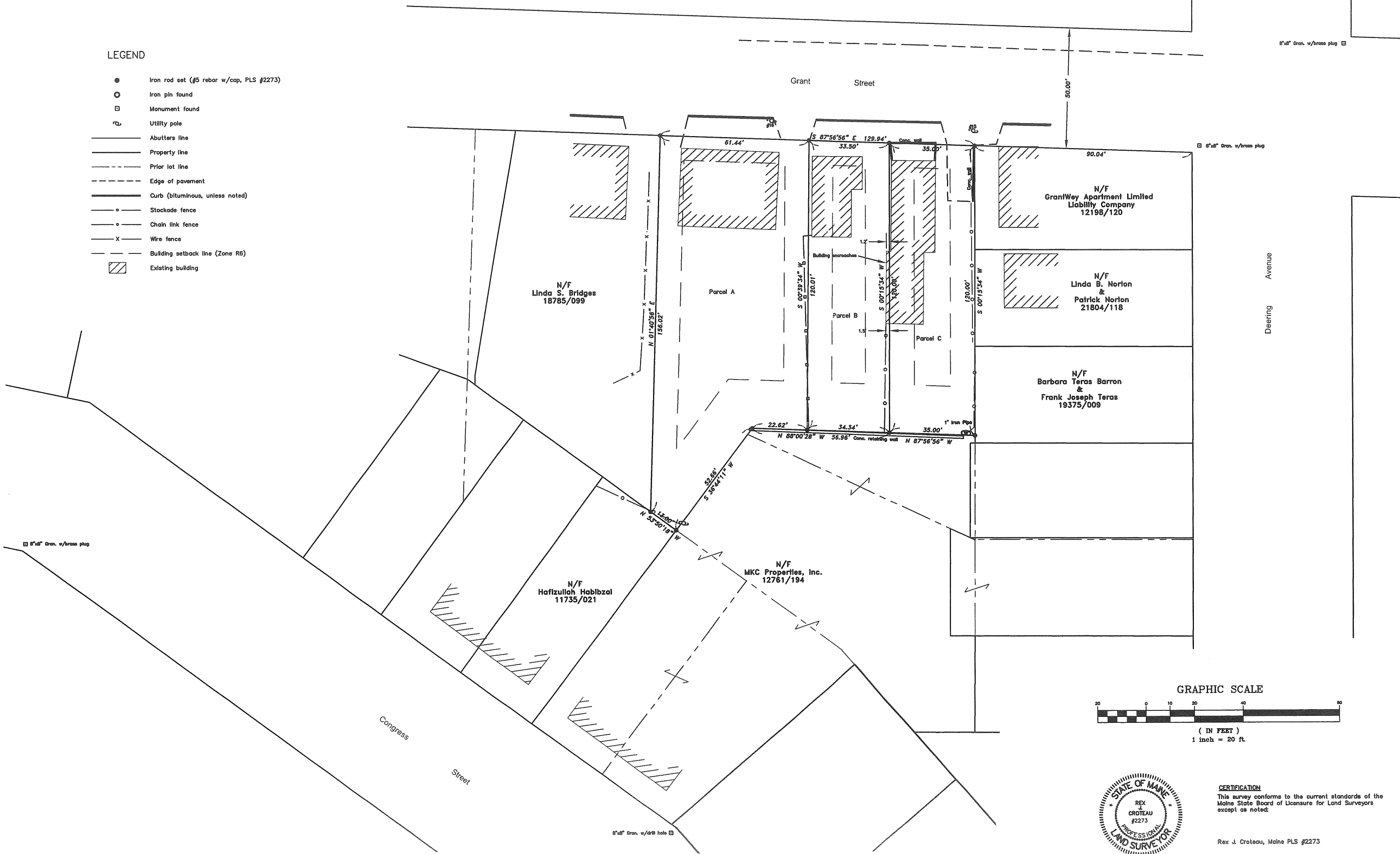
REV.	DATE	DESCRIPTION
C	4/15/05	AMMENDMENT
B	2/21/05	AMMENDMENT
A	11/08/04	FOR SITE PLAN APPROVAL

CLIENT 158 GRANT STREET PORTLAND, MAINE		
SITE PLAN 4 UNIT CONVERSION		
DRAWN BY: SNS	SCALE: AS NOTED	DATE: 08-04-04
DRAWING NUMBER S-1	REV.	



**LEGEND**

- Iron rod set (#5 rebar w/cap, PLS #2273)
- Iron pin found
- Monument found
- Utility pole
- Abutters line
- Property line
- - - Prior lot line
- - - Edge of pavement
- Curb (bituminous, unless noted)
- Stockade fence
- Chain link fence
- Wire fence
- Building setback line (Zone R6)
- ▨ Existing building



**PLAN REFERENCES**

- (1) "Plan of City Lands Between Congress and Portland Streets East of Weymouth Street" made by W. A. Goodwin CCE dated November, 1877 recorded in the Cumberland County registry of Deeds in Plan Book 4, Page 11.
- (2) "Plan made for Rose E. Burns" made by H. L. & E. C. Jordan dated November 12, 1953.
- (3) City of Portland Engineering Department street right of way records.

**NOTES**

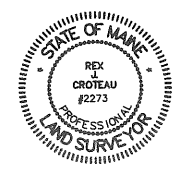
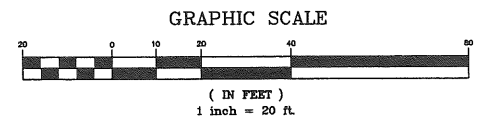
- (1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
- (2) Bearings are referenced to magnetic north 2004.
- (3) Building setback lines shown are for Zone R6, 1-3 story buildings exceeding a 100 square foot footprint. Front and side 10 feet, rear 20 feet.

**AREA**

- Parcel A = 8,580 square feet
- Parcel B = 4,069 square feet
- Parcel C = 4,198 square feet
- Total area= 16,847 square feet

**OWNERS OF RECORD**

- Parcel A-Back Bay Properties, LLC; Book 21956, Page 138
- Parcel B-Harry Tomlinson, Jr.; Book 15088, Page 118
- Parcel C-Back Bay Properties, LLC; Book 21649, Page 331



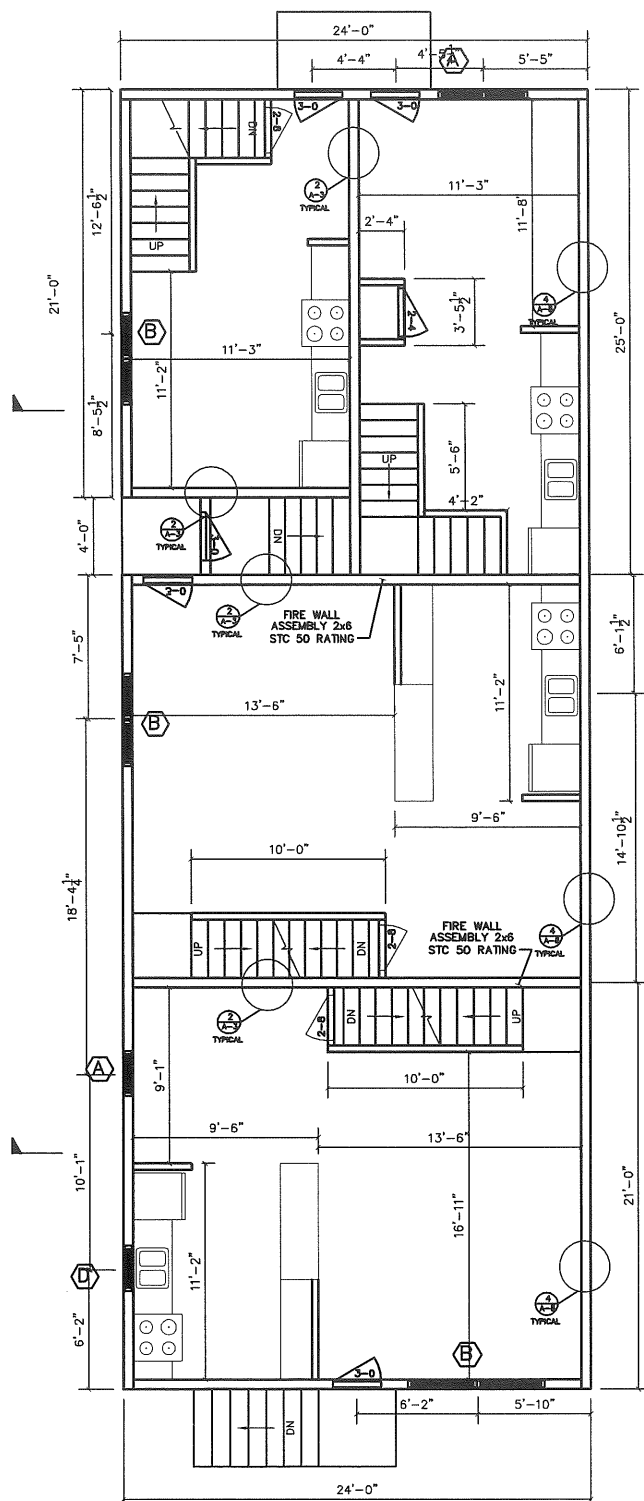
**CERTIFICATION**  
 This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted:  
 Rex J. Croteau, Maine PLS #2273

**PLAN OF  
Boundary Survey**  
 158-166 Grant Street Portland, Maine

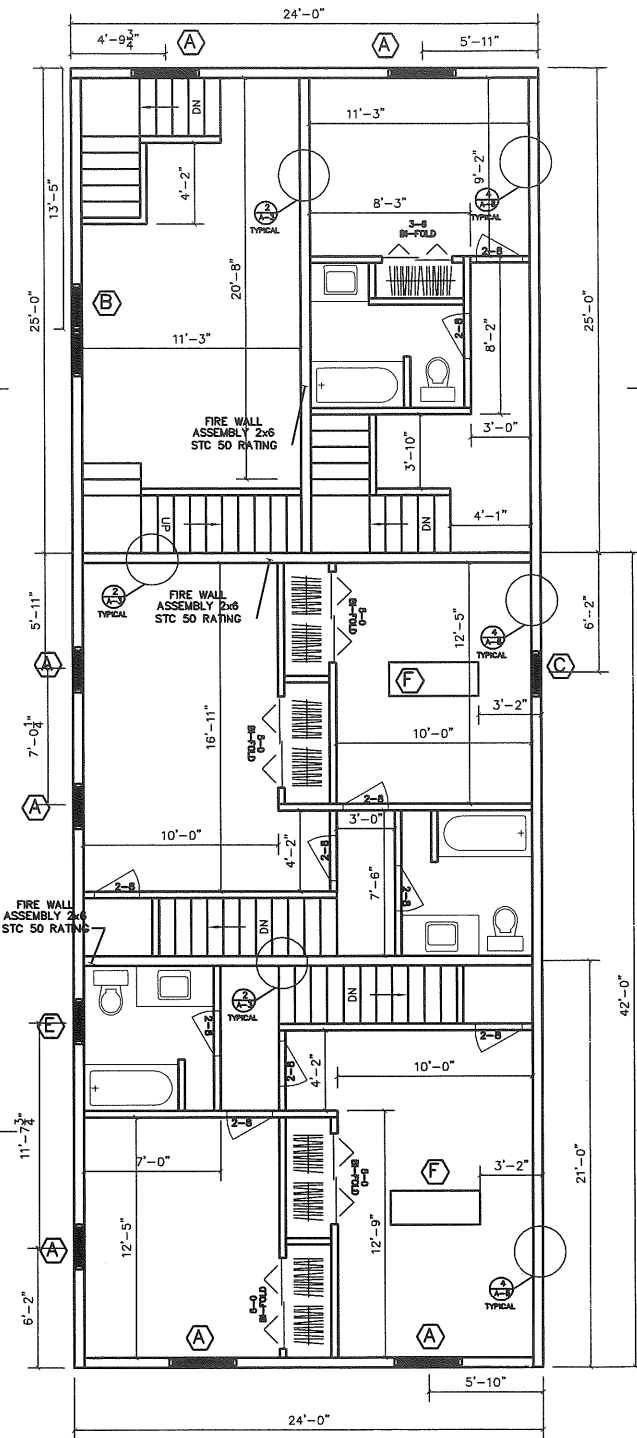
**MADE FOR  
Steve Sanderson**  
 878 North Road North Yarmouth, Maine

JOB# 205004	DATE: January 25, 2005	SCALE: 1"=20'
BOOK# 771	<b>Titcomb Associates</b> 133 Gray Road Falmouth, Maine 04105 (207)797-9199	
205004.dwg		
FILE# 8915		

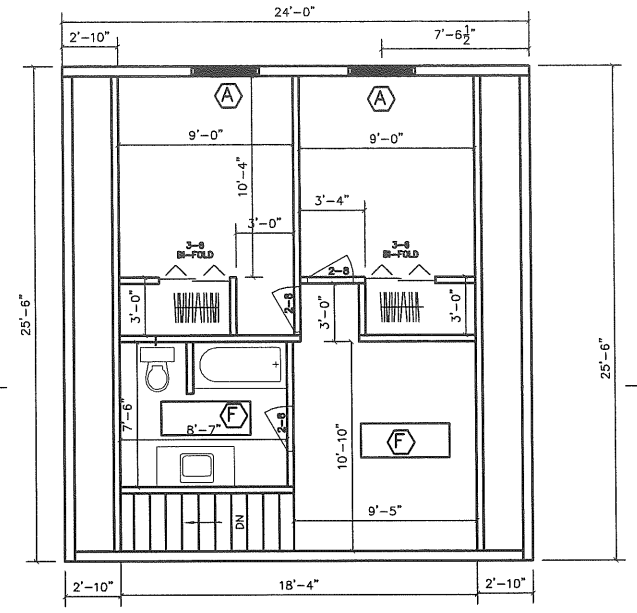




FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"

- GENERAL NOTES:
- SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
  - CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

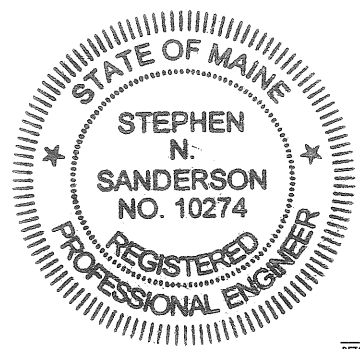
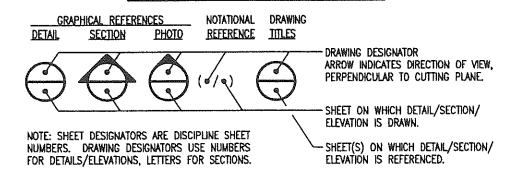
DOOR SCHEDULE				
SYMB.	MODEL NUMBER	MANUFACTURER	NOMINAL SIZE	REMARKS
①	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED WITH 12" SIDE LIGHT
②	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED
③	2'8" x 80"	MASONITE	2/8 x 80"	HOLLOW CORE INTERIOR CASED 6 PANEL
④	2'4" x 80"	MASONITE	2/4 x 80"	HOLLOW CORE INTERIOR CASED 6 PANEL
⑤	6'0" x 6'0"	MASONITE	6'0" x 6'0"	LEFT HAND INSWING PATIO DOOR
⑥	2' x 80"	MASONITE	2' x 80"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑦	3'6" x 80"	MASONITE	4' x 80"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑧	5' x 80"	MASONITE	5' x 80"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑨	2'6" x 80"	MASONITE	2/6 x 80"	HOLLOW CORE INTERIOR CASED 6 PANEL

WINDOW SCHEDULE				
SYMB.	MODEL NUMBER	MANUFACTURER	STYLE	REMARKS
A	SERIES 1000 RD 37 3/4" X 56 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT <sup>2</sup> 3/0 X 4/6 NOMINAL
B	SERIES 1000 RD 75 9/16" X 56 3/4"	AMERICAN CRAFTSMAN	TWIN DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT <sup>2</sup> 3/0 X 4/6 NOMINAL
C	SERIES 925 RD 37 3/4" X 56 3/4"	FYRE-TECH 701 CENTENNIAL ROAD P.O. BOX 278 WALTON, ME 04877	DOUBLE HUNG	FIRE RATED GLASS CERAMIC EGRESS-5.70 FT <sup>2</sup> CLEAR OPEN 60 MIN FIRE RATING UL 9 LISTED
D	SERIES 2802 RD 36 1/2" X 35 1/2"	AMERICAN CRAFTSMAN	SLIDING WINDOW	3/0 X 3/0 NOMINAL
E	SERIES 1000 RD 25 3/4" X 40 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	2/0 X 3/2 NOMINAL
F	VS 106 RD 21 1/2" X 46 7/8"	VELUX	VENTILATING SKYLIGHT	21" X 46" NOMINAL

LEGEND

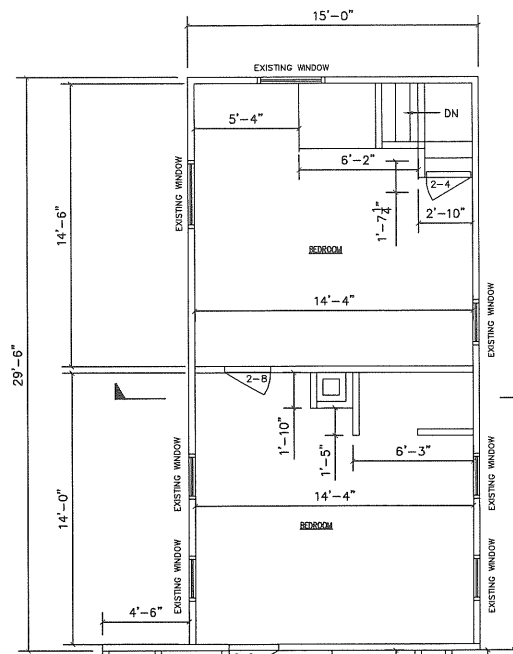
- (X) WINDOW TYPE (SEE SCHEDULE)
- (X) DOOR TYPE (SEE SCHEDULE)

DRAWING REFERENCE SYSTEM

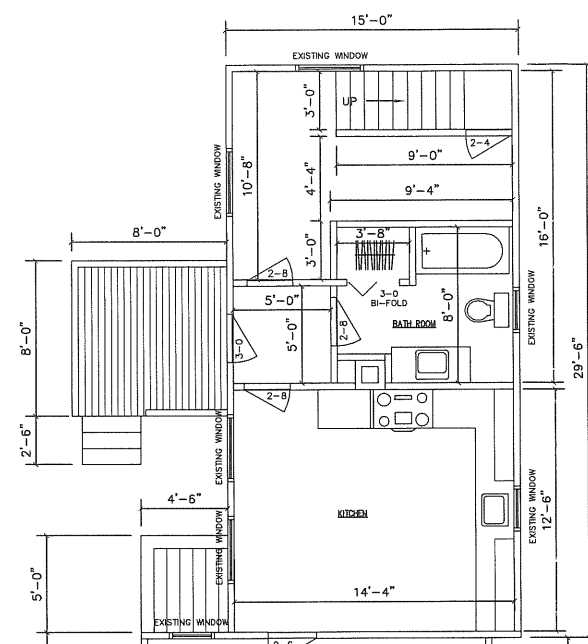


REV.	DATE	DESCRIPTION
D	6/22/05	AMENDMENTS
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

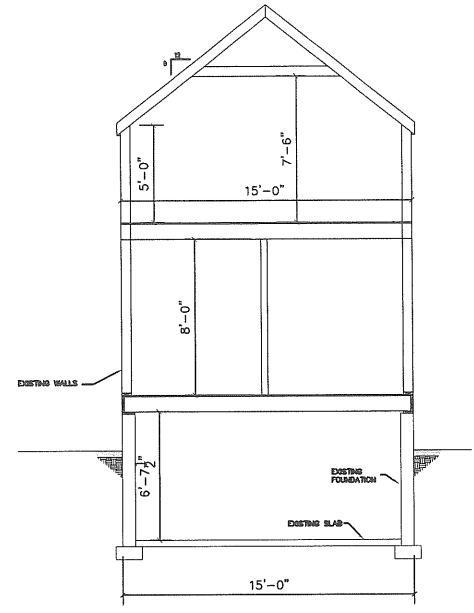
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	RECONFIGURED FLOOR PLAN 4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER	A-1		REV.



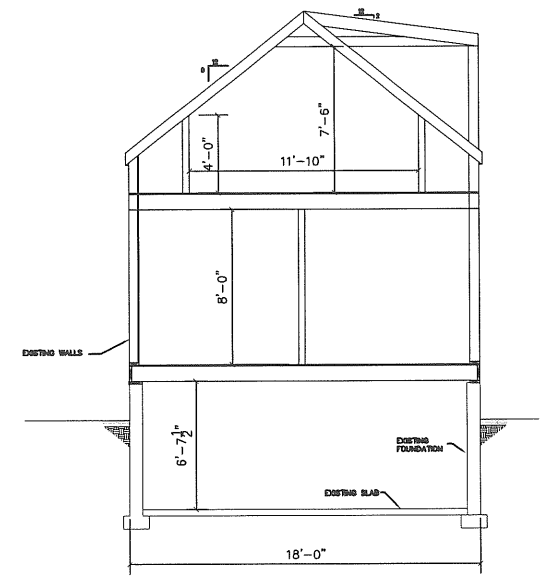
SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



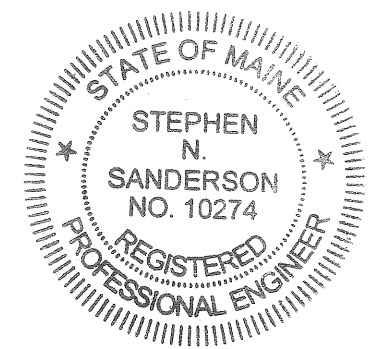
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



DETAIL 1  
SCALE: 1/4"=1'-0"  
A-2



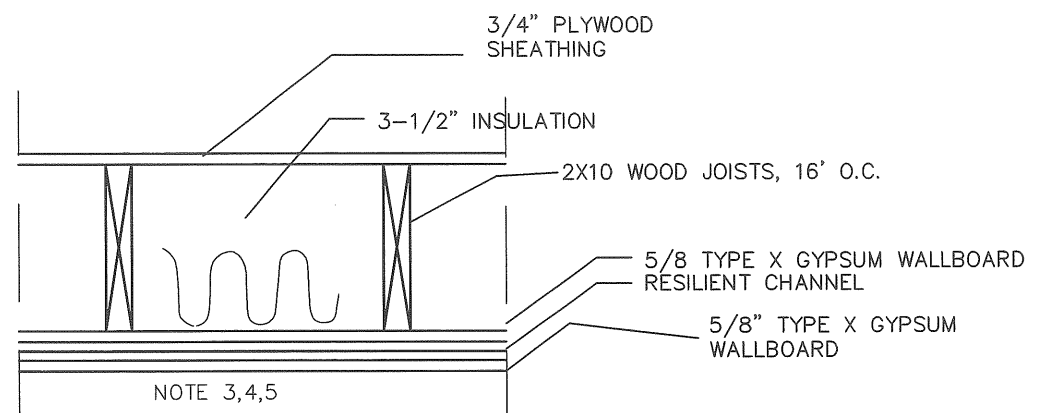
DETAIL 2  
SCALE: 1/4"=1'-0"  
A-2



- GENERAL NOTES:
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
  2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

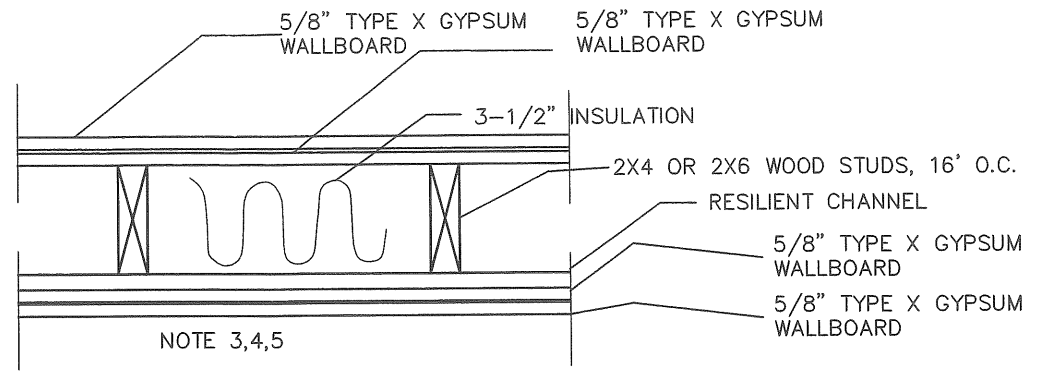
REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

CLIENT		158 GRANT STREET PORTLAND, MAINE	
EXISTING FLOOR PLAN 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	07-15-04		
DRAWING NUMBER		A-2	
REV.		DESCRIPTION	



DETAIL 1  
SCALE : NTS  
A-5

TYPICAL FLOOR-CEILING SYSTEM  
2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN L522



DETAIL 2  
SCALE : NTS  
A-1

TYPICAL FIREWALL SYSTEM  
2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN L334  
CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING

12WC	3015WC	15WC	21WC
------	--------	------	------

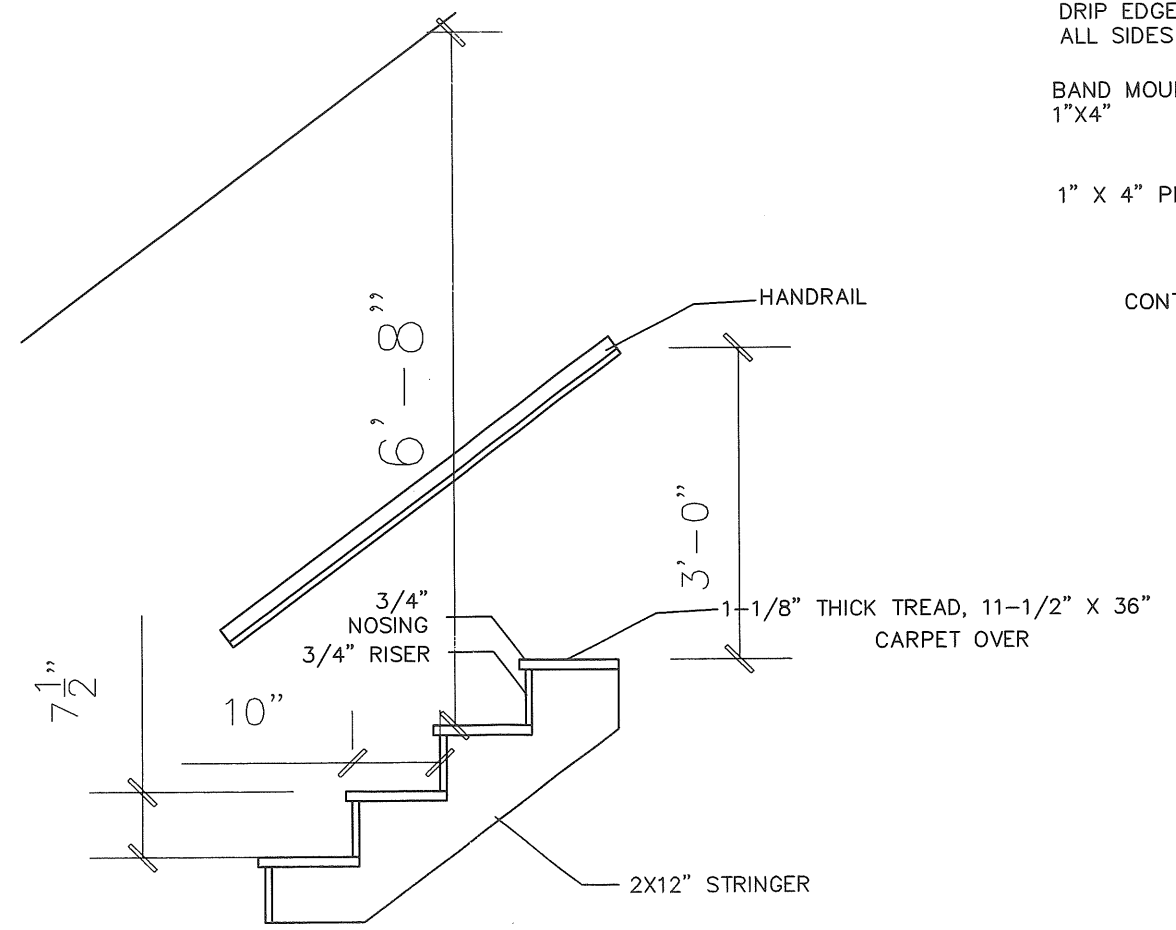
TYPICAL KITCHEN WALL CABINET SCHEDULE

12BC	RANGE	18BC	36SB	24Dish Washer
------	-------	------	------	---------------

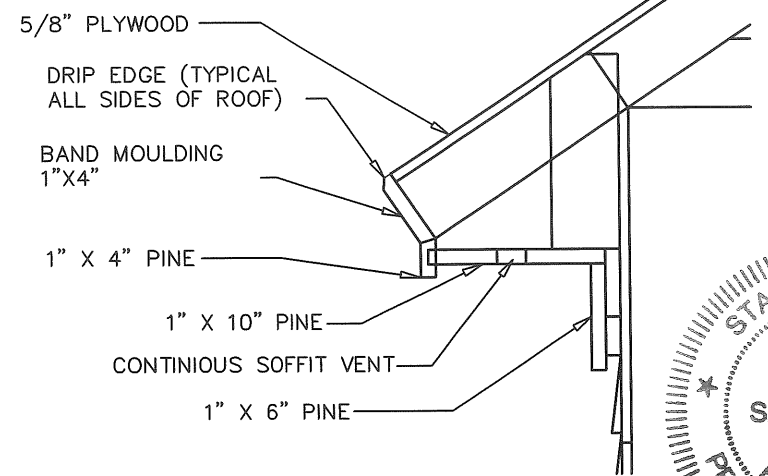
TYPICAL KITCHEN BASE CABINET SCHEDULE

24BC	36PD	36BC	REF.
------	------	------	------

TYPICAL KITCHEN ISLAND CABINET SCHEDULE

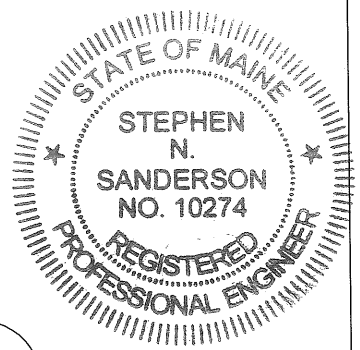


DETAIL 4  
SCALE : NTS  
A-5  
TYPICAL STAIR



DETAIL 3  
SCALE : 3/4" = 1'-0"  
A-5

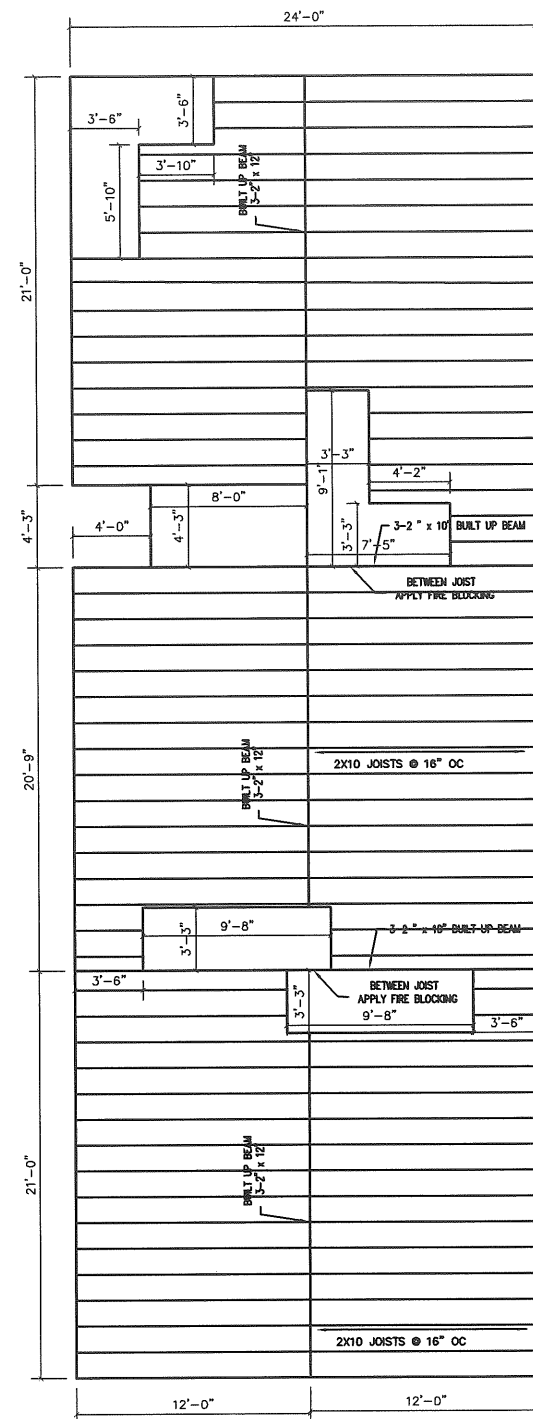
TYPICAL OVERHANG & FASCIA DETAIL



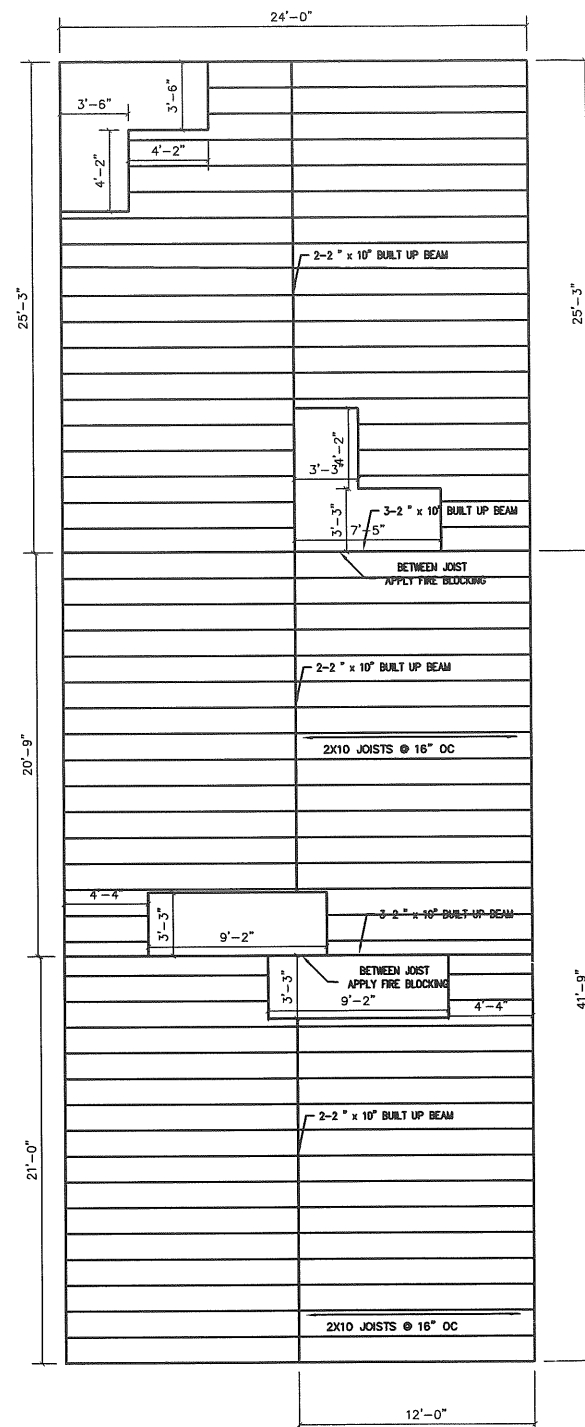
- GENERAL NOTES:
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
  2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
  3. TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
  4. RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 2" LONG, 0.113" SHANK, 17/64" HEAD.
  5. CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYPSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED.

REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

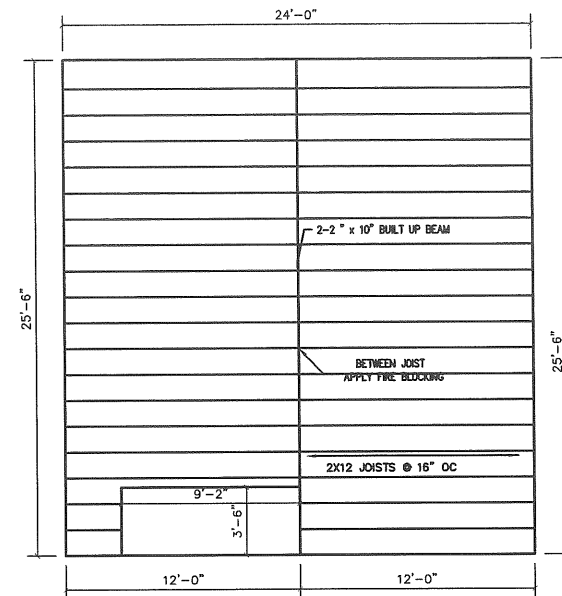
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	MISC. DETAILS 4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER		A-3	REV.



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"

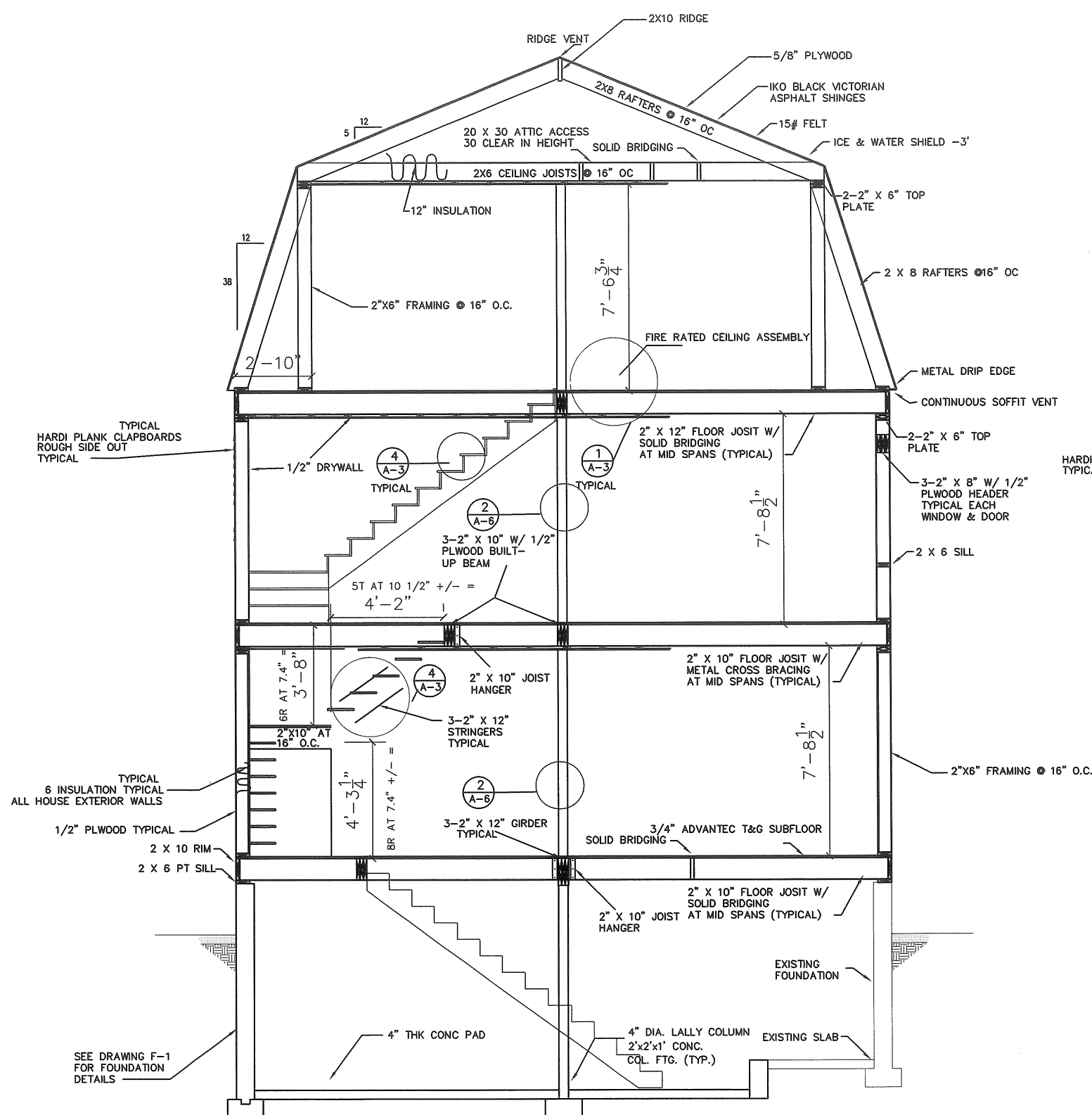
GENERAL NOTES:

1. CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYPSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK.

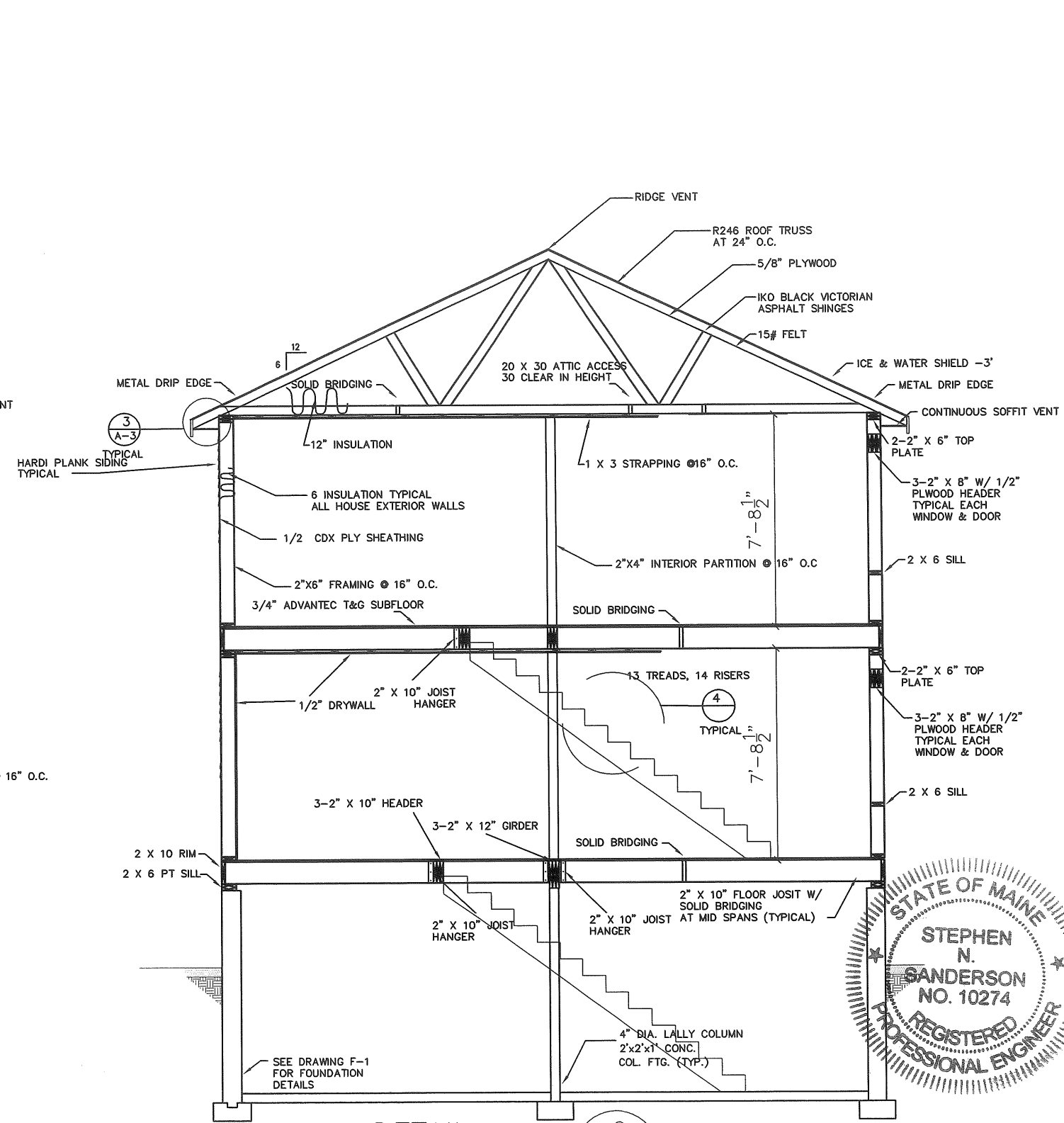


REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

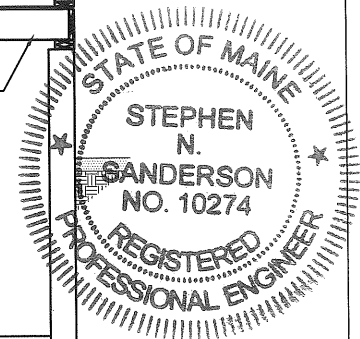
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	FRAMING PLAN 4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-09-04
DRAWING NUMBER		A-4	REV.



DETAIL 1  
SCALE : 1/2" = 1'-0"  
A-1



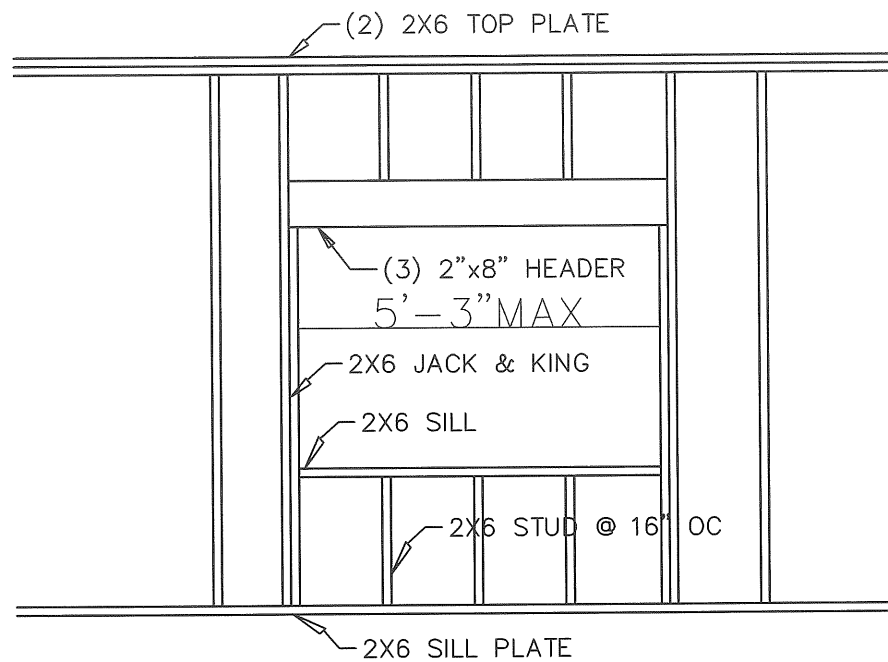
DETAIL 2  
SCALE : 1/2" = 1'-0"  
A-1



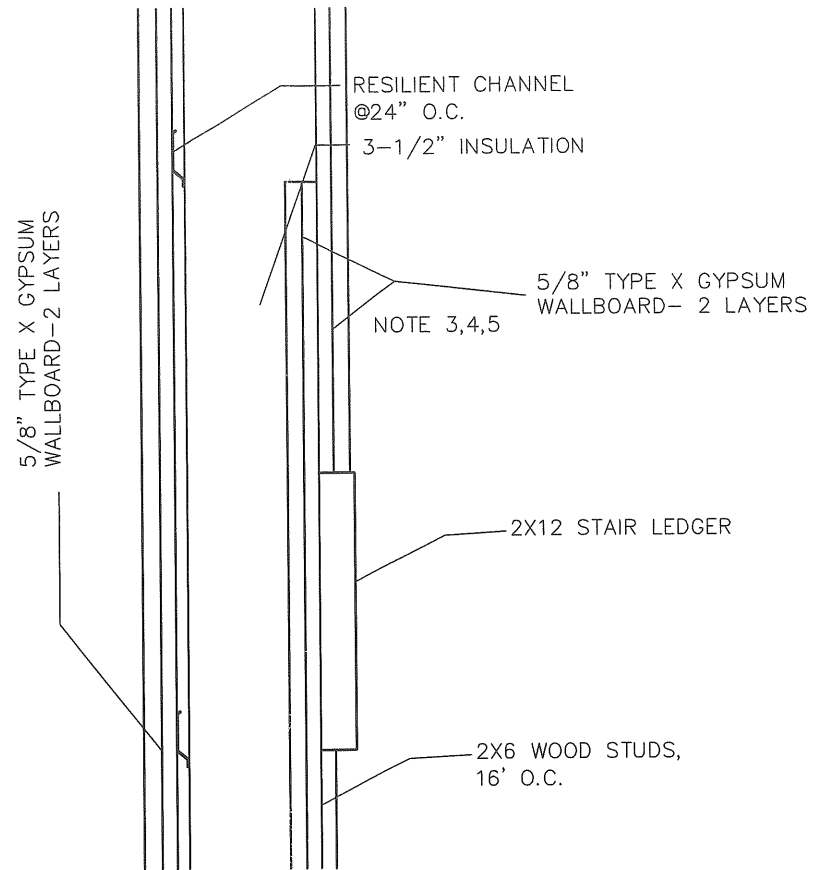
GENERAL NOTES:  
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.  
2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

REV.	DATE	DESCRIPTION
C	6/17/05	FOR APPROVAL
B	4/15/05	FOR APPROVAL

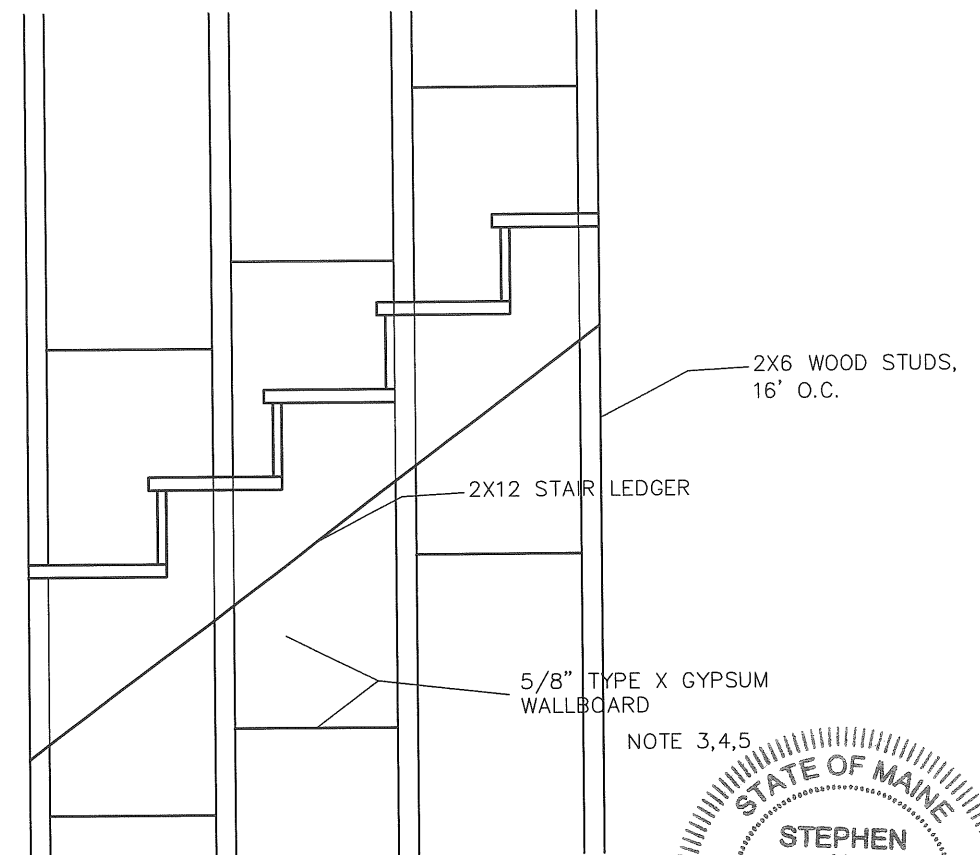
CLIENT	158 GRANT STREET PORTLAND, MAINE		
SECTIONS AND DETAILS 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	07-09-04	DRAWING NUMBER A-5	



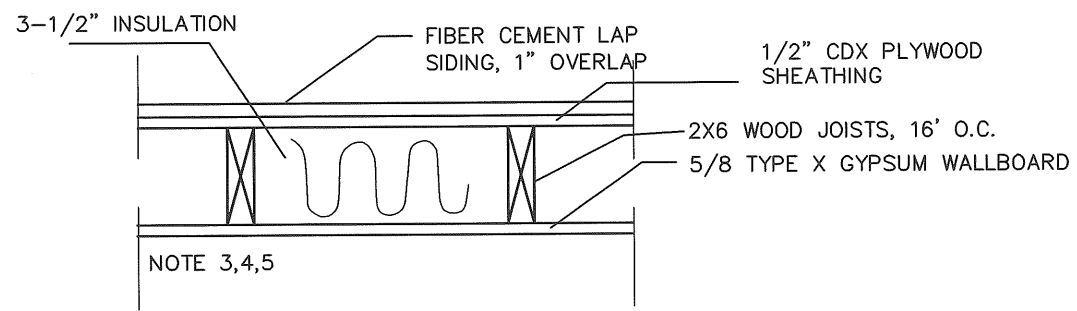
DETAIL 1  
SCALE : NTS  
TYPICAL STUDS & HEADER  
AROUND WALL OPENINGS



DETAIL 2  
SCALE : NTS  
TYPICAL STAIR ELEVATION FIREWALL SYSTEM



DETAIL 3  
SCALE : NTS  
TYPICAL STAIR ELEVATION FIREWALL SYSTEM



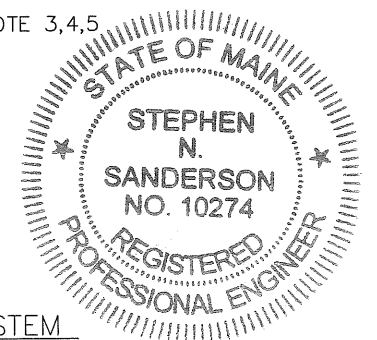
DETAIL 4  
SCALE : NTS  
TYPICAL EXTERIOR FIRE WALL  
TYPICAL STAIR ELEVATION FIREWALL SYSTEM  
1 HOUR FIRE RATING BOTH SIDES  
UL 263 RATING / UL DESIGN U356

FIBER CEMENT SIDING HAS A FLAME SPREAD OF 0 AND A SMOKE SPREAD OF 5 IAW ASME E84. PRODUCT IS CLASSIFIED AS NONCOMBUSTABLE IAW ASTM E136. UL 263 RATED (ASTM E136 / NFPA 251).

TYPICAL STAIR ELEVATION FIREWALL SYSTEM  
2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN U334

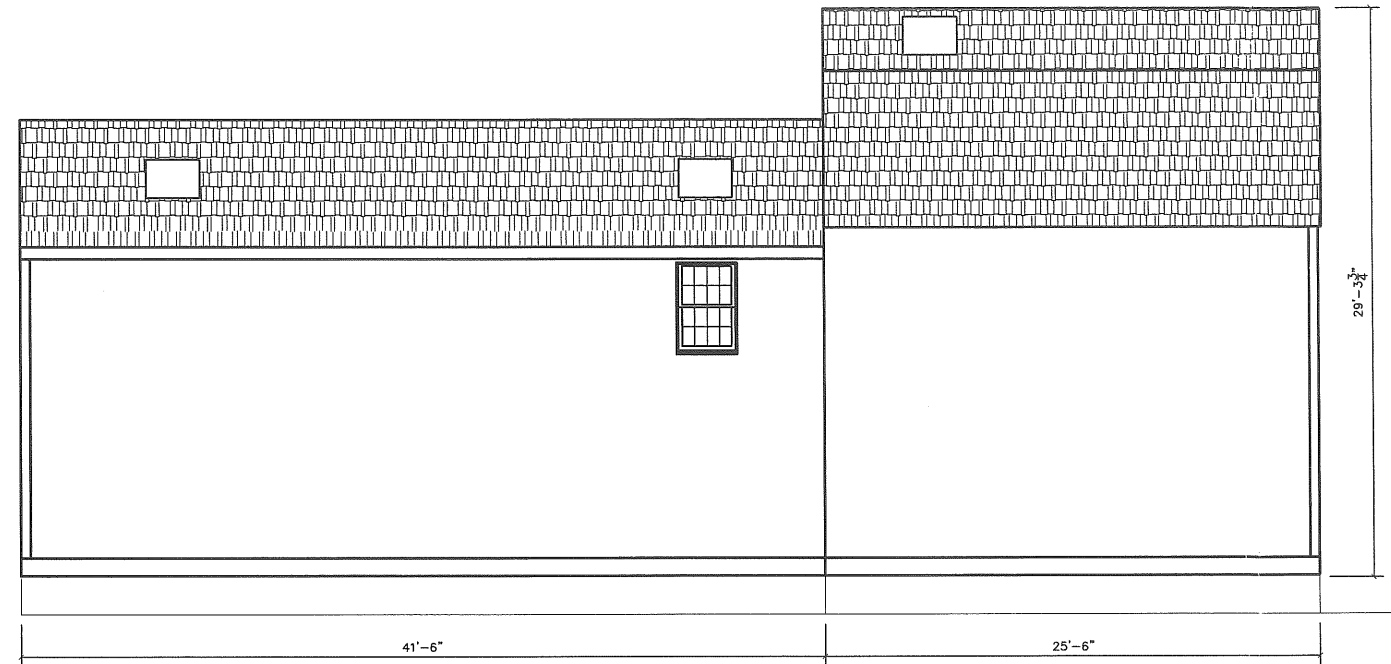
1. UL 263 - FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.
2. UL 723 - TESTS FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
3. UL 1479 - FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS.

- GENERAL NOTES:
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
  2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
  3. TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
  4. RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 2" LONG, 0.113" SHANK, 17/64" HEAD.
  5. CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYPSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED.

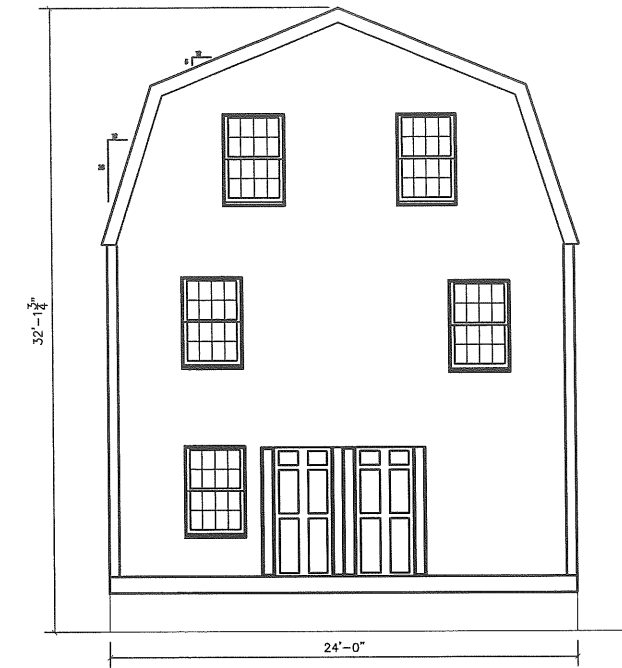


REV.	DATE	DESCRIPTION
D	6/22/05	AMENDMENTS
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

CLIENT		158 GRANT STREET PORTLAND, MAINE	
		MISC. DETAILS 4 UNIT CONVERSION	
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER		A-6	
REV.		REV.	



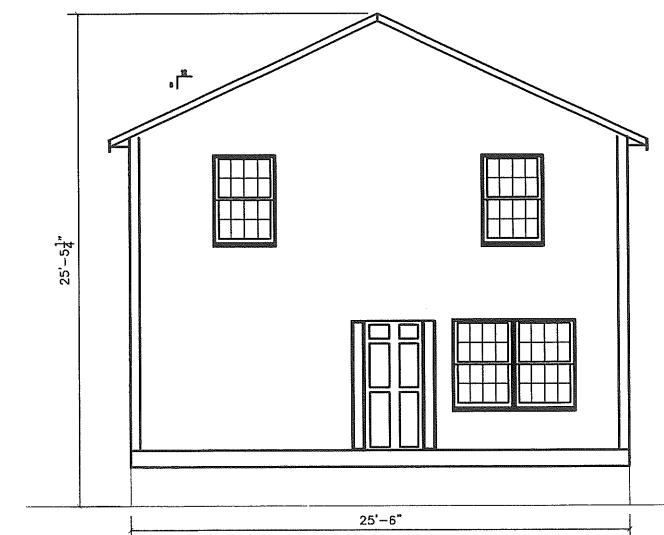
SIDE ELEVATIONS  
SCALE: 1/4"=1'-0"



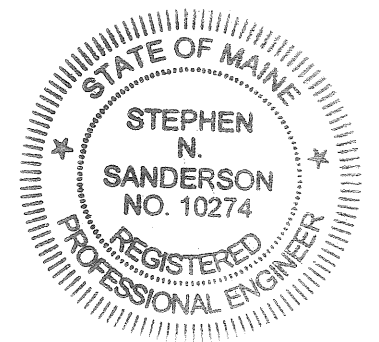
REAR ELEVATION  
SCALE: 1/4"=1'-0"



SIDE ELEVATIONS  
SCALE: 1/4"=1'-0"

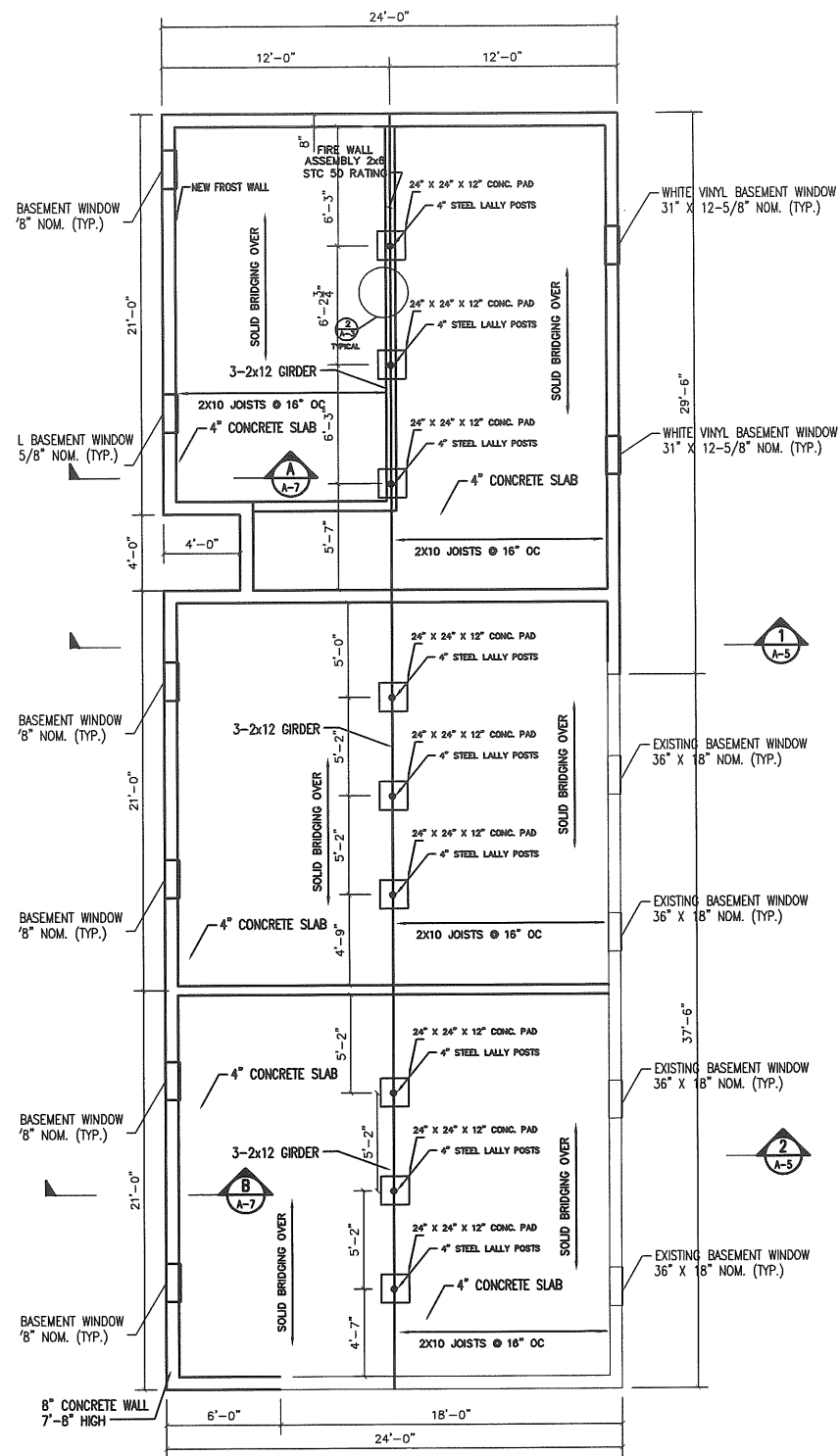


FRONT ELEVATION  
SCALE: 1/4"=1'-0"

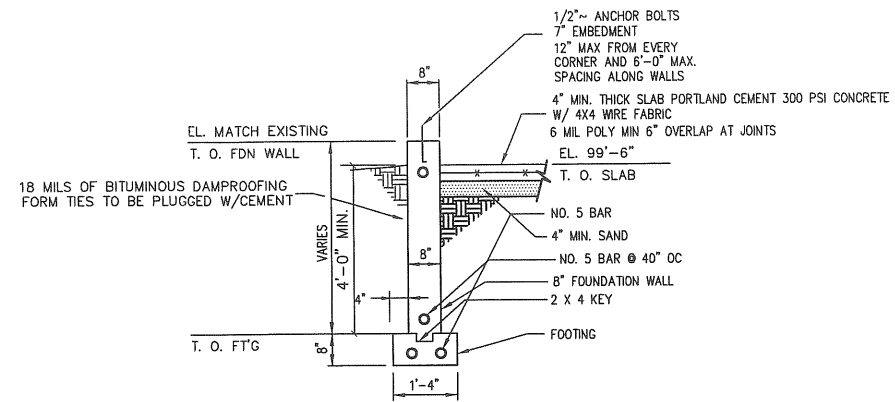


REV.	DATE	DESCRIPTION
D	6/22/05	AMENDMENTS
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

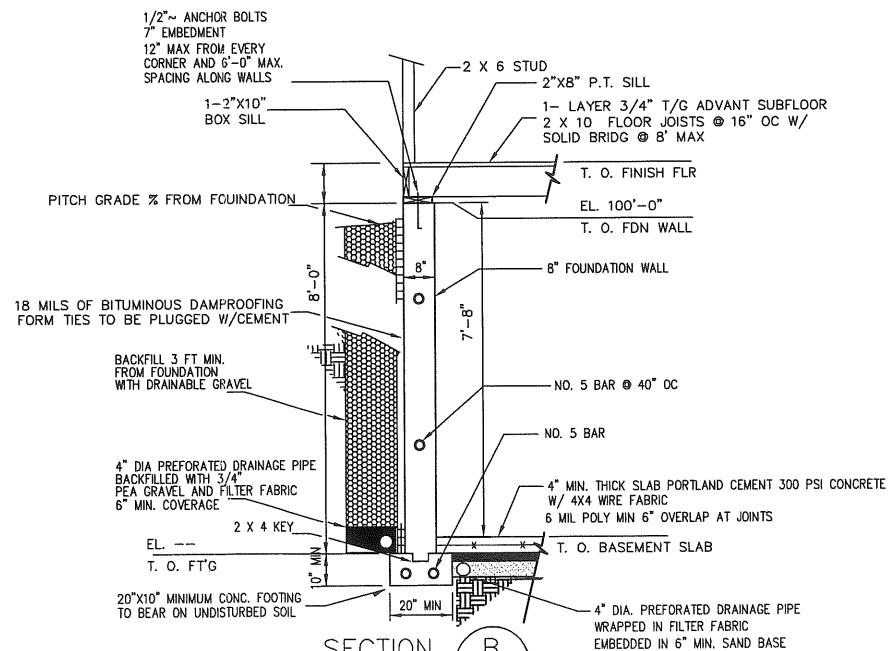
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	ELEVATIONS 4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER	A-7		REV.



FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



SECTION A  
SCALE: 1/2"=1'-0"



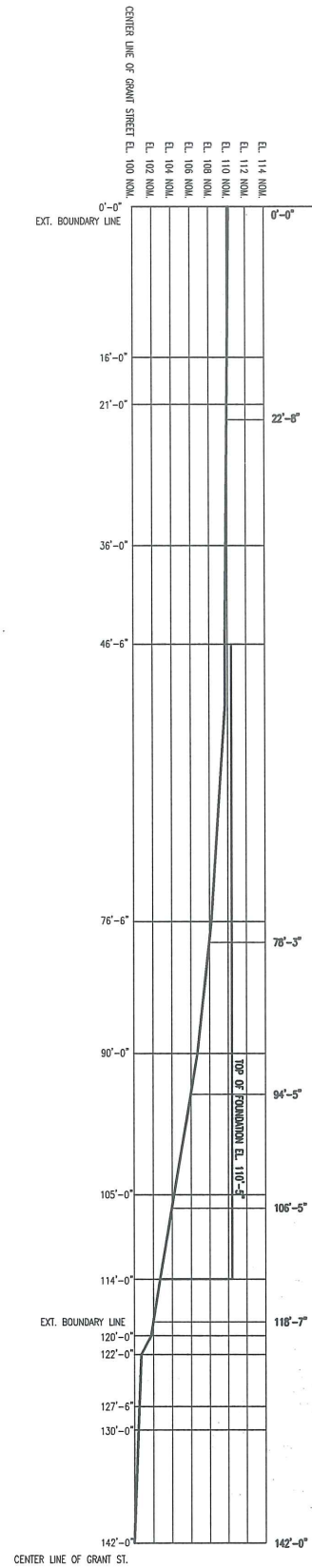
SECTION B  
SCALE: NTS



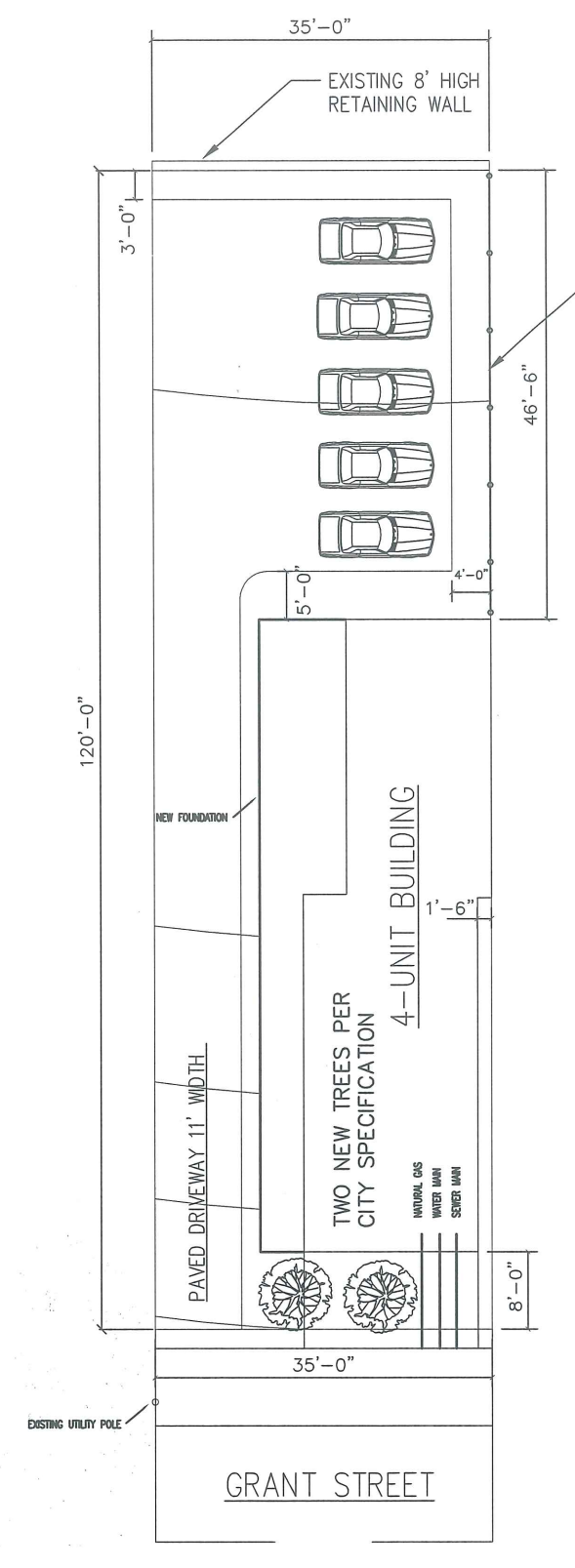
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	SITE PLAN 4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	8/15/04	DATE:	07-15-04
DRAWING NUMBER	F-1		REV.

REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/15/04	FOR APPROVAL



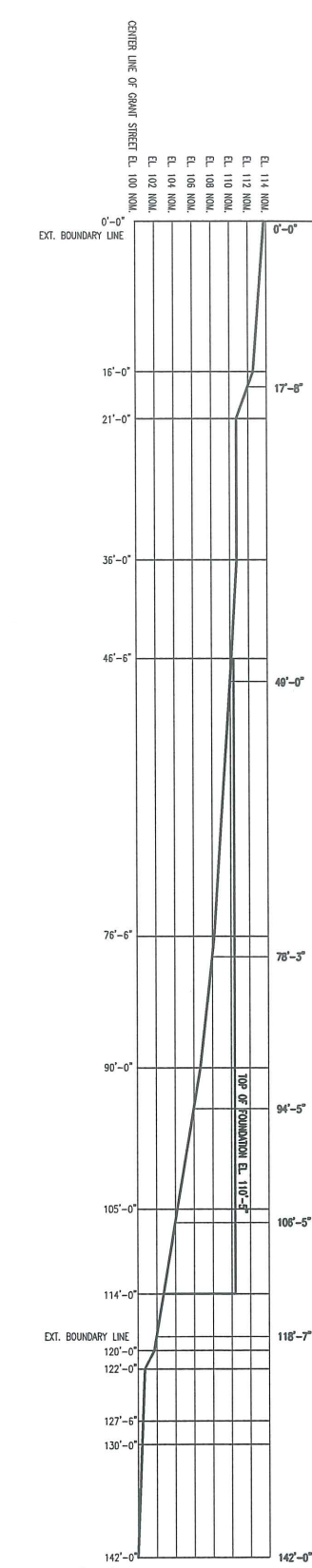


PROPOSED GRADE ELEVATIONS  
SCALE: 1/8"=1'-0"

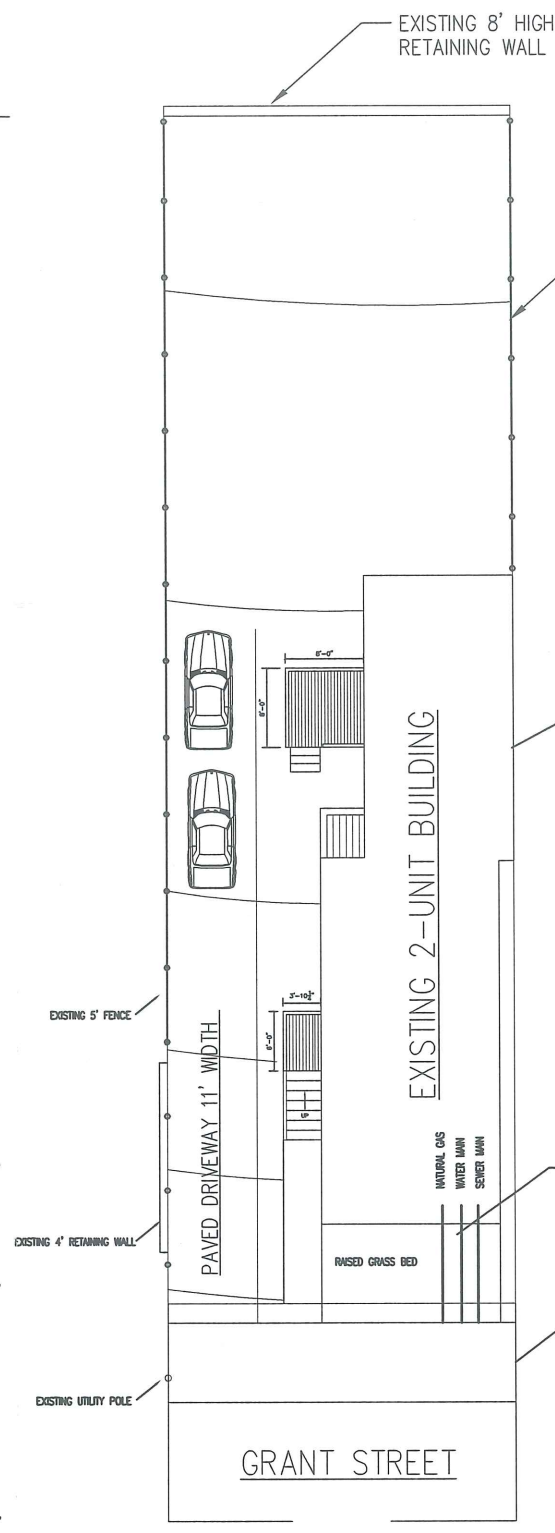


PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"

REPLACE EXISTING CHAIN LINK FENCE W/ 8' WOOD FENCE

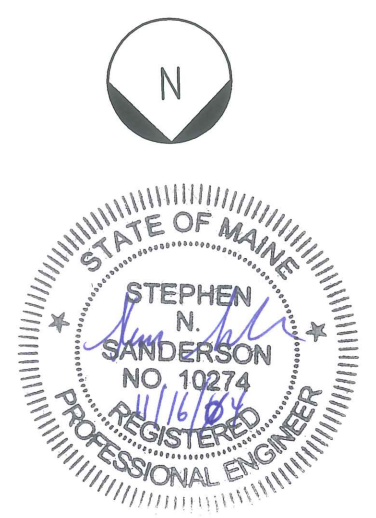


EXISTING GRADE ELEVATIONS  
SCALE: 1/8"=1'-0"



EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"

- GENERAL NOTES:
1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
  2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING.
  3. CURB AND SIDEWALK IS EXISTING
  4. PUBLIC UTILITIES ARE EXISTING, WATER AND SEWER MAINS ARE EXISTING.
  5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
  6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY

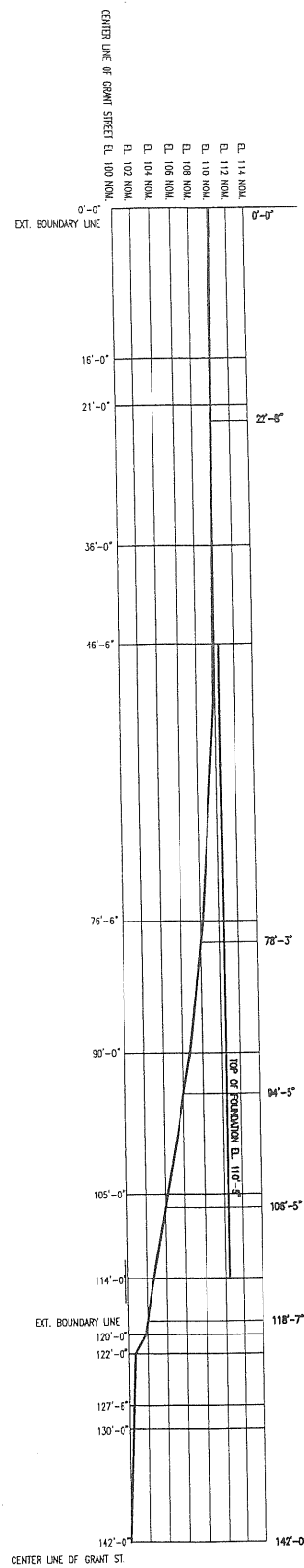


MAP AND LOT NO.  
53-C-10  
LOT SIZE = 4200 SF

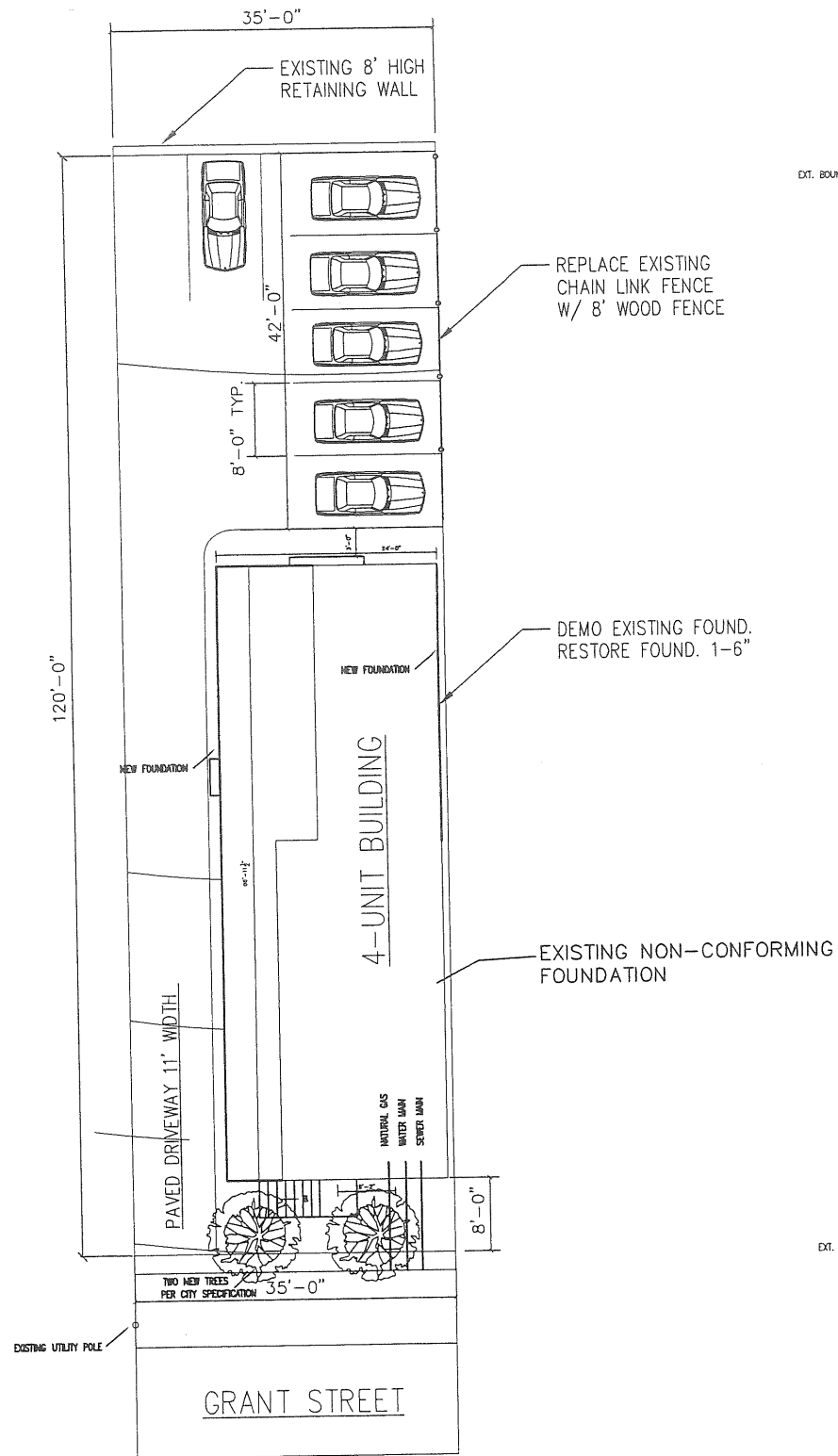
BACK BAY PROPERTIES,LLC  
MANAGER: STEPHEN SANDERSON  
878 NORTH ROAD  
NORTH YARMOUTH  
MAINE 04097

REV.	DATE	DESCRIPTION
A	11/08/04	FOR SITE PLAN APPROVAL

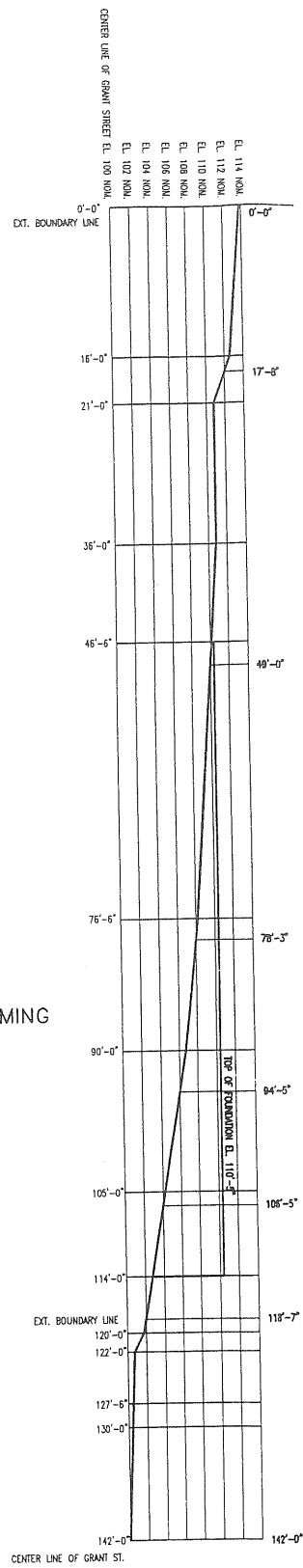
CLIENT			158 GRANT STREET PORTLAND, MAINE		
SITE PLAN 4 UNIT CONVERSION					
DRAWN BY:	SNS	SCALE:	AS NOTED	DATE:	08-04-04
DRAWING NUMBER			S-1		



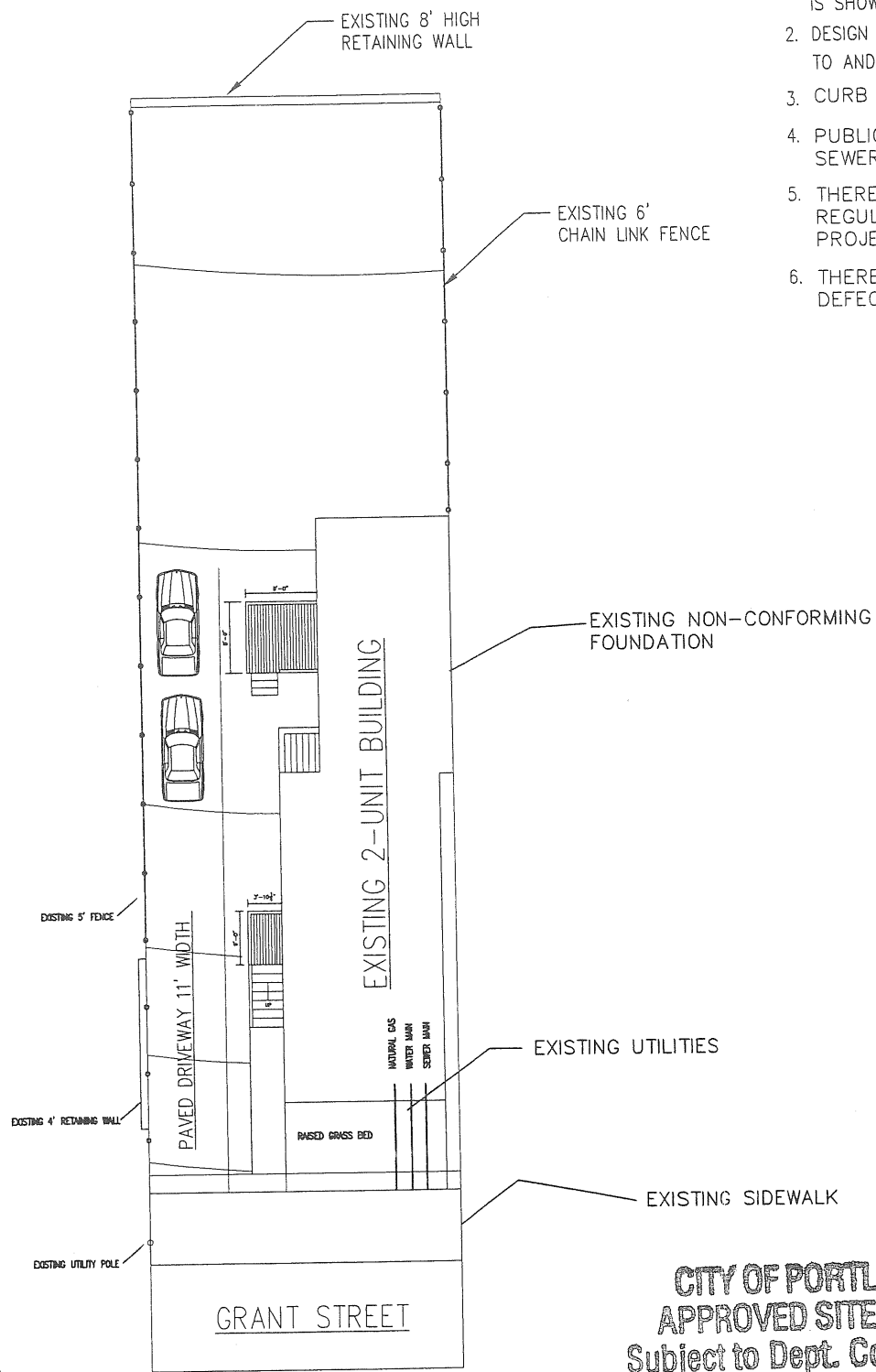
PROPOSED GRADE ELEVATIONS  
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



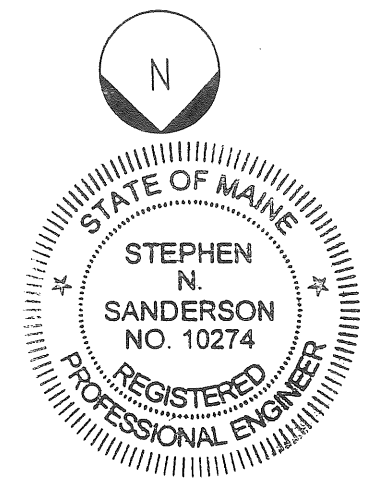
EXISTING GRADE ELEVATIONS  
SCALE: 1/8"=1'-0"



EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING.
3. CURB AND SIDEWALK IS EXISTING
4. PUBLIC UTILITIES ARE EXISTING, WATER AND SEWER MAINS ARE EXISTING.
5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY



MAP AND LOT NO.  
53-C-10

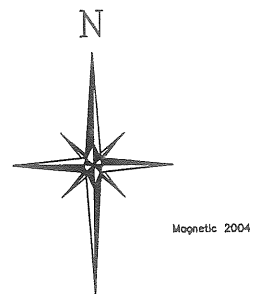
LOT SIZE = 4200 SF

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 7/13/05

BACK BAY PROPERTIES, LLC  
MANAGER: STEPHEN SANDERSON  
78 NORTH ROAD  
NORTH YARMOUTH  
MAINE 04067

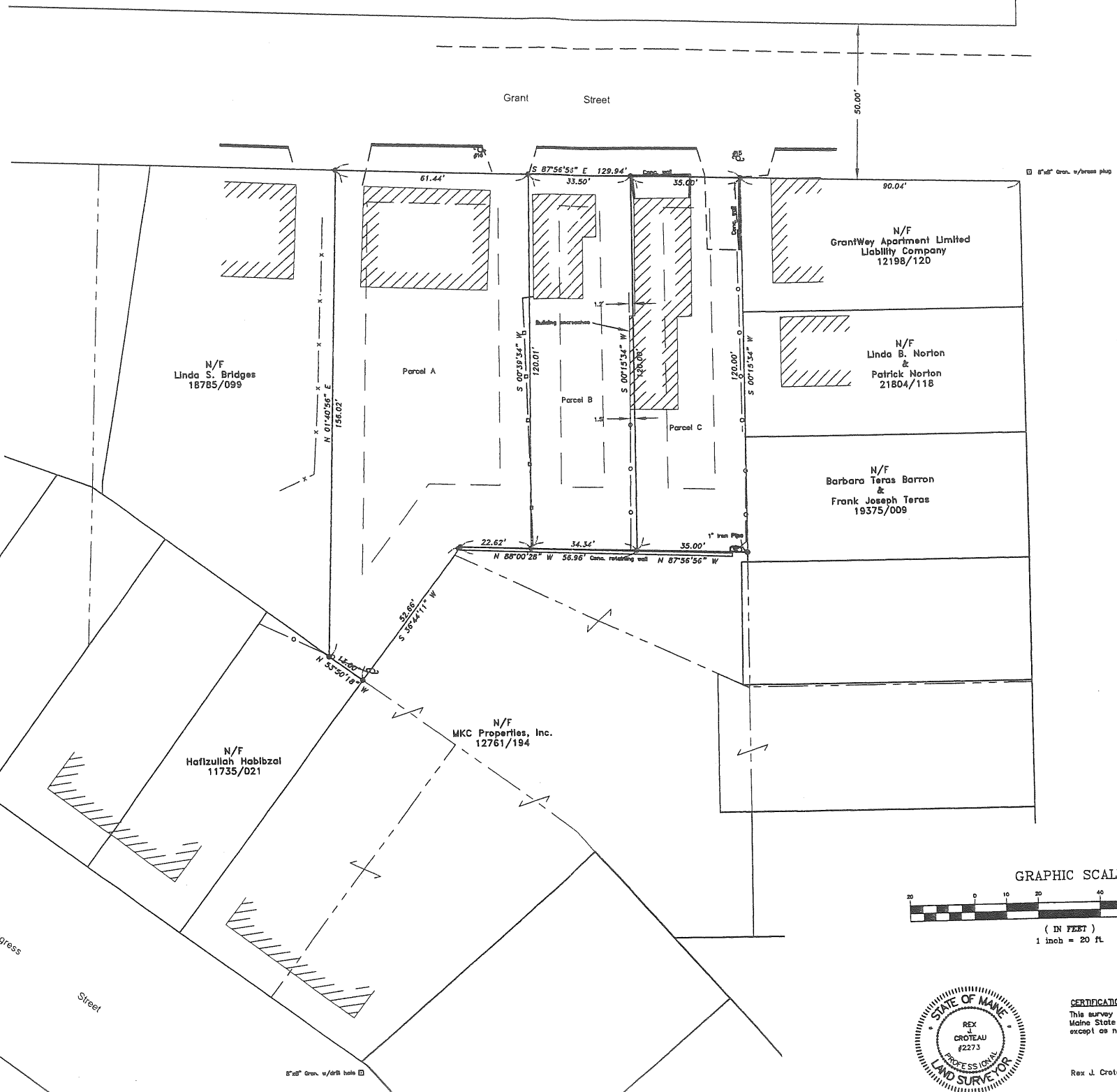
CLIENT		158 GRANT STREET PORTLAND, MAINE	
		SITE PLAN 4 UNIT CONVERSION	
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	08-04-04	DATE:	08-04-04
DRAWING NUMBER		S-1	
REV.	DATE	DESCRIPTION	

C	4/15/05	AMMENDMENT
B	2/21/05	AMMENDMENT
A	11/08/04	FOR SITE PLAN APPROVAL
REV.	DATE	DESCRIPTION



**LEGEND**

- Iron rod set (#5 rebar w/ cap, PLS #2273)
- Iron pin found
- Monument found
- ⊕ Utility pole
- Abutment line
- Property line
- - - Prior lot line
- · - · Edge of pavement
- Curb (bituminous, unless noted)
- Stockade fence
- Chain link fence
- x - x Wire fence
- - - Building setback line (Zone R6)
- ▨ Existing building



**PLAN REFERENCES**

- (1) "Plan of City Lands Between Congress and Portland Streets East of Weymouth Street" made by W. A. Goodwin CCE dated November, 1877 recorded in the Cumberland County Registry of Deeds in Plan Book 4, Page 11.
- (2) "Plan made for Rose E. Burns" made by H. I. & E. C. Jordan dated November 12, 1953.
- (3) City of Portland Engineering Department street right of way records.

**NOTES**

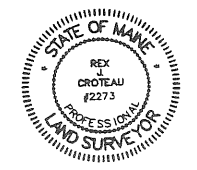
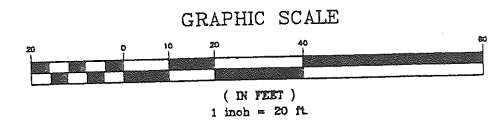
- (1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
- (2) Bearings are referenced to magnetic north 2004.
- (3) Building setback lines shown are for Zone R6, 1-3 story buildings exceeding a 100 square foot footprint. Front and side 10 feet, rear 20 feet.

**AREA**

- Parcel A = 8,580 square feet
- Parcel B = 4,069 square feet
- Parcel C = 4,198 square feet
- Total area = 16,847 square feet

**OWNERS OF RECORD**

- Parcel A—Back Bay Properties, LLC; Book 21956, Page 138
- Parcel B—Harry Tamlinson, Jr.; Book 15088, Page 118
- Parcel C—Back Bay Properties, LLC; Book 21649, Page 331



**CERTIFICATION**  
 This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted.  
 Rex J. Croteau, Maine PLS #2273

**PLAN OF**  
**Boundary Survey**  
 158-166 Grant Street Portland, Maine

MADE FOR  
**Steve Sanderson**  
 878 North Road North Yarmouth, Maine

JOB# 205004	DATE: January 25, 2005	SCALE: 1"=20'
BOOK# 771		
205004.dwg		
FILE# 8915		

**Titcomb Associates**  
 133 Gray Road Falmouth, Maine 04105 (207)797-9199