

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8711

Location of Construction: 55-57 Lincoln St		Owner: Toohey, Thomas & Christine		Phone:		Permit No: 981109	
Owner Address: 5 Ninth St Scarborough, ME 04074		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Michael F. L'Heureux dba Main St Realty		Address: 506 Main St Lewiston, ME		Phone: 04240		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED SEP 29 1998 CITY OF PORTLAND </div>	
Past Use: Vacant Land		Proposed Use: 2-fam		COST OF WORK: \$ 62,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 330.00 INSPECTION: Use Group 13 Type: 512 Signature:	
Proposed Project Description: Construct 2 family townhouse style duplex				PEDESTRIAN ACTIVITIES DISTRICT (PAD.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: _____ CBL: 125-R-008 Zoning Approval: _____ Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: SP		Date Applied For: 30 July 1998					

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

CERTIFICATION

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

17 September 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

- ### Zoning Appeal
- ☐ Variance
 - ☐ Miscellaneous
 - ☐ Conditional Use
 - ☐ Interpretation
 - ☐ Approved
 - ☐ Denied

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

- ### Action:
- ☐ Approved
 - ☐ Approved with Conditions
 - ☐ Denied

Date: _____

CEO DISTRICT 3

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

10-5-98 Met with owner of lot went over setbacks
+ lot area survey. He will call when
ready to pour footings now

10-27-98 Checked setbacks on side 14' OK Footing is in
FRONT yard 25' + OK Contractor ready to set up
foundations forms. now

11/2 - Radon vent?

Dampproofing on full bltn only -
tile running into sump pump. -

12/11/98 Checked framing / headers / electrical with Mike C. OK to
Close in
Plumbing

125-E-8

permit # 981109

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 55-57 Lincoln Street

Issued to Thomas and Christine Toohey

Date of Issue May 24, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981109, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

2 Family Townhouse Style Duplex

APPROVED OCCUPANCY

Use Group R-3

Type 5-B

BOCA 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6/1/00

(Date)

Tom Reed

Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

06/12/00

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: June 9, 1999

SUBJECT: Request for Certificate of Occupancy
Duplex, 56-61 Lincoln Street (125-E-8)

On June 8, 1999 I reviewed the site for compliance with the temporary Certificate of Occupancy memo.

It is my opinion that all of the conditions of approval have been satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: February 24, 1999

RE: Request for Certificate of Occupancy
55-57 Lincoln Street Duplex

On February 24, 1999, the site was reviewed for compliance with the conditions of approval.

My comments are:

1. The landscape work was completed in December; however, the site needs to be checked in the spring for grass coverage and site drainage.

It is my opinion that a **temporary Certificate of Occupancy** can be issued, assuming Code Enforcement has no outstanding issues.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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.**

Location/Address of Construction (include Portion of Building): <u>Lincoln ST Map 125 Block E Lot 8</u>		
Total Square Footage of Proposed Structure <u>1820 sq FT</u>		Square Footage of Lot <u>8,000 sq FT</u>
Tax Assessor's Chart, Block & Lot Number Chart# <u>125</u> Block# <u>E</u> Lot# <u>8</u>	Owner: <u>Thomas + Christine Tooley</u>	Telephone#:
Owner's Address: <u>5 Ninth ST. Scarborough, ME</u>	Lessee/Buyer's Name (If Applicable) <u>Marcel B. Poulin</u>	Cost Of Work: <u>\$62,000.</u> Fee <u>\$330</u>
Proposed Project Description: (Please be as specific as possible) <u>Construct 2 Family Townhouse style Duplex</u>		
Contractor's Name, Address & Telephone <u>#Michael F. L'Heureux DBA 494 Main St. Realty</u> <u>Mailing add. 506 Main ST. Lew. Me 04240</u>		
Current Use: <u>Vacant</u>	Proposed Use: <u>Duplex</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

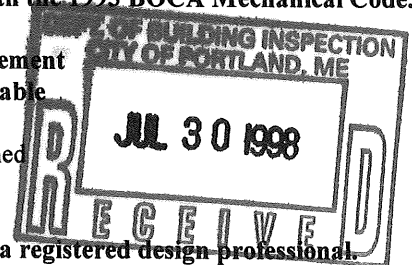
Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/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: <u>Michael F. L'Heureux</u>	Date: <u>7/30/98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



Applicant: Thomas & Christine Tooley Date: 9/25/98

Address: 55-57 Lincoln St C-B-L: 125-E-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot - (next to tracks)

Proposed Use/Work - 2 Story Duplex

Sevage Disposal -

Lot Street Frontage - 50' req - 116.28' shown

Front Yard - 25' req - 25' shown

Rear Yard - 25' req - 25' ~~9~~ shown

Side Yard - 14' req - 45' & 24' shown

Projections - rear ~~decking~~ area —

Width of Lot - 75' req - 110' + shown

Height - 2 story

Lot Area - 6,000^{sq} ft 8,395^{sq} ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2 spaces req - 2 drives - Need to extend parking so not in front yard

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

plot plan shows
different than
construction plan

BUILDING PERMIT REPORT

DATE: 25 Sept. 98 ADDRESS: 55-57 Lincoln ST. (125-E-008)
REASON FOR PERMIT: To Construct duplex Townhouse
BUILDING OWNER: Toohy, T. & C.
CONTRACTOR: Michael F. L'Heureux
PERMIT APPLICANT: _____
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5 B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5, *2.6, *6, *7, *8, *10, *12, *16, *24, *25, *26, *27, *30, *31, *32, *33, *34, *35

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- X 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- X 2.6 Foundations anchors shall be a minimum of ~~1~~1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of From corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- X 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- X 12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height

not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1

14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0

15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1

X16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

X25. All requirements must be met before a final Certificate of Occupancy is issued.

X26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)

28. Please read and implement the attached Land Use-Zoning report requirements.

X29. Water proofing & damp proofing shall be done as per section 1812.3.1

X30. The Foundation shall be a minimum of 8" (section 1812.3.1)

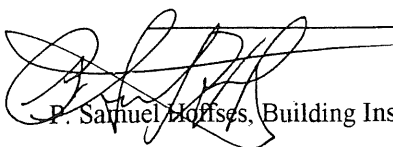
31. Joist (Floor) second Floor 2x10 your plans does NOT show -

32. Bridging as per section 2305.16 of The bldg. code.

33. Boring, Cutting and Notching as per sections 2305.5.1, 2305.3, 2305.4.4.

34. Glass and glazing shall be done in accordance with Chapter #24.

35. Fire Partitions between dwelling units shall be 1 Hour. From Top of The basement Floor to The underside of The roof slab. section 711.4



P. Samuel Morris, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling

Valuation: 62,000.00 Plan Review # _____
 Fee: 330.00 Date: 25 Sept. 98

Building Location: 55-57 CBL: 125-E-008

Building Description: 2 Family Townhouse (duplex)

Reviewed by: S. Noffse

Use or Occupancy: R-3 Type of Construction: 5B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan requirements must be completed before a certificate of occupancy can or will be issued	111.4
2.	minimum of 8" Foundation or footing	1812.3.1
3.	water proofing and damp proofing	1813.0
4.	Anchorage bolts	2305.17
5.	columns	1912
6.	Access attic space	1211.0
7.	Joist (Floor) 2x10"	
8.	Bridging	2305.16
9.	Boring, cutting & Notching	2305.5.1, 2305.3 - 2305.4.4
10.	Footing Table	Table 2305.2
11.	Glass & glazing	Chapter 24
12.	Sound Transmission	1214.0

REV: PSH 6-28-98

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

OK Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
NA Insulated footing provided
OK Soil bearing value (table 1804.3)
OK Footing width
OK Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

OK Design (1812.1)
SA Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SA Water proofing and damp proofing Section 1813
OK Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
SA Columns (1912)
NA Crawl space (1210.2) Ventilation
NA Crawl opening size (1210.2.1)
SA Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

OK Joists - Non sleeping area LL40PSF (Table - 1606)
SA, OK Joists - Sleeping area LL30PSF (Table - 1606)
OK Grade
OK Spacing
OK Span
OK Girder 4" bearing 2305.6.1

Floors (contd.)

- ~~OK~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~V~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFANDS Chapter 35)
- ~~NA~~ Draft stopping (721.7)
- ~~OK~~ Framing of openings (2305.11) (2305.12)
- ~~OK~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~OK~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- ~~OK~~ Design (1609) wind loads
- ~~OK~~ Load requirements
- ~~OK~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~OK~~ Wall framing (2305.4.1)
- ~~OK~~ Double top plate (2305.4.2)
- ~~OK~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~OK~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~OK~~ Wind bracing (2305.7)
- ~~OK~~ Wall bracing required (2305.8.1)
- ~~OK~~ Stud walls (2305.8.3)
- ~~OK~~ Sheathing installation (2305.8.4)
- ~~OK~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~NA~~ Exterior wall covering (Chapter 14)
- ~~NA~~ Performance requirements (1403)
- ~~OK~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~OK~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- NA Roof rafters - Design (2305.15) spans
NA Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
OK Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- OK Approved materials (1404.1)
OK Performance requirement (1505)
OK Fire classification (1506)
OK Material and installation requirements (1507)
NA Roof structures (1510.0)
OK Type of covering (1507)

Chimneys and Fireplaces BOCA Mechanical/1993

- OK Masonry (1206.0)
NA Factory - built (1205.0)
NA Masonry fireplaces (1404)
NA Factory - built fireplace (1403)
NA NFPA 211

Mechanical 1993 BOCA Mechanical Code

State Plumbing Code

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>OK</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>OK</u>
Roof live load	<u>42 PSF</u>	<u>OK</u>
Roof snow load	<u>46 PSF</u>	<u>OK</u>
Seismic Zone	<u>2 C</u>	<u>OK</u>
Weathering area	<u>S</u>	<u>OK</u>
Frost line depth	<u>4' MIN</u>	<u>OK</u>

Glazing (Chapter 24)

- SM Labeling (2402.1)
 _____ Louvered window or jalousies (2402.5)
 _____ Human impact loads (2405.0)
 _____ Specific hazardous locations (2405.2)
 _____ Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- NA General (407)
 _____ Beneath rooms (407.3)
 _____ Attached to rooms (407.4)
 _____ Door sills (407.5)
 _____ Means of egress (407.8)
 _____ Floor surface (407.9)

Egress (Chapter 10)

- OK One exit from dwelling unit (1010.2)
- SR Sleeping room window (1010.4)
- OK EXIT DOOR (1017.3) 32" W 80" H
- OK Landings (1014.3.2) stairway
- NA Ramp slope (1016.0)
- SA Stairways (1014.3) 36" W
- SR Treads (1014.6) 10" min.
- SR Riser (1014.6) 7 3/4" max.
- SM Solid riser (1014.6.1)
- NA Winders (1014.6.3)
- NA Spiral and Circular (1014.6.4)
- SR Handrails (1022.2.2.) Ht.
- SR Handrail grip size (1022.2.4) 1 1/4" to 2"
- SR Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- SR Location and interconnection
- SM Power source

Dwelling Unit Separation Table 602

Electrical
NFPA #

53-61 Lincoln St
1/30/98

494 Main ST Realty

506 Main ST

Lew. Mc
04240

To: Portland Planning Board

The purpose of this site plan review is so that I may construct a duplex on Lincoln ST. This neighborhood appears to have a substantial amount of multi-family housing. I would construct a 26 x 35 2 story townhouse style with a 4 ft ^{5 in} x 10 FT Bulkhead for a utility RM. This structure will be on a slab due to the amount of ledge in the area. The site consists of 8,395 sq. ft. Water + sewer is at the site.

Regards

Michael L Hume

1. Construct a 2 Family
2. 8,395 sq. FT. See attached site plan
3. See site plan.
4. NA
5. See site plan
6. See site plan
7. See site plan and building elevations
8. NA
9. Will submit if necessary
10. See site plan
11. NA

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

19980009

I. D. Number

L'Heureux, Michael

Applicant

dba 494 Main St Realty, Portland, ME

Applicant's Mailing Address

Michael L'Heureux

Consultant/Agent

784-8511

Applicant or Agent Daytime Telephone, Fax

1/30/98

Application Date

Lincoln St Duplex

Project Name/Description

53- 61 Lincoln St

Address of Proposed Site

125-E-008

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) **Duplex**

Proposed Building square Feet or # of Units **8,395 Sq Ft** **R-5**
Acreage of Site 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 Plan **\$300.00** Subdivision Engineer Review Date: **1/30/98**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

☐ Approved ☒ **Approved w/Conditions** see attached ☐ Denied

Approval Date **9/28/98** 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 checked="" type="checkbox"/> Performance Guarantee Accepted	9/15/98 date	\$2,000.00 amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	9/16/98 date	\$100.00 amount	
<input type="checkbox"/> Building Permit Issued	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)	
<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			

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

19980009

I. D. Number

L'Heureux, Michael

Applicant

dba 494 Main St Realty, Portland, ME

Applicant's Mailing Address

Michael L'Heureux

Consultant/Agent

784-8511

Applicant or Agent Daytime Telephone, Fax

1/30/98

Application Date

Lincoln St Duplex

Project Name/Description

53- 61 Lincoln St

Address of Proposed Site

125-E-008

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) **Duplex**

8,395 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

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 Plan **\$300.00** Subdivision Engineer Review Date: **1/30/98**

DRC Approval Status:

Reviewer **Jim Wendel**

☐ Approved ☒ Approved w/Conditions see attache ☐ Denied

Approval Date **7/30/98** Approval Expiration **7/30/99** Extension to ☒ Additional Sheets Attached

☒ Condition Compliance **Jim Wendel** **9/16/98**
signature date

Performance Guarantee ☒ Required* ☐ Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	9/15/98 date	\$2,000.00 amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	9/16/98 date	\$100.00 amount	
<input type="checkbox"/> Building Permit	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)	
<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

19980009

I. D. Number

L'Heureux, Michael

Applicant

dba 494 Main St Realty, Portland, ME

Applicant's Mailing Address

Michael L'Heureux

Consultant/Agent

784-8511

Applicant or Agent Daytime Telephone, Fax

1/30/98

Application Date

Lincoln St Duplex

Project Name/Description

55-57
53- 61 Lincoln St

Address of Proposed Site

125-E-008

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) **Duplex**

8,395 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

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 Plan \$300.00 Subdivisio Engineer Review Date 1/30/98

Planning Approval Status:

Reviewer Kandi Talbot

☐ Approved ☒ Approved w/Conditions See Attached ☐ Denied

Approval Date 7/30/98 Approval Expiration 7/30/99 Extension to ☐ Additional Sheets Attached

☒ OK to Issue Building Permi Kandise Talbot 9/16/98
signature date

Performance Guarantee

☒ Required*

☐ Not Required

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

☒ Performance Guarantee Accepted 9/15/98 \$2,000.00
date amount expiration date

☒ Inspection Fee Paid 9/16/98 \$100.00
date amount

☐ Building Permit Issue
date

☐ Performance Guarantee Reduced
date remaining balance signature

☐ Temporary Certificate of Occupancy ☐ Conditions (See Attached)
date

☐ Final Inspection
date signature

☐ Certificate Of Occupancy
date

☐ Performance Guarantee Released
date signature

☐ Defect Guarantee Submitted
submitted date amount expiration date

☐ Defect Guarantee Released
date signature

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

19980009

I. D. Number

L'Heureux, Michael

Applicant

dba 494 Main St Realty, Portland, ME

Applicant's Mailing Address

Michael L'Heureux

Consultant/Agent

784-8511

Applicant or Agent Daytime Telephone, Fax

1/30/98

Application Date

Lincoln St Duplex

Project Name/Description

53- 61 Lincoln St

Address of Proposed Site

125-E-008

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) Duplex

8,395 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

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 Plan \$300.00 Subdivision Engineer Review Date: 1/30/98

Fire Approval Status:

Reviewer Lt. Mc Dougall

☒ Approved ☐ Approved w/Conditions see attached ☐ Denied

Approval Date 2/2/98 Approval Expiration Extension to ☐ Additional Sheets Attached

☒ Condition Compliance Lt. Mc Dougall 2/2/98
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 Issued	_____		
	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		
<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
ADDENDUM

19980009

I. D. Number

L'Heureux, Michael

Applicant

dba 494 Main St Realty, Portland, ME

Applicant's Mailing Address

Michael L'Heureux

Consultant/Agent

784-8511

Applicant or Agent Daytime Telephone, Fax

1/30/98

Application Date

Lincoln St Duplex

Project Name/Description

53- 61 Lincoln St

Address of Proposed Site

125-E-008

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

- that swales are located behind the building and to the left of the drive closest to the railroad. These are needed to keep runoff directed away from the building.
- that the parking stall of each drive at the building have a grade no greater than 2.5%.

Planning Conditions of Approval

- that the applicant install a porch with roof, so that the building will be compatible with the surrounding neighborhood.

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pools, and/or garage.
2. There shall be no parking within the front yard when there are two separate driveways. The paved parking area shall be extended to allow the parking of

2 CARS beyond the 20' front set back

Fire Conditions of Approval



CITY OF PORTLAND

July 30, 1998

Michael L'Heureux
dba 494 Main Street Realty
Portland, ME 04101

RE: 53-61 Lincoln Street

Dear Mr. L'Heureux:

On July 30, 1998 the Portland Planning Authority granted minor site plan approval for a duplex located at 53-61 Lincoln Street with the following conditions:

- i. that the applicant install a porch with roof, so that the building will be compatible with the surrounding neighborhood.
- ii. that swales are located behind the building and to the left of the drive closest to the railroad. These are needed to keep runoff directed away from the building.
- iii. that the parking stall of each drive at the building have a grade no greater than 2.5%.

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:

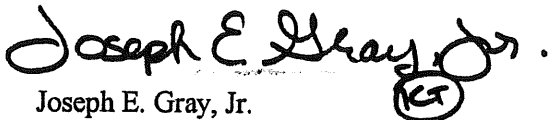
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

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4. Prior to construction, a preconstruction 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 preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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 the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File