

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

PERMIT ISSUED

PERMIT

Permit Number: 030977

DEC 09 2003

This is to certify that Grondin Frank & /Frank D. Grondin Bu
has permission to New 56' x 52' duplex with two 12' x 16' doors.
AT 65 Randall St CITY OF PORTLAND
166 A004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or enclosed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jamie Banke 12/9/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED.

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0977 Issue Date: DEC 09 2003 CBL: 166 A004001

Location of Construction: 65 Randall St		Owner Name: Grondin Frank &		Owner Address: 256 Veranda St CITY OF PORTLAND		Phone: 207-856-1817	
Business Name: n/a		Contractor Name: Frank D. Grondin Builders		Contractor Address: 5 Webster Road Freeport		Phone: 2072337930	
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Duplex			Zone: RS
Past Use: Vacant		Proposed Use: New 56' x 52' duplex with two 8' x 16' decks		Permit Fee: \$2,796.00	Cost of Work: \$300,000.00	CEO District: 2	
Proposed Project Description: New 56' x 52' duplex with two 8' x 16' decks.				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB BOCA 1999	
				Signature:		Signature: JMB 12/9/03	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:			

Permit Taken By: gg		Date Applied For: 08/11/2003		Zoning Approval			
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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. 		Special Zoning Reviews <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Denied Date: 9/11/03		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:		Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: S	
		2003-0167 OK with conditions					

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0977	Date Applied For: 08/11/2003	CBL: 166 A004001
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Location of Construction: 65 Randall St	Owner Name: Grondin Frank &	Owner Address: 256 Veranda St # 1	Phone: 207-856-1817
Business Name: n/a	Contractor Name: Frank D. Grondin Builders	Contractor Address: 5 Webster Road Freeport	Phone: (207) 233-7930
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Duplex	

Proposed Use: New 56' x 52' duplex with two 8' x 16' decks	Proposed Project Description: New 56' x 52' duplex with two 8' x 16' decks.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/04/2003**Note:** 08/26/03 -talked to Ray Dulac - the site plan is not matching the structurals - where are the garage doors on the elevation? Where are the 5' x16' decks? He said he will get back to me.
8/28/03 received revised plans - shows parking & decks on left side are 8x16**Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of revised plans submitted on 8/28/03. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 12/09/2003**Note:** 9/16/03 left vm w/Ray Dulac for more information as stated on review sheets
9/22/03 After much phone tag, spoke w/Ray D. He will come in on 9/24 to submit items for review
10/02/03 Ray cancelled the 9/22 appt., and one scheduled for today
11/03/03 Ray D. Came in to submit required submittals to continue review. Building is ok to issue, waiting for DRC approval.**Ok to Issue:**

- 1) The chimney disclosure must be filled out and submitted to this office prior to issuance of the CO
- 2) Separate permits are required for any electrical, plumbing and heating appliances(including inserts)
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



CITY OF PORTLAND

September 29, 2003

Mr. Ray Dulac
PO Box 128
Gorham, ME 04038

Dear Mr. Dulac:

RE: Application for Minor Site Plan, 65 Randall Street Condominium
(CBL#166A004) (ID#2003-0167)

On April 29, 2003, the Portland Planning Authority granted minor site plan approval for the construction of a two-unit condominium at #65 Randall Street, with the following condition:

1. *A Sewer capacity letter shall be obtained from the City's Wastewater Division. A water capacity letter shall be obtained from the Portland Water District. Copies of both capacity letters shall be submitted to the planning division prior to issuance of building permit.*

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files.

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 2.0% 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.

O:\PLANDEVREVW\Randall65\approvalletter.doc

- 1 -

4. 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.
5. A street opening permit is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact Jay Reynolds at 874-8632.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
✓ Marge Schmuckal, Zoning Administrator
Jay Reynolds, Development Review Coordinator
Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File

Applicant: RAY DALAC

Date: 8/26/03

Address: 65-71 RANDALL ST

C-B-L: 166-A-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Dev.

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct new 52' x 56' Duplex with 2 8' x 16' decks

Sewage Disposal - City

Lot Street Frontage - 50' min - 100' shown

Front Yard - 20' req - 21.5' to edge of front Deck

Rear Yard - 20' req - 66' scaled to closest

Side Yard - 14' req - 12' (ok to reduce one side if 2 feet added to other side) ; 16' shown ok

Projections - 2 (8x16) Decks on left side

Width of Lot - 60' min - 100' shown

Height - 35' MAX - 32' measured to lowest pt

Lot Area - 6,000^{sq} min 75,000^{sq}

Lot Coverage/Impervious Surface - 40% of 6,000^{sq}

$2(8 \times 16) = 256$

$51 \times 52 = 2652$

Area per Family - for 2 units only 3,000^{sq} each unit or 6,000^{sq} min

$256 + 2652 = 2908$

Off-street Parking - 4 req - 4 spaces shown

Loading Bays - N/A

Site Plan - minor site # 2003-0167

Shoreland Zoning/Stream Protection - just outside of shoreland

Flood Plains - Panel 7 Zone X Decks are just in shoreland - well over 75' from HWM (~235' from HWM)

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

Card Number 1 of 1
 Parcel ID 166 A004001
 Location 65 RANDALL ST
 Land Use VACANT LAND
 Owner Address GRONDIN FRANK & PHILIP H GRONDIN JR
 256 VERANDA ST # 1
 PORTLAND ME 04103

Book/Page 17779/236
 Legal 166-A-4-5
 RANDALL ST 65-71
 15000 SF

Valuation Information

Land	Building	Total
\$44,310	\$ 0.00	\$44,310

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.344	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/01/2002	LAND + BLDING	\$65,000	17779-236
06/18/2001	LAND + BLDING	\$125,000	16422-174

Picture and Sketch

Picture Sketch

[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.



03 0977

All Purpose Building Permit 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.

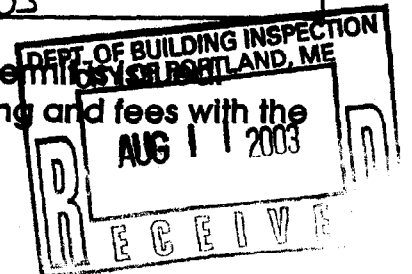
Location/Address of Construction: <u>65 Randall St</u>		
Total Square Footage of Proposed Structure <u>4000 SF</u>	Square Footage of Lot <u>15000 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>166</u> Block# <u>A</u> Lot# <u>4+5</u>	Owner: <u>Frank D. Grandin</u>	Telephone: <u>856-1817</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ray Dulac (207) 233-7930</u> <u>11 Bartlett Rd</u> <u>Gorham, ME 04038</u>	Cost Of Work: <u>\$300,000</u> Fee: \$ <u>2721.00</u>
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>residence</u> <u>COLO</u> <u>1500</u>		
Approximately how long has it been vacant: <u>1 yr.</u> <u>Sta</u> <u>400.00</u>		
Proposed use: <u>Duplex</u> <u>56' x 52'</u> <u>Total 3,196.00</u>		
Project description: <u>2 decks 5' x 16'</u>		
Contractor's name, address & telephone: <u>Frank Grandin Builders</u> <u>11 Bartlett Rd.</u> <u>Gorham, ME 04038</u>		
Who should we contact when the permit is ready: <u>Ray Dulac</u> <u>called 8/26/03</u> <u>where's garage</u> <u>no decks reduced</u>		
Mailing address: <u>PO Box 128</u> <u>Gorham, ME 04038</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>(207) 233-7930</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Raymond P. Dulac Date: 8/7/03

This is NOT a permit, you may not commence ANY work until the permit is issued by the Planning Department on the 4th floor of City Hall



MAINLAND STRUCTURES
P.O. BOX 128
GORHAM, ME 04035
(207) 856-1817

August 11, 2003

Dear Sir or Madam:

Attached is a City of Portland site plan application pertaining to 65 Randall St. A residential dwelling was removed from the property in March of 2002. We are now proposing to replace it with a two-unit condominium. I have included a copy of the site/grading plan, if you have questions or comments please contact me.

Respectfully Yours,

Ray Dulac
Ray Dulac / project mgr.

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <u>65 Randall St.</u>		Zone:
Total Square Footage of Proposed Structure: <p style="text-align: center;">4,000 SF</p>	Square Footage of Lot: <p style="text-align: center;">15,000 SF</p>	
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <p>166 A 4 and 5</p>	Property owner's mailing address: Frank D. Grandin P.O. Box 128 Gorham, ME 04038	Telephone #: (207) 856-1817
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#: Ray Dulac cell # 233-7930 P.O. Box 128 office 856-1817 Gorham, ME fax 856-2825 04038	Project name: <p style="text-align: center;">65 Randall St.</p>
<p>Proposed Development (check all that apply)</p> <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" 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 _____		
<p>Major Development (more than 10,000 sq. ft.)</p> <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)		
<p>Minor Site Plan Review</p> <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)		
<p>Plan Amendments</p> <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 #)

Mainland Structures 856-1817
P.O. Box 128
Gorham, ME 04038

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 chapter 14](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: *Ray Dulan*

Date: *11 Aug 03*

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

NOV 20 1958

FILE

Exhibit A - Property Description

A certain lot or parcel of land situated on the northwesterly side of Randall Street (formerly called Dyer Street) at East Deering in said Portland, Cumberland County and State of Maine bounded and described as follows:

Beginning at a point in the northwesterly side line of said Randall Street at the most southerly corner of lot numbered one hundred sixty-five (165), as shown on a plan of L. W. Dyer's land, recorded in Cumberland Registry of Deeds, Plan Book 7, Page 2; thence running southwesterly along said side line of Randall Street fifty (50) feet to a point; thence northwesterly at right angles to said side line of Randall Street one hundred and fifty (150) feet to a point; thence northeasterly parallel to said street fifty (50) feet to a point; thence southeasterly by the line of said lot numbered one hundred and sixty-five (165) a distance of one hundred and fifty (150) feet to the point of beginning; containing seven thousand five hundred (7500) square feet of land.

~~Also another certain parcel of land, with the buildings thereon, situated on the northwesterly side of said Randall Street and being lot numbered one hundred sixty-five (165) as shown on said plan recorded in Cumberland Registry of Deeds in Plan Book 7, Page 2.~~

Being the same premises conveyed to Howard C. Foss and Cecile M. Foss by Ann Marie Hansen by deed dated August 26, 1958, and recorded in the Cumberland County Registry of Deeds in Book 2429, Page 267, the said Howard C. Foss having died leaving Cecile M. Foss as surviving joint tenant.

~~To: Foss~~
~~From: Mike~~

~~10/15/58~~

0002284

0042270174

Warranty Deed
(Maine Statutory Short Form - Transfers to Commons)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Charles M. Fox**, of Portland, County of Cumberland, State of Maine, for consideration paid, do hereby GRANT to **Frank B. Grondin** whose mailing address is **3 Webster Road, Prospect, Maine 04072**, a one-third (1/3) common and undivided interest, AND to **Philip H. Grondin, Jr.**, whose mailing address is **263 Holman Road, Scarborough, Maine 04074**, a one-third (1/3) common and undivided interest, AND to **Michael P. O'Brien**, whose mailing address is **8 Woodcrest Road, Cape Elizabeth, Maine 04107**, a one-third (1/3) common and undivided interest with **Warranty Covenants**, in the land together with all buildings thereon, more particularly described as follows:

See attached Exhibit A - Property Description

WITNESS my hand and seal this 12th day of June, 2001.

Signed, Sealed, and Delivered in the presence of:

Charles M. Fox

Charles M. Fox
Charles M. Fox

STATE OF MAINE
COUNTY OF CUMBERLAND

June 12, 2001

Personally appeared the above-named **Charles M. Fox**, and acknowledged to signing instrument to be his free act and deed.

Notary Public

Michael P. O'Brien
Michael P. O'Brien
Attorney at Law

My commission expires:

Printed Name

16422 175

Exhibit A - Property Description

A certain lot or parcel of land situated on the northwesterly side of Randall Street (formerly called Dyer Street) at West Dorrington in said Portland, Cumberland County and State of Maine bounded and described as follows:

beginning at a point in the northwesterly side line of said Randall Street at the west southerly corner of lot numbered one hundred sixty-five (165), as shown on a plan of L. W. Dyer's land, recorded in Cumberland Registry of Deeds, Plan Book 7, Page 1, thence running southwesterly along said side line of Randall Street fifty (50) feet to a point; thence northwesterly at right angles to said side line of Randall Street one hundred and fifty (150) feet to a point; thence northwesterly parallel to said street fifty (50) feet to a point; thence southeasterly by the line of said lot numbered one hundred and sixty-five (165) a distance of one hundred and fifty (150) feet to the point of beginning; containing seven thousand five hundred (7500) square feet of land.

Also another certain parcel of land, with the buildings thereon, situated on the northwesterly side of said Randall Street and being lot numbered one hundred sixty-five (165) as shown on said plan recorded in Cumberland Registry of Deeds in Plan Book 7, Page 1.

Being the same premises conveyed to Edward G. Foss and Corilla M. Foss by Ann Marie Hanson by deed dated August 26, 1928, and recorded in the Cumberland County Registry of Deeds in Book 2429, Page 257, the said Edward G. Foss having died leaving Corilla M. Foss as surviving joint tenant.

RECEIVED
RECORDS DEPARTMENT OF DEEDS
22ND JAN 18 AM 11:43
CUMBERLAND COUNTY
John H. O'Brien

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

2003-0167
Application I. D. Number
08/11/2003
Application Date
Two-Unit Condominium
Project Name/Description

Ray Dulac
Applicant
PO Box 128, Gorham, ME 04038
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 856-1817 Applicant Fax: (207) 856-2825
Applicant or Agent Daytime Telephone, Fax

65 - 65 Randall St, Portland, Maine
Address of Proposed Site
166 A004001
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) _____

4,000 s.f. Proposed Building square Feet or # of Units Acreage of Site R5 Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review \$300.00 Date 12/05/2003

Status: Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 09/29/2003 Approval Expiration 09/29/2004 Extension to _____ Additional Sheets Attached

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	12/09/2003 date	\$5,000.00 amount	10/30/2005 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	12/09/2003 date	\$300.00 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
ADDENDUM**

2003-0167
Application I. D. Number

Ray Dulac
Applicant
PO Box 128, Gorham, ME 04038
Applicant's Mailing Address

08/11/2003
Application Date

Two-Unit Condominium
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 856-1817 Applicant Fax: 2078562825
Applicant or Agent Daytime Telephone, Fax

65 - 65 Randall St, Portland, Maine
Address of Proposed Site
166 A004001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 A Sewer capacity letter shall be obtained from the City's Wastewater Division. A water capacity letter shall be obtained from the Portland Water District. Copies of both capacity letters shall be submitted to the planning division prior to issuance of building permit.

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees (PER UNIT) must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #67 Randall Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Approval Conditions of Fire

- 1 Applicant must show hydrant within 500' path of travel.

65 Randall
166-A-4

03-0977

Soil type/Presumptive Load Value (Table 401.4.1)	22500 Assumed Sabago Technics	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	8" x 18" 12" x 20"	OK
* Foundation Drainage Dampproofing (Section 406)	?	OK
Ventilation (Section 409.1) Crawls Space ONLY	# 11 Foundation Notes	
* Anchor Bolts/Straps (Section 403.1.4)	?	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	4" Schedule 40	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	5 1/4 x 11 1/4 LVL @ 3 places Garage w/ 14 x 26 steel	Stamped
Sill/Band Joist Type & Dimensions	2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 @ 16 O.C.	

* ? Party Wall

OK will stamp
for structural detail

* Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	* Steel & LVL's carrying beams	OK
* Attic or additional Floor Joist Species Dimensions and Spacing(Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	3rd	
Roof Rafter; Pitch, Span, Spacing & Dimension(Table 802.3.2(7))	2x10 16 O.C. 7:12	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	1/2 CDX 1/2" OSB	OK
Fastener Schedule (Table 602.3(1) & (2))	OK	

Stairs Number of Stairways Interior Exterior * Treads and Risers (Section 314) Width Headroom * Guardrails and Handrails (Section 315)	2 each side 2 " " N/A - 10" x 7" verify max w/designer 3'6" 6'8" - shows 34-38 for guard/hand combo 4" space 36" ext. Deck	OK OK
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside) Fire separation	5/8 all around	OK
* Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	? Door NO Access from Garage	OK
Egress Windows (Section 310)	oversized	OK

Roof Covering (Chapter 9)	Asphalt	OK
Safety Glazing (Section 308)	1st Floor Tempered	OK
Attic Access (BOCA 1211.1)	22x30	OK
Draft Stopping around chimney	Framing Notes	OK
Header Schedule	OK	
Type of Heating System	? Oil FHW chimney	(disclosure) will verify OK
Smoke Detectors Location and type/Interconnected	OK	

See Chimney Summary Checklist

16x8 Deck 2x8 Joists PT - Lagged to Rim
 Beam ~~6x12~~ 4x10 - can span 9'6"
 * Cantilever 3' exceeds 1/4 of 9' span

OK Reduce to 2'

**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1
		2-inch minimum thickness for hearth extension.	1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10
		12 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10
		20 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11
		12-inch minimum firebox depth for Rumford fireplaces.	
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber			
Wall thickness	H	6 inches lined; 8 inches unlined.	1003.8
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;
		1/2-inch grout or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances			
From chimney	N	2 inches interior, 1 inch exterior.	1001.15
From fireplace		2 inches front, back or sides.	1003.12
Combustible trim or materials		6 inches from opening.	1003.13
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6
Anchorage ^a			
Strap	O	3/16 inch by 1 inch.	
Number		Two.	1003.4
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.	
Fasten to		Four joists.	
Bolts		Two 1/2-inch diameter.	
Footing			
Thickness	P	12-inch minimum.	1003.2
Width		6 inches each side of fireplace wall.	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.