

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

Location of Construction: <i>So. Grafton St (11-13)</i>		Owner: <i>Mulkerin (MJM)</i>		Phone:		Permit No: 960703	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: <i>MJM 426 Forest Ave</i>		Address: <i>Ptld, ME 04101 772-2127</i>		Phone:		Permit Issued: JUL 22 1996	
Past Use: <i>vacant Land</i>		Proposed Use: <i>duplex</i>		COST OF WORK: \$ 80,000.00		PERMIT FEE: \$ 420.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>P3</i> Type: <i>502</i> <i>BOCA 93</i>	
Proposed Project Description: <i>Construct Duplex</i>				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>R-3</i> CBL: <i>169-E-025</i>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>ok with conditions</i> 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: <i>22 March 1996</i>					

1. This permit application doesn't 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..

PERMIT ISSUED WITH LETTER

off E Kidder

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 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 July 1996 - Permit Routed
22 March 1996

SIGNATURE OF APPLICANT *Amy Mulkerin* 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

CEO DISTRICT

[Signature]

COMMENTS

9-17-96 Foundation had all been poured wasn't give enough notification. Lot lines checked OK

9-24-96 Waterproofing has been put on.

9-25-96 Storm drains have been put in. Backfilling

10-18-96 Framing has been checked out, all complete.

12-2-96 Sheet rock has been put up with all fixtures electrical & plumbing.

12-13-96 Dry is all completed. Needs a cover for sump hole. Site work needs inspection.

Inspection Record

	Type	Date
Foundation:	OK M J	9-17-96
Framing:	OK M J	10-18-96
Plumbing:		
Final:		
Other:		



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 11-113 South Portland St Portland ME 04101

Issued to MJH Associates Date of Issue 06 July 1998

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. 960703 , 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

APPROVED OCCUPANCY

Entire

Duplex

Limiting Conditions:

This certificate supersedes
certificate issued 17 JAN 97

Approved:

[Signature]

(Date) 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.



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

■ ROADWAY DESIGN
■ ENVIRONMENTAL ENGINEERING
■ TRAFFIC STUDIES AND MANAGEMENT
■ PERMITTING
■ AIRPORT ENGINEERING
■ SITE PLANNING
■ CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: December 13, 1996

RE: Request for Certificate of Occupancy
11-13 South Grafton Street (169-E-025)

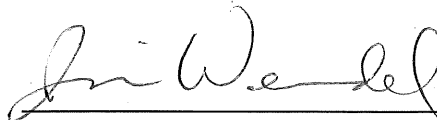
On December 13, 1996 I reviewed the site for compliance with the conditions of approval dated 7/12/96.

Several items need attention; they are:

1. One of the 6' granite curb tip downs is out of place and must be reset.
2. The final grading and loaming and seeding of the site is incomplete; The grading does not conform to the grading plan submitted. There is significant ponding of water on the westerly side of the building. The applicant must place a 2" layer of sand under the loam layer per a memo from Jim Seymour dated June 7, 1996.
3. The bituminous walk and driveway apron have not been paved.
4. All disturbed areas must be stabilized with a heavy layer of mulch for the winter period.
5. The applicant must submit a copy of the sewer permit to the DRC; this will show proof that public works has the required as-built data.
6. The existing lilac bush beside the drive has been significantly damaged; if it cannot be properly pruned to save it, than it must be replaced.
7. The sump pump outlet must be exposed within the riprap apron.

8. The riprap stone beside the drive at the entrance does not conform to the approved plan. The plan called for a 2' wide x 6" layer of "crushed stone"; not 4"-6" stone.
9. The paving of the trench repair is unacceptable; the joints are not smooth and settlement has occurred within the repair.
10. The plan must be updated to state that the developer is responsible for maintaining the gravel parking surface and entrance and that the utility service be located as required in a memo to Kandi Talbot from Jim Seymour dated June 7, 1996.

It is my opinion that a temporary certificate of occupancy could be issued when item 4 above has occurred and assuming code enforcement has no outstanding issues.



James T. Wendel, P.E

c: Kandi Talbot, Planning Department

JN1350.101113sgft



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

871-8695

TO: Code Enforcement
FROM: Steve Bushey, Development Review Coordinator *SB*
DATE: July 22, 1997
RE: Request for Certificate of Occupancy, 11-13 South Grafton Street (169-E-025)

On July 18, 1997 I reviewed the site for compliance with items outlined in a December 13, 1996 letter from Jim Wendel. The following items outlined in that letter are incomplete:

1. One of the 6' granite tipdowns is out of place and must be reset.
2. The existing lilac bush beside the drive has been damaged and has not been replaced.
3. The riprap stone beside the drive at the entrance does not conform to the approved plan. The plan called for a 2' wide x 6" layer of crushed stone; not 4" - 6" stone which was installed.
4. The paving of the street trench repair is unacceptable; the joints are not smooth and settlement has occurred with in the repair.

Based on these comments a permanent certificate of occupancy should not be issued until the issues are addressed. Items 1 and 4 are particularly important given their location in the public right-of-way.

cc: Kandi Talbot, Planner

*1-5-98 spoke with owner work will be finished
this spring*



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: June 30, 1998

SUBJECT: Request for Certificate of Occupancy
11-13 South Grafton Street (169-E-025)

On June 29, 1998 the site was reviewed for compliance with the conditions of approval dated 7/12/96 and a memo to code enforcement dated July 22, 1997 regarding a request for a permanent certificate of occupancy. My comments are:

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

Applicant: MJM Assoc.
Address: 11-13 So. Grafton St
Assessors No.: 169-E-25

Date: 7/19/96

CHECK-LIST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-5

Interior or corner lot -

Use - NEW Duplex - No

Sewage Disposal - City -

Rear Yards - 20' req. - 21' shown

Side Yards - 12' req. - 14' shown

Front Yards - 20' req. - 30' shown

Projections - rear bulkheads - decks

Height - 2 story

Lot Area - 6,000 sq ft min 10,289 sq ft given

Building Area - max 40% of lot coverage or max 4115.16

Area per Family - 3000 sq ft/fam or 6,000 sq ft - ok

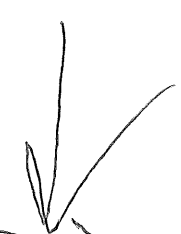
Width of Lot - 60' req. ~ 67' shown

Lot Frontage - 50' req. 50' shown

Off-street Parking - 4 cars - ok per H-336

Loading Bays - N/A

Condition



Note: The Decks per Any mulfan will not be part of the construction they set in the rear setback

32 x 26 = 832'

Site Plan - minor

Shoreland Zoning - N/A

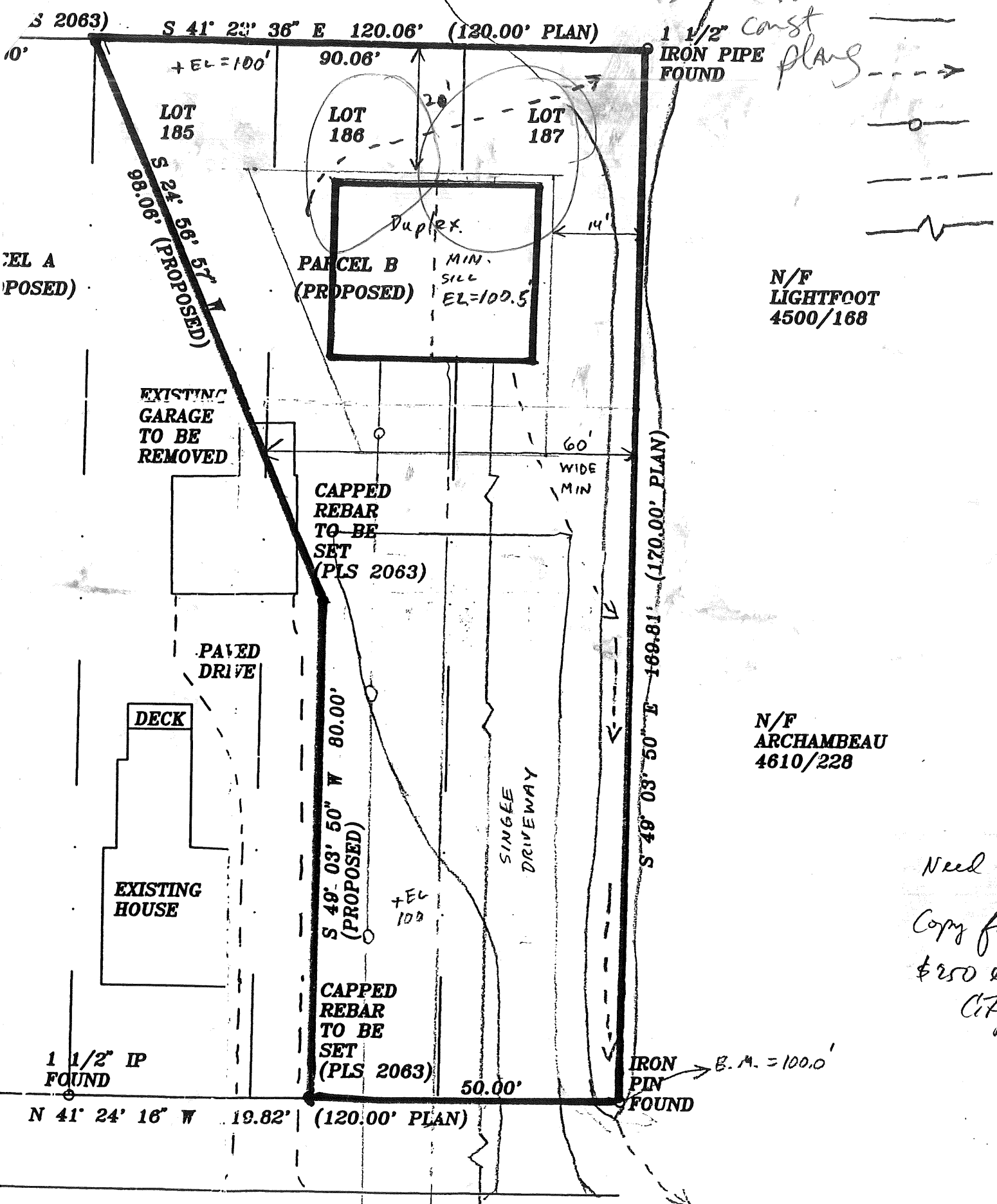
Flood Plains - N/A zone C panel 7 of 17

Existing garage on parcel A shall be removed prior to construction

14-425 -> bulkheads can not extend more than 2 feet into rear 20' set back

8' Decks shown on

LEGEND:



N/F LIGHTFOOT 4500/168

N/F ARCHAMBEAU 4610/228

Need c.
Copy for
\$250 ext
City of

STORM
SEWER

GRAFTON STREET (RT)

CAPPED REBAR TO BE SET (PLS 2063)

S 41° 23' 36" E 120.06' (120.00' PLAN)

LEGEND:

- EXIS
- - - -> DR
- — WA
- - - -
- ~ ~ ~ ~

CEL A (PROPOSED)

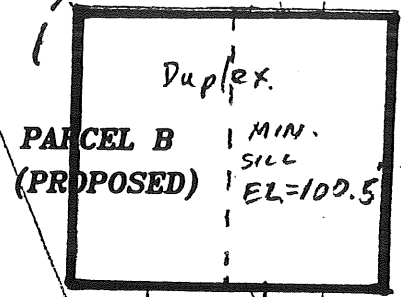
LOT 185

LOT 186

LOT 187

1 1/2" IRON PIPE FOUND

S 24° 58' 57" W 98.08' (PROPOSED)



N/F LIGHTFOOT 4500/168

EXISTING GARAGE TO BE REMOVED

CAPPED REBAR TO BE SET (PLS 2063)

60' WIDE MIN

PAVED DRIVE

DECK

EXISTING HOUSE

N/F ARCHAMBEAU 4610/228

S 49° 03' 50" W 80.00' (PROPOSED)

SINGLE DRIVEWAY

S 49° 03' 50" E 168.81' (170.00' PLAN)

Need c...
Copy for \$250 ext City of

CAPPED REBAR TO BE SET (PLS 2063)

50.00'

IRON PIN FOUND B.M. = 100.0'

1 1/2" IP FOUND

N 41° 24' 16" W 19.82' (120.00' PLAN)

STORM SEWER

GRAFTON STREET (RT)

BUILDING PERMIT REPORT

DATE: 19/July/96 ADDRESS: 11-13 So. Grafton St.

REASON FOR PERMIT: To Construct a duplex.

BUILDING OWNER: MJM ASSOCIATES

CONTRACTOR: Same APPROVED: *1 *7 *9 *11

PERMIT APPLICANT: _____ DENIED: *13 *14 *15 *16

CONDITION OF APPROVAL OR DENIAL

- *1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- *7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
- *9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)

* 11. Guardrail & 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.

12. 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/1993)

* 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~

* 14. Headroom in habitable space is a minimum of 7'6".

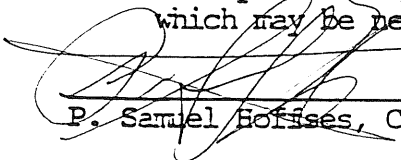
* 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

* 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

17. 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".

18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

19 July 1996

MJM
426 Forest Ave.
Portland, Maine 04101

RE: 11-13 South Grafton St.

Dear Amy,

Your application to construct a duplex has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTILL ALL REQUIREMENTS OF THIS LETTER ARE MET.

SITE PLAN REVIEW REQUIREMENTS

Building Inspection : 1. The existing garage on parcel "A" shall be removed prior to the construction on parcel "B". 2. The proposed decks shall **NOT** be part of this approval as would be within the setback requirement of 200'. 3. The rear bulkhead shall not extend more than 2' into the rear setback. 5. Separate permits are required for any future decks or garages. M. Schmuckal
Fire Dept.: Approved Lt. McDougall PFD

Dev. Rev. Coord. : Please read and implement attached requirements on memo. to K. Talbot dated 6/7/96 with condition of approval. J. Seymour

Planning Div.: Buffer of shrubs between parking spaces and property line as discussed with Arborist. 2. 1 more street tree as discussed with Arborist. K. Talbot

Building Code Requirements

1. Please read and implement items 1,7,9,11,13,14,15,&16 of the attached building permit report.
2. The tenant separation wall shall run from the basement to the roof or ceiling of the second floor. This wall must have a fire resistance rating of one hour. See requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses

Chief of Inspection Services

cc: Lt McDougall PFD

M. Schmuckal

J Seymour

K. Talbot

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical code and the following specification:

Date 24 October 1996

LOCATION: 11-13 So. Grafton St

Permit # 14174

OWNER MJM Associates ADDRESS _____

							TOTAL EACH FEE		
OUTLETS									
		Receptacles		Switches		Smoke Detector	114	.20	22.80
FIXTURES		(number of)							
		incandescent		fluorescent			20	.20	4.00
		fluorescent strip						.20	
SERVICES									
		Overhead				TTL AMPSTO	800	200	15.00
		Underground					800		15.00
TEMPORARY SERV.									
		Overhead				AMPS OVER	800		25.00
		Underground					800		25.00
METERS		(number of)					2	1.00	2.00
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units						5.00	
APPLIANCES		Ranges	2	Cook Tops		Wall Ovens		2.00	
		Water heaters		Fans	2	Dryers	2	2.00	
Disposals		Dishwasher	2	Compactors		Others (denote)	8	2.00	16.00
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent						10.00	
		Signs						5.00	
		Pools						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty						2.00	
		Outlets							
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
TRANSFORMER		Panels					1	4.00	4.00
		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
						TOTAL AMOUNT DUE			
		MINIMUM FEE/COMMERCIAL 35.00				MINIMUM FEE	25.00		59.80

INSPECTION: Will be ready 10/25 or will call _____

CONTRACTORS NAME Ron Laughton
 ADDRESS P.O. Box 1297 Scarborough
 TELEPHONE 883-5858
 MASTER LICENSE No. 14174
 LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR



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

I. D. Number _____

Applicant MJM Associates
426 Forest Ave Portland, ME 04101

10MAY96 from 22MAR96
Application Date

Applicant's Mailing Address
Amy Mulkerin 772-2127
Consultant/Agent

So. Grafton St (11-13)
Address of Proposed Site
169-E-025
Assessor's Reference: Chart-Block-Lot

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 Other (specify) Duplex
832 GFC 10,292 Sq Ft

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 250.00 subdivision 50.00 Paid 22MAR96 250.00 Additional Paid _____

Approval Status:

Reviewer JAMES SEYMOUR

- Approved Approved w/Conditions listed below Denied

1. Please see attached memorandum to Kandice Talbot dated 6/7/96
2. with conditions of Approval.
3. _____
4. _____

Approval Date 7/12/96 Approval Expiration 7/12/97 Extension to _____ date _____

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	<u>7/12/96</u> date	<u>\$ 3,000.00</u> amount	<u>2/12/97</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>7/17/96</u> date	<u>\$ 51.00</u> amount	
Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
Performance Guarantee Released	_____ date _____	_____ signature _____	
Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
Defect Guarantee Released	_____ date _____	_____ signature _____	

Address: So. Grafton St (11-13)



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

I. D. Number

Applicant MLP Associates
410 Forest Ave Flg. 2nd Flr

10MAY96 (from 22MAR96)
Application Date

Applicant's Mailing Address
Amy Bullock 772-2127

Project Name/Description
So. Cragdon St (11-13)

Consultant/Agent

Address of Proposed Site
169-E-023

Applicant or Agent Daytime Telephone, Fax

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 Other (specify) Duplex

Proposed Building Square Feet or # of Units 832 GFC Acreage of Site 10,292 Sq Ft Zoning R-5

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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 250.00 subdivision 30.00 Paid 22MAR96 250.00 Additional Paid

Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions listed below Denied

- buffer of shrubs between parking spaces and property line as discussed with arborist
- 1 more street tree as discussed with arborist
-
-

Approval Date 7/12/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance Kandice Talbot 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	<u>7/12/96</u> date	<u>\$3,000.00</u> amount	<u>2/12/97</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	<u>51.00</u> amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address:



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

I. D. Number

Applicant MJM Associates
426 Forest Ave Ptlid, ME 04101

10MAY96 from 22MAR96
Application Date

Applicant's Mailing Address
Amy Mulkerin 772-2127
Consultant/Agent

Project Name/Description
So. Grafton St (11-13)
Address of Proposed Site
169-E-025

Applicant or Agent Daytime Telephone, Fax

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 Other (specify) Duplex
832 GFC 10,292 Sq Ft R-5
Proposed Building Square Feet or # of Units Acreage of Site 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"/> Single-Family Minor	<input type="checkbox"/> Other _____

Fees paid: site plan 250.00 subdivision 50.00 Paid 22MAR96 250.00 Additional Paid _____

Approval Status:

Reviewer Manga Schmidt

Approved Approved w/Conditions listed below Denied

- The existing garage on Parcel "A" shall be removed prior to construction on Parcel "B"
 - The proposed decks shall NOT be part of this approval as they would be within the rear set back require ment of 20'
 - The rear bulk heads shall not extend more than 2' into the rear set back
 - Separate permits are required for any future decks or garages
- Approval Date 7/19/96 Approval Expiration _____ date Extension to _____ date 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 _____	
Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
Performance Guarantee Released	_____ date _____	_____ signature _____	
Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
Defect Guarantee Released	_____ date _____	_____ signature _____	

Address: So. Grafton St (11-13)



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

I. D. Number _____

MJM Associates

10MAY96 from 22MAR96

Applicant MJM Associates
420 Forest Ave Portland, ME 04101

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

Amy Mulkerin 772-2127

So. Grafton St (11-13)

Consultant/Agent _____

Address of Proposed Site _____

169-E-025

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) Duplex

832 GFC

10,292 Sq Ft

R-5

Proposed Building Square Feet or # of Units _____

Acreeage of Site _____

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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 250.00 subdivision 50.00 Paid 22MAR96 250.00 Additional Paid _____

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/10/96 Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: So. Grafton St (11-13)



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Kandice Talbot, Planning Technician

FROM: James Seymour, Acting Development Review Coordinator *JRS*

DATE: June 7, 1996

SUBJECT: 11-13 South Grafton Street Duplex

I have reviewed the revised site plan dated 6-4-96 of a proposed duplex residence at 11-13 South Grafton Street for MJM Associates. I feel it is acceptable to approve the site plan with the following conditions.

1. The driveway cut shall be inspected by Public Works at the time of construction. Two 6' granite tipdowns shall be installed in accordance with the City of Portland Technical Standards and Specifications.
2. The lawn detail for the front yard, shall include a 2" mat of clean sand under the loam layer. This will provide a more suitable condition for the grass to grow and will provide a small portion of absorbency so that the yard will not be so saturated during wet conditions.
3. A note shall be added to the plan which states it shall be the developers responsibility to maintain the gravel parking area and entrance from any erosion, ponding or winter icing conditions.
4. The sump pump outlet shall be constructed with riprap (DSO=6") to provide protection from erosion and scouring. The riprap outlet should extend from the proposed location towards the property corner and be constructed in a manner such that it will act much like a small level lip spreader.
5. The applicant shall show on the plan the proposed electric utility location and whether or not the service will be overhead or underground.

Based on my observations and meetings with the applicant I believe that these items can be made a condition of approval because of their minor detail. It is my understanding that the applicant wishes to begin construction immediately, and would therefore recommend that these issues be addressed during construction with the understanding that any change will require the applicant to submit a revised plan.