

Permit No: **971333**

PERMIT ISSUED
 DEC 30 1997
CITY OF PORTLAND

Zone: **CBL: 303-B-001**

Zoning Approval: *Approved with conditions*
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: *12/15/97*

CEO DISTRICT 7

Location of Construction: *393 Warren Ave* Owner: *Vance, John & Joan* Phone:

Owner Address: *393 Warren Ave Pt.14, ME 04103* Lessee/Buyer's Name: *797-2891* Phone: Business Name:

Contractor Name: *SAA* Address: Phone:

Past Use: *RESIDENTIAL* Proposed Use: **COST OF WORK:** **PERMIT FEE:**
 \$ 200.00 \$ 25.00

FIRE DEPT. Approved Denied Use Group: Type:

Signature: Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved with Conditions Denied

Proposed Project Description: *Demolish Garage/Shed (10 x 50)* Signature: Date:

Permit Taken By: *Mary Gresik* Date Applied For: *15 December 1997*

- 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.

PERMIT ISSUED WITH REQUIREMENTS

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

SIGNATURE OF APPLICANT *John Vance* ADDRESS: DATE: *15 December 1997* PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

BOOK 6918 PAGE 54

TO HAVE AND TO HOLD the aforegranted premises, with all the privileges and appurtenances thereof, to the said Peter F. Holmes, his heirs and assigns, to him and his use and behoof forever.

AND We do COVENANT with the said Grantee, his heirs and assigns, that We are lawfully seized in fee of the premises, that they are free of all encumbrances, and that We have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that We shall and will WARRANT AND DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said, Your Home Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Alfred J. Waxler, its President, thereunto duly authorized, this day of October, 1985.

Signed Sealed and Delivered

in the presence of

Francis J. Crozier

Alfred J. Waxler
Alfred J. Waxler
State of Maine
YOUR HOME, INC. BY
ALFRED WAXLER, PRES.
at Portland

CUMBERLAND ss.

Then personally appeared the above named Alfred J. Waxler, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

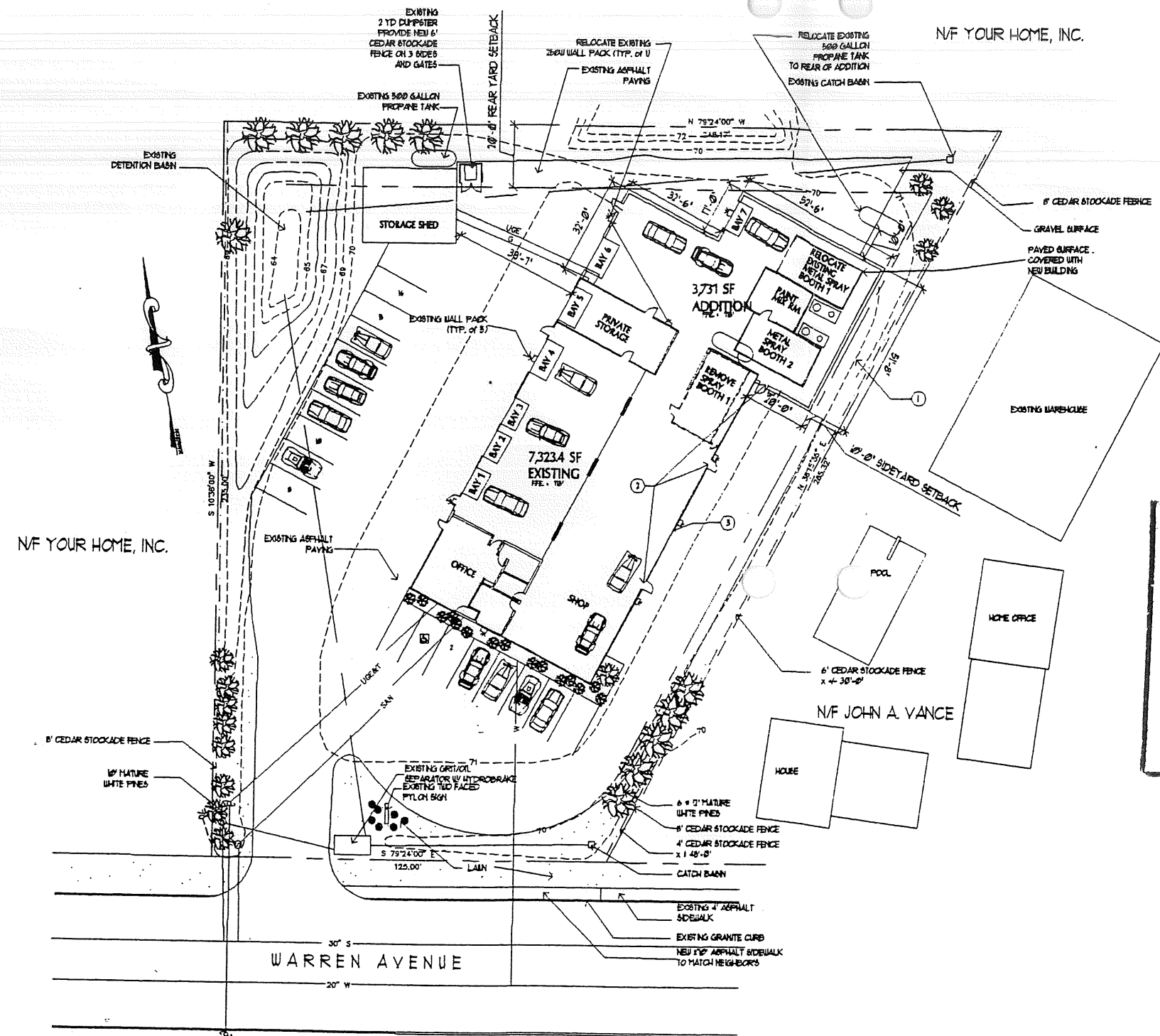
SEAL

Dated: October 2, 1985 Before me

Francis J. Crozier
Notary Public
Francis J. CROZIER

MY COMMISSION EXPIRES
NOVEMBER 5, 1989

SEAL



- Planning Board Notes
- 1) Remove all outside storage from fence at western (Vance) property line.
 - 2) Alarm (3) man doors visually 4 audibly alert employees when door has been left open for 180 seconds. Internally mounted.
 - 3) Overhead door to be bolted shut.

**CITY OF PORTLAND
APPROVED SITE PLAN**
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL 6/9/98

TOTAL SITE AREA	43,847.1 SF
IMPERVIOUS SURFACE AREA	±32,943 SF (75.2%)
EXISTING BUILDING	7,323.5 SF
PROPOSED ADDITION	3,731.4 SF
TOTAL BUILDING	11,054.9 SF
ZONE	B-4

SITE PLAN-I



71 FEDERAL STREET
PORTLAND, ME 04101
207.761.9000
fax: 761.2010
portcity@jvconet.com

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permission of PORT CITY
ARCHITECTURE PA

Mary Gaudet

Harbour Auto Body
401 Warren Avenue
Portland, Maine

JOB: 97174

ISSUE DATE	
PRELIM.	9/5/97
APRVL.	3/23/98
C.D.'s	4/9/98
BID	
REVISION	6/4/98
PRINT	

SITE
PLAN-M
A-1



Location of Construction: **393** 389 Warren Ave
 Owner: Vance, John & Joan
 Phone: _____
 Lessee/Buyer's Name: _____
 Phone: _____
 Business Name: _____
 Address: 393 Warren Ave Portland, ME 04103
 Phone: 797-2891
 Contractor Name: SAA
 Address: _____
 Phone: _____
 Past Use: ~~XXXXXXXXXX~~
 Proposed Use: _____
 Signature: _____
 Date: _____
 Permit Taken By: Mary Gresik
 Date Applied For: 15 December 1997

Permit No: 971333
 Permit Issued: DEC 30 1997
 CITY OF PORTLAND

Zone: *Em* CBL: 303-B-001
 Zoning Approval: *ok with conditions*
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

COST OF WORK:
 \$ 200.00
PERMIT FEE:
 \$ 25.00
FIRE DEPT. Approved Denied
INSPECTION: Use Group: _____ Type: _____
 Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Approved Denied
 Action: Approved with Conditions: Approved Denied

Proposed Project Description:
 Demolish Garage/Shed (10 x 50)
 Signature: _____
 Date: _____

Permit Taken By: Mary Gresik
 Date Applied For: 15 December 1997

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..

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: 12/15/97
[Signature]

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

[Signature]
 SIGNATURE OF APPLICANT John Vance
 ADDRESS: 15 December 1997
 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

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT **7**
K. Carroll

LAND USE - ZONING REPORT

ADDRESS: 393 Warren Ave DATE: 12/19/97

REASON FOR PERMIT: Demolish Garage/shed 10 x 50

BUILDING OWNER: John & Joan Vance C-B-L: 303-B-1

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This Area shall remain vacant & be
loamed & seeded. Any New use such as for
Parking and/or paving shall first require a
permit application for reviews and approval.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Also: Supply Photos !!!

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 393 Warren Ave Owner: J. Blance
Structure Type: Shed Wood Contractor: Same

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>No Power</u>
NYNEX	878-7000	<u>No Phone</u>
Northern Utilities	797-8002 X6241	<u>No Utilities</u>
Portland Water District	761-8310	<u>No Water</u>
Public Cable Co.	775-3431 X257	<u>No Cable</u>
Dig Safe***	1-888-344-7233	<u>No Digging</u>

*** (After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>Na</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>Na</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>Na</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>Na</u>
Building Inspections(insp required)	874-8300 X8703	<u>Na</u>
Historic Preservation	874-8300 X8726	<u>Na</u>
Fire Dispatcher	874-8300 X8676	<u>Na</u>

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	

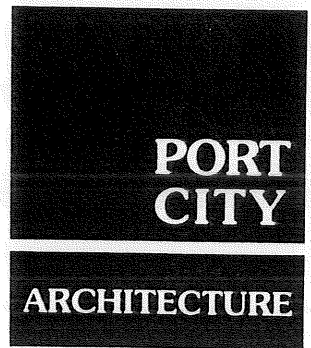
U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: John Blance DATE: 12-11-97
John Blance

September 10, 1997

Mr. Joseph Gray
Director of Planning
City of Portland
389 Congress Street
Portland, Maine 04101



Re: Minor Site Plan Review
Harbour Auto Body Addition
401 Warren Avenue
Portland, Maine

Dear Mr. Gray;

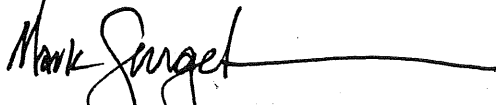
Peter Holmes, owner of the Harbour Auto Body Shop, is seeking approval to expand his facility with an addition of 2603 SF. to the rear of the existing building. The estimated cost of is \$ 64,000.00.

- 1) The proposed use is an expansion of the existing auto body repair facility.
- 2) The total land area of the site is 43,848 SF or 1.0 acres. The total floor area is 9927 SF, with 7323 SF existing & 2603 proposed. The FAR is .22 and the impervious surface ratio is 71.3%.
- 3) The existing property has no known easements or proposed easements.
- 4) The solid waste generated is primarily cardboard, paper, & office waste totaling \pm 2 cu. yds. weekly.
- 5) Off site water, sewer, & power exist along Warren Avenue and are currently tied in and in use. No street opening will be required for this project. The site circulation is designed to accommodate cars, vans, and occasional UPS trucks only. Existing pylon and building signage are to remain. A new 4' asphalt sidewalk will be provided to continue the sidewalk in front of Mr. Vance's lot.

- 6) Surface drainage patterns will be unchanged by the project. The addition will be built over an existing paved area. Catch basins exist in the NE & SE corners of the property and a stormwater detention basin exists in the NW corner. All basins tie into an existing grit/oil separator with a hydro brake. Drainage from the building and parking sheet flow unimpeded across the parking and drives to existing swales which direct the flow to the nearest basins.
- 7) Construction is estimated to start 10-01-97 with completion estimated 12-25-97. Sequencing will be foundation, pre-engineered steel frame, roofing, siding, flow slab, and interior finishes.
- 8) There are no State or Federal Regulatory Approvals for this project.
- 9) The construction of this project will be financed by People's Heritage Bank Corp. See attachment #1.
- 10) Copy of Deed. See attachment # 2.
- 11) There are no known unusual natural areas, wildlife habitats, or archeological sites on or near the project site.
- 12) Final CADD.dxf files to follow upon approval.

We look forward to the results of your project review and look forward to completion of a successful project.

Sincerely,
PORT CITY ARCHITECTURE, PA



Mark Sengemann, N.C.A.R.B.

MS/js

Encl.: Bank Statement
Copy of Deed



September 10, 1997

Mr. Joseph Gray, Director of Planning
City of Portland
389 Congress Street
Portland, ME 04101

RE: Harbour Auto Body Addition

Dear Mr. Gray:

Harbour Auto Body is currently a customer of Peoples Heritage Bank. We have reviewed the proposed expansion of the Harbour Auto Body facility on Warren Avenue, Portland, and are prepared to proceed with financing the addition in the amount of \$60,000 to \$70,000 once all municipal approvals have been obtained.

Please do not hesitate to call me at 761-8604 should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Richard A. Blake".

Richard A. Blake
Group Vice President

RAB:mam

letters\harbour

41564

KNOW ALL MEN BY THESE PRESENTS

That, Your Home, Inc., a corporation organized and existing under the laws of the State of Maine, located in Portland, in the County of Cumberland, and State of Maine, and whose mailing address is P.O. Box 6681, Portland, Maine 04102, in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by Peter F. Holmes, whose mailing address is 195 Saint John St. Rear, Portland, Maine 04102, the receipt of which We do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, and CONVEY unto the said Peter F. Holmes his heirs and assigns forever, a certain lot or parcel of land situated on the Northerly side of Warren Ave. in the City of Portland, County of Cumberland, and State of Maine bounded and discribed as follows:

Beginning at a point marked by a reinforcing rod set in said northerly sideline of Warren Ave., at a point that lies S 79 degrees 24 minutes E 140.32 feet from the 50 foot wide parcel of land conveyed by Your Home, Inc. to Goodwill of Maine, Inc. by deed dated October 2, 1979 and recorded in Cumberland County Registry of Deeds in Book 4505, Page 219;

Thence continuing by said northerly sideline of Warren Avenue S 79 degrees 24 minutes E 125.00 feet to a reinforcing rod and land conveyed by Ann A. Profenno to John A. Vance by deed dated April 11, 1969 and recorded in said Registry in Book 3080, Page 873;

Thence by land of said Vance N 38 degrees 14 minutes E 265.25 feet to a reinforcing rod; Thence through land of the Grantor herein N 79° 24' W 248.03 feet to a reinforcing rod;

Thence continuing through land of said Grantor herein S 10 degrees 36 minutes W 235.00 feet to the point of beginning.

described parcel being 43,831 square feet.

The above described courses refer to magnetic North

Registry of Deeds in Book 4505, Page 219;

Thence continuing by said northerly sideline of Warren Avenue S 79 degrees 24 minutes E 125.00 feet to a reinforcing rod and land conveyed by Ann A. Profenno to John A. Vance by deed dated April 11, 1969 and recorded in said Registry in Book 3080, Page 873;

Thence by land of said Vance N 38 degrees 14 minutes E 265.25 feet to a reinforcing rod; Thence through land of the Grantor herein N 79° 24' W 248.03 feet to a reinforcing rod;

Thence continuing through land of said Grantor herein S 10 degrees 36 minutes W 235.00 feet to the point of beginning.

described parcel being 43,831 square feet.

The above described courses refer to magnetic North of the Year 1937.

The above described parcel being in a portion of the parcel of land conveyed to the Grantor herein by deed of Frank L. Worden et al dated January 31, 1970 and recorded in above said Registry in Book 3117, Page 618.

Francis J. Crozier

*of your Home town,
Alfred J. Waxler*

State of Maine

Notary Public

ALFRED WAXLER, PRES.

at Portland

CUMBERLAND ss.

Then personally appeared the above named Alfred J. Waxler,
President of said Grantor Corporation as aforesaid, and
acknowledged the foregoing instrument to be his free act and deed
in his said capacity, and the free act and deed of said
corporation.

SEAL

Dated: *October 2, 1985* Before me

Francis J. Crozier

Notary Public

Francis J. CROZIER

MY COMMISSION EXPIRES
NOVEMBER 5, 1989

SEAL

RECEIVED

1985 OCT -2 AM 11:30

RECORDED REGISTRY OF DEEDS
CUMBERLAND COUNTY

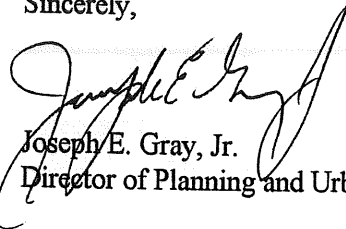
James J. Walsh

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.)

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
Kandace Talbot, Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, 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

CITY OF PORTLAND, MAINE

PLANNING BOARD

John Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Kevin McQuinn
Deborah Krichels
Erin Rodriguez

January 6, 1998

Peter Holmes
Harbour Auto Body
401 Warren Avenue
Portland ME 04103

re: 401 Warren Avenue, Building Addition

Dear Mr. Holmes:

On December 9, 1997, the Portland Planning Board voted unanimously to approve the site plan for a 4,711 sq. ft. building addition at 401 Warren Avenue. The approval was granted for the project with the following conditions:

- that the existing stockade fence be placed on the applicant's property and be repaired and maintained as needed and that the site plan be revised to show the existing height of the fence, not to exceed more than eight feet.
- that the lighting catalogue cuts be submitted to be reviewed and approved by staff.
- that door 6 be relocated from the east side, not to face the Vance's side and that door 8 be removed, so that no doors will be on the east side of the building or on the south side of the addition on the east side of the property, and
- that all man doors be fitted with door alarms.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #50-97, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.



CITY OF PORTLAND

Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 25 June 98

To: John Vancle

Fax #: 797-0205

Re:

From: Sam Hoffses

Phone#: 874-8704

You should receive 4 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.

Thank you!

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

19970065

I. D. Number

Harbour Auto Body

9/11/97

Applicant

Application Date

401 Warren Ave, Portland, ME 04103

Harbour Auto Body

Applicant's Mailing Address

Project Name/Description

Mark Sengelmann/Port City

401 Warren Ave

Consultant/Agent

Address of Proposed Site

761-9000

761-2010

303-A-011

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

- i. that the existing stockade fence be placed on the applicant's property and be repaired and maintained as needed and that the site plan be revised to show the existing height of the fence, not to exceed more than eight feet.
- ii. that the lighting catalogue cuts be submitted to be reviewed and approved by staff.
- iii. that door 6 be relocated from the east side, not to face the Vance's side and that door 8 be bolted or removed so that no doors will be on the east side of the building or on the south side of the addition on the east side of the property; and
- iv. that all man doors be fitted with door alarms.

Inspections Conditions of Approval

1. Any changes to your plans shall require an amendment with the appropriate plans for review and approvals.

Fire Conditions of Approval

the applicant shall have state fire marshall approval.

BUILDING PERMIT REPORT

DATE: 5/2/10 ADDRESS: 303-A-Ø11
 REASON FOR PERMIT: addition 85' x 51'
 BUILDING OWNER: Peter Hendrick
 CONTRACTOR: Boychuk
 PERMIT APPLICANT: Peter Hendrick
 USE GROUP: S-1 BOCA 1996 CONSTRUCTION TYPE: 2C Steel/Box System

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, *6, *17, *18, *19, *20, *24, *27, *29, *30, *31, *32

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 - *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)
 3. Precaution must be taken to protect concrete from freezing.
 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 - *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).
 - Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
 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".
 9. Headroom in habitable space is a minimum of 7'6".
 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.
 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
 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.
 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.
 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.)
 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- 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)

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.

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

The Sprinkler System shall maintained to NFPA #13 Standard.

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)

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".

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.

Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

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

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

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).

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

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

ALL Site Plan requirements must be completed before a certificate of occupancy can or will be issued.

Door alarm east side of bldg.

A list of all sub-contractors, must be submitted to this office as soon as possible.

Your submitted plans does not have a wall or roof plan, please submit these before work begins.

P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 393 Warren Ave DATE: 12/19/97

REASON FOR PERMIT: Demolish GARAGE/shed 10 x 50

BUILDING OWNER: John & Joan Vance C-B-L: 303-B-1

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

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CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This area shall remain vacant & be

loamed & seeded. Any New use such as for parking and/or paving, shall first require a permit application for review and approval.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement