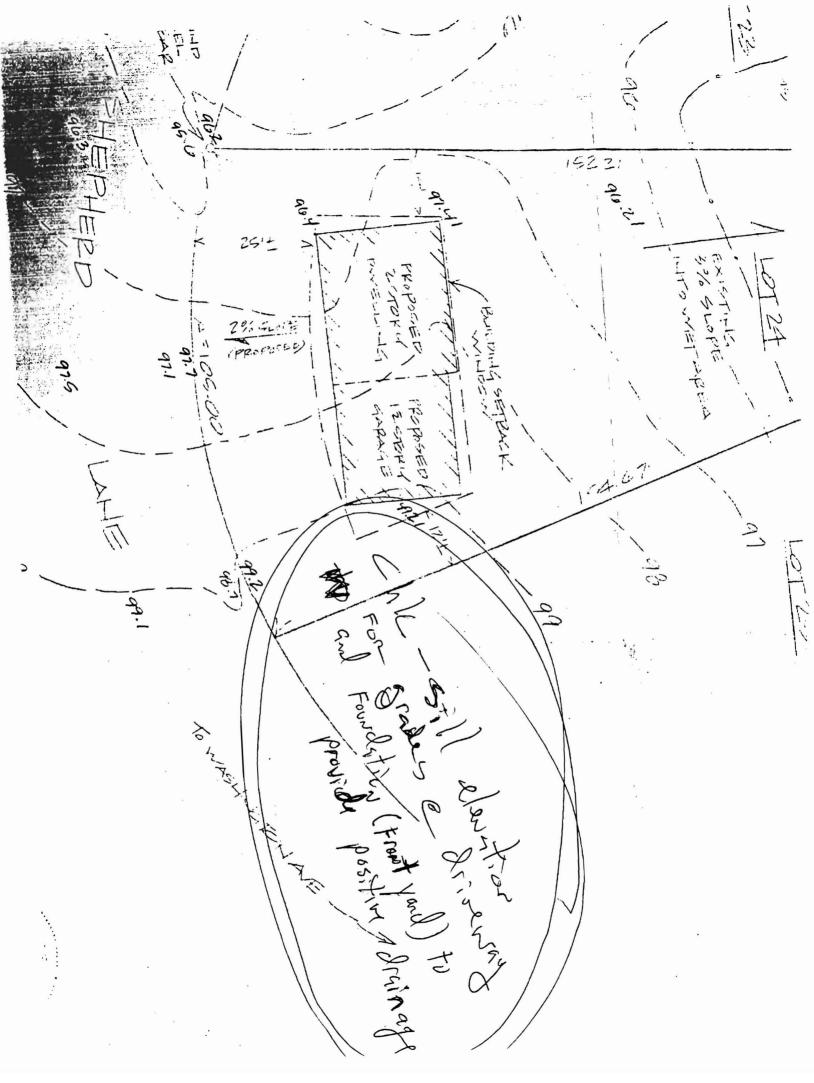
City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

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Location of Construction:	Owner:		Phone:	Perm 9N41252
			Ducing and Name	
Owner Address:	Leasee/Buyer's Name:	Phone:	BusinessName:	
Contractor Name:	Address:	Phone	e: Payor 758-8440	Herm PERMIT ISSUED
Contractor for strangly.			, Providence and the second	
Past Use:	Proposed Use:	COST OF WOR		
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			Denied Use Group: 779pe:57	3 CITY OF FORTLAND
			BUCAYZ	ZONE COLL FURTLANU
		Signature:	Signature:	Zoning Approval:
Proposed Project Description:			CTIVITIES DISTRICT (P/G.D.)	- トー・文 ジョー・・・
			Approved E	
Constant in the way of the prove of the			Approved with Conditions:	
			Denied E	
		Signature:	Date:	Flood Zone Subdivision
Permit Taken By:	Date Applied For:	Signature.	Date	☐ Site Plan maj □ minor □ mm □
Fermit taken by.	Date Applied For.	040 Ve 34		
· · · · · · · · · · · · · · · · · · ·				Zoning Appeal
1. This permit application doesn't preclude the	Applicant(s) from meeting applicable	State and Federal rules.		□ Variance
2. Building permits do not include plumbing,	septic or electrical work.			 Miscellaneous Conditional Use
3. Building permits are void if work is not start	ed within six (6) months of the date of i	ssuance False informa-		□ Interpretation
tion may invalidate a building permit and st		ssuance. I uise informu		Approved
ton may invariance a contening permit and st		Г		Denied
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		-	LETTER	□ Requires Review
	:		R. R.	
				Action:
	CERTIFICATION			
I hereby certify that I am the owner of record of the		work is authorized by th	a owner of record and that I have been	Appoved
authorized by the owner to make this application		•		
if a permit for work described in the application	e e	• •	•	· · · · · · · · · · · · · · · · · · ·
areas covered by such permit at any reasonable l	-	-	-	
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		the second provide		
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:	- Charles Marine
SIGNALORE OF ALL LICAINT - 1999 - 199	ADDRESS.	DALE.	I HOME.	
RESPONSIBLE PERSON IN CHARGE OF WOR	RK, TITLE		PHONE:	
White-P	ermit Desk Green–Assessor's Ca	nary–D.P.W. Pink–Pu	idlic File Ivory Card-Inspector	MA TA LIAN
				IIII JUCAAN

7.5 SDANNAYA I.H. [122 274]	Owner: Coleman Const	Phone:	J . J	Perm 914 11 2 6 2
73 Shepherd Lo (1ot #24) Owner Address:	Leasee/Buyer's Name:		ssName:	
Contractor Name:	Address; Ji Vendell St Ptid,	NE 04103 797-00	158-8440	PERMIT ISSUED
Past Use	Proposed Use:	COST OF WORK: \$ 75,009.	PERMIT FEE: \$ '395 + 50.	NOV 1 8 1994
Vacant Space	1-fam	FIRE DEPT. D Approved	INSPECTION:	
		Denied	Use Group: R. Type: 57 BUCAG3	CUTY OF PORTLAND
Proposed Project Description:		Signature: PEDESTRIAN ACTIVITI	Signature:	Zoning Approva-
		Action: Approved	· · · · · · · · · · · · · · · · · · ·	Special Zone of Reviews:
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Anno an Anno an Anno an Anno an Anno an Anno an		Signatura	Date:	☐ Flood Zone □ Subdivision
Permit Taken By:	Date Applied For:	Signature:	Date:	
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This permit application doesn't preclude	the Applicant(s) from meeting applicable St	ate and Federal rules.		 Variance Miscellaneous
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Building permits are void if work is not s	tarted within six (6) months of the date of iss	uance. False informa-	×	Interpretation
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1258-94 - Forme placed - Set backs cannot be checked mow + Exconstion depris in wory (16 Northcartion 12.5.94 - besting formed & Bured (No Not Der Dons Ean not determine setbacks at this 1-9-94 - Framing started Carage 2×4 24" 00 Walls, 2×10 thour ceiling joists 16" 0C, I-Benn Ingrage, 2×10 2 momber garage dr hearder, 2×6 windows + dr header Date 12-22-94 kast Wall Concrete 8" wide thouse side creaked and during back full will contact (8" wide walls) protected by hay side set hacks approved on 14'+12'+25" FRONT one ECK3E HANG 12-15-94. Forms stripped - dbl checked set bocks (ypour or check with Nonge on Front Sthocks) 12.27-94 contact contractor told him to hile an annulant for report on concrete wall partical bound sheath the band grant grange Contractor to Alle an amendment to re torm well & pour 12-19-94 - Danuer tile/installation OK (concepted w/ seliment sleeve) 1-5-94 - Amendment applied for an Dec 25, 94 depresed 1-5-94 (House 2x6 2 oc, 2×10 ceiling/ Fh. joist) Foundation: COMMENTS Plumbing: Framing: Other: _ Final: 12-14-94 - Front est buck 25' to side walk from Forms 11-13-94 - Stop work lermit ust Issued time) (16" + 18" Footings 11-28-94 - No are on site - No Forme placed yet 11-21-94 - Permit Issaed 2× 10 Sills or Bonds Close 12-6-94



CITY OF PORTLAND, MAINE MEMORANDUM

TO:

David Jordan, Code Enforcement Officer

March 30, 1995

FROM:

James Seymour, Acting Development Review Coordinator \mathcal{JKS}

DATE:

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SUBJECT:

Temporary Certificate of Occupancy for 73 Shepherd Lane

I have reviewed the single family residence at 73 Shepherd Lane and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. At the time of my site visit, the driveway had not been constructed. However, it now appears that final floor grades were established for the garage allowing the driveway grades to conform to the review conditions made by Owens McCullough, PE (former Acting Development Review Coordinator) in his 11/11/94 site review. Prior to any issuance of a permanent Certificate of Occupancy the applicant must complete the construction of the driveway with grading that provides positive drainage away from the garage to the curb line of Shepherd Lane. It will be required that the DRC approve this driveway construction.

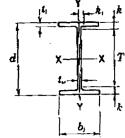
The disturbed lot area shall be loamed, seeded and mulched no later than May 15, 1995 and approved by the Development Review Coordinator.

Two City of Portland approved species and size trees must be planted along the street frontage prior to issuance of a permanent Certificate of Occupancy. Trees shall also be approved by the DRC and planted by May 15, 1995.

Siltation fencing or hay bales should be installed at the limit of construction along the westerly property line which abuts Lot 23. Drainage flows traverse the rear of the lot and concentrate into a small swale. A short section of siltation fence of hay bales should be installed to protect Lot 23, and the open space from sedimentation during the time that soils will remain bare or disturbed due to construction. Erosion and sedimentation controls should be secured by either a date when ground surface becomes unfrozen enough to install or a date no later than April 7, 1995. Siltation fence or hay bales may be removed once areas disturbed by construction have become 80% revegetated.

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AMERICAN INSTITUTE OF STEEL CONSTRUCTION

P. 30F3.

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		950275	PERMIT ISSUED
APPLICAT	TION FOR AMENDM	ENT TO PERMIT	MAR 2 9 1995
	Amendment No		
A CONTAINS VOI	Portland, Maine,		<u><u>dITY OF PORTLAND</u></u>
To the INSPECTOR OF BUILDIN	GS, PORTLAND, MAINE	a to a construction of the second	
The undersigmed hereby applies f in the original application in accor Portland, plans and specifications,	dance with the Laws of the State of	Maine, the Building Code and	
Location	·	Within Fire Limits? _	Dist. No
Owner's name and address	U		Telephone
Lessee's name and address			Telephone
Contractor's name and address			Telephone
Architect		Plans fil	ed No. of sheets
Proposed use of building			No. families
Last use			No. families
Increased cost of work		_ A	dditional fee
		posed Work	latine line of
	Details of Ne	w Work	
Is any plumbing involved in this	work? Is a	any electric <mark>a</mark> l work involved	d in this work?
Height average grade to top of p	late Height	average grade to highest p	oint of roof
Size, front depth	No. stories soli	d or filled land?	earth or rock?
Material of foundation	Thickness, top	bottom o	cellar
Material of underpinning	Height	t Th	ickness
Kind of roof	_ Rise per foot Ro	of covering	
No. of chimneys Ma	terial of chimneys	(of lining
Framing lumber — Kind	Dres	ssed or full size?	
Corner posts Sills _	Girt or ledger boar	d?	. Size
GirdersSize	Columns under girders	Size	Max. on centers
Studs (outside walls and carryin	g partitions) 2x4-16" O.C. Brid	lging in every floor and flat	roof span over 8 feet.
Joints and rafters:	.st floor, 2nd	, 3rd	, roof

Section 1

On centers:	1st floor	, 2nd	, 3rd	, roof	
Maximum span: R-2	🔉 1st floor	, 2nd	, 3rd	, roof	
Approved:	,			,	
	1	Sign	ature of Owner		

INSPECTION COPY – WHITE APPLICANT'S COPY – YELLOW Approved: FILE COPY – PINK ASSESSOR'S COPY – GOLDEN

Inspector of Buildings

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SURGAN	APPLICATIO	ON FOR AM	ENDMEN	T TO PERM	MIT	MAR 2 9 1995	
		Amendmen	t No				
CATIS VE	·		aine,	,		Y OF PORTL	AN
To the INSPECT	FOR OF BUILDINGS,	PORTLAND, MAINE	28 March	1995			5 3
in the original a	ed hereby applies for a pplication in accordan and specifications, if a	ce with the Laws of any, submitted here	f the State of Main ewith, and the fo	ne, the Building C ollowing specifica	ode and Zonin tions:	g Ordinance of the C	'ity
Location	73 Shepherd Lan					Dist. No	
	and address <u>Colem</u>						
	and address						
Contractor's na	ume and address	SAA			Tele	ephone	
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Last use	Vacant Lot				N	Io. families	
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Project Name: Project Address: 73 Shippard Kn

Supplemental Sheet Page 1A



CITY OF PORTLAND Planning and Urban Development Department

MEMORANDUM

то :	David Jordan, Code Enforcement Officer
FROM:	James Seymour, Acting Development Review Coordinator AS
DATE:	March 22, 1995
SUBJECT:	Refusal of Temporary Certificate of Occupancy for 73 Shepherd Lane

I have reviewed the single family residence at 73 Shepherd Lane and believe it would not be acceptable to issue a temporary Certificate of Occupancy. A Certificate of Occupancy should not be issued until the following conditions have been met.

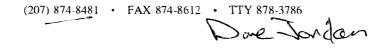
- 1. At the time of my site visit, the driveway had not been constructed. However, it appears that driveway grading cannot conform to the review conditions made by Owens McCullough, PE (former Acting Development Review Coordinator) in his 11/11/94 site review. Prior to any issuance of a Certificate of Occupancy the applicant must complete one of the following:
 - a. Provide a plan showing driveway grades indicating positive drainage away from the house to the curb line of Shepherd Lane. This could possibly be accomplished by raising the elevation of the garage floor. The applicant should field verify field grades prior to submitting a drainage plan. It will be required that the DRC approve this plan prior to driveway construction.
 - b. Provide a plan showing driveway grades and drainage paths of runoff from the driveway. A swale may be constructed diverting runoff away from the driveway across the front yard, and along the westerly property line to the rear of the lot. No drainage shall be allowed to discharge onto the abutting lot across the frontage. All drainage should be contained in a depressed swale and/or outlet at the rear, adjacent to the western property corner which abuts the reserved open space. The DRC shall review the plans prior to construction and review the grading prior to final seeding.

- 2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1995 and approved by the Development Review Coordinator.
- 3. Two City of Portland approved species and size trees must be planted along the street frontage prior to issuance of a permanent Certificate of Occupancy. Trees shall also be approved by the DRC and planted by May 14, 1995.
- 4. Siltation fencing or hay bales should be installed at the limit of construction along the westerly property line which abuts Lot 23. Drainage flows traverse the rear of the lot and concentrate into a small swale. A short section of siltation fence of hay bales should be installed to protect Lot 23, and the open space from sedimentation during the time that soils will remain bare or disturbed due to construction. Siltation fence should be properly toed and secured by either a date when ground surface becomes unfrozen enough to install fencing or a date no later than April 7, 1995. Siltation fence may be removed once areas disturbed by construction have become 80% revegetated.

cc: Paul Niehoff, Materials Engineer

Coley Walsh Re: 73 Shepherd An

73 Shepard hn Amendments for Building + Certification letter for I-Beam needs Engineer's Certificate House needs Amendment for 2×8 Ratters 16"OC EXG Studs 2'0C. & Heating Permit (By ter Oul Rommer



CITY OF PORTLAND, MAINE SITE PLAN REVIEW (ADDENDUM) CONDITIONS OF APPROVAL

COLEMAN CONSTR. APPLICANT: 31 WENDELL ST. PTLD ADDRESS: SHEPHEND -ANE SITE ADDRESS/LOCATION: DATE:

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

repaired prior to issuance of a Certificate of Occupancy.

Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

All damage to sidewalk, curb, street, or public utilities shall be

Your new street address is now 73 SHEPHERD LANE the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300, ext. 8722) must be notified five(5) working days prior to date required for final site inspection. <u>Please</u> make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. <u>Please</u> schedule any property closing with these requirements in mind.

A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

- As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

V36 CXISTING CUMB DRIVEWAU WAT SILL ELEVATION SPECIFIED 11/4/94 PLAN DATED THEETLINE. ON SHE POSITIVE DEAINAGE Paul Niehoff, Materials Engineer

cc:

CITY OF PORTLAND, MAINE SITE PLAN REVIEW

Processing Form

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BUILDING DEPARTMENT-ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

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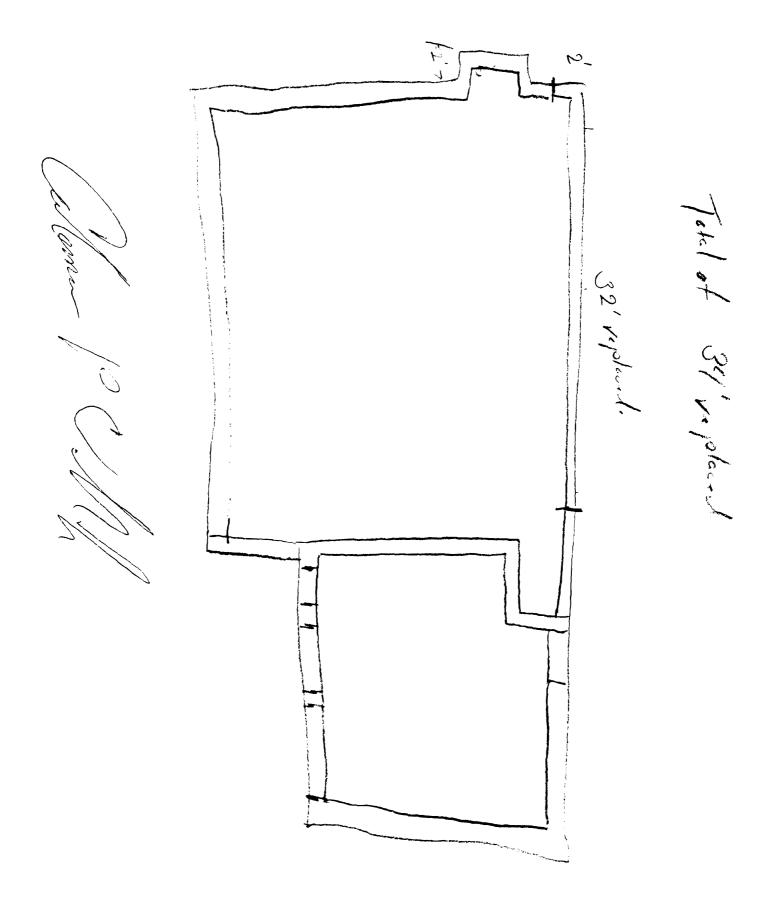
CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

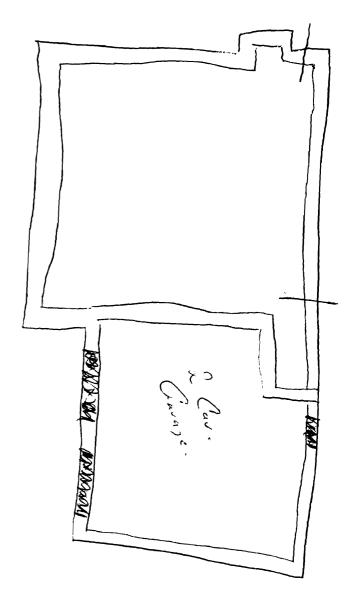
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To the INSPECTOR OF BU			. ·	
	in accordance with the La	ws of the State of Maine	, the Building Code	the building or structure comprised and Zoning Ordinance of the City of s:
Location	Charles Age		Within Fire Limits	? Dist. No
Owner's name and addre	SS			Telephone
Lessee's name and addres	SS			Telephone
Contractor's name and ac	ddress	<u> </u>	Charles Contractor	Telephone
Architect			Plans	s filed No. of sheets
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Last use	tan tu St <u>i</u> Mat <u>in ki k</u> u u			No. families
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Framing lumber — Kind .		Dressed of	full size?	
Corner posts	_ Sills Girt	t or ledger board?	· <u> </u>	Size
GirdersSize	Columns ι	under girders	Size	Max. on centers
Studs (outside walls and o	carrying partitions) 23	x4-16" O.C. Bridging i	n every floor and f	flat roof span over 8 feet.
Joints and rafters:	1st floor	, 2nd	, 3rd	, roof
On centers:	1st floor	, 2nd	, 3rd	, roof
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Approved:	and the to Mo	Signa	ture of Owner	, rooi
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Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

December 29, 1994

RE: 73 Shepherd Lane Lot 24

Coleman Construction 31 Wendell St. Portland, ME 04103

Dear Sir:

Your application to amend permit 94/1252 has been reviewed and the amendment <u>CAN NOT</u> be issued until this office has a plan showing how the replacement of part of the foundation is going to be connected to the existing foundation.

If you have any questions regarding this requirement, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses

Chief of Inspection Services

/el

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Sincerely,

P. Samuel Hoffses

Chief of Inspection Services

/el

Applicant: Coleman Const, Address: 73 Shepherd Ln. Assessors No.: 351-B-8

CHECK LIST AGAINST ZONTNG ORDTNANCE

Date -Zone Location - $R \supset$ Interior or corner lot -Use - single Sewage Disposal - City Rear Yards - 25'+ Side Yards - 14' and 12 'reg. Front Yards - 25 + Projections - front steps Height - I story dwelling - 1's story garage Lot Area - 11,5837 Building Area - 8334 600 = 1432 #Area per Family - entire width of Lot - OK Lot Frontage - ()K Off-street Parking -Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

Date: 11-18-94

Inspection Services Samuel P. Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

November 18, 1994

RE: 73 Shepherd Lane--Lot #24

Coleman Const. 31 Wendell St. Portland, ME 04103

Dear Sir:

Your application to construct a single family dwelling with attached 2-car garage, has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements Inspection Services Approved William Giroux Public Works Approved with condition(see Attached) Owens McCullough

Building Code Requirements

- 1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached building permit report.
- 2. Your plan does not show perimeter foundation drains, the City's building code chapter 18, section 1813.
- 3. The sills of all door openings between private garages and adjacent interior spaces shall be raised not less than 4 inches above the garage floor.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely, Samue

Chief of Inspection Services

/el

cc: William Giroux, Zoning Administrator Owens McCullogh, Planning All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NEPA 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.

(10. Private garages located <u>beneath habitable rooms</u> 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. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, II, 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. & 1024.0 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" naximum rise.

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

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

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

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

3. The builder of a facility to which Section 4594-C of the Maine State Human Rights t, Title 5 MRSA refers, shall obtain a certification from a design professional that he plans of the facility meet the standards of construction required by this ction. Priors to commencing construction of the facility, the builder shall submit he certification to the Division of Inspection Services.

Sandel Hoffses

uef of Inspections

mm 01/14/94(redo w/additions)

BUILDING PERMIT REPORT Sheph Address a Sing REASON FOR PERMIT: ONSTRUC BLDG. OWNER: 0 1 C 0 APPROVE CONTRACTOR

CONDITION OF APPROVAL OR DENIAL:

- X 1. Before concrete for foundation is placed, approvals from Public Works And Inspection Service must be obtained. (a 24 hour notice is required prior to inspection).
- χ 2. Precaution must be taken to protect concrete from freezing.

3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed.

4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.

5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its 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 system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible locations 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. ft. per sprinkler.

A 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 opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm) and a minimum net clear opening of 5.7 sc.ft.

8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

CITY OF PORTLAND, MAINE SITE PLAN REVIEW (ADDENDUM) CONDITIONS OF APPROVAL

APPLICANT: <u>COLEMAN</u> <u>CONSTR.</u> <u>CO., INC</u> ADDRESS: <u>31</u> <u>WENDELL</u> <u>ST.</u> <u>PTLO</u> <u>ME.</u> <u>04103</u> SITE ADDRESS/LOCATION: <u>73</u> <u>SHEPHEND</u> LANE (<u>LT</u> -11/11/94 DATE:

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.

Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now $\frac{73}{54} \frac{54}{54} \frac{5$

The Development Review Coordinator (874-8300, ext. 8722) must be notified five(5) working days prior to date required for final site inspection. <u>Please</u> make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. <u>Please</u> schedule any property closing with these requirements in mind.

A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site. As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

VERIENAL DRIVENAL VERIEN THAT SILL ELENATION SPECIFIED ON STRE PLAN DATED 11 4 94 WILL PROVIDE POSITIVE DRAINAGE TO STREET LINE. Paul Niehoff, Materials Engineer

cc:

NOTES:

- SITE BENSHWARK IS THE TOP OF A 1. FIRE HUPPAHT LOCATED ACROSS THE STREET FROM SITE. (ELEV = 102.00-ASSAME)
- 2. THIS IS NOT & BOUNDARY SURVEY. DISTANCIES AND REAPHYSIS SHOULD ON THIS PLAN ARE TAKEN FRONT GIRMMANNEL MERCRIED W C.C. K.D. NICE. 194, R. 112.
- THE THE REPORT OF THIS FLAN 2 15 TO MERET MINIMUM MUNICIPAL ZONING REGENPERATE FOR ISANARE OF A BUILDING PERMIT.
- PROPRIED SILL ELEVATION TO BE 99.54. 4-
- 2 CONTOUR LINES FOR APPROVAL REPORTS ONLY.
 - ALL SONTOURS AND ELEVATIONS رند ک SHOWLL ARE EXISTING PRIOR TO CONCIRCETION.

A Content Palle - SHOWING THE PROPOSED LOCATION OF A DWELLING ON LOT 24 OF THE ORTHARD PARK SUBDIVISION IN POPTIAND, MAINE BY HADEAL & LOTHE, LAND SURVEYORS Clampadeeur 11-11-94 SE, PACKLEFF STREET, POPTLAND -- ME PATED Nov 4, 1994 • SCALE |"=201 LOB # 405 CO

