

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

Location of Construction 9-11 Cambridge St		Owner Jandie Corporation		Phone:		Permit No: 941168	
Owner Address: 2 Flintlock Falmouth, ME 04105		Leasee/Buyer's Name: 797-9534		Phone:		Business Name: Mary Gresik	
Contractor Name:		Address:		Phone:		Permit Issued: PERMIT ISSUED OCT 24 1994	
Past Use: Vacant Land		Proposed Use: Duplex		COST OF WORK: \$ 50,000.		PERMIT FEE: \$ 300. + 270.	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3 Type 5</i> <i>1000 93</i>	
Proposed Project Description: Construct duplex as per plans		Signature:		Signature:		CITY OF PORTLAND Zoning Approval:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	

- 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

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

SIGNATURE OF APPLICANT: *Jandie Development Corp*
Julie DeRice
ADDRESS: _____ DATE: *17 Oct 94* Bldg Permit
21 Sept '94 Site Plan
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

Action:
 Approved
 Approved with Ct
 Denied
Date: *10/21/94*
[Signature]
CEO DISTRICT: *6*
[Signature]

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

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

Location of Construction: 9-11 Cambridge St/12 Cornell St		Owner: Jandie Corporation		Phone:		Permit No. 341059	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name: Mary Gresik	
Contractor Name: Jandie Corporation		Address: 2 Flintlock Ln Falmouth, ME		Phone: 04105 797-9534		Permit Issued: SEP 30 1994	
Past Use: 1-fam		Proposed Use: Vacant Land		COST OF WORK: \$ 200.		PERMIT FEE: \$ 25.00	
Proposed Project Description: Demo Building		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>DeType</i> Signature: <i>[Signature]</i>	
		Action:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CABL 151-C-009/010	
		Approved		Approved with Conditions: <input type="checkbox"/>		Zoning Approval:	
		Approved with Conditions: <input type="checkbox"/>		Denied		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 Major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
		Signature:		Date:		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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Pick-Up Truck

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SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: _____ DATE: 29 Sept 94 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: *[Signature]* Jandie Development Corp PHONE: _____

CEO DISTRICT: **6**

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

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(507) 259-3820

PROPERTY ADDRESS

Town Or Plantation: Portland
 Street Subdivision Lot #: 9-11 Cam. Brook
 PROPERTY OWNERS NAME:
 Last: DePice First: Ordly
 Applicant Name: CW Rauhman, Sr.
 Mailing Address of Owner/Applicant (if different):
105-11th Rd
Portland, ME

PORTLAND 3248 20-4-0001
 Date Permit Issued: 11-15-94 \$1 72 FEE Double Fee Charged
 LPL # 0129
 Local Plumbing Inspector Signature

Caution: Inspection Required

Owner/Applicant Statement
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant: CW Rauhman, Sr. Date: 11-15-94

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: Arthur Rowe Date Approved: 11-16-94

PERMIT INFORMATION

This Application is for:

- NEW PLUMBING
- RELOCATED PLUMBING

Type Of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D HOUSING DEALER / MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 12382

Hook Ups & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP to public sewers in those cases where the connection is not regulated and inspected by the local Sanitary District	2	Hosebibb / Sillcock	2	Bath'ub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	2	Sink
		Drinking Fountain	2	Wash Basin
HOOK-UP to an existing subsurface wastewater disposal system		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	2	Clothes Washer
PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures		Grease / Oil Separator	2	Dish Washer
		Dental Cuspider	2	Garbage Disposal
Number of Hook Ups & Relocations		Bidet		Laundry Tr's
		Other: _____	2	Water Heater
Hook Up & Relocation Fee		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
		TRANSFER FEE (\$8.00)		Fixtures (Subtotal) Column 2
SEE PERM. FEE SCHEDULE FOR CALCULATING FEE				
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				<u>92</u>



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date November 14, 19 94
 Receipt and Permit number _____

To **CHIEF ELECTRICAL INSPECTOR, Portland, Maine:**
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
LOCATION OF WORK: 9-11 Cambridge St.

OWNER'S NAME: A. K. DeRice **ADDRESS:** Falmouth, ME

	FEE
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>70</u>	<u>14.00</u>
FIXTURES: (number of)	
Incandescent <u>12</u> Fluorescent <u>2</u> (not strip) TOTAL <u>14</u>	<u>2.80</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead <u>X</u> Under ground _____ Temporary _____ TOTAL amperes <u>200</u> ..	<u>15.00</u>
METERS: (number of) <u>2</u>	<u>2.00</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) <u>2</u>	<u>10.00</u>
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES (number of)	
Ranges <u>2</u>	
Cook Tops _____	
Wall Ovens _____	
Dryers <u>2</u>	
Fans _____	
Water Heaters <u>2</u>	
Disposals <u>2</u>	
Dishwashers <u>2</u>	
Compactors _____	
Others (denote) _____	
TOTAL <u>10</u>	<u>20.00</u>
MISCELLANEOUS: (number of)	
Branch Panels <u>2</u>	<u>6.00</u>
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT **INSTALLATION FEE DUE**
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) **DOUBLE FEE DUE:**
TOTAL AMOUNT DUE: 71.90

INSPECTION:
 Will be ready on Nov, 1994; or Will Call _____
CONTRACTOR'S NAME: Mick Fioridano
ADDRESS: 35 Lawrence Ave. Portland
TEL.: 772-3340
MASTER LICENSE NO.: _____ **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO.: _____ *Mick Fioridano*

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

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

Location of Construction: 9-11 Cambridge St/12 Cornell St		Owner: Jandie Corporation		Phone:	Permit No: 041059
Owner Address:		Leasee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Jandie Corporation		Address: 2 Flintlock Ln Falmouth, ME 04105 797-9534		Phone: 04105 797-9534	
Past Use: 1-fam		Proposed Use: Vacant Land		COST OF WORK: \$ 200.	PERMIT FEE: \$ 25.00
Proposed Project Description: Demo Building		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Tyoe:	
		Signature:		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zone: CBL: 151-C-009/010	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval:	
		Signature: _____ Date: _____		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 map <input type="checkbox"/> ml or <input type="checkbox"/> mm <input type="checkbox"/>	

Permit Issued: ISSUED

SEP 30 1994

CITY OF PORTLAND

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..

Pick-Up Truck

Completed before permit was issued! A Lowe

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

SIGNATURE OF APPLICANT: *Andy DeRice* ADDRESS: _____ DATE: 29 Sept 94 PHONE: _____
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: *Same Jandie # Jandie Corp* PHONE: _____

CEO DISTRICT **6**

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

Inspection Services
Sarauel P. Hoffies
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 30, 1994

RE: 9-11 Cambridge St./12 Cornell St.

Jandie Corporation
2 Flintlock Lane
Falmouth, ME 04105

Dear Sir:

Your application to raze burned out structure 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.

This permit is being issued with the understanding that this razing is done in accordance with Chapter 1, Section 110.0 and its subsection of the City's building code. (The BOCA National Building Code/1993)

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

Sincerely,

S. Sarauel Hoffies
Chief of Inspection Services

/el



CITY OF PORTLAND, MAINE
 Department of Building Inspection

Certificate of Occupancy

LOCATION 7- 9-11 Cambridge St

Date of Issue 26 Dec 94

Issued to Jenie Corporation

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. 04/1158, 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.

PART OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Duplex

Limiting Conditions: 1) Final lot grading, loam, seed and mulch shall be completed no later than 15 May '94. 2) Landscaping as shown on the approved site plan must be completed no later than 1 May '94. 3) Street improvements to Cambridge Street as shown on the approved site plan must be completed no later than 15 May '94. 4) The performance guarantee will not be released until all conditions have been met.
 This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

When This certificate has been issued, the building or premises, and rights to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 7-9 Cambridge St

Issued to Landie Corporation

Date of Issue 28 Dec 94

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. 94/1168, 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: 1) Final lot grading, loam, seed and mulch shall be completed no later than 15 May 95. 2) Landscaping as shown on the approved site plan must be completed no later than 15 May 95. 3) Street improvements to Cambridge Street as shown on the approved site plan must be completed no later than 15 May 95. 4) The performance guarantee will not be released until all conditions have been met.

This certificate supersedes
certificate issued 20 Dec 94

Approved:

12/28/94

(Date)

Inspector

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 leasee for one dollar.

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

Location of Construction: 7-9-11 Cambridge St		Owner: Jandis Corporation		Phone:		Permit No: 941163	
Owner Address: 2 Flintrock Falmouth, ME 04105		Leasee/Buyer's Name: 797-9534		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 24 1994 </div>	
Past Use: Vacant Land		Proposed Use: Duplex		COST OF WORK: \$ 50,000.		PERMIT FEE: \$ 300. + 2/0.	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 50 Type 50	
Proposed Project Description: Construct duplex as per plans				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT U.B.		Zoning Approval:	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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 map <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Signature:		Date:	

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17 Oct 94 81dg Permit
21 Sept '94 Site Plan

SIGNATURE OF APPLICANT Jandis Corporation ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

GEO DISTRICT **6**
M.A. [Signature]

- 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: 10/21/94
[Signature]

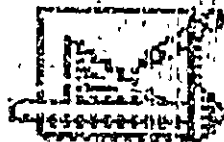
COMMENTS

Inspection Record

	Ty:	Date
Foundation:	OK	11/4/94
Framing:	OK	11/94
Plumbing:	OK	11/94
Final:	OK for Copy.	12/23/94
Other:		

A Review

CITY OF PORTLAND, MAINE
ENGINEERING INSPECTIONS
MEMORANDUM



TO: Mary Grask, Inspections
FROM: James M. Robbins, Inspections
DATE: 28 December, 1994
SUBJECT: DeRice Duplex on Cambridge Street.

The purpose of this memo is to confirm that street numbers 7 and 9 have been assigned to the aforementioned duplex on Cambridge Street. The duplex was originally to have been assigned 9 and 11, but someone is already using number 11 further up the street.

Should you need more information, or have any questions, please call me at 8837. Thank you.

JMR:jmd

cc: K. A. Staples, Project Engineer

12/27/94 04:12 PM



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

To: Mary Gresik

From: OWENS MCGILL ^{AM}

DATE: 12/19/94

SUBJECT 9-11 Cambridge Street

A temporary certificate of occupancy can be issued for 9-11 Cambridge Street with the following conditions:

1. Final lot grading, lawn, seed and mulch shall be completed no later than May 15, 1994.
2. Landscaping as shown on the approved site plan must be completed no later than May 15, 1994.
3. Street improvements to Cambridge Street as shown on the approved site plan must be completed no later than ~~May 15, 1994~~ ^{May 15, 1994}.
4. The ~~performance~~ ^{performance} guarantee will not be released until all conditions have been met.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 17, 1994

RE: 9-11 Cambridge St., Portland

Jandle Corporation
2 Flintlock Dr.
Falmouth, ME 04105

Dear Sir & Madam,

Your application to construct a 26' X 36' duplex dwelling 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 P. S. Hoffses
Public Works (see attached) Approved Owens McCullough
Planning Approved B. Barhydt The site plan has been approved conditionally. The conditions are contained in the Oct. 14, 1994 letter of approval from Joseph Gray, Director of Planning and Urban Development. (letter attached)

Building Code Requirements

1. Please read and implement items 1, 2, 7, 9, 11, 13, 14, 15, 16 and 17 of the attached building permit report.
2. Your plan must show a structural design. Please submit this information before work begins.

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

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/ol

cc: Owens McCullough, Planning

BUILDING PERMIT REPORT

DATE: 17/Oct/94 Address 9-11 Cambridge ST.

REASON FOR PERMIT: To Construct a 2 6 1/2 Duplex Dwelling Unit. BLDG. OWNER: Jandiel W. P.

CONTRACTOR: Owner. APPROVED:

~~PERMIT APPLICANT:~~ *1 *2 *7 *9 *11 *13 *14 *15 *16 *17 ~~RECEIVED:~~

CONDITION OF APPROVAL OR DENIAL:

- * 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).
- * 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 closed with construction having a fire rating of at least one (1) hr., including fire doors with selfcloser.
5. Each apartment shall have access to (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 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.
- * 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 sq.ft.
8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

*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 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 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. 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, I1, 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" 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.


E. Samuel Buffers
Chief of Inspections

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

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

APPLICANT: JANDIE CORPORATION
ADDRESS: 2 FLINTLOCK RD. FALMOUTH, ME. 0485
SITE ADDRESS/LOCATION: 7-11 CAMBRIDGE ST
DATE: 10/14/94

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. SEE ATTACHED SITE PLAN FOR PLANTING REQUIREMENTS

Your new street address is now 9-11 Cambridge St. 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. Please 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. Please 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.

✓
SEE ATTACHED SITE PLAN FOR
ADDITIONAL CONSTRUCTION REQUIREMENTS

cc: Paul Niehoff, Materials Engineer

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Jandis Corporation

Applicant
7 Faintlock Falmouth, ME 04105

21 Sept '94

Mailing Address
Duplex

9-11 Cambridge St/Cornell St
Address of Proposed Site
151-C-009/010

Proposed Use of Site
0,130 sq ft / 936 sq ft

Site Identifier(s) : on Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 2

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,872 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Street numbers assigned by Jim Robbins DPW

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

Major Development --- Requires Planning Board Approval: Review Initiated

Minor Development --- Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X			X	X	X	X	X	X		
APPROVED CONDITIONALLY			X	X							X	X
DISAPPROVED												

REASONS: The site plan has been approved conditionally. The conditions are contained in the Oct. 14, 1994 letter of approval from Joseph Gray, Dir. of Planning + Urban Development. (Letter is attached.)

(Attach Separate Sheet if Necessary)

Barbara Bahydt 10/18/94

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Jandle Corporati. 21 Sept '94
 Applicant Date
2 Flintlock Falmouth, ME 04105 9-11 Cambridge St/Corneil Sts
 Mailing Address Address of Proposed Site
XXXXXX Duplex 151-C-009/010
 Proposed Use of Site Site Identifier(s) from Assessors Maps
6,130 sq ft / 936 sq ft
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floor 2
 Board of Appeals Action Required: () Yes () No Total Floor Area 1,872 sq ft
 Planning Board Action Required: () Yes () No
 Other Comments: Street numbers assigned by Jim Robbins DPW
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action.
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECT'S	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DAT.

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Jandic Corporation 21 Sept '94

Applicant 2 Flintlock Falzouth, ME 04105 Date 9-11 Cambridge St/Cornell Sts

Mailing Address 2121H Duplex Address of Proposed Site 151-C-009/010

Proposed Use of Site 0,130 sq ft / 936 sq ft Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2

Board of Appeals Action Required: () Yes () No Total Floor Area 1,872 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Street numbers assigned by Jim Kobbins DPW

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

9/28/94
(Date/Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	S/AMERE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DIS/PPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Jandia Corporation

21 Sept '94

Applicant

Date

2 Flintlock Pl. South, ME 04105

9-11 Cambridge St/Cornell Sts

Mailing Address

Address of Proposed Site

3333 Duplex

151-C-009/0:0

Proposed Use of Site

Site Identifier(s) from Assessor's Maps

6,130 sq ft / 936 sq ft

Acres of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 2

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,872 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Street numbers assigned by Jim Robb in DPA

Date Dept. Review Due: _____

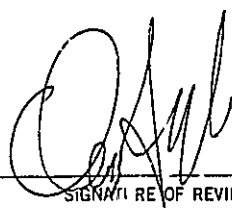
PUBLIC WORKS DEPARTMENT REVIEW

9/24
(Date Received)

	TRAFFIC CIRCULATION	ACCESSWAYS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	APPROVED W/ ATTACHED														CONDITIONS SPECIFIED BELOW	
APPROVED CONDITIONALLY	CONDITIONS AND REVISIONS															
DISAPPROVED	INDICATED ON ATTACHED SITE PLAN															REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

 10/4/94
 SIGNATURE OF REVIEWING STAFF/DATE

Applicant: Jandie Corp.
Address: 9-11 Cambridge St.
Assessors No.: 151-C-009/010

Date: 17/OCT/99

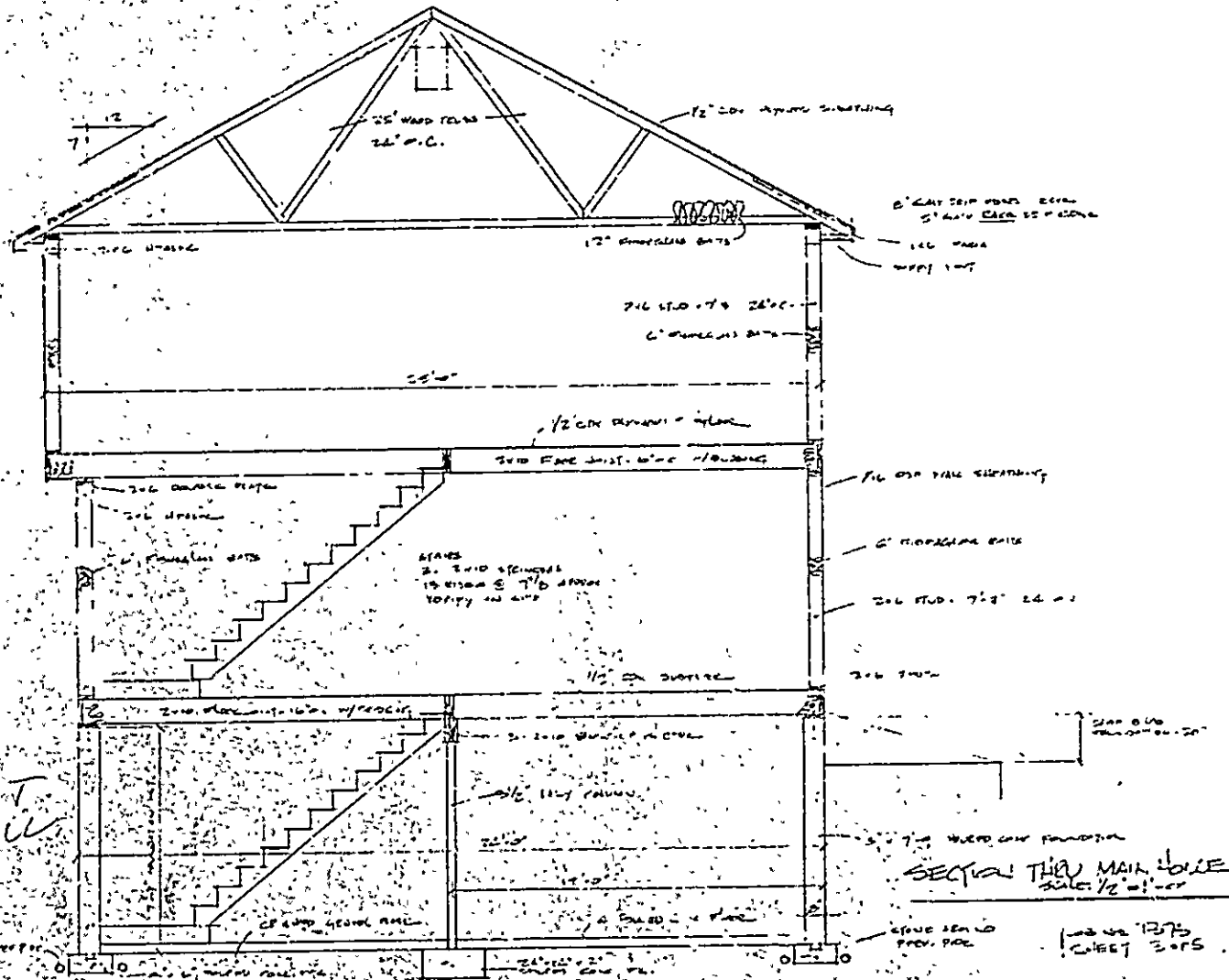
CHECK LIST AGAINST ZONING ORDINANCE

Date - 17/OCT
Zone Location - R1S
Interior or exterior lot - ~~INTERIOR~~
Use - Duplex Dwelling
Sewage Disposal - Public
Rear Yards - 25' shown
Side Yards - 17' & 20' shown
Front Yards - 25' shown
Projection
Height -
Lot Area -
Building Area - 42
Area per Family - OK
Width of Lot - 78'
Lot Frontage - 75' shown
Off-street Parking - OK
Loading Bays - N/A

Site Plan - OK
Shoreland Zoning - N/A
Flood Plains - N/A

90

4' Front wall





CITY OF PORTLAND

October 14, 1994

Julie and Andrew DeRica
Jandie Corporation
2 Flintlock Road
Falmouth, ME 04105

Re: 9-11 Cambridge Street/Cornell Street

Dear Julie and Andy:

On October 14, 1994, the Portland Planning Authority granted minor site plan approval for construction of a 26' x 36' duplex located off Cambridge Street and Cornell Street. The approval is subject to conditions indicated on the attached site plan and attached check list.

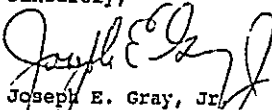
If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

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

If there are any questions, please contact the Planning Staff.

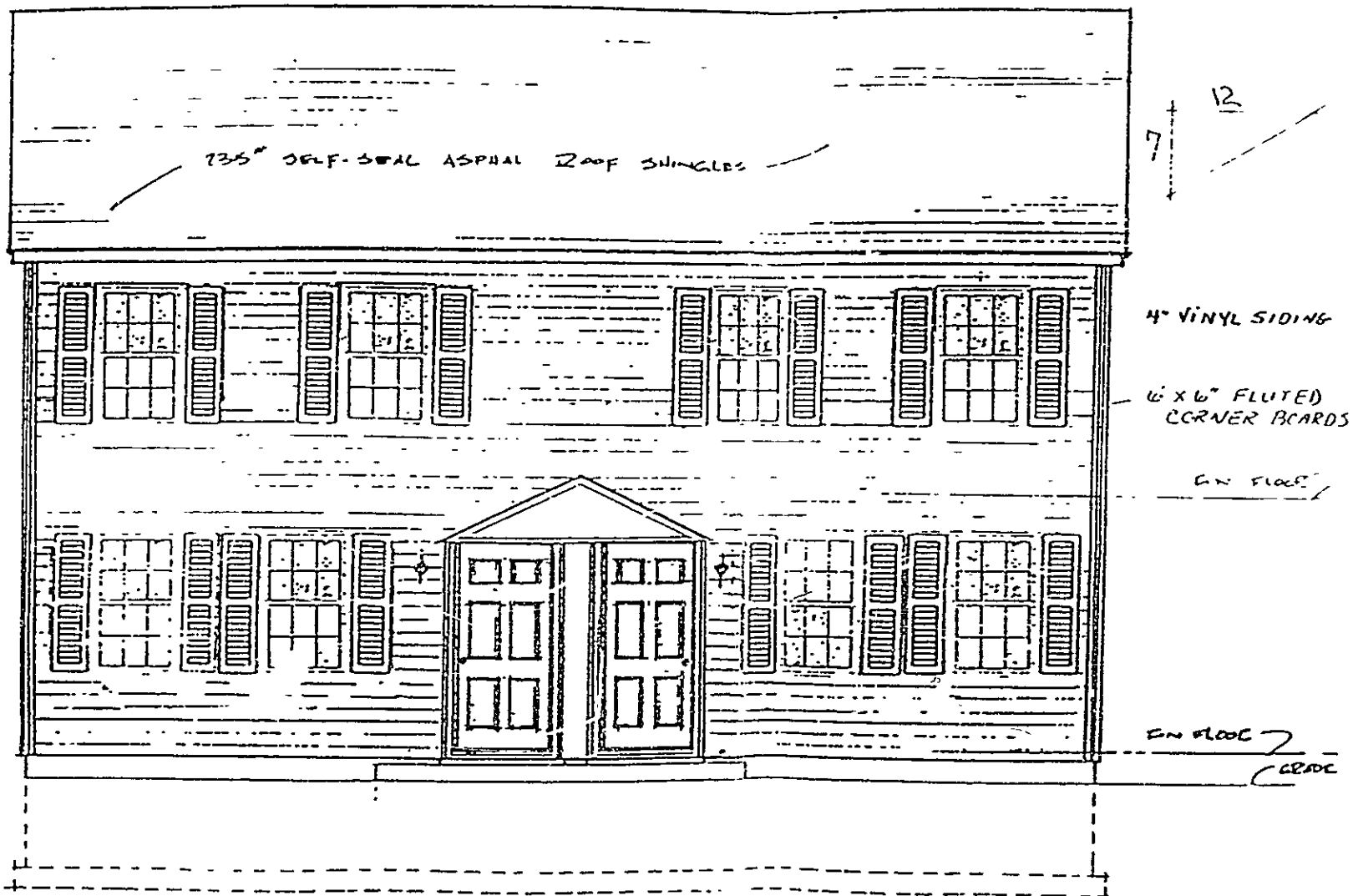
Sincerely,



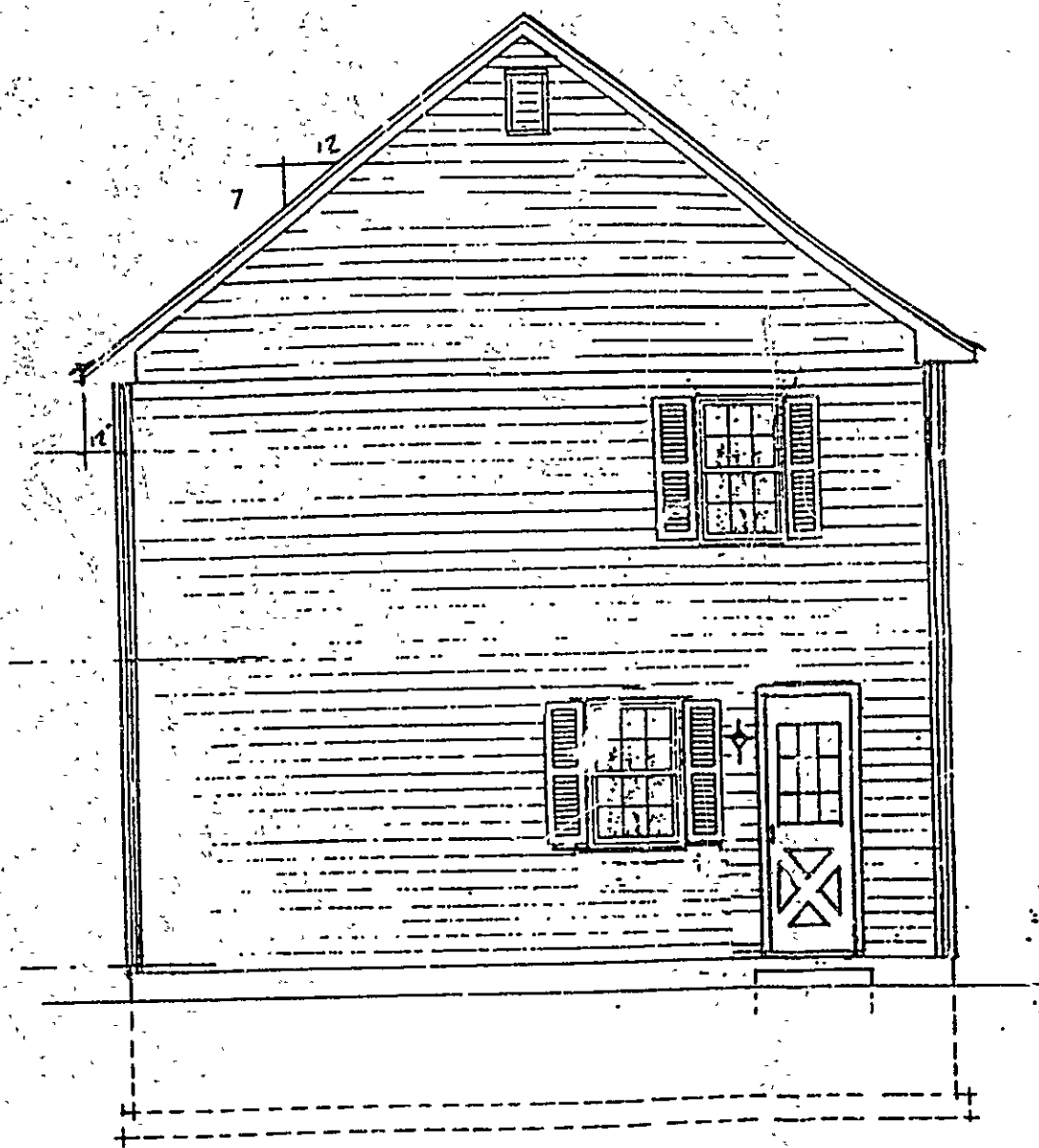
Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathy Staples, Project Engineer, Parks and Public Works
Owens McCullough, P.E., Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burris, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File

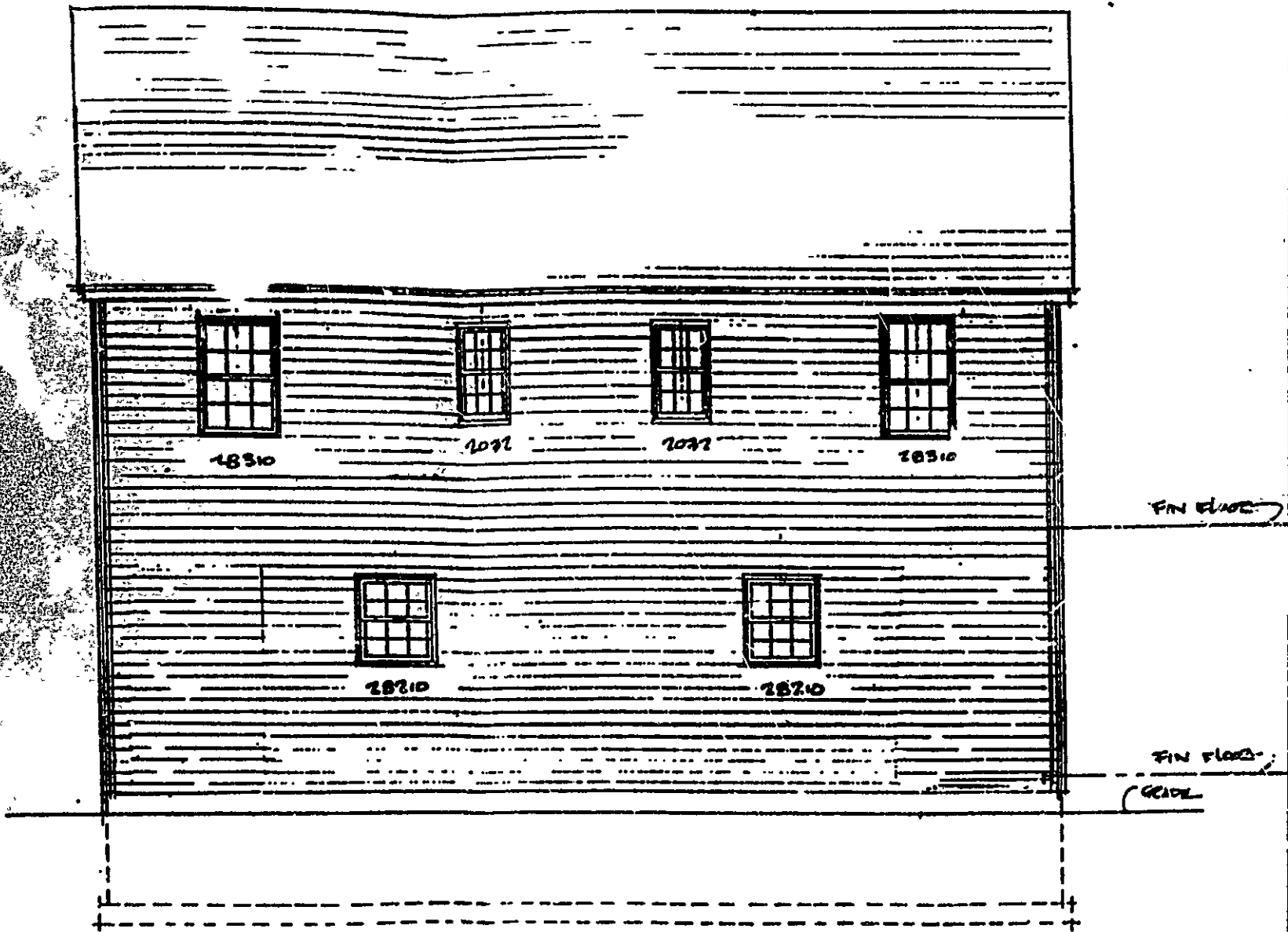
EXHIBIT A



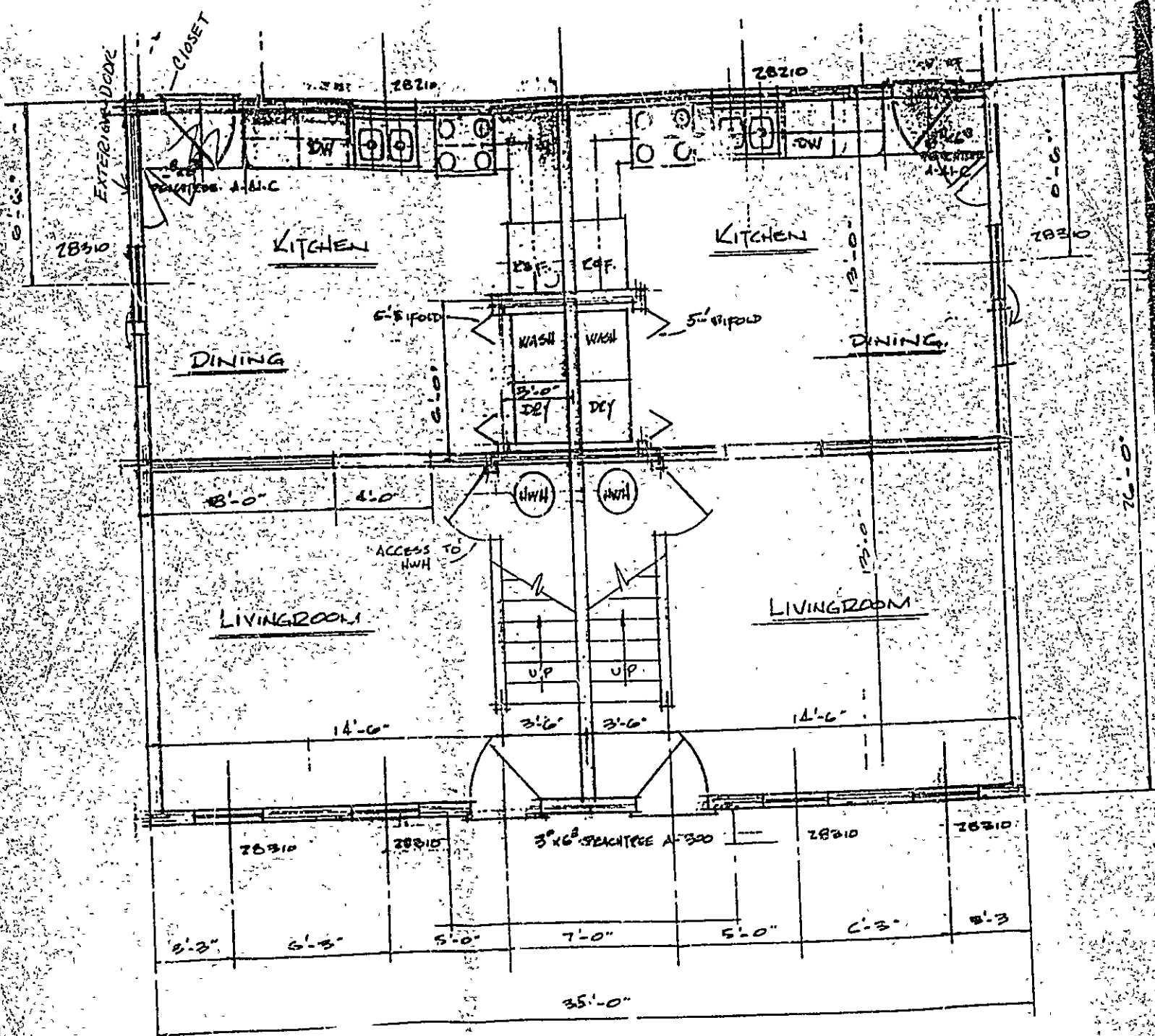
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



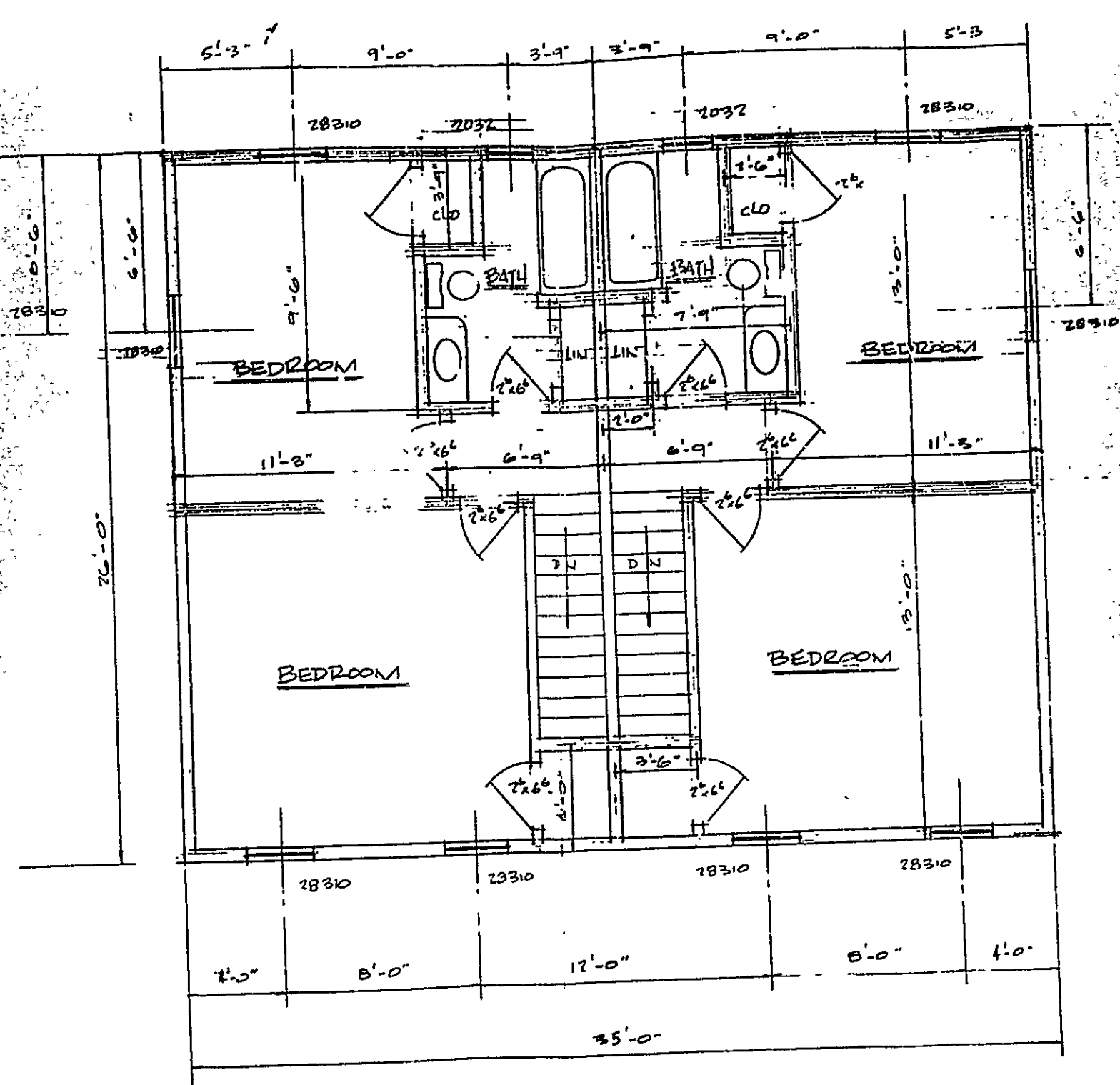
SIDE ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



REAR ELEVATION
SCALE: $\frac{1}{8}$ " = 1'-0"



FIRST FLOOR PLAN



9-11 Cambridge St