

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 020375

PERMIT ISSUED
APR 18 2002
CITY OF PORTLAND

This is to certify that Portland Boys Club Assoc/W HEIGHT REPAIR CONSTRUCTION
has permission to Pre-construction Demolition ONLY
AT 277 Cumberland Ave 026 C008001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is loaded or closed-in. **HEAVY NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

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

[Signature]
Director - Building & Inspection Services 4/18/02

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 277 Cumberland Ave

CBL 026 C008001

Issued to Portland Boys Club Assoc/Wright Ryan Construction, Inc

Date of Issue 02/11/2003

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. 02-0284, 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

Entire

APPROVED OCCUPANCY

Recreation Center
BOCA 1999
Use Group A-3 Type 2-C

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(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 lessee for one dollar.

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

PERMIT ISSUED

Permit No: 02-0284 MAY - 2 2002 Issue Date: CBL: 026 C008001

Location of Construction: 277 Cumberland Ave	Owner Name: Portland Boys Club Assoc	Owner Address: 277 Cumberland Ave	Phone: 207-874-1069
Business Name: n/a	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: 2077733625
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: B-3

Past Use: Commercial / Boys and Girls Club	Proposed Use: Boys and Girls Club / Build 1,000 sq. ft. addition and 30,000 sq. ft. renovations	Permit Fee: \$15,773.00	Cost of Work: \$2,250,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type: 2C 5/1/02	

Proposed Project Description:
Build 1,000 sq. ft. Addition and 30,000 sq. ft of renovations.

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 04/01/2002	Zoning Approval	
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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..	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 4/9/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

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

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Proposed Project Description:
Build 1,000 sq. ft. Addition and 30,000 sq. ft of renovations.

FIRE DEPT: Approved Denied

INSPECTION: Use Group: A3 Type: 2C
5/1/02

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 04/01/2002	Zoning Approval	
-------------------------------	--	------------------------	--

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0375	Issue Date: APR	CBL: 026 C008001
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Location of Construction: 277 Cumberland Ave	Owner Name: Portland Boys Club Assoc	Owner Address: 277 Cumberland Ave	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone:

CITY OF PORTLAND

Past Use: Boy's & Girl's Club/ Rec Center	Proposed Use: Same/ No Change	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 19 Type: N/A 4/18/02	

Proposed Project Description:
Pre-construction Demolition ONLY

Signature: _____
Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: mjn	Date Applied For: 04/18/2002	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan

Maj Minor MM

Date: _____

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied

Date: _____

CERTIFICATION

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SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

2-0284

Fire

Approved with Conditions

Lt. McDougall

04/10/2002



Lt. McDougall

04/10/2002

the sprinkler system shall be maintained to NFPA 13 standards

the fire alarm system shall be maintained to NFPA 72 standards

fire extinguishers shall be installed in accordance with NFPA 10 standards

Create Date

04/10/2002

gg

04/10/2002

gg

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

5-03-02
Date

[Signature]
Signature of Inspections Official

5/3/02
Date

CBL: 026008 Building Permit #: 020284

2-0284

Building

Approved with Conditions

Mike Nugent



05/01/2002

04/11/2002



Mike Nugent

05/01/2002



Swimming Pool protection must be provided in compliance with Section 421. Of the 1999 BOCA Code.

04/03/2002

gg

05/01/2002

mjn

02 0284

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

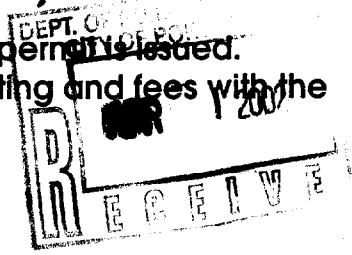
Location/Address of Construction: <u>Boys & Girls Club 277 Cumberland Ave 04101</u>		
Total Square Footage of Proposed Structure <u>1,000 s.f. addition + renovation</u>	Square Footage of Lot <u>29,621 s.f.</u>	
Tax Assessor's Chart, Block & Lot <i>See planning application</i> Chart# <u>026</u> Block# <u>C</u> Lot# <u>008</u>	Owner: <u>Boys & Girls Clubs of Greater Portland</u>	Telephone: <u>874-1069</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Wright-Ryan Construction</u> <u>10 DANFORTH ST.</u> <u>Portland, ME 04101</u>	Cost Of Work: <u>\$2,250,000</u> Fee: <u>\$15,773⁰⁰</u>
Current use: <u>Boys & Girls Club</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Boys & Girls Club</u>		
Project description: <u>1,000 s.f. addition for new entry, 30,000 s.f. renovation</u> <u>elevator</u>		
Contractor's name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION 773-3625</u> <u>See below</u>		
Who should we contact when the permit is ready: <u>John Ryan</u>		
Mailing address: <u>WRIGHT-RYAN CONSTRUCTION, INC. x x</u> <u>10 DANFORTH ST</u> <u>PORTLAND, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-3625 x x</u>		

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record ~~has authorized me~~ have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>John Ryan</u>	Date: <u>3/29/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall





WRIGHT-RYAN CONSTRUCTION, INCORPORATED

1 April 2002

Mr. Michael Nugent
Chief Code Enforcement Officer
City of Portland
Portland, ME 04101

RE: Boys & Girls Club Renovation and Addition

Dear Mike:

Attached is an application for a building permit, various designer certificates required by the City, a construction permit from the Maine Department of Public Safety, a complete set of plans, and a CD with the drawing files for the Boys & Girls Club renovation. You will note that the architectural plans are by Van Dam & Renner Architects, the mechanical plans are by Ranor Mechanical, working in conjunction with AWM Engineering, and the electrical plans, represented initially by the attached riser diagram, are by John Perry Electric working in conjunction with Thomas Engineering. Wright-Ryan Construction, Inc. is acting as construction manager for a major renovation of the club and for the construction of a roughly 1,000 addition to house a new entry. This project has been reviewed and approved by planning staff.

We are working on a very tight timeline in an effort to minimize disruption to Club operations. Part of our goal is to get the swimming pool, which will be replaced in its entirety, back up and running for the fall session. We have currently scheduled asbestos abatement to start in the basement during the week of 4/8 to 4/12. It is our hope to be able to start demolition within the building and excavation for the addition on April 15th. We recognize that this is aggressive relative to the permitting timeframe that you identified when I spoke with you in your office on Friday. We would greatly appreciate anything you could do to expedite the issuance of a permit. Please let us know if there is any additional information that we can provide.

Sincerely,

A handwritten signature in black ink, appearing to read 'John W. Ryan', with a large, sweeping flourish at the end.

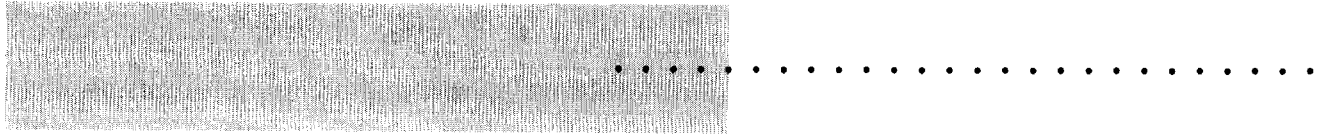
John W. Ryan

facsimile transmittal

To: Richard Renner **From:** Mike Nugent
Fax: 773-2892 **Date:** April 25, 2002
Phone: 775-0443 **Pages:** 1
Re: Boy's & Girl's Club (026 C008) **CC:** Paul Becker/John Ryan

Urgent For Review Please Comment Please Reply Please Recycle

Notes: Please find attached a copy of Section 1705 .1 of the 1999 BOCA Code, A report of special inspections is required for the addition to this building. Please submit this for review. I will continue the plan review, but the permit cannot be issued until this is submitted and approved.



Becker Structural Engineers, Inc.

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse
LOCATION: Portland, Maine
PERMIT APPLICANT: Wright-Ryan Construction
APPLICANT'S ADDRESS: 10 Danforth Street, Portland, ME

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.

ARCHITECT OF RECORD: Richard Renner - Van Dam & Renner Architects

This Statement of Special Inspections is submitted in accordance with Section 1705.0 of the 1999 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected the discrepancies shall be brought to the attention of the Code Official and the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

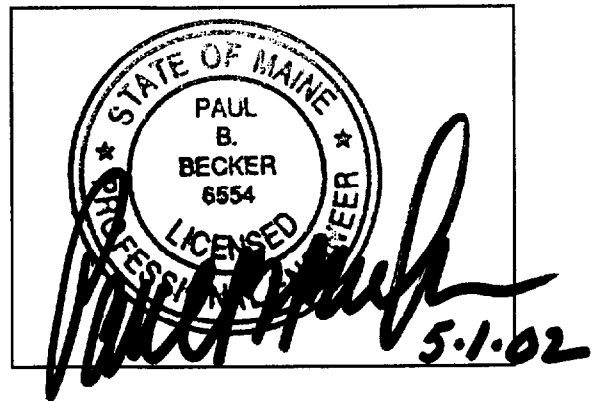
Paul B. Becker, P.E.

NAME

SIGNATURE

DATE

Paul B. Becker 5-1-02



Preparer's P.E. Seal

Applicant's Authorization:

SIGNATURE

DATE

Building Code Official:

SIGNATURE

DATE

William C. ... 5/1/02

Becker Structural Engineers, Inc.

LIST OF AGENTS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.
Name Firm
19 Commercial Street – Portland, ME 04101
Address

ARCHITECT OF RECORD: Richard Renner – Van Dam & Renner Architects
Name Firm
66 West Street – Portland, ME 04102
Address

Following is the List of Agents selected for performance of Special Inspections for this project:

	Name	Firm	Abbreviation
1. Special Inspector	<u>Paul B. Becker, P.E.</u>	<u>Becker Structural Engineers, Inc.</u>	<u>BSE</u>
2. Testing Laboratory	<u>Roger Domingo</u>	<u>S.W. Cole, Engineering, Inc.</u>	<u>SWC</u>
3. Testing Laboratory			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Becker Structural Engineers, Inc.

FINAL REPORT OF SPECIAL INSPECTIONS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse

LOCATION: Portland, Maine

PERMIT APPLICANT: Wright - Ryan Construction, Inc.

APPLICANT'S ADDRESS: 10 Danforth Street, Portland, ME

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.

Name Firm

ARCHITECT OF RECORD: Richard Renner - Van Dam & Renner Architects

Name Firm

GENERAL CONTRACTOR: John Ryan - Wright-Ryan Construction

To the best of my information, knowledge, and belief, the Special Inspections required for this project, and described in the Statement of Special Inspections submitted for the project, have been completed.

The following discrepancies that were outstanding since the last interim report, No. dated , have been corrected:

(Use additional sheets, if necessary)

Interim reports submitted to this final report and numbered to , form a basis for, and are to be considered an integral part of this final report.

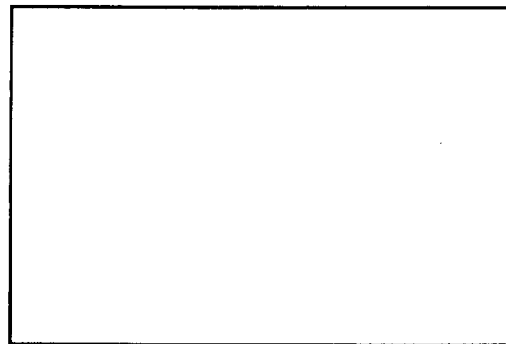
Submitted By:
SPECIAL INSPECTOR

Paul B. Becker, P.E.

NAME

SIGNATURE

DATE



Special Inspector's P.E. Seal

Summary of Services (Exhibit A)

SCHEDULE OF SPECIAL INSPECTION SERVICES

Page 1 of 7

PROJECT: Boys & Girls Clubs of Greater Portland, Portland Clubhouse, Portland, ME		APPLICABLE TO THIS PROJECT								
		MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.2 Inspection of Fabricators	1.00									
		Fabrication Procedures	Y	As Required by following sections		See steel	BSE			
		Procedure Implementation	Y	As Required by following sections		& concrete Sections	BSE			

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.3 STEEL CONSTRUCTION	2.00								
Steel Fabrication		In-plant review							
		Part A - Fabrication procedures/QA							
		1. AISC Category 1	Y	Provide AISC Certification		BSE			
		2. AWS Quality Assurance	Y	Provide Welder Certification		BSE			
		Part B - Procedures implementation							
		Review conformance to Part A							
		Review material certificates							
		1. Bolts, Nuts, Washers	Y	Sample	AISC ASD A3.4	BSE			
		2. Structural Steel	Y	Sample	AISC A6 or A568	BSE			
		3. Weld Filler Material	Y	Sample	AISC ASD A3.6	BSE			
		Review connections							
		1. Shop Bolted	N						
		2. Shop Welded	Y	ALL	IN FIELD (VISUAL)	TL			
		3. Connection Design Calcs	N		Design By BSE	BSE			
		4. Shop Welder Certs	Y	ALL		BSE			
		Review welding of seismic-resisting system in Cat. "C" buildings	Y		AWS D1.1 SECTION 6				
	Steel Erection		Review materials certs of compliance						
			1. Bolts, Nuts, Washers	Y	ALL		BSE		
		2. Structural Steel	Y	ALL		BSE			
		3. Weld Filler Material	Y	ALL		BSE			
		Review primary steel connections							
		Moment connections	Y			SWC			
		Shear connections							
		1. Field Bolted	Y	ALL		SWC			
		2. Field Welded	Y	ALL		SWC			
		Bracing connections							
		Review welded Cat. "C" seismic connections	N						
		Review base metal testing for "t" > 1 1/2"	N						
		Review secondary steel connections	N						
		1. Girts	N						
		2. Lintels	N						
		3. Steel Deck	Y	ALL		BSE			
		Lintels/Relieving Angles	N						
		Review installation of shear studs	N						
	Review Details/Steel Frame	Y	Sample		BSE				

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.3

Special Inspector

Date

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

Page 3 of 7

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.3 STEEL CONSTRUCTION (Continued)	2.00							
Steel Joist & Joist Girder		In-plant review						
		Part A - Fabrication procedures	N					
		Part B - Procedures implementation						
		Review conformance to Part A	N					
		Review material certificates of compliance						
		1. Structural Steel	Y	ALL		BSE		
		2. Weld Material	Y	ALL		BSE		
		Review connections	Y	ALL		BSE		
Steel Joist/Joist Girder Erection		Review welder certification	Y	ALL: Certs to be available in field		BSE		
		Review joist bearing connections	Y	ALL		BSE		
		Review joist bearing length	Y	ALL		BSE		
		Review joist bridging	Y	ALL		BSE		

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.3 Special Inspector _____ Date _____

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.4 CONCRETE CONSTR.	3.00								
Concrete Materials		Review materials (ACI Chapter 3)							
		1. Cement	Y	ALL	ASTM C150	BSE			
		2. Normal WT aggregates	Y	ALL	ASTM C33	BSE			
		3. Air Entraining admix	Y	ALL	ASTM C260	BSE			
		4. Normal range water reducing admix	Y	ALL	ASTM C494	BSE			
		5. Hi-Range water reducing admix	Y	ALL	ASTM C494	BSE			
		6. Accel Admix	Y	ALL	ASTM C494 Type A	BSE			
		7. Moisture Barrier	Y	ALL	per spec.	BSE			
		8. Curing Products	Y	ALL		BSE			
		9. Preformed expansion Joint	Y	ALL		BSE			
		Review mix design	Y	ALL	ACI Chapter 4	BSE			
		Review reinforcing certification & weldability if required	Y	ALL	Certificate Only	BSE			
Placing Reinforcement		Review condition & placement of reinforcing steel	Y	Sample	ACI 318 7.4-7.7	BSE			
		Review welding of reinforcing in Cat "C" seismic-resisting systems	Y						
Formwork		Review Embedded items, bolts, plates, etc.	Y	Sample		BSE			
		Review form removal & reshoring	N		ACI 318.6.2				
Concrete Operations		Field Sampling & Testing of Concrete	Y	Every 50 yards or each separate placement	Sample Air, Temp, Slump ASTM C172, C231				
		Review concrete strength tests	Y		ACI 318 5.6	SWC			
		Review mix proportions and technique	Y		ACI 318 5.2, 5.3, 5.4, & 5.8	BSE			
		Review concrete placement	Y		ACI 318 5.9 & 5.10	BSE			
Prestressing Operations		Review curing technique & temperature	Y		ACI 318 5.11, 5.12, & 5.13	SWC			
		Review application of prestressing force	N	Not Applicable					
		Review grouting of bonded prestressing tendons in Cat.C seismic-resisting systems	N	Not Applicable					
Precast Manufacturing		In-plant review: PCI certification							
		Part A - Fabrication procedures	N	Not Applicable					
		Part B - Procedures implementation	N	Not Applicable					
Erection of Precast Concrete		Review conformance to Part A	N	Not Applicable					
		Review erection of precast units	N	Not Applicable					
		Review key reinforcement	N	Not Applicable					
		Review key grouting	N	Not Applicable					
		Review concrete pour strips	N	Not Applicable					
	Review connections	N	Not Applicable						

All Concrete Construction Special Inspections have been completed in accordance with BOCA Section 1705.4 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.5 MASONRY CONSTR	4.00								
Materials		Review materials certification							
		Masonry units	Y	Sample	Elevator Only	BSE			
		Reinforcing steel	Y	Sample	Elevator Only	BSE			
		Review grout materials & mix design	Y	Sample	Elevator Only	BSE			
		Review mortar materials & mix design	Y	Sample	Elevator Only	R&A			
		Review strength determination							
		Unit strength method	Y	Sample	Elevator Only	BSE			
		Review unit strengths & grout,	Y	Sample	Elevator Only	BSE			
		mortar mixes	Y	Sample	Elevator Only	BSE			
		Prism strength method							
		Review pre-construction test results	N						
		Field tests during construction	N						
		Grout testing							
		Determine compressive strength	Y	Field Samples		SWC			
		Mortar testing							
		Field test compressive strength ASTM C780 (Req'd only if property reqs of ASTM C270 are used)	Y	ALL		SWC			
	General Masonry Work		Review mortar mix proportions & mixing	Y	Sample	ACI 530.1;2.3.2.5	SWC		
		Review general installation of mortar	Y	Sample	ACI 530.1;4.2.2	BSE			
		Review general installation of mortar grout, masonry units.	Y	Sample	ACI 530.1;2.3.3.3,4.3.3	BSE			
		Review installation of horiz., vert., & joint reinforcing (incl. Location, sizes, splices, & positioning devices)	Y	Sample	ACI 530, CH. 8	BSE			
		Review hot/cold weather procedures	Y	Sample	ACI 530; 1;2.3.2.2,2.3.2.3	BSE			
		Review installation of anchorage devices	Y	Sample	ACI 530; 4.2, 5.14	BSE			
		Review installation of lintels	Y	Sample		BSE			
		Review welding of reinf., grouting, consolidation and reconsolidation for seismic Cat. "C" buildings	N						

All Masonry Construction Special Inspections have been completed in accordance with BOCA Section 1705.5 Special Inspector Date

29-Apr-02

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

SCHEDULE OF SPECIAL INSPECTION SERVICES

MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	APPLICABLE TO THIS PROJECT			DATE	REV.
				EXTENT (All, Sample, Other, None)	COMMENTS	AGENT		
1705.7 PREPARED FILL	6.00							
Site Preparation		Review site preparation prior to prepared fill placement.	Y			SWC		
During Fill Placement		Review compliance to soils report	Y	Sample		SWC		
		Lift thickness	Y	Sample		SWC		
Evaluation of in-Place Density		Review in-place dry density for compliance with soils report	Y	Sample		SWC		

All Prepared Fill Special Inspections have been completed in accordance with BOCA Section 1705.7 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.12 SPECIAL CASES	8.00				No Fireproofing			
Fireproofing		Fireproofing	N					
		Review Product Data Sheets	N					
		Review In-Place Density	N					
		Review In-Place Thickness	N					
		Review In-Place Bond	N					
		Review scope of installation for conformance with design documents	N					

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.12 Special Inspector _____ Date _____
 29-Apr-02



CITY OF PORTLAND

March 28, 2002

Mr. James Robbins
Project Manager
Van Demmer and Renner
66 West Street
Portland, ME 04102

RE: Boys and Girls Club, 277 Cumberland Avenue, building addition
(Application #2002-0068, CBL 26-C-8)

Dear Mr. Robbins,

On March 27, 2002 the Portland Planning Authority granted minor site plan approval with the following condition for the building addition and related site work at the Boys and Girls Club located at 277 Cumberland Avenue.

Condition-

If the plan is amended to include a tip-down handicap accessible curb located within the sidewalk in the general proximity of the building addition, the applicant will obtain all necessary permits from the Public Works Department and submit a revised plan to the Planning Authority for review and approval.

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 2.0% 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.
2. 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. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

O:\PLANDEVREVIEW\CUMBERLAND 277\APPRVLTR.DOC

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
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.)
6. 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.

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

Sincerely,


Alexander Jaegerman
Planning Director

cc: Sarah Hopkins, Development Review Program Manager
Jonathan Spence, Planner
Jay Reynolds, Development Review Coordinator
✓ Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File

1. § 14-220(3). This says all buildings must be located within five feet of the property line along street frontages. The existing building meets this standard. The Ordinance does not state that all elements of the building must be located within five feet. If this were true, then no building in the B-3 could have an addition unless it was within five feet of the street. Examples of additions that do not meet this: Tracy-Causser addition is not within five feet of Fore Street or Center Street; pad for Federal Spice (did go through site plan review) more than five feet (although enclosing fence is within five feet). Teller window at Maine Bank and Trust is more than five feet from Preble Street. This interpretation would have to apply to attached garages, and decks.

2. Definition of principal building. When something is attached to a principal building, it becomes part of the building (see example of garage). Here, the proposed entrance and elevator become part of a building that meets the build-to line requirement.

3. 14-220(8). This requires that any new construction of any building must be 35 feet within 50 feet of street frontage. This applies only to new buildings, not to additions. It also does not require that any building that will have an addition be brought up to 35 feet in height. In any event, the elevator portion of the structure will be less nonconforming than the existing structure.

4. ADA requirements can't be met with entrance at street line. Where will the ramp go? Also, the B&G wants more than just the minimum requirement under the ADA-it wants an accessible entrance that is welcoming to all users, visitors and employees of the club. The current chair lift does not meet that standard, and it may not even meet current ADA requirements.

5. The plan also attempts to preserve and improve an existing unbuilt area that is part of the existing streetscape. The B-3 does not require that every square inch of frontage of a lot be improved with a building. As long as the building overall meets the build-to requirements, then every element of the building does not have to be within five feet. If you review the Urban Design Guidelines, plazas and open spaces are encouraged, provided that the entire building is not placed behind them. Also see 14-526(a)(16)(a)(4) and (b)(1).

6. If the City doesn't agree that this is permitted, what is the process for getting this approved as a reasonable accommodation under the ADA?

3/8/02
Eagles Club

Van Dam & Renner
66 West Street
Portland, Maine 04102

Voice 207/775-0443
Fax 207/775-2892

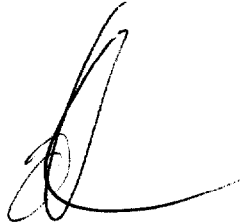
Fax Cover Sheet

TO: Marge Schmuckal
City of Portland Zoning Administrator

FAX #: 874-8716

DATE: March 5, 2002

FROM: Jim Robbins



This fax contains 3 page(s), including cover page.

RE: BOYS & GIRLS CLUB OF GREATER PORTLAND

Marge,

Here is the draft of the written statement that will be attached to the formal application. Let me know if you have any questions about this. Thank you for your help.

Jim

DDA ET

Site Plan Application - Written Statement
Boys & Girls Clubs of Greater Portland
Addition and Remodeling to the Portland Clubhouse 277 Cumberland Avenue

(1) The proposed project is an addition to and the interior remodeling of the existing Boys & Girls Club facility located at 277 Cumberland Avenue. The proposed project will also include site improvements, including the creation of an entry plaza and new landscaping. The addition is approximately 960 square feet and will house a new vestibule, a new elevator, an egress stair, a new reception/control desk, and a small lobby area. The proposed project will replace an existing wooden handicap ramp with a new concrete ramp. The primary goal of the project is to improve interior circulation, especially in regards to emergency egress and handicapped access to and from all levels of the building. Currently, the existing primary entrance to the building is inaccessible to members, staff, and visitors in wheelchairs. The proposed addition will provide the Club with a single entrance for all its members and staff, regardless of ability.

Associated with the new entrance will be a new elevator, which will allow the Club to better serve its members and staff by eliminating an antiquated stair carrier lift. The addition will become the primary control point for the building; members will check in at a reception desk located within the addition prior to entering the Club proper. This will allow the Club to better supervise those who enter to the building to ensure security. The addition itself is set back from the street edge for three primary reasons. The only practical location of the elevator is at the end of the existing second floor corridor. At this location, the elevator will connect with the existing path of circulation. Locating the elevator closer to the street would require substantial remodeling of areas not presently proposed. Second, the first finish floor is approximately three feet above the level of the street. In order to mitigate this change in elevation, the applicant is proposing a landscaped plaza, off of which the new entrance ramp will be located. In order to provide handicap access from the public way in front of the building, the addition was set back to accommodate the length of ramp required for the change in grade. The plaza is also intended to serve as a transition space between the pedestrian way and the Club entrance. Finally, by placing the addition away from the street edge, the applicant can retain existing windows on the south-west elevation of the building. Not only do these windows enhance the quality of the interior space, they allow staff to better supervise the open space adjacent to the building.

(2) The total land area of the site is .68 acres (29,621 square feet). The existing building footprint is 16,213 square feet; the proposed addition is 960 square feet, not including the ramp and exterior stair. The ramp and square combined cover xxx square feet. The total ground coverage after construction will be xxx square feet. The total area of the existing building (first stories and a sub-basement) is 28,240 square feet. The area of the proposed addition (first floor and basement) is 1,920 square feet. The total building area after development will be approximately 40,280 square feet.

(3) There are no proposed encumbrances or other burdens to be placed on the property. Existing easements and burdens are documented on the survey dated January 30, 1992, drawn by M. Johann Burisma, Maine R.L.S. No. 1314 of Stevens, Monro,

Rose, and Thompson, Inc. The Club is in the process of verifying that the deed restriction referenced in item 10 of the survey notes has in fact been removed.

(4) Since the proposed addition essentially will contain only building circulation functions, it is anticipated that there will be no additional quantities of solid waste generated by the development.

(5) The proposed development is an addition to the existing Boys & Girls Club facility. It is currently served by all public services and utilities necessary to fulfill its function as a community based recreational club for children. No changes will occur to the availability of public services as a result of the construction of the proposed addition and site improvements.

(6) Richardson Associates will provide a separate plan and description of the stormwater plan associated with this proposal.

(7) A copy of the construction schedule is attached to this statement.

(8) The proposed project is subject to no federal regulatory approvals. The proposed project will require the following State regulatory approvals:

State Plan Review and Construction Permit (Building Plan, ADA, and Sprinkler Plan Review) -- the Fire Marshall has reviewed the architectural portion of the submittal; the fire alarm and emergency lighting package is currently being submitted. It is anticipated that the Fire Marshall will issue the construction permit within the next two weeks.

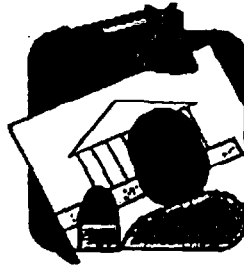
(9) Attached is a copy of the most recent annual report as evidence of the applicant's financial capacity to undertake and complete the proposed development. The capital campaign for the organization is well underway and the Board of Directors does not anticipate any problem in raising the funds necessary to complete the project. Attached is a list of project consultants and contractors. Attached is a list of project consultants and contractors. Attached is a list of project consultants and contractors.

(10) The applicant owns fee title to the lots depicted on the City of Portland Tax map as . The applicant's title to those lots is demonstrated by the deeds recorded in the Cumberland County Registry of Deeds. The book and page numbers for these deed are listed in the "notes" section of the survey.

(11) To the best knowledge of the applicant, there are no unusual natural areas, wildlife and fishery habitats, or archaeological sites located on or near the project site.

(12) A compact disk containing the electronic CAD/DXF files is attached to this application.

DRAFT



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: RICHARD RENNER, VAN DAM & RENNER
66 WEST STREET, PORTLAND, ME 04102

DATE: 3.28.02

Job Name: ADDITION/REMODELING - BOYS & GIRLS CLUB
Address of Construction: 277 CUMBERLAND AVE.

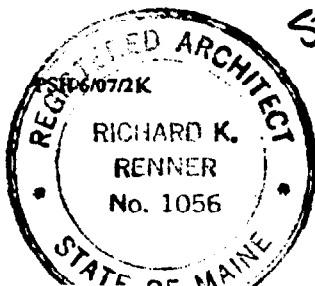
THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) A-2
Type of Construction TYPE 2C Bldg. Height 20' (ADDITION) Bldg. Sq. Footage 1,796 SF (ADDITION)
Seismic Zone CATEGORY C Group Class GROUP 1
Roof Snow Load Per Sq. Ft. 46 PSF + DRIFT Dead Load Per Sq. Ft. ROOF 25 PSF
Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 19.16 SF
Floor Live Load Per Sq. Ft. 100 PSF REDUCIBLE; DEAD 62 PSF
Structure has full sprinkler system? Yes X No ___ Alarm System? Yes X No ___
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department. (SPRINKLER TO BE ADDED AS PART OF WORK)
Is structure being considered unlimited area building: Yes ___ No X
If mixed use, what subsection of 313 is being considered ---

List Occupant loading for each room or space, designed into this Project.

ADDITION: LOBBY (FIRST FLOOR) OCCUPANT LOAD = 7 OCCUPANTS
STORAGE (BASEMENT) = 3 OCCUPANTS
(Designers Stamp & Signature)



Richard K. Renner



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: VAN DAM & RENNER ARCHITECTS

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 3.28.02

These plans and/or specifications covering construction work on:

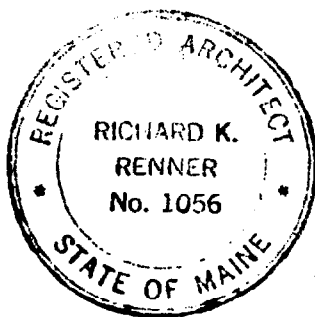
ADDITION & REMODELING TO BOYS & GIRLS CLUB

277 CUMBERLAND AVE.

PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



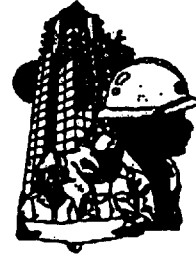
Signature Richard K. R.

Title PRINCIPAL

Firm VAN DAM & RENNER

Address 66 WEST ST.

PORTLAND, ME 04102



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: VAN DAM & RENNER ARCHITECTS

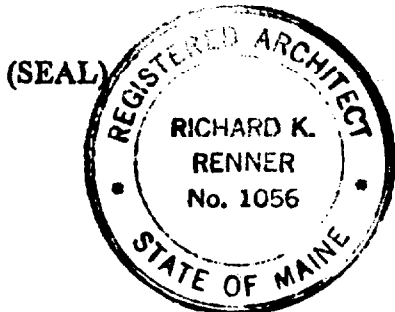
RE: Certificate of Design

DATE: 3.28.02

These plans and/or specifications covering construction work on:

ADDITION & REMODELING TO BOYS & GIRLS CLUB
277 CUMBERLAND AVE, PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Richard K. Renner

Title PRINCIPAL

Firm VAN DAM & RENNER

Address 66 WEST ST.

PORTLAND, ME 04102

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

12293

Sprinkled
Sprinkler Supervised

PORTLAND BOYS & GIRLS CLUB

Located at: CUMBERLAND AVE.

PORTLAND

Occupancy/Use: ASSEMBLY CLASS B

Permission is hereby given to:

BOYS & GIRLS CLUB OF PORTLAND

**CUMBERLAND AVE
PORTLAND, ME 04101**

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. no departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 21st of Septemb 2002

Dated the 22n day of March A.D. 2002

Commissioner

Copy-2 Architect

Comments:

VAN DAM & RENNER

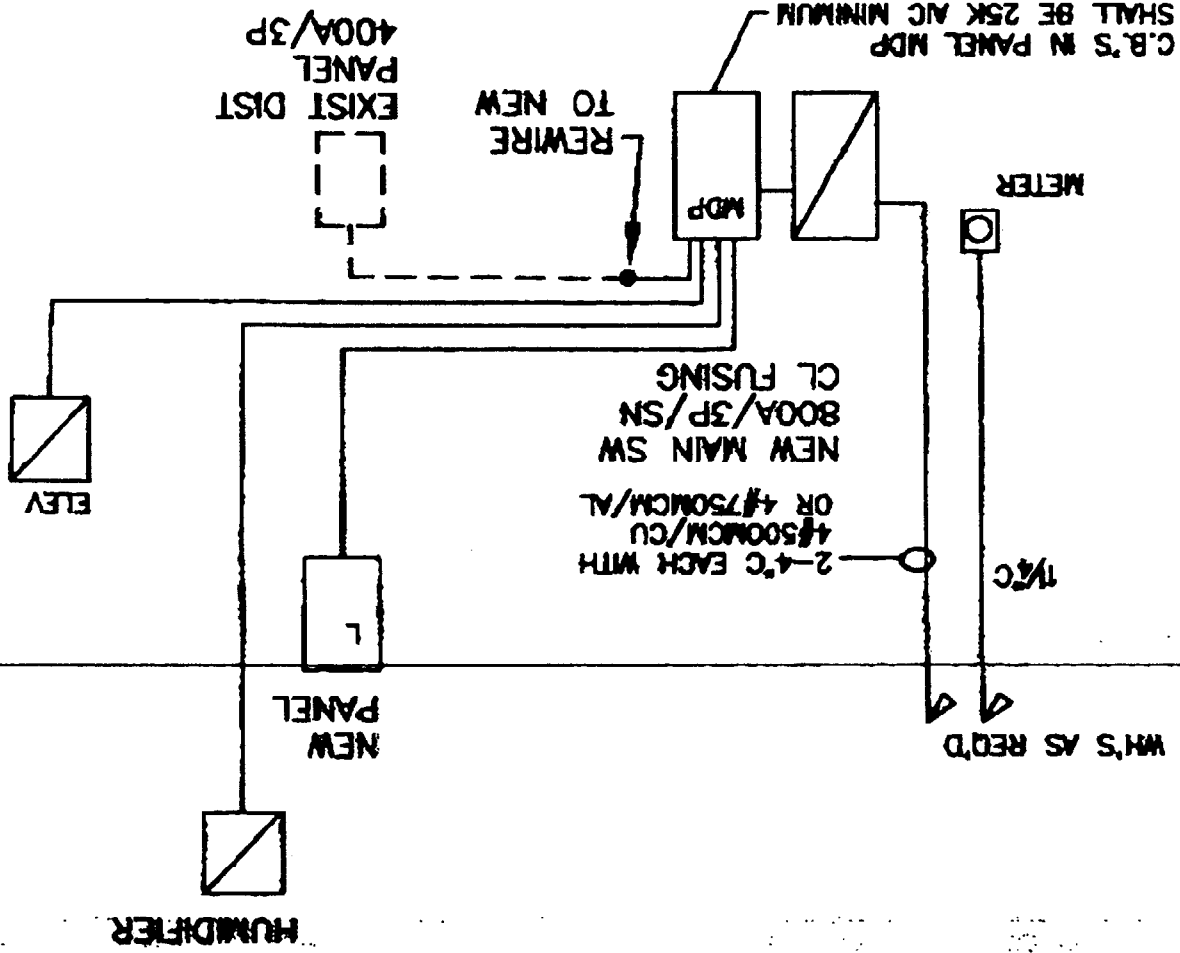
**66 WEST STREET
PORTLAND, ME 04102**

JOHN PERRY ELECTRIC
RECEIVED
MAR 28 2002

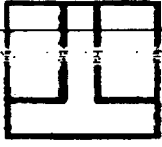
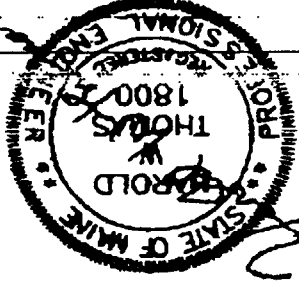
BY:

RISER DIAGRAM

NOT TO SCALE



BOYS & GIRLS CLUB OF
GREATER PORTLAND
3/28/2002



THOMAS ENGINEERING
 Consulting Engineers
 178 GARDEN STREET
 WESTBROOK, MAINE 04092
 (207) 878-4407

EI

Application ID Number: 2-0284

Department: Zoning

Status: Approved with Conditions

Processor: Marge Schmuckal

Comments: 277 Cumberland Ave.

Approved Date: 04/09/2002

Issue Set Date: 04/08/2002

OK to Issue Permit: Name: Marge Schmuckal Date: 04/09/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Create Date: 04/03/2002 By: gg

Update Date: 04/09/2002 By: mes

2-0284

Fire

Approved with Conditions

Lt. McDougall

04/10/2002



Lt. McDougall

04/10/2002

the sprinkler system shall be maintained to NFPA 13 standards

the fire alarm system shall be maintained to NFPA 72 standards

fire extinguishers shall be installed in accordance with NFPA 10 standards

Create Date

04/10/2002

gg

04/10/2002

gg

2-0284

Building

Approved with Conditions

Mike Nugent



05/01/2002

04/11/2002



Mike Nugent

05/01/2002



Swimming Pool protection must be provided in compliance with Section 421. Of the 1999 BOCA Code.

04/03/2002

gg

05/01/2002

mjn

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0375	Issue Date: APR	CBL: 026 C008001
------------------------------	---------------------------	----------------------------

Location of Construction: 277 Cumberland Ave	Owner Name: Portland Boys Club Assoc	Owner Address: 277 Cumberland Ave	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone:

CITY OF PORTLAND

Past Use: Boy's & Girl's Club/ Rec Center	Proposed Use: Same/ No Change	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 19 Type: N/A 4/18/02	

Proposed Project Description: Pre-construction Demolition ONLY	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: mjn	Date Applied For: 04/18/2002	Zoning Approval	
--------------------------------	--	------------------------	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special 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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> 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 Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
---	---	---	---

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

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



WRIGHT-RYAN CONSTRUCTION, INCORPORATED

1 April 2002

Mr. Michael Nugent
Chief Code Enforcement Officer
City of Portland
Portland, ME 04101

RE: Boys & Girls Club Renovation and Addition

Dear Mike:

Attached is an application for a building permit, various designer certificates required by the City, a construction permit from the Maine Department of Public Safety, a complete set of plans, and a CD with the drawing files for the Boys & Girls Club renovation. You will note that the architectural plans are by Van Dam & Renner Architects, the mechanical plans are by Ranor Mechanical, working in conjunction with AWM Engineering, and the electrical plans, represented initially by the attached riser diagram, are by John Perry Electric working in conjunction with Thomas Engineering. Wright-Ryan Construction, Inc. is acting as construction manager for a major renovation of the club and for the construction of a roughly 1,000 addition to house a new entry. This project has been reviewed and approved by planning staff.

We are working on a very tight timeline in an effort to minimize disruption to Club operations. Part of our goal is to get the swimming pool, which will be replaced in its entirety, back up and running for the fall session. We have currently scheduled asbestos abatement to start in the basement during the week of 4/8 to 4/12. It is our hope to be able to start demolition within the building and excavation for the addition on April 15th. We recognize that this is aggressive relative to the permitting timeframe that you identified when I spoke with you in your office on Friday. We would greatly appreciate anything you could do to expedite the issuance of a permit. Please let us know if there is any additional information that we can provide.

Sincerely,

A handwritten signature in black ink, appearing to read 'John W. Ryan', with a large, flowing flourish at the end.

John W. Ryan

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 020375

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Portland Boys Club Assoc/W HEIGHT RECONSTRUCTION
has permission to Pre-construction Demolition ONLY
AT 277 Cumberland Ave 026 C008001

PERMIT ISSUED
APR 18 2002
CITY OF PORTLAND

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

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

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

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

OTHER REQUIRED APPROVALS

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

[Signature]
4/18/02
Director - Building & Inspection Services

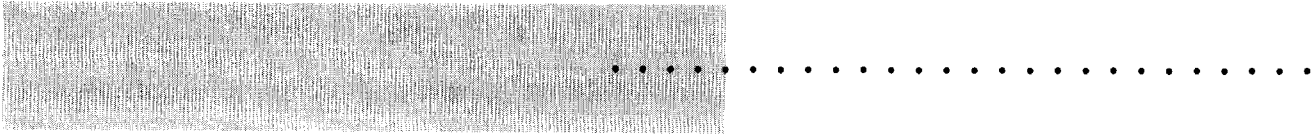
PENALTY FOR REMOVING THIS CARD

facsimile transmittal

To: Richard Renner **From:** Mike Nugent
Fax: 773-2892 **Date:** April 25, 2002
Phone: 775-0443 **Pages:** 1
Re: Boy's & Girl's Club (026 C008) **CC:** Paul Becker/John Ryan

Urgent For Review Please Comment Please Reply Please Recycle

Notes: Please find attached a copy of Section 1705 .1 of the 1999 BOCA Code, A report of special inspections is required for the addition to this building. Please submit this for review. I will continue the plan review, but the permit cannot be issued until this is submitted and approved.



Becker Structural Engineers, Inc.

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse
LOCATION: Portland, Maine
PERMIT APPLICANT: Wright-Ryan Construction
APPLICANT'S ADDRESS: 10 Danforth Street, Portland, ME

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.

ARCHITECT OF RECORD: Richard Renner - Van Dam & Renner Architects

This Statement of Special Inspections is submitted in accordance with Section 1705.0 of the 1999 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected the discrepancies shall be brought to the attention of the Code Official and the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

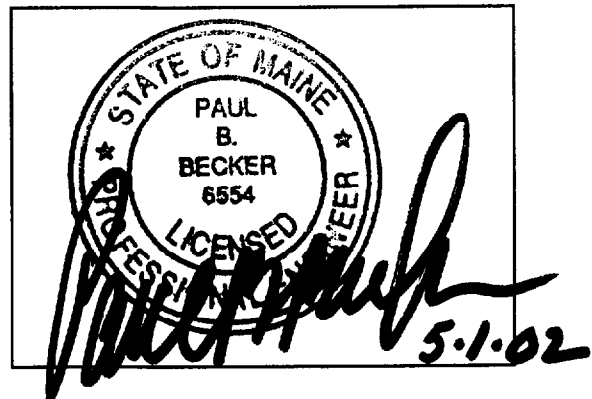
Paul B. Becker, P.E.

NAME

SIGNATURE

DATE

5-1-02



Preparer's P.E. Seal

Applicant's Authorization:

SIGNATURE

DATE

Building Code Official:

SIGNATURE

DATE

[Signature] 5/1/02

Becker Structural Engineers, Inc.

LIST OF AGENTS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.
Name Firm
19 Commercial Street – Portland, ME 04101
Address

ARCHITECT OF RECORD: Richard Renner – Van Dam & Renner Architects
Name Firm
66 West Street – Portland, ME 04102
Address

Following is the List of Agents selected for performance of Special Inspections for this project:

	Name	Firm	Abbreviation
1. Special Inspector	<u>Paul B. Becker, P.E.</u>	<u>Becker Structural Engineers, Inc.</u>	<u>BSE</u>
2. Testing Laboratory	<u>Roger Domingo</u>	<u>S.W. Cole, Engineering, Inc.</u>	<u>SWC</u>
3. Testing Laboratory			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Becker Structural Engineers, Inc.

FINAL REPORT OF SPECIAL INSPECTIONS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse

LOCATION: Portland, Maine

PERMIT APPLICANT: Wright - Ryan Construction, Inc.

APPLICANT'S ADDRESS: 10 Danforth Street, Portland, ME

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.

Name Firm

ARCHITECT OF RECORD: Richard Renner - Van Dam & Renner Architects

Name Firm

GENERAL CONTRACTOR: John Ryan - Wright-Ryan Construction

To the best of my information, knowledge, and belief, the Special Inspections required for this project, and described in the Statement of Special Inspections submitted for the project, have been completed.

The following discrepancies that were outstanding since the last interim report, No. dated , have been corrected:

(Use additional sheets, if necessary)

Interim reports submitted to this final report and numbered to , form a basis for, and are to be considered an integral part of this final report.

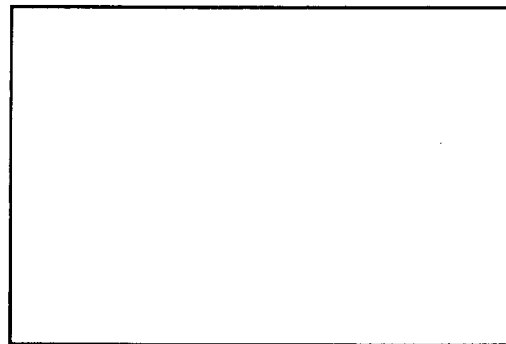
Submitted By:
SPECIAL INSPECTOR

Paul B. Becker, P.E.

NAME

SIGNATURE

DATE



Special Inspector's P.E. Seal

Summary of Services (Exhibit A)

SCHEDULE OF SPECIAL INSPECTION SERVICES								
PROJECT: Boys & Girls Clubs of Greater Portland, Portland Clubhouse, Portland, ME							Page 1 of 7	
MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.2 Inspection of Fabricators	1.00							
		Fabrication Procedures	Y	As Required by following sections	See steel	BSE		
		Procedure Implementation	Y	As Required by following sections	& concrete Sections	BSE		

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.1.2 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.3 STEEL CONSTRUCTION	2.00								
Steel Fabrication		In-plant review							
		Part A - Fabrication procedures/QA							
		1. AISC Category 1	Y	Provide AISC Certification		BSE			
		2. AWS Quality Assurance	Y	Provide Welder Certification		BSE			
		Part B - Procedures implementation							
		Review conformance to Part A							
		Review material certificates							
		1. Bolts, Nuts, Washers	Y	Sample	AISC ASD A3.4	BSE			
		2. Structural Steel	Y	Sample	AISC A6 or A568	BSE			
		3. Weld Filler Material	Y	Sample	AISC ASD A3.6	BSE			
		Review connections							
		1. Shop Bolted	N						
		2. Shop Welded	Y	ALL	IN FIELD (VISUAL)	TL			
		3. Connection Design Calcs	N		Design By BSE	BSE			
		4. Shop Welder Certs	Y	ALL		BSE			
		Review welding of seismic-resisting system in Cat. "C" buildings	Y		AWS D1.1 SECTION 6				
	Steel Erection		Review materials certs of compliance						
			1. Bolts, Nuts, Washers	Y	ALL		BSE		
		2. Structural Steel	Y	ALL		BSE			
		3. Weld Filler Material	Y	ALL		BSE			
		Review primary steel connections							
		Moment connections	Y			SWC			
		Shear connections							
		1. Field Bolted	Y	ALL		SWC			
		2. Field Welded	Y	ALL		SWC			
		Bracing connections							
		Review welded Cat. "C" seismic connections	N						
		Review base metal testing for "t" > 1 1/2"	N						
		Review secondary steel connections	N						
		1. Girts	N						
		2. Lintels	N						
		3. Steel Deck	Y	ALL		BSE			
		Lintels/Relieving Angles	N						
		Review installation of shear studs	N						
	Review Details/Steel Frame	Y	Sample		BSE				

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.3

Special Inspector

Date

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

Page 3 of 7

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.3 STEEL CONSTRUCTION (Continued)	2.00							
Steel Joist & Joist Girder		In-plant review						
		Part A - Fabrication procedures	N					
		Part B - Procedures implementation						
		Review conformance to Part A	N					
		Review material certificates of compliance						
		1. Structural Steel	Y	ALL		BSE		
		2. Weld Material	Y	ALL		BSE		
		Review connections	Y	ALL		BSE		
Steel Joist/Joist Girder Erection		Review welder certification	Y	ALL: Certs to be available in field		BSE		
		Review joist bearing connections	Y	ALL		BSE		
		Review joist bearing length	Y	ALL		BSE		
		Review joist bridging	Y	ALL		BSE		

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.3 Special Inspector _____ Date _____

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.4 CONCRETE CONSTR.	3.00								
Concrete Materials		Review materials (ACI Chapter 3)							
		1. Cement	Y	ALL	ASTM C150	BSE			
		2. Normal WT aggregates	Y	ALL	ASTM C33	BSE			
		3. Air Entraining admix	Y	ALL	ASTM C260	BSE			
		4. Normal range water reducing admix	Y	ALL	ASTM C494	BSE			
		5. Hi-Range water reducing admix	Y	ALL	ASTM C494	BSE			
		6. Accel Admix	Y	ALL	ASTM C494 Type A	BSE			
		7. Moisture Barrier	Y	ALL	per spec.	BSE			
		8. Curing Products	Y	ALL		BSE			
		9. Preformed expansion Joint	Y	ALL		BSE			
		Review mix design	Y	ALL	ACI Chapter 4	BSE			
		Review reinforcing certification & weldability if required	Y	ALL	Certificate Only	BSE			
Placing Reinforcement		Review condition & placement of reinforcing steel	Y	Sample	ACI 318 7.4-7.7	BSE			
		Review welding of reinforcing in Cat "C" seismic-resisting systems	Y						
Formwork		Review Embedded items, bolts, plates, etc.	Y	Sample		BSE			
		Review form removal & reshoring	N		ACI 318.6.2				
Concrete Operations		Field Sampling & Testing of Concrete	Y	Every 50 yards or each separate placement	Sample Air, Temp, Slump ASTM C172, C231				
		Review concrete strength tests	Y		ACI 318 5.6	SWC			
		Review mix proportions and technique	Y		ACI 318 5.2, 5.3, 5.4, & 5.8	BSE			
		Review concrete placement	Y		ACI 318 5.9 & 5.10	BSE			
Prestressing Operations		Review curing technique & temperature	Y		ACI 318 5.11, 5.12, & 5.13	SWC			
		Review application of prestressing force	N	Not Applicable					
Precast Manufacturing		Review grouting of bonded prestressing tendons in Cat.C seismic-resisting systems	N	Not Applicable					
		In-plant review: PCI certification							
		Part A - Fabrication procedures	N	Not Applicable					
Erection of Precast Concrete		Part B - Procedures implementation	N	Not Applicable					
		Review conformance to Part A	N	Not Applicable					
		Review erection of precast units	N	Not Applicable					
		Review key reinforcement	N	Not Applicable					
		Review key grouting	N	Not Applicable					
	Review concrete pour strips	N	Not Applicable						
	Review connections	N	Not Applicable						

All Concrete Construction Special Inspections have been completed in accordance with BOCA Section 1705.4 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.5 MASONRY CONSTR	4.00								
Materials		Review materials certification							
		Masonry units	Y	Sample	Elevator Only	BSE			
		Reinforcing steel	Y	Sample	Elevator Only	BSE			
		Review grout materials & mix design	Y	Sample	Elevator Only	BSE			
		Review mortar materials & mix design	Y	Sample	Elevator Only	R&A			
		Review strength determination							
		Unit strength method	Y	Sample	Elevator Only	BSE			
		Review unit strengths & grout,	Y	Sample	Elevator Only	BSE			
		mortar mixes	Y	Sample	Elevator Only	BSE			
		Prism strength method							
		Review pre-construction test results	N						
		Field tests during construction	N						
		Grout testing							
		Determine compressive strength	Y	Field Samples		SWC			
		Mortar testing							
	Field test compressive strength ASTM C780 (Req'd only if property reqs of ASTM C270 are used)	Y	ALL		SWC				
General Masonry Work		Review mortar mix proportions & mixing	Y	Sample	ACI 530.1;2.3.2.5	SWC			
		Review general installation of mortar	Y	Sample	ACI 530.1;4.2.2	BSE			
		Review general installation of mortar grout, masonry units.	Y	Sample	ACI 530.1;2.3.3.3,4.3.3	BSE			
		Review installation of horiz., vert., & joint reinforcing (incl. Location, sizes, splices, & positioning devices)	Y	Sample	ACI 530, CH. 8	BSE			
		Review hot/cold weather procedures	Y	Sample	ACI 530; 1;2.3.2.2,2.3.2.3	BSE			
		Review installation of anchorage devices	Y	Sample	ACI 530; 4.2, 5.14	BSE			
		Review installation of lintels	Y	Sample		BSE			
		Review welding of reinf., grouting, consolidation and reconsolidation for seismic Cat. "C" buildings	N						

All Masonry Construction Special Inspections have been completed in accordance with BOCA Section 1705.5 Special Inspector Date

29-Apr-02

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.7 PREPARED FILL	6.00							
Site Preparation		Review site preparation prior to prepared fill placement.	Y				SWC	
During Fill Placement		Review compliance to soils report Material	Y	Sample			SWC	
		Lift thickness	Y	Sample			SWC	
Evaluation of in-Place Density		Review in-place dry density for compliance with soils report	Y	Sample			SWC	

All Prepared Fill Special Inspections have been completed in accordance with BOCA Section 1705.7

Special Inspector _____

Date _____

29-Apr-02

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.12 SPECIAL CASES	8.00				No Fireproofing				
Fireproofing		Fireproofing	N						
		Review Product Data Sheets	N						
		Review In-Place Density	N						
		Review In-Place Thickness	N						
		Review In-Place Bond	N						
		Review scope of installation for conformance with design documents	N						

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.12 Special Inspector _____ Date _____

29-Apr-02



CITY OF PORTLAND

March 28, 2002

Mr. James Robbins
Project Manager
Van Demmer and Renner
66 West Street
Portland, ME 04102

RE: Boys and Girls Club, 277 Cumberland Avenue, building addition
(Application #2002-0068, CBL 26-C-8)

Dear Mr. Robbins,

On March 27, 2002 the Portland Planning Authority granted minor site plan approval with the following condition for the building addition and related site work at the Boys and Girls Club located at 277 Cumberland Avenue.

Condition-

If the plan is amended to include a tip-down handicap accessible curb located within the sidewalk in the general proximity of the building addition, the applicant will obtain all necessary permits from the Public Works Department and submit a revised plan to the Planning Authority for review and approval.

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 2.0% 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.
2. 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. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

O:\PLANDEVREVIEW\CUMBERLAND 277\APPRVLTR.DOC

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
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.)
6. 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.

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

Sincerely,


Alexander Jaegerman
Planning Director

cc: Sarah Hopkins, Development Review Program Manager
Jonathan Spence, Planner
Jay Reynolds, Development Review Coordinator
✓ Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File

1. § 14-220(3). This says all buildings must be located within five feet of the property line along street frontages. The existing building meets this standard. The Ordinance does not state that all elements of the building must be located within five feet. If this were true, then no building in the B-3 could have an addition unless it was within five feet of the street. Examples of additions that do not meet this: Tracy-Causser addition is not within five feet of Fore Street or Center Street; pad for Federal Spice (did go through site plan review) more than five feet (although enclosing fence is within five feet). Teller window at Maine Bank and Trust is more than five feet from Preble Street. This interpretation would have to apply to attached garages, and decks.

2. Definition of principal building. When something is attached to a principal building, it becomes part of the building (see example of garage). Here, the proposed entrance and elevator become part of a building that meets the build-to line requirement.

3. 14-220(8). This requires that any new construction of any building must be 35 feet within 50 feet of street frontage. This applies only to new buildings, not to additions. It also does not require that any building that will have an addition be brought up to 35 feet in height. In any event, the elevator portion of the structure will be less nonconforming than the existing structure.

4. ADA requirements can't be met with entrance at street line. Where will the ramp go? Also, the B&G wants more than just the minimum requirement under the ADA-it wants an accessible entrance that is welcoming to all users, visitors and employees of the club. The current chair lift does not meet that standard, and it may not even meet current ADA requirements.

5. The plan also attempts to preserve and improve an existing unbuilt area that is part of the existing streetscape. The B-3 does not require that every square inch of frontage of a lot be improved with a building. As long as the building overall meets the build-to requirements, then every element of the building does not have to be within five feet. If you review the Urban Design Guidelines, plazas and open spaces are encouraged, provided that the entire building is not placed behind them. Also see 14-526(a)(16)(a)(4) and (b)(1).

6. If the City doesn't agree that this is permitted, what is the process for getting this approved as a reasonable accommodation under the ADA?

3/8/02
Eagles Club

Van Dam & Renner
66 West Street
Portland, Maine 04102

Voice 207/775-0443
Fax 207/775-2892

Fax Cover Sheet

TO: Marge Schmuckal
City of Portland Zoning Administrator

FAX #: 874-8716

DATE: March 5, 2002

FROM: Jim Robbins

This fax contains 3 page(s), including cover page.



RE: BOYS & GIRLS CLUB OF GREATER PORTLAND

Marge,

Here is the draft of the written statement that will be attached to the formal application. Let me know if you have any questions about this. Thank you for your help.

Jim

DDA ET

Site Plan Application - Written Statement
Boys & Girls Clubs of Greater Portland
Addition and Remodeling to the Portland Clubhouse 277 Cumberland Avenue

(1) The proposed project is an addition to and the interior remodeling of the existing Boys & Girls Club facility located at 277 Cumberland Avenue. The proposed project will also include site improvements, including the creation of an entry plaza and new landscaping. The addition is approximately 960 square feet and will house a new vestibule, a new elevator, an egress stair, a new reception/control desk, and a small lobby area. The proposed project will replace an existing wooden handicap ramp with a new concrete ramp. The primary goal of the project is to improve interior circulation, especially in regards to emergency egress and handicapped access to and from all levels of the building. Currently, the existing primary entrance to the building is inaccessible to members, staff, and visitors in wheelchairs. The proposed addition will provide the Club with a single entrance for all its members and staff, regardless of ability.

Associated with the new entrance will be a new elevator, which will allow the Club to better serve its members and staff by eliminating an antiquated stair carrier lift. The addition will become the primary control point for the building; members will check in at a reception desk located within the addition prior to entering the Club proper. This will allow the Club to better supervise those who enter to the building to ensure security. The addition itself is set back from the street edge for three primary reasons. The only practical location of the elevator is at the end of the existing second floor corridor. At this location, the elevator will connect with the existing path of circulation. Locating the elevator closer to the street would require substantial remodeling of areas not presently proposed. Second, the first finish floor is approximately three feet above the level of the street. In order to mitigate this change in elevation, the applicant is proposing a landscaped plaza, off of which the new entrance ramp will be located. In order to provide handicap access from the public way in front of the building, the addition was set back to accommodate the length of ramp required for the change in grade. The plaza is also intended to serve as a transition space between the pedestrian way and the Club entrance. Finally, by placing the addition away from the street edge, the applicant can retain existing windows on the south-west elevation of the building. Not only do these windows enhance the quality of the interior space, they allow staff to better supervise the open space adjacent to the building.

(2) The total land area of the site is .68 acres (29,621 square feet). The existing building footprint is 16,213 square feet; the proposed addition is 960 square feet, not including the ramp and exterior stair. The ramp and square combined cover xxx square feet. The total ground coverage after construction will be xxx square feet. The total area of the existing building (first stories and a sub-basement) is 28,240 square feet. The area of the proposed addition (first floor and basement) is 1,920 square feet. The total building area after development will be approximately 40,260 square feet.

(3) There are no proposed encumbrances or other burdens to be placed on the property. Existing easements and burdens are documented on the survey dated January 30, 1992, drawn by M. Johann Burisma, Maine R.L.S. No. 1314 of Stevens, Monro,

Rose, and Thompson, Inc. The Club is in the process of verifying that the deed restriction referenced in item 10 of the survey notes has in fact been removed.

(4) Since the proposed addition essentially will contain only building circulation functions, it is anticipated that there will be no additional quantities of solid waste generated by the development.

(5) The proposed development is an addition to the existing Boys & Girls Club facility. It is currently served by all public services and utilities necessary to fulfill its function as a community based recreational club for children. No changes will occur to the availability of public services as a result of the construction of the proposed addition and site improvements.

(6) Richardson Associates will provide a separate plan and description of the stormwater plan associated with this proposal.

(7) A copy of the construction schedule is attached to this statement.

(8) The proposed project is subject to no federal regulatory approvals. The proposed project will require the following State regulatory approvals:

State Plan Review and Construction Permit (Building Plan, ADA, and Sprinkler Plan Review) -- the Fire Marshall has reviewed the architectural portion of the submittal; the fire alarm and emergency lighting package is currently being submitted. It is anticipated that the Fire Marshall will issue the construction permit within the next two weeks.

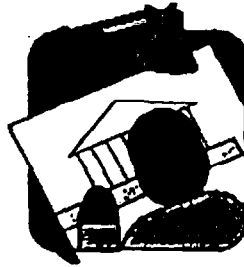
(9) Attached is a copy of the most recent annual report as evidence of the applicant's financial capacity to undertake and complete the proposed development. The capital campaign for the organization is well underway and the Board of Directors does not anticipate any problem in raising the funds necessary to complete the project. Attached is a list of project consultants and contractors. Attached is a list of project consultants and contractors. Attached is a list of project consultants and contractors.

(10) The applicant owns fee title to the lots depicted on the City of Portland Tax map as . The applicant's title to those lots is demonstrated by the deeds recorded in the Cumberland County Registry of Deeds. The book and page numbers for these deed are listed in the "notes" section of the survey.

(11) To the best knowledge of the applicant, there are no unusual natural areas, wildlife and fishery habitats, or archaeological sites located on or near the project site.

(12) A compact disk containing the electronic CAD/DXF files is attached to this application.

DRAFT



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: RICHARD RENNER, VAN DAM & RENNER
66 WEST STREET, PORTLAND, ME 04102

DATE: 3.28.02

Job Name: ADDITION/REMODELING - BOYS & GIRLS CLUB

Address of Construction: 277 CUMBERLAND AVE.

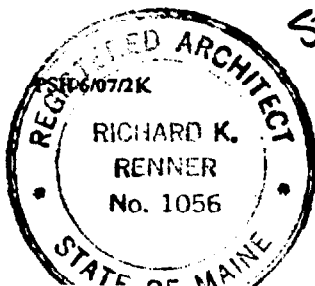
THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) A-2
Type of Construction TYPE 2C Bldg. Height 20' (ADDITION) Bldg. Sq. Footage 1,796 SF (ADDITION)
Seismic Zone CATEGORY C Group Class GROUP 1
Roof Snow Load Per Sq. Ft. 46 PSF + DRIFT Dead Load Per Sq. Ft. ROOF 25 PSF
Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 19.16 SF
Floor Live Load Per Sq. Ft. 100 PSF REDUCIBLE; DEAD 62 PSF
Structure has full sprinkler system? Yes X No ___ Alarm System? Yes X No ___
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department. (SPRINKLER TO BE ADDED AS PART OF WORK)
Is structure being considered unlimited area building: Yes ___ No X
If mixed use, what subsection of 313 is being considered ---

List Occupant loading for each room or space, designed into this Project.

ADDITION: LOBBY (FIRST FLOOR) OCCUPANT LOAD = 7 OCCUPANTS
STORAGE (BASEMENT) = 3 OCCUPANTS
(Designers Stamp & Signature)



Richard K. Renner



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: VAN DAM & RENNER ARCHITECTS

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 3.28.02

These plans and/or specifications covering construction work on:

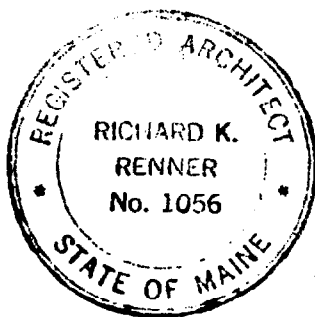
ADDITION & REMODELING TO BOYS & GIRLS CLUB

277 CUMBERLAND AVE.

PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



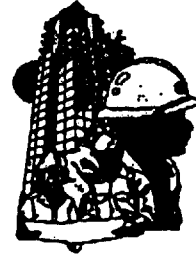
Signature Richard K. R.

Title PRINCIPAL

Firm VAN DAM & RENNER

Address 66 WEST ST.

PORTLAND, ME 04102



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: VAN DAM & RENNER ARCHITECTS

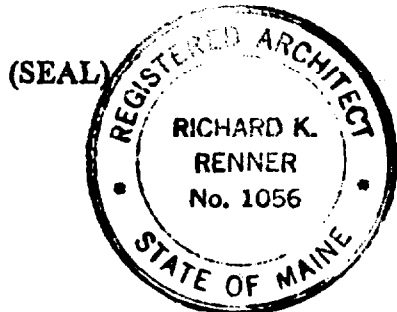
RE: Certificate of Design

DATE: 3.28.02

These plans and/or specifications covering construction work on:

ADDITION & REMODELING TO BOYS & GIRLS CLUB
277 CUMBERLAND AVE, PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Richard K. Renner

Title PRINCIPAL

Firm VAN DAM & RENNER

Address 66 WEST ST.

PORTLAND, ME 04102

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

12293

Sprinkled
Sprinkler Supervised

PORTLAND BOYS & GIRLS CLUB

Located at: CUMBERLAND AVE.

PORTLAND

Occupancy/Use: ASSEMBLY CLASS B

Permission is hereby given to:

BOYS & GIRLS CLUB OF PORTLAND

**CUMBERLAND AVE
PORTLAND, ME 04101**

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. no departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 21st of Septemb 2002

Dated the 22ⁿ day of March A.D. 2002

Commissioner

Copy-2 Architect

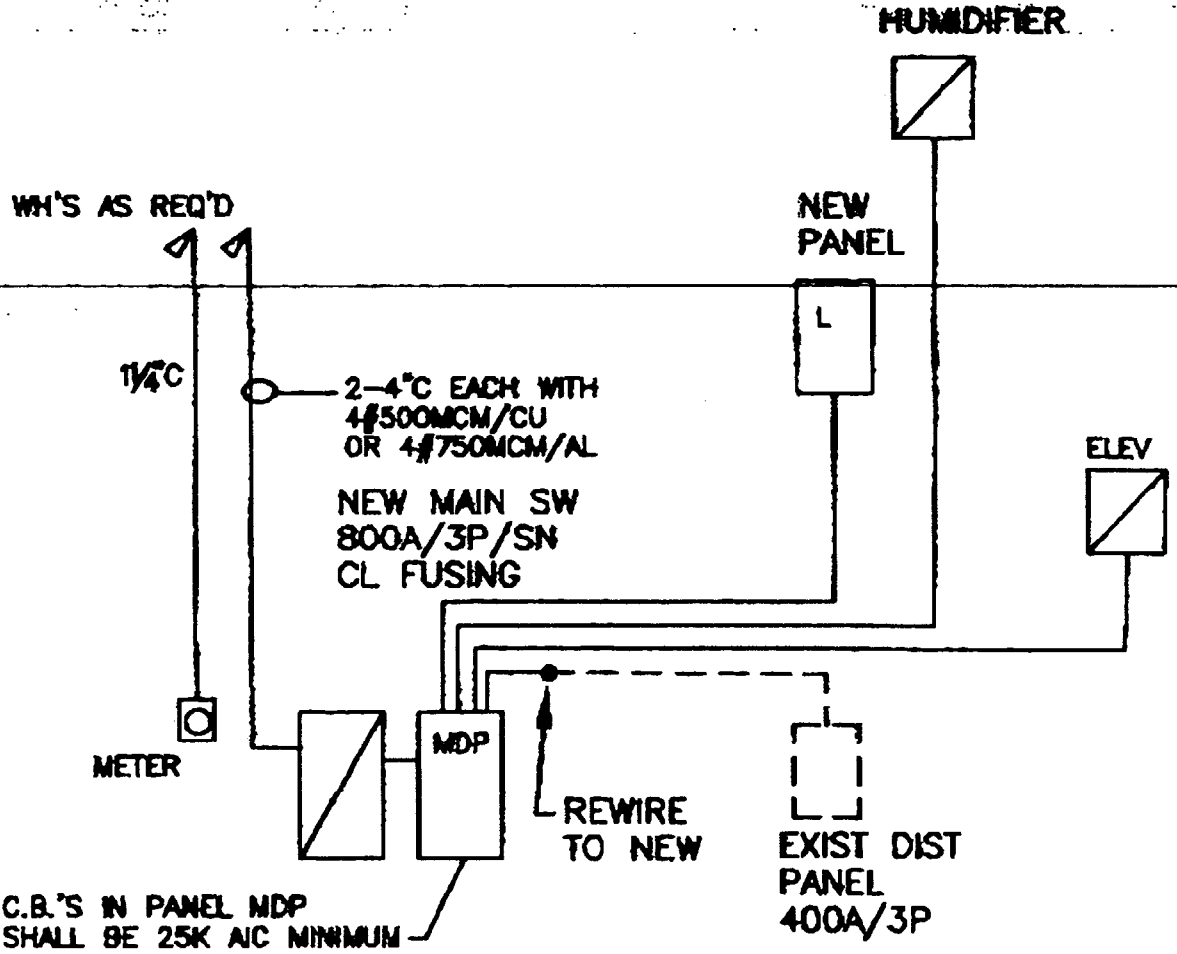
Comments:

VAN DAM & RENNER

**66 WEST STREET
PORTLAND, ME 04102**

JOHN BERRY ELECTRIC
RECEIVED
MAR 28 2002

BY:-----

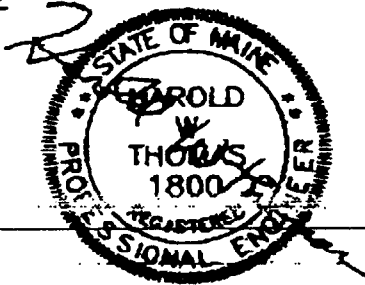


RISER DIAGRAM

NOT TO SCALE

BOYS & GIRLS CLUB OF GREATER PORTLAND

3/28/2002



THOMAS ENGINEERING
Consulting Engineers
175 DANFORTH STREET
WESTBROOK, MAINE 04092
(207) 878-4407

E1

Application ID Number: 2-0284

Department: Zoning

Status: Approved with Conditions

Processor: Marge Schmuckal

Comments: 277 Cumberland Ave.

Approved Date: 04/09/2002

Issue Set Date: 04/08/2002

OK to Issue Permit: Name: Marge Schmuckal Date: 04/09/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Create Date: 04/03/2002 By: gg

Update Date: 04/09/2002 By: mes

02 0284

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

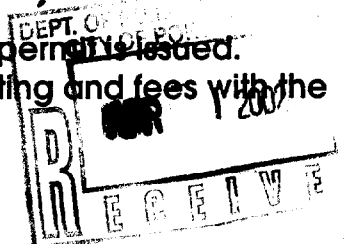
Location/Address of Construction: <u>Boys & Girls Club 277 Cumberland Ave 04101</u>		
Total Square Footage of Proposed Structure <u>1,000 s.f. addition + renovation</u>	Square Footage of Lot <u>29,621 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>026</u> Block# <u>C</u> Lot# <u>008</u> <i>See planning application</i>	Owner: <u>Boys & Girls Clubs of Greater Portland</u>	Telephone: <u>874-1069</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Wright-Ryan Construction</u> <u>10 DANFORTH ST.</u> <u>Portland, ME 04101</u>	Cost Of Work: <u>\$2,250,000</u> Fee: <u>\$15,773⁰⁰</u>
Current use: <u>Boys & Girls Club</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Boys & Girls Club</u>		
Project description: <u>1,000 s.f. addition for new entry, 30,000 s.f. renovation</u> <u>ELEVATOR</u>		
Contractor's name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION 773-3625</u> <u>See below</u>		
Who should we contact when the permit is ready: <u>John Ryan</u>		
Mailing address: <u>WRIGHT-RYAN CONSTRUCTION, INC. x x</u> <u>10 DANFORTH ST</u> <u>PORTLAND, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-3625 x x</u>		

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record during the time that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>3/29/02</u>
--	----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



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

PERMIT ISSUED

Permit No: 02-0284 MAY - 2 2002 Issue Date: CBL: 026 C008001

Location of Construction: 277 Cumberland Ave	Owner Name: Portland Boys Club Assoc	Owner Address: 277 Cumberland Ave	Phone: 207-874-1069
Business Name: n/a	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: 2077733625
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: B-3

Past Use: Commercial / Boys and Girls Club	Proposed Use: Boys and Girls Club / Build 1,000 sq. ft. addition and 30,000 sq. ft. renovations	Permit Fee: \$15,773.00	Cost of Work: \$2,250,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type: 2C 5/1/02	

Proposed Project Description:
Build 1,000 sq. ft. Addition and 30,000 sq. ft of renovations.

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 04/01/2002	Zoning Approval	
------------------------	---------------------------------	------------------------	--

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..	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 4/9/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
--	---	--	---

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

2-0284

Fire

Approved with Conditions

Lt. McDougall

04/10/2002



Lt. McDougall

04/10/2002

the sprinkler system shall be maintained to NFPA 13 standards

the fire alarm system shall be maintained to NFPA 72 standards

fire extinguishers shall be installed in accordance with NFPA 10 standards

Create Date

04/10/2002

gg

04/10/2002

gg

2-0284

Building

Approved with Conditions

Mike Nugent



05/01/2002

04/11/2002



Mike Nugent

05/01/2002



Swimming Pool protection must be provided in compliance with Section 421. Of the 1999 BOCA Code.

04/03/2002

gg

05/01/2002

mjn

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0375	Issue Date: APR	CBL: 026 C008001
-----------------------	--------------------	---------------------

Location of Construction: 277 Cumberland Ave	Owner Name: Portland Boys Club Assoc	Owner Address: 277 Cumberland Ave	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone:

CITY OF PORTLAND

Past Use: Boy's & Girl's Club/ Rec Center	Proposed Use: Same/ No Change	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
--	----------------------------------	-------------	-------------------------	--------------------

Proposed Project Description:
Pre-construction Demolition ONLY

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>1</i> Type: <i>NA</i> <i>4/18/02</i>
Signature:	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: mjn	Date Applied For: 04/18/2002	Zoning Approval
-------------------------	---------------------------------	------------------------

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..

Special Zone or Reviews

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan

Maj Minor MM

Date: _____

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied

Date: _____

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
------------------------	---------	------	-------

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
---	------	-------



WRIGHT-RYAN CONSTRUCTION, INCORPORATED

1 April 2002

Mr. Michael Nugent
Chief Code Enforcement Officer
City of Portland
Portland, ME 04101

RE: Boys & Girls Club Renovation and Addition

Dear Mike:

Attached is an application for a building permit, various designer certificates required by the City, a construction permit from the Maine Department of Public Safety, a complete set of plans, and a CD with the drawing files for the Boys & Girls Club renovation. You will note that the architectural plans are by Van Dam & Renner Architects, the mechanical plans are by Ranor Mechanical, working in conjunction with AWM Engineering, and the electrical plans, represented initially by the attached riser diagram, are by John Perry Electric working in conjunction with Thomas Engineering. Wright-Ryan Construction, Inc. is acting as construction manager for a major renovation of the club and for the construction of a roughly 1,000 addition to house a new entry. This project has been reviewed and approved by planning staff.

We are working on a very tight timeline in an effort to minimize disruption to Club operations. Part of our goal is to get the swimming pool, which will be replaced in its entirety, back up and running for the fall session. We have currently scheduled asbestos abatement to start in the basement during the week of 4/8 to 4/12. It is our hope to be able to start demolition within the building and excavation for the addition on April 15th. We recognize that this is aggressive relative to the permitting timeframe that you identified when I spoke with you in your office on Friday. We would greatly appreciate anything you could do to expedite the issuance of a permit. Please let us know if there is any additional information that we can provide.

Sincerely,

A handwritten signature in black ink, appearing to read 'John W. Ryan', written in a cursive style.

John W. Ryan

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 020375

PERMIT ISSUED
APR 18 2002
CITY OF PORTLAND

This is to certify that Portland Boys Club Assoc/W HEIGHT RECONSTRUCTION
has permission to Pre-construction Demolition ONLY
AT 277 Cumberland Ave 026 C008001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. **HEAR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

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

[Signature]
4/18/02
Director - Building & Inspection Services

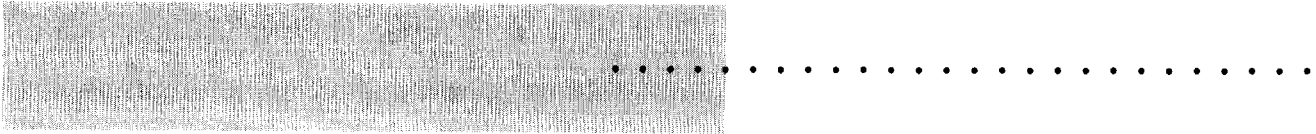
PENALTY FOR REMOVING THIS CARD

facsimile transmittal

To: Richard Renner **From:** Mike Nugent
Fax: 773-2892 **Date:** April 25, 2002
Phone: 775-0443 **Pages:** 1
Re: Boy's & Girl's Club (026 C008) **CC:** Paul Becker/John Ryan

Urgent For Review Please Comment Please Reply Please Recycle

Notes: Please find attached a copy of Section 1705 .1 of the 1999 BOCA Code, A report of special inspections is required for the addition to this building. Please submit this for review. I will continue the plan review, but the permit cannot be issued until this is submitted and approved.



Becker Structural Engineers, Inc.

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse
LOCATION: Portland, Maine
PERMIT APPLICANT: Wright-Ryan Construction
APPLICANT'S ADDRESS: 10 Danforth Street, Portland, ME

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.

ARCHITECT OF RECORD: Richard Renner - Van Dam & Renner Architects

This Statement of Special Inspections is submitted in accordance with Section 1705.0 of the 1999 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected the discrepancies shall be brought to the attention of the Code Official and the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

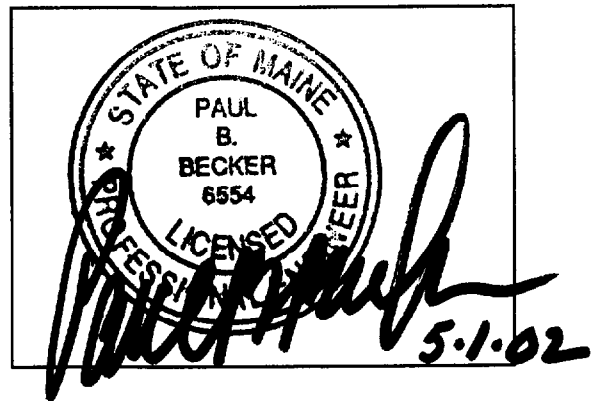
Paul B. Becker, P.E.

NAME

SIGNATURE

DATE

Paul B. Becker 5-1-02



Preparer's P.E. Seal

Applicant's Authorization:

SIGNATURE

DATE

Building Code Official:

SIGNATURE

DATE

William C. [Signature] 5/1/02

Becker Structural Engineers, Inc.

LIST OF AGENTS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.
Name Firm
19 Commercial Street – Portland, ME 04101
Address

ARCHITECT OF RECORD: Richard Renner – Van Dam & Renner Architects
Name Firm
66 West Street – Portland, ME 04102
Address

Following is the List of Agents selected for performance of Special Inspections for this project:

	Name	Firm	Abbreviation
1. Special Inspector	<u>Paul B. Becker, P.E.</u>	<u>Becker Structural Engineers, Inc.</u>	<u>BSE</u>
2. Testing Laboratory	<u>Roger Domingo</u>	<u>S.W. Cole, Engineering, Inc.</u>	<u>SWC</u>
3. Testing Laboratory			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Becker Structural Engineers, Inc.

FINAL REPORT OF SPECIAL INSPECTIONS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse

LOCATION: Portland, Maine

PERMIT APPLICANT: Wright - Ryan Construction, Inc.

APPLICANT'S ADDRESS: 10 Danforth Street, Portland, ME

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.

Name Firm

ARCHITECT OF RECORD: Richard Renner - Van Dam & Renner Architects

Name Firm

GENERAL CONTRACTOR: John Ryan - Wright-Ryan Construction

To the best of my information, knowledge, and belief, the Special Inspections required for this project, and described in the Statement of Special Inspections submitted for the project, have been completed.

The following discrepancies that were outstanding since the last interim report, No. dated , have been corrected:

(Use additional sheets, if necessary)

Interim reports submitted to this final report and numbered to , form a basis for, and are to be considered an integral part of this final report.

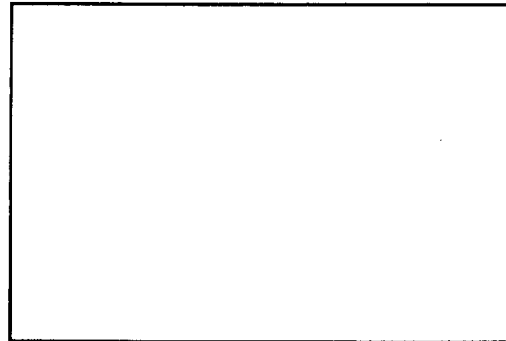
Submitted By:
SPECIAL INSPECTOR

Paul B. Becker, P.E.

NAME

SIGNATURE

DATE



Special Inspector's P.E. Seal

Summary of Services (Exhibit A)

SCHEDULE OF SPECIAL INSPECTION SERVICES								
PROJECT: Boys & Girls Clubs of Greater Portland, Portland Clubhouse, Portland, ME							Page 1 of 7	
MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.2 Inspection of Fabricators	1.00							
		Fabrication Procedures	Y	As Required by following sections	See steel	BSE		
		Procedure Implementation	Y	As Required by following sections	& concrete Sections	BSE		

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.1.2 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.3 STEEL CONSTRUCTION	2.00								
Steel Fabrication		In-plant review							
		Part A - Fabrication procedures/QA							
		1. AISC Category 1	Y	Provide AISC Certification		BSE			
		2. AWS Quality Assurance	Y	Provide Welder Certification		BSE			
		Part B - Procedures implementation							
		Review conformance to Part A							
		Review material certificates							
		1. Bolts, Nuts, Washers	Y	Sample	AISC ASD A3.4	BSE			
		2. Structural Steel	Y	Sample	AISC A6 or A568	BSE			
		3. Weld Filler Material	Y	Sample	AISC ASD A3.6	BSE			
		Review connections							
		1. Shop Bolted	N						
		2. Shop Welded	Y	ALL	IN FIELD (VISUAL)	TL			
		3. Connection Design Calcs	N		Design By BSE	BSE			
		4. Shop Welder Certs	Y	ALL		BSE			
		Review welding of seismic-resisting system in Cat. "C" buildings	Y		AWS D1.1 SECTION 6				
	Steel Erection		Review materials certs of compliance						
			1. Bolts, Nuts, Washers	Y	ALL		BSE		
		2. Structural Steel	Y	ALL		BSE			
		3. Weld Filler Material	Y	ALL		BSE			
		Review primary steel connections							
		Moment connections	Y			SWC			
		Shear connections							
		1. Field Bolted	Y	ALL		SWC			
		2. Field Welded	Y	ALL		SWC			
		Bracing connections							
		Review welded Cat. "C" seismic connections	N						
		Review base metal testing for "t" > 1 1/2"	N						
		Review secondary steel connections	N						
		1. Girts	N						
		2. Lintels	N						
		3. Steel Deck	Y	ALL		BSE			
		Lintels/Relieving Angles	N						
		Review installation of shear studs	N						
	Review Details/Steel Frame	Y	Sample		BSE				

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.3

Special Inspector

Date

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

Page 3 of 7

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.3 STEEL CONSTRUCTION (Continued)	2.00							
Steel Joist & Joist Girder		In-plant review						
		Part A - Fabrication procedures	N					
		Part B - Procedures implementation						
		Review conformance to Part A	N					
		Review material certificates of compliance						
		1. Structural Steel	Y	ALL		BSE		
		2. Weld Material	Y	ALL		BSE		
		Review connections	Y	ALL		BSE		
Steel Joist/Joist Girder Erection		Review welder certification	Y	ALL: Certs to be available in field		BSE		
		Review joist bearing connections	Y	ALL		BSE		
		Review joist bearing length	Y	ALL		BSE		
		Review joist bridging	Y	ALL		BSE		

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.3 Special Inspector _____ Date _____

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.4 CONCRETE CONSTR.	3.00								
Concrete Materials		Review materials (ACI Chapter 3)							
		1. Cement	Y	ALL	ASTM C150	BSE			
		2. Normal WT aggregates	Y	ALL	ASTM C33	BSE			
		3. Air Entraining admix	Y	ALL	ASTM C260	BSE			
		4. Normal range water reducing admix	Y	ALL	ASTM C494	BSE			
		5. Hi-Range water reducing admix	Y	ALL	ASTM C494	BSE			
		6. Accel Admix	Y	ALL	ASTM C494 Type A	BSE			
		7. Moisture Barrier	Y	ALL	per spec.	BSE			
		8. Curing Products	Y	ALL		BSE			
		9. Preformed expansion Joint	Y	ALL		BSE			
		Review mix design	Y	ALL	ACI Chapter 4	BSE			
		Review reinforcing certification & weldability if required	Y	ALL	Certificate Only	BSE			
Placing Reinforcement		Review condition & placement of reinforcing steel	Y	Sample	ACI 318 7.4-7.7	BSE			
		Review welding of reinforcing in Cat "C" seismic-resisting systems	Y						
		Review Embedded items, bolts, plates, etc.	Y	Sample		BSE			
Formwork		Review form removal & reshoring	N		ACI 318.6.2				
Concrete Operations		Field Sampling & Testing of Concrete	Y	Every 50 yards or each separate placement	Sample Air, Temp, Slump ASTM C172, C231				
		Review concrete strength tests	Y		ACI 318 5.6	SWC			
		Review mix proportions and technique	Y		ACI 318 5.2, 5.3, 5.4, & 5.8	BSE			
		Review concrete placement	Y		ACI 318 5.9 & 5.10	BSE			
		Review curing technique & temperature	Y		ACI 318 5.11, 5.12, & 5.13	SWC			
Prestressing Operations		Review application of prestressing force	N	Not Applicable					
		Review grouting of bonded prestressing tendons in Cat.C seismic-resisting systems	N	Not Applicable					
Precast Manufacturing		In-plant review: PCI certification							
		Part A - Fabrication procedures	N	Not Applicable					
		Part B - Procedures implementation	N						
		Review conformance to Part A	N	Not Applicable					
Erection of Precast Concrete		Review erection of precast units	N	Not Applicable					
		Review key reinforcement	N	Not Applicable					
		Review key grouting	N	Not Applicable					
		Review concrete pour strips	N	Not Applicable					
		Review connections	N	Not Applicable					

All Concrete Construction Special Inspections have been completed in accordance with BOCA Section 1705.4 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.5 MASONRY CONSTR	4.00								
Materials		Review materials certification							
		Masonry units	Y	Sample	Elevator Only	BSE			
		Reinforcing steel	Y	Sample	Elevator Only	BSE			
		Review grout materials & mix design	Y	Sample	Elevator Only	BSE			
		Review mortar materials & mix design	Y	Sample	Elevator Only	R&A			
		Review strength determination							
		Unit strength method	Y	Sample	Elevator Only	BSE			
		Review unit strengths & grout,	Y	Sample	Elevator Only	BSE			
		mortar mixes	Y	Sample	Elevator Only	BSE			
		Prism strength method							
		Review pre-construction test results	N						
		Field tests during construction	N						
		Grout testing							
		Determine compressive strength	Y	Field Samples		SWC			
		Mortar testing							
	Field test compressive strength ASTM C780 (Req'd only if property reqs of ASTM C270 are used)	Y	ALL		SWC				
General Masonry Work		Review mortar mix proportions & mixing	Y	Sample	ACI 530.1;2.3.2.5	SWC			
		Review general installation of mortar	Y	Sample	ACI 530.1;4.2.2	BSE			
		Review general installation of mortar grout, masonry units.	Y	Sample	ACI 530.1;2.3.3.3,4.3.3	BSE			
		Review installation of horiz., vert., & joint reinforcing (incl. Location, sizes, splices, & positioning devices)	Y	Sample	ACI 530, CH. 8	BSE			
		Review hot/cold weather procedures	Y	Sample	ACI 530; 1;2.3.2.2,2.3.2.3	BSE			
		Review installation of anchorage devices	Y	Sample	ACI 530; 4.2, 5.14	BSE			
		Review installation of lintels	Y	Sample		BSE			
		Review welding of reinf., grouting, consolidation and reconsolidation for seismic Cat. "C" buildings	N						

All Masonry Construction Special Inspections have been completed in accordance with BOCA Section 1705.5 Special Inspector Date

29-Apr-02

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.7 PREPARED FILL	6.00							
Site Preparation		Review site preparation prior to prepared fill placement.	Y				SWC	
During Fill Placement		Review compliance to soils report						
		Material	Y	Sample			SWC	
		Lift thickness	Y	Sample			SWC	
Evaluation of in-Place Density		Review in-place dry density for compliance with soils report	Y	Sample			SWC	

All Prepared Fill Special Inspections have been completed in accordance with BOCA Section 1705.7

Special Inspector _____

Date _____

29-Apr-02

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.12 SPECIAL CASES	8.00				No Fireproofing			
Fireproofing		Fireproofing	N					
		Review Product Data Sheets	N					
		Review In-Place Density	N					
		Review In-Place Thickness	N					
		Review In-Place Bond	N					
		Review scope of installation for conformance with design documents	N					

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.12 Special Inspector _____ Date _____
 29-Apr-02



CITY OF PORTLAND

March 28, 2002

Mr. James Robbins
Project Manager
Van Demmer and Renner
66 West Street
Portland, ME 04102

RE: Boys and Girls Club, 277 Cumberland Avenue, building addition
(Application #2002-0068, CBL 26-C-8)

Dear Mr. Robbins,

On March 27, 2002 the Portland Planning Authority granted minor site plan approval with the following condition for the building addition and related site work at the Boys and Girls Club located at 277 Cumberland Avenue.

Condition-

If the plan is amended to include a tip-down handicap accessible curb located within the sidewalk in the general proximity of the building addition, the applicant will obtain all necessary permits from the Public Works Department and submit a revised plan to the Planning Authority for review and approval.

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 2.0% 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.
2. 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. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

O:\PLANDEVREVIEW\CUMBERLAND 277\APPRVLTR.DOC

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
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.)
6. 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.

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

Sincerely,


Alexander Jaegerman
Planning Director

cc: Sarah Hopkins, Development Review Program Manager
Jonathan Spence, Planner
Jay Reynolds, Development Review Coordinator
✓ Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File

1. § 14-220(3). This says all buildings must be located within five feet of the property line along street frontages. The existing building meets this standard. The Ordinance does not state that all elements of the building must be located within five feet. If this were true, then no building in the B-3 could have an addition unless it was within five feet of the street. Examples of additions that do not meet this: Tracy-Causser addition is not within five feet of Fore Street or Center Street; pad for Federal Spice (did go through site plan review) more than five feet (although enclosing fence is within five feet). Teller window at Maine Bank and Trust is more than five feet from Preble Street. This interpretation would have to apply to attached garages, and decks.

2. Definition of principal building. When something is attached to a principal building, it becomes part of the building (see example of garage). Here, the proposed entrance and elevator become part of a building that meets the build-to line requirement.

3. 14-220(8). This requires that any new construction of any building must be 35 feet within 50 feet of street frontage. This applies only to new buildings, not to additions. It also does not require that any building that will have an addition be brought up to 35 feet in height. In any event, the elevator portion of the structure will be less nonconforming than the existing structure.

4. ADA requirements can't be met with entrance at street line. Where will the ramp go? Also, the B&G wants more than just the minimum requirement under the ADA-it wants an accessible entrance that is welcoming to all users, visitors and employees of the club. The current chair lift does not meet that standard, and it may not even meet current ADA requirements.

5. The plan also attempts to preserve and improve an existing unbuilt area that is part of the existing streetscape. The B-3 does not require that every square inch of frontage of a lot be improved with a building. As long as the building overall meets the build-to requirements, then every element of the building does not have to be within five feet. If you review the Urban Design Guidelines, plazas and open spaces are encouraged, provided that the entire building is not placed behind them. Also see 14-526(a)(16)(a)(4) and (b)(1).

6. If the City doesn't agree that this is permitted, what is the process for getting this approved as a reasonable accommodation under the ADA?

3/8/02
Eagles Club

Van Dam & Renner
66 West Street
Portland, Maine 04102

Voice 207/775-0443
Fax 207/775-2892

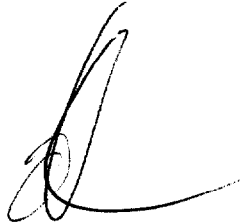
Fax Cover Sheet

TO: Marge Schmuckal
City of Portland Zoning Administrator

FAX #: 874-8716

DATE: March 5, 2002

FROM: Jim Robbins



This fax contains 3 page(s), including cover page.

RE: BOYS & GIRLS CLUB OF GREATER PORTLAND

Marge,

Here is the draft of the written statement that will be attached to the formal application. Let me know if you have any questions about this. Thank you for your help.

Jim

DDA ET

Site Plan Application - Written Statement
Boys & Girls Clubs of Greater Portland
Addition and Remodeling to the Portland Clubhouse 277 Cumberland Avenue

(1) The proposed project is an addition to and the interior remodeling of the existing Boys & Girls Club facility located at 277 Cumberland Avenue. The proposed project will also include site improvements, including the creation of an entry plaza and new landscaping. The addition is approximately 960 square feet and will house a new vestibule, a new elevator, an egress stair, a new reception/control desk, and a small lobby area. The proposed project will replace an existing wooden handicap ramp with a new concrete ramp. The primary goal of the project is to improve interior circulation, especially in regards to emergency egress and handicapped access to and from all levels of the building. Currently, the existing primary entrance to the building is inaccessible to members, staff, and visitors in wheelchairs. The proposed addition will provide the Club with a single entrance for all its members and staff, regardless of ability.

Associated with the new entrance will be a new elevator, which will allow the Club to better serve its members and staff by eliminating an antiquated stair carrier lift. The addition will become the primary control point for the building; members will check in at a reception desk located within the addition prior to entering the Club proper. This will allow the Club to better supervise those who enter to the building to ensure security. The addition itself is set back from the street edge for three primary reasons. The only practical location of the elevator is at the end of the existing second floor corridor. At this location, the elevator will connect with the existing path of circulation. Locating the elevator closer to the street would require substantial remodeling of areas not presently proposed. Second, the first finish floor is approximately three feet above the level of the street. In order to mitigate this change in elevation, the applicant is proposing a landscaped plaza, off of which the new entrance ramp will be located. In order to provide handicap access from the public way in front of the building, the addition was set back to accommodate the length of ramp required for the change in grade. The plaza is also intended to serve as a transition space between the pedestrian way and the Club entrance. Finally, by placing the addition away from the street edge, the applicant can retain existing windows on the south-west elevation of the building. Not only do these windows enhance the quality of the interior space, they allow staff to better supervise the open space adjacent to the building.

(2) The total land area of the site is .68 acres (29,621 square feet). The existing building footprint is 16,213 square feet; the proposed addition is 960 square feet, not including the ramp and exterior stair. The ramp and square combined cover xxx square feet. The total ground coverage after construction will be xxx square feet. The total area of the existing building (first stories and a sub-basement) is 28,240 square feet. The area of the proposed addition (first floor and basement) is 1,920 square feet. The total building area after development will be approximately 40,260 square feet.

(3) There are no proposed encumbrances or other burdens to be placed on the property. Existing easements and burdens are documented on the survey dated January 30, 1992, drawn by M. Johann Burdman, Maine R.L.S. No. 1314 of Stevens, Monro,

Rose, and Thompson, Inc. The Club is in the process of verifying that the deed restriction referenced in item 10 of the survey notes has in fact been removed.

(4) Since the proposed addition essentially will contain only building circulation functions, it is anticipated that there will be no additional quantities of solid waste generated by the development.

(5) The proposed development is an addition to the existing Boys & Girls Club facility. It is currently served by all public services and utilities necessary to fulfill its function as a community based recreational club for children. No changes will occur to the availability of public services as a result of the construction of the proposed addition and site improvements.

(6) Richardson Associates will provide a separate plan and description of the stormwater plan associated with this proposal.

(7) A copy of the construction schedule is attached to this statement.

(8) The proposed project is subject to no federal regulatory approvals. The proposed project will require the following State regulatory approvals:

State Plan Review and Construction Permit (Building Plan, ADA, and Sprinkler Plan Review) -- the Fire Marshall has reviewed the architectural portion of the submittal; the fire alarm and emergency lighting package is currently being submitted. It is anticipated that the Fire Marshall will issue the construction permit within the next two weeks.

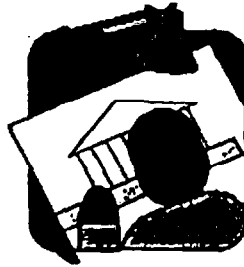
(9) Attached is a copy of the most recent annual report as evidence of the applicant's financial capacity to undertake and complete the proposed development. The capital campaign for the organization is well underway and the Board of Directors does not anticipate any problem in raising the funds necessary to complete the project. Attached is a list of project consultants and contractors. Attached is a list of project consultants and contractors. Attached is a list of project consultants and contractors.

(10) The applicant owns fee title to the lots depicted on the City of Portland Tax map as . The applicant's title to those lots is demonstrated by the deeds recorded in the Cumberland County Registry of Deeds. The book and page numbers for these deed are listed in the "notes" section of the survey.

(11) To the best knowledge of the applicant, there are no unusual natural areas, wildlife and fishery habitats, or archaeological sites located on or near the project site.

(12) A compact disk containing the electronic CAD/DXF files is attached to this application.

DRAFT



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: RICHARD RENNER, VAN DAM & RENNER
66 WEST STREET, PORTLAND, ME 04102

DATE: 3.28.02

Job Name: ADDITION/REMODELING - BOYS & GIRLS CLUB

Address of Construction: 277 CUMBERLAND AVE.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) A-2

Type of Construction TYPE 2C Bldg. Height 20' (ADDITION) Bldg. Sq. Footage 1,796 SF (ADDITION)

Seismic Zone CATEGORY C Group Class GROUP 1

Roof Snow Load Per Sq. Ft. 46 PSF + DRIFT Dead Load Per Sq. Ft. ROOF 25 PSF

Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 19.16 SF

Floor Live Load Per Sq. Ft. 100 PSF REDUCIBLE; DEAD 62 PSF

Structure has full sprinkler system? Yes X No Alarm System? Yes X No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department. (SPRINKLER TO BE ADDED AS PART OF WORK)

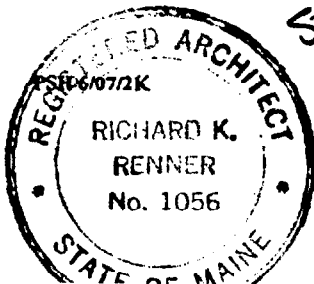
Is structure being considered unlimited area building: Yes No X

If mixed use, what subsection of 313 is being considered

List Occupant loading for each room or space, designed into this Project.

ADDITION: LOBBY (FIRST FLOOR) OCCUPANT LOAD = 7 OCCUPANTS

STORAGE (BASEMENT) = 3 OCCUPANTS
(Designers Stamp & Signature)



Richard K. Renner



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: VAN DAM & RENNER ARCHITECTS

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 3.28.02

These plans and/or specifications covering construction work on:

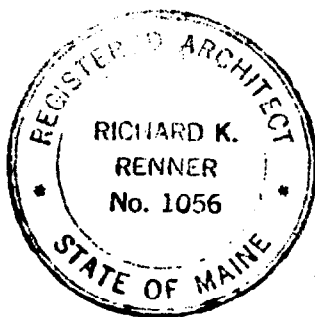
ADDITION & REMODELING TO BOYS & GIRLS CLUB

277 CUMBERLAND AVE.

PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

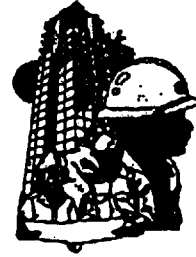


Signature Richard K. R.

Title PRINCIPAL

Firm VAN DAM & RENNER

Address 66 WEST ST.
PORTLAND, ME 04102



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: VAN DAM & RENNER ARCHITECTS

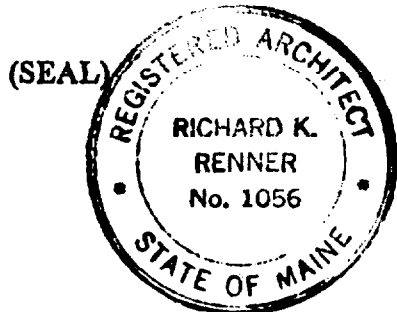
RE: Certificate of Design

DATE: 3.28.02

These plans and/or specifications covering construction work on:

ADDITION & REMODELING TO BOYS & GIRLS CLUB
277 CUMBERLAND AVE, PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Richard K. Renner

Title PRINCIPAL

Firm VAN DAM & RENNER

Address 66 WEST ST.

PORTLAND, ME 04102

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

12293

Sprinkled
Sprinkler Supervised

PORTLAND BOYS & GIRLS CLUB

Located at: CUMBERLAND AVE.

PORTLAND

Occupancy/Use: ASSEMBLY CLASS B

Permission is hereby given to:

BOYS & GIRLS CLUB OF PORTLAND

**CUMBERLAND AVE
PORTLAND, ME 04101**

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. no departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 21st of Septemb 2002

Dated the 22n day of March A.D. 2002

Commissioner

Copy-2 Architect

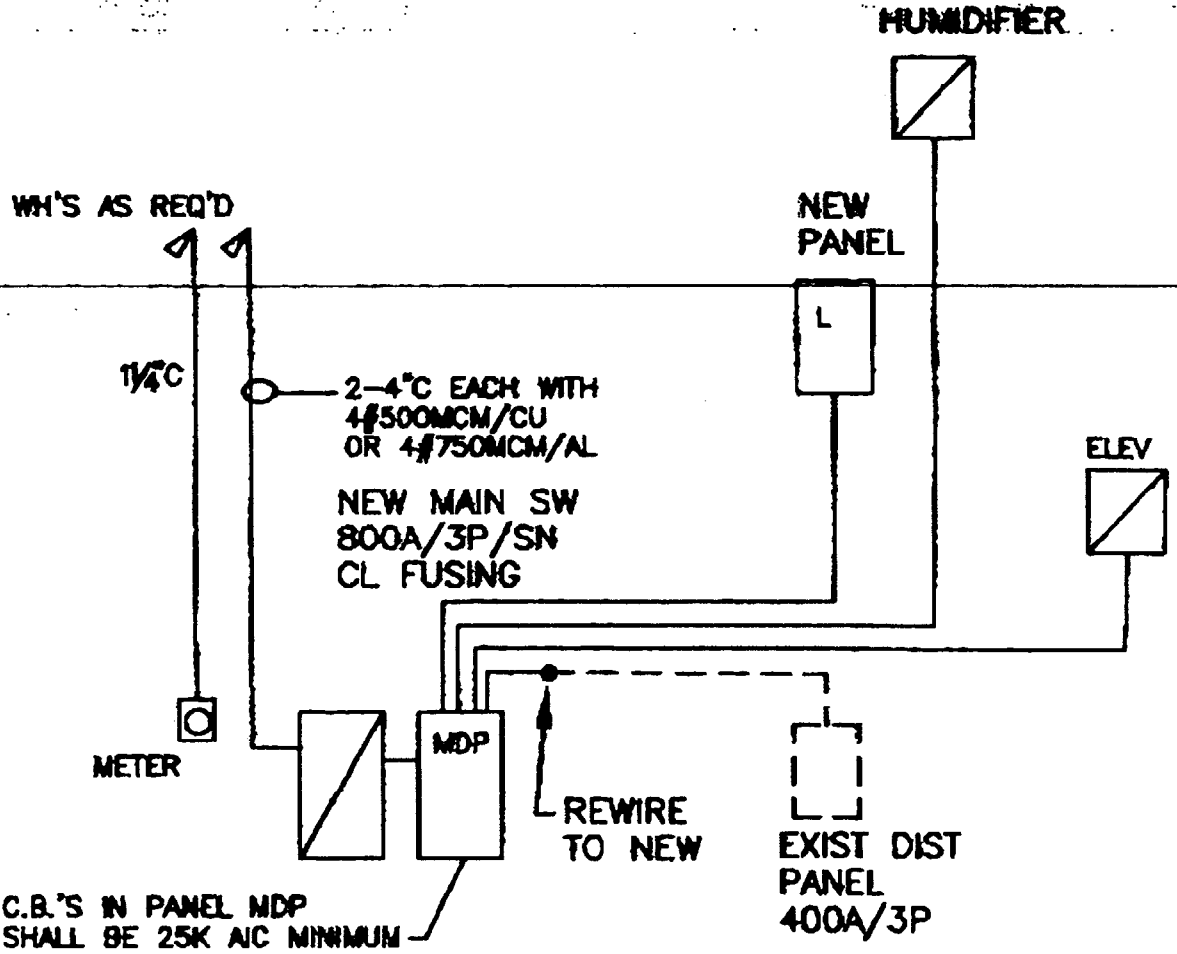
Comments:

VAN DAM & RENNER

**66 WEST STREET
PORTLAND, ME 04102**

JOHN BERRY ELECTRIC
RECEIVED
MAR 28 2002

BY:-----

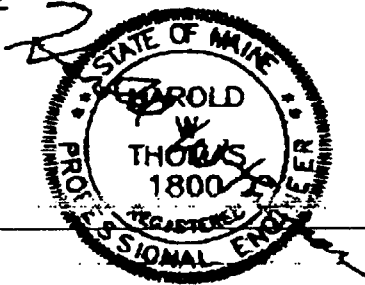


RISER DIAGRAM

NOT TO SCALE

BOYS & GIRLS CLUB OF GREATER PORTLAND

3/28/2002



THOMAS ENGINEERING
Consulting Engineers
175 DANFORTH STREET
WESTBROOK, MAINE 04092
(207) 878-4407

E1

Application ID Number: 2-0284

Department: Zoning

Status: Approved with Conditions

Processor: Marge Schmuckal

Comments: 277 Cumberland Ave.

Approved Date: 04/09/2002

Issue Set Date: 04/08/2002

OK to Issue Permit: Name: Marge Schmuckal Date: 04/09/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Create Date: 04/03/2002 By: gg

Update Date: 04/09/2002 By: mes

02 0284

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

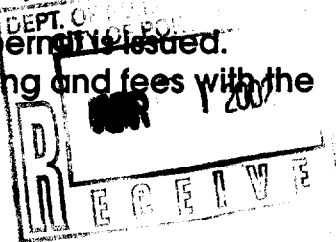
Location/Address of Construction: <u>Boys & Girls Club 277 Cumberland Ave 04101</u>		
Total Square Footage of Proposed Structure <u>1,000 s.f. addition + renovation</u>	Square Footage of Lot <u>29,621 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>026</u> Block# <u>C</u> Lot# <u>008</u> <i>See planning application</i>	Owner: <u>Boys & Girls Clubs of Greater Portland</u>	Telephone: <u>874-1069</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Wright-Ryan Construction 10 DANFORTH ST. Portland, ME 04101</u>	Cost Of Work: <u>\$2,250,000</u> Fee: <u>\$15,773⁰⁰</u>
Current use: <u>Boys & Girls Club</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Boys & Girls Club</u>		
Project description: <u>1,000 s.f. addition for new entry, 30,000 s.f. renovation</u> <u>ELEVATOR</u>		
Contractor's name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION 773-3625</u> <u>See below</u>		
Who should we contact when the permit is ready: <u>John Ryan</u>		
Mailing address: <u>WRIGHT-RYAN CONSTRUCTION, INC. XX</u> <u>10 DANFORTH ST</u> <u>PORTLAND, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-3625 XX</u>		

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record ~~has authorized me to make this application as his/her authorized agent.~~ I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>3/29/02</u>
--	----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



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

PERMIT ISSUED

Permit No: 02-0284 MAY - 2 2002 Issue Date: CBL: 026 C008001

Location of Construction: 277 Cumberland Ave	Owner Name: Portland Boys Club Assoc	Owner Address: 277 Cumberland Ave	Phone: 207-874-1069
Business Name: n/a	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: 2077733625
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: B-3

Past Use: Commercial / Boys and Girls Club	Proposed Use: Boys and Girls Club / Build 1,000 sq. ft. addition and 30,000 sq. ft. renovations	Permit Fee: \$15,773.00	Cost of Work: \$2,250,000.00	CEO District: 1
Proposed Project Description: Build 1,000 sq. ft. Addition and 30,000 sq. ft of renovations.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type: 2C 5/1/02	

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 04/01/2002	Zoning Approval	
------------------------	---------------------------------	------------------------	--

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..	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 4/9/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
--	---	--	---

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

2-0284

Fire

Approved with Conditions

Lt. McDougall

04/10/2002



Lt. McDougall

04/10/2002

the sprinkler system shall be maintained to NFPA 13 standards

the fire alarm system shall be maintained to NFPA 72 standards

fire extinguishers shall be installed in accordance with NFPA 10 standards

Create Date

04/10/2002

gg

04/10/2002

gg

2-0284

Building

Approved with Conditions

Mike Nugent



05/01/2002

04/11/2002



Mike Nugent

05/01/2002



Swimming Pool protection must be provided in compliance with Section 421. Of the 1999 BOCA Code.

04/03/2002

gg

05/01/2002

mjn

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0375	Issue Date: APR	CBL: 026 C008001
-----------------------	--------------------	---------------------

Location of Construction: 277 Cumberland Ave	Owner Name: Portland Boys Club Assoc	Owner Address: 277 Cumberland Ave	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone:

CITY OF PORTLAND

Past Use: Boy's & Girl's Club/ Rec Center	Proposed Use: Same/ No Change	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 19 Type: N/A 4/18/02	

Proposed Project Description:
Pre-construction Demolition ONLY

Signature: _____
Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: mjn	Date Applied For: 04/18/2002	Zoning Approval
-------------------------	---------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special 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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> 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 Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
---	---	---

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



WRIGHT-RYAN CONSTRUCTION, INCORPORATED

1 April 2002

Mr. Michael Nugent
Chief Code Enforcement Officer
City of Portland
Portland, ME 04101

RE: Boys & Girls Club Renovation and Addition

Dear Mike:

Attached is an application for a building permit, various designer certificates required by the City, a construction permit from the Maine Department of Public Safety, a complete set of plans, and a CD with the drawing files for the Boys & Girls Club renovation. You will note that the architectural plans are by Van Dam & Renner Architects, the mechanical plans are by Ranor Mechanical, working in conjunction with AWM Engineering, and the electrical plans, represented initially by the attached riser diagram, are by John Perry Electric working in conjunction with Thomas Engineering. Wright-Ryan Construction, Inc. is acting as construction manager for a major renovation of the club and for the construction of a roughly 1,000 addition to house a new entry. This project has been reviewed and approved by planning staff.

We are working on a very tight timeline in an effort to minimize disruption to Club operations. Part of our goal is to get the swimming pool, which will be replaced in its entirety, back up and running for the fall session. We have currently scheduled asbestos abatement to start in the basement during the week of 4/8 to 4/12. It is our hope to be able to start demolition within the building and excavation for the addition on April 15th. We recognize that this is aggressive relative to the permitting timeframe that you identified when I spoke with you in your office on Friday. We would greatly appreciate anything you could do to expedite the issuance of a permit. Please let us know if there is any additional information that we can provide.

Sincerely,

A handwritten signature in black ink, appearing to read 'John W. Ryan', written in a cursive style.

John W. Ryan

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 020375

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Portland Boys Club Assoc/W HEIGHT RECONSTRUCTION
has permission to Pre-construction Demolition ONLY
AT 277 Cumberland Ave 026 C008001

PERMIT ISSUED
APR 18 2002
CITY OF PORTLAND

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. **HEAR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

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

[Signature]
4/18/02
Director - Building & Inspection Services

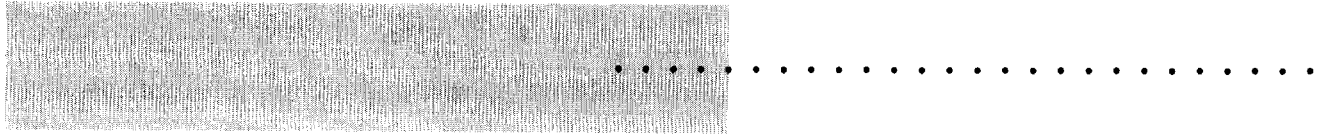
PENALTY FOR REMOVING THIS CARD

facsimile transmittal

To: Richard Renner **From:** Mike Nugent
Fax: 773-2892 **Date:** April 25, 2002
Phone: 775-0443 **Pages:** 1
Re: Boy's & Girl's Club (026 C008) **CC:** Paul Becker/John Ryan

Urgent For Review Please Comment Please Reply Please Recycle

Notes: Please find attached a copy of Section 1705 .1 of the 1999 BOCA Code, A report of special inspections is required for the addition to this building. Please submit this for review. I will continue the plan review, but the permit cannot be issued until this is submitted and approved.



Becker Structural Engineers, Inc.

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse
LOCATION: Portland, Maine
PERMIT APPLICANT: Wright-Ryan Construction
APPLICANT'S ADDRESS: 10 Danforth Street, Portland, ME

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.

ARCHITECT OF RECORD: Richard Renner - Van Dam & Renner Architects

This Statement of Special Inspections is submitted in accordance with Section 1705.0 of the 1999 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected the discrepancies shall be brought to the attention of the Code Official and the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

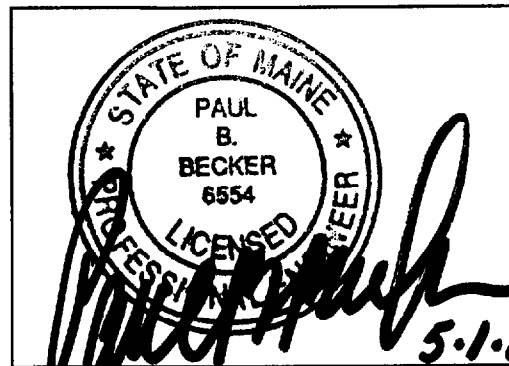
Paul B. Becker, P.E.

NAME

SIGNATURE

DATE

Paul B. Becker 5-1-02



Preparer's P.E. Seal

Applicant's Authorization:

SIGNATURE

DATE

Building Code Official:

SIGNATURE

DATE

William C. ... 5/1/02

Becker Structural Engineers, Inc.

LIST OF AGENTS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.
Name Firm
19 Commercial Street – Portland, ME 04101
Address

ARCHITECT OF RECORD: Richard Renner – Van Dam & Renner Architects
Name Firm
66 West Street – Portland, ME 04102
Address

Following is the List of Agents selected for performance of Special Inspections for this project:

	Name	Firm	Abbreviation
1. Special Inspector	<u>Paul B. Becker, P.E.</u>	<u>Becker Structural Engineers, Inc.</u>	<u>BSE</u>
2. Testing Laboratory	<u>Roger Domingo</u>	<u>S.W. Cole, Engineering, Inc.</u>	<u>SWC</u>
3. Testing Laboratory			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Becker Structural Engineers, Inc.

FINAL REPORT OF SPECIAL INSPECTIONS

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse

LOCATION: Portland, Maine

PERMIT APPLICANT: Wright - Ryan Construction, Inc.

APPLICANT'S ADDRESS: 10 Danforth Street, Portland, ME

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.

Name Firm

ARCHITECT OF RECORD: Richard Renner - Van Dam & Renner Architects

Name Firm

GENERAL CONTRACTOR: John Ryan - Wright-Ryan Construction

To the best of my information, knowledge, and belief, the Special Inspections required for this project, and described in the Statement of Special Inspections submitted for the project, have been completed.

The following discrepancies that were outstanding since the last interim report, No. dated , have been corrected:

(Use additional sheets, if necessary)

Interim reports submitted to this final report and numbered to , form a basis for, and are to be considered an integral part of this final report.

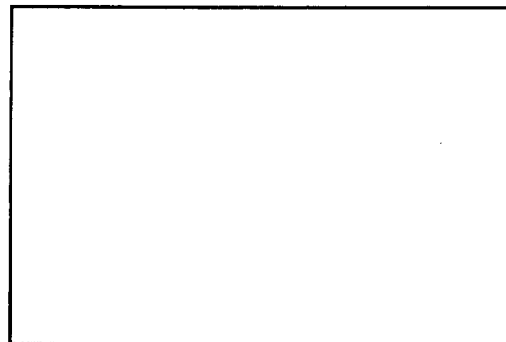
Submitted By:
SPECIAL INSPECTOR

Paul B. Becker, P.E.

NAME

SIGNATURE

DATE



Special Inspector's P.E. Seal

Summary of Services (Exhibit A)

SCHEDULE OF SPECIAL INSPECTION SERVICES								
PROJECT: Boys & Girls Clubs of Greater Portland, Portland Clubhouse, Portland, ME							Page 1 of 7	
MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.2 Inspection of Fabricators	1.00							
		Fabrication Procedures	Y	As Required by following sections	See steel	BSE		
		Procedure Implementation	Y	As Required by following sections	& concrete Sections	BSE		

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.1.2 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.3 STEEL CONSTRUCTION	2.00								
Steel Fabrication		In-plant review							
		Part A - Fabrication procedures/QA							
		1. AISC Category 1	Y	Provide AISC Certification		BSE			
		2. AWS Quality Assurance	Y	Provide Welder Certification		BSE			
		Part B - Procedures implementation							
		Review conformance to Part A							
		Review material certificates							
		1. Bolts, Nuts, Washers	Y	Sample	AISC ASD A3.4	BSE			
		2. Structural Steel	Y	Sample	AISC A6 or A568	BSE			
		3. Weld Filler Material	Y	Sample	AISC ASD A3.6	BSE			
		Review connections							
		1. Shop Bolted	N						
		2. Shop Welded	Y	ALL	IN FIELD (VISUAL)	TL			
		3. Connection Design Calcs	N		Design By BSE	BSE			
		4. Shop Welder Certs	Y	ALL		BSE			
		Review welding of seismic-resisting system in Cat. "C" buildings	Y		AWS D1.1 SECTION 6				
	Steel Erection		Review materials certs of compliance						
			1. Bolts, Nuts, Washers	Y	ALL		BSE		
		2. Structural Steel	Y	ALL		BSE			
		3. Weld Filler Material	Y	ALL		BSE			
		Review primary steel connections							
		Moment connections	Y			SWC			
		Shear connections							
		1. Field Bolted	Y	ALL		SWC			
		2. Field Welded	Y	ALL		SWC			
		Bracing connections							
		Review welded Cat. "C" seismic connections	N						
		Review base metal testing for "t" > 1 1/2"	N						
		Review secondary steel connections	N						
		1. Girts	N						
		2. Lintels	N						
		3. Steel Deck	Y	ALL		BSE			
		Lintels/Relieving Angles	N						
		Review installation of shear studs	N						
	Review Details/Steel Frame	Y	Sample		BSE				

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.3

Special Inspector

Date

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

Page 3 of 7

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.3 STEEL CONSTRUCTION (Continued)	2.00							
Steel Joist & Joist Girder		In-plant review						
		Part A - Fabrication procedures	N					
		Part B - Procedures implementation						
		Review conformance to Part A	N					
		Review material certificates of compliance						
		1. Structural Steel	Y	ALL		BSE		
		2. Weld Material	Y	ALL		BSE		
		Review connections	Y	ALL		BSE		
Steel Joist/Joist Girder Erection		Review welder certification	Y	ALL: Certs to be available in field		BSE		
		Review joist bearing connections	Y	ALL		BSE		
		Review joist bearing length	Y	ALL		BSE		
		Review joist bridging	Y	ALL		BSE		

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.3 Special Inspector _____ Date _____

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.4 CONCRETE CONSTR.	3.00								
Concrete Materials		Review materials (ACI Chapter 3)							
		1. Cement	Y	ALL	ASTM C150	BSE			
		2. Normal WT aggregates	Y	ALL	ASTM C33	BSE			
		3. Air Entraining admix	Y	ALL	ASTM C260	BSE			
		4. Normal range water reducing admix	Y	ALL	ASTM C494	BSE			
		5. Hi-Range water reducing admix	Y	ALL	ASTM C494	BSE			
		6. Accel Admix	Y	ALL	ASTM C494 Type A	BSE			
		7. Moisture Barrier	Y	ALL	per spec.	BSE			
		8. Curing Products	Y	ALL		BSE			
		9. Preformed expansion Joint	Y	ALL		BSE			
		Review mix design	Y	ALL	ACI Chapter 4	BSE			
		Review reinforcing certification & weldability if required	Y	ALL	Certificate Only	BSE			
Placing Reinforcement		Review condition & placement of reinforcing steel	Y	Sample	ACI 318 7.4-7.7	BSE			
		Review welding of reinforcing in Cat "C" seismic-resisting systems	Y						
Formwork		Review Embedded items, bolts, plates, etc.	Y	Sample		BSE			
		Review form removal & reshoring	N		ACI 318.6.2				
Concrete Operations		Field Sampling & Testing of Concrete	Y	Every 50 yards or each separate placement	Sample Air, Temp, Slump ASTM C172, C231				
		Review concrete strength tests	Y		ACI 318 5.6	SWC			
		Review mix proportions and technique	Y		ACI 318 5.2, 5.3, 5.4, & 5.8	BSE			
		Review concrete placement	Y		ACI 318 5.9 & 5.10	BSE			
Prestressing Operations		Review curing technique & temperature	Y		ACI 318 5.11, 5.12, & 5.13	SWC			
		Review application of prestressing force	N	Not Applicable					
Precast Manufacturing		Review grouting of bonded prestressing tendons in Cat.C seismic-resisting systems	N	Not Applicable					
		In-plant review: PCI certification							
		Part A - Fabrication procedures	N	Not Applicable					
Erection of Precast Concrete		Part B - Procedures implementation	N						
		Review conformance to Part A	N	Not Applicable					
		Review erection of precast units	N	Not Applicable					
		Review key reinforcement	N	Not Applicable					
		Review key grouting	N	Not Applicable					
	Review concrete pour strips	N	Not Applicable						
	Review connections	N	Not Applicable						

All Concrete Construction Special Inspections have been completed in accordance with BOCA Section 1705.4 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.5 MASONRY CONSTR	4.00								
Materials		Review materials certification							
		Masonry units	Y	Sample	Elevator Only	BSE			
		Reinforcing steel	Y	Sample	Elevator Only	BSE			
		Review grout materials & mix design	Y	Sample	Elevator Only	BSE			
		Review mortar materials & mix design	Y	Sample	Elevator Only	R&A			
		Review strength determination							
		Unit strength method	Y	Sample	Elevator Only	BSE			
		Review unit strengths & grout,	Y	Sample	Elevator Only	BSE			
		mortar mixes	Y	Sample	Elevator Only	BSE			
		Prism strength method							
		Review pre-construction test results	N						
		Field tests during construction	N						
		Grout testing							
		Determine compressive strength	Y	Field Samples		SWC			
		Mortar testing							
		Field test compressive strength ASTM C780 (Req'd only if property reqs of ASTM C270 are used)	Y	ALL		SWC			
	General Masonry Work		Review mortar mix proportions & mixing	Y	Sample	ACI 530.1;2.3.2.5	SWC		
		Review general installation of mortar	Y	Sample	ACI 530.1;4.2.2	BSE			
		Review general installation of mortar grout, masonry units.	Y	Sample	ACI 530.1;2.3.3.3,4.3.3	BSE			
		Review installation of horiz., vert., & joint reinforcing (incl. Location, sizes, splices, & positioning devices)	Y	Sample	ACI 530, CH. 8	BSE			
		Review hot/cold weather procedures	Y	Sample	ACI 530; 1;2.3.2.2,2.3.2.3	BSE			
		Review installation of anchorage devices	Y	Sample	ACI 530; 4.2, 5.14	BSE			
		Review installation of lintels	Y	Sample		BSE			
		Review welding of reinf., grouting, consolidation and reconsolidation for seismic Cat. "C" buildings	N						

All Masonry Construction Special Inspections have been completed in accordance with BOCA Section 1705.5 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.7 PREPARED FILL	6.00							
Site Preparation		Review site preparation prior to prepared fill placement.	Y				SWC	
During Fill Placement		Review compliance to soils report Material	Y	Sample			SWC	
		Lift thickness	Y	Sample			SWC	
Evaluation of in-Place Density		Review in-place dry density for compliance with soils report	Y	Sample			SWC	

All Prepared Fill Special Inspections have been completed in accordance with BOCA Section 1705.7

Special Inspector _____

Date _____

29-Apr-02

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Boys & Girls Club of Greater Portland, Portland Clubhouse, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.
1705.12 SPECIAL CASES	8.00				No Fireproofing			
Fireproofing		Fireproofing	N					
		Review Product Data Sheets	N					
		Review In-Place Density	N					
		Review In-Place Thickness	N					
		Review In-Place Bond	N					
		Review scope of installation for conformance with design documents	N					

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.12 Special Inspector _____ Date _____

29-Apr-02



CITY OF PORTLAND

March 28, 2002

Mr. James Robbins
Project Manager
Van Demmer and Renner
66 West Street
Portland, ME 04102

RE: Boys and Girls Club, 277 Cumberland Avenue, building addition
(Application #2002-0068, CBL 26-C-8)

Dear Mr. Robbins,

On March 27, 2002 the Portland Planning Authority granted minor site plan approval with the following condition for the building addition and related site work at the Boys and Girls Club located at 277 Cumberland Avenue.

Condition-

If the plan is amended to include a tip-down handicap accessible curb located within the sidewalk in the general proximity of the building addition, the applicant will obtain all necessary permits from the Public Works Department and submit a revised plan to the Planning Authority for review and approval.

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 2.0% 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.
2. 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. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

O:\PLANDEVREVIEW\CUMBERLAND 277\APPRVLTR.DOC

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
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.)
6. 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.

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

Sincerely,


Alexander Jaegerman
Planning Director

cc: Sarah Hopkins, Development Review Program Manager
Jonathan Spence, Planner
Jay Reynolds, Development Review Coordinator
✓ Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File

1. § 14-220(3). This says all buildings must be located within five feet of the property line along street frontages. The existing building meets this standard. The Ordinance does not state that all elements of the building must be located within five feet. If this were true, then no building in the B-3 could have an addition unless it was within five feet of the street. Examples of additions that do not meet this: Tracy-Causser addition is not within five feet of Fore Street or Center Street; pad for Federal Spice (did go through site plan review) more than five feet (although enclosing fence is within five feet). Teller window at Maine Bank and Trust is more than five feet from Preble Street. This interpretation would have to apply to attached garages, and decks.

2. Definition of principal building. When something is attached to a principal building, it becomes part of the building (see example of garage). Here, the proposed entrance and elevator become part of a building that meets the build-to line requirement.

3. 14-220(8). This requires that any new construction of any building must be 35 feet within 50 feet of street frontage. This applies only to new buildings, not to additions. It also does not require that any building that will have an addition be brought up to 35 feet in height. In any event, the elevator portion of the structure will be less nonconforming than the existing structure.

4. ADA requirements can't be met with entrance at street line. Where will the ramp go? Also, the B&G wants more than just the minimum requirement under the ADA-it wants an accessible entrance that is welcoming to all users, visitors and employees of the club. The current chair lift does not meet that standard, and it may not even meet current ADA requirements.

5. The plan also attempts to preserve and improve an existing unbuilt area that is part of the existing streetscape. The B-3 does not require that every square inch of frontage of a lot be improved with a building. As long as the building overall meets the build-to requirements, then every element of the building does not have to be within five feet. If you review the Urban Design Guidelines, plazas and open spaces are encouraged, provided that the entire building is not placed behind them. Also see 14-526(a)(16)(a)(4) and (b)(1).

6. If the City doesn't agree that this is permitted, what is the process for getting this approved as a reasonable accommodation under the ADA?

3/8/02
Eagles Club

Van Dam & Renner
66 West Street
Portland, Maine 04102

Voice 207/775-0443
Fax 207/775-2892

Fax Cover Sheet

TO: Marge Schmuckal
City of Portland Zoning Administrator

FAX #: 874-8716

DATE: March 5, 2002

FROM: Jim Robbins



This fax contains 3 page(s), including cover page.

RE: BOYS & GIRLS CLUB OF GREATER PORTLAND

Marge,

Here is the draft of the written statement that will be attached to the formal application. Let me know if you have any questions about this. Thank you for your help.

Jim



Site Plan Application - Written Statement
Boys & Girls Clubs of Greater Portland
Addition and Remodeling to the Portland Clubhouse 277 Cumberland Avenue

(1) The proposed project is an addition to and the interior remodeling of the existing Boys & Girls Club facility located at 277 Cumberland Avenue. The proposed project will also include site improvements, including the creation of an entry plaza and new landscaping. The addition is approximately 960 square feet and will house a new vestibule, a new elevator, an egress stair, a new reception/control desk, and a small lobby area. The proposed project will replace an existing wooden handicap ramp with a new concrete ramp. The primary goal of the project is to improve interior circulation, especially in regards to emergency egress and handicapped access to and from all levels of the building. Currently, the existing primary entrance to the building is inaccessible to members, staff, and visitors in wheelchairs. The proposed addition will provide the Club with a single entrance for all its members and staff, regardless of ability.

Associated with the new entrance will be a new elevator, which will allow the Club to better serve its members and staff by eliminating an antiquated stair carrier lift. The addition will become the primary control point for the building; members will check in at a reception desk located within the addition prior to entering the Club proper. This will allow the Club to better supervise those who enter to the building to ensure security. The addition itself is set back from the street edge for three primary reasons. The only practical location of the elevator is at the end of the existing second floor corridor. At this location, the elevator will connect with the existing path of circulation. Locating the elevator closer to the street would require substantial remodeling of areas not presently proposed. Second, the first finish floor is approximately three feet above the level of the street. In order to mitigate this change in elevation, the applicant is proposing a landscaped plaza, off of which the new entrance ramp will be located. In order to provide handicap access from the public way in front of the building, the addition was set back to accommodate the length of ramp required for the change in grade. The plaza is also intended to serve as a transition space between the pedestrian way and the Club entrance. Finally, by placing the addition away from the street edge, the applicant can retain existing windows on the south-west elevation of the building. Not only do these windows enhance the quality of the interior space, they allow staff to better supervise the open space adjacent to the building.

(2) The total land area of the site is .68 acres (29,621 square feet). The existing building footprint is 16,213 square feet; the proposed addition is 960 square feet, not including the ramp and exterior stair. The ramp and square combined cover xxx square feet. The total ground coverage after construction will be xxx square feet. The total area of the existing building (first stories and a sub-basement) is 28,240 square feet. The area of the proposed addition (first floor and basement) is 1,920 square feet. The total building area after development will be approximately 40,280 square feet.

(3) There are no proposed encumbrances or other burdens to be placed on the property. Existing easements and burdens are documented on the survey dated January 30, 1992, drawn by M. Johann Burisma, Maine R.L.S. No. 1314 of Stevens, Monro,

Rose, and Thompson, Inc. The Club is in the process of verifying that the deed restriction referenced in item 10 of the survey notes has in fact been removed.

(4) Since the proposed addition essentially will contain only building circulation functions, it is anticipated that there will be no additional quantities of solid waste generated by the development.

(5) The proposed development is an addition to the existing Boys & Girls Club facility. It is currently served by all public services and utilities necessary to fulfill its function as a community based recreational club for children. No changes will occur to the availability of public services as a result of the construction of the proposed addition and site improvements.

(6) Richardson Associates will provide a separate plan and description of the stormwater plan associated with this proposal.

(7) A copy of the construction schedule is attached to this statement.

(8) The proposed project is subject to no federal regulatory approvals. The proposed project will require the following State regulatory approvals:

State Plan Review and Construction Permit (Building Plan, ADA, and Sprinkler Plan Review) -- the Fire Marshall has reviewed the architectural portion of the submittal; the fire alarm and emergency lighting package is currently being submitted. It is anticipated that the Fire Marshall will issue the construction permit within the next two weeks.

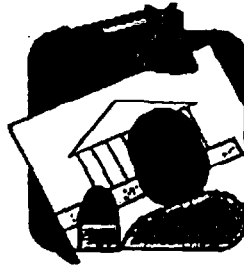
(9) Attached is a copy of the most recent annual report as evidence of the applicant's financial capacity to undertake and complete the proposed development. The capital campaign for the organization is well underway and the Board of Directors does not anticipate any problem in raising the funds necessary to complete the project. Attached is a list of project consultants and contractors. Attached is a list of project consultants and contractors. Attached is a list of project consultants and contractors.

(10) The applicant owns fee title to the lots depicted on the City of Portland Tax map as . The applicant's title to those lots is demonstrated by the deeds recorded in the Cumberland County Registry of Deeds. The book and page numbers for these deed are listed in the "notes" section of the survey.

(11) To the best knowledge of the applicant, there are no unusual natural areas, wildlife and fishery habitats, or archaeological sites located on or near the project site.

(12) A compact disk containing the electronic CAD/DXF files is attached to this application.

DRAFT



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: RICHARD RENNER, VAN DAM & RENNER
66 WEST STREET, PORTLAND, ME 04102

DATE: 3.28.02

Job Name: ADDITION/REMODELING - BOYS & GIRLS CLUB

Address of Construction: 277 CUMBERLAND AVE.

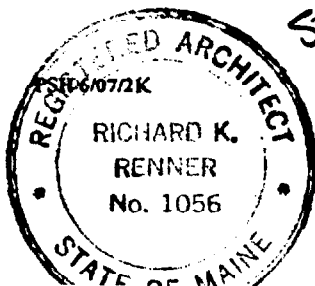
THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) A-2
Type of Construction TYPE 2C Bldg. Height 20' (ADDITION) Bldg. Sq. Footage 1,796 SF (ADDITION)
Seismic Zone CATEGORY C Group Class GROUP 1
Roof Snow Load Per Sq. Ft. 46 PSF + DRIFT Dead Load Per Sq. Ft. ROOF 25 PSF
Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 19.16 SF
Floor Live Load Per Sq. Ft. 100 PSF REDUCIBLE; DEAD 62 PSF
Structure has full sprinkler system? Yes X No ___ Alarm System? Yes X No ___
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department. (SPRINKLER TO BE ADDED AS PART OF WORK)
Is structure being considered unlimited area building: Yes ___ No X
If mixed use, what subsection of 313 is being considered ---

List Occupant loading for each room or space, designed into this Project.

ADDITION: LOBBY (FIRST FLOOR) OCCUPANT LOAD = 7 OCCUPANTS
STORAGE (BASEMENT) = 3 OCCUPANTS
(Designers Stamp & Signature)



Richard K. Renner



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: VAN DAM & RENNER ARCHITECTS

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 3.28.02

These plans and/or specifications covering construction work on:

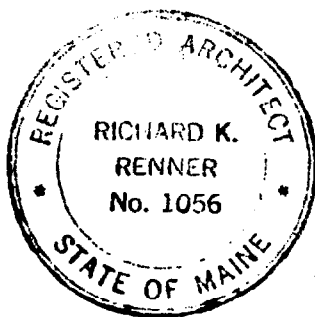
ADDITION & REMODELING TO BOYS & GIRLS CLUB

277 CUMBERLAND AVE.

PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



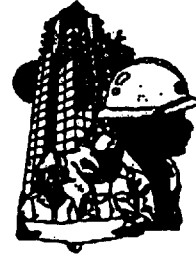
Signature Richard K. R.

Title PRINCIPAL

Firm VAN DAM & RENNER

Address 66 WEST ST.

PORTLAND, ME 04102



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: VAN DAM & RENNER ARCHITECTS

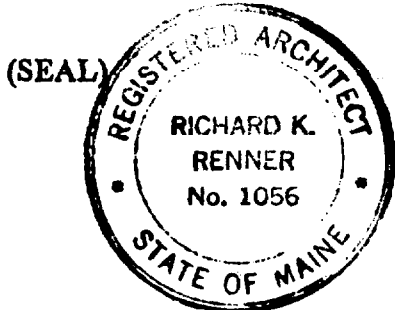
RE: Certificate of Design

DATE: 3.28.02

These plans and/or specifications covering construction work on:

ADDITION & REMODELING TO BOYS & GIRLS CLUB
277 CUMBERLAND AVE, PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Richard K. Renner

Title PRINCIPAL

Firm VAN DAM & RENNER

Address 66 WEST ST.

PORTLAND, ME 04102

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

12293

Sprinkled
Sprinkler Supervised

PORTLAND BOYS & GIRLS CLUB
Located at: CUMBERLAND AVE.
PORTLAND
Occupancy/Use: ASSEMBLY CLASS B

Permission is hereby given to:

BOYS & GIRLS CLUB OF PORTLAND

**CUMBERLAND AVE
PORTLAND, ME 04101**

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. no departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 21st of Septemb 2002

Dated the 22ⁿ day of March A.D. 2002

Commissioner

Copy-2 Architect

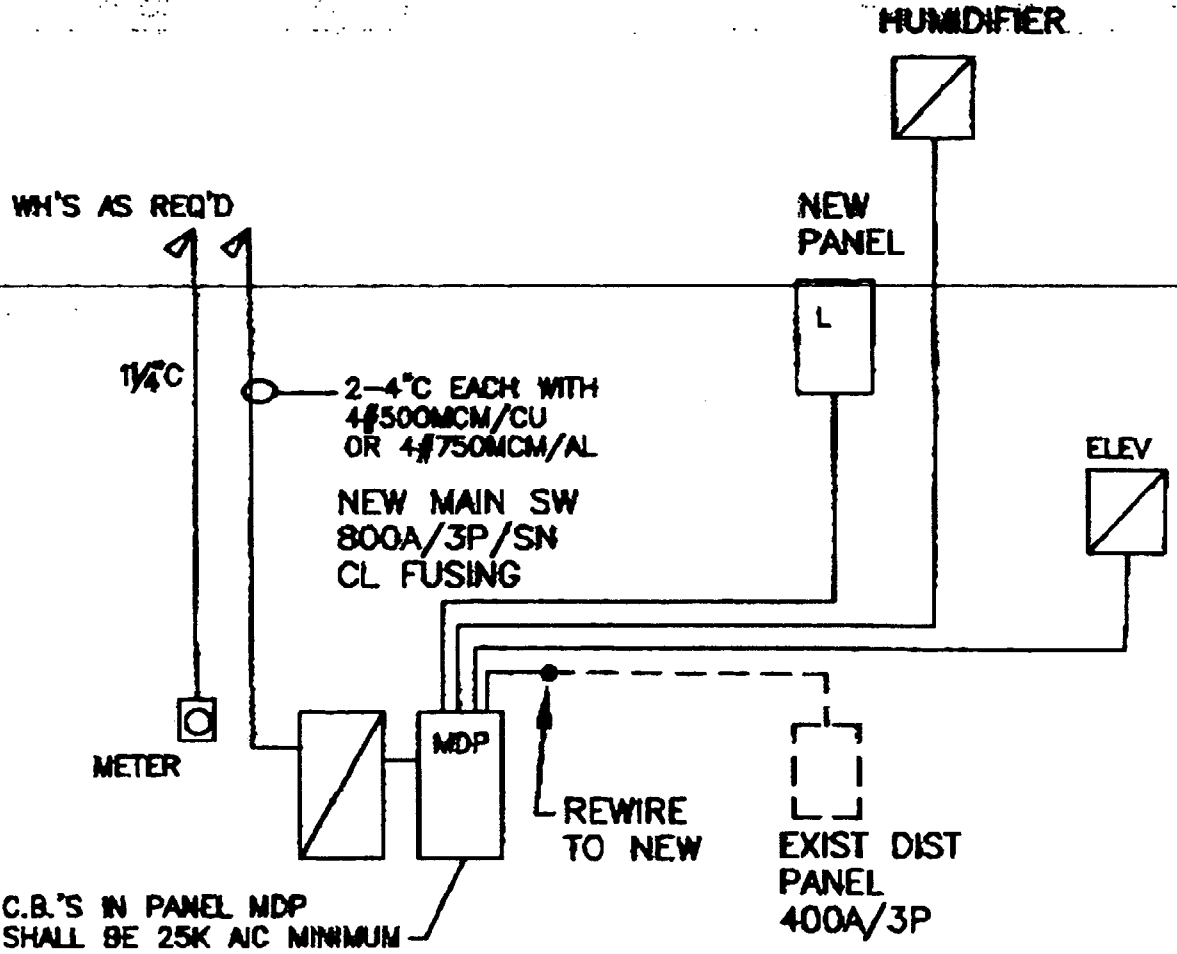
Comments:

VAN DAM & RENNER

**66 WEST STREET
PORTLAND, ME 04102**

JOHN BERRY ELECTRIC
RECEIVED
MAR 28 2002

BY:-----

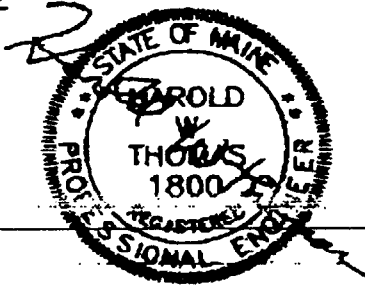


RISER DIAGRAM

NOT TO SCALE

BOYS & GIRLS CLUB OF GREATER PORTLAND

3/28/2002



THOMAS ENGINEERING
Consulting Engineers
175 CANTON STREET
WESTBROOK, MAINE 04092
(207) 878-4407

E1

Application ID Number: 2-0284

Department: Zoning

Status: Approved with Conditions

Processor: Marge Schmuckal

Comments: 277 Cumberland Ave.

Approved Date: 04/09/2002

Issue Set Date: 04/08/2002

OK to Issue Permit: Name: Marge Schmuckal Date: 04/09/2002

Contributor's Remarks:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Create Date: 04/03/2002 By: gg

Update Date: 04/09/2002 By: mes

02 0284

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

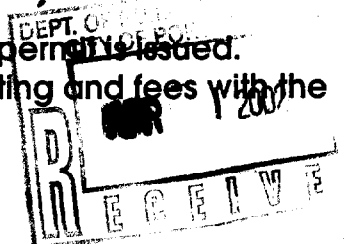
Location/Address of Construction: <u>Boys & Girls Club 277 Cumberland Ave 04101</u>		
Total Square Footage of Proposed Structure <u>1,000 s.f. addition + renovation</u>	Square Footage of Lot <u>29,621 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>026</u> Block# <u>C</u> Lot# <u>008</u> <i>See planning application</i>	Owner: <u>Boys & Girls Clubs of Greater Portland</u>	Telephone: <u>874-1069</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Wright-Ryan Construction</u> <u>10 DANFORTH ST.</u> <u>Portland, ME 04101</u>	Cost Of Work: <u>\$2,250,000</u> Fee: <u>\$15,773⁰⁰</u>
Current use: <u>Boys & Girls Club</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Boys & Girls Club</u>		
Project description: <u>1,000 s.f. addition for new entry, 30,000 s.f. renovation</u> <u>ELEVATOR</u>		
Contractor's name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION 773-3625</u> <u>See below</u>		
Who should we contact when the permit is ready: <u>John Ryan</u>		
Mailing address: <u>WRIGHT-RYAN CONSTRUCTION, INC. x x</u> <u>10 DANFORTH ST</u> <u>PORTLAND, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-3625 x x</u>		

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record during the time that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>3/29/02</u>
--	----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

5-03-02
Date

[Signature]
Signature of Inspections Official

5/3/02
Date

CBL: 026008 Building Permit #: 020284