

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

2005-0105
Application I. D. Number

Portland Boys Club Assoc
Applicant
P.O. Box 7830, Portland, ME 04112
Applicant's Mailing Address

5/3/2005
Application Date

Boys & Girls Club pk. lot reconstructio
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 874-1069 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

277 - 277 Cumberland Ave, Portland, Maine
Address of Proposed Site
026 C008001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ **R6**
Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **5/19/2005**

DRC Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** See Attached **Denied**

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

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- Approved Approved w/Conditions See Attached Denied

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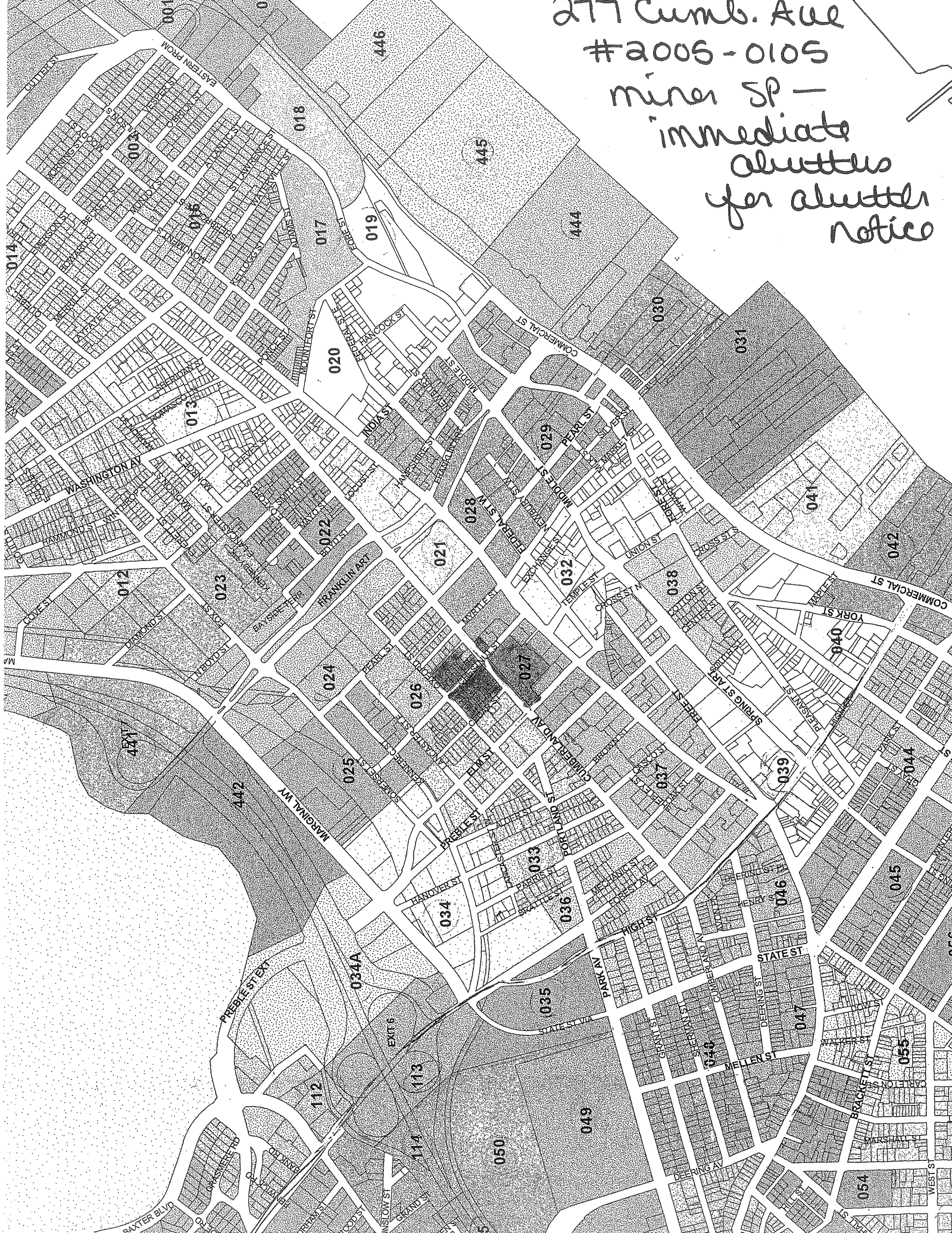
OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

277 Cumb. Ave
#2005-0105
miner SP -
immediate
abutters
for abutter
notice



City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <u>277 Cumberland</u>		Zone: <u>R6 residential</u>
Total Square Footage of Proposed Structure:		Square Footage of Lot:
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:
Chart# <u>26</u>	Block# <u>C</u>	Lot# <u>8</u>
Consultant/Agent, mailing address, phone # & contact person: <u>Thomas S. Greer, P.E.</u> <u>Pinkham & Greer</u> <u>170 U.S. Route 1</u> <u>Falmouth, Maine 04105</u> <u>(207) 781-5242</u>		Telephone #: <u>(207) 874-1069</u> <u>x 224</u>
Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>Robert Clark</u> <u>Boys & Girls Clubs of Greater Portland</u> <u>P.O. Box 7830</u> <u>Portland, ME 04112</u> <u>874-1069/874-1074</u>		Project name: <u>Boys & Girls Club</u> <u>Parking Lot</u> <u>Reconstruction</u>
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Bob Clark, Executive Director
Boys & girls Clubs of Greater Portland
277 Cumberland Avenue
P.O. Box 7830
Portland, ME 04112

(207) 874-1069 x 224

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and 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.

Bob Clark Executive Director

Signature of applicant:

Thomas J. ...

Date:

5/3/05

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

To Applicants for Development in Portland:

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as stormwater management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.

Alexander Jaegerman, AICP
Planning Division Director

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Project Name, Address of Project

Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approx location of buildings or other structures on parcels abutting the site	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed	k
_____	(33)	Written statement	c
_____	(34)	Description of proposed uses to be located on site	1
_____	(35)	Quantity and type of residential, if any	1
_____	(36)	Total land area of the site	b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure	b2
_____	(38)	General summery of existing and proposed easements or other burdens	c3
_____	(39)	Method of handling solid waste disposal	4
_____	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
_____	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
_____	(42)	An estimate of the time period required for completion of the development	7
_____	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
_____	(44)	The status of any pending applications	8
_____	(45)	Anticipated timeframe for obtaining such permits	h8


- (46) A letter of non jurisdiction h8
(47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
 - erosion and sedimentation controls to be used during construction;
 - a parking and/or traffic study;
 - and
 - a noise study;
- an environmental impact study;
 - a sun shadow study;
 - a study of particulates and any other noxious emissions;
 - a wind impact analysis.

Other comments:

Development Review Fee Schedule (effective July 1, 2003)

- Major Site Plan Review (more than 10,000 sq. ft.)
 - Under 50,000 sq. ft. \$500.00
 - 50,000 - 100,000 sq. ft. \$1,000.00
 - Parking Lots over 100 spaces \$1,000.00
 - 100,000 - 200,000 sq. ft. \$2,000.00
 - 200,000 - 300,000 sq. ft. \$3,000.00
 - Over 300,000 sq. ft. \$5,000.00
- After-the-fact Major Site Plan Review \$1,000.00 + applicable application fee
- Minor Site Plan Review (less than 10,000 sq. ft.) \$400.00 (or up to 20,000 in an Industrial zone) 
- After-the-fact Minor Site Plan Review \$1,000.00 + applicable application fee
- Minor-Minor Site Plan Review (Single Families) \$300.00
- Amendment to Plans
 - Planning Board Review \$500.00
 - Planning Staff Review \$250.00
- Subdivision Fee \$500.00 + \$25.00 per lot
- Section 14-403 Review \$400.00 + \$25.00 per lot
- Site Location of Development \$3,000.00
(except for residential projects which shall be \$200.00 per lot)
- Traffic Movement Permit \$1,000.00
- Stormwater Quality Permit \$250.00
- Street Vacation \$2,000.00

Engineering Fees

- Engineer Review Fee Assessed by Engineer
- Inspection Fee 2% of Performance Guarantee or as assessed by Planning or Public Works Engineer with \$300.00 being the minimum

Zone Change

- Zoning Map Amendments \$2,000.00
- Text Amendments \$2,000.00
- Contract/Conditional Rezoning
 - Under 5,000 sq. ft. \$1,000.00
 - 5,000 sq. ft. and over \$3,000.00
- Conditional Use \$100.00

Historic Preservation

- Administrative Review \$50.00
- Minor Projects - Committee Review \$100.00
- Major Projects - Committee Review \$500.00
- After-the-fact Review \$750.00
- HP Special Exception Sign Review \$35.00

Noticing/Advertisements for Historic Preservation and Planning Board Review

- Legal Advertisement Percent of total bill
(Legal Ads are placed in the newspaper for workshop and public hearing meetings)
- Notices .55 cents each
(Notices are sent to abutters when the application is received in the Planning Division, workshop meeting and public hearing meeting)

A Guide to Holding Neighborhood Meetings

In order to improve communication between development applicants and neighbors, the City of Portland requires such applicants to hold a neighborhood meeting.

What type of development proposal requires a neighborhood meeting?

Neighborhood meetings, organized and hosted by the applicant, are required for the following development proposals:

- proposed zone changes, contract zones and zoning text amendments;
- subdivisions of five or more units or lots; and
- major site plan proposals.

Who must be invited to a neighborhood meeting?

Property owners within 500 feet of the proposed development (1000 feet for proposed industrial development), as well as those people on a list of interested citizens and neighborhood groups, must be invited to a neighborhood meeting.

Upon request, the Planning Division will provide to the applicant mailing labels for the neighborhood meeting invitation. We require at least 48 hours prior notice to generate the mailing labels. A charge of \$1.00 per sheet of labels will be payable upon receipt of the labels.

When and where must the neighborhood meeting be held?

The neighborhood meeting must be held after the first Planning Board workshop but not less than seven days prior to the Planning Board public hearing.

The meeting should be held in the evening, during the week, at a location in the neighborhood. Neighborhood schools are usually available for evening meetings.

When must invitations be sent out?

In order to provide sufficient notice to residents, invitations must be sent out no less than seven days prior to the neighborhood meeting.

What information should the invitation include?

A recommended invitation format is included in this packet of material.

Neighborhood Meeting Handouts

Included with this packet of material is a handout sheet from the Planning Division that must be handed out to meeting attendees. This handout explains the requirement for the meeting and additional information on the review process.

Sign-up Sheets and Meeting Minutes

At the meeting, the applicant must circulate a sign-up sheet for those in attendance. The applicant must also keep accurate minutes of the meeting.

After holding the neighborhood meeting, the applicant must submit the sign-up sheet and meeting minutes to the Planning Division. The meeting minutes and sign-up sheet will be attached to the Planning Board report. A public hearing will not be scheduled until the meeting minutes and sign-up sheet are submitted to the Planning Division.

Certification

Included with this packet is a Certification to be completed and signed by the applicant. The applicant is required to certify when the invitations were sent out.

Please call the Planning Division (874-8720) if you have any questions.

Attachments

1. Neighborhood Meeting Invitation Format
2. Handout to Attendees from the Planning Division
3. Neighborhood Meeting Certification

Neighborhood Meeting Invitation Format

Applicant/Consultant
Letterhead

(Date)

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a (development proposal) located at (location/street address).

Meeting Location: _____

Meeting Date: _____

Meeting Time: _____

If you have any questions, please call (telephone number of applicant or consultant).

Sincerely,

(Applicant)

Note:

Under Section 14-32(C) of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.



City of Portland, Maine Department of Planning and Development

Dear Neighbor:

Thank you for attending this evening's neighborhood meeting.

Applicants for major developments, zone changes, and subdivisions of more than five units/lots are required to hold a neighborhood meeting prior to the Planning Board's public hearing on the development proposal.

The purpose of these meetings is to improve communication between neighbors and applicants for development. We have found that neighbors raise questions and offer insight that often improve the design or compatibility of a proposed development.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

Should you wish to offer additional comments on this proposed development, you may send correspondence to:

Planning Division
Department of Planning and Development
City Hall
389 Congress Street
Portland, ME 04101;

Or email:
sh@portlandmaine.gov;

Or call 874-8720.

Thank you for taking the time to attend tonight's meeting.

Sincerely,

Sarah Hopkins
Development Review Services Manager

Neighborhood Meeting Certification

I, (applicant/consultant) hereby certify that a neighborhood meeting was held on (date) at (location) at (time).

I also certify that on (date at least seven days prior to the neighborhood meeting), invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list

Signed,

date

Attached to this certification are

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

Notice to Developers of New Subdivisions

Effective January 1, 1998, the City of Portland requests that developers of new subdivisions submit information regarding the origin of the name of any new street(s) created within the City limits. This information shall be submitted to the Planning Division with all other related application materials.

In 1997, Portland residents, Norman and Althea Green, presented the City of Portland with a compilation of research which documents the origins of all street names existing in the City as of 1995. The person, event, location, or subject for which each street was named is now recorded for posterity, constituting an important public record for all those interested in the development of Portland. This compilation is on file at the Portland Public Library, the Maine Historical Society, and the library of the Portland Newspapers, as well as in the City Clerk's Office at Portland City Hall.

It is the intent of the City of Portland to continue this documentation for all streets created in the City. As part of the subdivision review process, applicants are required to submit information regarding the person or subject for which all new streets are being named. In the case of a person, the full name should be submitted, as well as their vocation, relationship to the developer or the area, or other pertinent information. Once the street is formally accepted by the City Council, the information will be placed on file at the City Clerk's office and copies will be sent to the other three Portland repositories.

**CITY OF PORTLAND, MAINE
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Fire Copy**

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Check Review Required:

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 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 5/19/2005

Fire Approval Status:

Approved Approved w/Conditions See Attached Denied
Reviewer fire prevention
Approval Date 6-1-05 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance Chpt. Code Case signature 6-1-05 date

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
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	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Sarah Hopkins - Boys and Girls Club Parking Lot

From: "Tom Frederick" <tfrederick@wright-ryan.com>
To: <sh@portlandmaine.gov>
Date: 06/06/2005 4:14 PM
Subject: Boys and Girls Club Parking Lot

Hi Sarah,

Last week I reviewed the plans for the Boys and Girls Club parking lot on Chestnut Street with you. Thank you for taking the time to discuss it.

You mentioned several things including wheel stops, fencing, plantings and lighting.

With respect to fencing you mentioned that you would like to see the metal guardrail changed to either a timber fence similar to the Salvation Army lot or the black aluminum picket fence similar to the fence installed by Mercy Hospital on Winter Street. The club would like to consider using the black aluminum picket fence in use at Mercy Hospital. They think it would be more attractive than the timber.

With respect to the plantings the Club would prefer not to install any plantings. They plants would be in a hard to maintain area and would be negatively impacted by snow removal activities. The Salvation Army planting strip is almost filled over with gravel and weeds. We hope you would consider this request.

With respect to lighting the Club has existing lights on the building and was not considering installing any new lights under this application.

With respect to wheel stops, there are none currently and none are shown to be added. With the layout of the parking lot the Club did not see the need to have wheel stops. On the downhill slope there is a new Cape Cod curb being installed with an existing fence in back. On the uphill slope there is the building with pavement markings.

We also discussed the sidewalk. You were going to try to discuss this with Eric Lebel from Public Works. Were you able to reach him?

If the fence change is acceptable to you and you are okay with the other issues mentioned above the Club is wondering if the changes can be marked on the drawings in hand (by you or me) instead of having new drawings issued. As a non-profit, the Club was hoping to avoid the design fees and reproduction costs caused by re-drawing.

Please get back to me when you have a chance. Thanks.

Tom Frederick

Sarah Hopkins
Development Review Program Manager
Planning & Urban Development
389 Congress Street
Portland, ME 04101

March 11, 2002

Dear Ms. Hopkins:

On behalf of the Boys & Girls Clubs of Greater Portland, Van Dam & Renner is submitting a site plan approval package for an addition and site improvements to the existing Boys & Girls Club facility, located at 277 Cumberland Avenue. The building addition is approximately 960 square feet and will house a new vestibule, a new elevator, an egress stair, and a new reception/control desk. Site improvements include a new handicap ramp, an entry plaza, and new landscaping. The primary purpose of the addition is to simplify emergency egress from the building and to improve handicap accessibility into the building. Please find enclosed nine copies of the plans and supporting documents required by Section 14-525. If you have any question about this application or need additional information, please do not hesitate to call. Thank you.

Sincerely,



James Robbins
Project Manager
Van Dam & Renner

City of Portland Site Plan Application

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

Address of Construction: 277 CUMBERLAND AVE.		Zone: B-3
Total Square Footage of Proposed Structure 40,289 S.F. (EXISTING PLUS ADDITION)		Square Footage of Lot 29,621 S.F.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 026 C 008	Property owner, mailing address: BOYS & GIRLS CLUBS OF GREATER PORTLAND 277 CUMBERLAND, AVE. PORTLAND, ME	Telephone: 874-1069 04101
Consultant/Agent, mailing address, phone & contact person VAN DAM & RENNER (JIM ROBBINS) 66 WEST STREET, PORTLAND 04102 775-0443	Applicant name, mailing address & telephone: BOYS & GIRLS CLUBS OF GREATER PORTLAND SAME AS ABOVE - 874-1069	Project name: ADDITION & REMODELING
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00		
Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: BOYS & GIRLS CLUBS OF GREATER PORTLAND Mailing address: 277 CUMBERLAND AVE; PORTLAND, ME 04101 State and Zip: _____ Contact person: ROBERT CLARK, CFO. Phone: 874-1069		

Submittals shall include (9) separate folded packets of the following excluding Plan Amendments which shall include (6) separate packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and 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:	Date: 03/11/02
-------------------------	-----------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Project Name, Address of Project _____

I.d. Number _____

Submitted () & Date _____ Item Required Information _____ Section 14-525 (b,c) _____

_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular accessways	g
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed	k
_____	(33)	Written statement	c
_____	(34)	Description of proposed uses to be located on site	l
_____	(35)	Quantity and type of residential, if any	l
_____	(36)	Total land area of the site	b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure	b2
_____	(38)	General summary of existing and proposed easements or other burdens	c3
_____	(39)	Method of handling solid waste disposal	4

_____	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
_____	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
_____	(42)	An estimate of the time period required for completion of the development	7
_____	(43)	A list of all state and federal regulatory approvals to which the development may be subject	8
_____	(44)	The status of any pending applications	8
_____	(45)	Anticipated timeframe for obtaining such permits	h8
_____	(46)	A letter of non jurisdiction	h8
_____	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions; and
- a wind impact analysis.

Other comments:

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 improve 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.

Section 14-220(3) says that 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 zone could have an addition unless it was within five feet of the street. It is the contention of the applicant that the proposed entrance and elevator complies with the Ordinance since the addition becomes part of a building that meets the build-to line requirement. The definition of principal building, as stated in the Ordinance, describes the situation when something is attached to a principal building, it then becomes part of the principal building. Section 14-220(8) requires that any new construction of any building must be 35 feet high within fifty feet of street frontage. It is the contention of the

applicant that this applies only to new buildings, not to additions to existing buildings that are less than 35 feet in height. It does also not require that any building that will have an addition be brought up to 35 feet in height. Finally, the plan attempts to preserve and improve an existing un-built 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. The Urban Design Guidelines encourages plazas and open spaces, provided that the entire building is not placed behind them.

(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 total ground coverage after construction will be approximately 17,173 square feet. The total area of the existing building (three stories and a sub-basement) is 38,369 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 40,289 square feet.

(3) There are no proposed easements 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 Buisman, Maine R.L.S. No. 1314 of Stevens, Morton, Rose, and Thompson, Inc.

(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) Grading and Drainage Analysis:

Existing Grading and Drainage:

The lawn area at the Cumberland Avenue side yard of the existing building slopes away from the street toward the back of the site. There is no subsurface drainage on this portion of the property, with all storm water either infiltrating into the lawn or flowing off site in a northerly direction. A small portion of this area (+/- 500 square feet) is impervious surface consisting of bituminous pavement, railroad tie steps and a wood handicap ramp. The existing roof drains to interior conductors to an existing subsurface drainage system.

Proposed Grading and Drainage:

The lower half of the existing lawn area is not being disturbed. The upper half of the lawn area (the portion closest to Cumberland Avenue) is being developed as a combination paved and planted open space. Approximately 900 square feet of open space is being removed from the watershed by the proposed addition. Approximately 1,000 square feet of existing lawn and paved area is becoming impervious surface in the form of a concrete plaza, steps and handicap ramp. It is anticipated that these hardscape improvements will pitch toward Cumberland Avenue and stormwater will enter the City subsurface drainage system. The planted open space will either infiltrate or drain toward the back of the lot in the current fashion. The proposed new roof drains will tie into the existing subsurface roof drainage system.

(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 Fire Marshall 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 retained by the Boys & Girls Clubs as evidence of the applicant's technical ability to complete the development.

(10) The applicant owns fee title to the lots identified by the City of Portland Assessor as Parcel Number 026 C008001. 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 deeds are listed in the "notes" section of the survey.

(11) The Boys & Girls Clubs of Greater Portland have hired S.W. Cole Engineering to provide an analysis of the existing soil conditions. A copy of the soils report will be forwarded to the Planning Department when it becomes available.

(12) The location of proposed exterior light fixtures is shown on the attached building elevations. The manufacturer's "cut-sheet" is attached to this statement.

(13) 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.

(14) A compact disk containing the electronic CADD.DXF files will be forwarded to the Planning Department.







ID	Task Name	Duration	Start	Finish	Predecessors	24, '02			
						M	T	W	T
1	Phase 1 - Basement/Pool	110 days	Mon 3/25/02	Fri 8/23/02					
2	Haz Mat Abatement	15 days	Mon 3/25/02	Fri 4/12/02					
3	Demolition	25 days	Mon 4/1/02	Fri 5/3/02	2SS+5 days				
4	Pool tank & gutters	25 days	Mon 5/6/02	Fri 6/7/02	3				
5	Backfill Pool	10 days	Mon 6/10/02	Fri 6/21/02	4				
6	Concrete Pool deck	10 days	Mon 6/24/02	Fri 7/5/02	5				
7	Pool Ceiling grid	5 days	Mon 7/8/02	Fri 7/12/02	6				
8	Pool mech/elec rough-in	20 days	Mon 6/10/02	Fri 7/5/02	4				
9	Pool waterproofing + Test	10 days	Mon 6/10/02	Fri 6/21/02	4				
10	Pool tank tile	15 days	Mon 6/24/02	Fri 7/12/02	8				
11	Pool Paint	10 days	Mon 7/15/02	Fri 7/26/02	10				
12	Pool ceiling Tile	3 days	Mon 7/29/02	Wed 7/31/02	11				
13	Mech/Elec Finishes	10 days	Mon 7/8/02	Fri 7/19/02	6				
14	Pool deck tile	10 days	Mon 7/29/02	Fri 8/9/02	13,11				
15	Pool Deck Equip/Start-up	5 days	Mon 8/12/02	Fri 8/16/02	14				
16	Locker Rooms/Teen Center	105 days	Mon 3/25/02	Fri 8/16/02					
17	BGC Move to Basement	5 days	Mon 8/19/02	Fri 8/23/02	16				
18	Phase 1- Construct New Entry	81 days	Mon 3/25/02	Mon 7/15/02					
19	Excavation	5 days	Mon 3/25/02	Fri 3/29/02					
20	Foundation/Ramps	15 days	Mon 4/1/02	Fri 4/19/02	19				
21	Backfill	3 days	Mon 4/22/02	Wed 4/24/02	20				
22	Slab	2 days	Thu 4/25/02	Fri 4/26/02	21				
23	Structural Steel	2 days	Mon 4/29/02	Tue 4/30/02	22				
24	Metal Framing	5 days	Wed 5/1/02	Tue 5/7/02	23				
25	Roof Framing	3 days	Wed 5/8/02	Fri 5/10/02	24				
26	Roofing	3 days	Mon 5/13/02	Wed 5/15/02	25				
27	Elevator hoistway	10 days	Mon 4/29/02	Fri 5/10/02	22				
28	Drill Elevator	10 days	Mon 5/13/02	Fri 5/24/02	27				






Project: Portland Boys & Girls Club
Date: Tue 3/5/02

Task		Rolled Up Split	
Split		Rolled Up Milestone	
Progress		Rolled Up Progress	
Milestone		External Tasks	
Summary		Project Summary	
Rolled Up Task			

ID	Task Name	Duration	Start	Finish	Predecessors	24, '02			
						M	T	W	T
29	Windows	3 days	Thu 5/16/02	Mon 5/20/02	26				
30	Veneer	30 days	Tue 5/21/02	Mon 7/1/02	29				
31	Elect/Mech Rough-In	5 days	Thu 5/16/02	Wed 5/22/02	26				
32	Insulation	2 days	Thu 5/23/02	Fri 5/24/02	31				
33	GWB	10 days	Mon 5/27/02	Fri 6/7/02	32				
34	Prime	1 day	Mon 6/10/02	Mon 6/10/02	33				
35	Acoustical Grid	1 day	Tue 6/11/02	Tue 6/11/02	34				
36	Doors/Frames	2 days	Wed 6/12/02	Thu 6/13/02	35				
37	Finish Carp/Millwork	5 days	Wed 6/12/02	Tue 6/18/02	35				
38	Mech/Elec Finishes	5 days	Wed 6/12/02	Tue 6/18/02	35				
39	Acoustical Tiles	2 days	Wed 6/19/02	Thu 6/20/02	38				
40	Finish Paint	5 days	Wed 6/19/02	Tue 6/25/02	37				
41	Flooring	3 days	Wed 6/26/02	Fri 6/28/02	40				
42	Landscaping	10 days	Tue 7/2/02	Mon 7/15/02	30				
43	Install Elevator	10 days	Mon 7/1/02	Fri 7/12/02	19SS+70 days				
44	Phase 2 - 1st/2nd Floor Renovation	87 days	Mon 8/26/02	Tue 1/7/03	17				
45	Haz Mat Abatement	10 days	Mon 8/26/02	Fri 9/6/02	17				
46	Demolition	10 days	Mon 9/2/02	Fri 9/13/02	45SS+5 days				
47	Metal Framing	10 days	Mon 9/16/02	Fri 9/27/02	46				
48	Elec/Mech Rough-In	20 days	Mon 9/23/02	Fri 10/18/02	47SS+5 days				
49	GWB	15 days	Mon 10/21/02	Fri 11/8/02	48				
50	Prime	2 days	Mon 11/11/02	Tue 11/12/02	49				
51	Acoustical grid	5 days	Wed 11/13/02	Tue 11/19/02	50				
52	Doors/Frames	5 days	Wed 11/20/02	Tue 11/26/02	51				
53	Finish Carpentry/Millwork	10 days	Wed 11/20/02	Tue 12/3/02	51				
54	Mech/Elec Finishes	10 days	Wed 11/20/02	Tue 12/3/02	51				
55	Finish Paint	25 days	Wed 11/13/02	Tue 12/17/02	50				
56	Ceramic Tile	10 days	Wed 11/13/02	Tue 11/26/02	50				

Project: Portland Boys & Girls Club
Date: Tue 3/5/02

- Task 
- Split 
- Progress 
- Milestone 
- Summary 
- Rolled Up Task 

- Rolled Up Split 
- Rolled Up Milestone 
- Rolled Up Progress 
- External Tasks 
- Project Summary 

ID	O	Task Name	Duration	Start	Finish	Predecessors	24, '02			
							M	T	W	T
57		Gym Floor	20 days	Wed 11/27/02	Tue 12/24/02	58				
58		Acoustical Tile	5 days	Wed 12/4/02	Tue 12/10/02	54				
59		Carpet/VCT	10 days	Wed 12/18/02	Tue 12/31/02	55				
60		Punch List/Final Clean	5 days	Wed 1/1/03	Tue 1/7/03	59				
61		Exterior Work	90 days	Mon 3/26/02	Fri 7/28/02					
62		Replace Roof	90 days	Mon 3/25/02	Fri 7/26/02					
63		Masonry Repairs	90 days	Mon 3/25/02	Fri 7/26/02					
64		Replace Windows	90 days	Mon 3/25/02	Fri 7/26/02					

Project: Portland Boys & Girls Club
Date: Tue 3/5/02

Task



Rolled Up Split



Split



Rolled Up Milestone



Progress



Rolled Up Progress



Milestone



External Tasks



Summary



Project Summary



Rolled Up Task



Site Plan Application
Project Consultants and Contractors
Boys & Girls Clubs of Greater Portland
Addition to the Portland Clubhouse - 277 Cumberland Avenue

ARCHITECT

Van Dam & Renner

Richard Renner, Principal
James Robbins, Project Manager
66 West Street
Portland, ME 04102
207.775.0443
207.775.2892 fax
rrenner@vdrarch.com

LANDSCAPE ARCHITECT

Richardson and Associates

Todd Richardson
Allison Towne
PO Box 426
Saco, ME 04072
207.286.9291
207.286.9650 fax
tr@richardsonassociates.com

**CONSTRUCTION MANAGER/
CONTRACTOR**

Wright Ryan Construction

John Ryan, President
10 Danforth Street
Portland, ME 04101
207.773.3625
207.773.5173 fax
jryan@wright-ryan.com

STRUCTURAL ENGINEER

Becker Structural Engineers, Inc.

Paul Becker, PE
Ethan Rhile, PE
19 Commercial Street
Portland, ME 04101-4701
207.879.1838
207.879.1822 fax
ethan@beckerstructural.com

**DESIGN BUILD ELECTRICAL
CONTRACTOR**

John A. Perry Electric

John Perry
381 Danforth Street
Portland, ME 04101
207.773.5824

**DESIGN BUILD MECHANICAL
CONTRACTOR**

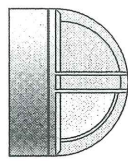
RaNor, Inc.

Aaron St. Pierre, Exec. Vice President
P.O. Box 88
Jay, Maine 04239
207.645.5109
207.645.108 fax
astpierre@ranormech.com

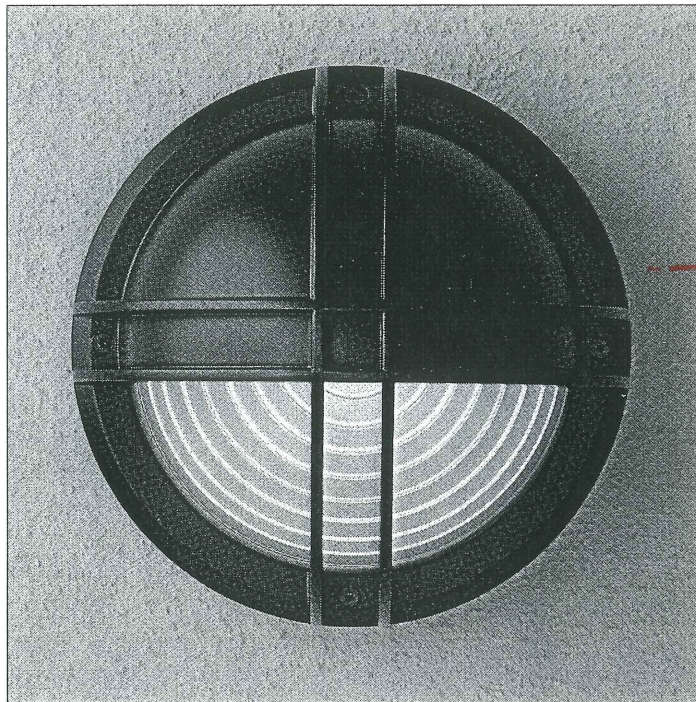
AWM Engineering, Inc.

Albert W Milasauskis, Jr., PE
88 State Street
Gorham, ME 04038
207.839.2167
207.839.2168 fax
al@awmeng.com

WF21



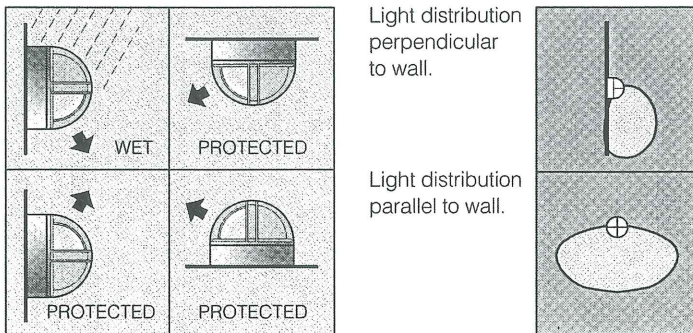
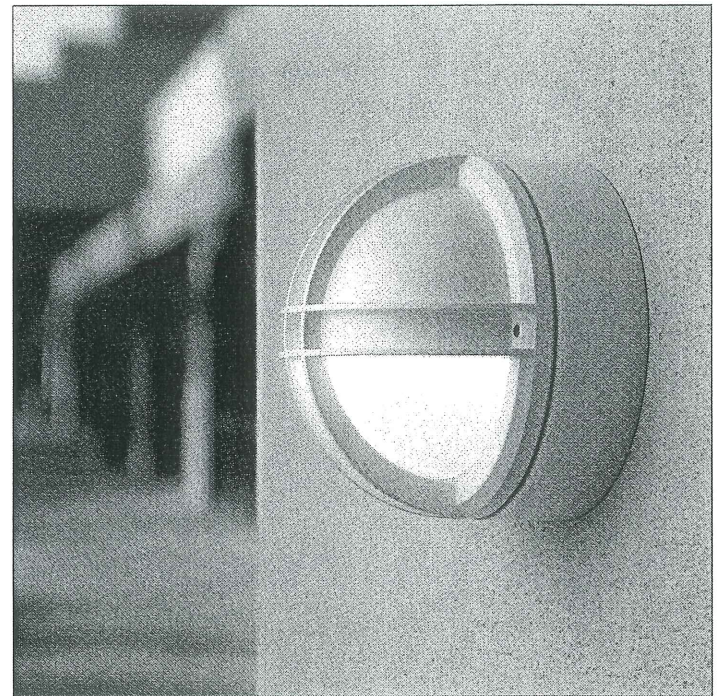
Half Face
Surface Mount



Lamp Modes

Photometrics

	50W or 70W Metal Halide, ED17 Med. Base	p. 14-15
	50W or 70W High Pressure Sodium, ED17 Med. Base	p. 16-17
	100W Incandescent, A19 Med. Base	p. 18
	150W Halogen, T4 Mini Can Base	p. 19
	13W or 22W Compact Fluorescent, Double Twin Tube	p. 20-21
	32W Compact Fluorescent, Triple Tube	p. 22



- Options **P** Prisms Glass Lens, Internal Sandblast.
S Smooth Glass Lens, Internal Sandblast.
SF Single Fusing.
QS Quartz Standby (MH and HPS only).
 See pages 24 and 25 for ordering information.

Specifications

Face Plate: Die cast aluminum with solid upper half. Vertical and horizontal double ribs cover the full hemisphere. Ribs are minimum $\frac{5}{16}$ " depth and $\frac{3}{16}$ " thickness. Face plate secured to housing with four captive stainless socket head screws.

Lens: Molded and heat treated glass, $\frac{3}{16}$ " minimum thickness with internal sandblast. Choice of smooth (**S**) or internal prisms (**P**). Lens retained in face plate and sealed with a one piece molded silicone gasket.

Housing: Die cast aluminum with double side walls.

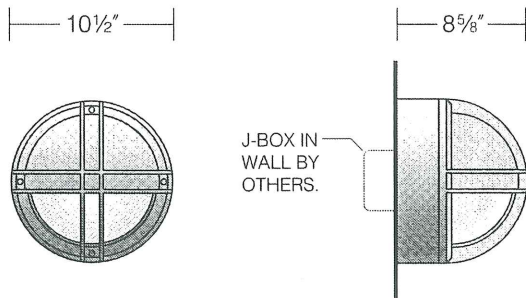
Mounting Plate: Zinc plated steel. Mounts to standard 3" and 4" J-boxes.

Socket: HID and Incand. – 4KV medium base; Halogen – mini can; Fluorescent – 13W GX23-2 pin, 22W GX32d-2 pin, 32W GX24q-3 socket

Ballast: HID – HPF, -40°F . starting for HPS, -20°F . for MH; Fluorescent – encapsulated with thermal cutoff; 13W NPF 0°F . starting 277V, 32°F . for 120V; 22W HPF -20°F . starting; 32W 0°F . starting

Finish: Super TGIC thermoset polyester powder coat over chromate, 2500 hour salt spray rated, Black, Dark Bronze, Light Gray or White.

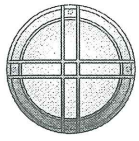
Certification: UL Listed to U.S. and Canadian safety standards. Fixture manufacturer shall be registered to ISO 9001.



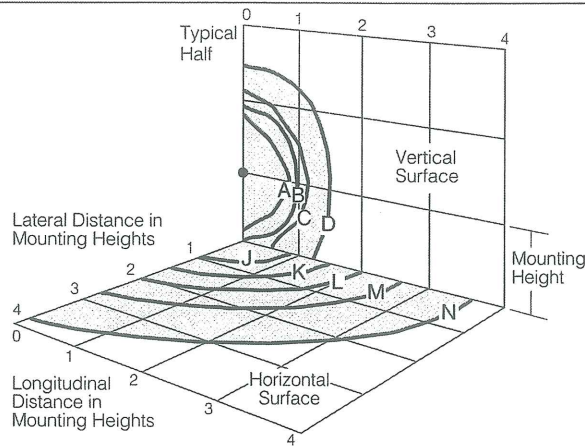
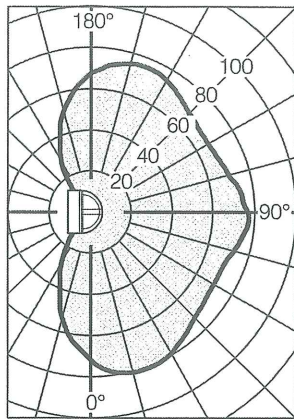
Photometrics

22W Compact Fluorescent

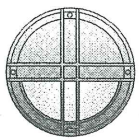
Double Twin Tube, GX32d-2 Base
1200 Initial Lumens



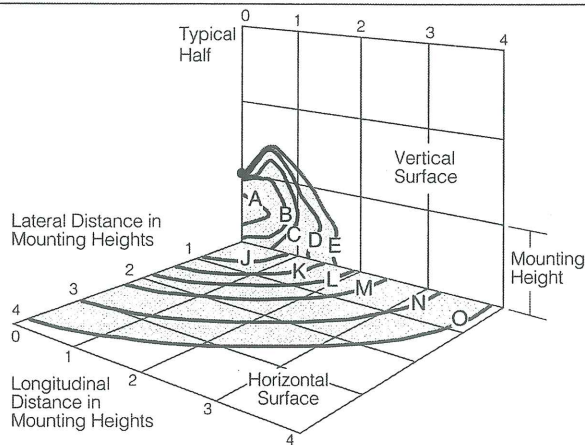
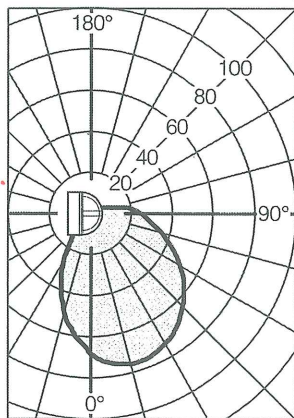
WF20
WF30
Full Face
ITL Test No.
43121



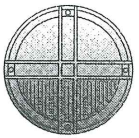
*	7'	8'	9'	10'
VERTICAL				
A	.30	.20	.14	.10
B	.15	.10	.07	.05
C	.07	.05	.04	.03
D	.03	.02	.01	.01
HORIZONTAL				
J	.66	.50	.40	.32
K	.26	.20	.16	.13
L	.13	.10	.08	.06
M	.07	.05	.04	.03
N	.03	.02	.02	.01



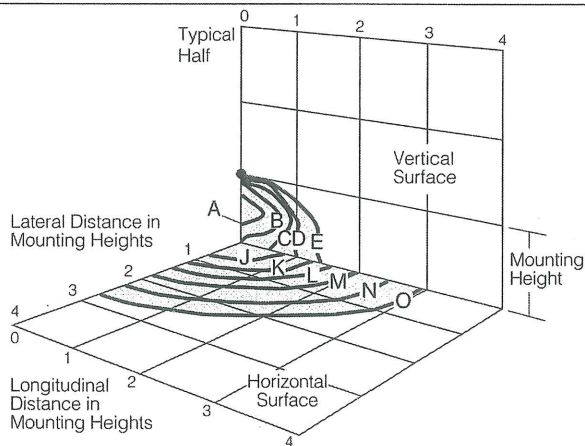
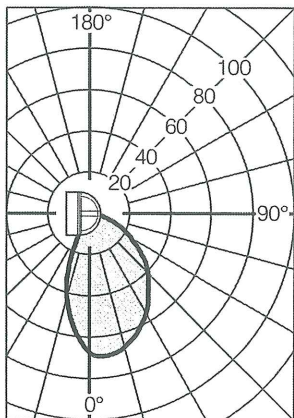
WF21
WF31
Half Face
ITL Test No.
43129



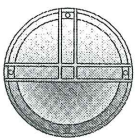
*	7'	8'	9'	10'
VERTICAL				
A	.30	.20	.14	.10
B	.15	.10	.07	.05
C	.07	.05	.04	.03
D	.03	.02	.01	.01
E	.01	.01	.01	.01
HORIZONTAL				
J	.66	.50	.40	.32
K	.26	.20	.16	.13
L	.13	.10	.08	.06
M	.07	.05	.04	.03
N	.03	.02	.02	.01
O	.01	.01	.01	.01



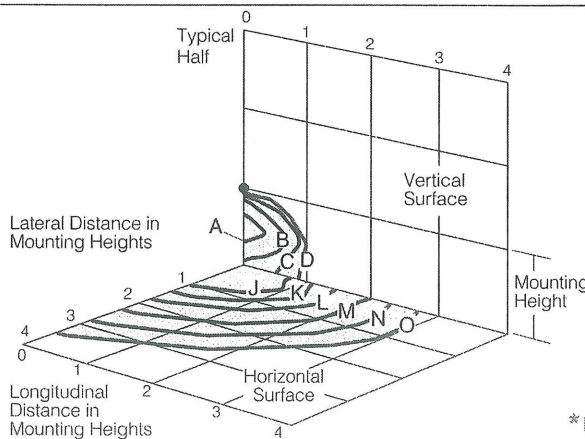
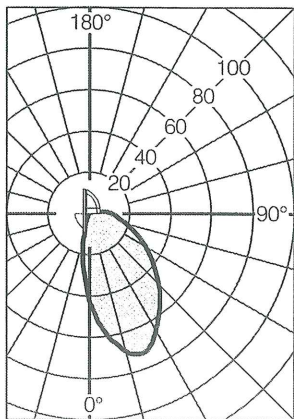
WF22
WF32
Cutoff Face
ITL Test No.
43280



*	7'	8'	9'	10'
VERTICAL				
A	.30	.20	.14	.10
B	.15	.10	.07	.05
C	.07	.05	.04	.03
D	.03	.02	.01	.01
E	.01	.01	.01	.01
HORIZONTAL				
J	.66	.50	.40	.32
K	.26	.20	.16	.13
L	.13	.10	.08	.06
M	.07	.05	.04	.03
N	.03	.02	.02	.01
O	.01	.01	.01	.01



WF33
Shallow
Cutoff Face
ITL Test No.
43388



*	2.5'	3'	3.5'	4'
VERTICAL				
A	.87	.50	.32	.21
B	.35	.20	.13	.08
C	.17	.10	.06	.04
D	.09	.05	.03	.02
HORIZONTAL				
J	2.9	2.0	1.5	1.1
K	1.4	1.0	.73	.56
L	.72	.50	.37	.28
M	.29	.20	.15	.11
N	.14	.10	.07	.06
O	.07	.05	.04	.03

* Initial Vertical and Horizontal Footcandle
at Listed Mounting Heights.

Site Plan Application - Additional Drawings

Boys & Girls Clubs of Greater Portland

Addition and Remodeling to the Portland Clubhouse - 277 Cumberland Avenue

The attached floor plan drawings are included for reference.

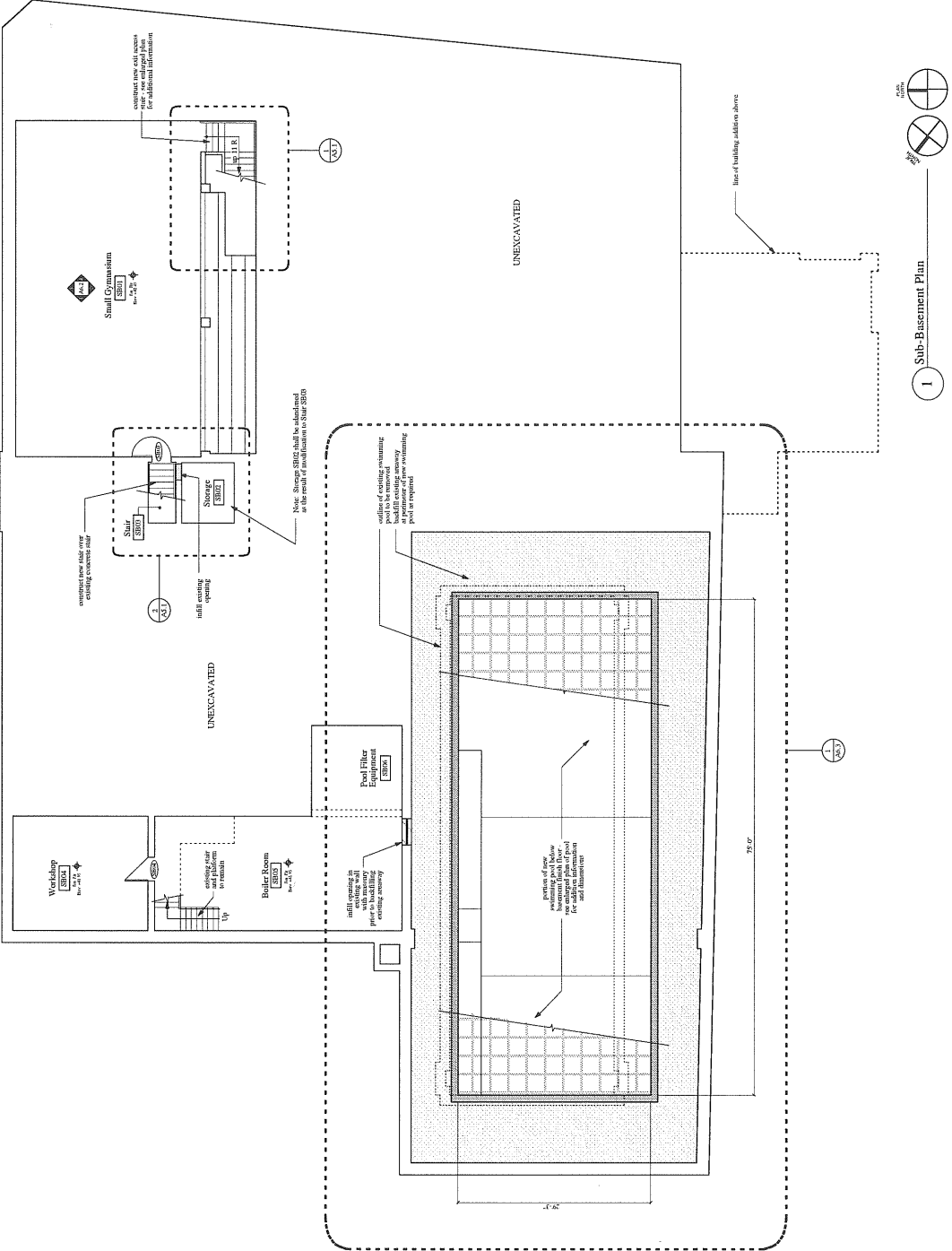
ENGINEER:
 BRUCE W. BROWN
 REGISTERED PROFESSIONAL ENGINEER
 No. 10434
 State of Maine
 237 Cumberland Ave.
 Portland, ME 04102
 (207) 877-2323

ARCHITECT:
 J. D. HARRIS
 REGISTERED ARCHITECT
 No. 10434
 State of Maine
 237 Cumberland Ave.
 Portland, ME 04102
 (207) 877-2323

PREPARED BY:
 VAN DAM & REYER
 ARCHITECTS
 66 Main Street
 Portland, ME 04101
 (207) 773-6443
 FAX: 773-3892

DOOR LEGEND	
	new door
	existing door
	new door with rough opening
	new door with rough opening and finish
	new door with rough opening, door and finish
	new door with rough opening, door and finish

PARTITION LEGEND	
	new partition
	existing partition
	new partition with rough opening
	new partition with rough opening and finish
	new partition with rough opening, door and finish
	new partition with rough opening, door and finish



1 Sub-Basement Plan

A1.2

Basement Plan
Portland Clubhouse

Drawn by: JR Scale: 1/8" = 1'-0" Date: 2/25/02
Revisions:

BOYS & GIRLS CLUBS OF
GREATER PORTLAND
27 GUNBARLAND AVE
PORTLAND, MAINE

LEONARD M. LITTLE
ARCHITECTS
255 E. MARKET ST.
PORTLAND, ME 04102
(207) 833-4323
(207) 833-0388

BRUNER, NIXON & ASSOCIATES
REGISTERED ARCHITECTS
500 MAIN ST., 9TH FLOOR
PORTLAND, ME 04101
(207) 775-8441

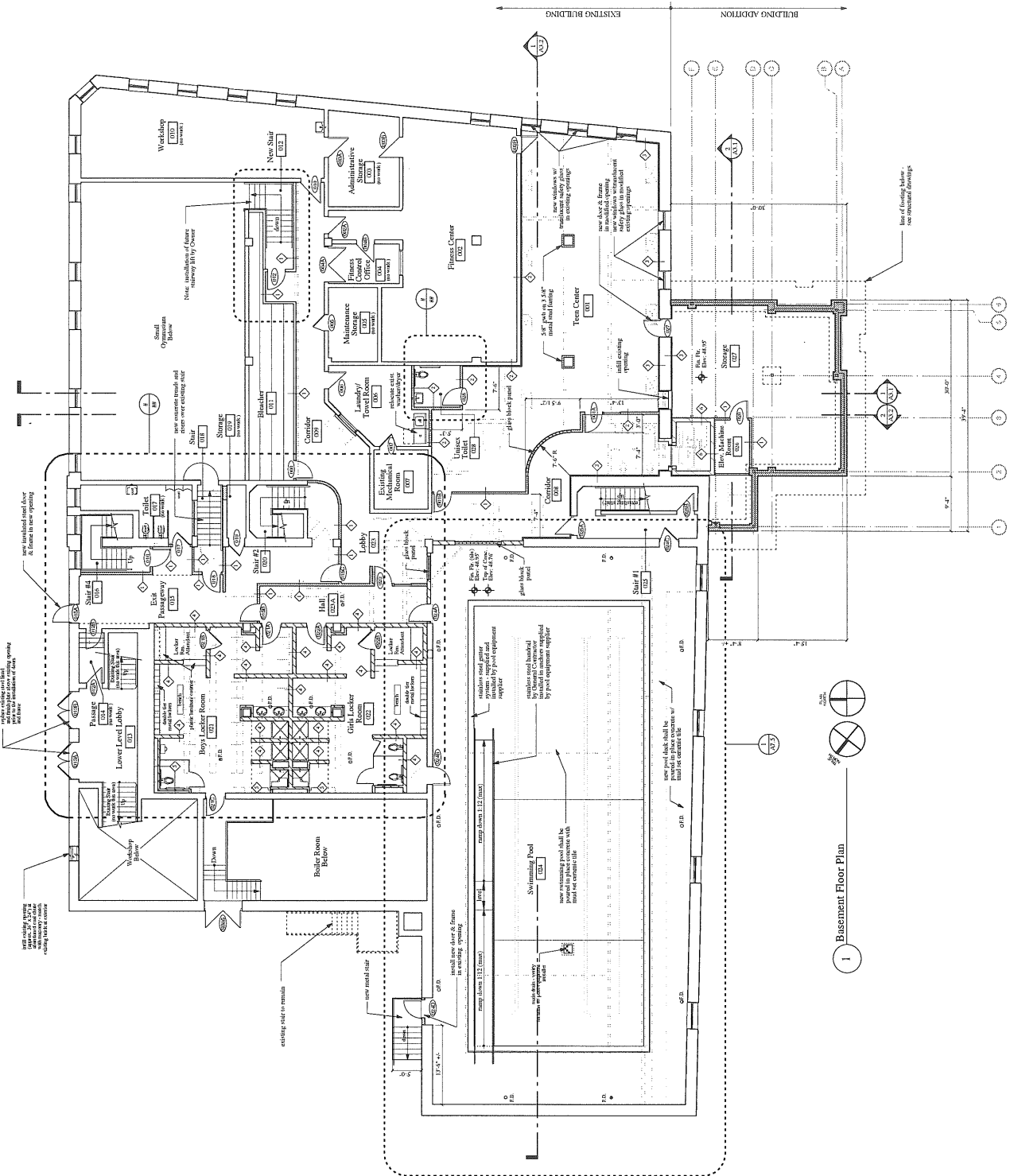
CENTRAL ENGINEERS
REGISTERED ENGINEERS
1300 MAIN ST., 12TH FLOOR
PORTLAND, ME 04101
(207) 775-8962

VAN DAMM & KEMNER
REGISTERED PROFESSIONALS
127 WATER ST.
PORTLAND, ME 04101
(207) 775-8441

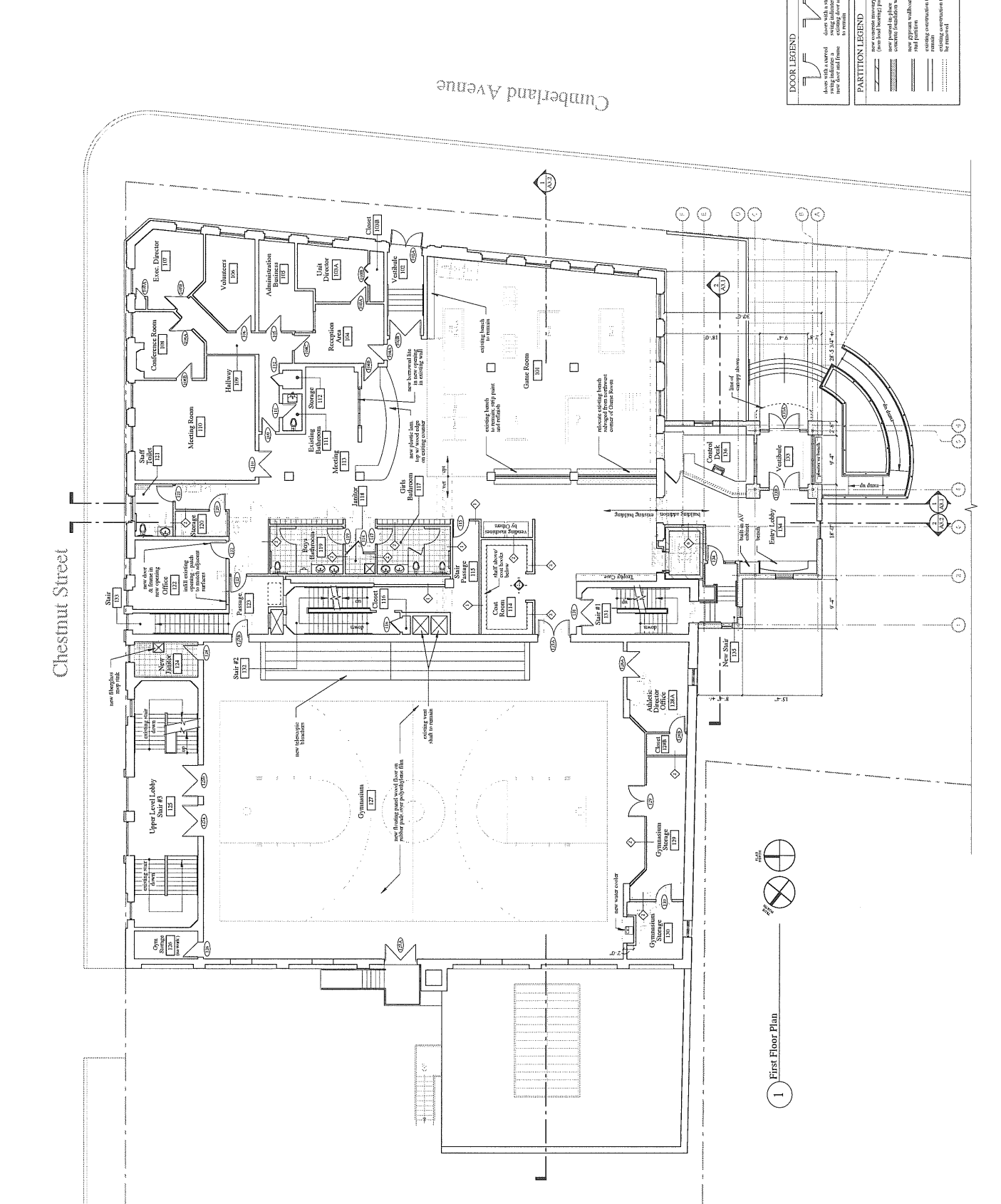
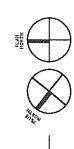
Architects
66 Main Street
Portland, ME, 04101
(207) 775-8441
Fax: 775-3892

DOOR LEGEND	
(Symbol: Door with solid lines and no swing)	new door with swing
(Symbol: Door with dashed lines and no swing)	new door with no swing
(Symbol: Door with solid lines and swing)	new door with swing
(Symbol: Door with dashed lines and swing)	new door with swing
(Symbol: Door with solid lines and no swing)	new door with no swing
(Symbol: Door with dashed lines and no swing)	new door with no swing
(Symbol: Door with solid lines and swing)	new door with swing
(Symbol: Door with dashed lines and swing)	new door with swing

PARTITION LEGEND	
(Symbol: Dotted line)	new partition
(Symbol: Long dashed line)	new partition
(Symbol: Short dashed line)	new partition
(Symbol: Solid line)	new partition
(Symbol: Dotted line)	new partition
(Symbol: Long dashed line)	new partition
(Symbol: Short dashed line)	new partition
(Symbol: Solid line)	new partition



1 First Floor Plan



DOOR LEGEND	
	door with swing arrow
	existing door and frame
	new door and frame
	new door and frame in existing opening
	new door and frame in new opening

PARTITION LEGEND	
	existing partition wall
	new partition wall
	existing glass partition wall
	new glass partition wall
	existing glass partition wall with new glazing
	new glass partition wall with new glazing

A1.3
 First Floor Plan
 Portland Clubhouse

Revisions:
 Drawn by: JR Scale: 1/8" = 1'-0" Date: 2/25/02
 277 CUMBERLAND AVE
 PORTLAND, MAINE

**BOYS & GIRLS CLUBS OF
 GREATER PORTLAND**






LANDSCAPE ARCHITECTS
 CONSULTANTS
 700 State Street
 Portland, ME 04103
 Telephone: (603) 778-5200
 Fax: (603) 778-5201

STRUCTURAL ENGINEERS
 CONSULTANTS
 19 Commercial Street
 Portland, ME 04103
 Telephone: (603) 778-5200
 Fax: (603) 778-5201









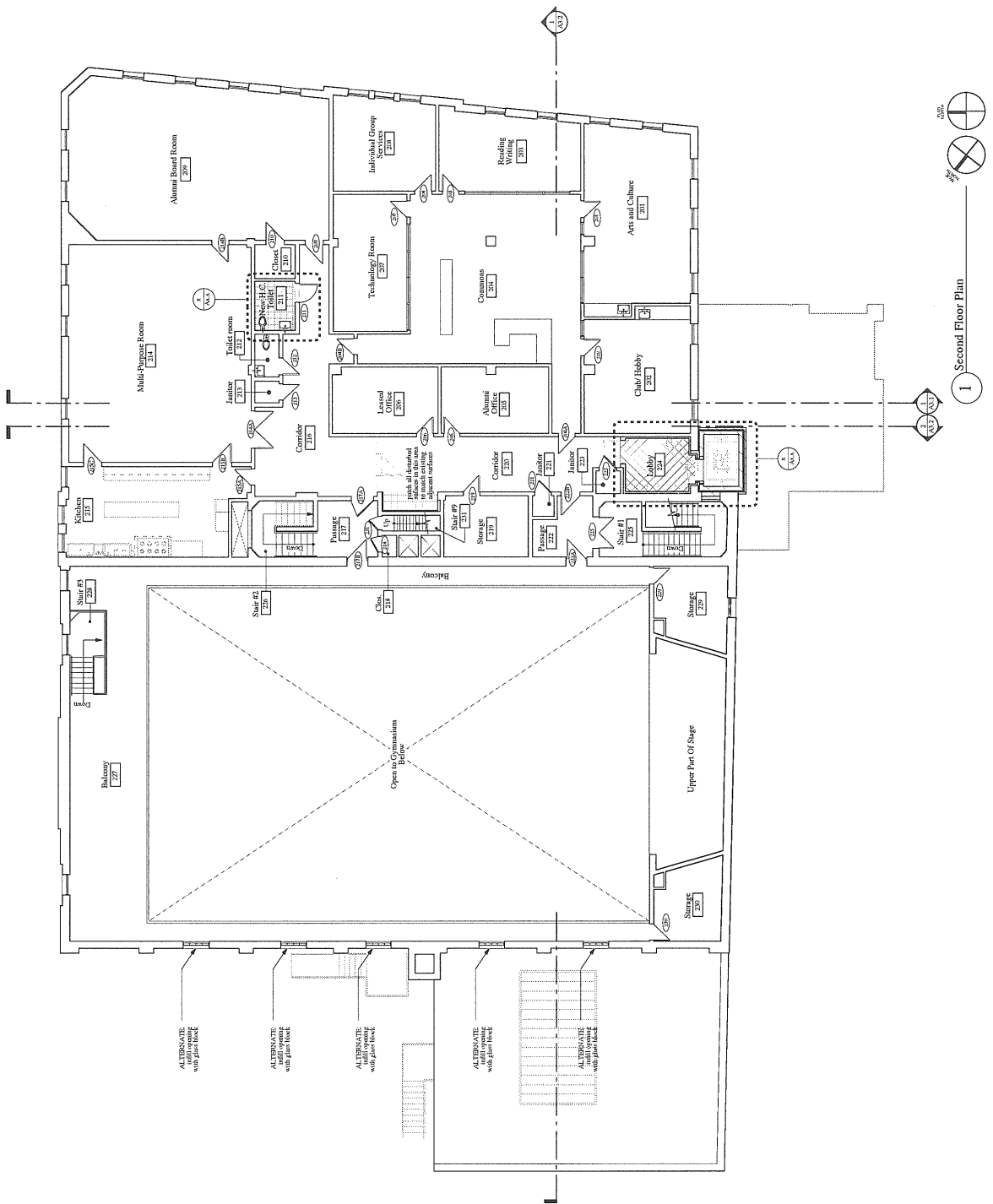
Architects
 Van Dam & Kenner
 66 West Street
 Portland, ME 04103
 Telephone: (603) 778-5200
 Fax: (603) 778-5201

DOOR LEGEND

 door with swing arrow
 door with swing arrow with double frame
 door with swing arrow with inset
 door with swing arrow with double frame and inset
 door with swing arrow with double frame and inset and glass
 (continued)

PARTITION LEGEND

 new exterior masonry
 new interior masonry
 existing foundation wall
 new gypsum wallboard
 metal partition
 existing masonry to existing conditions to be removed
 (continued)

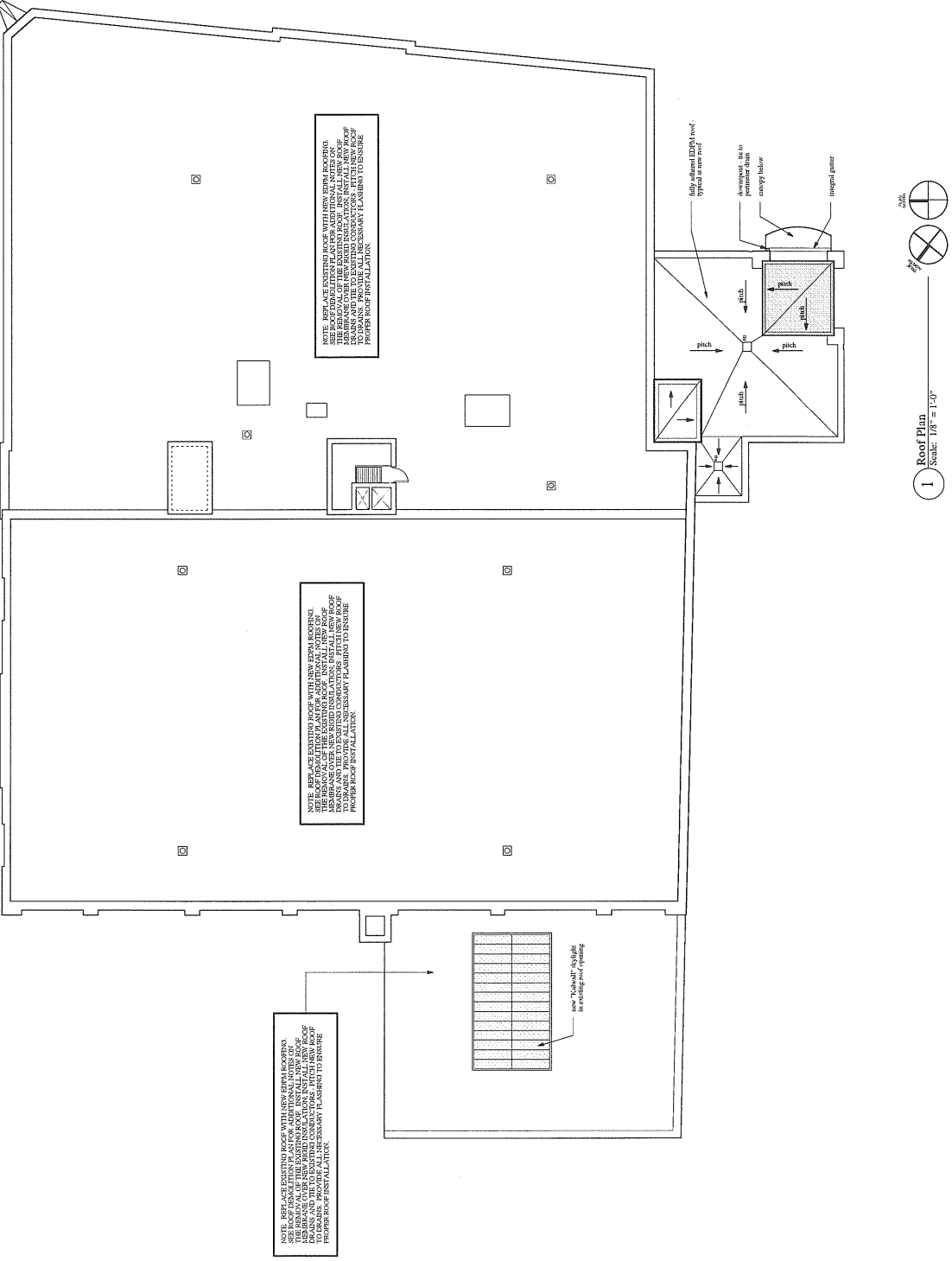


1 Second Floor Plan

LANDSCAPE ARCHITECTS
 277 CLIMBERLAND AVE.
 PORTLAND, ME 04106
 (207) 798-9294
 FAX: 798-9294
 E-MAIL: JR@LANSKY.COM
 WWW.LANSKY.COM

STRUCTURAL ENGINEER
 277 CLIMBERLAND AVE.
 PORTLAND, ME 04106
 (207) 798-9294
 FAX: 798-9294
 E-MAIL: JR@LANSKY.COM
 WWW.LANSKY.COM

Architects
 66 Water Street
 Portland, ME 04101
 (207) 775-3992
 FAX: 775-3992



CALL OUT: THIS AREA IS TO BE ROOFED WITH NEW 24" X 36" OSB SHEETING. SEE REVISIONS FOR ADDITIONAL NOTES ON THIS AREA. USE THE EXISTING ROOFING AND STRUCTURE TO BE REMOVED AND THE EXISTING CONCRETE SLAB WITH NEW ROOF TO REMAIN. PROVIDE ALL NECESSARY FLASHING TO ENSURE PROPER ROOF INSTALLATION.

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1 Roof Plan
 Scale: 1/8" = 1'-0"

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.

**WRIGHT-RYAN CONSTRUCTION, INC.****FAX****TO:** City of Portland - Jay Reynolds**FROM:** Pat Richter**FAX:** 756-8258**DATE:** 10/23/02**SUBJECT:** Portland Boys & Girls Club

This Fax Includes This Sheet Plus 2 Sheet(s)

If you have problems receiving this transmittal, please call us immediately at (207) 773-3625

MESSAGE

It looks like we are going to settle on one of these two options. In either case water will remain on club property and the interface with the city sidewalk will accommodate future replacement. Let me know if you have any questions or comments.

Approved And Implemented
Option #2
11/4/02 P.R.



WRIGHT-RYAN CONSTRUCTION, INC.

FAX

TO: City of Portland - Jay Reynolds

FROM: Pat Richter

FAX: 756-8258

DATE: 10/23/02

SUBJECT: Portland Boys & Girls Club

This Fax Includes This Sheet Plus 2 Sheet(s)

If you have problems receiving this transmittal, please call us immediately at (207) 773-3625

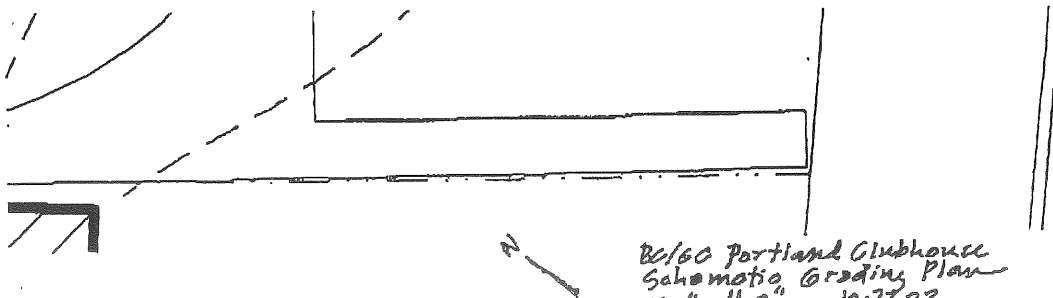
MESSAGE

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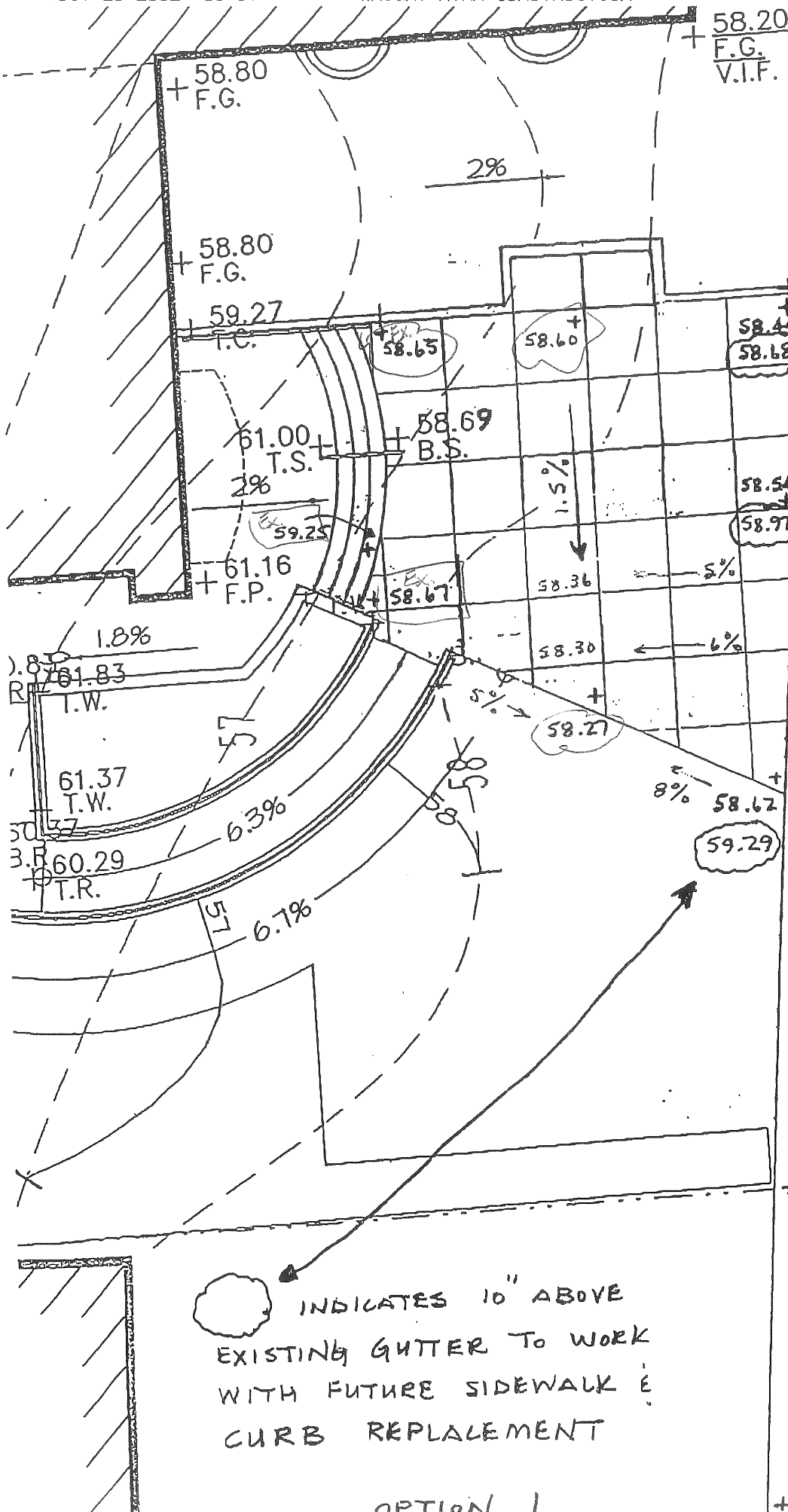
10 Danforth Street, Portland, Maine 04101

Phone (207) 773-3625

Fax (207) 773-5173



*B/GC Portland Clubhouse
Schematic Grading Plan
10.23.02*



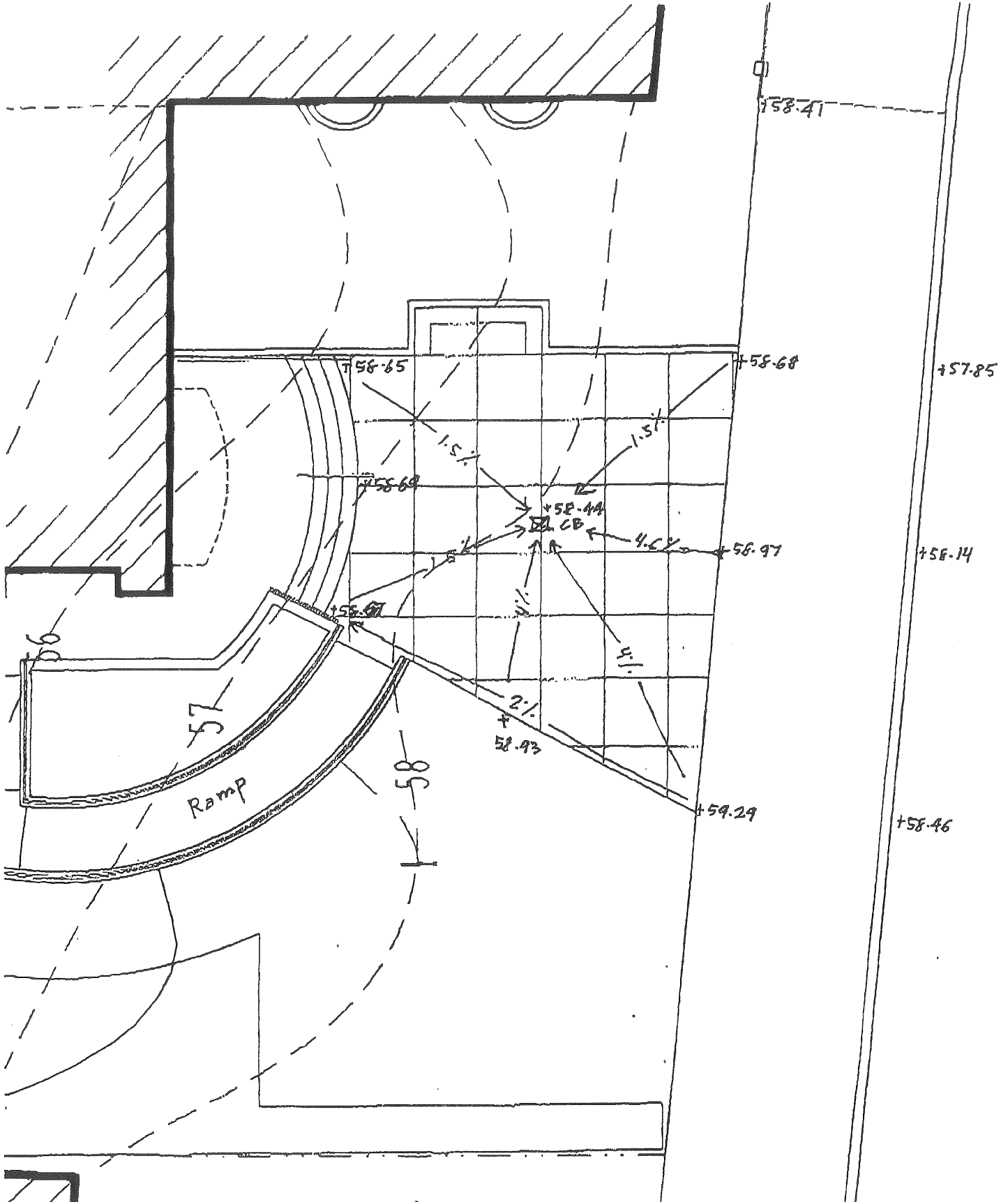
+ 58.41	+ 57.55
+ 58.58	+ 57.85
+ 58.57	
+ 58.77	
+ 58.72	
+ 58.84	+ 58.14
+ 58.77	
+ 58.92	
+ 59.01	
+ 58.96	
+ 59.18	+ 58.46
+ 59.11	
+ 59.52	+ 58.97
+ 59.88	+ 59.22

OPTION 1

FROM : WRIGHT-RYAN CONSTRUCTION
UCI-22-2002 12:47
FROM : RICHARDSON&ASSOCIATES

PHONE NO. : 2077735173
VAN DAM & RENNÉ ARCH
PHONE NO. : 2072867620

Oct. 23 2002 12:41PM P2
2077752892 P.02/02
Oct. 22 2002 10:50:11 AM



BCLCC Portland Clubhouse
Schematic Grading Plan
10.22.02

From: Jay Reynolds
To: Lee Urban; Sarah Hopkins
Date: Wed, Oct 23, 2002 2:54 PM
Subject: boys and girls club entrance

After meeting on site on Monday, Wright Ryan has provided to me with two options to redesign the 'plaza' along Cumberland Ave.

Unfortunately, to do the job correctly and match in to the City's sidewalk, both options involve re-doing the concrete entrance way.

I have reviewed both options from an engineering standpoint, and have recommended to Wright-Ryan that option 2 be implemented, upon providing some more technical information (revised plan and catch basin detail).

I was hoping that I could do the quick administrative review and approval of this one, to give them a speedy turnaround so they can implement the change promptly.
Is that acceptable?

Thanks.
Jay

CC: Jonathan Spence; Todd Merkle

together with the Mayor's Beautification Committee is developing public art opportunities downtown.

Policies Gifts, Loans and Memorials:

Gifts to the City's TPA Program are an important part of the collection. Proposed gifts or loans of public art shall undergo a review process to ensure that acceptance of such gifts or loans takes place in a fair and uniform manner and supports the mission and goals of the TPA Program. Gifts should be reviewed as carefully as works that are purchased or commissioned. Funds for maintenance and conservation of the public art collection are limited, as are the number of sites on municipal property that are suitable for gifts or other future public art projects. Therefore a careful review process must evaluate proposed gifts of public art according to the purposes, goals and selection criteria that guide the program as a whole.

A Task Force shall be appointed to review and accept all gifts or loans of public art to be placed on City property. In part a sub-committee of the Public Art Committee, the Task Force shall consist of 3 members of the Public Art Committee (including the Director of the Tampa Museum of Art) and 2 members of the Architectural Review Commission if pertinent.

Procedures: For each proposed gift of public art, a written proposal or letter of intent must be submitted to the TPA administrator. The proposal must include specifications of the proposed gift, including artist, title, dimensions, materials, date, proposed location, and the approval of the department responsible for the site.

The TPA administrator will refer the proposal to the Task Force for review. For existing work, the actual work of art will be presented for review when feasible in place of the first three items below. Proposals for commissioned works shall include:


- Maquette of a three-dimensional work or complete drawing of a two-dimensional work
- Drawings or photographs that demonstrate the relationship of the artwork to the site
- Material samples for the artwork and any relevant construction materials
- Installation details
- Professional appraisal of the artwork's value
- Description of routine maintenance and estimate of maintenance costs
- Approval for the installation and use of site by the appropriate city department(s)
- Artist's resume
- Object's exhibition history, if it is an existing work
- Letter of authentication from the artist.

Loans will include the information above, plus the duration of time that the artwork will be on City property and the arrangements for de-installation.

Task Force Review:

The Task Force will review and discuss the proposal and move to accept or reject

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: October 18, 2002

RE: C. of O. for 277 Cumberland Avenue/Boys and Girls Club Association
(026-C-008) (2002-0068)

After visiting 277 Cumberland Avenue, I have the following comments:

Site work complete.

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Michael Nugent, Inspection Services Manager

File: O:\drc\277cumberland1.doc

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: October 18, 2002

RE: C. of O. for 277 Cumberland Avenue/Boys and Girls Club Association
(026-C-008) (2002-0068)

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Michael Nugent, Inspection Services Manager

File: O:\drc\277cumberland1.doc



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning & Development Department
Lee D. Urban, Director

June 30, 2005

Planning Division
Alexander Jaegerman, Director

Robert Clark
Boys & Girls Clubs of Greater Portland
P.O. Box 7830
Portland, ME 04112

RE: Boys & Girls Club Parking Lot Reconstruction
CBL: 26-C-008

Dear Mr. Clark

On June 30, 2005, the Portland Planning Authority approved the Boys & Girls Club Parking Lot Reconstruction as shown on the approved plan dated 6/24/05.

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

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. 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.
3. 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.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.