

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BUILDING INSPECTION  
**PERMIT**

Permit Number: 061537

This is to certify that CITY OF PORTLAND / C.M. Limino Inc.

has permission to Close in portion of parking garage for the sports center.

AT 9 ELM ST 027 B003001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is granted before this building or part thereof is occupied or service is closed-in. 4 HOUR NOTICE REQUIRED.

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

## OTHER REQUIRED APPROVALS

Fire Dept. Gregy 1/28/06

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Gregy 1/28/06*  
 Director - Building & Inspection Services

PERMIT ISSUED	
DEC 20 2006	

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

<b>Location of Construction:</b> 9 ELM ST		<b>Owner Name:</b> CITY OF PORTLAND		<b>Owner Address:</b> 389 CONGRESS ST		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  DEC 20 2006                  CITY OF PORTLAND             </div>			
<b>Business Name:</b>		<b>Contractor Name:</b> C.M. Cimino Inc.		<b>Contractor Address:</b> 3 Warren Ave Westbrook		<b>Phone:</b> 2078548876			
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Alterations - Commercial			<b>Zone:</b> B-3		
<b>Past Use:</b> Commercial / Transportation Ctr.		<b>Proposed Use:</b> Commercial Close in portion of parking garage for transportation center		<b>Permit Fee:</b> \$6,675.00	<b>Cost of Work:</b> \$658,000.00	<b>CEO District:</b> 1			
<b>Proposed Project Description:</b> Close in portion of parking garage for transportation center.				<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: A/B Type: 2B 11/27/06 <i>[Signature]</i>			
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>			
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____					
<b>Permit Taken By:</b> dmartin		<b>Date Applied For:</b> 10/18/2006		<b>Zoning Approval</b>					
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..				<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2006-0193 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 10/23/06		<b>Zoning Appeal</b> <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:		<b>Historic Preservation</b> <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

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 06-1537	Date Applied For: 10/18/2006	CBL: 027 B003001
-----------------------	---------------------------------	---------------------

Location of Construction: 9 ELM ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: C.M. Cimino Inc.	Contractor Address: 3 Warren Ave Westbrook	Phone (207) 854-8876
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Close in portion of parking garage for transportation center	Proposed Project Description: Close in portion of parking garage for transportation center.
--	--

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/23/2006  
**Note:**      **Ok to Issue:**

1) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 11/28/2006  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 10/23/2006  
**Note:**      **Ok to Issue:**

1) All construction shall comply with NFPA 101  
2) The Fire Dept. Checklist shall be completed

**Dept:** Public Works      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/10/2006  
**Note:**      **Ok to Issue:**

**Dept:** Parks      **Status:**      **Reviewer:**      **Approval Date:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved      **Reviewer:** Greg Cass      **Approval Date:** 10/12/2006  
**Note:**      **Ok to Issue:**

**Dept:** DRC      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Ok to Issue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:**      **Approval Date:** 11/08/2006  
**Note:**      **Ok to Issue:**

<b>Location of Construction:</b> 9 ELM ST	<b>Owner Name:</b> CITY OF PORTLAND	<b>Owner Address:</b> 389 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> C.M. Cimino Inc.	<b>Contractor Address:</b> 3 Warren Ave Westbrook	<b>Phone</b> (207) 854-8876
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

**Comments:**

10/23/2006-mes: Don't issue permit until site plan approval has been granted by planning

11/9/2006-jmb: Mike Nugent emailed on 11/8/06.....Thanks for your response. With regard to the geotechnical aspect of the project and upon receipt of the Statement of Special Inspections, a foundation only permit can be issued by the City, once the Planning Department authorizes its release. Once excavation has occurred and prior to pouring the initial footings, the contracted engineer must confirm the "B" seismic conditions. If the soils are different than those that you are assuming, subsequent review of the moment connections and other Seismic resistance portions of the structure must occur and redesign if necessary.

There is no connection between the street opening permit and the building permit. You can get one at any time from Carol Merritt, Public Works.

11/9/2006-jmb: Can issue permit when special inspection statement is submitted....with the above geotech condition.

11/15/2006-jmb: Received statement of special inspections, ok to issue foundation only permit



# General 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.

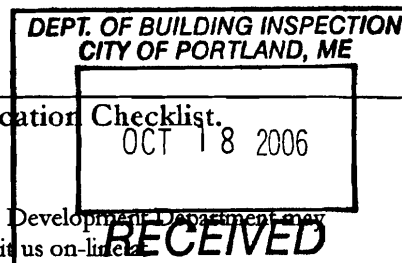
Location/Address of Construction: <u>ELM STREET PARKING GARAGE</u>		
Total Square Footage of Proposed Structure <u>1700 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>27      B      003</u>	Owner: <u>GREATER PORTLAND TRANSIT DISTRICT</u>	Telephone: <u>774-0351</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>C.M. CIMINO INC. 3 WARREN AVE. WESTBROOK, MAINE 04092 207-854-8876</u>	Cost Of Work: \$ <u>658,000.00</u> Fee: \$ <u>6,600.00</u> C of O Fee: \$ <u>75.00</u>
Current Specific use: <u>No Use</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>TRANSPORTATION CENTER</u>		
Project description: <u>Downtown Portland Transportation Center. Project consists of closing in a portion of the Elm St. Parking Garage for a transportation center.</u>		
Contractor's name, address & telephone: <u>C.M. CIMINO INC. 3 WARREN AVE. WESTBROOK 04092</u>		
Who should we contact when the permit is ready: <u>Michael Cimino</u> Mailing address: <u>3 WARREN AVE. WESTBROOK, MAINE 04092</u> Phone: <u>854-8876</u>		

Please submit all of the information outlined in the Commercial Application Checklist.  
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8705.

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: *Michael Cimino* Date: 10/13/06



This is not a permit; you may not commence ANY work until the permit is issued.

#1 Completeness check - enj.

Applicant: Greater Portland Transit Date: 10/10/06

Address: 21 Elm St

C-B-L: 027-B-008 -

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

B-3

Interior or corner lot -

Proposed Use/Work -

Bldg Addition for "Bus Shelter"

Sevage Disposal -

N/A

Lot Street Frontage -

Front Yard -

9' scaled - 10' max ok

Rear Yard -

N/A

Side Yard -

Projections -

Width of Lot -

Height -

min 9' max height ok N/A

Lot Area -

N/A

Lot Coverage/ Impervious Surface -

100% ok

Area per Family -

N/A

Off-street Parking -

N/A

Loading Bays -

N/A

Site Plan -

# 2006-0193 - 10/3/06

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 13 - Zone C



CITY OF PORTLAND  
 BUILDING CODE CERTIFICATE  
 389 Congress St., Room 315  
 Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Maguire Group Inc.  
 Address of Project: 21 ELM ST.  
 Nature of Project: ADDITION ONTO THE ELM ST.  
PARKING GARAGE

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: [Signature]

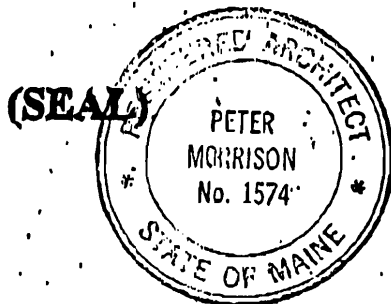
Title: SENIOR VICE PRESIDENT

Firm: MAGUIRE GROUP INC.

Address: 400 COMMERCIAL STREET  
SUITE A

PORTLAND, ME. 04101

Phone: 207-761-1588



**NOTE:** If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

FROM DESIGNER: Maguire Group Inc.DATE: October 16, 2006Job Name: Metro Greater Portland Transit District  
Downtown Portland Transportation CenterAddress of Construction: 21 Elm Street, Portland, ME**2003 International Building Code**

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

Building Code and Year 2003 IBC Use Group Classification(s) A-3/S-2 (garage)Type of Construction 2BWill the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NoIs the Structure mixed use? Yes If yes, separated or non separated (see Section 302.3) Yes, separatedSupervisory alarm system? No Geotechnical/Soils report required? (See Section 1802.2) No, utilized information from existing garage structure.**STRUCTURAL DESIGN CALCULATIONS**

Construction docs. submitted	submitted for all structural members (106.1, 106.1.1)	<u>N.A.</u>	Live load reduction (1608.1.1, 1607.8, 1607.10)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)		See snow load	Roof live loads (1603.1.2, 1607.11)
Uniformly distributed floor live loads (1603.2.1, 1607)		Roof snow loads (1603.7.3, 1608)	Ground snow load, $P_g$ (1608.2)
Floor Area Use	Loads Shown	50 PSF	If $P_g > 10$ psf, flat-roof snow load, $P_f$ (1608.3)
		50 PSF	If $P_f > 10$ psf, snow exposure factor, $C_e$ (Table 1608.3.1)
Slabs-on-grade	100 PSF	0.9	If $P_f > 10$ psf, snow load importance factor, $I_s$ (Table 1608.6)
		1.0	Roof thermal factor, $C_t$ (Table 1608.8.2)
		1.0	Sloped roof snowload, $P_s$ (1608.4)
		50 PSF	
Wind loads (1609.1.4, 1609)	Conc. shear walls	<u>B</u>	Seismic design category (1617.8.2)
Sec. 1609.6	Design option utilized (1609.1.1, 1609.5)	<u>3</u>	Basic seismic-force-resisting system (Table 1617.8.2)
100 MPH	Basic wind speed (1609.3)	<u>N.A.</u>	Response modification coefficient, $R$ , and deflection amplification factor, $C_d$ (Table 1617.8.3)
1.0	Building category and wind importance factor, $I_w$ (Table 1609.6, 1609.5)	<u>N.A.</u>	Analysis procedure (1617.8.4, 1617.5)
<u>B</u>	Wind exposure category (1609.4)	<u>*N.A.</u>	Design base shear (1617.4, 1617.8.1)
+0.18	Internal pressure coefficient (ASCE 7)	See * below	Flood loads (1602.1.3, 1612)
+7 PSF to	Component and cladding pressures (1609.1.1, 1609.4.2.2)	<u>N.A.</u>	Floodhazard area (1612.3)
-33 PSF	Main force wind pressures (1603.1.1, 1609.6.2.1)	<u>N.A.</u>	Elevation of structure
-13 PSF to			
+22 PSF			
Earthquake design data (1609.1.5, 1614, 1623)	Other loads	<u>N.A.</u>	Concentrated loads (1607.4)
Eq. Force Method	Design option utilized (1614.1)	<u>N.A.</u>	Partition loads (1607.5)
<u>I</u>	Seismic use group ("Category") (Table 1604.5, 1616.2)	<u>N.A.</u>	Impact loads (1607.8)
SDS = 0.27	Spectral response coefficients, $S_{DS}$ & $S_{D1}$ (1615.1)	<u>N.A.</u>	Misc. loads (Table 1607.4, 1607.6.1, 1607.7, 1607.12, 1607.18, 1610, 1611, 2404)
SD1 = 0.07			
<u>B</u>	Site class (1615.1.5)		

\*The project consists of a very small addition to existing precast concrete parking garage. The addition does not increase seismic forces in any member by more than 5%.





CITY OF PORTLAND  
 BUILDING CODE CERTIFICATE  
 389 Congress St., Room 315  
 Portland, Maine 04101

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

FROM: MAGUIRE GROUP INC.

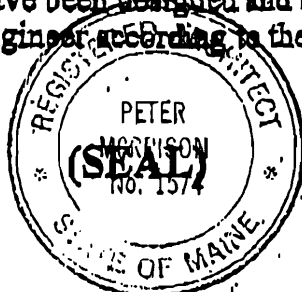
RE: Certificates of Design

DATE: 10/16/06

These plans and / or specifications covering construction work on:

EXPANSION OF METRO TICKET OFFICE ONTO THE  
EXISTING PLAZA UNDER THE ELM ST. PARKING GARAGE.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer, according to the 2003 International Building Code and local amendments.



Signature: Peter Morrison

Title: SENIOR VICE PRESIDENT

Firm: MAGUIRE GROUP INC.

Address: 400 COMMERCIAL STREET

SUITE A  
PORTLAND, ME. 04101

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.

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

**2006-0193**

Application I. D. Number

**10/3/2006**

Application Date

**Greater Portland Transit**

Project Name/Description

**Greater Portland Transit**

Applicant

**114 Valley Street, Portland, ME 04102**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 774-0351 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**21 - 21 Elm St, Portland, Maine**

Address of Proposed Site

**027 B008001**

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) \_\_\_\_\_

**23,830**

**B3**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

**Zoning Approval Status:**

Reviewer Marge S. Smap

- Approved  Approved w/Conditions  
See Attached  Denied

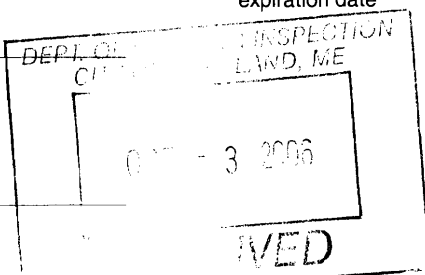
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_  
signature date

**Performance Guarantee**  Required\*  Not Required

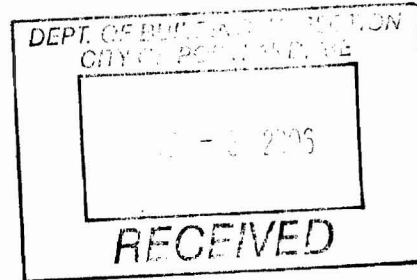
\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <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 | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | signature  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | signature  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |



Maguire Group Inc.  
Architects/Engineers/Planners  
33 Commercial Street, Suite 1  
Foxborough, MA 02035  
Telephone: 508-543-1700  
Fax: 508-543-5157

September 14, 2006



Ms. Sarah Greene Hopkins  
Planning & Development Department  
Planning Division  
389 Congress Street  
Portland, ME 04101

**Re: Site Plan Review, Greater Portland Transit District  
Elm Street Station, 21 Elm Street, Portland, ME  
MGI No. 17859**

Dear Ms. Hopkins:

Enclosed please find copies of full size site plans, 11x17 plan copies and copies of this application. A stamped existing survey will be arriving via separate cover from Four Points Associates.

The project involves renovating and adding to the existing Metro station located at the Elm Street Parking Garage (21 Elm Street). This project was designed to have a base bid along with three options and one alternate and are described as follows:

- a. The *base bid* was to renovate the existing space and add to it within the existing footprint of the garage, which totals 1170 s.f.
- b. *Option 1* includes the Base bid (1170 s.f.) along with repaving of the plaza.
- c. *Option 2* includes the Base bid (1170 s.f.) along with an expansion into the plaza of 680 s.f., for a total project of 1850 s.f.
- d. *Option 3* includes the Base bid (1170 s.f.) along with an expansion into the plaza of 680 s.f., for a total project of 1850 s.f. Also included with this option is the repaving of the plaza.
- e. *Alternate 1* includes the addition of awnings to the Elm Street façade.

Bids for the project have been received and Metro is evaluating which of the options may be chosen.

Ms. Sarah Greene Hopkins  
September 14, 2006  
Page 2

If I can be of any further help to you please call me at the number above or on my mobile phone, which is 401-447-7204.

Very truly yours,



**MAGUIRE GROUP INC.**

A handwritten signature in black ink, appearing to read "Steven G. Phillips". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

Steven G. Phillips, AIA  
Senior Project Manager

cc: Peter Cavanaugh – Metro  
Paul Bradbury – Portland International Jetport

Enclosures



## City of Portland Site Plan Application

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

<b>Address of Proposed Development:</b> 21 Elm Street		<b>Zone:</b> B3	
<b>Existing Building Size:</b> 112,000 sq. ft. 6 (Firs)		<b>Proposed Building Size:</b> 1850 sq. ft. Max.	
<b>Existing Acreage of Site:</b> 23,830 sq. ft.		<b>Proposed Acreage of Site:</b> Same sq. ft.	
<b>Tax Assessor's Chart, Block &amp; Lot:</b>		<b>Property owner's mailing address:</b>	
Chart#	Block#	Lot#	City of Portland
27	B	8	389 Congress Street
			Portland, ME 04101
		<b>Telephone #:</b>	
		207-879-0300	
<b>Consultant/Agent, mailing address, phone # &amp; contact person:</b>		<b>Applicant's name, mailing address, telephone #/Fax#/Pager#:</b>	
Steve Phillips, Maquire Group Inc.		Mr. Peter Cavanaugh	
33 Commercial Street, Suite 1, Foxborough, MA 03035		207-774-0351	
508-543-1700		<b>Project name:</b>	
		Greater Portland Transit	
		District - Downtown	
		Portland Transportation Center	

<b>Fee For Service Deposit (all applications)</b>	<u>  X  </u> (\$200.00)
<b>Proposed Development (check all that apply)</b>	
<input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" 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) \$ _____ + major site plan fee if applicable <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"/> Storm water Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____	
<b>Major Development (more than 10,000 sq. ft.)</b>	
<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)	
<b>Minor Site Plan Review</b>	
<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)	
<b>Plan Amendments</b>	
<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 #)**

Mr. Peter Cavanaugh  
Director of Operations  
Greater Portland Transit District  
114 Valley Street  
Portland, ME 04102  
207-774-0351

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 checklist
- d. 1 set of 11 x 17 plans

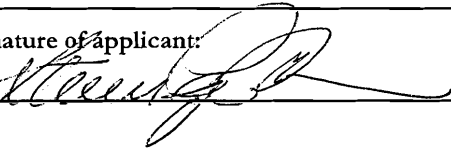
Amendment to Plans: **Amendment applications should include 9 separate packets of the above (a, b, & c)**

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: [portlandmaine.gov](http://portlandmaine.gov)

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:

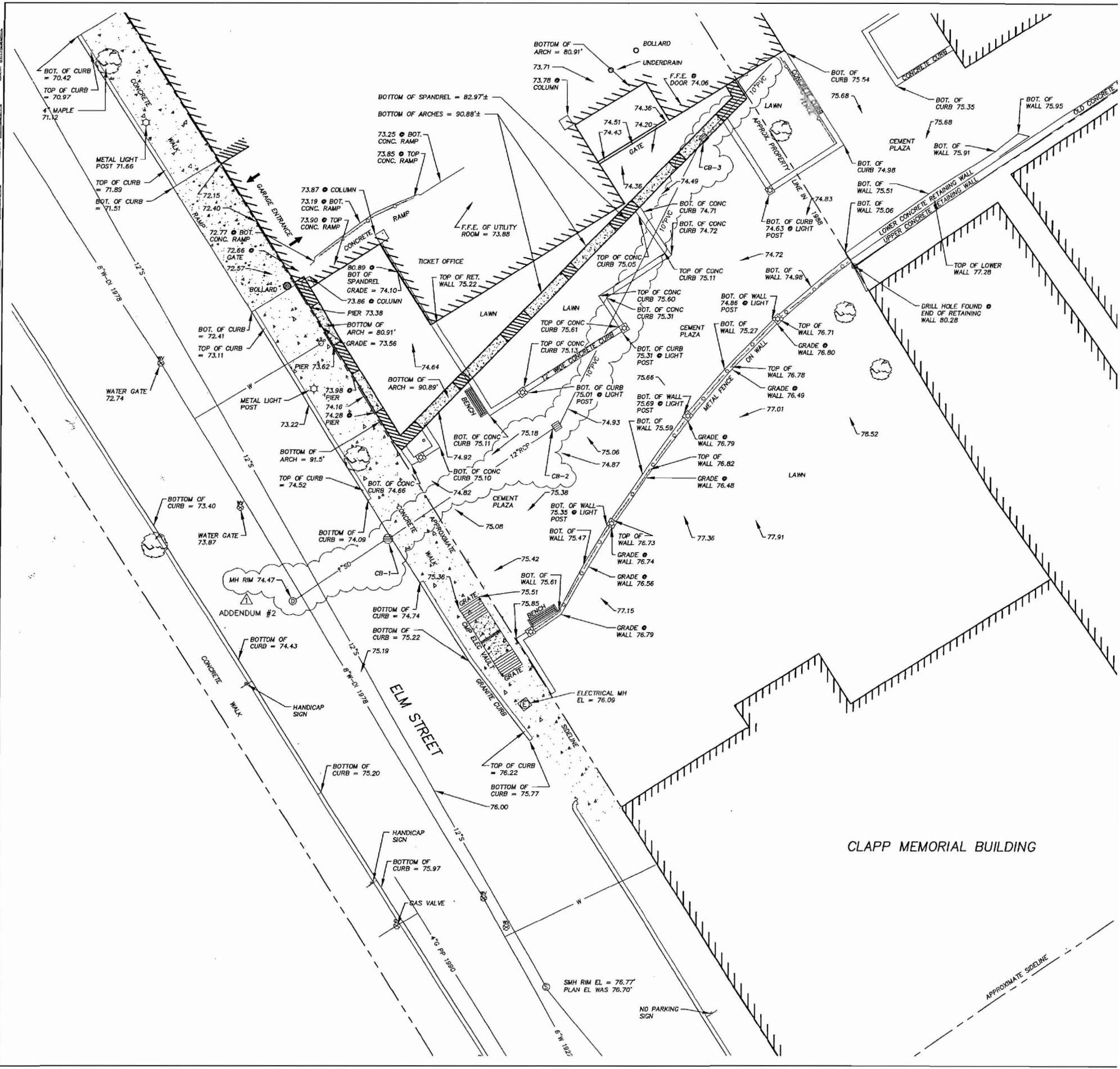


Date:

9.14.06

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

REVIEWED BY: CIVIL INITIALS/DATE ARCH: INITIALS/DATE STRIP: INITIALS/DATE PLUM: INITIALS/DATE FIRE: INITIALS/DATE MECH: INITIALS/DATE ELEC: INITIALS/DATE

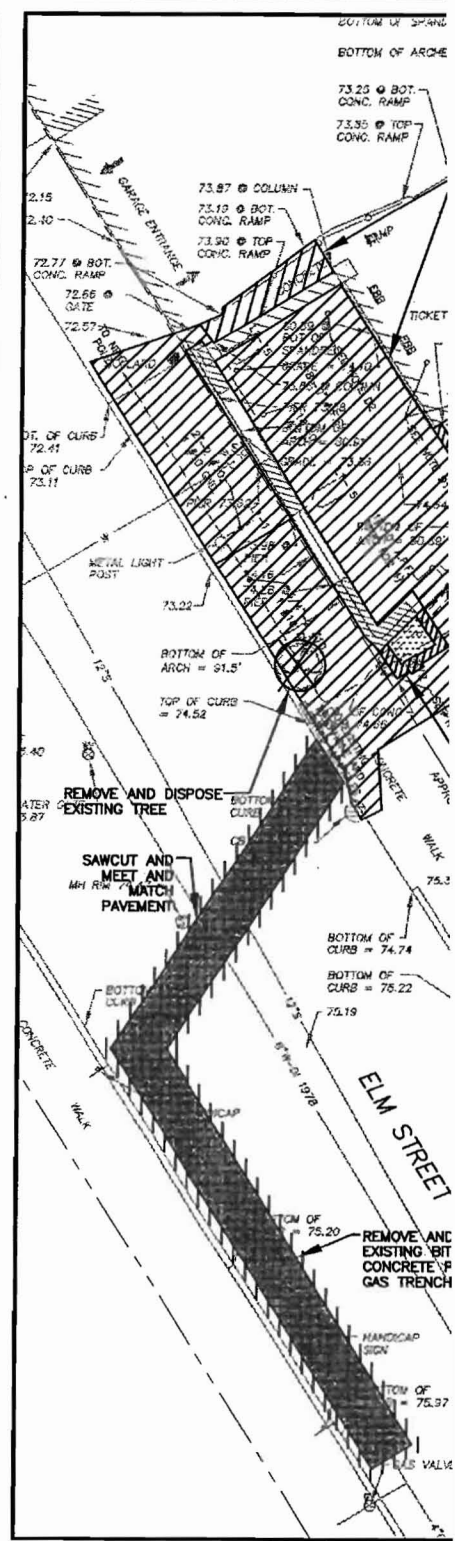
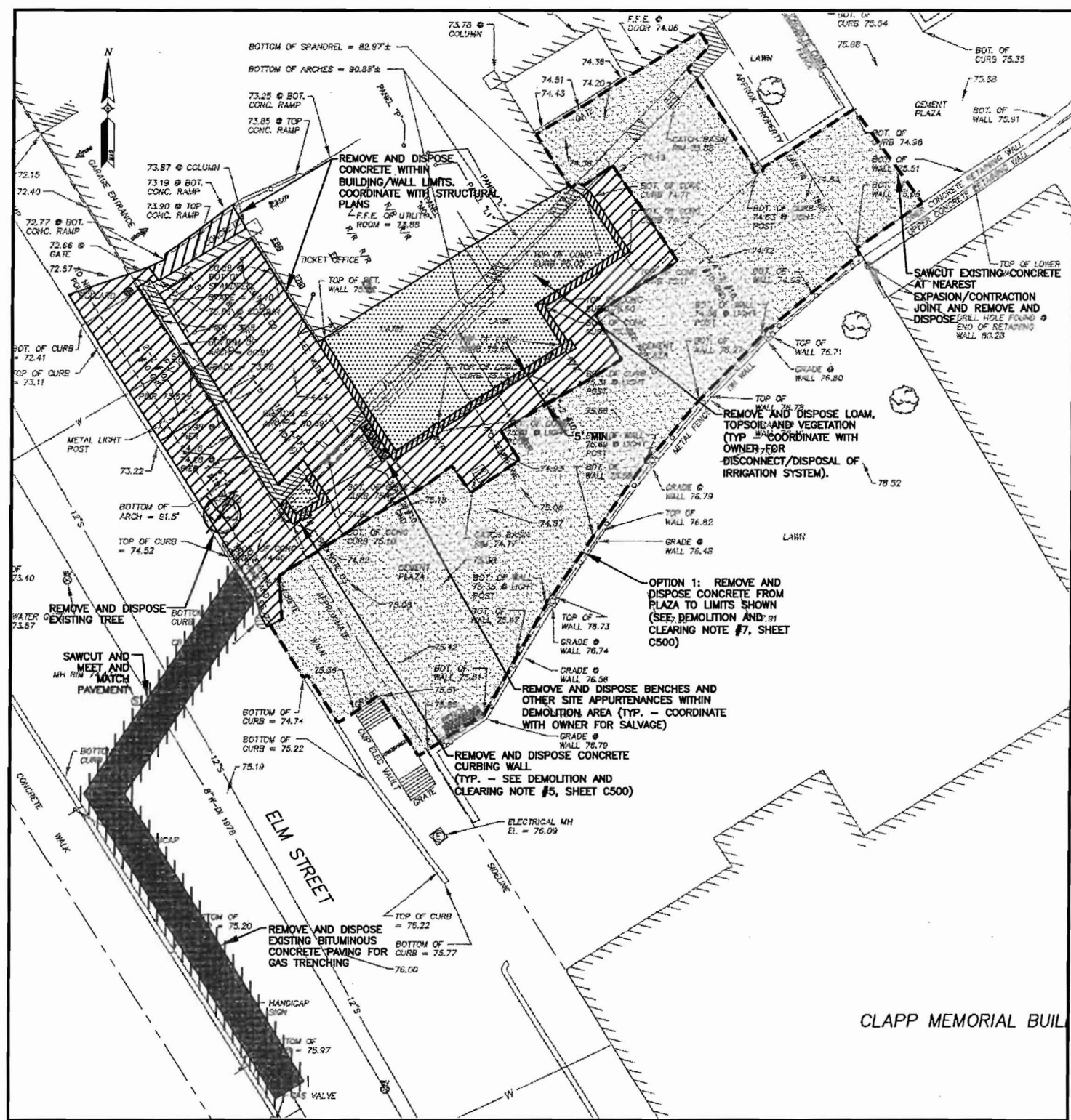


CLAPP MEMORIAL BUILDING

APPROXIMATE SIDELINE



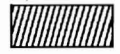




NO PARKING SIGN

DRAWING FILE: N:\Projects\17659-Portland\_Trench\17659\17659C002.dwg PLOTTED: Sep 08, 2009 - 1:32pm BY: UHL  
 REVIEWED BY: CIVIL INSTALLATION  
 ARCH: INSTALLATION  
 STRU: INSTALLATION  
 MECH: INSTALLATION  
 FIRE: INSTALLATION  
 PLUM: INSTALLATION  
 ELEC: INSTALLATION



**SITE DEMOLITION PLAN:  
OPTION #1**

**LEGEND**

- |   |                                       |   |                                |
|---|---------------------------------------|---|--------------------------------|
|  | CONCRETE SIDEWALK DEMOLITION          |  | BITUMINOUS CONCRETE DEMOLITION |
|  | CONCRETE CURB/WALL DEMOLITION         |  | TREE REMOVAL                   |
|  | LOAM/TOPSOIL DEMOLITION               |   |                                |
|  | SITE APPURTENANCE DEMOLITION          |   |                                |
|  | CONCRETE PLAZA DEMOLITION (OPTION #1) |   |                                |

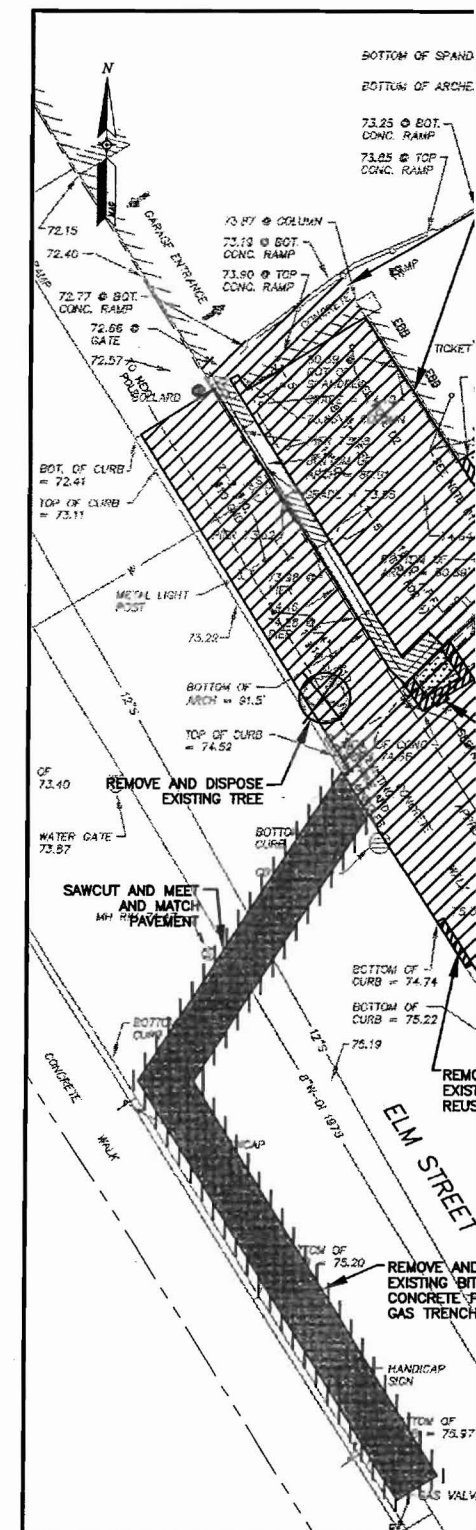
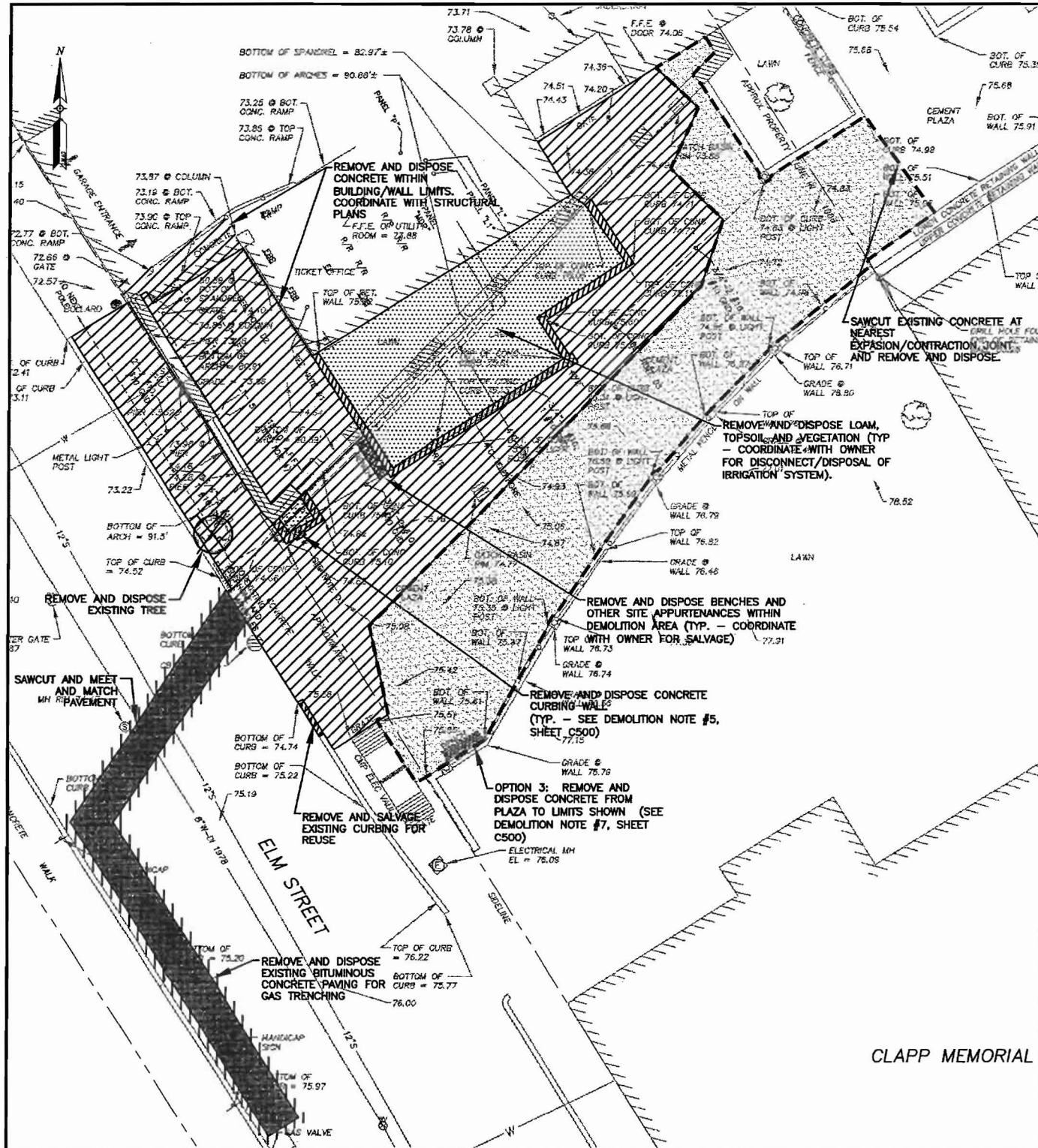
**NOTE:**

1. REFER TO DEMOLITION AND CLEARING NOTES ON SHEET C500.

CLAPP MEMORIAL BUIL









DRAWING FILE: N:\Project\17559-Portland\_Town\A\CAD\Civil\17559P003.dwg PLOTTED: Sep 08 2008 - 1:30pm By: Uul  
 REVIEWED BY: CIVIL INITIALS/DATE ARCH: INITIALS/DATE STRUC: INITIALS/DATE PLUM: INITIALS/DATE FIRE: INITIALS/DATE MECH: INITIALS/DATE ELEC: INITIALS/DATE



**SITE DEMOLITION PLAN:  
OPTION #3**

**LEGEND**

-  CONCRETE SIDEWALK DEMOLITION
-  CONCRETE CURB/WALL DEMOLITION
-  LOAM/TOPSOIL DEMOLITION
-  SITE APPURTENANCE DEMOLITION
-  CONCRETE PLAZA DEMOLITION (OPTION #3)

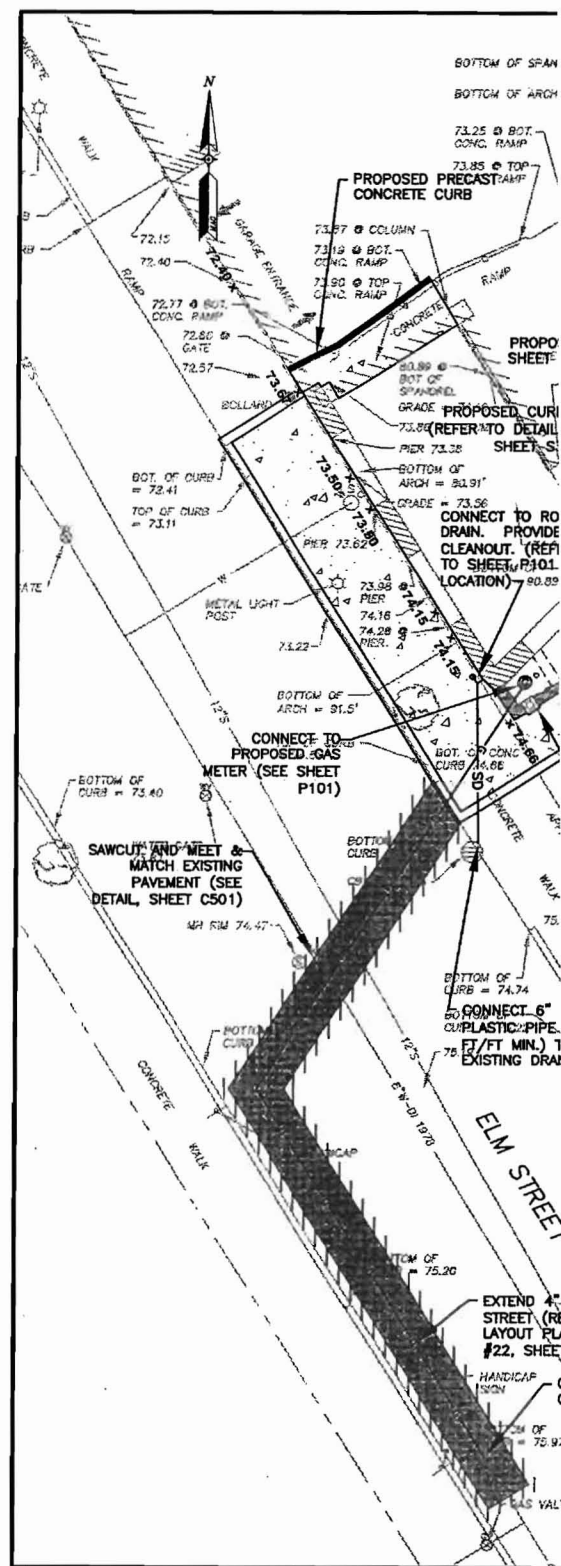
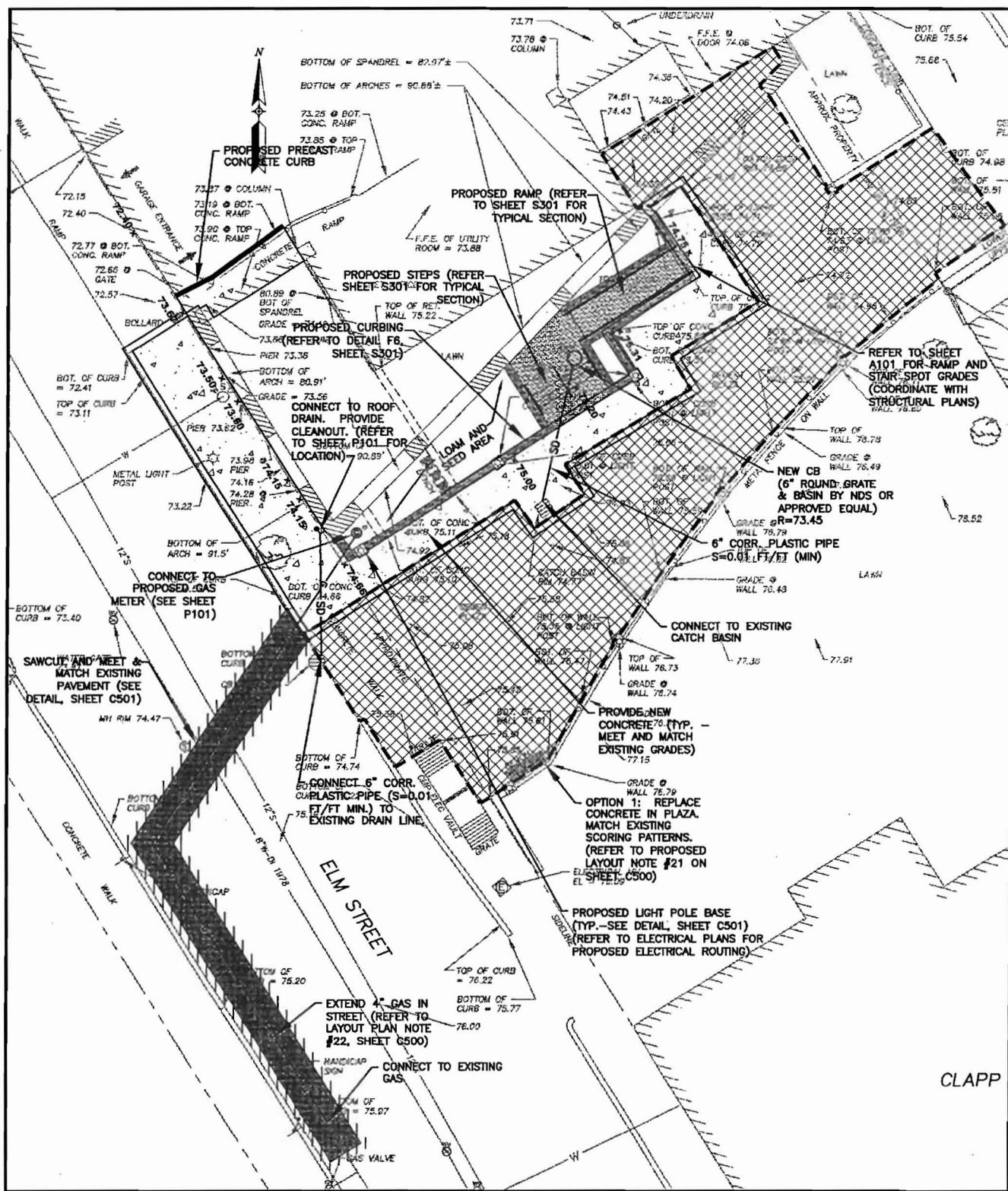
 BITUMINOUS CONCRETE DEMOLITION

 TREE REMOVAL

**NOTE:**





1. REFER TO DEMOLITION AND CLEARING NOTES ON SHEET C500.

DRAWING FILE: N:\Projects\17659-Portland\_Terrace\Vacat\CA\17659FC101.dwg PLOTTED: Sep 15, 2009 9:27am By: LHL  
 REVIEWED BY: CML, INDIANAGADE ARCH: INDIANAGADE STRU: INDIANAGADE PLUM: INDIANAGADE FIRE: INDIANAGADE MECH: INDIANAGADE ELEC: INDIANAGADE



**SITE LAYOUT PLAN:  
OPTION #1**

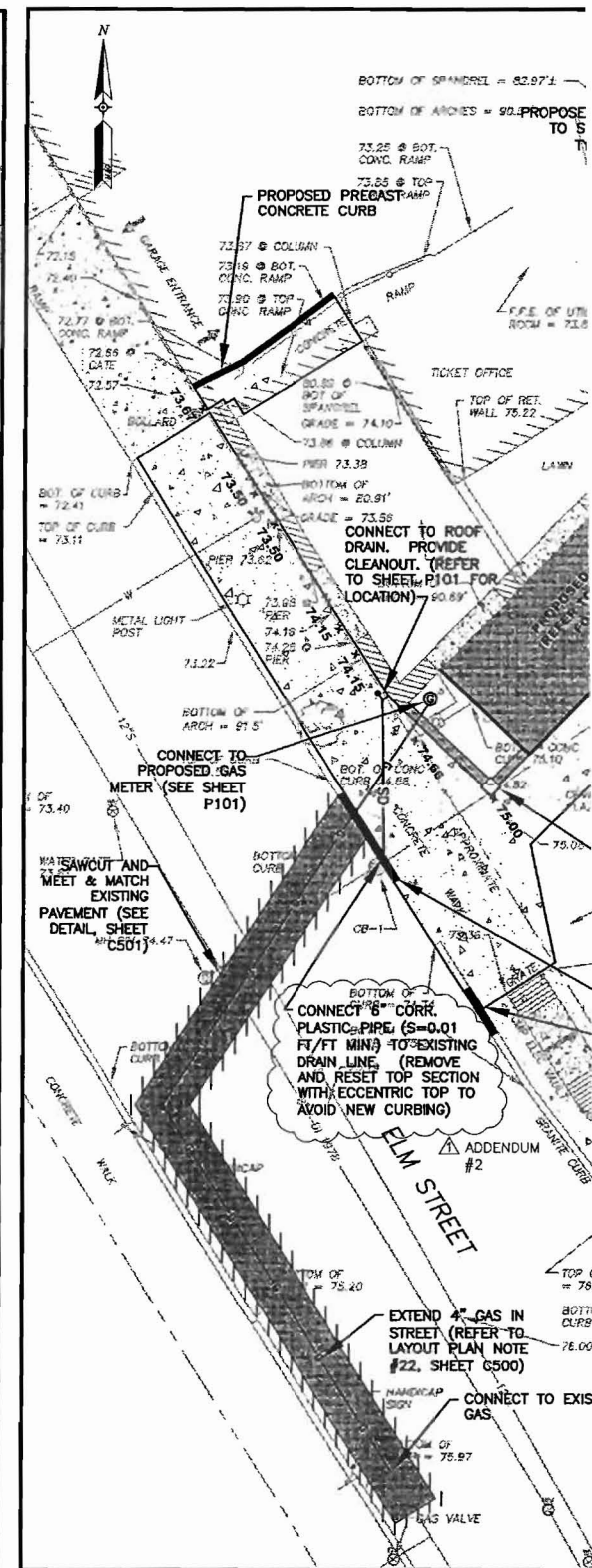
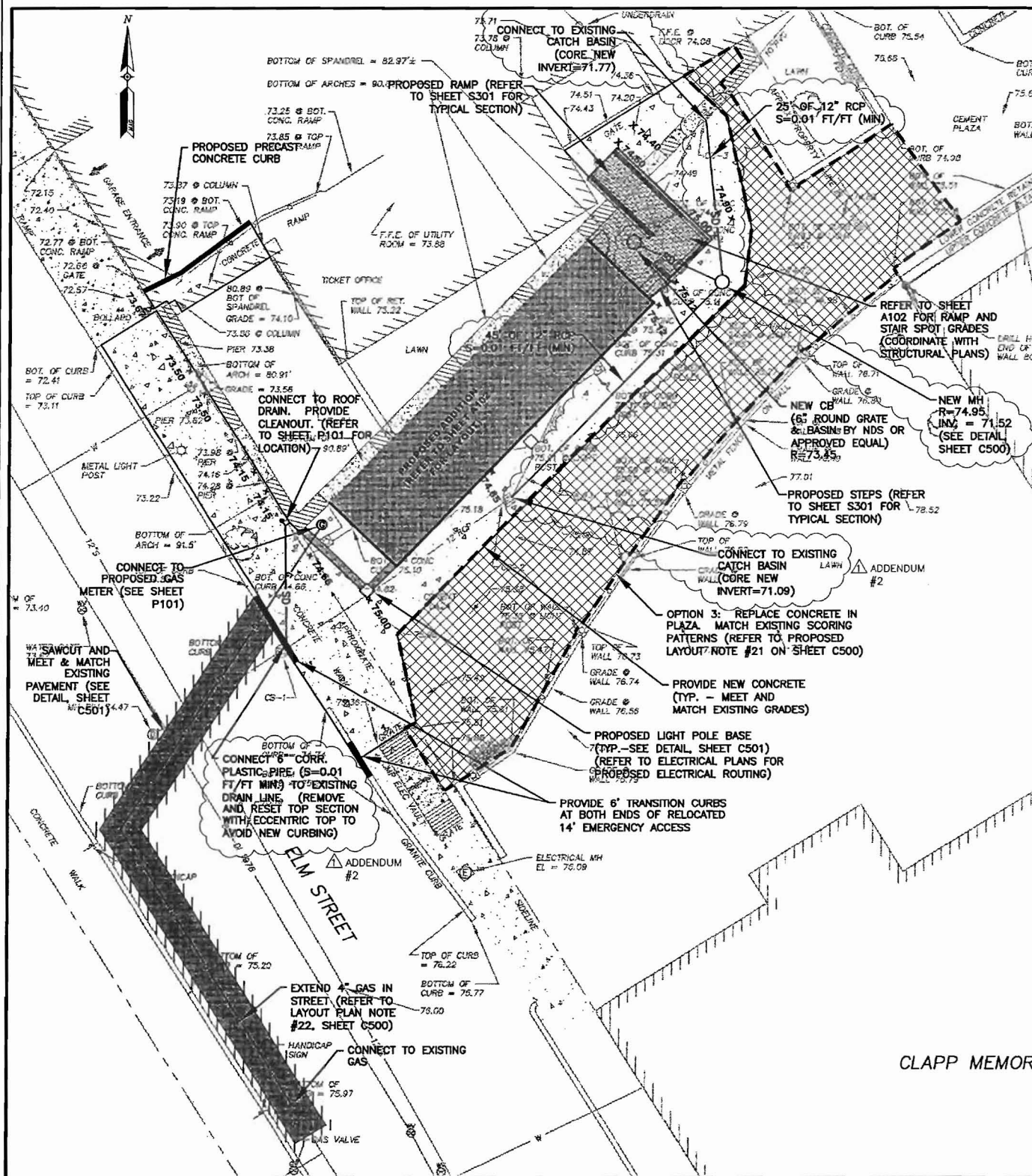
**LEGEND**

-  PROPOSED SITE CONCRETE
-  PROPOSED STAIR/RAMP CONCRETE (REFER TO ARCHITECTURAL AND STRUCTURAL PLANS)
-  PROPOSED BITUMINOUS PAVEMENT REPLACEMENT/TRENCHING
-  REPLACEMENT OF PLAZA CONCRETE (OPTION #1)

**NOTE:**

1. REFER TO LAYOUT, GRADING, AND DRAINAGE NOTES ON SHEET C500.

DRAWING FILE: N:\Projects\17889-Portland\_Transit\CD\17889FC\02.dwg PLOTTED: Sep 08, 2009 - 11:11 am BY: LWH  
 REVIEWED BY: CIVIL INITIALS/DATE ARCH: INITIALS/DATE STRUC: INITIALS/DATE MECH: INITIALS/DATE ELEC: INITIALS/DATE



**SITE LAYOUT PLAN:  
OPTION #3**

**LEGEND**

	PROPOSED SITE CONCRETE
	PROPOSED STAIR/RAMP CONCRETE (REFER TO ARCHITECTURAL AND STRUCTURAL PLANS)
	PROPOSED BITUMINOUS PAVEMENT REPLACEMENT/TRENCHING
	REPLACEMENT OF PLAZA CONCRETE (OPTION #3)

**NOTE:**

- REFER TO LAYOUT, GRADING, AND DRAINAGE NOTES ON SHEET C500.
- OPTION #2 CALLS FOR MINIMAL PLAZA CONCRETE DISTURBANCE. REPLACEMENT OF THE CONCRETE SHALL BE ONLY AS SHOWN, WITH BANDING AND SCORING PATTERNS OF THE EXISTING CONCRETE MET AND MATCHED ACCORDINGLY.
- OPTION #3 CALLS FOR REPLACEMENT OF ALL OF THE CONCRETE IN THE ADJACENT PLAZA AS SHOWN. REPLACEMENT OF THE CONCRETE SHALL BE AS SHOWN, WITH A SCORING PATTERN OF 4"x4" SQUARE SCORING PATTERN SHALL RUN PERPENDICULAR TO AND PARALLEL TO ELM STREET AND SHALL ABUT THE PROPOSED (AND/OR EXISTING) PLAZA ALONG ELM STREET.

## EXISTING CONDITIONS PLAN NOTES:

1. THE SURVEY DEPICTED ON THE PLAN WAS PERFORMED BY FOUR POINTS ASSOCIATES, INC., 102 DEER RUN, GREENE, ME 04236. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS AS OF JUNE 2006 AND PROVIDE SPOT ELEVATIONS WHERE DIRECTED BY MAGUIRE GROUP.
2. THIS IS NOT A BOUNDARY SURVEY. ANY PROPERTY LINES SHOWN ARE BASED ON HISTORICAL PLANS AND ARE APPROXIMATE ONLY FOR INFORMATIONAL PURPOSES. DEED RESEARCH HAS NOT BEEN COMPLETED FOR THIS EXISTING CONDITIONS PLAN.
3. VERTICAL DATUM IS NGVD 1929 AND WAS ESTABLISHED BY HOLDING AN ELEVATION SHOWN ON A WATER GATE NEAR THE INTERSECTION OF ELM AND CONGRESS STREETS AS SHOWN ON A PLAN OF LAND ENTITLED, "PORTLAND HIGH SCHOOL PROJECT ELM STREET PARKING GARAGE" DATED MAY 5, 1989 BY PORTLAND DESIGN TEAM, JOHN L. COTHERN, PLS, SHEET L-0, SITE SURVEY.
4. ALL PROPERTY LINES ARE SUBJECT TO REVISION UPON A BOUNDARY SURVEY BEING COMPLETED.
5. ALL UNDERGROUND UTILITIES ARE SUBJECT TO CONFIRMATION BY CONTACTING DIG-SAFE PRIOR TO ANY EXCAVATION OF ANY KIND TAKING PLACE WITHIN THE SUBJECT PROPERTY SHOWN HEREON. UTILITY INFORMATION IS TAKEN FROM LOCATION OF VISIBLE ABOVE GROUND STRUCTURES AND PLANS PROVIDED BY THE PORTLAND WATER DISTRICT, THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT AND NORTHERN UTILITIES. ALL LINES ARE APPROXIMATE IN LOCATION.

## DEMOLITION AND CLEARING NOTES:

1. DEMOLITION OF EXISTING STRUCTURES IS GENERALLY SHOWN ON THE DRAWINGS. UNLESS OTHERWISE INDICATED, THE DEMOLITION OF A STRUCTURE MEANS THE DEMOLITION, REMOVAL AND DISPOSAL OF THE ENTIRE UNIT, INCLUDING SUBSTRUCTURE, SUPERSTRUCTURE AND APPURTENANCES OR CONTENTS OF THE STRUCTURE.
2. DISPOSAL OF DEMOLISHED MATERIALS, BOTH SUITABLE AND UNSUITABLE, IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
3. CONTRACTOR TO CONTACT ENGINEER IN THE EVENT THAT ADDITIONAL UTILITIES ARE LOCATED IN AREAS OF PROPOSED CONSTRUCTION.
4. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DEMOLITION DRAWINGS FOR ADDITIONAL ITEMS TO BE DEMOLISHED WITHIN 5' OF EXISTING/PROPOSED BUILDING WALLS.
5. COORDINATE WITH ELECTRICAL DRAWINGS FOR DEMOLITION OF LIGHTING FACILITIES AND ASSOCIATED ELECTRICAL DEMOLITION.
6. HAND EXCAVATE IN AREA OF EXISTING ELECTRICAL AND TELEPHONE SERVICES. PROTECT, SUPPORT, AND FORM AROUND AS REQUIRED (SEE DETAIL 1, SHEETS E100 AND E101 FOR LOCATION).
7. OPTION #1 AND OPTION #3 INVOLVE DEMOLITION AND REPLACEMENT OF CONCRETE PAVING WITHIN PLAZA AREA. COORDINATE WITH OWNER FOR REMOVAL AND REPLACEMENT OF BENCHES AND OTHER SITE APPURTENANCES.
8. VERIFY THE STATUS (ACTIVE OR ABANDONED) OF ALL UTILITIES BEFORE PROCEEDING WITH THE WORK. ASSURE THAT ONLY INACTIVE OR ABANDONED UTILITIES ARE CUT, DISRUPTED OR REMOVED.
9. NOTIFY ALL UTILITY AUTHORITIES, COMPANIES AND AGENCIES PRIOR TO PERFORMING ANY WORK ON OR NEAR THEIR LINES. COMPLY WITH ALL REGULATIONS. COMPLY WITH "DIG SAFE" REQUIREMENTS. VERIFY SIZES, LOCATIONS AND DEPTHS OF ALL UTILITIES. PERFORM TEST PITS AS NECESSARY.

10. CONTRACTOR SHALL BE PREPARED TO HANDLE ALL STORM WATER WHICH PRESENTLY FLOWS TO CATCH BASINS WITHIN THE DEMOLITION LIMITS DURING CONSTRUCTION. TEMPORARY CONNECTIONS, STORM WATER PIPING AND DIVERSIONS SHALL BE INSTALLED AS NECESSARY.

11. COMPLY WITH ALL FEDERAL, STATE AND LOCAL HAULING, DISPOSAL AND SAFETY REGULATIONS.

12. CONTRACTOR SHALL CLEAR SITE OF ALL BUILDING STRUCTURES, PAVEMENT AND MISCELLANEOUS PHYSICAL FEATURES AS DESCRIBED IN THE DRAWINGS, SPECIFICATIONS OR AS DIRECTED BY THE OWNER OR ARCHITECT.

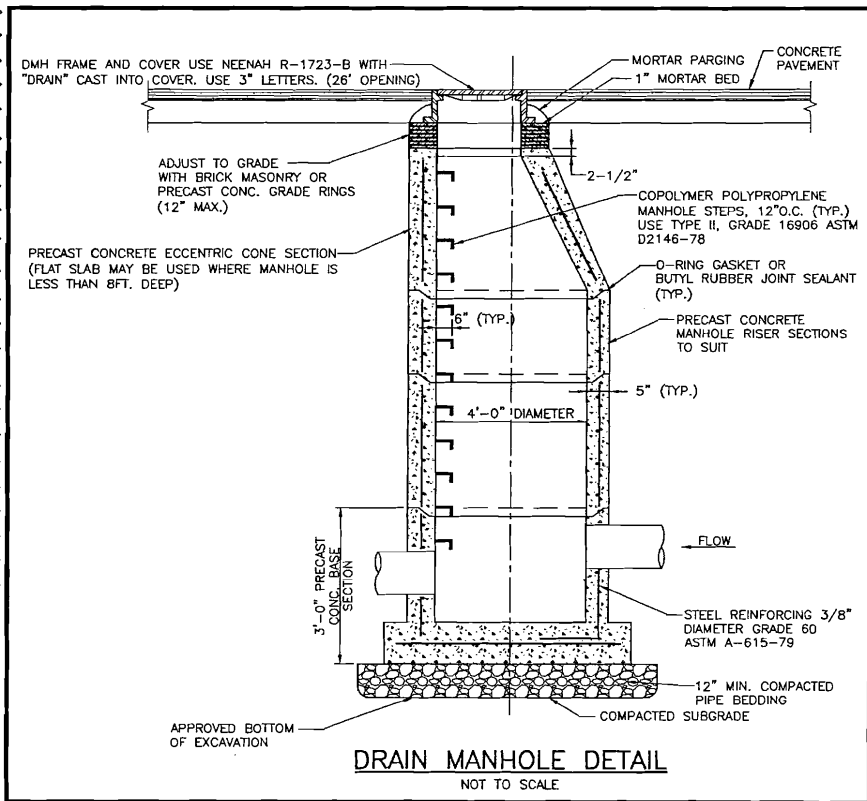
13. PROVIDE DUST AND NOISE CONTROL THROUGHOUT THE CONSTRUCTION SCHEDULE.

14. ALL EXCAVATIONS AND DEPRESSIONS RESULTING FROM DEMOLITION AND REMOVAL TO BE FILLED WITH COMPACTED GRANULAR FILL FROM ON-SITE SOURCES OR BORROW, AS DIRECTED.

15. SWEEP OR OTHERWISE KEEP ALL STREETS, SIDEWALKS AND PUBLIC RIGHTS-OF-WAY CLEAN AND FREE FROM DIRT AND DEBRIS.

## GRADING AND DRAINAGE NOTES:

1. MINIMUM PIPE COVER FOR ALL STORM DRAIN SHALL BE FOUR FEET (4'-0") UNLESS OTHERWISE INDICATED.
2. PRIOR TO RECEIVING AUTHORIZATION TO CONSTRUCT, ALL MATERIALS SHALL MEET THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, APPROVED SHOP DRAWINGS AND MANUFACTURER'S DRAWINGS.
3. ALL NEW STORM DRAINS OR MODIFICATIONS TO EXISTING STORM DRAINS SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION.
4. INSTALLATION OF THE STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS.
5. ALL STORM DRAINAGE SHALL MEET TESTING REQUIREMENTS PRIOR TO ACCEPTANCE.
6. NO FLOW WILL BE ACCEPTED UNTIL ALL WORK IS COMPLETED AND THE COMPLETION CERTIFICATE IS OBTAINED.
7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN NECESSARY BARRICADES AROUND THE WORK AREA TO PROVIDE PROTECTION AGAINST WATER DAMAGE AND EROSION.
8. PROPOSED SPOT GRADES ARE TO FINISHED GRADE.
9. THE CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADED AS REQUIRED BY THE ENGINEER. EXCEPT FOR THOSE DRAINAGE ITEMS SPECIFICALLY DETAILED, ESTIMATE NO SEPARATE PAYMENT FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
10. GROUNDWATER REMOVED FROM TRENCHES OR EXCAVATIONS MAY BE DISCHARGED TO STORM DRAINS WHEN FILTERED BY AN APPROVED METHOD. ALL WATER TO BE DISCHARGED MUST BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
11. ALL STORM DRAINAGE PIPE SHALL BE LAID IN ACCORDANCE WITH CONTINUOUS GRADES WITH NO VISIBLE BENDS OR JOINTS.
12. STORM DRAINS SPECIFIED SHALL BE HDPE OR POLYESTER PLASTIC PIPE (CPP), OR EQUAL, OR CLASS 1 UNLESS OTHERWISE SPECIFIED.



△ ADDENDUM #2

