

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0 421

MAY 3 1985

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE 2/20/85

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 148 Middle Street - entire bldg. & boiler house Fire District #1  #2

1. Owner's name and address Telephone 773-5100

2. Lessee's name and address New 148 Middle St. Assoc. same Telephone 773-5100

3. Contractor's name and address Morgan Hill Constr. Corp. same Telephone same

Proposed use of building condo, apartments and office & retail condo No. of sheets

Last use office and light manufacturing (optional) No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 2,300,000

FIELD INSPECTOR - Mr. Appeal Fees \$

@ 775-5451 Major Site Plan Base Fee 300.00

Late Fee 11,510.00

TOTAL \$

To make alterations to existing structure as per plans. 50 approx sheets structural changes included in work

PERMIT ISSUED WITH LETTER

SEND PERMIT TO # 2 C/O MORGAN HILL

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Building Code: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept. Health Dept. Others

Signature of Applicant Phone #
Type Name of above Joe. Feely 1 2 3 4

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

462

Applicant: Great Bay Company Date: February 20, 1985  
 Mailing Address: 148 Middle Street, Portland, ME 04101 Address of Proposed Site: 146-150 Middle Street  
 Proposed Use of Site: condo apts. and offices Site Identifier(s) from Assessors Maps: \_\_\_\_\_  
 Acreage of Site: .0 acres / 12,004 Ground Floor Coverage: \_\_\_\_\_ Zoning of Proposed Site: \_\_\_\_\_  
 Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors: 5  
 Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area: 57,000  
 Planning Board Action Required: ( ) Yes ( ) No  
 Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

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

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

Explanation \_\_\_\_\_

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

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

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*M. M. [Signature]* 3/4/85  
 SIGNATURE OF REVIEWING STAFF/DATE



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

May 1, 1985

*LARGE  
PLANS*

*41 UNITS*

Morgan Hill Construction Corp.  
148 Middle Street  
Portland, ME 04101

Gentlemen:

Your application to change the use of 148 Middle Street from offices and light manufacturing to condominium apartments and offices has been reviewed, and a building permit is herewith issued subject to the following requirements.

### Site Plan Requirements

Inspections Division:	Approved. M. Ward 3/4/85
Fire Department:	Approved. Lt. Collins 2/26/85
Planning Division:	Approved with condition:

- (1) The radius of the curbs along Silver Street must be 10 feet.  
B. Barhydt 2/28/85

Public Works: R. Roy 2/28/85

- (1) All sidewalk and driveway repair or reconstruction, as well as the curbcut alteration, shall be done in accordance with City standards and specifications.
- (2) Should a new sewer service to the building be necessary, the developer shall work with the Sewer Division to determine the best location and to coordinate the actual sewer connection.

### Building and Fire Code Requirements

1. Separate permit and approval will be required for alarm system and sprinkler system.
2. Single station smoke detectors powered by the house current shall be provided for each apartment unit.
3. The exit doors from the first floor area shall not open over the stairs. These must be recessed back from the stairs.



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May 1, 1985  
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4. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 45 for airborne noise.
5. Floor/ceiling assemblies between dwelling units and between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 45.
6. All tenant spaces will have a minimum of one hour fire resistance rating.
7. See attached building code requirements 809.4 and 1716.3.4.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services

PSH/kat  
Enclosures