

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

Location of Construction: 13-15 Franklin St		Owner: M & A Partners, Inc.	Phone:	Permit No 70997
Owner Address: 120 Exchange St Portland, ME 04101	Lessee/Buyer's Name:	Phone: 874-6959	Business Name:	
Contractor Name:	Address:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED SEP 16 1997 CITY OF PORTLAND </div>
Past Use: Warehouse	Proposed Use: Warehouse/Office	COST OF WORK: \$ 22,000.00	PERMIT FEE: \$ 135.00	
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Zone: B3 CBL: 029-N-004
Proposed Project Description: Change Use/Make Exterior Renovations Office Space - 1st floor INTERIOR right side Internatl stairwell renovations/construction		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: 9/10/97 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: INTERIOR Mary Greenik	Date Applied For: 10 Sept 97			Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied

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

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT **Lou Wood** ADDRESS: _____ DATE: **10 Sept 97** PHONE: _____

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

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

CEO DISTRICT

1

BUILDING PERMIT REPORT

DATE: 9/15/97 ADDRESS: 13-15 Franklin St
REASON FOR PERMIT: Change of use
BUILDING OWNER: M+A Partners
CONTRACTOR: —
PERMIT APPLICANT: Lou Wood APPROVAL: *1*8*9*10*11*12*18*20 ~~DEEMED~~
USE GROUP S-1 BOCA 1996 CONSTRUCTION TYPE 2C

CONDITION(S) OF APPROVAL

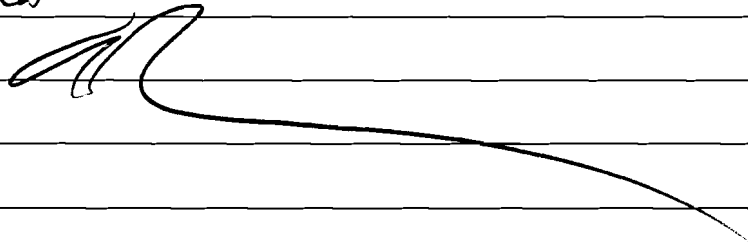
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group ~~minimum 11" tread. 7" maximum rise.~~
11. ~~The minimum headroom in all parts of a stairway shall not be less than 80 inches.~~
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9; Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements

COMMENTS

10/19/97 Cleaning interior debris & ^(water) sandblasted interior ceilings.

11-13-97 Inspected all floors & basement, boiler enclosed. No debris in cellar. 1st floor sheetrocking, 2nd floor sheetrocking, hall 5/8" fire code, plumbing fixtures checked, wants line 4" by 2" rough-in. 3rd floor some partitions in place left front side open per ceiling height. Amusing

1/26/99 Completed.



1 LE B
1 P1 RIF A

Inspection Record

Type	Date
Foundation:	_____
Framing:	_____
Plumbing:	_____
Final:	_____
Other:	_____

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. _____
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

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

Location of Construction: 13-15 Franklin St		Owner: M & A Partners, Inc.		Phone:	
Owner Address: 120 Exchange St Ptld, ME		Lessee/Buyer's Name: 04101		Phone: 874-6959	
Contractor Name:		Address:		Phone:	
Past Use: Warehouse		Proposed Use: Warehouse/Office		COST OF WORK: \$ 22,000.00	
				PERMIT FEE: \$ 135.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: S Type: X	
Proposed Project Description: Change Use/Make Interior Renovations Office Space - 1st floor XXXXXXXXXX right side Internal stairwell renovations/construction				Signature: <i>[Signature]</i>	
Permit Taken By: XXXXXXXXXX Mary Gresik		Date Applied For: 10 Sept 97		Signature: <i>[Signature]</i>	

Permit No: **970997**

PERMIT ISSUED

Permit Issued:
SEP 16 1997

CITY OF PORTLAND

Zone: **B-3** CBL: 029-N-004

Zoning Approval: *OK 9/15/97*

Special Zone or Reviews:

- Shoreland *See permit*
- Wetland *Needed for*
- Flood Zone *Signage*
- Subdivision
- Site Plan maj minor mm

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

- Not in District or Landmark
- Does Not Require Review
- Requires Review

Action: *Approved for interior work only.*

- Approved
- Approved with Conditions
- Denied

Date: *9/16/97*

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT <i>[Signature]</i> Lou Wood M & A Partners, Inc		ADDRESS:		DATE: 10 Sept 97		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

[Signature]

CEO DISTRICT 1

m.w.

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

19970079

I. D. Number

M & A Partners

Applicant

120 Exchange St, Portland, ME 04101

Applicant's Mailing Address

Lou Wood

Consultant/Agent

874-6959 874-6988

Applicant or Agent Daytime Telephone, Fax

10/6/97

Application Date

Franklin St

Project Name/Description

13 Franklin St

Address of Proposed Site

029-N-004

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units 25,003 Sq Ft Acreage of Site _____ Zoning B-3

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 Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 10/6/97

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions see attached Denied
- Approval Date 1/30/98 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 Issued	_____		
	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		
<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			

13-15 Franklin St.

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

I. D. Number _____

M & A Partners

Applicant
120 Exchange St, Portland, ME 04101

Applicant's Mailing Address
Lou Wood

Consultant/Agent
874-6959 874-6988

Applicant or Agent Daytime Telephone, Fax

10/6/97

Application Date
Franklin St

Project Name/Description

13 Franklin St
Address of Proposed Site

029-N-004

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units **25,003 Sq Ft** Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **10/6/97**

Fire Approval Status:

Approved Approved w/Conditions see attached Denied Reviewer _____
 Approval Date **10/6/97** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance **LT Mc Dougall** *[Signature]* date

Performance Guarantee

Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	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		
<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	

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

19970079

I. D. Number

M & A Partners

Applicant

120 Exchange St, Portland, ME 04101

Applicant's Mailing Address

Lou Wood

Consultant/Agent

874-6959 874-6988

Applicant or Agent Daytime Telephone, Fax

10/6/97

Application Date

Franklin St

Project Name/Description

13 Franklin St

Address of Proposed Site

029-N-004

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) _____

25,003 Sq Ft

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 10/6/97

DRC Approval Status:

Reviewer Jim Wendel

- Approved
- Approved w/Conditions see attache
- Denied

Approval Date 11/25/97 Approval Expiration 11/25/98 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 11/26/97
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	_____		
	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		
<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			

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

19970079
I. D. Number

M & A Partners
Applicant
120 Exchange St, Portland, ME 04101
Applicant's Mailing Address
Lou Wood
Consultant/Agent
874-6959 **874-6988**
Applicant or Agent Daytime Telephone, Fax

10/6/97
Application Date
Franklin St
Project Name/Description

13 Franklin St
Address of Proposed Site
029-N-004
Assessor's Reference: Chart-Block-Lot

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

25,003 Sq Ft

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor)
 Subdivision # of lots _____
 PAD Review
 14-403 Streets Review
 Flood Hazard
 Shoreland
 Historic Preservation
 DEP Local Certification
 Zoning Conditional Use (ZBAPB)
 Zoning Variance
 Other _____

Fees Paid: Site Plan **\$300.00** Subdivision Engineer Review Date **10/6/97**

Planning Approval Status:

Reviewer **Kandi Talbot**

Approved
 Approved w/Conditions See Attached
 Denied

Approval Date **11/25/97** Approval Expiration **11/25/98** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit
Kandice Talbot
11/26/97
signature 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 Issued	_____		
	date		
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	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			

CITY OF PORTLAND

July 3, 1997

Mr. Michael Scarks
A & M Partners
120 Exchange Street
Ste. 101
Portland, ME 04101

Re: 13 Franklin Street, W.L. Blake Building

Dear Mr. Scarks:

On July 3, 1997 the Portland Planning Authority granted minor site plan approval for the change of use of the building at 13 Franklin Street with the following conditions:

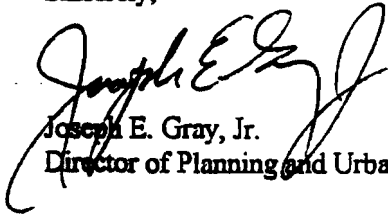
- That the existing catch basin behind the building be replaced with a MDOT Type "F" catch basin, 4 foot length or equiv.
- That the ponding problem which will be created at the westerly corner of the building be resolved. This area is where the sidewalks come together at the corner of the building at Fore Street and Franklin Street Arterial. The proposed grading against the building will create the problem by blocking the existing drainage flows. A suggestion would be to tie into the street storm sewer. Your proposed solution shall be submitted for approval by the Planning Authority.
- The existing brick sidewalk which runs through the parking lot shall be relocated to abut along the existing esplanade and where the proposed planters are located. A 3' opening could be located where the existing granite curb ends to allow drainage to flow to the catch basin. The sidewalk shall be built in accordance with City of Portland Technical Standards. A sketch of the detail is attached.
- A crosswalk shall be painted across Bradbury Court to connect the sidewalks, as well as striping of parking areas, including a line delineating the edge of Bradbury Court.

O:\PLANDEVRE\WV\FRANKL13\APPR\VLTR.WPD

6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
Deb Andrews, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File



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

I. D. Number _____

Address: 13 Franklin St

M & A Partners
Applicant 120 Exchange St Ptld, ME 04101
Ste 101

25 April 1997
Application Date
W.L. Blake

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent
Lou Wood 874-6959

13 Franklin St
Address of Proposed Site
029-N-004

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____

25,003 Sq Ft
Proposed Building Square Feet or # of Units Acreage of Site 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer _____

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |



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

I. D. Number _____

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EM & A Partners
Applicant 120 Exchange St Portland, ME 04101
Ste 101

25 April 1997
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W.L. Blake

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent
Lou Wood 874-6959

13 Franklin St
Address of Proposed Site
029-N-004

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

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25,003 sq ft
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- | | | | |
|-------------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/29/97 Approval Expiration _____ date Extension to _____ date 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"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <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 | |



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

I. D. Number

25 April 1997

Applicant M & A Portanza
120 Exchange St Portland, ME 04101
Ste 101

Application Date
W.L. Blake

Applicant's Mailing Address

Project Name/Description

Consultant/Agent
Lou Wood 874-6959

13 Franklin St
Address of Proposed Site

029-X-004

Applicant or Agent Daytime Telephone, Fax

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 Other (specify) _____

25,003 sq ft

Proposed Building Square Feet or # of Units 25,003 sq ft Acreage of Site _____ 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision \$434.00 inspection fee paid 10/9/97

Approval Status:

Reviewer Kandice Gilbert

- Approved Approved w/Conditions listed below Denied

- please see attached Approval letter
- _____
- _____
- _____

Approval Date 7/3/97 Approval Expiration 7/3/98 Extension to _____ date date
 Additional Sheets Attached

Condition Compliance Kandice Gilbert 10/9/97
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/9/97</u> date	<u>\$17,592.00</u> amount	<u>10/6/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>10/9/97</u> date	<u>\$300.00</u> amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 13 Franklin St



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

Blue Copy
I.D. Number

Address: 13 Franklin St

EE M & A Partners
Applicant 120 Exchange St Portland, ME 04101
Ste 101

25 April 1997
Application Date
W. Blake

Applicant's Mailing Address

Project Name/Description

Consultant/Agent Low Wood 874-6959

13 Franklin St
Address of Proposed Site
029-X-004

Applicant or Agent Daytime Telephone, Fax

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 Other (specify) _____

23,003 sq ft
Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- Single-Family Minor
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees paid: site plan 300.00 subdivision \$434.00 inspection fee paid 10/9/97

Approval Status:

Reviewer Kandice Talbot

- Approved
 - Approved w/Conditions listed below
 - Denied
1. please see attached Approval letter
2. _____
3. _____
4. _____

Approval Date 7/3/97 Approval Expiration 7/3/98 Extension to _____ date
 Additional Sheets Attached

Condition Compliance Kandice Talbot 10/9/97
signature date

Performance Guarantee Required* Not Required

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

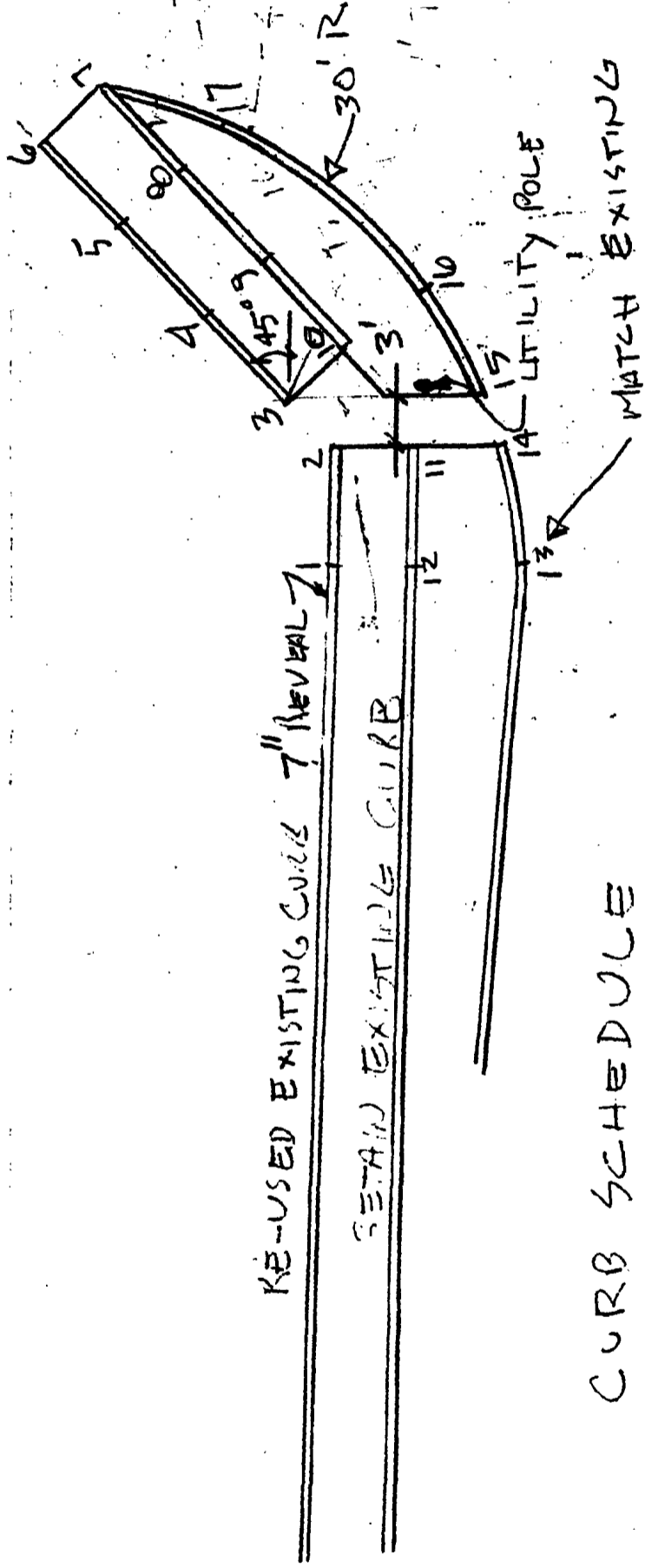
<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/9/97</u> date	<u>\$17,592.00</u> amount	<u>10/6/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>10/9/97</u> date	<u>\$300.00</u> amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

- A pedestrian easement shall be required since the sidewalk will be on the applicant's property.
- A note shall be added to the plan stating that all trees must be at least 2" caliper in size.
- A structural evaluation discussing the appropriateness of backfilling soil against the exterior brick facade shall be submitted. This proposal raises the question as to whether this idea maintains the structural integrity of the brick work for the long term.
- The applicant shall submit a detail showing the design of the bricked-in basement windows, for approval by the Planning Authority.

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. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)



CURB SCHEDULE

#	DESCRIPTION
1-2	7' TIP DOWN
3-4	7' TIP DOWN
4-5	7' VERT.
5-6	7' TIP DOWN
7-8	7' TIP DOWN
8-9	7' VERT.
9-10	7' TIP DOWN

#	DESCRIPTION
11-12	7' TIP DOWN
13-14	7' TIP DOWN, 30'R
15-16	7' TIP DOWN, 30'R
16-17	16' VERT, 30'R
17-7	7' TIP DOWN, 30'R

VERTICAL GRANITE CURB LAYOUT

1"=10'

W. BLAKE WAREHOUSE