

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

Location of Construction: <b>19 Commercial Street</b>		Owner: <b>Clay Cove Corp./Stevan McDuffie</b>	Phone: <b>773-7206</b>	Permit No: <b>990745</b>
Owner Address:	Lessee/Buyer's Name: <b>** BIW Five County Credit Union</b>	Phone:	BusinessName:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>JUL 14 1999</b> </div>
Contractor Name: <b>Sign Solutions</b>	Address:	Phone:		
Past Use: <b>Credit Union</b>	Proposed Use: <b>Same</b>	<b>COST OF WORK:</b> \$ <b>0</b>	<b>PERMIT FEE:</b> \$ <b>44.20</b>	<div style="border: 2px solid black; padding: 5px;"> <b>CITY OF PORTLAND</b> </div>
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> <i>Sign</i> Use Group: Type:	
		Signature:	Signature: <i>[Signature]</i>	
Proposed Project Description: <b>Erect two 8 x 12 Signs.</b>		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		Zone: <b>R-3</b> CBL: <b>029-P-032</b>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> <b>Special Zone or Reviews:</b>
Permit Taken By: <b>SP</b>	Date Applied For: <b>June 25, 1999</b>			<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"/>

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..

\*\*\* Call for Pick Up: 773-8408 or ~~773~~ 776-6581  
BIW Five County Credit Union

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

Routed: 7/7/99

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ 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

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: 10 DA 7/12/99

*[Signature]*

CEO DISTRICT

1

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ADDRESS: 19 Commercial St.  
 PERMIT APPLICATION FOR: Bank Five County Credit Union  
 BUILDING OWNER: Steve McDuffie / Clay Cove Corp.  
 PERMIT APPLICANT: Sign Solutions  
 REVIEWER: William D. Needham  
 DATE OF DECISION: 7/13/99

**HISTORIC PRESERVATION REVIEW**

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

**ACTION**

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: \_\_\_\_\_

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff ( 874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. That sign letters be attached into mortar joints, avoiding drilling into brick, as per Historic Preservation approval.
2. \_\_\_\_\_
3. \_\_\_\_\_

018-0097-9

**CUMIS INSURANCE SOCIETY, INC.**

A STOCK COMPANY OWNED AND OPERATED BY AND FOR CREDIT UNION PEOPLE

**CERTIFICATE OF INSURANCE**

This is to certify that such insurance policies as indicated below by policy number have been used on forms in current use by the society. Hazards covered are indicated by (X).

This CERTIFICATE OF INSURANCE neither affirmatively nor negatively amends, extends, or alters the coverage afforded by these policies.

**Name and Address of Certificate Holder**

CITY OF PORTLAND  
PORTLAND ME

Type of Insurance	Policy Number	Expiration Date	Limits of Liability
WORKERS' COMPENSATION EMPLOYERS' LIABILITY			Statutory
COMPREHENSIVE GENERAL LIABILITY	CP01800979	CONTINUOUS	Combined Single Limit \$500,000 Each Occurrence
AUTOMOBILE LIABILITY ( ) Owned Automobiles ( ) Hired Automobiles ( ) Non-Owned Automobiles ( ) Repossessed Automobiles			Combined Single Limit Each Occurrence
EXCESS LIABILITY	CP01800979	CONTINUOUS	Combined Single Limit \$2,000,000 Each Occurrence

Should any of the described policies be cancelled before the expiration date noted, the Society will mail 45 days prior written notice of such cancellation to the above named Certificate Holder. The mailing of notice shall be sufficient proof of notice.

**Description and location of operations and/or automobiles and/or property covered:**

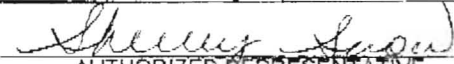
CERTIFICATE OF INSURANCE SHOWING LIABILITY COVERAGE FOR B I W FIVE COUNTY CR UN FOR A SIGN TO BE INSTALLED AT 19 COMMERCIAL ST, PORTLAND ME.

**Name and Address of Insured**

B I W FIVE COUNTY  
CREDIT UNION  
PO BOX 598  
BATH, ME 04530-0598

Date July 1, 1999

By

  
AUTHORIZED REPRESENTATIVE  
SHELLEY SNOW



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <b>19 Commercial St</b>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <b>029</b> Block# <b>P</b> Lot# <b>032</b>		Owner: <b>1 CLAY COVE CORP. STEVEN McDUFFIE</b>	Telephone#: <b>773-7206</b>
Owner's Address:		Lessee/Buyer's Name (If Applicable) <b>BIW FIVE COUNTY CREDIT UNION</b>	Cost Of Work: <b>\$</b> Fee <b>\$44.00</b>
Proposed Project Description: (Please be as specific as possible) <b>2 ERECT TWO 4' x 12' SIGNGS</b>			
Contractor's Name, Address & Telephone <b>SIGN SOLUTIONS</b>			Rec'd By <b>[Signature]</b>
Current Use: <del>INSURANCE</del> <b>CREDIT UNION</b>		Proposed Use:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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.

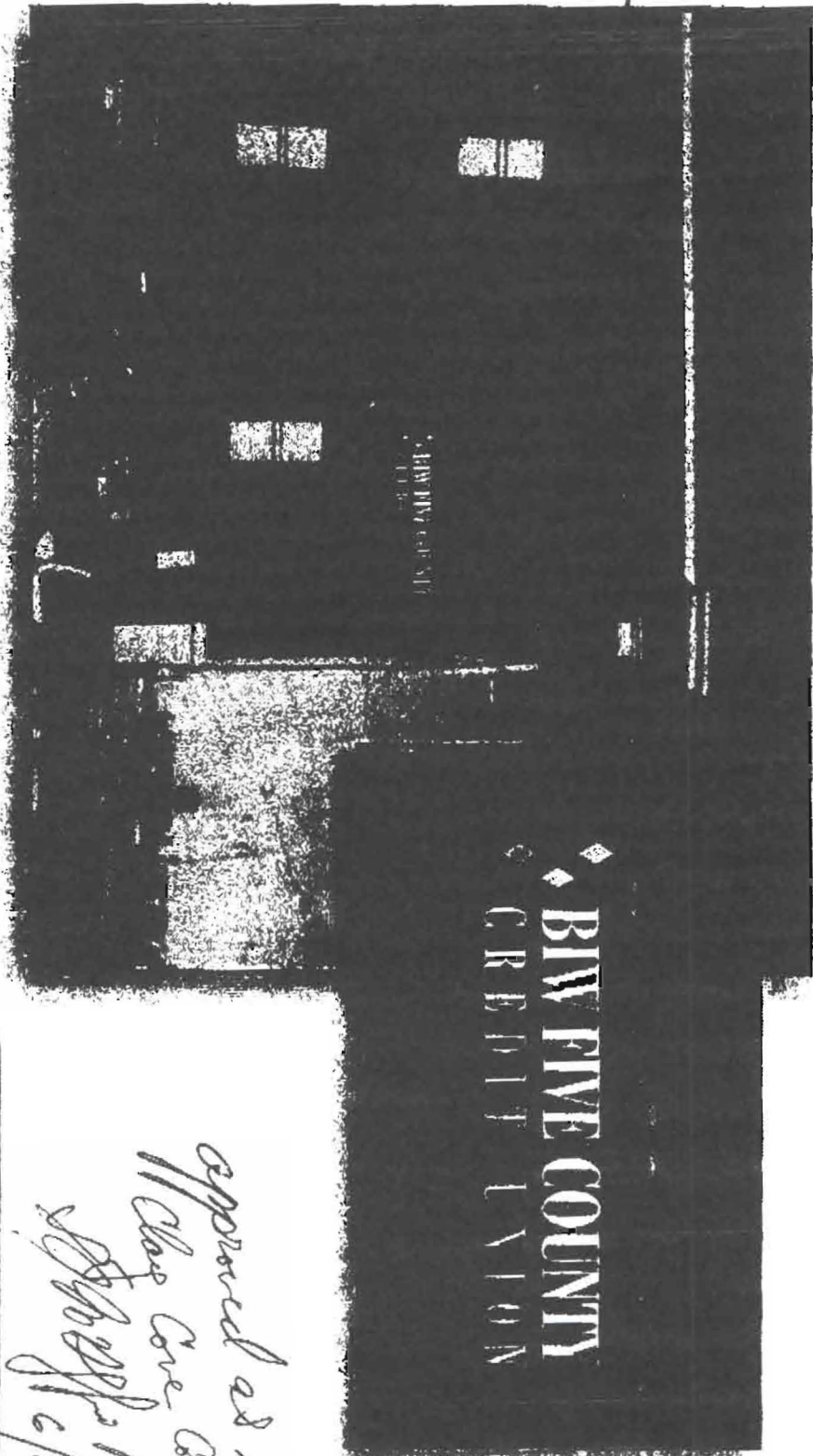
Signature of applicant: <b>[Signature]</b>	Date: <b>6/25/99</b>
--------------------------------------------	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

**Call for P/U 773-8408 or 776-6581  
BIW FIVE County Credit**







1 Set of Individual Aluminum Letters  
 Faces: White, Tall

Materials: Aluminum Plate  
 Custom Paint Colors

<p><b>SOLUTIONS</b></p>	
REVISOR	1
APPROVED	
DATE	5/11/99
DWG NO.	1
DESIGNER	SCOTT EHRIG
CLIENT	BIW Five County FCU
LOCATION	Topsham, ME

*approved as shown  
 if these are OK  
 Scott Ehrig  
 6/21/99*

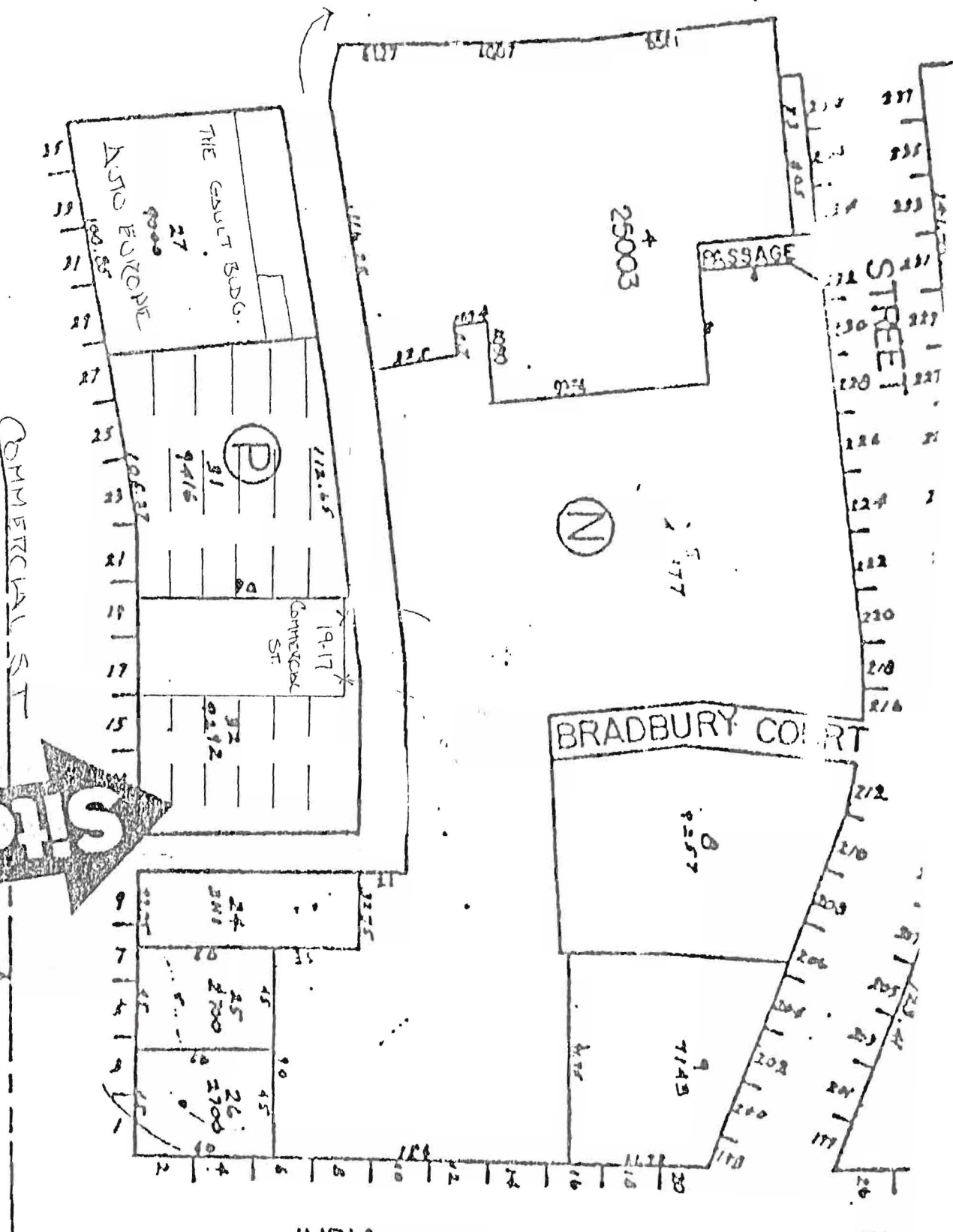
© Copyright 1999

STREET

FRANKLIN

STREET

AR



Site

INDIA

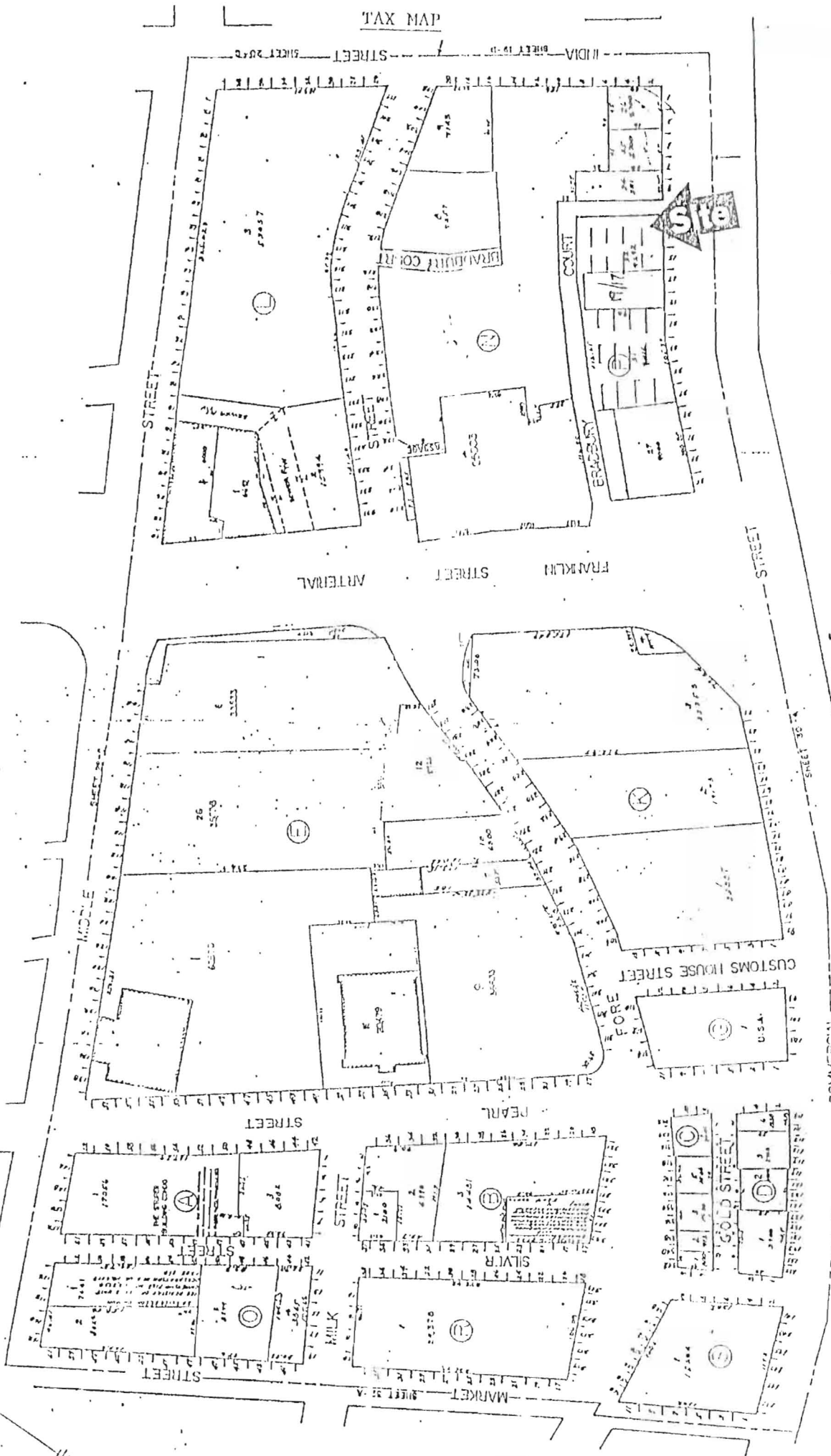
SHEET 19-D

STRI

TAX MAP

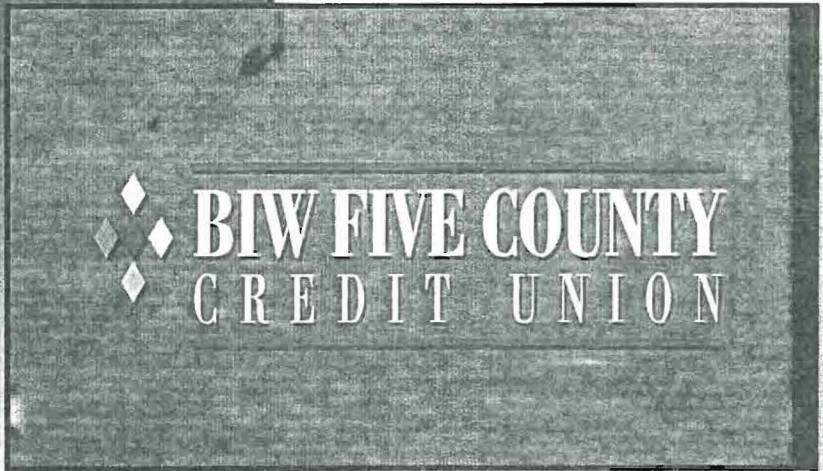
TAX MAP


N 10



CITY OF PORT  
ASSESSORS &  
SCALE 1"=50'





	DATE: 5/11/99	SCALE:
	DWG NO: 1	DESIGNER: Steve Emma
REVISION: 1	CLIENT: BIW Five County FCU	
APPROVED:	LOCATION: Topsham, ME	
© Copyright 1999		

1 Set of Individual Aluminum Letters  
 Faces: White, Teal

Materials: Aluminum Plate  
 Custom Paint Colors

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 19 COMMERCIAL ST ZONE: B-3 <sup>Block "P"</sup> LOT - 32

OWNER: STEVEN McDUFFIE / CLAY COVE CORPORATION

APPLICANT: BIW FIVE COUNTY CREDIT UNION

ASSESSOR NO. \_\_\_\_\_

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES  NO MULTI-TENANT LOT?  YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES  NO --- DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

MORE THAN ONE SIGN? YES NO DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

SIGN ATTACHED TO BLDG.?  YES NO DIMENSIONS 12' x 4' = 48'

MORE THAN ONE SIGN?  YES NO DIMENSIONS 12' x 4' = 48'

AWNING: YES  NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK 96"

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: N/A

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): 38' x 2 = 76'

\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

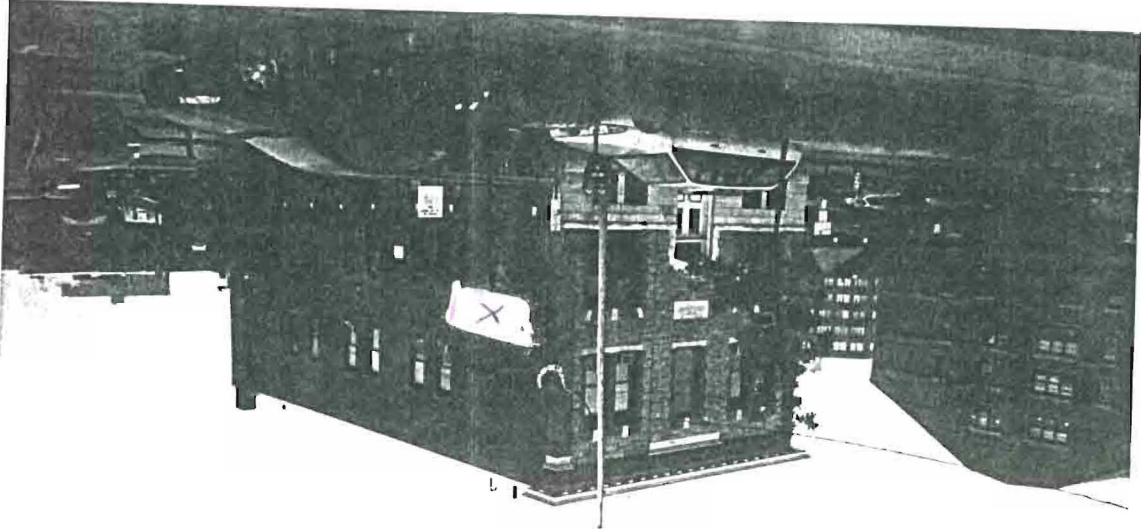
Note The sign is going on the side of the Bldg which is  $\approx 88'$  in length, so the signs are in much better perspective

YOU SHALL PROVIDE:

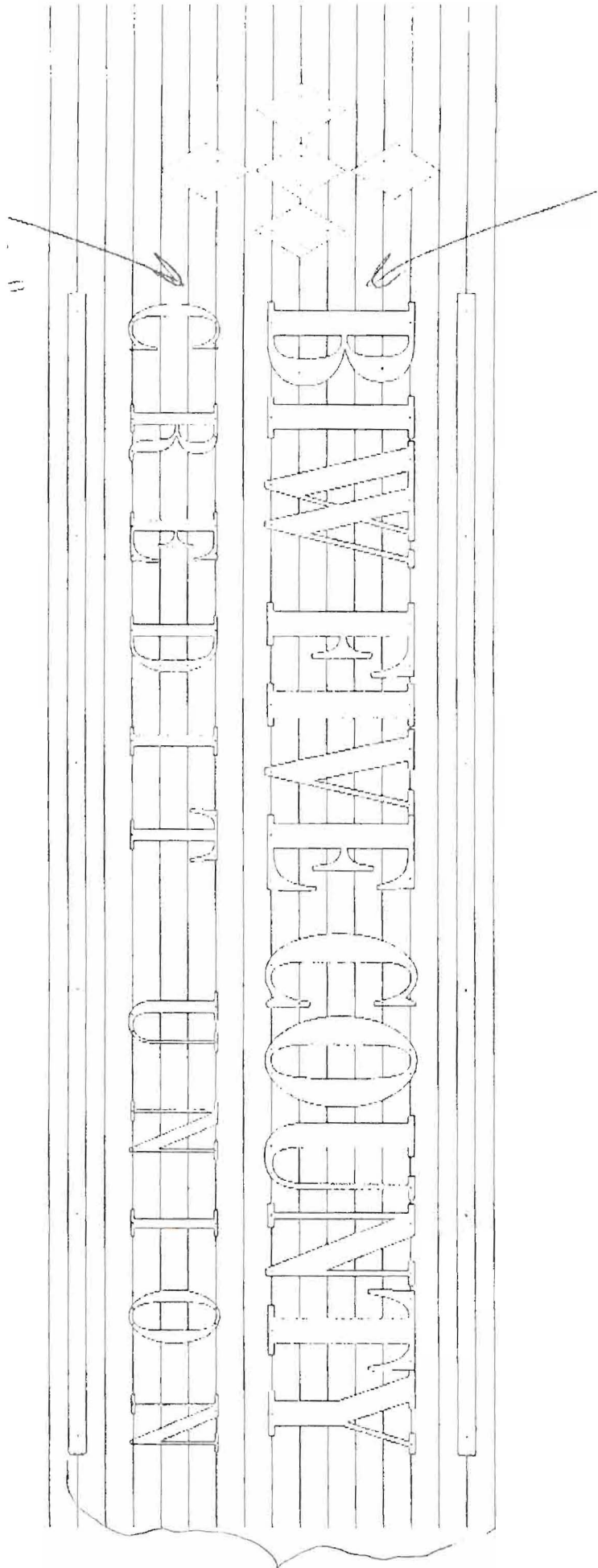
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] DATE: 6.23.99











A DIVISION OF PRINTMAIL OF MAINE

May 24, 1999

David Richard  
B I W Five County Credit Union  
40A Commercial Street  
Portland, Maine 04101-4702

Dear David,

Thanks for being patient in regards to the issues on your proposed signage with the Historical Preservation Society. We certainly understand their concerns and have worked very hard to come up with a plan that would preserve the structural integrity of the building as well as the historical significance.

We have a product called SGS that mixes with mortar that can patch any existing holes in the face of the building. When existing signage is removed, this product can be color matched and any existing holes or breaks in the brick work could be patched. We buy the product from LaChance Brick in Gorham and they would be happy to loan us a color swatch book for correct color matching. I've enclosed a technical specifications data sheet on this product.

We have tried to locate an adhesive product to adhere the aluminum letters to the brick face but have not been successful. We did find a product that could work but the chemicals in the adhesive could potentially stain the brick. We feel that the best way to attach the aluminum letters safely while preserving the original brick would be to create a drilling pattern so the mounting studs in the letters would line up with the mortar lines. This method would keep the original brick from being drilled allowing for mortar touch up should the letters be removed. Mortar touch up or "pointing" is a common practice when dealing with preserving brick work

We would be happy to hear any suggestions the Historical Preservation Society may have as they probably deal with these issues more than we do. We feel that our attention to detail and the respect we have for the property of our customers make us the sign company of choice.

We look forward to working with you on all your sign projects.

Sincerely  
  
Ron Nevers

75 BISHOP ST  
PORTLAND, ME 04103  
(207) 878 8000  
1 800 347 6245  
FAX (207) 878 7790



# CONCENTRATED MORTAR COLORS

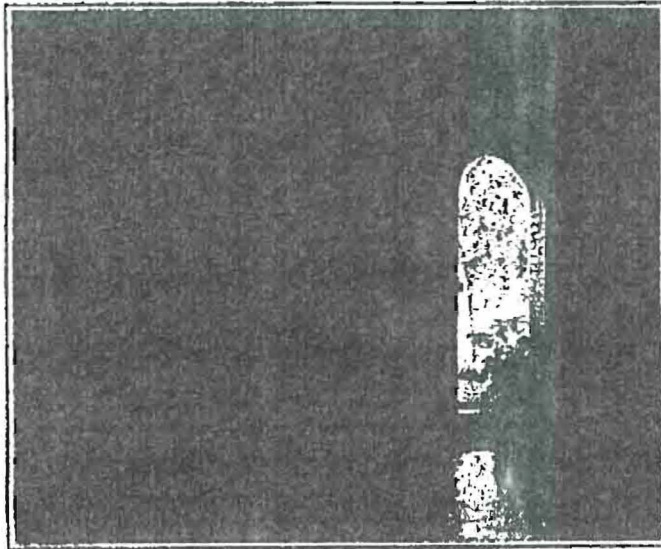


## Concentrated Mortar Color "A" Series

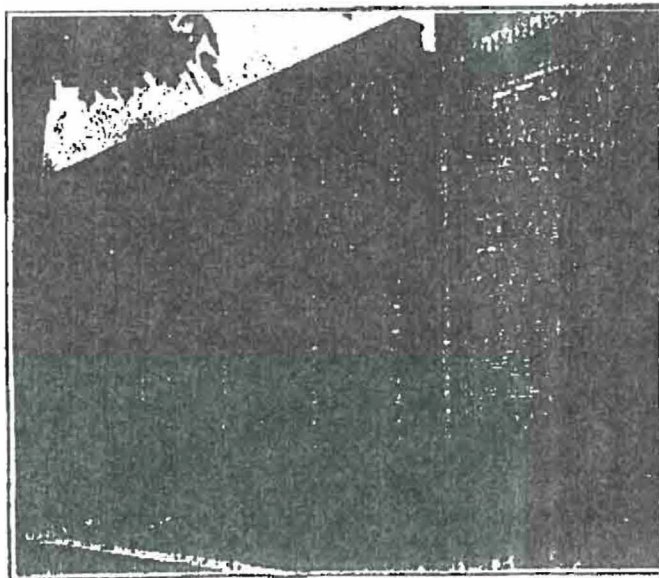
"A" Series colors are full-tone masonry colors of optimum intensity which are formulated to produce pleasing shades that complement or accentuate the wide range of colors found in brick, stone and colored concrete block.

"A" Series colors are shipped in proportioned packages which have been accurately pre-weighed and measured. Each individual package is designated as one "A" Series Color Unit.

The "A" Series mortar colors shown are achieved by the addition of one "A" Series Color Unit to one bag of prepared masonry cement or weight equivalent of portland and lime mortars. Shade variations can occur due to printing limitations, differences in local cements, sand, mix design and workmanship. (See Table No. 1 on back cover.)



Wilson Jones Architects, Inc., St. Louis, MO



Wilson Jones Architects, Inc., St. Louis, MO

## "A" Series Color

10A	[Color swatch]
20A	[Color swatch]
22A	[Color swatch]
25A	[Color swatch]
30A	[Color swatch]
32A	[Color swatch]
33A	[Color swatch]
35A	[Color swatch]
37A	[Color swatch]
40A	[Color swatch]
41A	[Color swatch]
44A	[Color swatch]
45A	[Color swatch]
50A	[Color swatch]
70A	[Color swatch]
80A	[Color swatch]
85A	[Color swatch]
85A	[Color swatch]
92A	[Color swatch]
97A	[Color swatch]

The above "A" series colors represent shades obtained by using SGS Concentrated Mortar Colors with light grey masonry cement and light tan builder's sand.



# Technical Specification Data

**BASIC USE:** SGS Mortar Colors are pure mineral pigments designed to be used with all cementitious material whether it may be a Type N, S, M or O strength masonry cement or portland and lime mixtures. The pre-measured unit concept of SGS colors provides uniform color control with the flexibility of utilizing local masonry and/or portland and lime cements to achieve the proper strength and mix design for brick, block, stucco or stone unit construction. Since 18-20% of the visual surface of the average brick wall is mortar, the proper selection and use of an appropriate mortar color will dramatically enhance the visual impact and beauty of the masonry wall.

**COMPOSITION AND MATERIALS:** SGS colors are products of pure natural and/or synthetic iron oxides which are finely milled (95-99% minus 325 mesh) and blended under strict quality control procedures producing uniform and consistently strong tinting strength colors. Each SGS color exceeds the requirements set forth by ASTM C-979 "Pigments for integrally Colored Concrete." SGS colors are each inert, stable to atmospheric conditions, sunfast, weather resistant, alkali resistant, water insoluble, and free of fillers and extenders. All SGS colors comply with ASTM 979 for integrally colored mortar.

**SPECIFICATION PROCEDURES:** As detailed in Table No. 1, select the proper ASTM C-270 masonry mix design of Type N, S, M or O compressive strength for the masonry unit construction. Then, depending upon the masonry mix design, select the appropriate SGS color and specify the number of "A" Series Color Units to be added to the mortar mix.

**PACKAGING:** All SGS Concentrated Mortar Colors are packaged in sealed unit

bags, ranging from one pound to seven pounds. An "A" Series color case contains six unit bags. An "A" Series case of color can lay approximately 900 standard size brick using a 3/8" mortar joint.

**COLOR RANGE:** In addition to the SGS standard "A" Series colors shown, SGS Combination Series colors have been developed to expand the SGS color spectrum. This offers precise color tones that are needed to complement or accentuate the broad range of color shades found in brick, stone or colored block. The SGS Color Laboratory is also available to assist in custom color matching or developing special color tones to fit your color requirements.

**MIXING PROCEDURES:** Mortar shall be mixed in a power mixer for not less than five minutes or until a uniform color is obtained. Any change in proportioning the amount of color to cement and/or the type of cement or sand used can result in a variation of color tone in the finished work. Request SGS Spec-Data 4p Mortar and SMM-1-82 Data Sheets for complete mixing instructions.

**AVAILABILITY:** SGS colors are readily available from stocks carried by an extensive network of building material dealers throughout the United States and Canada. Our dealers are also backed by reliable 24 hour factory services in processing and shipment of orders, which in the combination of using locally available cements can further minimize shortages and costs. SGS has local sales representatives covering each state within the continental United States. For names of local dealers, distributors and sales representatives, contact Solomon Grind-Chem Service, Inc. direct at (217) 522-3122 or U.S. WATS 1-800-824-0261.

**COST:** Retail costs for SGS colors are established by stocking or distributing building material dealers only. Furthermore, the cost for colored masonry is determined by the color and color shade desired.

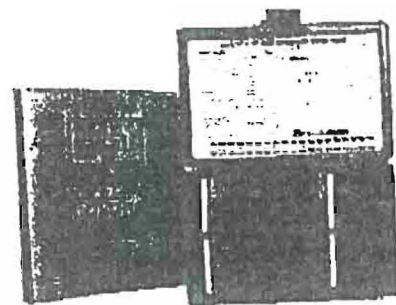
**LIMIT OF WARRANTY & LIABILITY:** Solomon Grind-Chem Service, Inc. warrants that their product conforms to the description and standards as stated on the product packaging (specific product literature). If properly mixed and applied, SGS warrants the concentrated mortar color to be uniform, limeproof and sunfast.

The exclusive remedy of the user or buyer and the limit of the liability of this company shall be the purchase price paid by the user or buyer for the quantity of the SGS product involved.

**MASONRY CLEANING:** In the event that cleaning is required to remove stains and efflorescence, the films may be removed by using an acid based detergent. Avoid using hydrochloric (muriatic) acid. Use a commercially prepared "proprietary cleaner" following the directions for the weakest solution recommended by the manufacturer. Request SGS Spec-Data 4p Mortar Data Sheet for complete cleaning instructions.

**SAMPLES:** Color pigment samples are available for constructing job mock-up panels. Contact your local SGS building materials dealer, or Solomon Grind-Chem Service, Inc. direct at (217) 522-3112 or U.S. WATS 1-800-824-0261.

**SGS MORTAR COLOR KIT AND CATALOG:** Samples of SGS standard mortar colors are available in convenient mortar color channels. Each channel is an actual representation of the SGS color units mixed with either prepared masonry cement or an equivalent portland and lime mix plus a tan builders sand and water. The shown SGS Mortar and Cement Color Binder contains complete specification and technical information covering the complete line of SGS Mortar and Cement Colors. Available on request.



**Shipping Address:**  
Solomon Grind-Chem Service, Inc.  
Old Waterworks Plant  
Springfield, IL 62702

**Mailing Address:**  
Solomon Grind-Chem Service, Inc.  
P.O. Box 8268  
Springfield, IL 62781  
Phone (217) 522-3112 FAX (217) 522-3148  
U.S. WATS 1-800-824-0261

TABLE NO. 1

ASTM SPECIFICATION FOR MORTAR: Unit Masonry C270 includes the following mortars:	Appropriate number of S-G-S Color units to be added with the mortar mix. "A" Series Color
<b>PREPARED MASONRY CEMENTS (ASTM C91) Types N, S, or M</b> One 70-80 lb. bag masonry cement (ASTM C91, Type 1), plus 3 cu. ft. sand (ASTM C144)	One "A" Unit
<b>PORTLAND CEMENT—LIME MORTARS Type N (750 psi)</b> One 94 lb. bag portland cement (ASTM C150). One 50 lb. bag hydrated lime (ASTM C207), plus six cubic ft. sand (ASTM C144)	Two "A" Units
<b>TYPE S (1800 psi)</b> Two 94 lb. bags portland cement (ASTM C150). One 50 lb. bag hydrated lime (ASTM C207), plus nine cubic ft. sand (ASTM C144) OR One 94 lb. bag portland cement (ASTM C160). Two 70 lb. bags masonry cement type 1 (ASTM C91), plus nine cubic ft. sand (ASTM C144)	Three "A" Units
<b>TYPE M (2500 psi)</b> Two 94 lb. bags portland cement (ASTM C150). 25 lbs. hydrated lime (ASTM C207), plus six cubic ft. sand (ASTM C144) OR One 94 lb. bag portland cement (ASTM C160). One 70 lb. bag type 1 masonry cement (ASTM C91), plus six cubic ft. sand (ASTM C144)	Three "A" Units
<b>TYPE O (350 psi)</b> One 94 lb. bag portland cement (ASTM C150). Two 50 lb. bags hydrated lime (ASTM C207), plus nine cubic ft. sand (ASTM C144)	Three "A" Units



BUILDING PERMIT REPORT

DATE: 7 July/99 ADDRESS: 19 Commercial St CBL: 029 P-032

REASON FOR PERMIT: Signage

BUILDING OWNER: Clay Cove Corp. / Stevens McDuffie

PERMIT APPLICANT: Sign Solutions

USE GROUP \_\_\_\_\_ BOCA 1996 CONSTRUCTION TYPE \_\_\_\_\_

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*34

- \*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. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. 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.
- 8. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 9. 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). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. Guardrails & 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. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. 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. (Section 1018.6)
- 16. 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. (Section 1010.1)
- 17. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

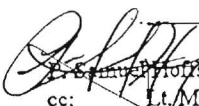
The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)  
 All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provision's of the City's Building Code Chapter 9, Section 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

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) Section 920.3.2.

20. 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. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \* 34. All signage shall be done in accordance with section 3102.0 of The Bldg. Code (The BOCA National Building Code 1996).
35. \_\_\_\_\_
36. \_\_\_\_\_

  
E. E. McFosses, Building Inspector  
cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

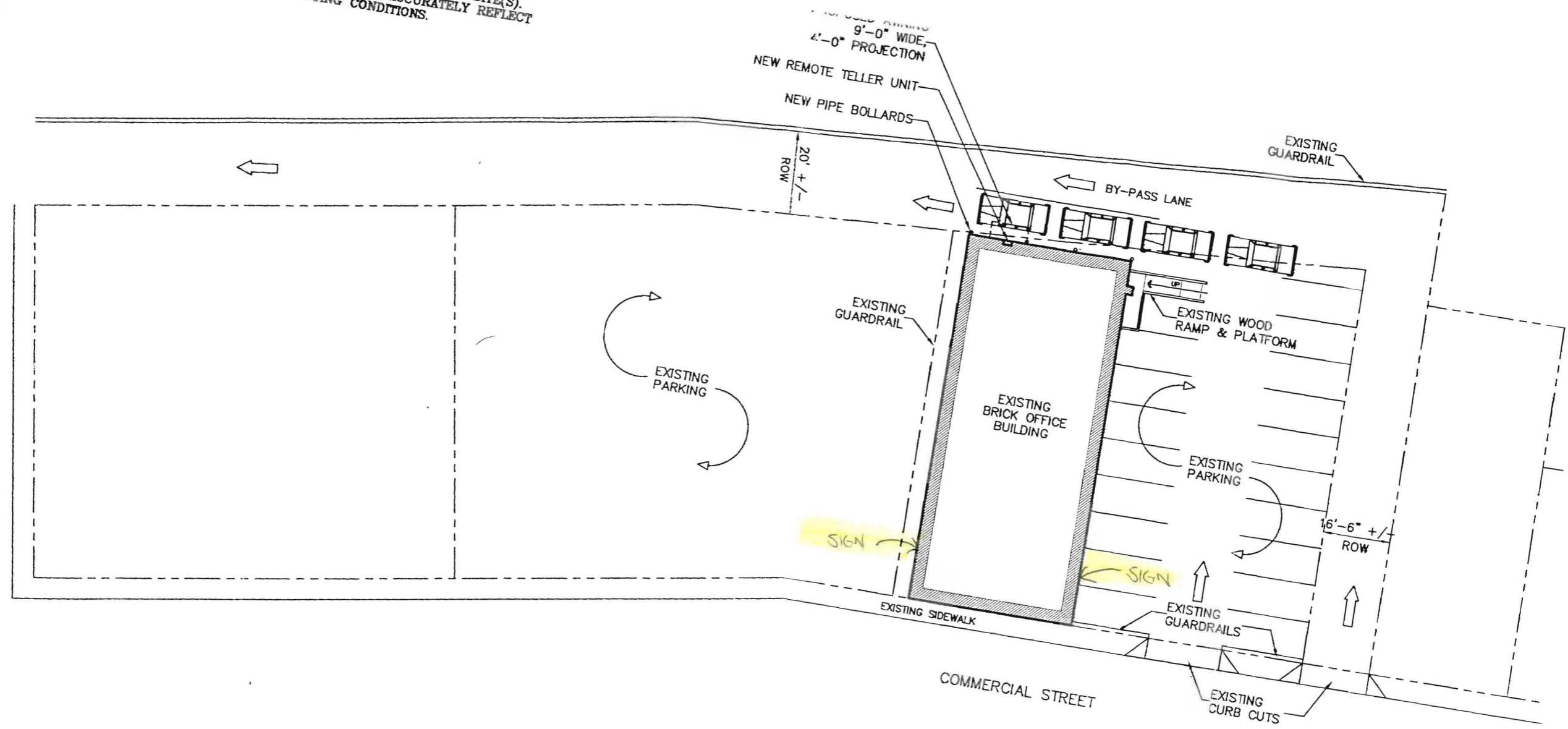
PSH 12-14-91

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

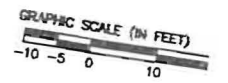


DRAWING IS NOT BASED ON A  
PHYSICAL SURVEY OF THE SITE(S).  
AND MAY NOT ACCURATELY REFLECT  
EXISTING CONDITIONS.

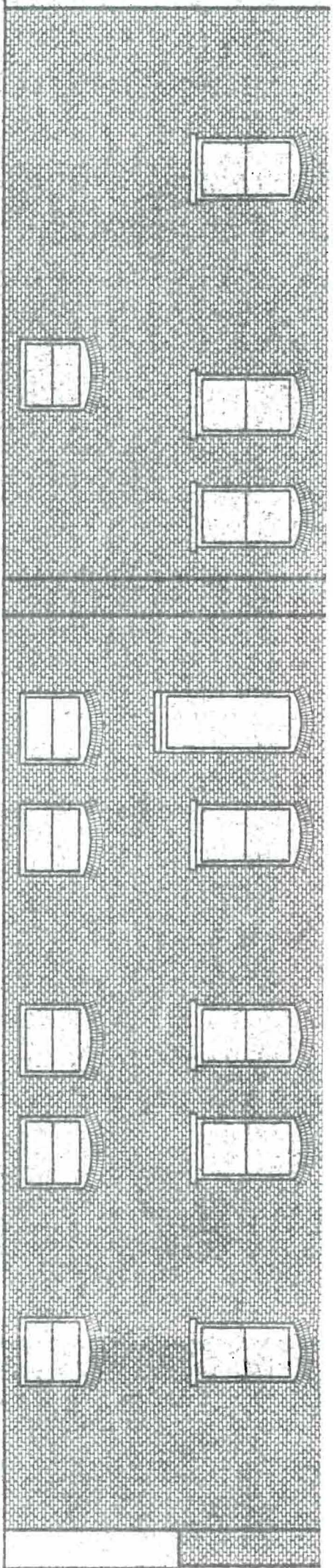
FRANKLIN STREET ARTERIAL



PROPOSED SITE PLAN



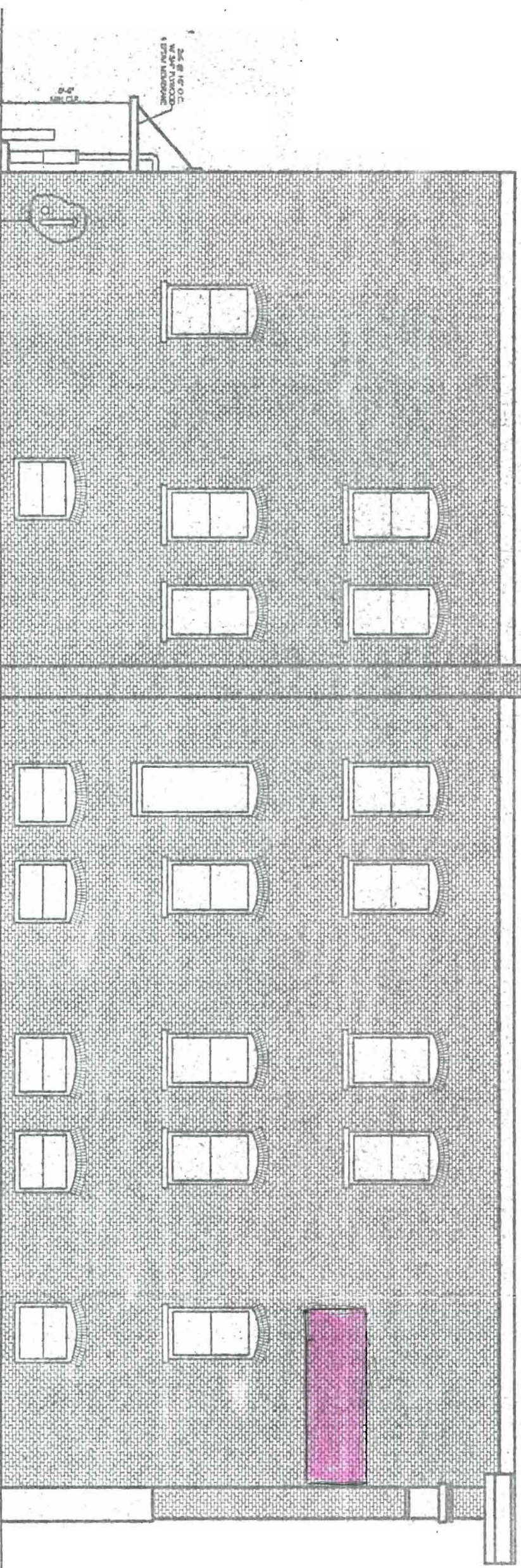




EXISTING ELEVATION

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

891



PROPOSED DRIVE-UP WINDOW ELEVATION

PROPOSED DESIGN  
FOR ALL VIEWS  
JAN 1932