PERMIT ISSUED
SEP 1 8 2001
CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
01-1075	SEP 1 8 2001	030 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
86 Commercial St	Proprietors Of Custom House	5 Eastern Promenade	207-871-1001
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
n/a	n/a	Portland	
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
n/a	n/a		WCZ

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Commercial / Vacant Space; Prior use was a seafood processing & storage.	Commercial / Phase II of building project, new 3 story marine facility. 22,050 G.S.F.		$800,000.00	1

FIRE DEPT: ☑ Approved ☐ Denied
Signature:

INSPECTION: Use Group: F-1/B Type: 5B
BOCA ISSUED PERMIT WITH REQUIREMENTS
Signature:

Proposed Project Description:
Build 3 story marine facility.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied
Signature: Date:

Permit Taken By:	Date Applied For:
gg	08/31/2001

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A exempt	☐ Variance	☑ Not in District or Landmark
☐ Wetland N/A	☐ Miscellaneous	☐ Does Not Require Review
☒ Flood Zone panel 14 A2 - el 10 shown	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☒ Interpretation	☐ Approved
☒ Site Plan	☒ Approved 10/7/99	☐ Approved w/Conditions
Maj ☐ Minor ☒ MM ☐	☐ Denied	☐ Denied
Date: 9/13/01 with Conditions	Date: wait on to Superior Court which upheld the ZBA	Date:

① Flood Hazard Dev. Permit #1999-0001
② Part I Flood Dev. permit
③ Certificate of elev. showing 1st floor elevation of no less than 12 feet

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

01 1076 86 Commercial
1999 0001

All Purpose 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: Custom House Wharf, Portland (off Commercial Street)	
Total Square Footage of Proposed Structure 22,050	Square Footage of Lot Wharf: 51,860 Total Parcel: 146,186

Tax Assessor's Chart, Block & Lot Chart# 30 Block# A Lot# 1&2	Owner: Proprietors of Custom House Wharf, 5 Eastern Prom. Portland, ME 04101	Telephone: 871-1001 Ken Macgowan
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: See Above	Cost Of Work: $800,000 **Fee: $** 2,604.00

Current use: Vacant Space

If the location is currently vacant, what was prior use: Seafood Processing & Storage

Approximately how long ~~has it been vacant~~: removal of prior structure commenced in 1999; Demo-Permit #01-0582 issued 5/30/01; Demolition of Wharf Components & Installation of new

Proposed use: Marine Use Facility ~~Pilings~~ & Wharf Decking Permit #01-0638

Project description: Permit is sought for Phase II of building project: New 3-story marine Facility -- 22,050 G.S.F.

Contractor's name, address & telephone: Presently seeking bids

** Call

Who should we contact when the permit is ready: Ken Macgowan 871-1001; Nick Bull 774-7600

Mailing address: THOMPSON, BULL, FUREY, BASS, & MacCOLL, LLC, PA
120 EXCHANGE STREET
P.O. BOX 447
PORTLAND, MAINE 04112-0447
Phone: 774-7600

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APROVE THIS PERMIT.

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: [signature]	**Date:** August 31, 2001

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

may STILL owe $900.00

See Corbin 774 7600

BUILDING PERMIT REPORT right side

DATE: 14 September 2001 ADDRESS: 86 Commercial St. (End of wharf) CBL: 030-A-001

REASON FOR PERMIT: To Construct 3 Story bldg.

BUILDING OWNER: Proprietors of Custom House wharf

PERMIT APPLICANT: _____ /CONTRACTOR _____

USE GROUP: F-1 - B CONSTRUCTION TYPE: 5A CONSTRUCTION COST: $ 800,000 PERMIT FEES: $ _____

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *11 *13 *19 *23 *24, *27, *28, *29, *30, *31, *33 *34, *35 *36 *38, *39, *40, 22, 1

*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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
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 ½" 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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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 ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 ¼" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
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 ¾" 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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less then 36".
16. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. 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)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
*19. 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)

20. 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 920.3.2 (BOCA National Building Code/1999), 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**
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. 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/1999)
25. 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".
26. 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.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical** (min. 72 hours notice) **and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
38. This project shall require Special Inspection as per section 1205.7 of the bld. Code (See attached)
39. State Fire marshal's office is required for this project.
40. Penetration shall comply with section 714.4.

P. Samuel Hoffses, Building Inspector

Cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE $50.00**

Applicant: Kenneth MacGowan Date: 9/13/01

Address: 47 Custom House Wharf C-B-L: 30-A-001
(86 Commercial St)

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - WCZ

Interior or corner lot - on A pier. 50'x147' =

Proposed Use/Work - construct 3 story marine facility 22,050#

Sewage Disposal - Private Sewer

Lot Street Frontage - None

Front Yard - None req - minimum setback from pier line is 5ft
Rear Yard - 8ft is shown at
Side Yard - closest pt

Projections - balconies

Width of Lot - N/A

Height - 35' MAX 32'0" shown - OK condition

Lot Area - No min

Lot Coverage/ Impervious Surface - 100% Allowed

Area per Family - N/A

Off-street Parking - 15 see reverse OK
~~2~~ spaces - shown - 20 required - stacked parking approved by Plan Bd

Loading Bays - 3 ~~2~~ Loading Bays

Site Plan - minor #1999-0001

Shoreland Zoning/ Stream Protection → exempt from setbacks (Z# A

Flood Plains - panel 14 - A2 el 10 - requires 1st floor elevation of 12'

① Flood hazard Develop. permit
② Part 1 Permit
③ Certificate of elevation

No Discharge into Harbor.

230051-0014B
7/17/96

NOTES: N.H. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

X — Complete construction documents *(107.5, 107.6, 107.7)*

X — Signed/sealed construction documents *(107.7, 114.1)*

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

N/A — Single Use Group

V — Mixed Use Groups

X OK — Specific occupancy areas *(302.1.1)*

~~N/A~~ — Accessory areas *(302.1.2)*

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area *(Table 503)*	100%
% Reduction for height *(Table 506.4)*	- 20%
% Increase for open perimeter *(506.2)*	+ 150%
% Increase for automatic sprinklers *(506.3)*	+ ~~100~~%
Total percentage factor	= 330%
Conversion factor	330/100 = 3.3
	(Total percentage factor/100%)

Fire boat

Open perimeter *(506.2)*: ~~50~~ 0' North; 147' East; 50' South; 147' West

Open perim. 394 ft. Perimeter 394 ft.

% Open perimeter = 394/394 x = 100%
(Open perim./perim.) x 100%

% Tab. area increase = 2x * 75 = 150%
(506.2) *2x(% Open perim. -25%)*

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area _____ ft.^{2} Actual building height _____ feet _____ stories

Adjusted floor area* _____ ft.^{2} Allowable building height _____ feet _____ stories

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

…able 503, identify the allowable height and area of each of the separated use groups within the building. Construction … that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and …able heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height (Table 503)
1	F-1	7350 ft²	2227.2 ft²	11.6' ft 1 stories	30' ft 2 stories
2	B	7350 ft²	2227.2 ft²	11.6' ft 1 stories	40' ft 3 stories
3	B	7350 ft²	2227.2 ft²	11.6" ft 1 stories	40' ft 3' stories
		ft²	ft²	ft stories	ft stories
		ft²	ft²	ft stories	ft stories
		ft²	ft²	ft stories	ft stories
		ft²	ft²	ft stories	ft stories

*Adjusted floor area = actual floor area/conversion factor

$$\sum \frac{\text{Adjusted floor area*}}{\text{Allowable area (Table 503)}} = \frac{2227.2}{7350} + \frac{2227.}{7350} + \frac{2227.}{7350} + \_\_\_ = \frac{6681.6}{22050} <= 1.00 \quad 3030$$

Permitted types of construction 5B Type of construction assumed for review (602.3) 5B

UNLIMITED AREA ONE-STORY BUILDINGS

N/A Use group classification *(507.1)*

___ Building height (story, feet) *(507.1)*

___ Type of construction *(507.1)*

___ Automatic sprinkler system *(507.1, 904.11)*

___ School buildings *(507.1.1)*

___ High-hazard use groups *(507.1.2)*

___ Exterior walls *(507.2)*

MEZZANINES

___ Area limitation *(505.2)*

___ Egress *(505.3)*

___ Openness *(505.4)*

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

N/A Tenant separations *(402.4)*

___ Egress *(402.5)*

___ Mall width *(402.6)*

___ Structural elements *(402.7)*

___ Roof coverings *(402.8)*

___ A-1, A-2 occupancy *(402.9)*

___ Automatic sprinkler system *(402.10)*

___ Standpipes *(402.11)*

___ Fire department access *(402.12)*

___ Kiosk requirements *(402.14)*

___ Parking structures *(402.15)*

HIGH-RISE BUILDINGS

N/A Automatic sprinkler system *(403.2)*

___ Alternative sprinkler modifications *(403.3)*

___ Automatic fire detection *(403.4)*

___ Voice/alarm signaling systems *(403.5)*

___ Fire department communication *(403.6)*

___ Fire command station *(403.7)*

___ Elevators *(403.8)*

___ Standby systems *(403.9)*

___ Stairway doors *(403.10)*

ATRIUMS

- N/A — Automatic sprinkler system *(404.2)*
- Occupancy *(404.3)*
- Smoke control *(404.4)*
- Enclosure *(404.5)*
- Fire alarm system *(404.6)*
- Travel distance *(404.7)*

OTHER SPECIAL USE AND OCCUPANCY

- N/A — Underground structures *(405.0)*
- Open parking structures *(406.0)*
- N/A — Private garages *(407.0)*
- Public garages *(408.0)*
- Use Group I-2 *(409.0)*
- Use Group I-3 *(410.0)*
- Stages and platforms *(412.0)*
- Special amusement buildings *(413.0)*
- HPM facilities *(416.0)*
- Hazardous materials *(307.8, 417.0)*
- Use Groups H-1, H-2, H-3 and H-4 *(418.0)*
- Swimming pools *(421.0)*

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in ☐ indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY *(603.0, 604.0, 605.0, 606.0)*

- 0 — Exterior walls
- 2 — Interior elements
- 0 — Roof

CONSTRUCTION DOCUMENTS *(703.0)*

- ✓ — Fire tests *(704.0)*

EXTERIOR WALLS *(507.2, 705.0, 716.5)*

	North	East	South	West
Fire separation distance	50'+	50'+	50'+	50'+
Loadbearing	☒ 0	☐	☐	☐
Nonloadbearing	☒ 0	☐	☐	☐

- ☐ — Exterior opening protectives *(705.3, 706.0)*
- ☐ — Parapet walls *(705.6)*

FIRE SEPARATION ASSEMBLIES

- ☒ 1 — 1Hr — Exit enclosures *(709.0, 710.0, 1014.11)*
- ☒ 1 — Other shafts *(709.0, 710.0)*
- ☒ 3 — 2Hrs — Mixed use and fire area separations *(313.1.2)* Complete Fire Sep.
- ☒ 0 — 1 — Other separation assemblies *(302.1.1, Table 602)*

FIRE PARTITIONS

- ☐ — Exit access corridors *(711.0, 1011.4)*
- ☒ 0 — 2Hr — Tenant separations *(711.0)*
- ☐ — NA — Dwelling unit separations *(711.0)*
- ☐ — NA — Guestroom separations *(711.0)*

OTHER FIRERESISTANT CONSTRUCTION

- ☐ — 2Hr. — Fire and party walls *(707.0 and Table 707.1)*
- ☐ — NA — Smoke barriers *(712.0)*
- ☒ 0 — 0 — Nonloadbearing partitions *(Table 602)*
- ☒ 0 — 0 — Interior loadbearing walls, columns, girders, trusses *(716.0)*
- ☒ 2 — 2 — Supporting construction *(716.0)*
- ☒ 2 — 2 — Floor construction *(713.0, 1006.3.1)*
- ☒ 0 — 0 — Roof construction *(713.0, 715.0)*
- ✓ — Penetrations *(714.0)*
- ✓ — Opening protectives *(717.0, 719.0, 720.0)*
- ✓ — Fire dampers *(718.0)*
- ✓ — Fireblocking/draftstopping *(721.0)*
- ✓ — Thermal and sound-insulating materials *(723.0)*

INTERIOR FINISHES (Chapter 8)

Smoke development *(803.3.2)*

Flame spread *(803.4)*

Floor finish *(805.0, 806.0)*

FIRE PROTECTION SYSTEMS (Chapter 9)

FIRE SUPPRESSION SYSTEMS (Where required)

NA Assembly (A-1, A-3, A-4) *(904.2)*

Assembly (A-2) *(904.3)*

Educational (E) *(904.4)*

High-hazard (H) *(904.5)*

Institutional (I) *(904.6)*

Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) *(904.7)*

will be sprinkled

NA Residential (R-1) *(904.8)*

NA Residential (R-2) *(904.9)*

Windowless story *(904.10)*

Specific occupancy areas *(302.1.1, 904.11)*

Covered mall buildings *(402.10)*

High-rise buildings *(403.2)*

Atriums *(404.2)*

Underground structures *(405.3)*

Public garages *(408.3.1)*

Sound stages *(411.7)*

Stages and enclosed platforms *(412.6)*

Special amusement buildings *(413.4)*

HPM facilities *(416.4)*

Paint spray booths and storage rooms *(419.3)*

Unlimited area buildings *(507.1)*

Exit lobbies *(1020.3)*

Drying rooms *(2806.4)*

Waste- and linen-chutes/termination rooms *(2807.6)*

Refuse vaults *(2808.4)*

FIRE SPRINKLER SYSTEMS

NFPA 13 system *(906.2.1)*

NFPA 13R system *(906.2.2)*

NA NFPA 13D system *(906.2.3)*

Design *(906.3)*

Actuation *(906.4)*

Sprinkler alarms *(906.5)*

Sprinkler riser *(906.7)*

LIMITED AREA SPRINKLER SYSTEMS

NA Where permitted *(907.2)*

Design *(907.3)*

Actuation *(907.4)*

Standpipe connection *(907.6)*

Domestic supply *(907.6.1)*

Cross connection *(907.6.2)*

Shutoff valve *(907.6.3)*

OTHER SUPPRESSION SYSTEMS

OK Water-spray fixed systems *(908.0)*

NA Carbon dioxide extinguishing systems *(909.0)*

Dry-chemical extinguishing systems *(910.0)*

Foam-extinguishing systems *(911.0)*

Halogenated extinguishing systems *(912.0)*

Clean agent fire extinguishing systems *(913.0)*

Wet-chemical range hood extinguishing systems *(914.0)*

STANDPIPE SYSTEMS

N/A Building height *(915.2.1)*

Building area *(915.2.2)*

Malls *(915.2.3)*

Stages *(915.2.4)*

Approved system *(915.3, 915.3.1)*

Piping design *(915.4)*

Water supply *(915.5)*

Control valves *(915.6)*

Hose connection *(915.7)*

FIRE DEPARTMENT CONNECTIONS

✓ Required *(916.1)*

Connections *(916.2)*

YARD HYDRANTS

Fire hydrants *(917.1)*

FIRE ALARM SYSTEMS

N/A Approval *(918.3)*

Assembly (A-4), Educational (E) *(918.4.1)*

Business (B)*(918.4.2)*

High-hazard (H) *(918.4.3)*

Institutional (I) *(918.4.4)*

Residential (R-1) *(918.4.5)*

Residential (R-2) *(918.4.6)*

Location/details *(918.5)*

Power supply/wiring *(918.6, 918.7)*

Alarm-notification appliances *(918.8)*

Voice/alarm signaling system *(918.9)*

AUTOMATIC FIRE DETECTION SYSTE

Approval *(919.3)*

Institutional (I) *(919.4.1* 4.2, 919

Residential (R-1) *(919*

Sprinklered buildings *(919.5)*

Zones *(919.6)*

SINGLE- AND MULTIPLE-STATION S DETECTORS

N/A Residential (R-1) *(9*

Residential (R-2, R

Institutional (I-1) *(9*

Interconnection *(9*

Battery backup *(9*

FIRE EXTINGUISHERS

Approval *(921.1)*

Required *(921.2*

SMOKE CONTROL SYSTEMS

N/A Passive syste

Mechanical sy

Smoke remov

Activation *(92*

Standby pow

SMOKE AND HEAT VENTS

Size and sp

SUPERVISION

N/A Fire suppr

Fire alarm

OCCUPANT NEEDS (Chapters 10, 11, 12)

MEANS OF EGRESS (Chapter 10)

OCCUPANT LO[...]0 and Table 1008.1.2)

Location	Fl[...] Ar[...]	Occt. load	Other occt. loads	Total
	OK			
	Fig 7.			
	2			

ac

essior

syster

CAPACITY OF EGRESS COMPONENTS
(1009.0 and Table 1009.2)

Egress width (inch/occupant)

Stairways ______

Doors/ramps/corridors ______

CAPACITY

Location	Stairways	Doors/ramps corridors
2		

NUMBER OF EXITS *(1010.0)*

Location	Required	Shown
2	2	2

MEANS OF EGRESS (continued)

- OK — General limitations *(1005.0)*
- OK — Air movement in egress elements *(1005.7)*
- OK — Types and location of egress *(1006.0)*
- OK — Exit access travel distance *(1006.5 and Table 1006.5)*
- OK — Accessible means of egress *(1007.0)*
- ____ — Emergency escape *(1010.4)*
- ____ — Exit access passageways and corridors *(1011.0)*
- ____ — Aisles and accessways *(1012.0)*
- NA — Grandstands *(1013.0)*
- OK — Interior stairways *(1014.1 - 1014.11)*
- NA — Exterior stairways *(1014.1 - 1014.10, 1014.12)*
- NA — Smokeproof enclosures *(1015.0)*
- NA — Ramps *(1016.0)*
- OK — Means of egress doorways *(1017.0)*
- OK — Number of doorways *(1017.2)*
- OK — Size of doors *(1017.3)*
- OK — Door hardware *(1017.4)*
- NA — Revolving doors *(1018.0)*
- NA — Horizontal exits *(1019.0)*
- OK — Level of exit discharge passageway *(1020.0)*
- OK — Guards *(1021.0)*
- OK — Handrails *(1022.0)*
- OK — Exit signs and lights *(1023.0)*
- OK — Means of egress lighting *(1024.0)*
- NA — Access to roof *(1027.0)*

ACCESSIBILITY (Chapter 11)

STATE approved

- ____ — Required *(1103.0)*
- ____ — Accessible route *(1104.0)*
- ____ — Parking facilities *(1105.0)*
- ____ — Accessible entrances *(1106.0)*
- ____ — Special use groups *(1107.0)*
- ____ — Features and facilities *(1108.0)*

INTERIOR ENVIRONMENT (Chapter 12)

- OK — Room dimensions *(1204.0)*
- ____ — Roof spaces *(1210.1, 1211.2)*
- NA — Crawl spaces *(1210.2, 1211.1)*
- NA — Air-borne noise (STC) *(1214.2)*
- NA — Structure-borne sound (IIC) *(1214.3)*
- OK — Ratproofing *(1215.0)*

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

- OK — Performance requirements *(1403.0)*
- OK — Wall sidings and veneers *(1404.0, 1405.0)*
- OK — Combustible material restrictions *(1406.0)*

ROOFS AND ROOF STRUCTURES (Chapter 15)

OK — Performance requirements *(1505.0)*

OK — Fire classification *(1506.0)*

OK — Steep-slope roof coverings *(1507.4)*

NA — Low-slope roof coverings *(1507.5)*

OK — Flashing *(1508.0)*

N/A — Roof structures *(1510.0)*

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL LOADS (Chapter 16)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS *(1603.1)*

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
OK	See Structural Engineers (David Leasure PE #1725

Live load reduction *(1603.2, 1606.7)*

Roof live loads *(1603.3, 1607.0)*

Roof snow loads *(1603.4, 1608.0)*

Ground snow load, P_g *(1608.3)*

If P_g > 10 psf, flat-roof snow load, P_f *(1608.4)*

If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.4)*

Sloped roof snowload, P_s *(1608.5)*

If P_g > 10 psf, snow load importance factor, *I (Table 1609.5)*

Wind loads *(1603.5, 1609.0)*

Basic wind speed *(1609.3)*

Wind exposure category *(1609.4)*

Wind importance factor, *I (Table 1609.5)*

Wind design pressure, *P (1609.7)*

Earthquake loads *(1603.6, 1610.0)*

Peak velocity-related acceleration, A_v *(1610.1.3)*

Peak acceleration, A_a *(1610.1.3)*

Seismic hazard exposure group *(1610.1.5)*

Seismic performance category *(1610.1.7)*

Soil-profile type *(Table 1610.3.1)*

Basic structural system and seismic-resisting system *(Table 1610.3.3)*

Response modification factor, *R*, and deflection amplification factor, C_d *(Table 1610.3.3)*

Analysis procedure *(1610.4, 1610.5)*

Other loads

Attic load *(1606.2.2, 1606.2.3)*

Partition loads *(1606.2.4)*

Concentrated loads *(1606.3)*

Impact loads *(1606.6)*

Misc. loads (*1606.4, 1606.8, 1606.9, 1607.5, 1612.0)*

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members *(107.7)*

Signed/sealed *(107.7, 114.1)*

Deflection limits considered *(1604.5)*

STRUCTURAL DESIGN CALCULATIONS (continued)

OK — Unbalanced snow loads considered *(1608.6)*

Drift snow loads considered *(1608.7)*

Sliding snow loads considered *(1608.8)*

Internal pressure effects considered *(1609.7, 1609.8)*

Components and cladding effects considered *(1609.8)*

Load combinations considered *(1613.1)*

MATERIAL PERFORMANCE (Chapter 17)

OK — Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No._____

See Note — Owner's special inspection program specified *(1705.0)*

OK — Prefabricated items *(1705.2)*

OK — Steel construction *(1705.3)*

OK — Concrete construction *(1705.4)*

NA — Masonry construction *(1705.5)*

OK — Wood construction (1705.6)

NA — Prepared fill and foundations *(1705.7, 1705.8, 1705.9)*

OK — Fireresistive materials *(1705.12)*

NA — EIFS, wall panels and veneers *(1705.10, 1705.13)*

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

Piers — Soil type *(1611.0, 1802.1, 1804.1)*

Bearing value *(1611.0, 1802.1, 1804.1)*

Soil report *(1802.1, 1804.1)*

Prepared fill *(1804.1.1)*

Footings *(1806.0 - 1811.0)*

Foundations *(1814.0 - 1824.0)*

Foundation walls *(1611.0, 1812.0)*

Waterproofing/dampproofing *(1813.0)*

Retaining walls *(1611.0, 1825.0)*

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

OK — Plain, reinforced and prestressed concrete design/construction standard specified *(1901.1, 1903.1.1)*

OK — Minimum slab requirements *(1905.1)*

Minimum concrete strength *(Table 1907.1.2[1])*

Cold-weather and hot-weather curing specified *(1908.9, 1908.10)*

MASONRY (Chapter 21)

NA — Engineered masonry design/construction standard specified *(2101.1.1)*

Empirical masonry design *(2101.1.2)*

Construction materials *(2104.0)*

Mortar type *(2104.7)*

Cold-weather and hot-weather construction specified *(2111.3, 2111.4)*

Fireplaces and chimneys *(2103.2, 2113.0 - 2117.0)*

Glass block *(2118.0)*

STEEL (Chapter 22)

OK — Structural steel design/construction standard specified *(2203.1, 2203.2)*

Shop drawing preparation specified *(2203.4)*

Open-web steel joist design/construction standard specified *(2205.1)*

Formed steel design/construction standard specified *(2206.1)*

Formed steel member identification *(2206.6)*

See design by Structural Eng

WOOD (Chapter 23)

David Leasure PE #1720

OK — Installation inspections *(2301.2)*

Design/construction standard specified *(2303.1)*

Grade mark specified *(2303.1.1)*

HEAVY TIMBER CONSTRUCTION

Minimum dimensions *(605.1, 2304.0)*

Design/construction standard specified *(2304.1)*

WOOD FRAME CONSTRUCTION

Fastening and construction details *(2305.0, Table 2305.2)*

Wind bracing design required *(2305.7)*

Seismic bracing *(2305.8)*

Foundation anchorage *(2305.17)*

Wood structural panels *(2307.0)*

Particleboard *(2308.0)*

Fiberboard *(2309.0)*

Fireretardant-treated wood *(2310.0)*

Decay and termite protection *(2311.0)*

Joist hangers *(2312.0)*

Prefabricated components *(2313.1, 2313*

Metal-plate-connected trusses *(2313.3.1 2313.3.2)*

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

NA — Skylights *(2404.0)*

SG — Safety glazing *(2405.0, 2406.0, 2407.0)*

GYPSUM BOARD AND PLASTER (Chapter 25)

✓ — Gypsum board materials *(2503.0, Table 2503.2, Table 2503.3)*

NA — Plaster *(2504.0, 2505.0, 2506.0)*

PLASTIC (Chapter 26)

NA — Approved materials *(2601.2)*

Identification *(2601.4)*

Interior trim *(2603.7)*

Alternative approval *(2603.8)*

FOAM PLASTIC *(2603.0)*

NA — Labeling *(2603.2)*

Surface-burning characteristics *(2603.3)*

Thermal barrier *(2603.4)*

Exterior walls *(2603.5, 2603.6)*

LIGHT-TRANSMITTING PLASTIC *(2603.5, 2604.0)*

NA — Diffusing systems *(2604.5)*

NA — Wall panels *(2605.0)*

____ Unprotected openings *(2606.0)*

____ Roof panels *(2607.0)*

____ Skylight glazing *(2608.0)*

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

NA — Waste- and linen-handling systems *(2807.0)*

NA — Refuse vaults *(2808.0)*

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

OK — Construction standard specified *(3001.2)*

OK — Elevator emergency operation *(3006.2)*

OK — Hoistway enclosure *(3007.1)*

____ Venting *(3007.3 - 3007.6)*

____ Opening protectives *(3008.2)*

____ Conveyors and escalators *(3010.0, 3011.0)*

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

NA — Membrane structures *(3103.0)*

OK — Flood-resistant construction *(3107.0)*

NA — Towers *(3108.0)*

PEDESTRIAN WALKWAYS *(3106.0)*

NA — Construction and use *(3106.1 - 3106.3)*

____ Separation *(3106.4)*

____ Local approval *(3106.5)*

____ Egress and size *(3106.6 - 3106.8)*

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

NA — General requirements *(3402.0)*

____ Structural loads *(1614.0, 3402.5)*

____ Accessibility *(1110.0, 3402.7)*

____ Additions/alterations *(3403.0, 3404.0)*

____ Change of occupancy *(1110.3, 3405.0)*

____ Compliance alternative evaluation *(3408.0)*

BUILDING EVALUATION SUMMARY *(Table 3408.7)*

Existing use group ____ Proposed use group ____

Year building was constructed ____ Number of stories ____ Height in feet ____

Type of construction ____ Area per floor ____

Percentage of open perimeter ____ % Percentage of height reduction ____ %

Completely suppressed: Yes ____ No ____ Corridor wall rating ____

Compartmentation: Yes ____ No ____ Required door closers: Yes ____ No ____

Fireresistance rating of vertical opening enclosures ____

Type of HVAC system ____, serving number of floors ____

BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes _____ No _____, type and location _____
Fire alarm system: Yes _____ No _____, type _____
Smoke control: Yes _____ No _____, type _____
Adequate exit routes: Yes _____ No _____ Dead ends: Yes _____ No _____
Maximum exit access travel distance _____ Elevator controls: Yes _____ No _____
Means of egress emergency lighting: Yes _____ No _____ Mixed use groups: Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		+ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE *(Table 3408.9)*

Formula	Table 3408.7		Table 3408.8		Score	Pass	Fail
FS-MFS ≥ 0	_____ (FS)	-	_____ (MFS)	=	_____	_____	_____
ME-MME ≥ 0	_____ (ME)	-	_____ (MME)	=	_____	_____	_____
GS-MGS ≥ 0	_____ (GS)	-	_____ (MGS)	=	_____	_____	_____

FS = Fire Safety
ME = Means of Egress
GS = General Safety
MFS = Mandatory Fire Safety
MME = Mandatory Means of Egress
MGS = Mandatory General Safety

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

1999-0001
Application I. D. Number

The Proprietors of Custom Hous
Applicant

01/04/1999
Application Date

5 Eastern Prom, Portland, ME 04101
Applicant's Mailing Address

Custom House Wharf
Project Name/Description

Kenneth MacGowan
Consultant/Agent

47 - 47 Custom House Wharf, 86 Commercial St
Address of Proposed Site

Agent Ph: 207 774-7600 **Agent Fax: 207 772-1039**
Applicant or Agent Daytime Telephone, Fax

030 A001
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) **Demo/Reconstruct**

7,350
Proposed Building square Feet or # of Units

Acreage of Site

WCZ
Zoning

Check Review Required:

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

Fees Paid: Site Plan **$400.00** Subdivision Engineer Review **$381.16** Date **06/05/2001**

Planning Approval Status:

Reviewer **William B. Needelman**

☐ **Approved**
☑ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date **09/28/1999** Approval Expiration **09/28/2000** Extension to **09/28/2001** ☑ Additional Sheets Attached

☑ OK to Issue Building Permit **William B. Needelman** (signature) **06/22/2001** (date)

Performance Guarantee ☑ **Required*** ☐ **Not Required**

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

☑ Performance Guarantee Accepted	**06/21/2001** date	**$19,058.00** amount	**06/15/2003** expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issue	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	expiration date
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released	date	signature	

CITY OF PORTLAND, MAINE
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Approval Conditions of Planning

1 New lighting fixture "c" required with full cut-off

Approval Conditions of Fire

1 No parking will be allowed on the main travel lane of the Custom House Wharf.

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Proposed Building square Feet or # of Units

Acreage of Site

WCZ
Zoning

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☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan **$400.00** Subdivision Engineer Review **$381.16** Date: **06/05/2001**

Insp Approval Status:

Reviewer **Marge Schmuckal**

☐ **Approved** ☑ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date **09/13/2001** Approval Expiration **09/13/2002** Extension to ☑ Additional Sheets Attached

☑ Condition Compliance **Marge Schmuckal** signature **09/13/2001** date

Performance Guarantee ☑ **Required*** ☐ **Not Required**

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

☑ Performance Guarantee Accepted	**06/21/2001** date	**$19,058.00** amount	**06/15/2003** expiration date
☐ Inspection Fee Paid	date	amount	
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030 A001
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Approval Conditions of Planning

1 New lighting fixture "c" required with full cut-off

Approval Conditions of Insp

1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

2 Tenant fit-up permits are required prior to occupancy of the 2nd and 3rd floors. ALL USES SHALL COMPLY WITH THE WATERFRONT CENTRAL ZONE.

3 There shall be no overboard discharge into the water without written approvals from DEP.

4 All of the attached Floodplain forms shall be appropriately filled out, signed and returned prior to the issuance of any certificates of ocupancy. REMINDER: The first floor elevation shall not be less than 12 feet.

5 The building height elevation is 32' 10". Because this is close to the maximum allowed height of 35 feet, it will be necessary to request a verification of the building height at the time the roof is framed up. Verification is required by an independent professional in this field.

Approval Conditions of Fire

1 No parking will be allowed on the main travel lane of the Custom House Wharf.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

October 8, 1999

Bernstein, Shur, Sawyer, & Nelson P.A.
Attn: Gregory Cunningham
100 Middle St., West Tower
P.O. Box 9729
Portland, ME 04104-5029

RE: 47 Custom House Wharf
CBL: 030-A-001
ZONE: WCZ

Dear Attorney Cunningham;

As you know, at its October 7, 1999 meeting, the Board of Appeals 0-6 to deny the overturning of the Zoning Administrator's interpretation regarding the height of the building and parking determinations concerning 47 Custom House Wharf letters dated August 30, 1998 & September 8, 1999 per Sections 14-316(5) & 14-317(8) of the Zoning Ordinance. Enclosed please find a copy's of the Board's decision.

Should you have any questions regarding this matter, please do not hesitate to contact either myself or Nadine Williamson, Office Manager.

Sincerely,

Marge Schmuckal
Zoning Administrator

MS/nbg

Enclosure

CC: Area 1 (Arthur Rowe, David Caddell, Jeannine Bourke)

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

TO: ZONING BOARD OF APPEALS

FROM: MARGE SCHMUCKAL, ZONING ADMINISTRATOR

SUBJECT: 47 CUSTOM HOUSE WHARF - 30-A-1 WCZ ZONE

DATE: OCTOBER 7, 1999

I have recalculated the proposed building height using the same technique I always used per the definitions given in the Zoning Ordinance. It comes out to 32' 6 1/2" which is below the maximum height allowed of 35 feet. I have enclosed a copy of the design of the long side of the structure. The structure only has one side with three small dormers. The dormers are not a major component for the entire roof structure.

In reference to parking and the proposed uses: It is not uncommon for speculation buildings to be built within Portland. It is more the rule. Most developers do not have complete tenant fit-ups prior to City site plan review. This particular structure is proposed for marine industrial uses on the first floor, such as fish processing. Certainly the overhead doors give credence to this proposal. The two upper floors are proposed as marine related offices. There is always a condition of approval on these types of buildings that separate tenant fit-up building permits be applied for prior to any interior work. At that time the zoning uses will be reviewed, along with Building Codes and Fire Codes. If the property owner can not meet the ordinances, a permit will not be issued. If the property owner later claims that they can not fill the building with allowable uses, they may be back to the Board of Appeals on a Use Variance appeal, which is not an easy appeal to be granted.

When figuring parking, it is a common practice to look at each use and determine the number of spaces per each use and add them up. The parking spaces for this building has been determined in this manner. At this time for the office space, there has been no deduction for halls, stairways, or bulk storage areas. The number of required spaces is at the maximum.

The reason that the Waterfront Central Zone allows for only 50% of the normal required parking spaces is that the waterfront is considered very valuable property. Parking and parking lots are a waste of this valuable, prime property. The thought is to encourage the development of the waterfront with working, active (mostly marine related) uses, not just parking lots.

cc: Charlie Lane, Corporation Counsel

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

TO: Bill Needleman. Planning Dept.

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: 47 Custom House Wharf, 30-A-1 - WCZ zone

DATE: August 30, 1999 / revised September 8, 1999

As requested, I have reviewed the plans submitted for this project for new construction. I have determined that the height requirements have been met. Section 14-316 requires a maximum building height of 35 feet in this zone. The definitions provide guidance on the manner to measure building height. For pitched roofs or hip roofs, the vertical measurement is from grade (in this case the top of the pier deck) to "a level midway between the level of the eaves and highest point of the roof (or ridge)." I have always used the grade that is located directly adjacent to the proposed structure since the ordinance does not direct me in any other manner. There is no different definition on how to measure dormers. Singular dormers as shown on the proposed plans do not have an impact on how the ordinance directs me to measure. If this were a full dormer running the length of the building, then it would be appropriate to use the definitions in my approach for measuring. A separate measurement of the proposed dormerson using the same technique as for any other pitched roof, would not put a further impact on this project. The dormers are currently lower than the midway level described for measurement. Using the given ordinance definitions, the measurement for height is 30.5 feet on one elevation and 31.25 feet on a different elevation. The difference in the two elevations is of no real concern to me. Both measurements are well under the maximum required of 35 feet. I attribute the differences to the small scale provided of 1/8 inch. If the differences were between 34 and 35 feet, I would then request a specific detail from the developer to verify what the actual will be. I will be depending on our code enforcement officers for the actual field compliance during construction.

Their proposed parking meets the requirements of the Zoning Ordinance. The WCZ zone only requires parking at 50% of what is normally required for the proposed use groups. 20 parking spaces is required. They are providing 28 spaces. Please note that originally 31 spaces were provided but the Fire Department required that the three spaces shown along the side of the building by the overhead doors need to be removed so that there is room for fire equipment access.

Please note that because this memo documents several determinations, the district City Councilor will be notified so that any concerned constituents can have 30 day right to appeal my decision.

CC: George Campbell, City Councilor
Robert Ganley, City Manager

Joseph Gray, Jr., Director of Planning & Urban Dev.
Mark Adelson, Housing & Neighborhood Services
Alex Jagerman, Chief Planner
Penny Littell, Corporation Counsel
File

MSP - copy

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Proprietors of Custom House Wharf Address: 5 Eastern Promenade

Ph. No: 871-1001

Applicant: owners Address:

Ph. No: N/A

Contractor: Address:

Ph. No:

LEGAL DESCRIPTION

Is this lot a part of a subdivision? ☐Yes ☒No If yes, give the name of the subdivision and lot number:

Subdivision: Lot #:

Tax Map: 30 - A - Lot #: 001

Address: 86 Commercial St / 47 Custom House Wharf
Street/Road Name

Zip Code: 04101

General explanation of proposed development: 3 Story Marine Building

Estimated value of improvements: $800,000.00

OTHER PERMITS

Are other permits required from State or Federal Jurisdictions? ☐Yes ☒No
If yes, are copies of these permits attached? ☐Yes ☐No ☐Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 &10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)

Date: Submitted ; Fee Paid ; Reviewed by CEO ; Reviewed by Planning Board

Permit # Issued by Date

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): Ocean - Atlantic

☐ V1-30 Zone ☐ VE Zone ☐ AE Zone ☒ A1-30 Zone ☐ A Zone
☐ FRINGE ☐ FLOODWAY (½ width of floodplain in A Zone)

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section.

Cross Section	Base Flood Elevation
Above Site _____	Above Site 10'
Below Site _____	Below Site 10'

Base Flood Elevation (bfe) at the site 10' NGVD [Required for New Construction or Substantial Improvements]

Basis of A Zone bfe determination:
- ☒ From a Federal Agency: ☐ USGS ☐ USDA/NRCS ☐ USACE ☐ Other FEMA
- ☐ From a State Agency: ☐ MDOT ☐ Other _____
- ☐ Established by Professional Land Surveyor
- ☐ Established by Professional Engineer ☐ HEC II ☐ HY 7 ☐ Quick-2 ☐ Other _____
- ☐ Highest Known Water level
- ☐ Other (Explain) _____

VALUE

If the development involves improvements to an existing structure, the **Market Value** of existing structure: $_____

☒ New development or Substantial Improvement ☐ Minor improvement or addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

	Dimensions
☐ 1. Residential Structure	
☐ 1a. New Structure	_____
☐ 1b. And to Structure	_____
☐ 1c. Renovations/other changes	
☒ 2. Non-Residential Structure	
☒ 2a. New structure	50' x 147'
☐ 2b. And to Structure	_____
☐ 2c. Renovations/other changes	
☐ 2d.Floodproofing	
☐ 3. Water Dependent use:	
☐ 3a. Dock	_____
☐ 3b. Pier	_____
☐ 3c. Boat Ramp	_____
☐ 3d. Other	_____
☐ 4. Paving	_____

	Cubic Yards
☐ 5. Filling[1]	_____
☐ 6. Dredging	_____
☐ 7. Excavation	_____
☐ 8. Levee	_____
☐ 9. Drilling	
	Number of Acres
☐ 10. Mining:	_____
☐ 11 . Dam: Water surface to be created	_____
☐ 12. Water Course Alteration	
Detailed description must be attached with copies of all applicable state and federal permits.	
☐ 13. Other: Explain _____	

[1]Certain prohibitions apply in Velocity Zones

Attachment and Site Plan - drawn to scale with north arrow

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.
- For New Construction or Substantial Improvement, also include existing grade elevations done by a Professional Land Surveyor, Architect or Engineer.
- For New Construction or Substantial Improvement, attach statement describing in detail how each applicable development standard in Article VI will be met.

Special Note: Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.
Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. (Article VI §L)

The Applicant Understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner _____ Date _____
signature

or

Authorized Agent _____ Date _____
signature

FLOOD HAZARD DEVELOPMENT PERMIT
PART I
PORTLAND, Maine
(For New Construction or Substantial Improvements)

For New Construction or Substantial Improvement of any structure, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance. Once the lowest floor is established, the permittee must provide an elevation certificate establishing the as built lowest floor elevation. When the Code Enforcement Officer finds the documentation in the Elevation Certificate to be in compliance with the Floodplain Management Ordinance, the Part II Flood Hazard Development Permit shall be issued. The Part II Permit must be issued in order for construction to continue. [*Article V.F.1.*]

A Part I Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of PORTLAND, Maine, for development as defined in said ordinance.

Tax Map: 30-A Lot #: 001
[*Recommended but not required by FPMO*]

Project Description: 3 Story Marine building 50'x 147'
[*Recommended but not required by FPMO*]

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: *Recommended but not required by FPMO* Date: *Recommended but not required by FPMO*
signature

or

Authorized Agent: *Recommended but not required by FPMO* Date: *Recommended but not required by FPMO*
signature

Issued by: *Recommended but not required by FPMO* Date: *Recommended but not required by FPMO*

Permit #: *Recommended but not required by FPMO*

insp copy

complete – SIGN & return

FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

NATIONAL FLOOD INSURANCE PROGRAM
ELEVATION CERTIFICATE

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for the Elevation Certificate is estimated to average 2.25 hours per response. Burden means the time, effort, or financial resources expended by persons to generate, maintain, retain, disclose, or provide information to the Federal Emergency Management Agency (FEMA). You are not required to respond to the collection of information unless a valid OMB control number is displayed in the upper right corner of each form. You may send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472, Paperwork Reduction Project (3067-0077). Do not send completed form(s) to the above address. To obtain or retain benefits under the National Flood Insurance Program (NFIP), you must respond to this collection of information.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR-F).

The Elevation Certificate is required in order to properly rate post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. The Elevation Certificate is not required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt a floodplain management ordinance that specifies minimum requirements for reducing flood losses. One such requirement is that the community obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to comply with this requirement.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent ground elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires July 31, 2002

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

BUILDING OWNER'S NAME: Proprietors of Custom House Wharf

For Insurance Company Use:
Policy Number
Company NAIC Number

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.

CITY | STATE | ZIP CODE

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): 47 Custom House Wharf / 86 Commercial St - 030-A-001

BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.): Marine use

LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ##.##" or ##.#####°)

HORIZONTAL DATUM: ☐ NAD 1927 ☐ NAD 1983

SOURCE: ☐ GPS (Type): ☐ USGS Quad Map ☐ Other:

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER	B2. COUNTY NAME	B3. STATE
City of Portland, ME - 230051	Cumberland	ME

B4. MAP AND PANEL NUMBER	B5. SUFFIX	B6. FIRM INDEX DATE	B7. FIRM PANEL EFFECTIVE/REVISED DATE	B8. FLOOD ZONE(S)	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding)
0014	B	July 17, 86	July 17, 86	AE	10'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe):

B11. Indicate the elevation datum used for the BFE in B9: ☐ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe):

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☐ No
Designation Date:

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.

Datum _____ Conversion/Comments _____

Elevation reference mark used _____ Does the elevation reference mark used appear on the FIRM? ☐ Yes ☐ No

- ☐ a) Top of bottom floor (including basement or enclosure) _____ . ___ ft.(m)
- ☐ b) Top of next higher floor _____ . ___ ft.(m)
- ☐ c) Bottom of lowest horizontal structural member (V zones only) _____ . ___ ft.(m)
- ☐ d) Attached garage (top of slab) _____ . ___ ft.(m)
- ☐ e) Lowest elevation of machinery and/or equipment servicing the building _____ . ___ ft.(m)
- ☐ f) Lowest adjacent grade (LAG) _____ . ___ ft.(m)
- ☐ g) Highest adjacent grade (HAG) _____ . ___ ft.(m)
- ☐ h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade _____
- ☐ i) Total area of all permanent openings (flood vents) in C3h _____ sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME | LICENSE NUMBER

TITLE | COMPANY NAME

ADDRESS | CITY | STATE | ZIP CODE

SIGNATURE | DATE | TELEPHONE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.			Policy Number
CITY	STATE	ZIP CODE	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO and ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E3. *If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.*

E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

E2. The top of the bottom floor (including basement or enclosure) of the building is ☐☐ ft.(m) ☐☐ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade.

E3. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS | CITY | STATE | ZIP CODE

SIGNATURE | DATE | TELEPHONE

COMMENTS

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

G1. ☐ The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: _____.___ ft.(m) Datum: _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____.___ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME | TITLE

COMMUNITY NAME | TELEPHONE

SIGNATURE | DATE

COMMENTS

☐ Check here if attachments

INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information when elevation information is required for Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO. Community officials who are authorized by law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE), a community official, a property owner, or an owner's representative may provide information on this certificate, unless the elevations are intended for use in supporting a LOMA or LOMR-F. Certified elevations must be included if the purpose of completing the Elevation Certificate is to obtain a LOMA or LOMR-F.

In Puerto Rico only, elevations for building information and flood hazard information may be entered in meters.

SECTION A - PROPERTY OWNER INFORMATION

This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and the lot and block number. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home.

A map may be attached to this certificate to show the location of the building on the property. A tax map, FIRM, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of Section F if needed.

If latitude and longitude data are available, enter them in degrees, minutes, and seconds, or in decimal degrees, taken at the center of the front of the building. Enter arc seconds to two decimal places. Indicate the horizontal datum and the source of the measurement data (for example, taken with GPS, scaled from a USGS Quad Map, etc.).

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Complete the Elevation Certificate on the basis of the FIRM in effect at the time of the certification.

The information for Section B is obtained by reviewing the FIRM panel that includes the building's location. Information about the current FIRM, and a pamphlet titled "Guide to Flood Maps," are available from the Federal Emergency Management Agency (FEMA) website at http://www.fema.gov or by calling 1-800-427-4661. If a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) has been issued by FEMA, please provide the letter date and case number in the Comments area.

Item B1. NFIP Community Name & Community Number. Enter the complete name of the community in which the building is located and the associated 6-digit community number. For a building that is in an area that has been annexed by one community but is shown on another community's FIRM, enter the community name and 6-digit number of the annexing community. For a newly incorporated community, use the name and 6-digit number of the new community. Under the NFIP, a "community" is any State or area or political subdivision thereof, or any Indian tribe or authorized native organization, that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. To determine the current community number, see the NFIP *Community Status Book*, available on FEMA's website at http://www.fema.gov or by calling 1-800-427-4661.

Item B2. County Name. Enter the name of the county or counties in which the community is located. For an unincorporated area of a county, enter "unincorporated area." For an independent city, enter "independent city."

Item B3. State. Enter the 2-letter state abbreviation (for example, VA, TX, CA).

tem B4. Map and Panel Number. Enter the 10-digit number shown on the FIRM panel where the building or manufactured mobile) home is located. The first six digits will not match the NFIP community number: 1) when the sixth digit is a "C" in vhich case the FIRM panel is in a countywide format; or 2) when one community has annexed land from another community ɔut the FIRM panel has not been updated to reflect this annexation. If the sixth digit is a "C," it is followed by a four-digit map iumber. For maps not in countywide format, enter the "community panel number" shown on the FIRM.

tem B5. Suffix. Enter the suffix letter shown on the FIRM panel that includes the building's location.

Item B6. FIRM Index Date. Enter the effective date or map revised date shown on the FIRM Index.

Item B7. FIRM Panel Effective/Revised Date. Enter the map effective date or the map revised date shown on the FIRM panel. This will be the latest of all dates shown on the map. The current FIRM panel effective date can be determined by calling 1-800-427-4661.

Item B8. Flood Zone(s). Enter the flood zone, or flood zones, in which the building is located. All flood zones containing the letter "A" or "V" are considered Special Flood Hazard Areas. The flood zones are A, AE, A1-A30, V, VE, V1-V30, AH, AO, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. Each flood zone is defined in the legend of the FIRM panel on which it appears.

Item B9. Base Flood Elevation(s). Using the appropriate Flood Insurance Study (FIS) Profile, Flood Elevation Table, or FIRM panel, locate the property and enter the BFE (or base flood depth) of the building site. If the building is located in more than one flood zone in Item B8, list all appropriate BFEs in Item B9. BFEs are shown on a FIRM or FIS Profile for Zones A1-A30, AE, AH, V1-V30, VE, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO; flood depth numbers are shown for Zone AO. Use the AR BFE if the building is located in any of Zones AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO. In A or V zones where BFEs are not provided on the FIRM, the community may have established BFEs or obtained BFE data from other sources. For subdivisions and other developments of more than 50 lots or 5 acres, establishment of BFEs is required by the community's floodplain management ordinance. If the BFE is obtained from another source, enter the BFE in Item B9.

Item B10. Indicate the source of the BFE that you entered in Item B9.

Item B11. Indicate the elevation datum to which the elevations on the applicable FIRM are referenced.

Item B12. Indicate whether the building is located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA). Federal flood insurance is prohibited in designated CBRS areas for buildings or manufactured (mobile) homes built or substantially improved after the date of the CBRS designation. An information sheet explaining CBRS areas may be obtained on FEMA's website at http://www.fema.gov or by calling 1-800-427-4661.

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Complete Section C if the building is located in any of Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO, or if this certificate is being used to support a LOMA or LOMR-F. If the building is located in Zone AO or Zone A (without BFE), complete Section E instead.

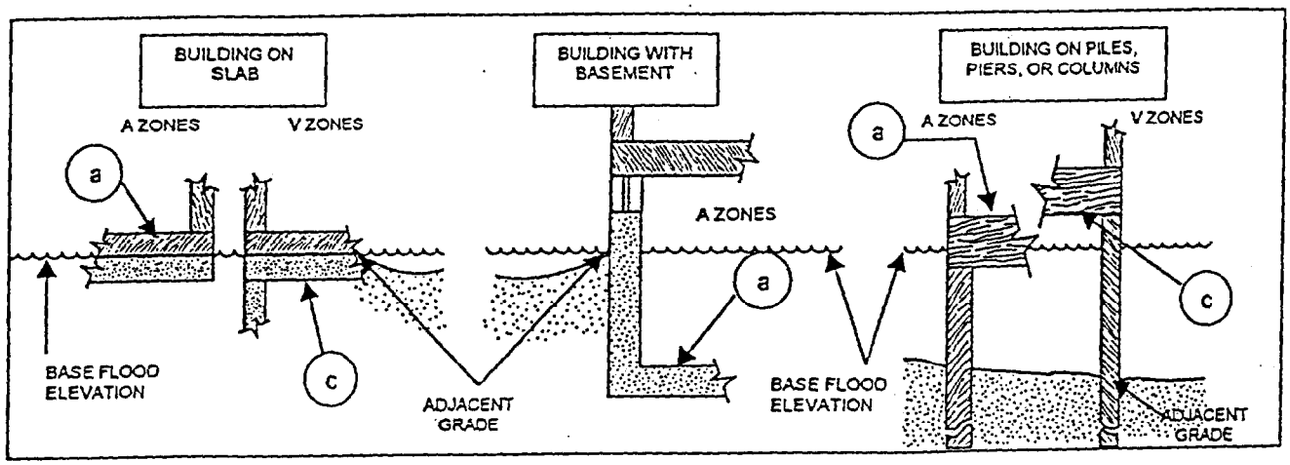
Item C1. Indicate whether the elevations to be entered in this section are based on construction drawings, a building under construction, or finished construction. For either of the first two choices, a post-construction Elevation Certificate will be required when construction is complete.

Item C2. Select the diagram on pages 6 and 7 that best represents the building. Then enter the diagram number and use the diagram to identify and determine the appropriate elevations requested in Items C3a-g. If you are unsure of the correct diagram, select the diagram that most closely resembles the building being certified, or provide a sketch or photograph of the building and enter all elevations in Items C3a-g.

Item C3. Indicate whether the elevation reference mark (benchmark) used during the field survey is an elevation mark on the FIRM. If it is not, indicate the source and datum for the elevation. Vertical control benchmarks other than those shown on the FIRM are acceptable for elevation determinations. Show the conversion from the field survey datum used to the datum used for the BFE(s) entered in Item B9. All elevations for the certificate must be referenced to the datum on which the BFE is

based. Show the datum conversion, if applicable, in this section or in the Comments area of Section D. For property experiencing ground subsidence, the most recently adjusted reference mark elevations must be used for determining building elevations. Enter elevations in Items C3a-g to the nearest tenth of a foot (in Puerto Rico, nearest tenth of a meter).

Items C3a-d. Enter the building elevations indicated by the selected building diagram (Item C2) in Items C3a-e. Elevation for top of attached garage slab (d) is self-explanatory and is not illustrated in the diagrams. If the building is located in a V zone on the FIRM, complete Item C3c. If the flood zone cannot be determined, enter elevations for all of Items C3a-g. For buildings in A zones, elevations a, b, d, and e should be measured at the top of the floor. For buildings in V zones, elevation c must be measured at the bottom of the lowest horizontal structural member of the floor (see drawing below). *If any item does not apply to the building, enter "N/A" for not applicable.*



Item C3e. Enter the lowest elevation of machinery or equipment in an attached garage, enclosure, or open utility platform that provides utility services for the building. If the machinery or equipment is mounted to a wall, pile, etc., enter the platform elevation of the machinery and/or equipment. *If this item does not apply to the building, enter "N/A" for not applicable.*

Items C3f-g. Adjacent grade is defined as the elevation of the ground, sidewalk, patio, or deck support immediately next to the building. Use the natural grade elevation, if available. This measurement must be to the nearest tenth of a foot if this certificate is being used to support a request for a LOMA or LOMR-F.

Items C3h-i. Enter the number of permanent openings (flood vents) in the walls supporting the building that are no higher than 1.0 foot above the adjacent grade. Determine the total area of all such openings in square inches (square cm, in Puerto Rico), and enter the total in Item C3i. If the building has no permanent openings (flood vents) within 1.0 foot above adjacent grade, enter "0" (zero) for each of Items C3h and C3i.

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

Complete as indicated. This section of the Elevation Certificate may be signed by only a land surveyor, engineer, or architect who is authorized by law to certify elevation information. Place embossed seal and signature in the box next to elevations in Section C. A flat stamp is acceptable only in states that do not authorize use of an embossed seal over the signature of a professional. You are certifying that the information in Sections A, B, and C on this certificate represents your best efforts to interpret the data available and that you understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Use the Comments area of Section D, on the back of the certificate, to provide datum, elevation, or other relevant information not specified on the front.

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO & ZONE A (WITHOUT BFE)

Complete Section E if the building is located in Zone AO or Zone A (without BFE). Otherwise, complete Section C instead.

Item E1. Select the diagram on pages 6 and 7 that best represents the building; then enter the diagram number. If you are unsure of the correct diagram, select the diagram that most closely resembles the building, or provide a sketch or photograph.

Item E2. Enter the height in feet and inches (meters and centimeters, in Puerto Rico) of the top of the bottom floor (as indicated in the applicable diagram) above or below the highest adjacent grade (HAG). For post-FIRM buildings in Zone AO, the community's floodplain management ordinance requires that this value equal or exceed the base flood depth on the FIRM. Buildings in Zone A (without BFE) may qualify for a lower insurance rate if an engineered BFE is developed at the site.

Item E3. For those communities where this base flood depth is not available, the community will need to determine whether the top of the bottom floor is elevated in accordance with the community's floodplain management ordinance.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

Complete as indicated. This section is provided for certification of measurements taken by a property owner or property owner's representative when responding to Sections A, B, and E. The address entered in this section must be the actual mailing address of the property owner or property owner's representative who provided the information on the certificate.

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

Complete as indicated. The community official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. If the authorized community official completes Sections C, E, or G, complete the appropriate item(s) and sign this section.

Check Item G1 if Section C is completed with elevation data from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. Indicate the source of the elevation data and the date obtained in the Comments area of Section G. If you are both a community official and a licensed land surveyor, engineer, or architect authorized by law to certify elevation information, and you performed the actual survey for a building in Zones A1-A30, AE, AH, A (with BFE), V1-V30, V, AR, AR/A, AR/A1-A30, AR/AE, AR/AH, or AR/AO, you must also complete Section D.

Check Item G2 if information is entered in Section E by the community for a building in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

Check Item G3 if the information in Items G4-G9 has been completed for community floodplain management purposes to document the as-built lowest floor elevation of the building. Section C of the Elevation Certificate records the elevation of various building components but does not determine the lowest floor of the building or whether the building, as constructed, complies with the community's floodplain management ordinance. This must be done by the community. Items G4-G9 provide a way to document these determinations.

Item G4. Permit Number. Enter the permit number or other identifier to key the Elevation Certificate to the permit issued for the building.

Item G5. Date Permit Issued. Enter the date the permit was issued for the building.

Item G6. Date Certificate of Compliance Issued. Enter the date that the Certificate of Compliance or Occupancy or similar written official documentation of as-built lowest floor elevation was issued by the community as evidence that all work authorized by the floodplain development permit has been completed in accordance with the community's floodplain management laws or ordinances.

Item G7. New Construction or Substantial Improvement. Check the applicable box. "Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building before the start of construction of the improvement. The term includes buildings that have incurred substantial damage, regardless of the actual repair work performed.

Item G8. As-built lowest floor elevation. Enter the elevation of the lowest floor (including basement) when the construction of the building is completed and a final inspection has been made to confirm that the building is built in accordance with the permit, the approved plans, and the community's floodplain management laws or ordinances. Indicate the elevation datum used.

Item G9. BFE. Using the appropriate FIRM panel, FIS, or other data source, locate the property and enter the BFE (or base flood depth) of the building site. Indicate the elevation datum used.

Enter your name, title, and telephone number, and the name of the community. Sign and enter the date in the appropriate blanks.

BUILDING DIAGRAMS

The following eight diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item C2 and the elevations in Items C3a-C3g.

In A zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, the floor elevation is taken at the bottom of the lowest horizontal structural member (see drawing in instructions for Section C).

DIAGRAM 1

All slab-on-grade single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least one side. *

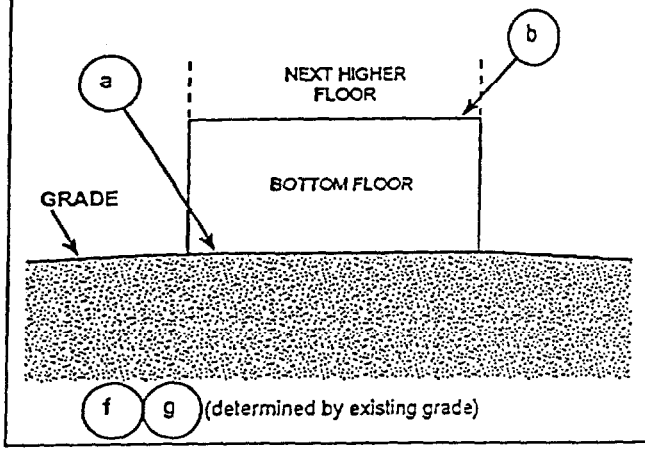


DIAGRAM 2

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides. Buildings constructed above crawl spaces that are below grade on all sides should also use this diagram.*

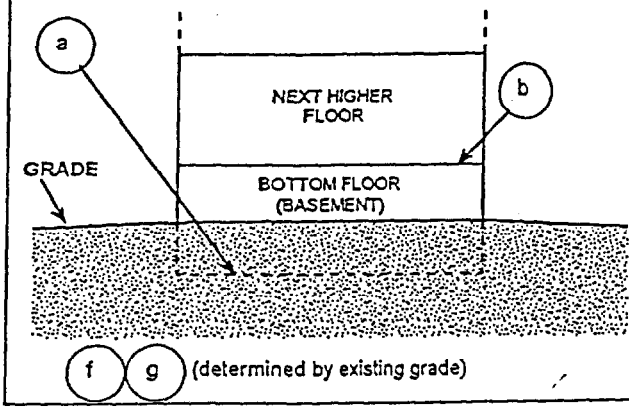


DIAGRAM 3

All split-level buildings that are slab-on-grade, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (excluding garage) is at or above ground level (grade) on at least one side.*

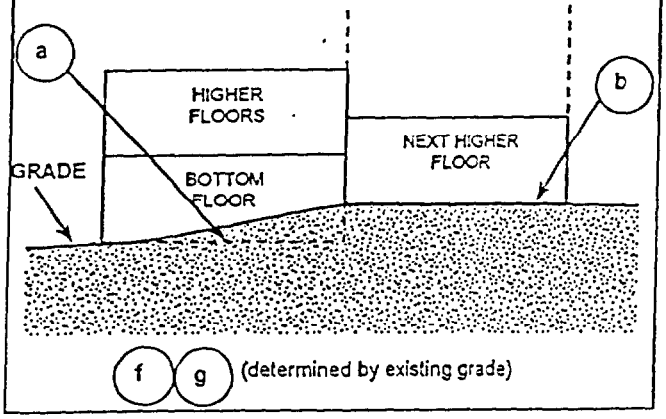
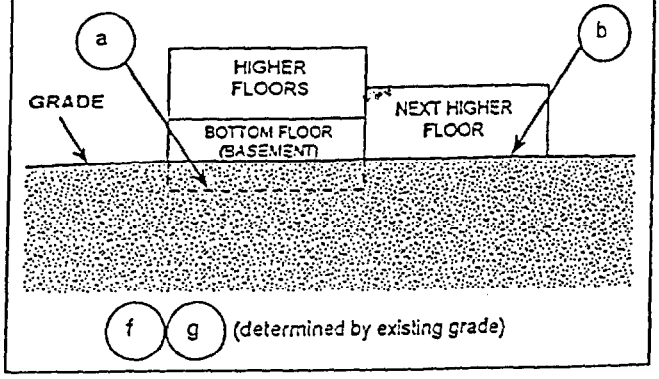


DIAGRAM 4

All split-level buildings (other than slab-on-grade), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides. Buildings constructed above crawl spaces that are below grade on all sides should also use this diagram. *



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

DIAGRAM 5

All buildings elevated on piers, posts, columns, or parallel shear walls. No obstructions below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is open, with no obstruction to flow of flood waters (open lattice work and/or readily removable insect screening is permissible).

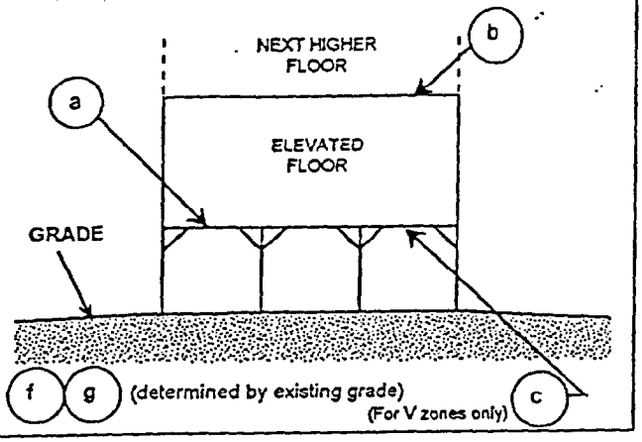


DIAGRAM 6

All buildings elevated on piers, posts, columns, or parallel shear walls with full or partial enclosure below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about openings in Section C, Building Elevation Information (Survey Required).

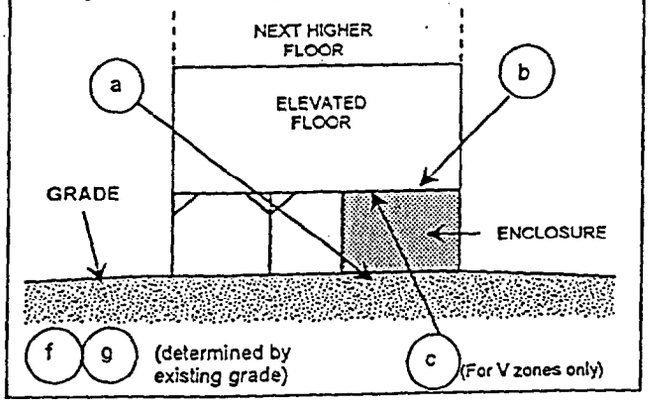


DIAGRAM 7

All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least one side is at or above grade. The principal use of this building is located in the elevated floors of the building.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about openings in Section C, Building Elevation Information (Survey Required).

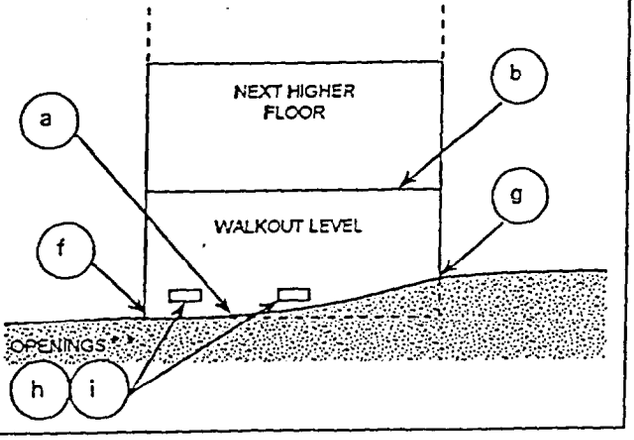
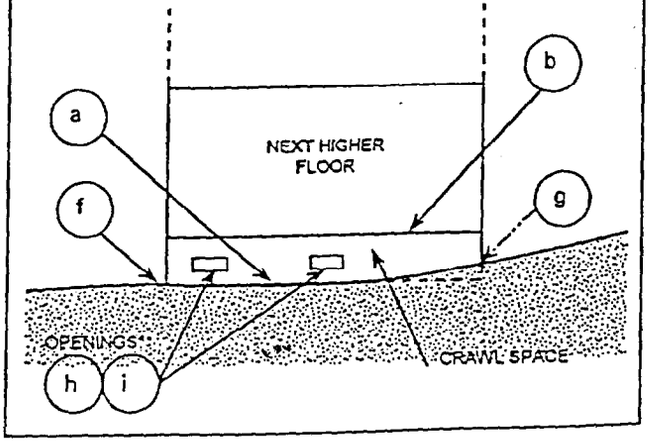


DIAGRAM 8

All buildings elevated on a crawl space with the floor of the crawl space at or above grade on at least one side.

Distinguishing Feature – For all zones, the area below the first floor is enclosed by solid or partial perimeter walls. In all A zones, the crawl space is with or without openings** present in the walls of the crawl space. Indicate information about the openings in Section C, Building Elevation Information (Survey Required).



** An "opening" (flood vent) is defined as a permanent opening in a wall that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of two openings is required for enclosures or crawl spaces with a total net area of not less than one square inch for every square foot of area enclosed. Each opening must be on different sides of the enclosed area. If a building has more than one enclosed area, each area must have openings on exterior walls to allow floodwater to directly enter. The bottom of the openings must be no higher than one foot above the grade underneath the flood vents. Alternatively, you may submit a certification by a registered professional engineer or architect that the design will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening.

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

1999-0001
Application I. D. Number

01/04/1999
Application Date

The Proprietors of Custom Hous
Applicant

5 Eastern Prom, Portland, ME 04101
Applicant's Mailing Address

Custom House Wharf
Project Name/Description

Kenneth MacGowan
Consultant/Agent

47 - 47 Custom House Wharf, 86 Commercial St
Address of Proposed Site

Agent Ph: 207 774-7600 **Agent Fax: 207 772-1039**
Applicant or Agent Daytime Telephone, Fax

030 A001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

1 New lighting fixture "c" required with full cut-off

Approval Conditions of Fire

1 No parking will be allowed on the main travel lane of the Custom House Wharf.

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

1999-0001
Application I. D. Number

01/04/1999
Application Date

Custom House Wharf
Project Name/Description

The Proprietors of Custom Hous
Applicant

5 Eastern Prom, Portland, ME 04101
Applicant's Mailing Address

Kenneth MacGowan
Consultant/Agent

Agent Ph: 207 774-7600 Agent Fax: 207 772-1039
Applicant or Agent Daytime Telephone, Fax

47 - 47 Custom House Wharf, 86 Commercial St
Address of Proposed Site

030 A001
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) Demo/Reconstruct

7,350
Proposed Building square Feet or # of Units

Acreage of Site

WCZ
Zoning

Check Review Required:

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

Fees Paid: Site Plan $400.00 Subdivision Engineer Review $381.16 Date: 06/05/2001

Planning Approval Status:

Reviewer William B. Needelman

☐ **Approved**
☑ **Approved w/Conditions** See Attached
☐ **Denied**

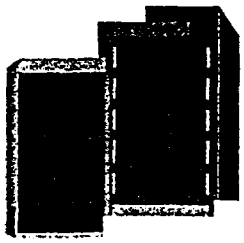
Approval Date 09/28/1999 Approval Expiration 09/28/2000 Extension to 09/28/2001 ☑ Additional Sheets Attached

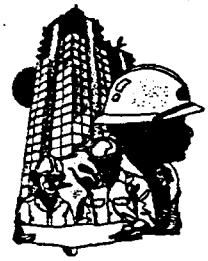
☑ OK to Issue Building Permit — William B. Needelman (signature) — 06/22/2001 (date)

Performance Guarantee ☑ **Required*** ☐ **Not Required**

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

☑ Performance Guarantee Accepted	06/21/2001 (date)	$19,058.00 (amount)	06/15/2003 (expiration date)
☐ Inspection Fee Paid	(date)	(amount)	
☐ Building Permit Issued	(date)		
☐ Performance Guarantee Reduced	(date)	(remaining balance)	(signature)
☐ Temporary Certificate of Occupancy	(date)	☐ Conditions (See Attached)	(expiration date)
☐ Final Inspection	(date)	(signature)	
☐ Certificate Of Occupancy	(date)		
☐ Performance Guarantee Released	(date)	(signature)	
☐ Defect Guarantee Submitted	(submitted date)	(amount)	(expiration date)





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101

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

FROM: _____

RE: Certificate of Design

DATE: _____

These plans and/or specifications covering construction work on:

_____

_____

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the **BOCA National Building Code/1999 Fourteenth Edition**, and local amendments.

Signature_____

(SEAL)

Title_____

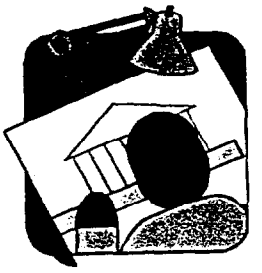
Firm_____

Address_____

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.

PSH 6/20/2k



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. – 207-874-8704
Fax – 207-874-8716

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

FROM DESIGNER: _____

_____

DATE: _____

Job Name: _____

Address of Construction: _____

THE BOCA NATIONAL BUILDING CODE/1999 FourteenthEDITION

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

Building Code and Year _____ Use Group Classification(s) _____

Type of Construction _____ Bldg. Height _____ Bldg. Sq. Footage _____

Seismic Zone _____ Group Class _____

Roof Snow Load Per Sq. Ft. _____ Dead Load Per Sq. Ft. _____

Basic Wind Speed (mph) _____ Effective Velocity Pressure Per Sq. Ft. _____

Floor Live Load Per Sq. Ft. _____

Structure has full sprinkler system? Yes_____No_____ Alarm System? Yes_____No_____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes__No_____

If mixed use, what subsection of 313 is being considered _____

List Occupant loading for each room or space, designed into this Project.

(Designers Stamp & Signature)

PSH 6/07/2K

City of Portland, Maine

389 Congress St., Rm 315
Portlalnd, ME 04101

ACCESSIBILITY CERTIFICATE

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

FROM: _____

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: _____

These plans and/or specifications covering construction work on:

_____

_____

_____

_____

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

Signature_____

(SEAL)

Title_____

Firm_____

Address_____

THOMPSON, BULL, FUREY, BASS & MACCOLL, LLC, P.A.

120 Exchange Street
Portland, ME 04112-0447
Tel: (207) 774-7600
Fax: (207) 772-1039
E-mail: info@thomport.com

FAX TRANSMISSION COVER SHEET

Date:	August 30, 2001
To:	Jodine -- City of Portland, Inspection Services Division
Fax:	874-8716
Subject:	Proprietors of Custom House Wharf
Sender:	Lee Corbin for Nick Bull

8/31/01
Attn: Gail/Chris
Here's the fax
cover sheet I
sent to Jodine
yesterday.
Lee Corbin

You should have received a total of 2 pages with this transmission, including this page.

MESSAGE

Jodine:

Attached is a copy (front and back) of check #5098, dated October 12, 1998, in the amount of $2,420.00 submitted to the City of Portland for the Site Review Application and Building/Use Permit Pre-Application.

To recap our telephone conversation this day, $2,220.00 of check #5098 will be applied to the All Purpose Building Permit Application, which we will be submitting very shortly. You stated that the Building Permit Application fee, based on an estimated building cost of $800,000, would be $4,824.00 less $2,220.00 leaving a balance due of $2,604.00. Therefore, we will submit this amount ($2,604.00) with the Building Permit Application fee.

Thank you for your assistance with this matter.

Sincerely,

Lee Corbin for Nick Bull

Ken Macgowan will bring
over a check for $2604.00
Friday AM!

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Inspections

DATE 8/31/01

RECEIVED FROM Proprietors Custom Wharf

ADDRESS 5 Custom House Wharf

86

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Building permit		2,604.00
	030 A 001 +2		
	Check # 5874		
	(may still owe $200.00 ?)		

☐ CASH ☑ CHECK ☐ OTHER TOTAL 2604.00

RECEIVED BY Gary Gresh

5674

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS			
DATE		AMOUNT	
TOTAL OF INVOICES			
LESS ____ % DISCOUNT			
LESS			
TOTAL DEDUCTIONS			
AMOUNT OF CHECK			

PROPRIETORS CUSTOM HOUSE WHARF
5 EASTERN PROMENADE
PORTLAND, ME 04101-4801

52-60/112 148

DATE Aug. 31, 2001

PAY TO THE ORDER OF City of Portland $ 2604.00

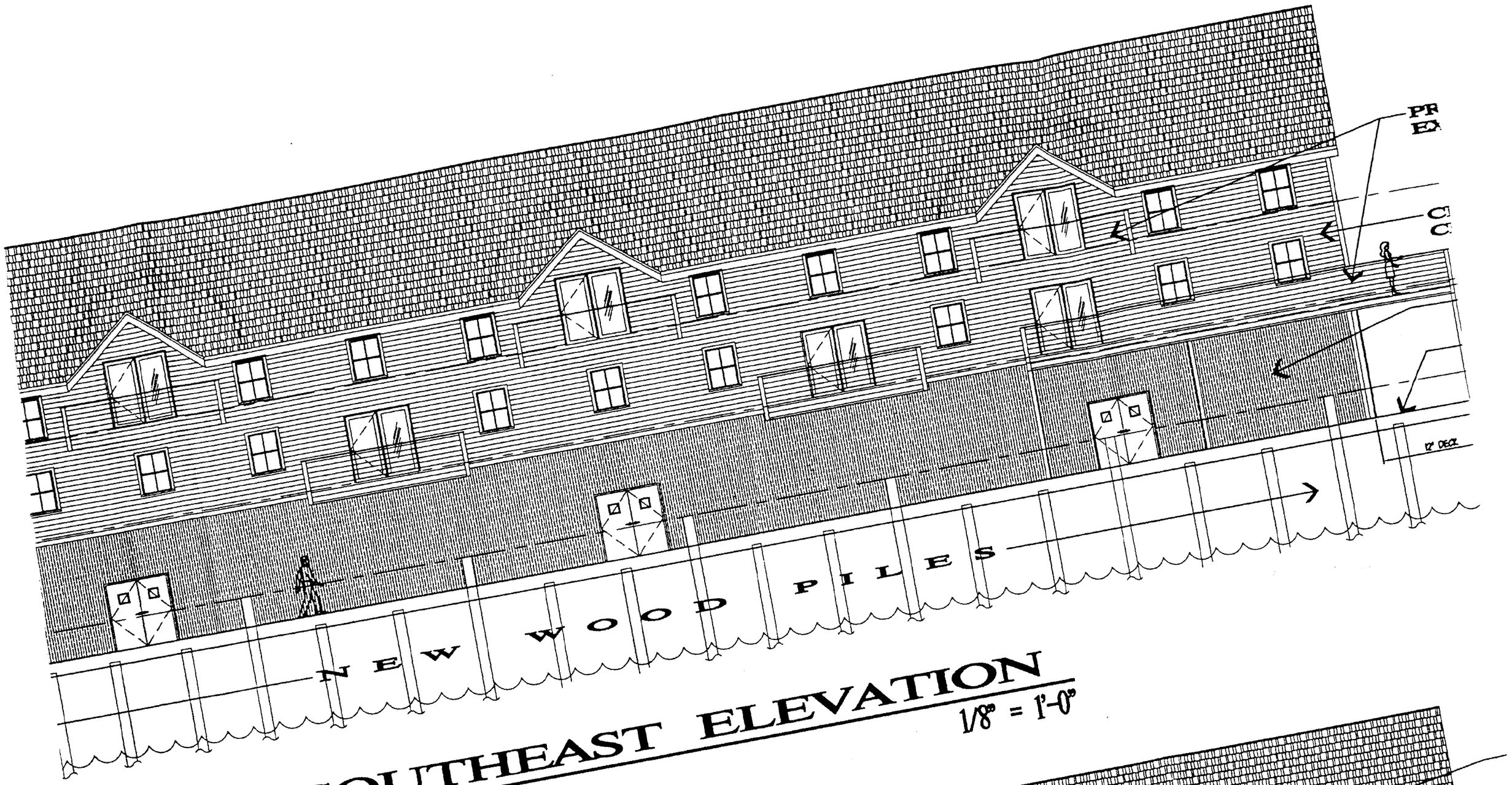
Twenty six Thousand Four & no/100 DOLLARS

Security features including Details on back

PrivateBank
KeyBank National Association
Kennebunk, Maine 04043

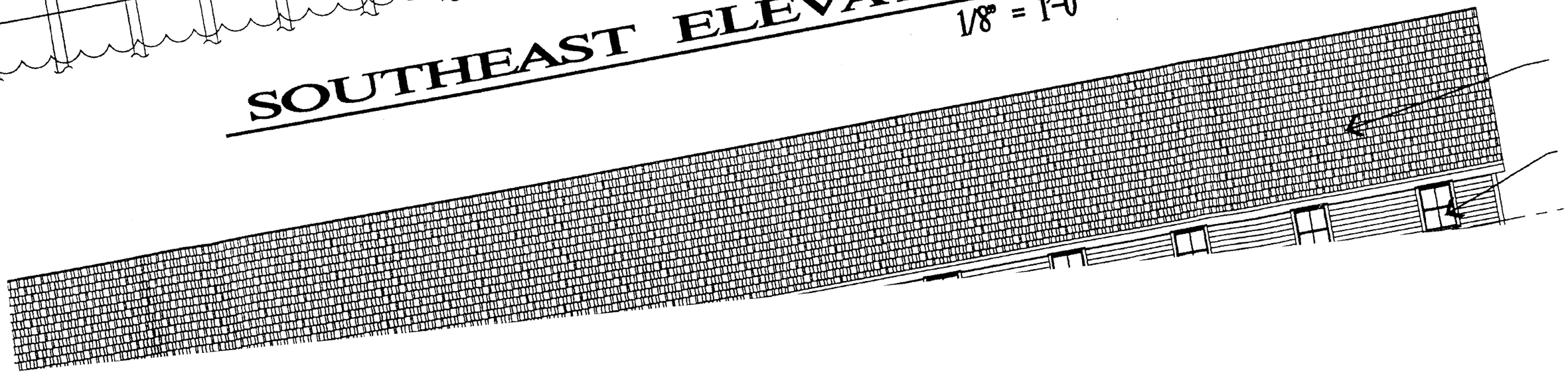
Helen M. Macgowan MP

⑈005674⑈ ⑆011200608⑆00 000⑉3278 ⑇⑈



SOUTHEAST ELEVATION

1/8" = 1'-0"



MARINE USE FACILITY FOR
PROPRIETORS OF CUSTOM HOUSE WHARF
CUSTOM HOUSE WHARF PORTLAND, MAINE

LIST OF DRAWINGS

DESIGN BUILD DISCIPLINES

- PILE SUPPORTED STRUCTURAL CONCRETE DECK
- WASTEWATER & SUPPLY DISTRIBUTION PLAN
- ELECTRICAL SERVICE AND POWER DISTRIBUTION
- ELECTRICAL LIGHTING (INTERIOR)
- FIRE ALARM SYSTEM
- HEATING, VENTILATING & AIR CONDITIONING SYSTEM

PROJECT ALTERNATES

- ALTERNATE NO. 1: METAL ROOF (SEE SPEC.)

ARCHITECT:

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.

STRUCTURAL ENGINEER:

L & L STRUCTURAL ENGINEERING SERVICES INC.

RRELEASED FOR BIDDING - JULY 26, 2001

GENERAL NOTES

[redacted]

ACCESSIBILITY NOTES

[redacted]

DESIGN AND BUILDING DATA

- CONSTRUCTION CLASSIFICATION:
  - GROUND FLOOR: BOCA 3B; NFPA III (2001)
  - SECOND THIRD FLOOR: BOCA 5B; NFPA V (000)
- FIRE PROTECTION:
  - THE ENTIRE BUILDING WILL BE PROTECTED WITH A AUTOMATIC FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH BOCA SECTION 901.
- OCCUPANCY CLASSIFICATION:
  - FIRST FLOOR LEVEL (F1) FOOD PROCESSING - SEAFOOD PROCESSING
  - SECOND FLOOR LEVEL (B) BUSINESS - OFFICES
  - THIRD FLOOR LEVEL (B) BUSINESS - OFFICES
- FIRE BARRIER SEPARATION WALLS: (FULLY SPRINKLERED)
  - FIRE WALLS & PARTY WALLS = 1 HR. (FULLY SPRINKLERED)
  - FIRE ENCLOSURE OF EXITS = 1 HR. (FULLY SPRINKLERED)
  - ELEVATOR HOISTWAY ENCLOSURE = 1 HR.
  - FACTORY USE TO BUSINESS USE = 2 HR (FULLY SPRINKLERED)
- TRAVEL DISTANCE: (SPECIAL PURPOSE INDUSTRIAL USE)
  - COMMON PATH LIMIT (SPRINKLERED) = 100 FT.
  - DEAD END LIMIT (SPRINKLERED) = 50 FT.
  - TRAVEL DISTANCE LIMIT (SPRINKLERED) = 400 FT.
- TRAVEL DISTANCE: (BUSINESS USE)
  - COMMON PATH LIMIT (SPRINKLERED) = 100 FT.
  - DEAD END LIMIT (SPRINKLERED) = 50 FT.
  - TRAVEL DISTANCE LIMIT (SPRINKLERED) = 300 FT.
- APPLICABLE GOVERNING CODES & REGULATIONS:
  - NFPA 101: 1997 EDITION
  - BOCA: 1999 EDITION
  - AMERICANS WITH DISABILITY ACT
  - MAINE HUMAN RIGHTS ACT - LATEST EDITION
- EXISTING BUILDING USE:

FACTORY USE (LEVEL 1)	6,812 GROSS S.F.
BUSINESS USE (LEVELS 2 & 3)	13,539 GROSS S.F.
MECH. USE	158 GROSS S.F.
TOTAL	20,509 GROSS S.F.

- OCCUPANCY CLASSIFICATION:
  - MIXED OCCUPANCY: FACTORY (F1) SPECIAL PURPOSE; BUSINESS (B)
- TOTAL BUILDING OCCUPANCY:

6,812 G.S.F. AT 10 SQFT/E	=	30.00 PERSONS
13,539 G.S.F. AT 1/100	=	135.39 PERSONS
158 G.S.F. AT 1/300	=	0.53 PERSONS
TOTAL		165.92 PERSONS

- SEPARATION FROM HAZARDS (NOT SPRINKLERED):
  - BOILER OR FURNACE ROOM (BUSINESS SPRINKLERED) = SMOKE BARRIER ONLY
  - BOILER OR FURNACE ROOM (FACTORY SPRINKLERED) = NO SMOKE OR FIRE BARRIER

SITE DATA

1. RECORD OWNER OF PROPERTY: PROPRIETORS OF CUSTOM HOUSE WHARF, 15 EASTERN PROM, PORTLAND, MAINE 04101
2. PARCEL ZONING: WATERFRONT CENTRAL ZONE (WCZ), SHORELAND ZONE & FLOOD PLAIN A2.
3. SITE USE: SEAFOOD PROCESSING (PERMITTED USE)
4. AREA OF PARCEL = UNKNOWN
5. SPACE & BULK REQUIREMENTS: RESIDENTIAL (RA)

REQUIREMENT

- MIN. LOT SIZE = NONE
- MIN STREET FRONTAGE = NONE
- MIN LOT DEPTH = 100 FT.
- MIN. FRONT YARD = NONE (PRINCIPAL STRUCTURE)
- MIN SIDE YARD (EAST) = NONE (PRINCIPAL STRUCTURE)
- MIN SIDE YARD (WEST) = NONE (PRINCIPAL STRUCTURE)
- MIN SIDE YARD (EAST) = NONE ACCESSORY STRUCTURE)
- MIN. REAR YARD = NONE (PRINCIPAL STRUCTURE)

6. FACILITY UTILITIES:

THE NEW FACILITY WILL BE FULLY SPRINKLERED. COMMON AREAS AND CORRIDORS ARE SPRINKLERED

SANITARY SEWER:	MUNICIPAL
DOMESTIC WATER:	MUNICIPAL
STORM SEWER:	EXISTING SITE CATCH BASINS
ELECTRIC SERVICE:	UTILITY COMPANY (CMP)
GAS SERVICE:	NONE AT THIS TIME

7. OFF STREET LOADING

(3) NEW DRIVE-IN LOADING BAYS PROVIDED

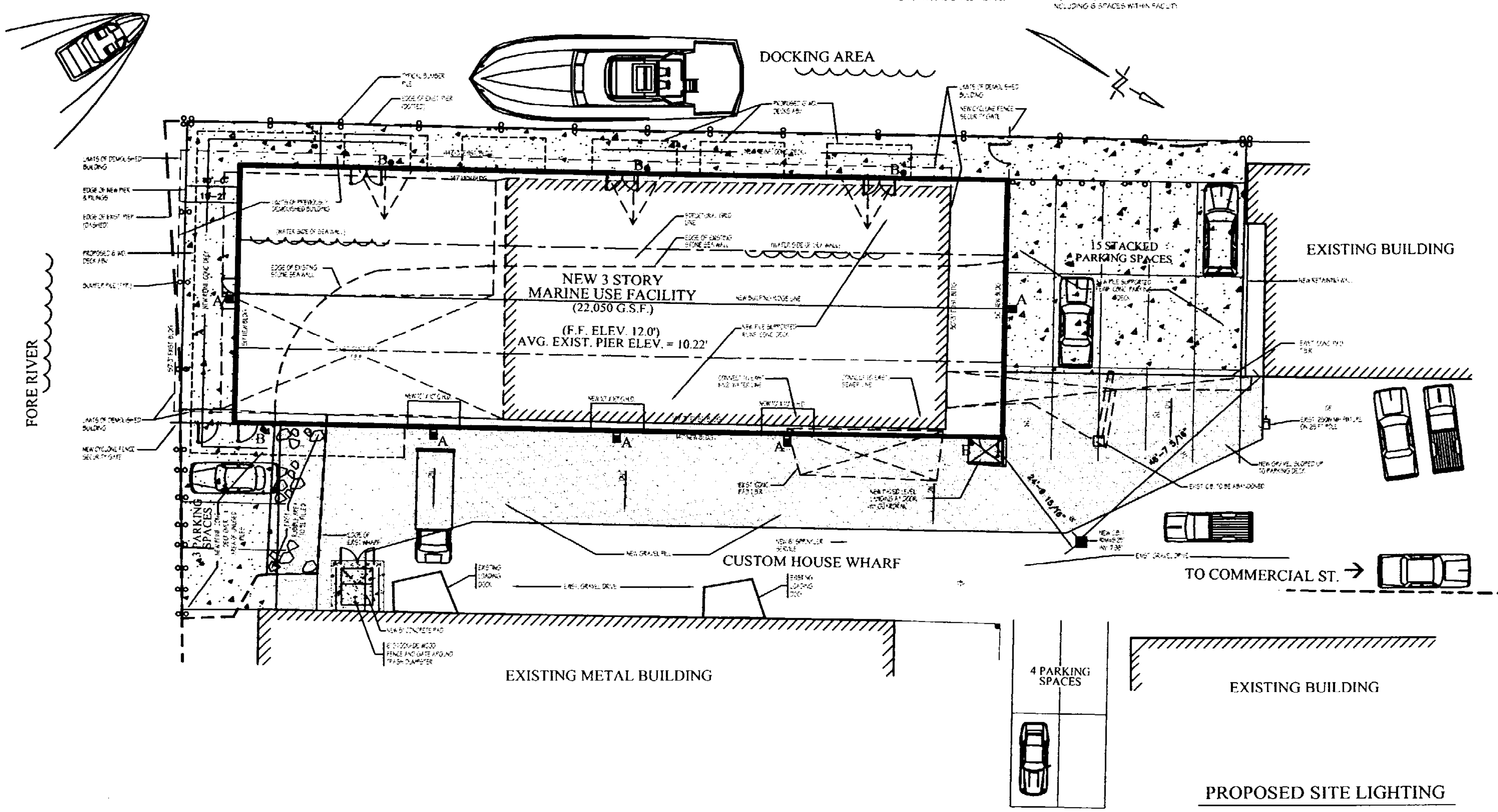
8. OFF STREET PARKING:

- GROUND FLOOR: (BUSINESS NOT CATERING TO RETAIL TRADE WITH FLOOR AREA OVER 3,000 S.F. = 1 SPACE/1,000 S.F. REQ'D
  - 6,334 S.F. @ 1 PER 1,000 S.F. — 6.3 PARKING SPACES REQ'D
- SECOND FLOOR: PROF. (BUSINESS OFFICE) = 1 SPACE PER 400 S.F. REQ'D
  - 6,648 S.F. @ 1 PER 400 S.F. = 16.62 PARKING SPACES REQ'D
- THIRD FLOOR: PROF. (BUSINESS OFFICE) = 1 SPACE PER 400 S.F. REQ'D
  - 6,648 S.F. @ 1 PER 400 S.F. — 16.62 PARKING SPACES REQ'D

TOTAL PARKING REQUIRED	= 39.54 PARKING SPACES REQ'D
50% REDUCTION PERMITTED	= 19.77 PARKING SPACES REQUIRED
TOTAL PARKING SPACE PROVIDED	= 31 PARKING SPACES PROVIDED INCLUDING 6 SPACES WITHIN FACILITY

9. OTHER REQUIREMENTS:

- PROVIDE EROSION CONTROLS IN ACCORDANCE WITH FEDERAL, STATE AND MUNICIPAL REQUIREMENTS
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PORTLAND'S STANDARDS
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH THE RESPECTIVE UTILITY COMPANYS.
- PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES WITH THE RESPECTIVE UTILITY COMPANY AND REPORT ANY VARIATIONS FROM THOSE SHOWN ON THE ARCHITECTS DRAWINGS TO THE ARCHITECT IMMEDIATELY



PROPOSED SITE LIGHTING

SITE PLAN - GENERAL

1" = 10'-0"

10 0 10 20

SCALE IN FEET

SITE LEGEND

PROP. LINE BEARING — S 23 -02'-00" E 179.26'
EASEMENT LINE
EXIST. EDGE OF VEGETATION
SILT/HAYBALE BARRIER
SWALE
CULVERT
EDGE OF TRAVELED WAY — EDGE OF PAVEMENT
EXIST. SPOT ELEVATION
NEW SPOT ELEVATION — 11.92'
NEW CONTOUR
EXISTING CONTOUR
BENCH MARK
CONCRETE MONUMENT FOUND
IRON PIPE FOUND
UTILITY POLE
MANHOLE
HYDRANT
CATCH BASIN — CB
CATCH BASIN [SOIL DISPERSION TYPE]
FRENCH DRAIN
WATER VALVE
TRANSFORMER PAD
DECIDUOUS TREE
CONIFEROUS TREE
NEW CONCRETE SURFACE
NEW PLANTING BED
NEW CRUSHED STONE DRAINAGE COURSE
NEW LOAM & SEED
NEW GRAVEL FILL
OVERHEAD ELEC LINE — OE
OVERHEAD TELEPHONE — OTEL
OVERHEAD CATV — OCATV
UNDERGROUND ELEC. — UE
UNDERGROUND TEL. — UTEL
UNDERGROUND CATV — UCATV
STORM SEWER — ST
SANITARY SEWER — SS
WATER SERVICE — W
SPRINKLER SERVICE — SP
PERIMETER FDN. DRAIN — FD
UNDERDRAIN — UD
UNDERGD. ELEC CIRCUIT (1" PVC CONDUIT) — e

PLAN REFERENCES:

1. SITE INFORMATION AS SHOWN IS TAKEN FROM A FIELD SURVEY BY TITCOMB ASSOCIATES DATED FEBRUARY 18 1999.
2. PLAN OF LAND ON COMMERCIAL STREET, PORTLAND, MAINE, MADE FROM CITY OF PORTLAND BY OWNEN HASKELL, INC. DATED AUGUST 1984.

GENERAL NOTES:

1. THE PROPOSED FACILITY SHALL HOUSE USES IN ACCORDANCE WITH CITY OF PORTLAND LAND USE ORDINANCE SEC. 14-314: PERMITTED USES OR SEC. 14-315: CONDITIONAL USES. IN ADDITION, SUCH USES SHALL COMPLY WITH THE REQUIREMENTS OF SEC. 14-313.5: NO ADVERS IMPACT ON MARINE USE.
2. BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1999.
3. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS. BOOK 656.
4. ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL (CITY OF PORTLAND DATUM). BENCHMARK: P.K. NAIL IN POLE J-1. PIER ELEVATION = 8.6' (FEET).
5. THIS IS NOT A BOUNDARY SURVEY. PLAN TAKEN FROM AN EXISTING CONDITIONS SURVEY ONLY.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY AND EXISTING DRAWINGS. TITCOMB ASSOCIATES MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. TITCOMB ASSOCIATES FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES
7. GENERAL CONTR. SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION PROCEDURES.
8. GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
9. GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DEVICES DURING CONSTRUCTION, DELIVERIES, LOADING, AND ROAD OPENING PROCEDURES.
10. NOTIFY ARCHITECT IMMEDIATELY IF FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN ON THESE DRAWINGS
11. PROVIDE SILT FENCING AROUND MUNICIPAL AND ON-SITE CATCH BASINS DURING ALL EARTH DISTURBANCE PROCEDURES.
12. PROVIDE SECONDARY PIPE SLEEVES OF SIMILAR MATERIAL WHERE PIPING, AND CONDUIT PASS THRU FOUNDATION WALLS AND SLABS
13. GENERAL CONTRACTOR SHALL PERFORM ALL SITE WORK ACCORDING TO THE NRPA PERMIT BY RULE STANDARDS AND THE STATE OF MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES; SECTION 1.6.1.3
14. ALL NEW UNDERGROUND ELECTRICAL SERVICE CIRCUITRY TO BE INSTALLED IN 3" MIN. SCHEDULE 40 PVC AT 18" BELOW ROUGH GRADE ELEVATION.
15. ALL UNDERGROUND SITE LIGHTING CIRCUITRY TO BE INSTALLED IN 1" MIN. SCHEDULE 40 PVC AT 12" BELOW ROUGH GRADE ELEVATION.
16. SILTATION FENCES AND HAY BALE BARRIERS SHALL BE INSTALLED AROUND ANY SOIL DISTURBED AREA TO PREVENT MOVEMENT OF SILT INTO SEAS, STREAMS, BROOKS, ROAD DITCHES, AND MUNICIPAL OR ON-SITE CATCH BASINS.

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

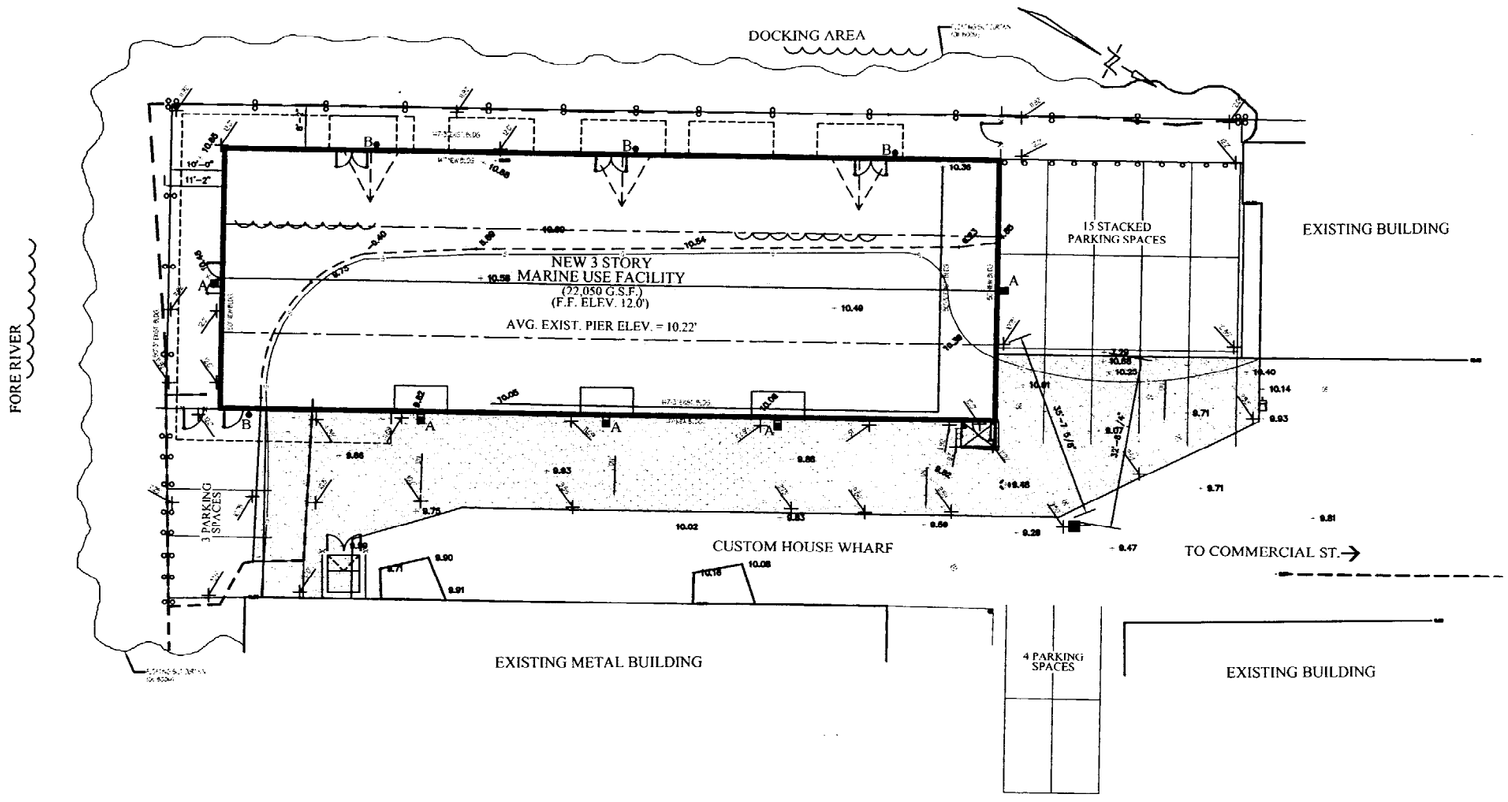
PROJECT NO.: 99113 PROJECT TITLE: MARINE USE FACILITY - CUSTOM HOUSE WHARF

SCALE: 1" = 10'-0" SHEET TITLE: SITE PLAN - GENERAL

RELEASED FOR BIDDING - JULY 26, 2001

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

C-200



SITE TOPOGRAPHY & EROSION CONTROL PLAN

1" = 10'-0"

10 0 10 20

SCALE IN FEET

SITE LEGEND

PROP LINE BEARING — S 23 -02'-00" E / 179.26'

EASEMENT LINE

EXIST. EDGE OF VEGATION

SILT/HAYBALE BARRIER — S — S

SWALE

CULVERT

EDGE OF TRAVELED WAY — EDGE OF PAVEMENT

EXIST. SPOT ELEVATION + 9.93

NEW SPOT ELEVATION 11.92'

NEW CONTOUR

EXISTING CONTOUR

BENCH MARK

CONCRETE MONUMENT FOUND

IRON PIPE FOUND

UTILITY POLE

MANHOLE

HYDRANT

CATCH BASIN — CB

CATCH BASIN (SOIL DISPERSION TYPE)

FRENCH DRAIN

WATER VALVE

TRANSFORMER PAD

DECIDUOUS TREE

CONIFEROUS TREE

NEW CONCRETE SURFACE

NEW PLANTING BED

NEW CRUSHED STONE DRAINAGE COURSE

NEW LOAM & SEED

NEW GRAVEL FILL

OVERHEAD ELEC LINE — OE

OVERHEAD TELEPHONE — OTEL

OVERHEAD CATV — OCATV

UNDERGROUND ELEC. — UE

UNDERGROUNG TEL. — UTEL

UNDERGROUND CATV — UCATV

STORM SEWER — ST

SANITARY SEWER — SS

WATER SERVICE — W

SPRINKLER SERVICE — SP

PERIMETER FDN. DRAIN — FD

UNDERDRAIN — UD

UNDERGD. ELEC. CIRCUIT (1" PVC CONDUIT) — E

PROPOSED SITE LIGHTING

A

B

GENERAL NOTES:

1. THE PROPOSED FACILITY SHALL HOUSE USES IN ACCORDANCE WITH CITY OF PORTLAND LAND USE ORDINANCE SEC. 14-314: PERMITTED USES OR SEC. 14-315: CONDITIONAL USES. IN ADDITION, SUCH USES SHALL COMPLY WITH THE REQUIREMENTS OF SEC. 14-315.5: NO ADVERSE IMPACT ON MARINE USE.
2. BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1999.
3. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS: BOOK 858.
4. ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL (CITY OF PORTLAND DATUM). BENCHMARK: P.K. NAIL IN POLE J-1. PIER ELEVATION = 9.61 (FEET).
5. THIS IS NOT A BOUNDARY SURVEY. PLAN TAKEN FROM AN EXISTING CONDITIONS SURVEY ONLY.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY AND EXISTING DRAWINGS. TITCOMB ASSOCIATES MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. TITCOMB ASSOCIATES FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. GENERAL CONTR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION PROCEDURES.
8. GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION
9. GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DEVICES DURING CONSTRUCTION, DELIVERIES, LOADING, AND ROAD OPENING PROCEDURES.
10. NOTIFY ARCHITECT IMMEDIATELY IF FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN ON THESE DRAWINGS
11. PROVIDE SILT SACKS AT ALL ON SITE CATCH BASINS PRIOR TO DISTURBANCE OF ANY SOILS.
12. PROVIDE SECONDARY PIPE SLEEVES OF SIMILAR MATERIAL WHERE PIPING AND CONDUIT PASS THRU FOUNDATION WALLS AND SLABS.
13. GENERAL CONTRACTOR SHALL PERFORM ALL SITE WORK ACCORDING TO THE MDEP PERMIT BY RULE STANDARDS AND THE STATE OF MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, SECTION 4 & 5.
14. ALL NEW UNDERGROUND ELECTRICAL SERVICE CIRCUITRY TO BE INSTALLED IN 3" MIN. SCHEDULE 40 PVC AT 18" BELOW ROUGH GRADE ELEVATION.
15. ALL UNDERGROUND SITE LIGHTING CIRCUITRY TO BE INSTALLED IN 1" MIN. SCHEDULE 40 PVC AT 12" BELOW ROUGH GRADE ELEVATION.
16. SILTATION FENCES AND HAY BALE BARRIERS SHALL BE INSTALLED AROUND ANY DISTURBED AREA TO PREVENT MOVEMENT OF SILT INTO BEACHES, STREAMS, BROOKS, ROAD DITCHES, AND MUNICIPAL DRAIN SYSTEM CATCH BASINS.

RELEASED FOR BIDDING - JULY 26, 2001

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

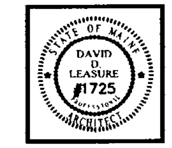
C-201

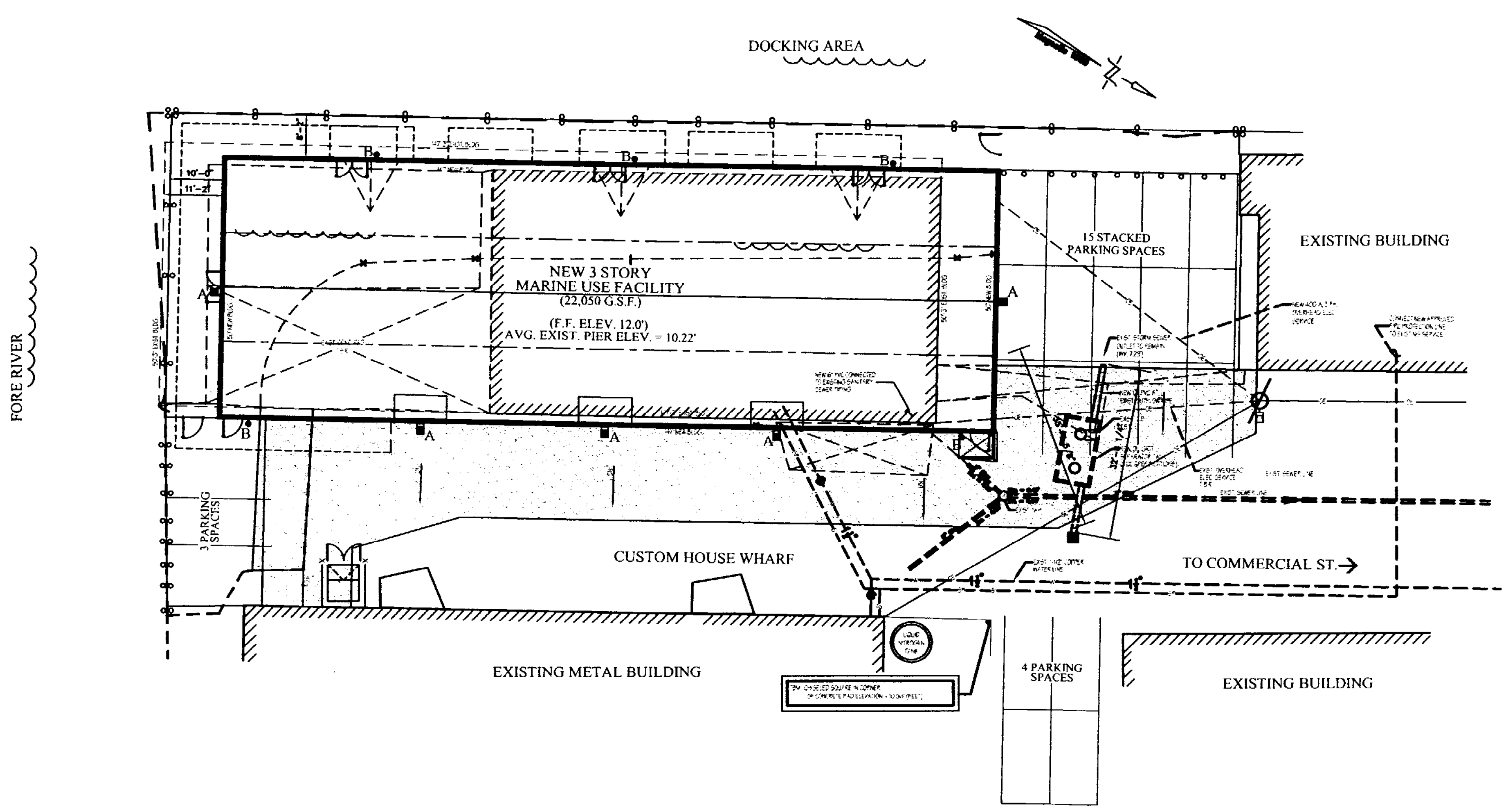
STATE OF MAINE
DAVID D. LEASURE
#1725
REGISTERED ARCHITECT

7	CONTRACTOR SITE PLAN	JULY 26, 2001
6	REV. DOWNTOWN SITE PLAN	JUL. 16, 1999
5	REV. PER CITY COMMENTS	AUG. 16, 1999
4	REV. PER CITY COMMENTS	MAR. 15, 2000
3	75% REVIEW SET	MARCH 6, 2000
2	50% REVIEW SET	APRIL 5, 2000
1	25% REVIEW SET	APRIL 5, 2000
0	REL. FOR BIDDING	JULY 26, 2001

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

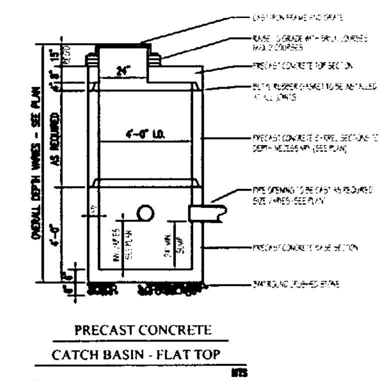
PROJECT NO: 99113 PROJECT TITLE: MAINE USE FACILITY - CUSTOM HOUSE WHARF
SCALE: 1" = 10'-0" SHEET TITLE: SITE TOPOGRAPHY & EROSION CONTROL PLAN

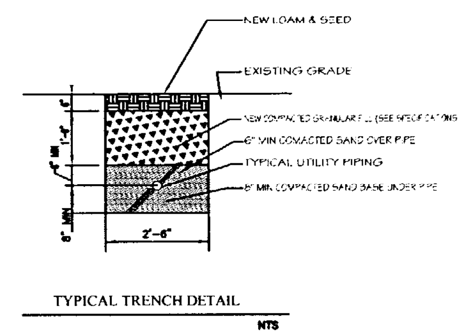




SITE UTILITY PLAN

1" = 10'-0"





PROPOSED SITE LIGHTING

A

B

SITE LEGEND

- PROP LINE BEARING — S 23 -02'-00" E 179.26'
- EASEMENT LINE
- EXIST. EDGE OF VEGATION
- SILT/HAYBALE BARRIER
- SWALE
- CULVERT
- EDGE OF TRAVELED WAY — EDGE OF PAVEMENT
- EXIST. SPOT ELEVATION
- NEW SPOT ELEVATION — 11.92'
- NEW CONTOUR
- EXISTING CONTOUR
- BENCH MARK
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- UTILITY POLE
- MANHOLE
- HYDRANT
- CATCH BASIN — CB
- CATCH BASIN (SOIL DISPERSION TYPE)
- FRENCH DRAIN
- WATER VALVE
- TRANSFORMER PAD
- DECIDUOUS TREE
- CONIFEROUS TREE
- NEW CONCRETE SURFACE
- NEW PLANTING BED
- NEW CRUSHED STONE DRAINAGE COURSE
- NEW LOAM & SEED
- NEW GRAVEL FILL
- OVERHEAD ELEC LINE — OE
- OVERHEAD TELEPHONE — OTEL
- OVERHEAD CATV — OCATV
- UNDERGROUND ELEC. — UE
- UNDERGROUND TEL. — UTEL
- UNDERGROUND CATV — UCATV
- STORM SEWER — ST
- SANITARY SEWER — SS
- WATER SERVICE — W
- SPRINKLER SERVICE — SP
- PERIMETER FDN. DRAIN — FD
- UNDERDRAIN — UD
- UNDERGD. ELEC CIRCUIT (1" PVC CONDUIT) — E

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

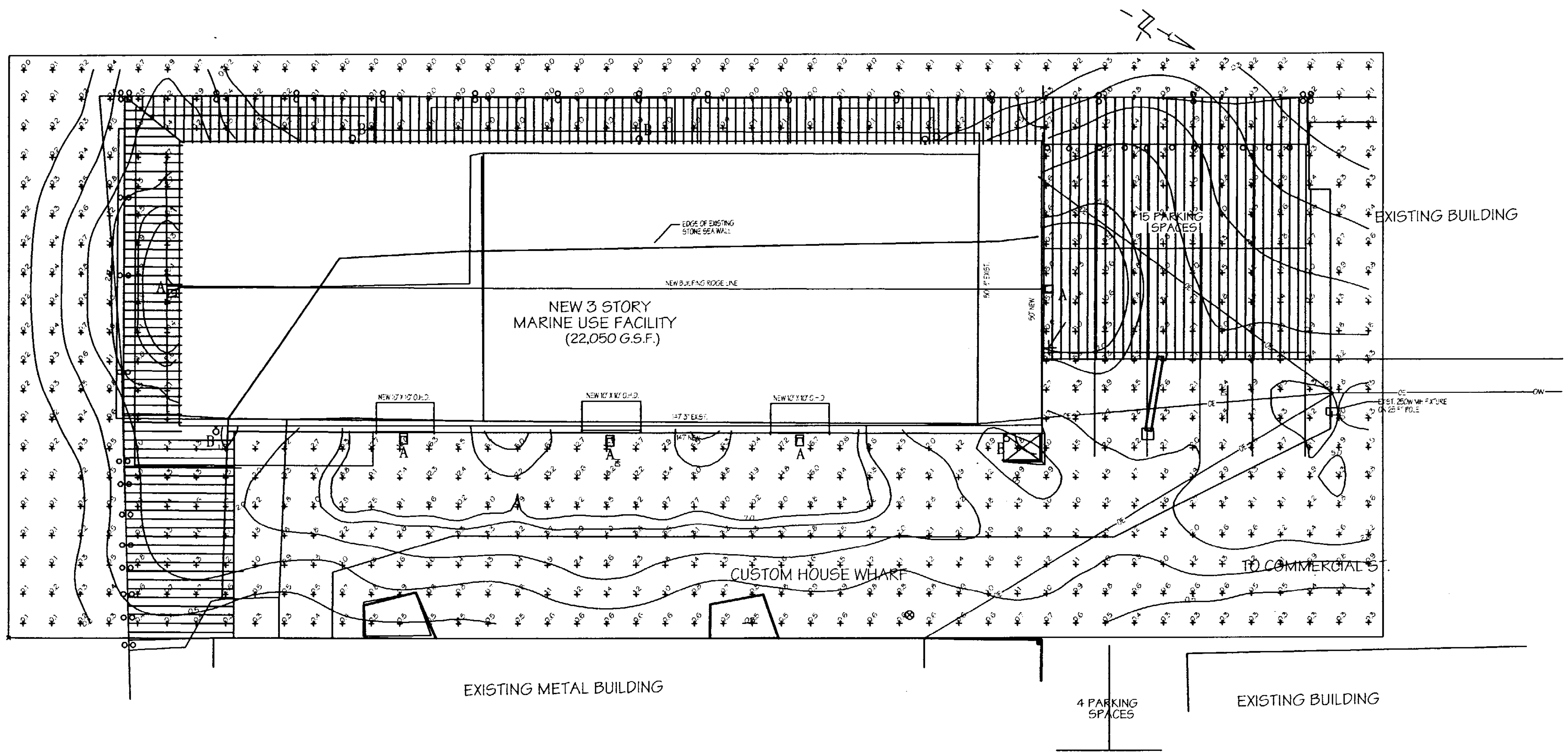
PROJECT NO: 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF

SCALE: 1" = 10'-0" SHEET TITLE: SITE UTILITY PLAN

RELEASED FOR BIDDING - JULY 26, 2001

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

C-202



SITE PHOTMETRIC LIGHTING PLAN

NOT TO SCALE

PROPOSED SITE LIGHTING

A

B

RELEASED FOR BIDDING - JULY 26, 2001

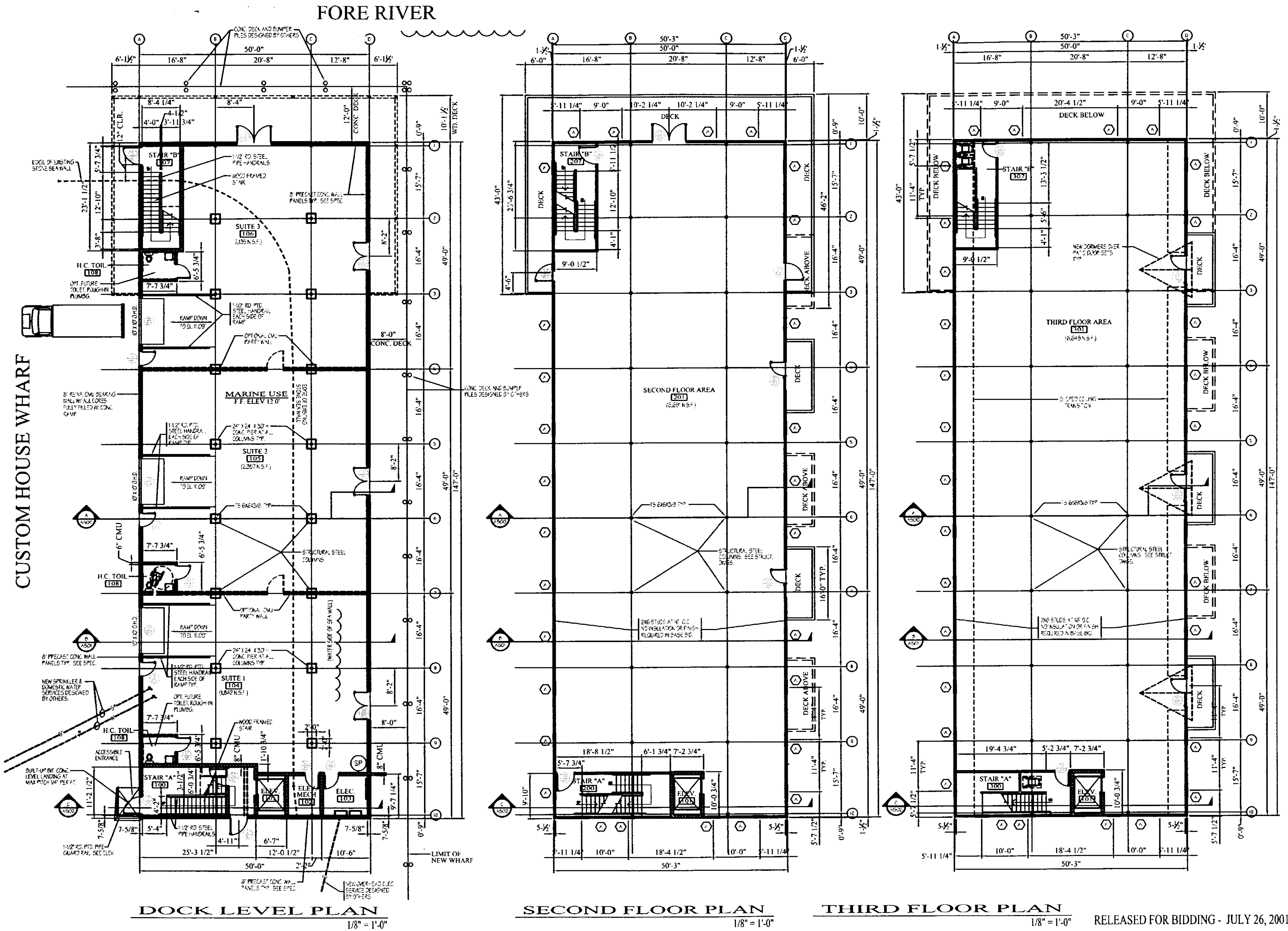
MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

C-203

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

PROJECT NO: 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF

SCALE: 1" = 10'-0" SHEET TITLE: SITE PHOTOMETRIC PLAN



DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.

1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

PROJECT NO: 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF

SCALE: 1/8" = 1'-0" SHEET TITLE: FLOOR PLAN - GENERAL

RELEASED FOR BIDDING - JULY 26, 2001

FLOOR PLANS

1/8" = 1'-0"

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

A-200

GENERAL NOTES:

1. The notes on the drawings are not intended to replace specifications. See specifications for requirements in addition to general notes.
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
3. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
4. Do not scale plans.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All proprietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the Building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tie downs. Such material shall remain the property of the contractor after completion of the project.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: BOCA Basic Building Code (1999)
2. Design Live Loads: (Ground snow load = 70 PSF)
   - Roof.....42 PSF + Drift
   - Office areas.....50 PSF
   - Corridors.....100 PSF
   - Common areas.....100 PSF
   - Stairs & exit ways.....100 PSF
3. Design wind loads are based on exposure C using 90 mph basic wind speed.
4. Seismic design utilizes the following criteria:
   a. Building framing system: Load bearing masonry walls & shear walls.
   b. Analysis procedure: Equivalent Lateral Force Procedure.
   c. Seismic hazard exposure group: "I"
   d. Seismic performance category: "C"
   e. Soil profile type: "S1"
   f. Peak velocity-related acceleration (Av): "0.10"
   g. Peak acceleration (Aa): "0.10"
   h. Response modification factor (R): "4 1/2"
   i. Deflection amplification factor (Cd): "4"

CAST-IN-PLACE CONCRETE SLAB NOTES:

1. All concrete work shall conform to ACI 318-Latest Edition.
2. Concrete strength at 28 days shall be:
   a. 3000 PSI for all elevated slabs.
3. All concrete shall be air entrained per the specifications.
4. Concrete shall not be not be placed in water or on frozen ground.
5. Provide PVC sleeves where pipes pass through concrete walls or slabs.
6. Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
7. Welded wire fabric shall be provided in flat sheets.
8. Fiber reinforced concrete shall conform to ATSM C-1116.
9. Complete shop drawings and schedules of all reinforcing steel shall be prepared by the contractor and submitted to the engineer for review prior to commencement of that portion of work. All accessories must be shown on the shop drawings. Submit (6) blue line prints and (1) reproducible (sepia) to the Architect.
10. Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6" minimum.
11. Concrete finishes: See specifications and Architectural drawings for additional information.
12. Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan. Anchor bolts at all bracing locations shall conform to ASTM A36.

MASONRY NOTES:

1. All hollow load bearing concrete masonry units shall be ASTM C90 grade N, type I standard weight standard blocks including stretchers & corner blocks unless otherwise noted.
2. All load bearing concrete masonry units shall conform to ASTM C90 grade N, type I standard weight standard blocks including stretchers & corner blocks.
3. Masonry priem strength (f'm) shall be 1,500 psi.
4. Mortar shall conform to ASTM Specification C270, type N or S.
5. Concrete masonry units shall be laid in running bond.
6. Wall pentrations shall be coordinated with the Architect and Owners vendors/designers and shall be field located.
7. Provide joint reinforcing per drawings & specifications in all concrete masonry unit constuction.
8. All masonry reinforcement shall be spliced 48 bar diameters.
9. Reinforcing bars shall conform to ASTM A615 grade 60 deformed bars and shall be detailed, fabricated and placed in accordance with ACI 315-latest edition.
10. Masonry walls which support structural members shall have cells grouted solid full height under bearing with 2-#6 minimum vertical reinforcing bar in each cell unless otherwise noted in plan.
11. Bond beams shall be filled with grout capable of achieving 3,000 psi compressive strength at 28 days. Reinforcing shall be supported prior to placing concrete to provide a minimum 1/2" clearance around all bars.
12. Cells of masonry units containing vertical reinforcing shall be filled with grout unless otherwise noted. Maximum grout lift without cleanouts and inspection shall be 4'-0". Support all vertical bars in units as shown on the drawings.
13. Provide masonry lintels for all masonry openings unless steel lintel is indicated. Refer to lintel schedule for lintel sizes. All lintels used in exterior masonry walls shall be hot dipped galvanized.

STRUCTURAL STEEL NOTES:

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Latest edition.
2. Structural steel:
   a. Structural steel shall conform to ASTM A-36.
   b. Structural tubing shall conform to ASTM A-500 GR.B.
   c. Structural pipe shall conform to ASTM A-53, TYPE E or S.
3. Design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
4. Field connections shall be bolted using 3/4" ø ASTM A325 high strength bolts except where field welding is indicated on the drawings.
5. All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.

METAL DECK NOTES:

1. Steel floor deck shall be as indicated on plan by Vulcraft or approved alternate. Steel deck units shall conform with the latest edition of the "Design Manual for floor and roof decks" by the steel deck institute. Steel floor deck shall be galvanized in accordance with ASTM A525 G60 coating.
2. Fasten metal deck to all steel supports with 5/8"ø puddle welds at 12" o.c. unless otherwise indicated on plan. Provide welding washers on all deck units 24 gage and lighter.
3. All welding shall conform to AWS D1.1 or D1.3 - Latest edition. Welding electrodes shall be E70XX.

OPEN WEB STEEL JOIST NOTES:

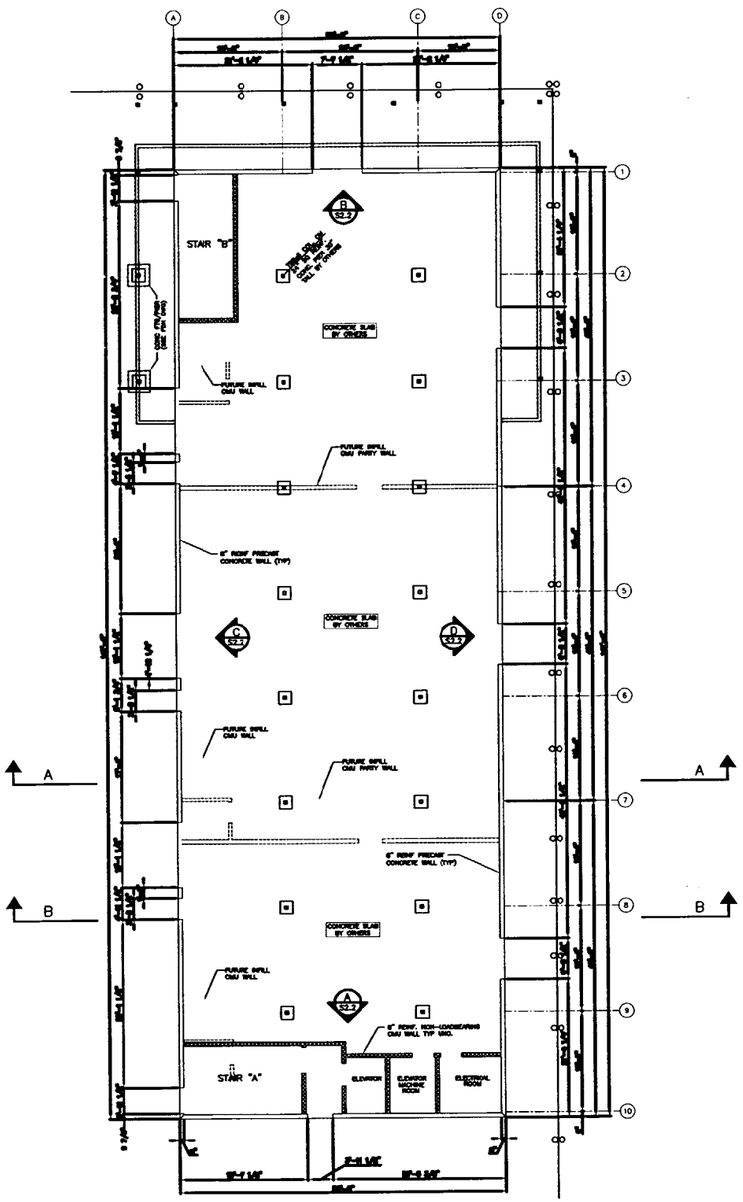
1. Open web steel joists shall conform to steel joist institute "Standard Specification for steel joist and joist girders".
2. All bridging and bridging anchors shall be completely installed before construction loads are placed on the joists. Bridging shall support the top chord against lateral movement during the construction period and shall hold the joist in approximate location as shown on the plans. Bridging shall be as called out on the plans.
3. Items attached to steel joists shall be attached to panel points of joists only, or an additional web member shall be added to the joist at the location of the concentrated load. The joist manufacturer shall be responsible for supplying the proper additional web member size.
4. Loads shall not be placed on the joists unless the joist has been designed to support the load.
5. Steel joists shall be shop primed per specifications.
6. All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.

TIMBER TRUSS FRAMING:

1. Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Southern Pine, kiln dried, 15% maximum M.C., or approved alternate.
2. Applicable specifications:
   a. National Design Specification for stress graded lumber and its fastening (NDS)
   b. Design specifications for light metal plate connected wood trusses TPI - Latest Edition.
3. Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
4. Submittals:
   a. Submit design calculations, shop drawings and erection procedures all sirned with the seal of a professional structural engineer registered in the State of Maine.
   b. Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing and shall be approved by the truss designer.
5. All fabricated trusses shall be inspected at the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
6. Connector plates shall be galvanized.
7. Timber trusses shall be designed in accordance with BOCA and ASCE 7-Latest Edition
8. Provide permanent bottom chord bracing in accordance with the truss plate institute TPI-latest edition.
9. Trusses shall be designed for all potential load combinations of live loads (snow), and wind loads including unbalanced snow loads, drift loads and wind loads in accordance with BOCA 1999.

TIMBER FRAMING:

1. All timber framing shall be in accordance with the AITC timber construction manual or the national design specifications (NDS) -latest edition.
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with cca to 0.4 #/CF in accordance with AWPA C-18.
4. Standard metal connectors shall be used at all timber to timber connections or as noted on the design drawings. This shall include but not be limited to roof rafter to top plate, beam to beam, beam to column, joist/ truss to beam and column to concrete piers etc.
5. Provide Simpson H3 hurricane anchors where timber framing end/or trusses bear on structural steel beams.
6. Nailing not specified shall conform with BOCA 1999.



FOUNDATION LOADING/
PRECAST WALL LAYOUT PLAN
1/8" = 1'-0"

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STATE OF MAINE
JAMES M. LEASURE
6606
PROFESSIONAL ENGINEER

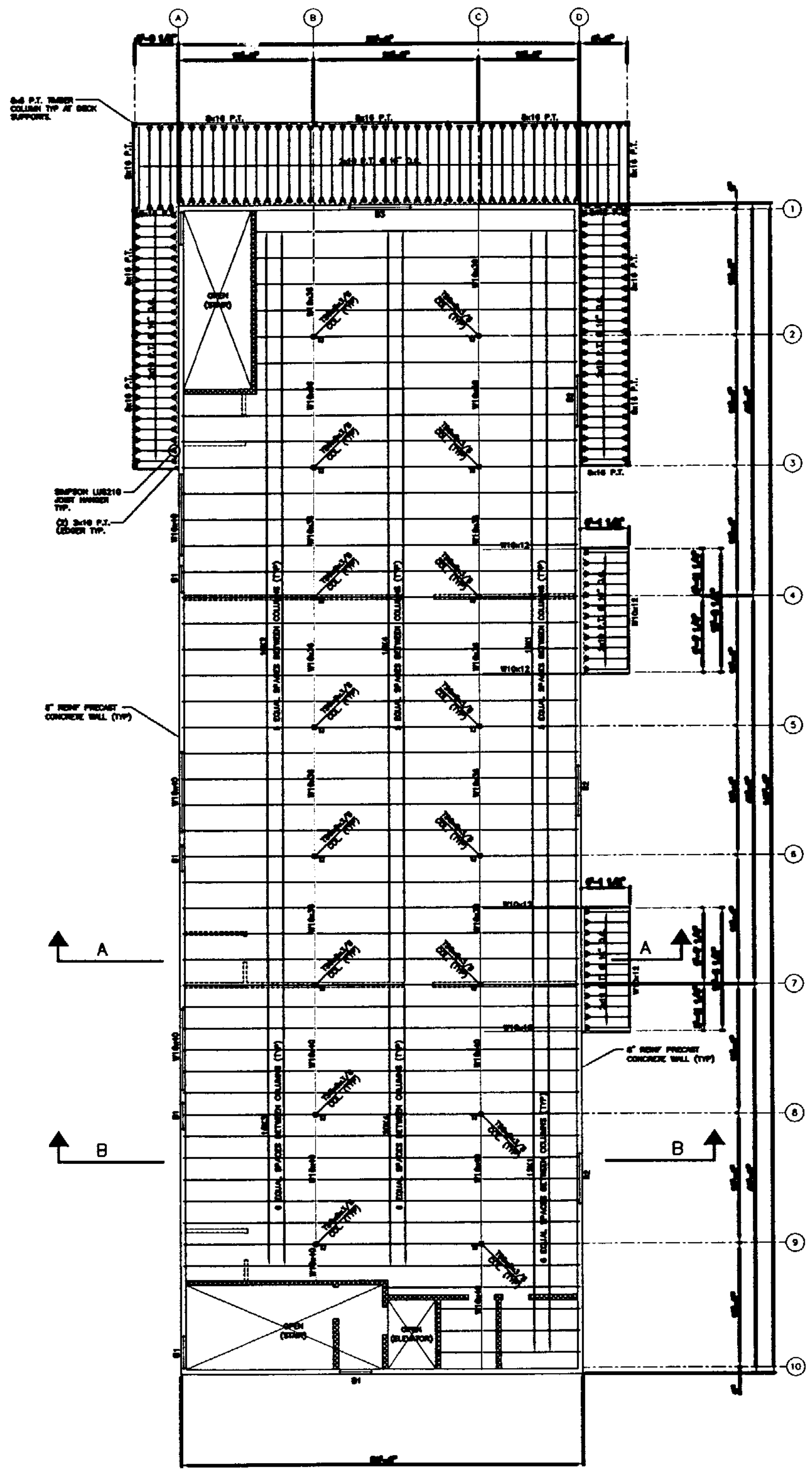
rev.	date	description
A	7/26/01	RELEASED FOR BIDDING ONLY

designed by: MFL
drawn by: LJN
checked by: JML
scale: 1/8" = 1'-0"
date: JULY 26, 2001
plot date: JULY 26, 2001
project #: 21067

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT, MAINE

GENERAL NOTES

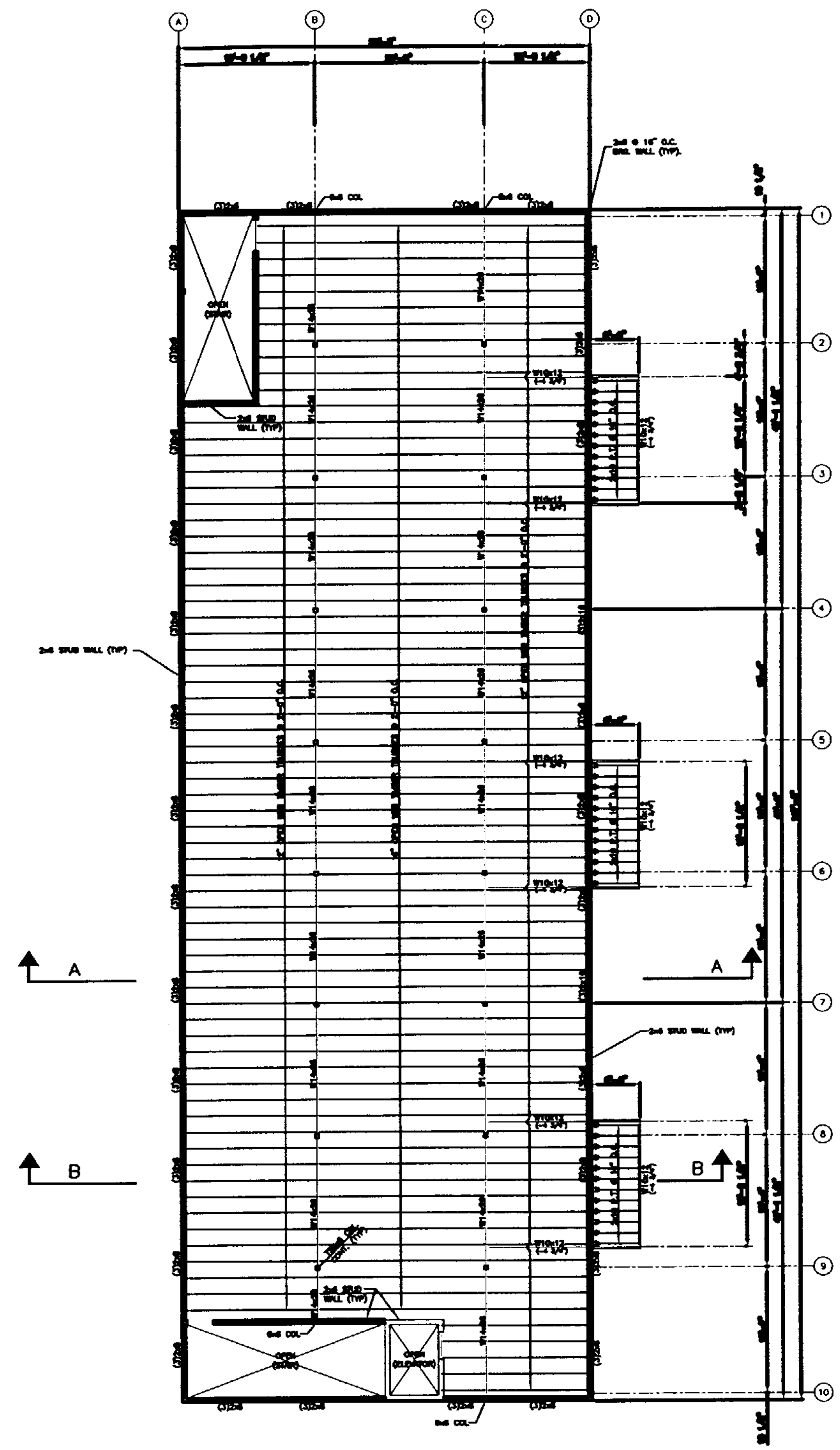
S0.1



SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:
1. TOP OF FINISH FLOOR ELEVATION = 23'-6 1/2" TYPICAL
2. TOP OF STEEL ELEVATION = TOP OF GIRDER TYP. UNO +/- (X'-XX")
3. TOP OF STEEL ELEVATION = 23'-3 1/2"
4. FLOOR SLAB SHALL BE 3" REINF. CONC. SLAB ON 1.0C20 ONLY. FORM DECK. REINF. SLAB W/ 6x6-W2.1xW2.1 WWF.
5. B1, B2 ETC INDICATES REINFORCED CONCRETE BEAM SEE DRAWING S2.2 FOR ADD'L INFORMATION



THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:
1. TOP OF FINISH FLOOR ELEVATION = 34'-0 1/2" TYPICAL
2. TOP OF STEEL ELEVATION = TOP OF GIRDER TYP. UNO +/- (X'-XX")
3. TOP OF STEEL ELEVATION = 33'-7 3/4"
4. FLOOR SHEATHING SHALL BE 3/4" APA RATED PLYWOOD SUBFLOOR W/ 1/2" PLYWOOD UNDERLAYMENT.

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checked by: JHL
scale: 1/8" = 1'-0"
date: JULY 26, 2001
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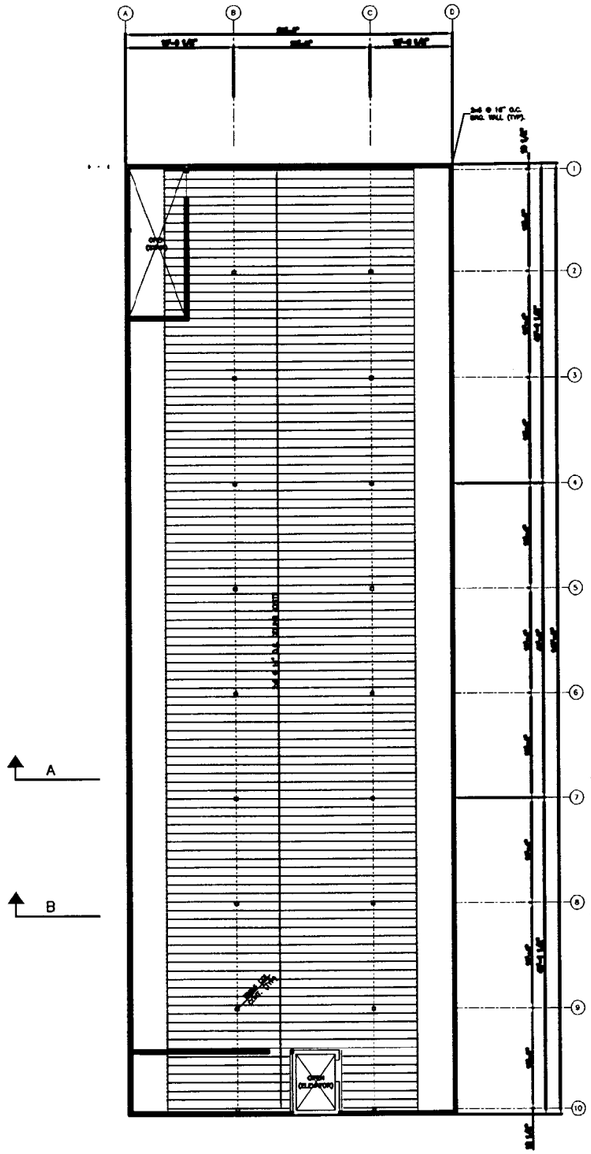
project #: 21067

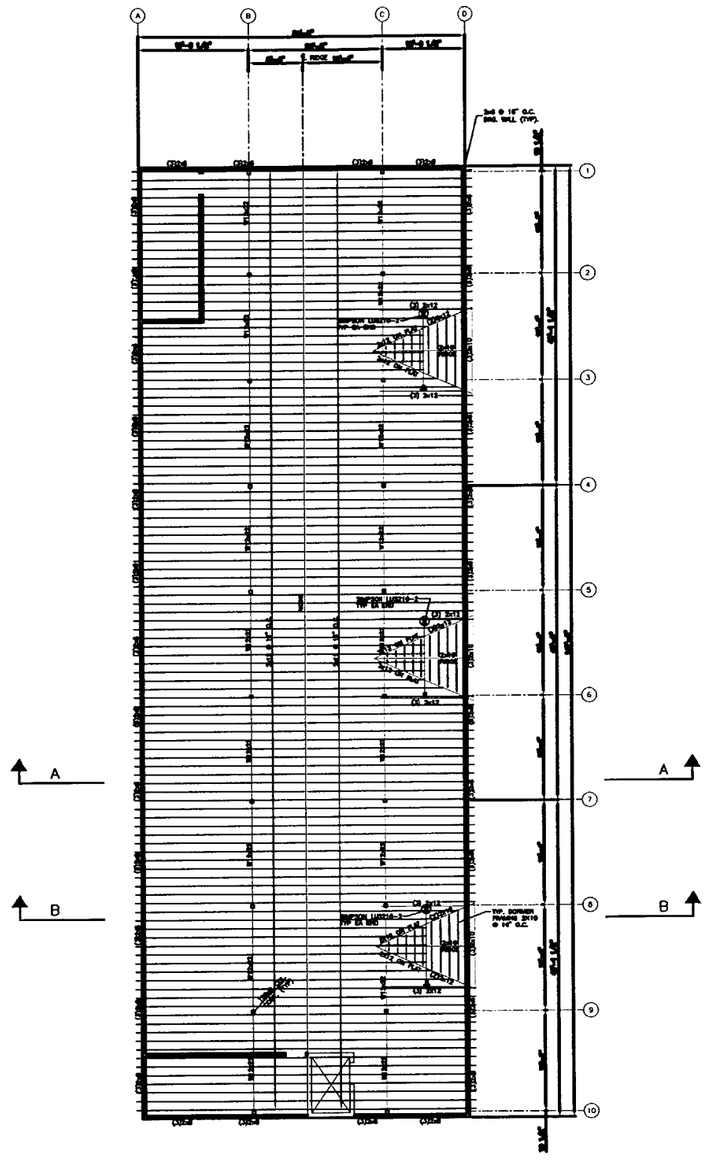
MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT, MAINE

FRAMING PLANS

S1.1



CEILING FRAMING PLAN



ROOF FRAMING PLAN

L & L STRUCTURAL
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A	7/26/01	RELEASED FOR BIDDING ONLY	MFL

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checked by: JHL
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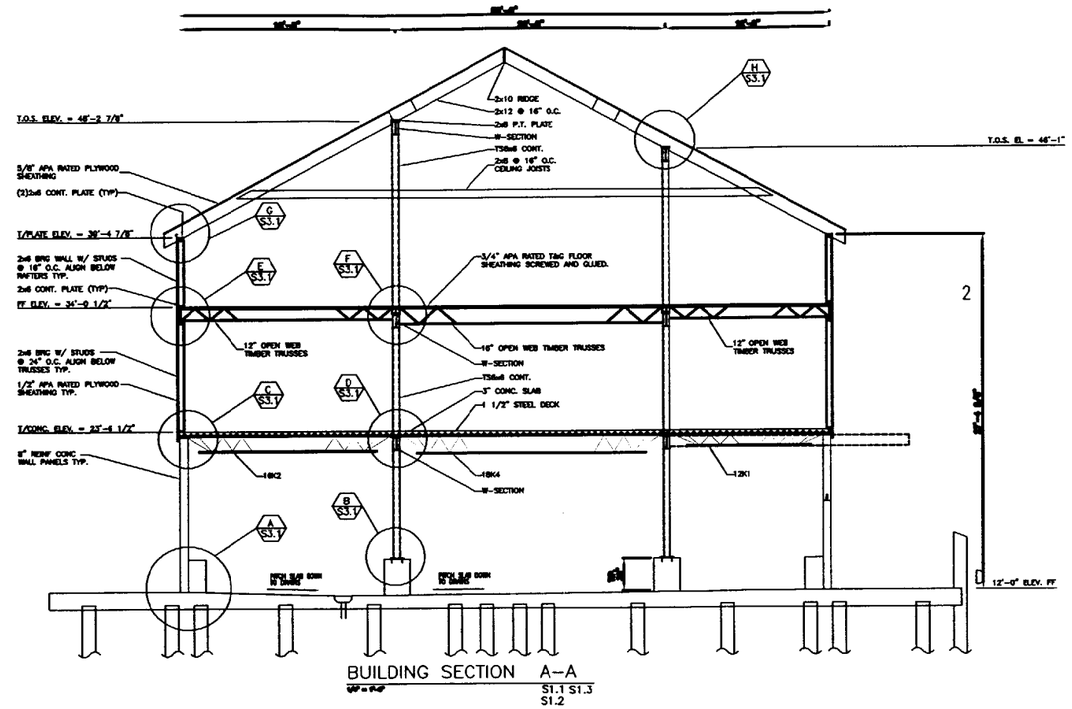
plot date: JULY 26, 2001
project #: 21087

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT, MAINE

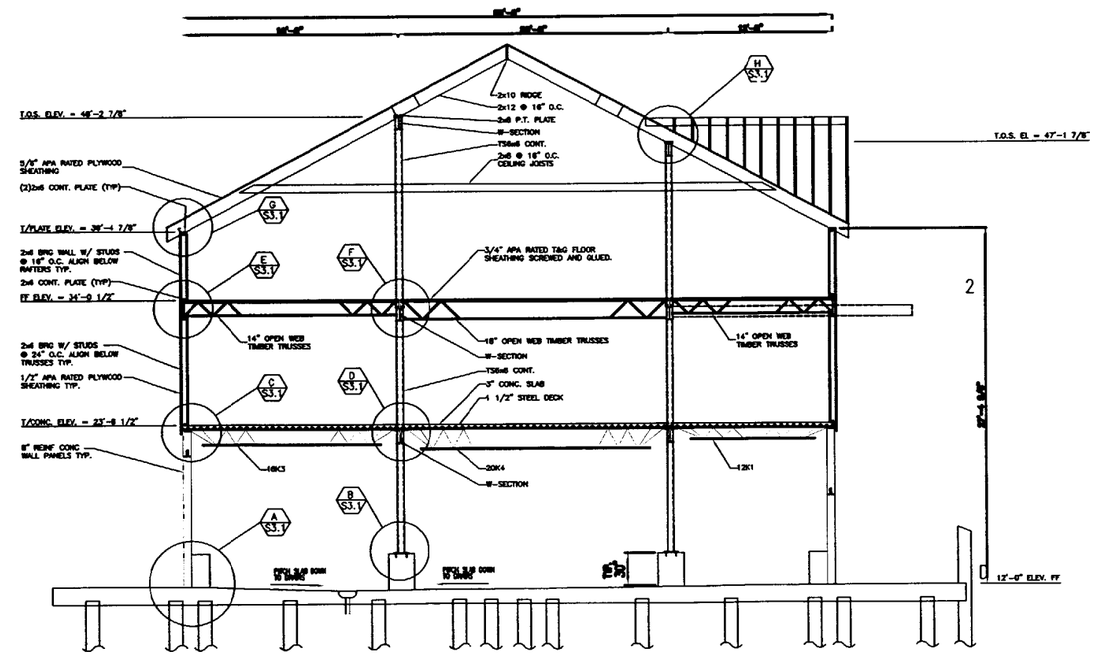
FRAMING PLANS

S1.2



BUILDING SECTION A–A

S1.1 S1.3 S1.2



BUILDING SECTION B–B

S1.1 S1.3 S1.2

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A	7/26/01	RELEASED FOR BIDDING ONLY	MFL

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checked by: MFL
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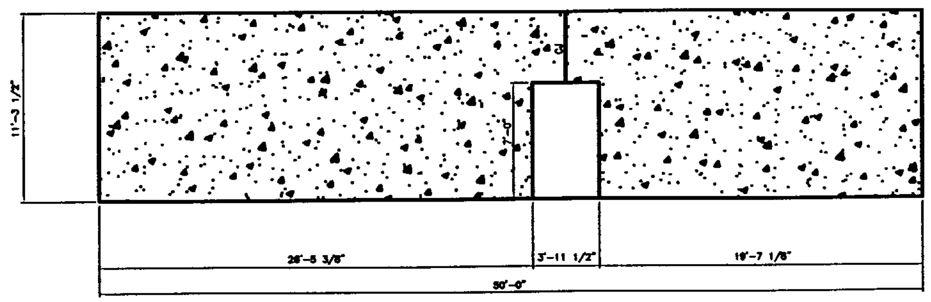
plot date: JULY 26, 2001
project #: 21067

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT, MAINE

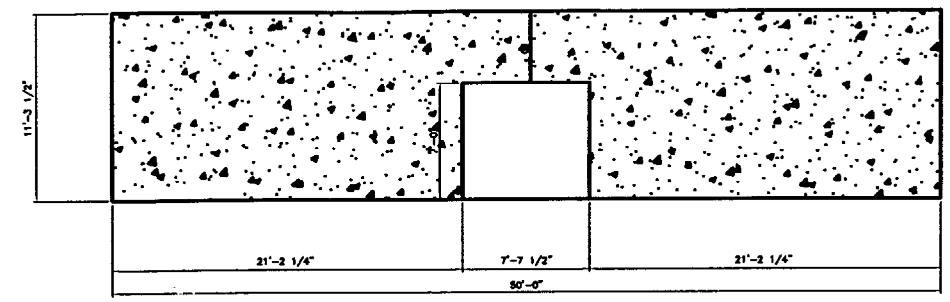
BUILDING SECTIONS A–A & B–B

S2.1



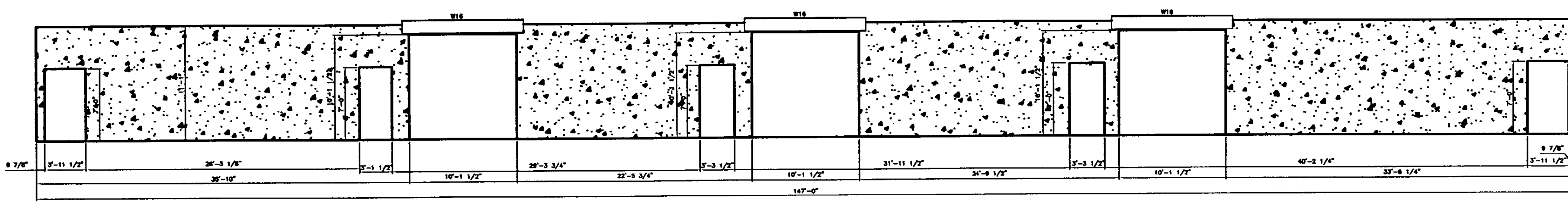
PRECAST WALL ELEV (A / S0.1)
1/4" = 1'-0"

NOTES: 1. COORDINATE DOOR LOCATIONS AND ROUGH OPENING SIZES W/ ARCHITECTURAL DWGS AND/OR DOOR VENDOR REQUIREMENTS.
2. CJ - INDICATES PRECAST CONSTRUCTION JOINT



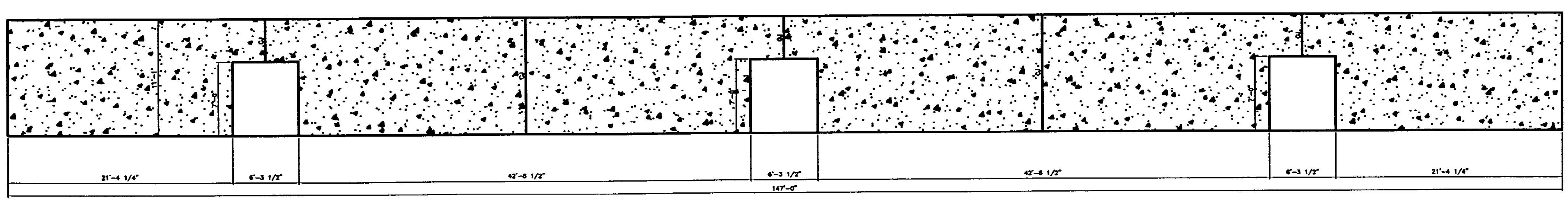
PRECAST WALL ELEV (B / S0.1)
1/4" = 1'-0"

NOTES: 1. COORDINATE DOOR LOCATIONS AND ROUGH OPENING SIZES W/ ARCHITECTURAL DWGS AND/OR DOOR VENDOR REQUIREMENTS.
2. CJ - INDICATES PRECAST CONSTRUCTION JOINT



PRECAST WALL ELEV (C / S0.1)
1/4" = 1'-0"

NOTES: 1. COORDINATE DOOR LOCATIONS AND ROUGH OPENING SIZES W/ ARCHITECTURAL DWGS AND/OR DOOR VENDOR REQUIREMENTS.
2. CJ - INDICATES PRECAST CONSTRUCTION JOINT



PRECAST WALL ELEV (D / S0.1)
1/4" = 1'-0"

NOTES: 1. COORDINATE DOOR LOCATIONS AND ROUGH OPENING SIZES W/ ARCHITECTURAL DWGS AND/OR DOOR VENDOR REQUIREMENTS.
2. CJ - INDICATES PRECAST CONSTRUCTION JOINT

GENERAL NOTES:

1. TYP WALL REINFORCING SHALL BE #4 @16" O.C. HORIZONTAL EACH FACE W/ #5 @ 16" O.C. VERTICAL EA FACE. MAINTAINE 1 1/2" CONCRETE COVER.
2. THE PRECAST MANUFACTURE SHALL BE RESPONSIBLE FOR ADDITIONAL REINFORCING REQUIRED FOR LIFTING AND TRANSPORTATION OF THE PANELS AS REQUIRED.

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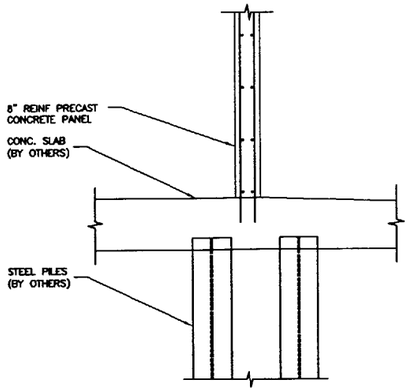
project #: 21067

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT, MAINE

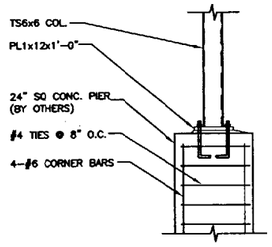
PRECAST CONCRETE WALL ELEVATIONS

S2.2

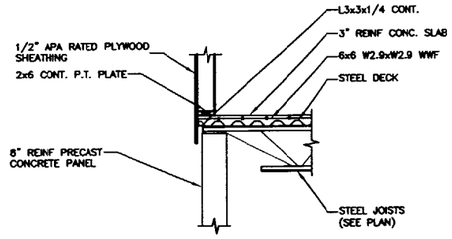


DETAIL A 3/4" = 1'-0" S2.1, S2.2

COL.

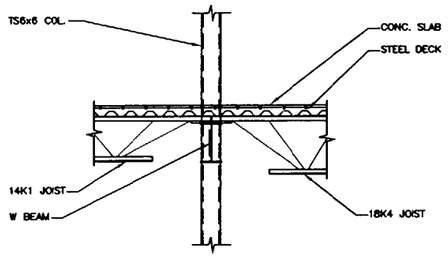


DETAIL B 3/4" = 1'-0" S2.1, S2.2

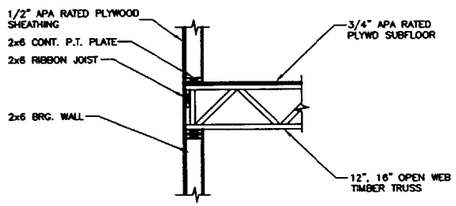


DETAIL C 3/4" = 1'-0" S2.1, S2.2

COL.

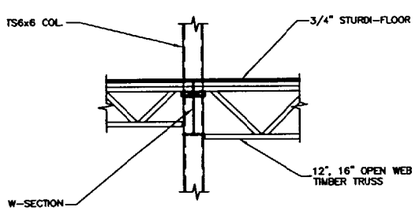


DETAIL D 3/4" = 1'-0" S2.1, S2.2

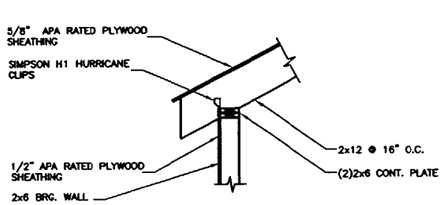


DETAIL E 3/4" = 1'-0" S2.1, S2.2

COL.

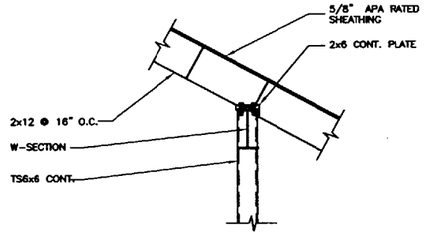


DETAIL F 3/4" = 1'-0" S2.1, S2.2



DETAIL G 3/4" = 1'-0" S2.1, S2.2

COL.



DETAIL H 3/4" = 1'-0" S2.1, S2.2

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rev.	date	description
A	7/26/01	FOR BIDDING ONLY

designed by: MFL
drawn by: LJH
checked by: JHL
scale: 3/4" = 1'-0"
date: JULY 26, 2001
plot date: JULY 26, 2001
project # 21087

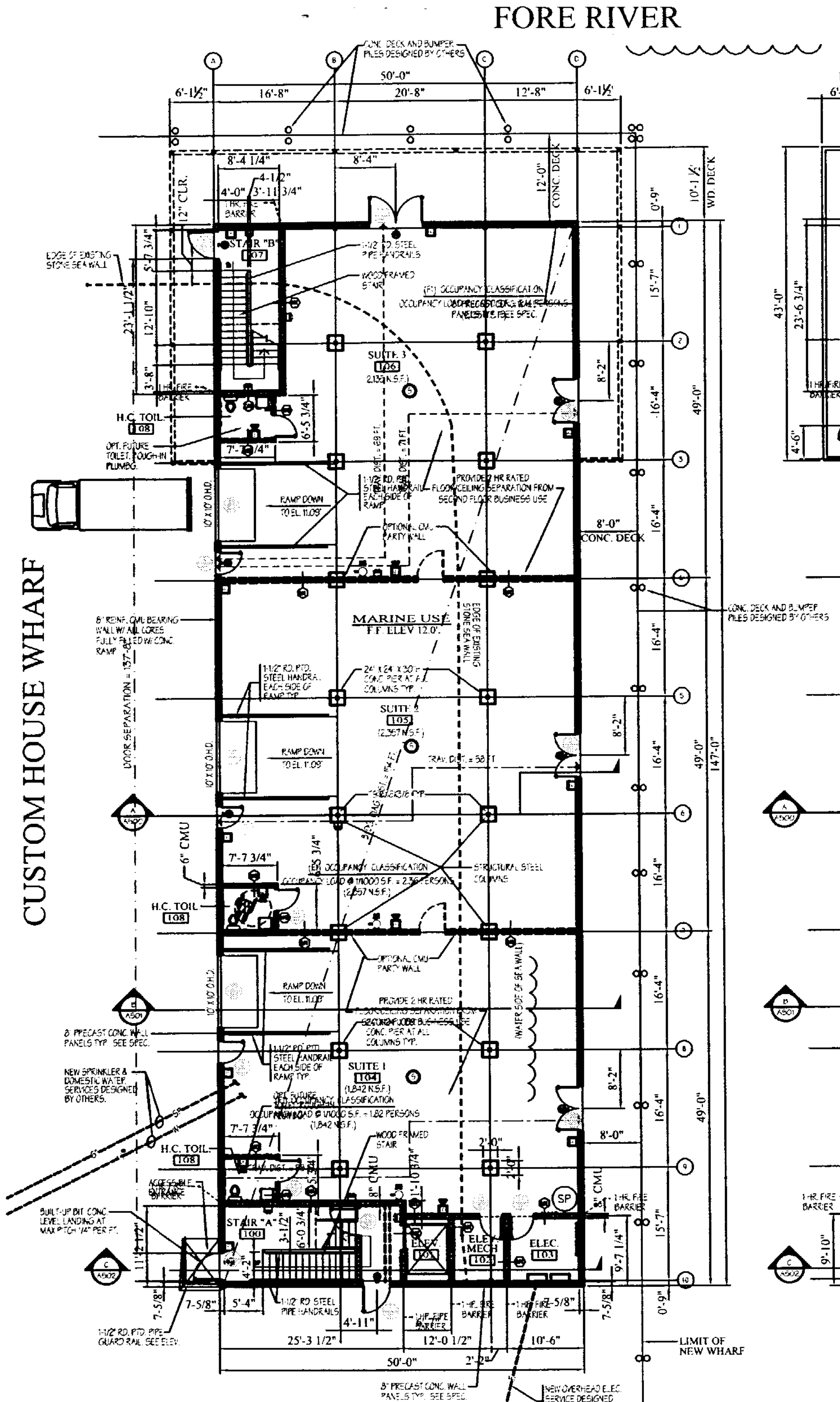
MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT, MAINE

FRAMING SECTIONS & DETAILS

S3.1

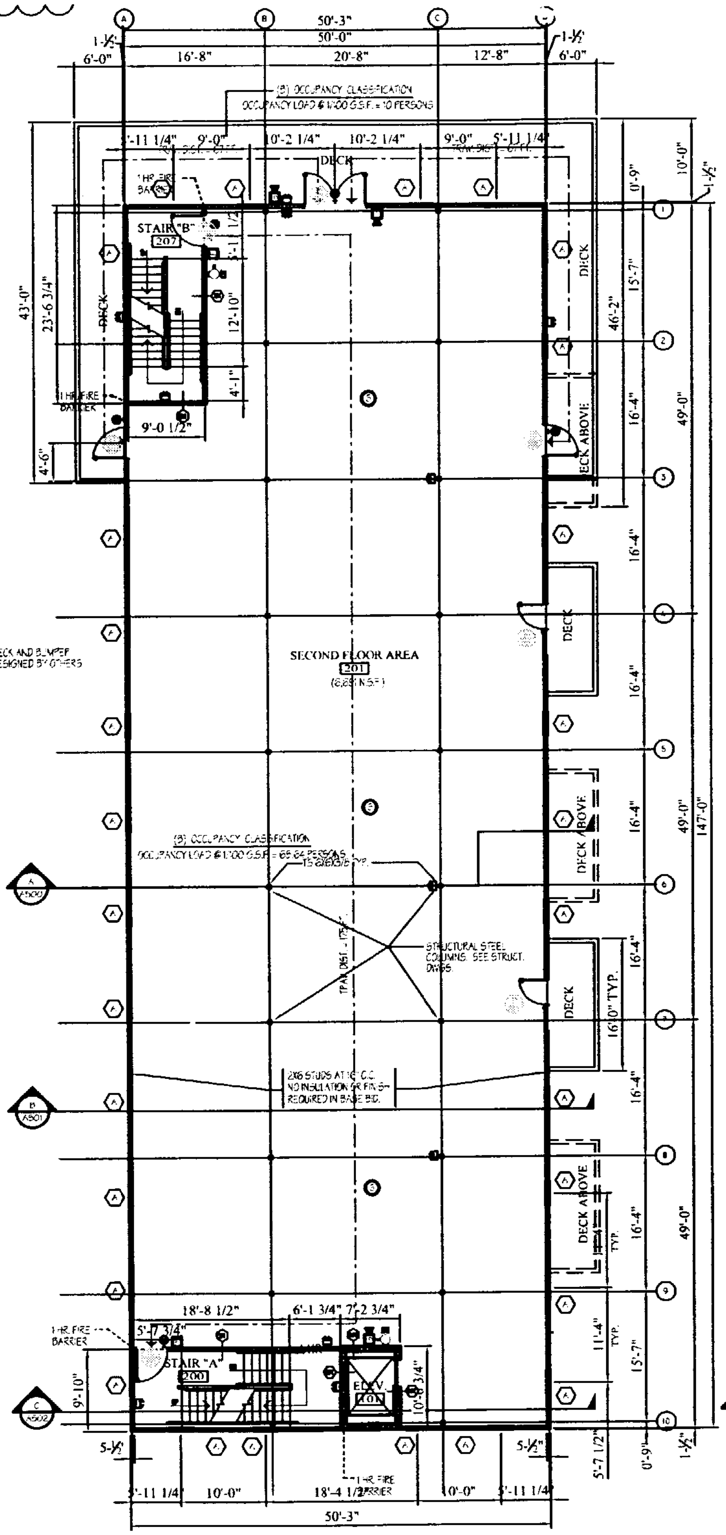
FORE RIVER

CUSTOM HOUSE WHARF



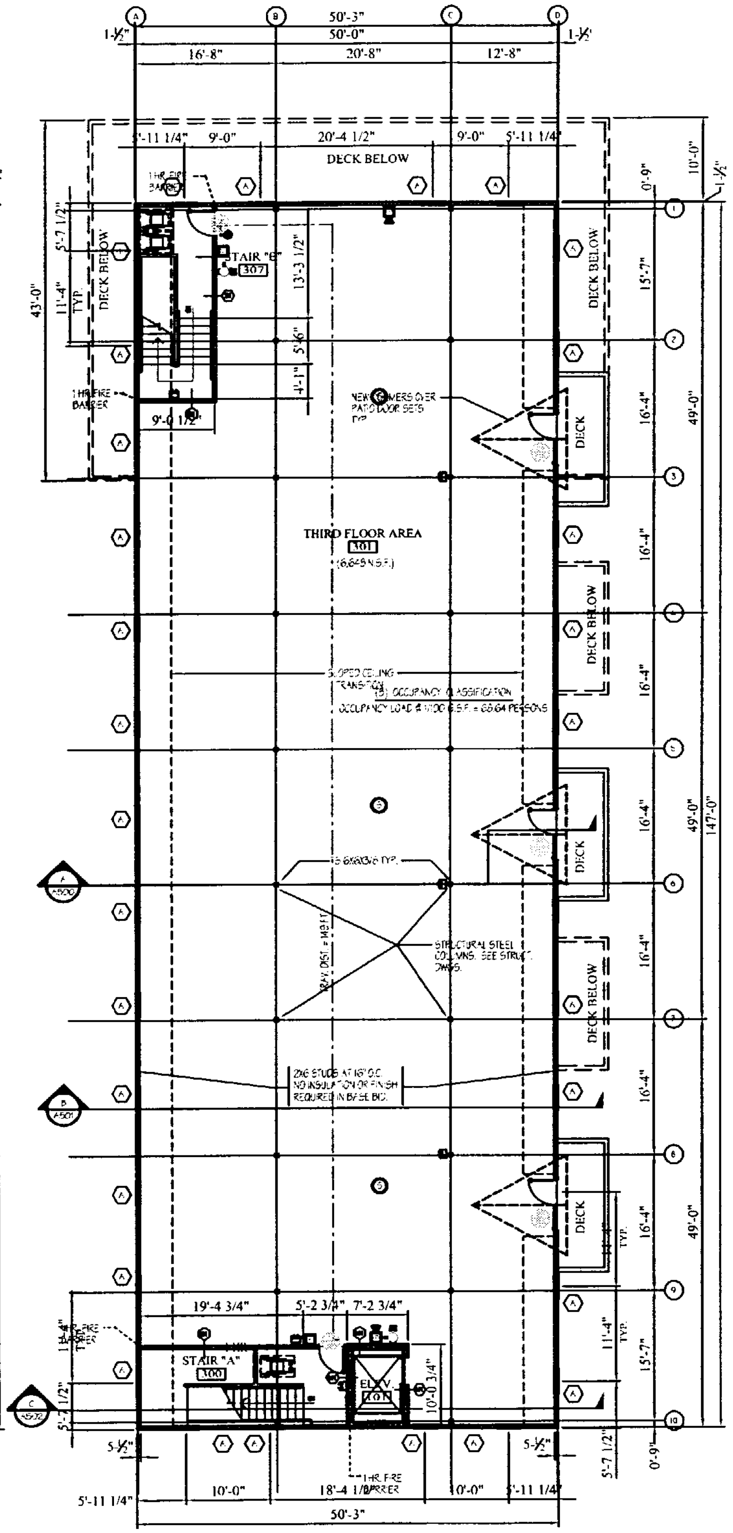
DOCK LEVEL PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"



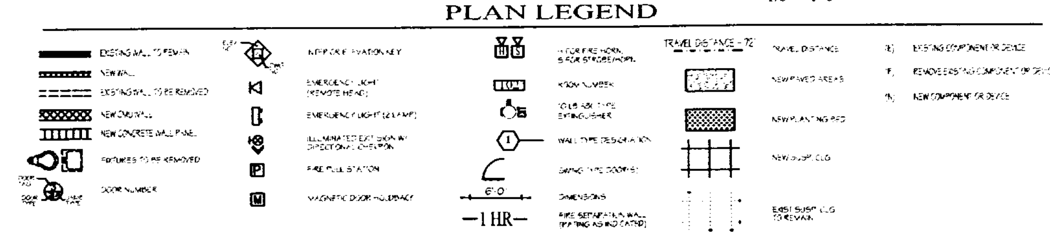
THIRD FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

1. EXIT LIGHTING, EMERGENCY LIGHTING AND FIRE ALARM DEVICES ARE INDICATED SCHEMATICALLY. FURTHER DESIGN IS NECESSARY FOR THE SYSTEM TO MEET GOVERNING CODES AND REGULATIONS. THESE SYSTEMS SHALL BE DESIGNED BY OTHERS UNDER SEPARATE CONTRACT AND ARE NOT IN THIS CONTRACT (NITC).
2. THE ENTIRE BUILDING WILL BE EQUIPPED WITH A SUPERVISED AUTOMATIC FIRE PROTECTION SYSTEM IN ACCORDANCE WITH BOCA AND LIFE SAFETY CODES. SYSTEM DESIGN TO BE BY OTHERS UNDER SEPARATE CONTRACT.
3. SEAL ALL PENETRATIONS IN FIRE BARRIERS WITH APPROVED MATERIALS IN ACCORDANCE WITH BOCA CODE THROUGH-PENETRATION FIRESTOP SYSTEM. SEE BOCA CODE; SECTION 714.0.

PLAN LEGEND



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MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

LS-200

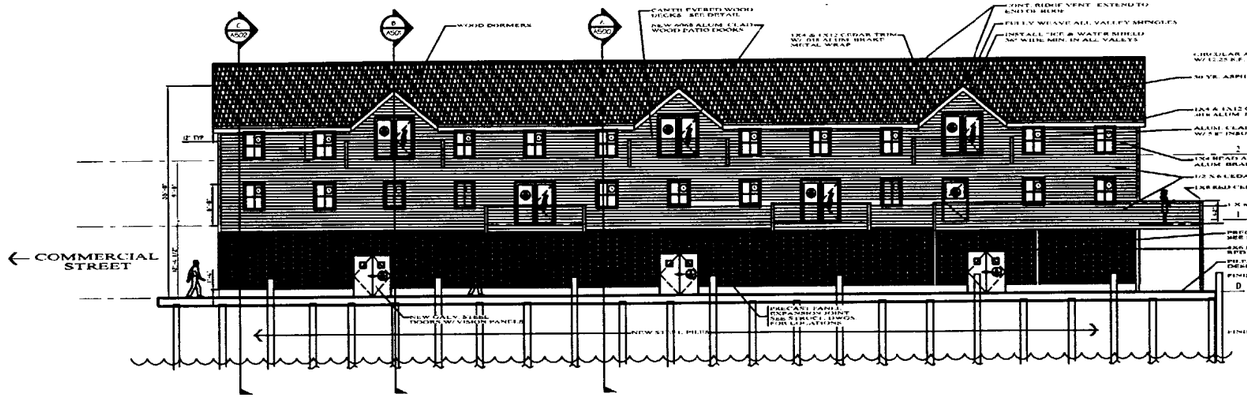
STATE OF MAINE
DAVID D LEASURE
#1725
ARCHITECT

01	SCHEMATIC SITE PLAN	JULY 12, 1999
02	REV. SCHEMATIC SITE PLAN	JULY 16, 1999
03	REV. PER CITY COMMENTS	AUG. 10, 1999
04	REL. FOR CITY APPROVALS	AUG. 16, 1999
05	95% REVIEW SET	MARCH 3, 2000
06	100% REVIEW SET	APRIL 17, 2000
07	REL. FOR PERMITTING	MAY 3, 2000
08	REL. FOR BIDDING	JULY 26, 2001

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

PROJECT NO: 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF

SCALE: 1/8" = 1'-0" SHEET TITLE: LIFE SAFETY PLAN



SOUTHEAST ELEVATION
1/8" = 1'-0"

VIEW FROM COMMERCIAL STREET
1/8" = 1'-0"

NORTHWEST ELEVATION
1/8" = 1'-0"

VIEW FROM CASCO BAY
1/8" = 1'-0"

EXTERIOR BUILDING ELEVATIONS
1/8" = 1'-0"

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MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

A-400

STATE OF MAINE
DAVID D. LEASURE
#1725
REGISTERED ARCHITECT

0	SCHEMATIC SITE PLAN	JULY 26, 1999
1	SCHEMATIC SITE PLAN	OCT. 18, 1999
2	SCHEMATIC SHEETS	NOV. 16, 1999
3	REL. FOR CITY APPVLS	AUG. 16, 2000
4	REL. FOR PERMITTING	APRIL 2, 2001
5	REL. FOR BIDDING	MAY 9, 2001
6	REL. FOR PERMITTING	OCT. 26, 2001

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
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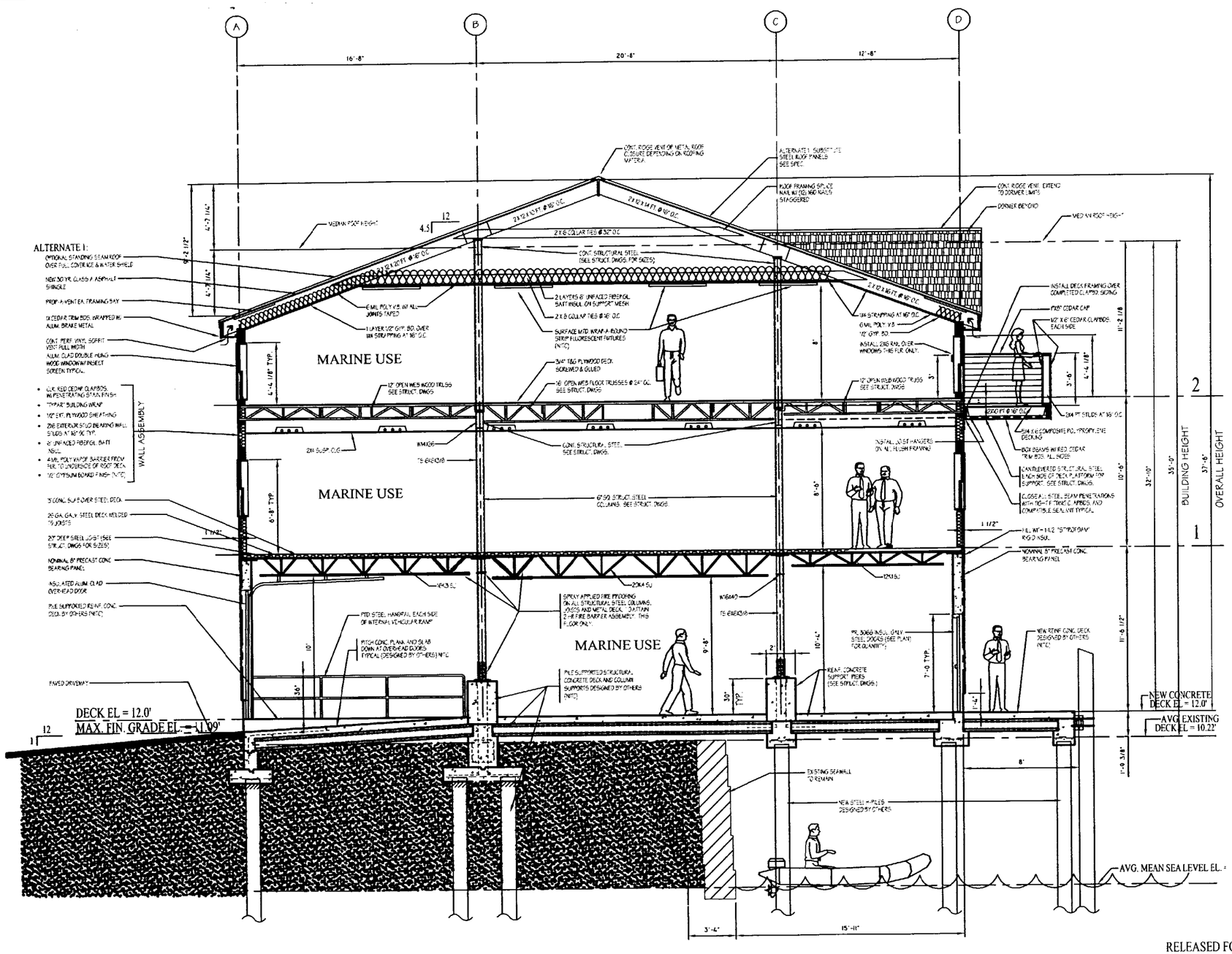
PROJECT NO.: 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF
SCALE: 1/8" = 1'-0" SHEET TITLE: EXTERIOR BUILDING ELEVATIONS



COMPOSITE BUILDING SECTION "A"

3/8" = 1'-0"

RELEASED FOR BIDDING - JULY 26, 2001

6	PRELIMINARY SITE PLAN	JULY 12, 1999
5	REV. SCHEMATIC SITE PLAN	JULY 19, 1999
4	REL. FOR CITY APPVLS.	AUG. 16, 1999
3	REVIEW SET	MARCH 17, 2000
2	REL. FOR PERMITTING	MAY 9, 2000
1	REL. FOR BIDDING	OCT. 26, 2000

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
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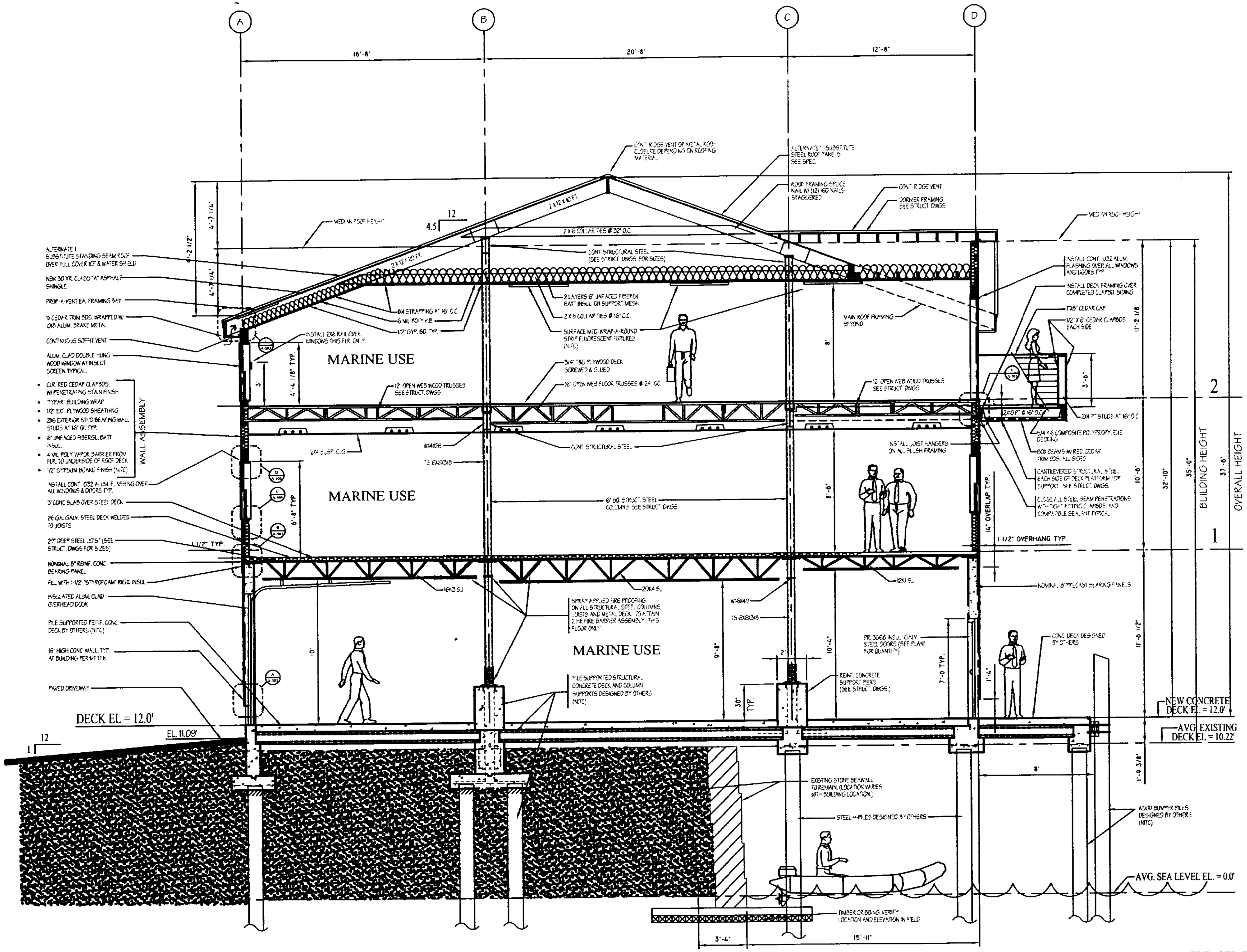
PROJECT NO: 99113 PROJECT TITLE: MAINE USE FACILITY - CUSTOM HOUSE WHARF

SCALE: 3/8" = 1'-0" SHEET TITLE: COMPOSITE BUILDING SECTION "A"

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

A-500



COMPOSITE BUILDING SECTION "B"

3/8" = 1'-0"

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

PROJECT NO: 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF

SCALE: 3/8" = 1'-0" SHEET TITLE: COMPOSITE BUILDING SECTION "B"

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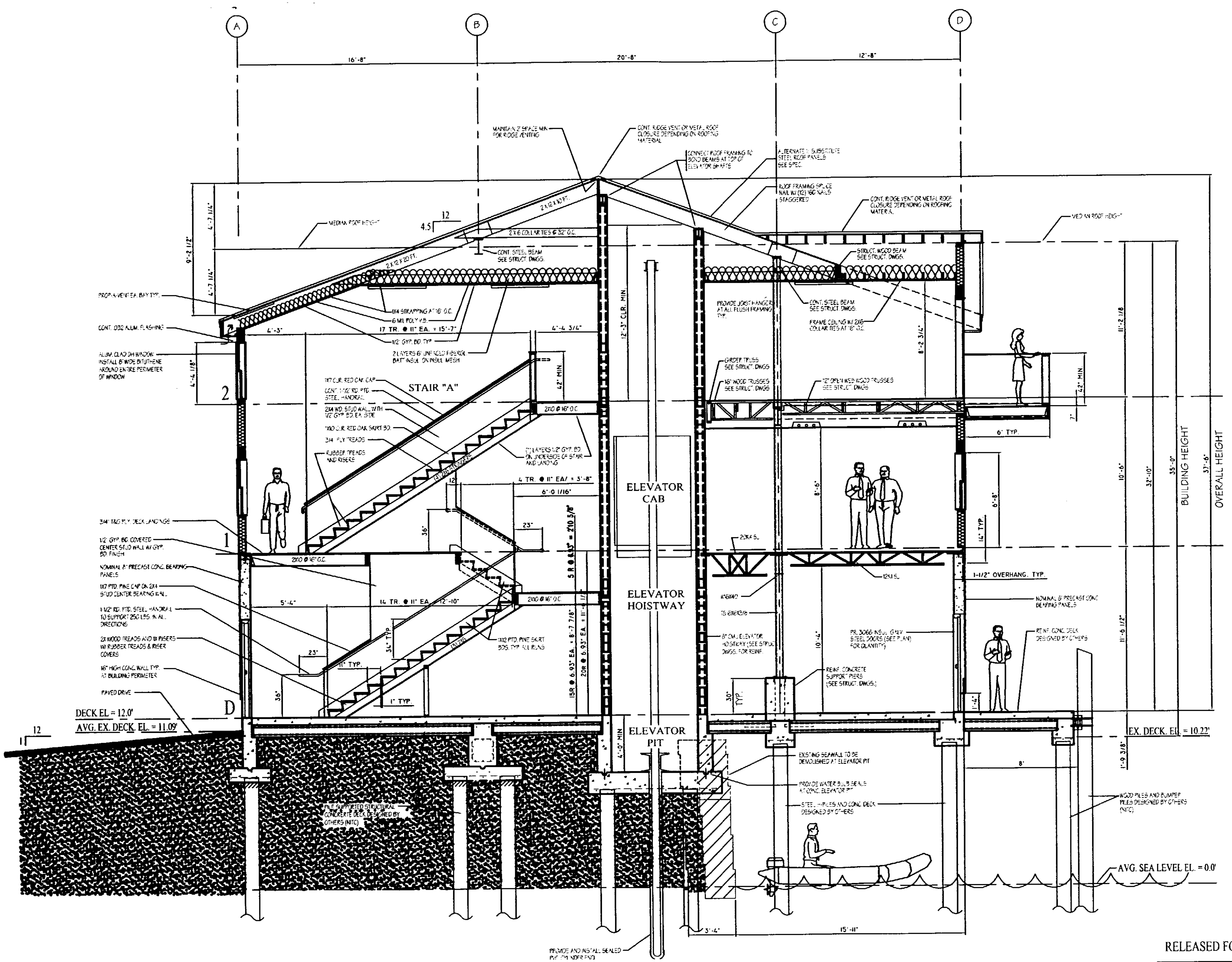
MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

A-501



COMPOSITE BUILDING SECTION "C"

3/8" = 1'-0"

RELEASED FOR BIDDING - JULY 26, 2001

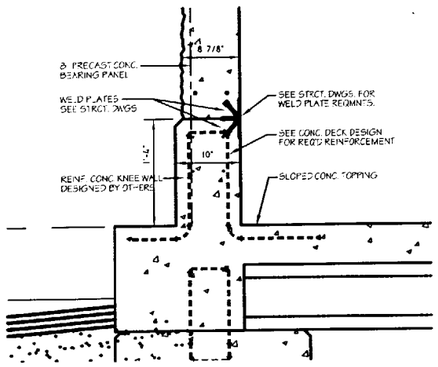
MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

A-502

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
14 SUNSET ROAD FALMOUTH, MAINE PH. (207) 797-8661

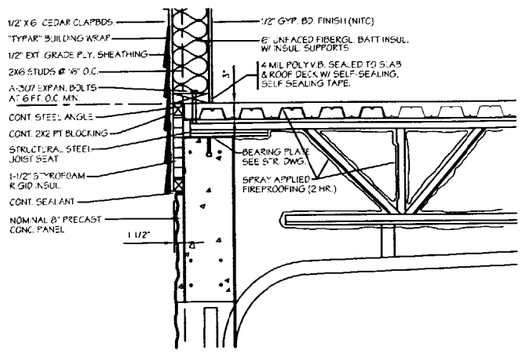
PROJECT NO.: 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF

SCALE: 3/8" = 1'-0" SHEET TITLE: COMPOSITE BUILDING SECTION "C"



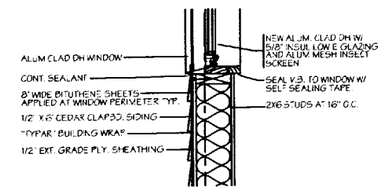
DETAIL A

1-1/2" = 1'-0"



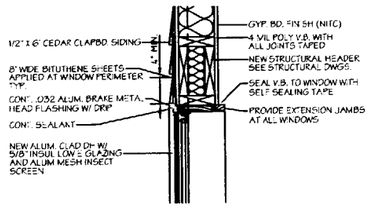
DETAIL B

1-1/2" = 1'-0"



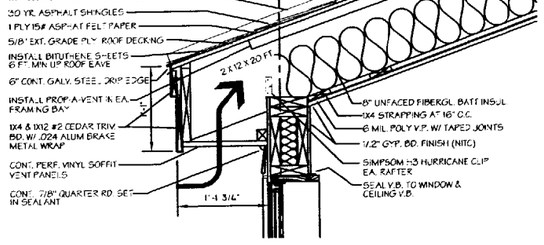
DETAIL C

1-1/2" = 1'-0"



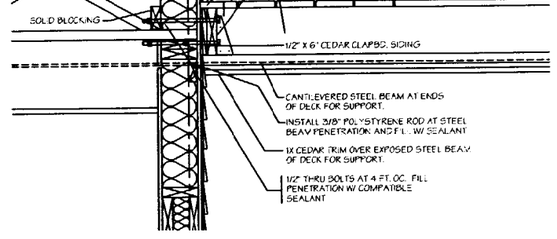
DETAIL D

1-1/2" = 1'-0"



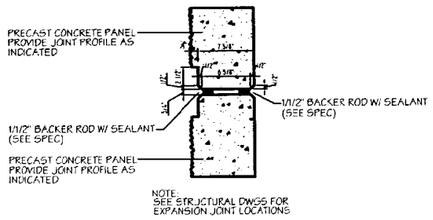
DETAIL E

1-1/2" = 1'-0"



DETAIL F

1-1/2" = 1'-0"



NOTE:
SEE STRUCTURAL DWGS FOR EXPANSION JOINT LOCATIONS

TYP. PRECAST PANEL EXPANSION JOINT DETAIL

1-1/2" = 1'-0"

STATE OF MAINE
DAVID D LEASURE #1725
REGISTERED ARCHITECT

SCHEMATIC SITE PLAN	JULY 12, 1999
REV. SCHEMATIC SITE PLAN	OCT. 18, 1999
REV. SCHEMATIC SITE PLAN	AUG. 18, 2000
REL. FOR CITY APPROVALS	MARCH 9, 2000
REVIEW SET	MAY 5, 2000
REL. FOR PERMITTING	JULY 26, 2001
REL. FOR BIDDING	

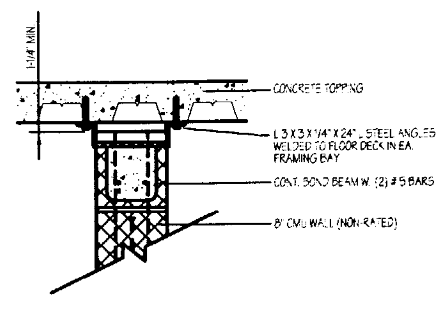
DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

PROJECT NO: 99113 PROJECT TITLE: MAINE USE FACILITY - CUSTOM HOUSE WHARF
SCALE: 1-1/2" = 1'-0" SHEET TITLE: DETAILS

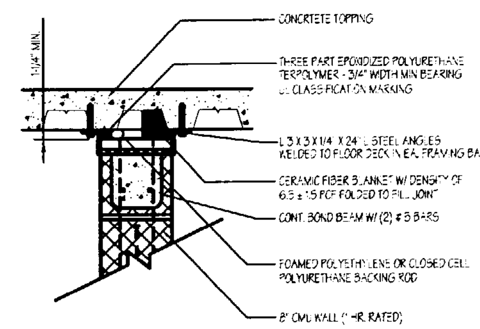
RELEASED FOR BIDDING - JULY 26, 2001

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

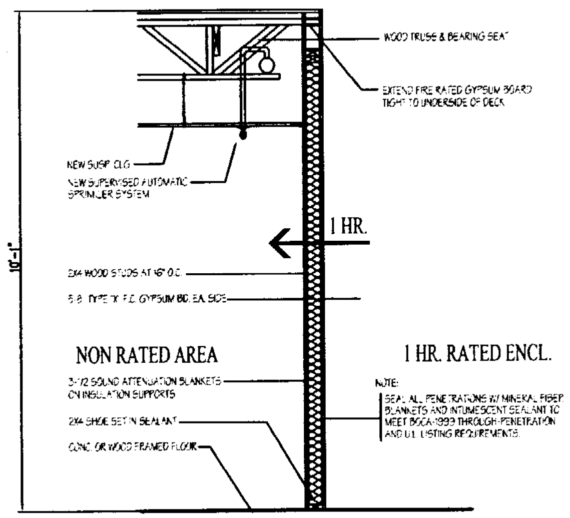
A-503



DETAIL X

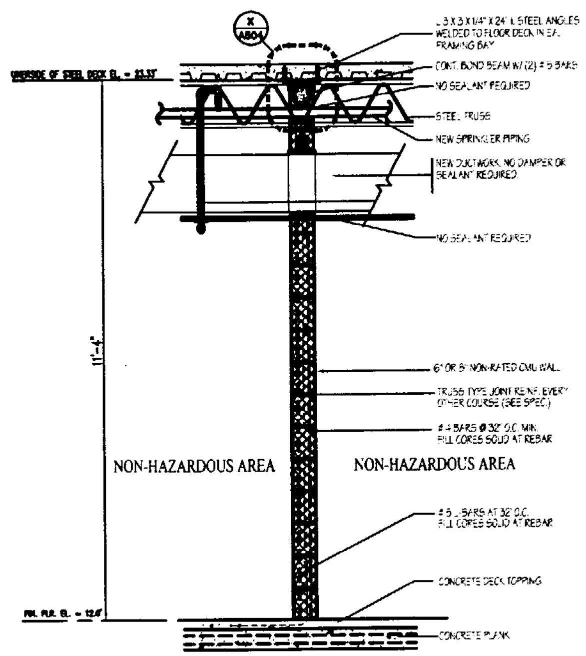


DETAIL Y



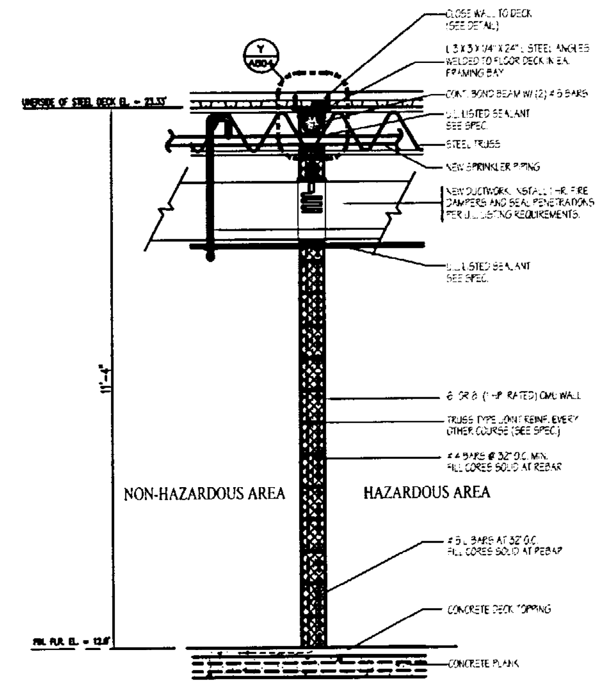
S1 / LS200 — TYPICAL 2X4 (1 HR. RATED) FIRE BARRIER — 3/4" = 1'-0"

SEE DWG. LS-200 FOR RATED WALL LOCATIONS



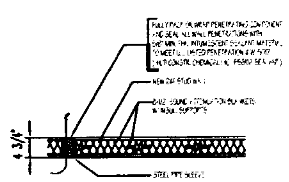
M0 / LS200 — NON-RATED CMU WALL — 3/4" = 1'-0"

SEE DWG. LS-200 FOR RATED WALL LOCATIONS



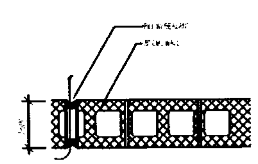
M1 / LS200 — 1 HR. RATED CMU WALL — 3/4" = 1'-0"

SEE DWG. LS-200 FOR RATED WALL LOCATIONS



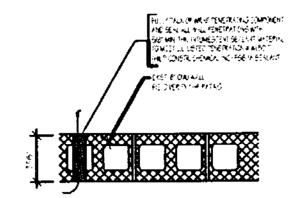
TYPICAL INTERIOR RATED STUD WALL

1 HR. RATED



TYPICAL INTERIOR CMU WALL

0 HR. RATED



TYPICAL INTERIOR CMU WALL

1 HR. RATED

TYPICAL WALL TYPES

VARIES

NOTE:
SEE DRAWING LS-200 FOR REQUIRED WALL LOCATIONS.

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

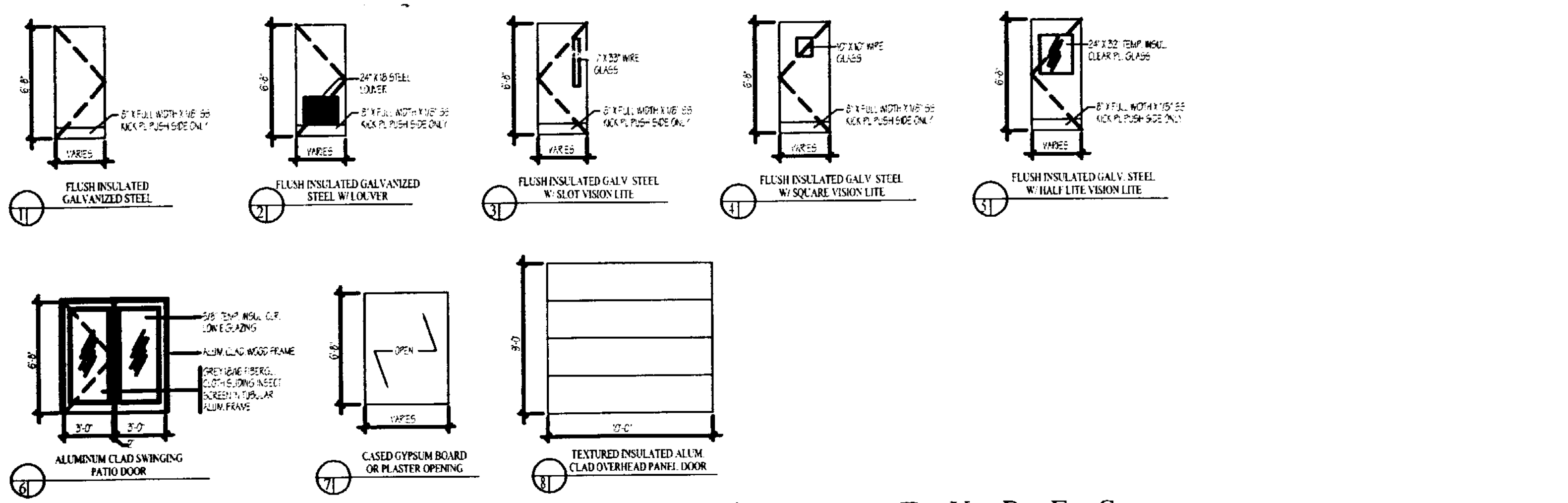
PROJECT NO: 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF

SCALE: NO SCALE SHEET TITLE: TYPICAL WALL TYPES

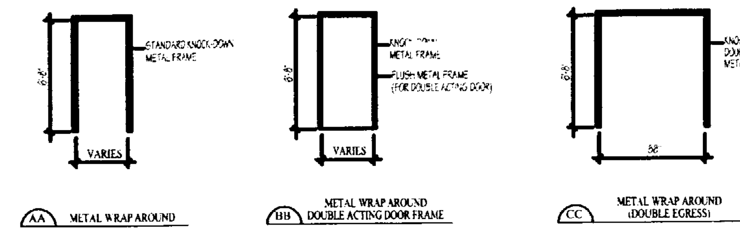
RELEASED FOR BIDDING - JULY 26, 2001

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

A-504



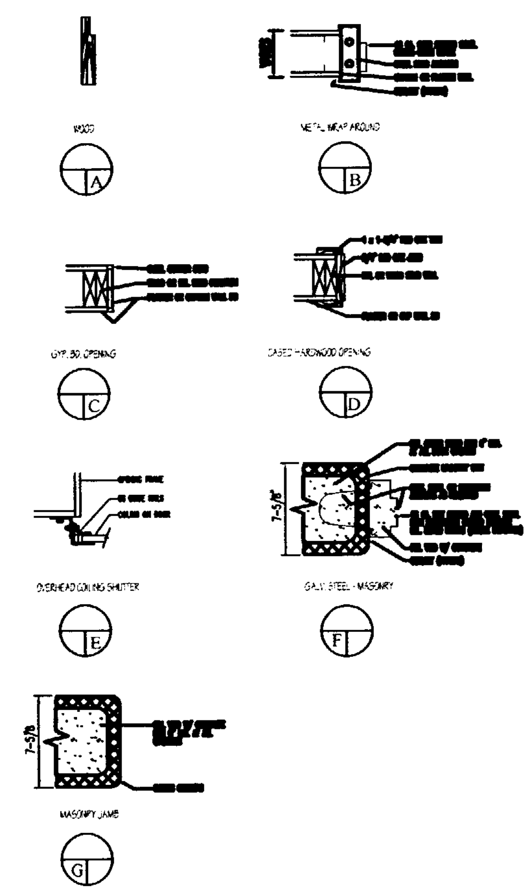
D O O R   T Y P E S



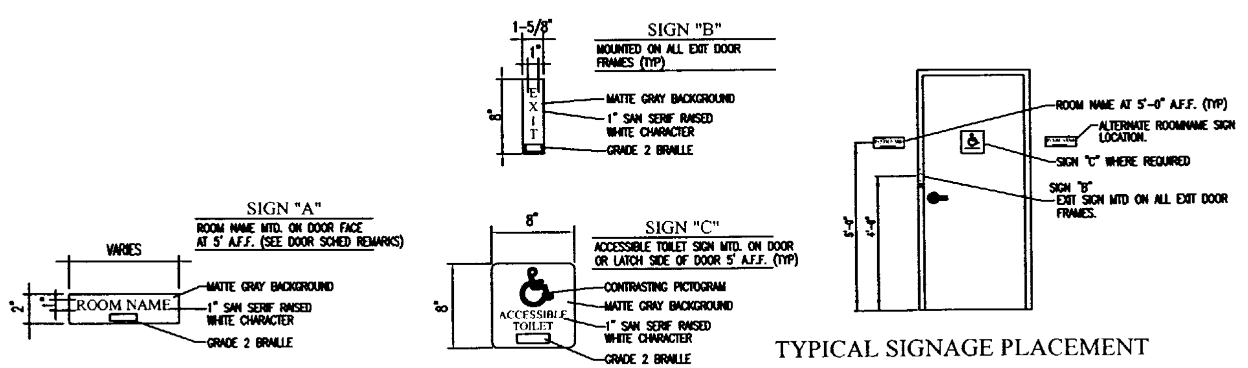
F R A M E   T Y P E S

DOOR SCHEDULE

NO.	DOOR SIZE	DOOR TYPE	JAMB TYPE	FRAME TYPE	RATING	HARDWARE	REMARKS
1	NEW 3068 GALV. STEEL	3	F	NEW STEEL AA	NO RATING	NEW EXT. KEYLOCK REMOVABLE CYLINDER, EXT. VERT. PULL, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	GENERAL NOTES: 1. ALL NEW HARDWARE TO BE SATIN CHROME PLATED (626). 2. ALL NEW LOCKSETS AND CYLINDER LOCKS SHALL BE EQUIPPED WITH REMOVABLE TYPE CYLINDERS LOCKS. GENERAL CONTRACTOR COORDINATE KEYING OF ALL LOCKSET HARDWARE WITH THE OWNER'S MASTERKEYING SYSTEM REQUIREMENTS. 3. INSTALL SIGNAGE AND PICTOGRAMS PER ADA-TITLE II REQUIREMENTS. INSTALL ACCESSIBLE SIGNAGE AT ALL ACCESSIBLE RESTROOMS AND EXITS WITH GRADE 2 BRAILLE AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE ADAAG STANDARDS OF THE AMERICANS WITH DISABILITY ACT - TITLE III.
2	NEW 3068 GALV. STEEL	1	F	NEW STEEL AA	NO RATING	NEW EXT. KEYLOCK REMOVABLE CYLINDER, EXT. VERT. PULL, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
3	NEW 3068 GALV. STEEL	4	F	NEW STEEL AA	NO RATING	NEW LEVER TYPE LOCKSET, EXT. KEYLOCK REMOVABLE CYLINDER DEADBOLT, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
4	NEW 3068 GALV. STEEL	4	F	NEW STEEL AA	NO RATING	NEW LEVER TYPE LOCKSET, EXT. KEYLOCK REMOVABLE CYLINDER DEADBOLT, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
5	NEW 3068 GALV. STEEL	4	F	NEW STEEL AA	NO RATING	NEW LEVER TYPE LOCKSET, EXT. KEYLOCK REMOVABLE CYLINDER DEADBOLT, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
6	NEW 3068 GALV. STEEL	3	F	NEW STEEL AA	NO RATING	NEW EXT. KEYLOCK REMOVABLE CYLINDER, EXT. VERT. PULL, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
7	NEW PR. 3068 GALV STEEL	4	F	NEW STEEL AA	NO RATING	LEFT LEAF: NEW LEVER TYPE DUMMY SET, TOP & BOT. DEAD BOLT LATCHES, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP. RIGHT LEAF: NEW LEVER TYPE LOCKSET, EXT. KEYLOCK CYLINDER DEADBOLT, STEEL ASTRAGAL, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP.	
8	NEW PR. 3068 GALV. STEEL	4	F	NEW STEEL AA	NO RATING	LEFT LEAF: NEW LEVER TYPE DUMMY SET, TOP & BOT. DEAD BOLT LATCHES, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP. RIGHT LEAF: NEW LEVER TYPE LOCKSET, EXT. KEYLOCK CYLINDER DEADBOLT, STEEL ASTRAGAL, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP.	
9	NEW PR. 3068 GALV. STEEL	4	F	NEW STEEL AA	NO RATING	LEFT LEAF: NEW LEVER TYPE DUMMY SET, TOP & BOT. DEAD BOLT LATCHES, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP. RIGHT LEAF: NEW LEVER TYPE LOCKSET, EXT. KEYLOCK CYLINDER DEADBOLT, STEEL ASTRAGAL, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP.	
10	NEW PR. 3068 GALV. STEEL	4	F	NEW STEEL AA	NO RATING	LEFT LEAF: NEW LEVER TYPE DUMMY SET, TOP & BOT. DEAD BOLT LATCHES, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP. RIGHT LEAF: NEW LEVER TYPE LOCKSET, EXT. KEYLOCK CYLINDER DEADBOLT, STEEL ASTRAGAL, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP.	
11	NEW 3068 GALV. STEEL	1	F	NEW STEEL AA	3/4 HR. U.L.	NEW LEVER TYPE LOCKSET W/ REMOVABLE CYLINDER, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER	
12	NEW 3068 GALV. STEEL	1	F	NEW STEEL AA	3/4 HR. U.L.	NEW LEVER TYPE LOCKSET W/ REMOVABLE CYLINDER, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER	
13	NEW 3068 GALV. STEEL	3	F	NEW STEEL AA	NO RATING	NEW EXT. KEYLOCK REMOVABLE CYLINDER, EXT. VERT. PULL, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER	
14	NEW 3068 GALV. STEEL	1	F	NEW STEEL AA	NO RATING	NEW LEVER TYPE PRIVACY SET, 1-1/2 PR. HINGES	INSTALL ACCESSIBLE PICTOGRAM W/ GRADE 2 BRAILLE PER ADA REQUIREMENTS.
15	NEW 3068 GALV STEEL	3	B	NEW STEEL AA	1 HR. U.L.	NEW LEVER TYPE LOCK SET, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD	
16	NEW 3068 GALV. STEEL	3	B	NEW STEEL AA	1 HR. U.L.	NEW LEVER TYPE LOCK SET, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD	
17	NEW 3068 GALV. STEEL	5	B	NEW STEEL AA	NO RATING	NEW EXT. KEYLOCK REMOVABLE CYLINDER, EXT. VERT. PULL, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
18	NEW PR. 3068 GALV. STEEL	5	B	NEW STEEL AA	NO RATING	LEFT LEAF: NEW LEVER TYPE DUMMY SET, TOP & BOT. DEAD BOLT LATCHES, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP. RIGHT LEAF: NEW LEVER TYPE LOCKSET, BAR TYPE PANIC HARDWARE, STEEL ASTRAGAL, 1-1/2 PR. HINGES, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP.	
19	EXIST. 3068 OAK	5	B	NEW STEEL AA	NO RATING	NEW EXT. KEYLOCK REMOVABLE CYLINDER, EXT. VERT. PULL, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
20	NEW 6068 PATIO DOOR	6	A	NEW ALUM CLAD	NO RATING	NEW LEVER TYPE LOCKSET, THUMB LATCH DEAD BOLT, 1-1/2 PR. HINGES, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
21	NEW 6068 PATIO DOOR	6	A	NEW ALUM CLAD	NO RATING	NEW LEVER TYPE LOCKSET, THUMB LATCH DEAD BOLT, 1-1/2 PR. HINGES, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
22	NEW 3068 GALV. STEEL	3	B	NEW STEEL AA	1 HR. U.L.	NEW LEVER TYPE LOCK SET, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD	
23	NEW 3068 GALV. STEEL	3	B	NEW STEEL AA	1 HR. U.L.	NEW LEVER TYPE LOCK SET, BAR TYPE PANIC HARDWARE, 1-1/2 PR. HINGES, HEAVY DUTY CLOSER, ALUM. THRESHOLD	
24	NEW 6068 PATIO DOOR	6	A	NEW ALUM CLAD	NO RATING	NEW LEVER TYPE LOCKSET, THUMB LATCH DEAD BOLT, 1-1/2 PR. HINGES, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
25	NEW 6068 PATIO DOOR	6	A	NEW ALUM CLAD	NO RATING	NEW LEVER TYPE LOCKSET, THUMB LATCH DEAD BOLT, 1-1/2 PR. HINGES, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
26	NEW 6068 PATIO DOOR	6	A	NEW ALUM CLAD	NO RATING	NEW LEVER TYPE LOCKSET, THUMB LATCH DEAD BOLT, 1-1/2 PR. HINGES, NEOPRENE WEATHERSTRIPPING & DOOR BOT. SWEEP	
27	NEW 10'X8' ALUM CLAD OHD	8	A	NEW WOOD	NO RATING	POLYURETHANE INJECTED FOAM CORE, WHITE ALUM. WOODGRAIN FINISH EX. SIDE, COMM. SEVERE WEATHER JAMB SEAL AND STEEL END SEALS, POWER OPERATED, TORSION TYPE SPRING COUNTERBALANCE, GALV. STL. 2" STD. TRACK, KEYLOCK, POLYSTYRENE BOT. SEAL	
28	NEW 10'X8' ALUM CLAD OHD	8	A	NEW WOOD	NO RATING	POLYURETHANE INJECTED FOAM CORE, WHITE ALUM. WOODGRAIN FINISH EX. SIDE, COMM. SEVERE WEATHER JAMB SEAL AND STEEL END SEALS, POWER OPERATED, TORSION TYPE SPRING COUNTERBALANCE, GALV. STL. 2" STD. TRACK, KEYLOCK, POLYSTYRENE BOT. SEAL	
29	NEW 10'X8' ALUM CLAD OHD	8	A	NEW WOOD	NO RATING	POLYURETHANE INJECTED FOAM CORE, WHITE ALUM. WOODGRAIN FINISH EX. SIDE, COMM. SEVERE WEATHER JAMB SEAL AND STEEL END SEALS, POWER OPERATED, TORSION TYPE SPRING COUNTERBALANCE, GALV. STL. 2" STD. TRACK, KEYLOCK, POLYSTYRENE BOT. SEAL	



J A M B   T Y P E S



TYPICAL SIGNAGE PLACEMENT

I N T E R I O R   S I G N A G E

1. COORDINATE ROOM NAME, NUMBERING, SIGNAGE DESIGN AND COLOR SCHEME WITH THE OWNER'S AND THE AMERICANS WITH DISABILITY ACT REQUIREMENTS.
2. PROVIDE SHOP DRAWINGS FOR OWNER'S AND ARCHITECT'S APPROVAL PRIOR TO FABRICATION OF ALL SIGNAGE.

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

PROJECT NO. 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF
SCALE: NO SCALE SHEET TITLE: DOOR, HARDWARE & SIGNAGE SCHEDULE

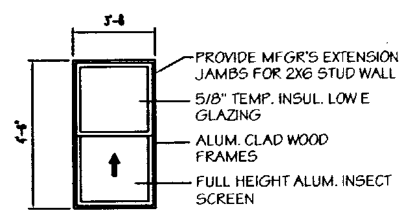
RELEASED FOR BIDDING - JULY 26, 2001

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

A-800

ROOM FINISH SCHEDULE

MARK	ROOM NAME	FLOOR	BASE	WALLS: NORTH	EAST	SOUTH	WEST	CEILING	REMARKS
100	STAIR "A"	CONCRETE SEALED	NO BASE	2 HR. CMU, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	(1) LAYER 5/8" GYP. BD. PTD. 2 COATS	NO CEILING	INSTALL RUBBER STAIR TREADS AND RUBBER RISERS ON ALL WOOD STAIR TREADS AND RISERS
101	ELEVATOR	VCT	NO BASE	2 HR. CMU NO PAINT	2 HR. CMU NO PAINT	2 HR. CMU NO PAINT	2 HR. CMU NO PAINT	NO CEILING	
102	ELEV. MECH.	CONCRETE SEALED	NO BASE	2 HR. CMU NO PAINT	2 HR. CMU NO PAINT	2 HR. CMU NO PAINT	2 HR. CMU NO PAINT	NO CEILING	
103	ELEC.	CONCRETE SEALED	NO BASE	2 HR. CMU NO PAINT	2 HR. CMU NO PAINT	2 HR. CMU NO PAINT	2 HR. CMU NO PAINT	NO CEILING	
104	SUITE 1	CONCRETE SEALED	NO BASE	2 HR. CMU, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	—	2 HR. CMU, PTD 2 COATS	NO CEILING	
105	SUITE 2	CONCRETE SEALED	NO BASE	—	2 HR. CMU, PTD 2 COATS	—	2 HR. CMU, PTD 2 COATS	NO CEILING	
106	SUITE 3	CONCRETE SEALED	NO BASE	—	2 HR. CMU, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	NO CEILING	
107	STAIR "B"	CONCRETE SEALED	NO BASE	2 HR. CMU, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	NO CEILING	INSTALL RUBBER STAIR TREADS AND RUBBER RISERS ON ALL WOOD STAIR TREADS AND RISERS
108	H.C. TOILET	CONCRETE SEALED	NO BASE	6" CMU WALL, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	6" CMU WALL, PTD 2 COATS	6" CMU WALL, PTD 2 COATS	NO CEILING	INSTALL SIGNAGE PER ADA TITLE III REQUIREMENTS. SIGNAGE AND ACCESSIBILITY PICTOGRAMS SHALL BE FITTED WITH CONTRASTING LETTERING, AND GRADE 2 BRAILLE AS REQUIRED BY THE AMERICANS WITH DISABILITY ACT TITLE III
109	ELEV. LOBBY	CONCRETE SEALED	NO BASE	2 HR. CMU, PTD 2 COATS	(1) LAYER 5/8" GYP. BD. PTD. 2 COATS	2 HR. CMU, PTD 2 COATS	2 HR. CMU, PTD 2 COATS	NO CEILING	
200	STAIR "A"	CONCRETE SEALED	4" RUBBER	(1) LAYER 5/8" GYP. BD PTD. 2 COATS	(1) LAYER 5/8" GYP. BD. PTD. 2 COATS	(2) LAYERS 5/8" GYP. BD., PTD. 2 COATS	2 HR. CMU, PTD 2 COATS	NO CEILING	INSTALL RUBBER STAIR TREADS AND RUBBER RISERS ON ALL WOOD STAIR TREADS AND RISERS
201	SECOND FLOOR AREA	CONCRETE SEALED	NO BASE	(2) LAYERS 5/8" GYP. BD., PTD. 2 COATS	INSULATED STUD WALL NO FINISH	INSULATED STUD WALL NO FINISH	INSULATED STUD WALL NO FINISH	NO CEILING	NORTH ELEVATOR ENCLOSURE = 2 HR. CMU PTD. 2 COATS SOUTH STAIR ENCLOSURE = (2) LAYERS 5/8" GYP. BD. PTD 2 COATS
207	STAIR "B"	CONCRETE SEALED	4" RUBBER	(2) LAYERS 5/8" GYP. BD., PTD. 2 COATS	(1) LAYER 5/8" GYP. BD. PTD. 2 COATS	(1) LAYER 5/8" GYP. BD. PTD. 2 COATS	(2) LAYERS 5/8" GYP. BD., PTD. 2 COATS	NO CEILING	INSTALL RUBBER STAIR TREADS AND RUBBER RISERS ON ALL WOOD STAIR TREADS AND RISERS
300	STAIR "A"	UNFINISHED PLYWOOD	4" RUBBER	(1) LAYER 5/8" GYP. BD PTD. 2 COATS	(1) LAYER 5/8" GYP. BD. PTD. 2 COATS	(2) LAYERS 5/8" GYP. BD., PTD. 2 COATS	2 HR. CMU, PTD 2 COATS	NO CEILING	INSTALL RUBBER STAIR TREADS AND RUBBER RISERS ON ALL WOOD STAIR TREADS AND RISERS
301	THRID FLOOR AREA	UNFINISHED PLYWOOD	NO BASE	(2) LAYERS 5/8" GYP. BD., PTD. 2 COATS	INSULATED STUD WALL NO FINISH	INSULATED STUD WALL NO FINISH	INSULATED STUD WALL NO FINISH	NO CEILING	NORTH ELEVATOR ENCLOSURE = 2 HR. CMU PTD. 2 COATS SOUTH STAIR ENCLOSURE = (2) LAYERS 5/8" GYP. BD. PTD 2 COATS
307	STAIR "B"	UNFINISHED PLYWOOD	4" RUBBER	(2) LAYERS 5/8" GYP. BD., PTD. 2 COATS	(1) LAYER 5/8" GYP. BD. PTD. 2 COATS	(1) LAYER 5/8" GYP. BD. PTD. 2 COATS	(2) LAYERS 5/8" GYP. BD., PTD. 2 COATS	NO CEILING	INSTALL RUBBER STAIR TREADS AND RUBBER RISERS ON ALL WOOD STAIR TREADS AND RISERS



PEACHTREE ARIEL DOUBLE HUNG
WINDOW: MODEL D3648

A

WINDOW SCHEDULE

MARK	WINDOW SIZE	WINDOW TYPE	MANUFACTURER	ROUGH OPENING	GLASS TYPE	REMARKS
A	3'-0" X 4'-6"	ALUM. CLAD WOOD	PEACHTREE	3'-1"W X 4'-6 1/2"H	5/8" TEMP. INSUL. LOW E	PROVIDE ALUM. INSECT SCREEN AND 6" STUD MFGR'S EXTENSION JAMBS

GENERAL FINISH NOTES

WOOD SURFACES:

1. WRAP ALL EXTERIOR WOOD TRIM W/ .024 ALUM. BRAKE METAL.
2. DO NOT PAINT OR SEAL INTERIOR WINDOW FRAMES AND SAHES.

UNIT MASONRY WALLS:

1. FINISH NEW UNIT MASONRY WALLS WITH 1 COATS PRATT & LAMBERT "PRIMAFIL" PRIMER AND 1 COAT CELLU-TONE ENAMEL.

GYPSUM BOARD SURFACES:

1. PATCH ALL PENETRATIONS IN FIRE RATED PARTITIONS, CEILINGS AND SMOKE BARRIERS WITH SEALANTS SPECIFIED IN THE SPECIFICATIONS MANUAL TO MAINTAIN U.L. SEAL IN ACCORDANCE WITH BOCA CODE THRU-PENETRATION FIRESTOP SYSTEM REQUIREMENTS (BOCA-1996 SECTION 714.0)
2. SECURELY FASTEN ALL DOORS, LAVATORIES, HANDRAILS, MILLWORK, CABINETRY, SHELVING, VISION PANELS, GRAB BARS, TOILET ACCESSORIES, AND OTHER COMPONENTS TO CMU, WOOD AND METAL STUD WALLS.
3. PAINT ALL NEW GYPSUM BOARD WALLS & CEILINGS WITH ONE COAT PRATT & LAMBERT "PRO-HIDE PLUS" PVA LATEX WALL PRIMER AND TWO COATS PRATT & LAMBERT "AQUA SATIN" LATEX ENAMEL OR APPROVED EQUAL.

FABRICATED STEEL SURFACES:

1. PAINT ALL METAL DOORS AND FRAMES WITH 2 COATS SEMI GLOSS ALKYD ENAMEL
2. PAINT NEW STEEL HANDRAILS WITH 2 COAT PRATT & LAMBERT SUPREME ALKYD METAL PRIMER AND 2 COATS SEMI GLOSS ALKYD ENAMEL.

CEILING:

1. SUSPENDED CEILINGS NOT IN THIS CONTRACT (NITC)
2. INSTALL 4 MIL POLY. V.B. WITH ALL JOINTS TAPED OVER CEILING STRAPPING SEAL TO WALLS WITH "PERM-A-BARRIER" SELF-ADHEREING, SELF HEALING TAPE AS MANUFACTURED BY W.R. GRACE & CO. OF MILWAUKEE, IL. SEE SPECIFICATIONS.

FLOORING:

1. SEAL ALL INTERIOR CONCRETE FLOORS. SEE SPECIFICATIONS.

STRUCTURAL STEEL & STEEL JOISTS:

1. PROVIDE MANUFACTURER'S STANDARD RED OXIDE PRIMER ON ALL STRUCTURAL STEEL AND STEEL JOISTS.

MISCELLANEOUS:

1. DO NOT INSTALL ANY GYPSUM BOARD FINISH ON SECOND AND THIRD FLOOR EXTERIOR WALLS. INSTALL FIBERGLASS BATT AND POLYETHYLENE VAPOR BARRIERS SEAL TO WALLS, FLOORS AND ALL PENETRATING COMPONENTS WITH "PERM-A-BARRIER" SELF-ADHEREING, SELF HEALING TAPE AS MANUFACTURED BY W.R. GRACE CO. OF MILWAUKEE, IL. SEE SPECIFICATIONS.
2. INSTALL UNFACED FIBERGLASS BATT INSULATION IN THIRD FLOOR ROOF FRAMING SUPPORTED BY INSULATION MESH.
3. DO NOT INSTALL SUSPENDED ACOUSTICAL CEILINGS ON ANY FLOOR LEVELS. ALL SUSPENDED CEILOINGS NOT IN CONTRACT (NITC)

STATE OF MAINE
DAVID D. LEASURE
#1725
PROFESSIONAL ARCHITECT

SCHEMATIC SITE PLAN	JULY 12, 1999
REV. SCHEMATIC SITE PLAN	JULY 16, 1999
REV. PER CITY COMMENTS	AUG. 10, 1999
REL. FOR CITY APPROVALS	AUG. 16, 1999
95% REVIEW SET	MARCH 3, 2000
100% REVIEW SET	APRIL 17, 2000
REL. FOR PERMITTING	MAY 5, 2000
REL. FOR BIDDING	JULY 26, 2001

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

PROJECT NO: 99113 PROJECT TITLE: MAIRNE USE FACILITY - CUSTOM HOUSE WHARF
SCALE: NO SCALE SHEET TITLE: ROOM FINISH & WINDOW SCHEDULE

RELEASED FOR BIDDING - JULY 26, 2001

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT
PORTLAND, MAINE

A-801