

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT

Permit Number: 040153

This is to certify that Furman Ross Y Jr/Allied/Co Construction
has permission to also includes 034K002: Build 100 sq. ft. ranch
AT 71 Marginal Way 034 K003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept. MAC APPROVED On 2/28/04
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 2/28/04
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 04-0153		Issue Date: APR 1 2004		CBL: 034 K003001	
Location of Construction: 71 Marginal Way		Owner Name: Furman Ross Y Jr		Owner Address: Po Box 2	
Business Name: n/a		Contractor Name: Allied/Cook Construction		Contractor Address: PO Box 1396 Portland	
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Commercial	
Past Use: Vacant: also includes 034K002		Proposed Use: Also includes 034K002:Commercial / Build 2800 sq. ft. Branch Bank		Permit Fee: \$5,496.00	
				Cost of Work: \$600,000.00	
				CEO District: 1	
Proposed Project Description: also includes 034K002: Build 2800 sq. ft. Branch Bank		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: S Type: SB	
		Signature: [Signature]		Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:		Date:	
Permit Taken By: gg		Date Applied For: 02/23/2004		Zoning Approval	
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2003-0149 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> ok with conditions Date: [Signature]		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
2. Building permits do not include plumbing, septic or electrical work.				Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
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..				Date: [Signature]	

Required for any
New Signage
2/26/04

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Arthur Rowe CEO

MC ☒ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

MC ☒ **Footing/Building Location Inspection:** Prior to pouring concrete

MC ☒ **Re-Bar Schedule Inspection:** Prior to pouring concrete

MC ☒ **Foundation Inspection:** Prior to placing ANY backfill

MC ☒ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

MC ☒ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

☒ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

☒ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Arthur Rowe
Signature of Applicant/Designee

4/14/04
Date

Kevin Blawie
Signature of Inspections Official

4/14/04
Date

CBL: 034 K003

Building Permit #:

040153

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

2003-0148
Application I. D. Number

7/21/2003
Application Date

Gorham Savings Bank
Project Name/Description

Furman Ross Y
Applicant

Po Box Two, Portland, ME 04112
Applicant's Mailing Address

Consultant/Agent

Agent Ph: Agent Fax:
Applicant or Agent Daytime Telephone, Fax

71 - 71 Marginal Way, Portland, Maine
Address of Proposed Site

034 K003001
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)

2,782 s.f.
Proposed Building square Feet or # of Units

Acreage of Site

B5
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 Pla \$400.00 Subdivision Engineer Review Date 7/23/2003

Engineering Approval Status:

Reviewer Tony

☐ Approved ☐ Approved w/Conditions See Attached ☐ Denied

Approval Date 10/14/2003 Approval Expiration 10/14/2004 Extension to
☒ Condition Compliance Rick Knowland 1/4/2004
signature date
☒ Additional Sheets Attached

Performance Guarantee ☒ Required* ☐ Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	3/31/2004 date	\$111,050.00 amount	4/16/2004 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	3/30/2004 date	\$2,221.00 amount	
<input type="checkbox"/> Building Permit Issue	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	

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

2003-0148
Application I. D. Number
7/21/2003
Application Date
Gorham Savings Bank
Project Name/Description

Furman Ross Y
Applicant
Po Box Two, Portland, ME 04112
Applicant's Mailing Address
Consultant/Agent
Agent Ph: Agent Fax:
Applicant or Agent Daytime Telephone, Fax

71 - 71 Marginal Way, Portland, Maine
Address of Proposed Site
034 K003001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1
1. That an easement to the City for the traffic control box shall be submitted to City staff for review and approval.

2. That an easement for the landscaping within the City right-of-way (excluding the street trees) shall be submitted for City Staff review and approval.

3. The directional signs by the two entrances shall be no higher than 4 feet high unless otherwise approved in writing by the Planning Authority.

4. The sidewalk and curb alignment shall tie in with the proposed Hollywood Video site.

5. The site plan shall be revised to specify the excavation limited and proposed utility service connections in Marginal Way and Preble Street for review and approval by Public Works.

6. The site plan shall be revised to reflect a sanitary sewer service connection construction detail for review and approval by Public Works.

Approval Conditions of Engineering

- 1
1. The site plan shall be revised to specify the excavation limit and proposed utility service connections in Marginal Way and Preble Street for review and approval by Public Works.

2. The site plan shall be revised to reflect a sanitary sewer service connection construction detail for review and approval by Public Works.

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

2003-0148
Application I. D. Number
7/21/2003
Application Date
Gorham Savings Bank
Project Name/Description

Furman Ross Y
Applicant
Po Box Two, Portland, ME 04112
Applicant's Mailing Address

Consultant/Agent
Agent Ph: Agent Fax:
Applicant or Agent Daytime Telephone, Fax

71 - 71 Marginal Way, Portland, Maine
Address of Proposed Site
034 K003001
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)

2,782 s.f. B5
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Pla \$400.00 Subdivision Engineer Review Date 7/23/2003

Planning Approval Status:

Reviewer Rick Knowland

☐ Approved ☒ Approved w/Conditions See Attached ☐ Denied

Approval Date 10/14/2004 Approval Expiration 10/14/2005 Extension to ☒ Additional Sheets Attached
☒ OK to Issue Building Permit Rick Knowland 4/1/2004
signature date

Performance Guarantee ☒ Required* ☐ Not Required

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<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
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CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2003-0148

Application I. D. Number

7/21/2003

Application Date

Gorham Savings Bank

Project Name/Description

Furman Ross Y

Applicant

Po Box Two, Portland, ME 04112

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

71 - 71 Marginal Way, Portland, Maine

Address of Proposed Site

034 K003001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. That an easement to the City for the traffic control box shall be submitted to City staff for review and approval.
2. That an easement for the landscaping within the City right-of-way (excluding the street trees) shall be submitted for City Staff review and approval.
3. The directional signs by the two entrances shall be no higher than 4 feet high unless otherwise approved in writing by the Planning Authority.
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Approval Conditions of Engineering

- 1 1. The site plan shall be revised to specify the excavation limit and proposed utility service connections in Marginal Way and Preble Street for review and approval by Public Works.
2. The site plan shall be revised to reflect a sanitary sewer service connection construction detail for review and approval by Public Works.

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

2003-0148
Application I. D. Number
7/21/2003
Application Date
Gorham Savings Bank
Project Name/Description

Furman Ross Y
Applicant
Po Box Two, Portland, ME 04112
Applicant's Mailing Address

Consultant/Agent
Agent Ph: Agent Fax:
Applicant or Agent Daytime Telephone, Fax

71 - 71 Marginal Way, Portland, Maine
Address of Proposed Site
034 K003001
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)

2,782 s.f.
Proposed Building square Feet or # of Units Acreage of Site B5
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 Pla \$400.00 Subdivision Engineer Review Date 7/23/2003

Fire Approval Status:

Reviewer Lt. MacDougal

- ☒ Approved
- ☐ Approved w/Conditions
See Attached
- ☐ Denied

Approval Date 7/28/2003 Approval Expiration 7/28/2004 Extension to Additional Sheets
Attached
☒ Condition Compliance Lt. MacDougal 7/28/2003
signature date

Performance Guarantee ☒ Required* ☐ Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	3/31/2004 date	\$111,050.00 amount	4/16/2004 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	3/30/2004 date	\$2,221.00 amount	
<input type="checkbox"/> Building Permit Issue	date		
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<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	

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

2003-0148
Application I. D. Number

7/21/2003
Application Date

Gorham Savings Bank
Project Name/Description

Furman Ross Y
Applicant
Po Box Two, Portland, ME 04112
Applicant's Mailing Address

Consultant/Agent
Agent Ph: Agent Fax:
Applicant or Agent Daytime Telephone, Fax

71 - 71 Marginal Way, Portland, Maine
Address of Proposed Site
034 K003001
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)

2,782 s.f. B5
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Pla \$400.00 Subdivision Engineer Review Date 7/23/2003

DRC Approval Status:

Reviewer Rick Knowland

☒ Approved ☐ Approved w/Conditions See Attached ☐ Denied

Approval Date 10/14/2003 Approval Expiration 10/14/2004 Extension to Additional Sheets Attached

☒ Condition Compliance Rick Knowland 4/1/2004
signature date

Performance Guarantee ☒ Required* ☐ Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	3/31/2004 date	\$111,050.00 amount	4/16/2004 expiration date
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<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
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City of Portland, Maine - Building or Use Permit		Permit No: 04-0153	Date Applied For: 02/23/2004	CBL: 034 K003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Location of Construction: 71 Marginal Way	Owner Name: Furman Ross Y Jr	Owner Address: Po Box 2		Phone: 207-775-3000
Business Name: n/a	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland		Phone (207) 772-2888
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Commercial		
Proposed Use: Also includes 034K002:Commercial / Build 2800 sq. ft. Branch Bank		Proposed Project Description: also includes 034K002: Build 2800 sq. ft. Branch Bank		
Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 02/26/2004 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) Separate permits shall be required for any new signage. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Status: Approved Reviewer: Mike Nugent Approval Date: 04/08/2004 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Dept: Fire Status: Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 02/26/2004 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) fire extinguishers shall be installed in accordance with NFPA 10 standards				
Comments: 3/15/2004-mjn: Faxed a memo to the designer with questions 4/1/2004-kwd: Final site plan approval and guarantees paid: 4/1/2004. Kwd				

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: <u>MARGINAL WAY @ HANOVER & PEOPLE STREETS</u>		
Total Square Footage of Proposed Structure <u>2800</u>	Square Footage of Lot <u>14,756</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>34</u> Block# <u>K</u> Lot# <u>2 & 3</u>	Owner: <u>ROSS Y. FURMAN</u>	Telephone: <u>775-3000</u>
Lessee/Buyer's Name (If Applicable) <u>GORMAN SAVINGS BANK</u>	Applicant name, address & telephone: <u>ALLIED/COOK CONSTRUCTION CO.</u> <u>P.O. BOX 1396</u> <u>PORTLAND, ME 04104 772-2888</u>	Cost Of Work: \$ <u>600,000</u> Fee: \$ <u>Bldg Fee</u> <u>5421.00</u>
Current use: <u>VACANT LOT</u>		
If the location is currently vacant, what was prior use: <u>UNKNOWN</u>		
Approximately how long has it been vacant: <u>UNKNOWN</u>		
Proposed use: <u>BRANCH BANK</u>		
Project description:		
Contractor's name, address & telephone: <u>ALLIED/COOK CONSTRUCTION CO.</u> <u>P.O. Box 1396, PORTLAND, ME 04104</u>		
Who should we contact when the permit is ready: <u>GEORGE LUMIN</u> <u>207-772-2888</u>		
Mailing address: <u>P.O. Box 1396</u> <u>PORTLAND, ME 04104</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>772-2888</u>		

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 APPROVE 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: <u>George L. Lumin</u>	Date: <u>2/16/04</u>
--	----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: Gawron Turgeon Architects

Address of Project 71 Marginal Way, Portland, Maine

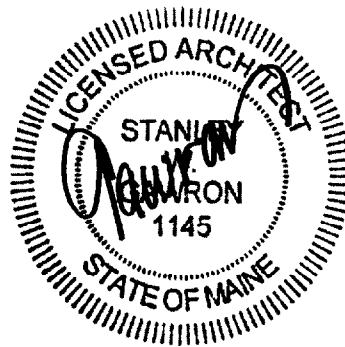
Nature of Project Gorham Savings Bank

Branch Banking Facility

Date January 27, 2004

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

(SEAL)



Signature Stan Gawron

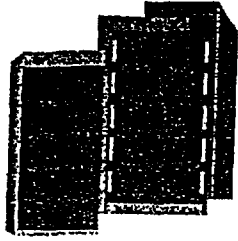
Title Principal

Firm Gawron Turgeon Architects

Address 29 Black Point Road

Scarborough, Maine 04074

Telephone 207-883-6307



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: Gawron Turgeon Architects

RE: Certificate of Design

DATE: January 27, 2004

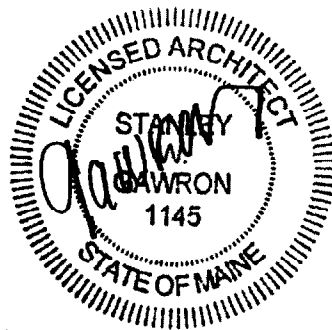
These plans and/or specifications covering construction work on:

Gorham Savings Bank

71 Marginal Way, Portland, Maine

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.

(SEAL)



Signature Stan Gawron

Title Principal

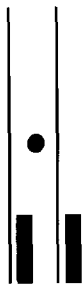
Firm Gawron Turgeon Architects

Address 29 Black Point Road, Scarborough, Maine
04074

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



L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

February 2, 2004

Frank St. Pierre
Gawron Architects
29 Black Point Road
Scarborough, Maine 04074

Subject: **Gorham Savings Bank**, Marginal Way - Portland, Maine

Dear Frank,

At your request we are writing to inform you of our intent to perform special inspections for the above referenced project in accordance with Boca 1999, Chapter 17, Section 1705.0. In conversation with you our firm will be retained to proceed with these inspections. We will be responsible for the inspection of the following.

1. Verify that the concrete mix design meets the requirements of the design drawings.
2. Review the formwork and placement of reinforcement prior to placing concrete.
3. Review the structural steel materials and installation.
4. Review the structural steel joists, materials and installation.
5. Review the installation of the Steel Deck Units.
6. Review the installation of the Light Gage Steel Framing.
- 7.

If you have any questions or require additional information, please do not hesitate to call

Sincerely,

L&L Structural Engineering Services, Inc.

Mark F. Leasure, P.E.
President

Cc: George Lyming (Allied/ Cooke Construction)

ALLIED/COOK CONSTRUCTION CORP.
P.O. Box 1396
PORTLAND, MAINE 04104

Phone: (207) 772-2888
Fax: (207) 885-5135

TO

CITY OF PORTLAND
INSPECTIONS DEPARTMENT

LETTER OF TRANSMITTAL

DATE	3/12/04	JOB NO.
ATTENTION	MIKE NUGENT	
RE.	GERRHAM SAVINGS BANK 71 MARGINAL WAY PORTLAND, ME	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			LETTERS FROM GILWON TORGON ARCHITECTS - BOCA CODE VERIFICATION - ACCESSIBILITY CERTIFICATE
1			HAREY & ANDRICH SOILS REPORT
1			LETTERS FROM L & L STRUCTURAL ENGINEERING - SOILS REPORT REVIEW - SPECIAL INSPECTIONS VERIFICATION
1			STAMPED PLANS AND SPECIFICATIONS BOOK

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO FILE

SIGNED: George Liming

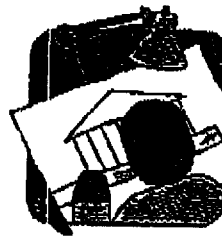
If enclosures are not as noted, kindly notify us at once.

From: Marge Schmuckal
To: RICK KNOWLAND
Date: Thu, Feb 26, 2004 9:46 AM
Subject: Updates

Rick,
What is the status of Gorham Savings Bank Site plan review? They have applied for a building permit.
Can we issue? I haven't gotten a stamped site plan from you yet.

Also what is the status of Hollywood Video ?- both the building and the signage - Have you signed off on a site plan yet? can the building permit be issued? Are you all set with the signage "stuff"?

Marge

**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: Gawron Turgeon Architects29 Black Point Road, Scarborough, Maine 04074DATE: January 27, 2004Job Name: Gorham Savings BankAddress of Construction: 71 Marginal Way, Portland, Maine**THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION**

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

Building Code and Year BOCA 1999 Use Group Classification(s) Business
Type of Construction 5B Bldg. Height One Story 22'-11" Bldg. Sq. Footage 2750 sq.ft.
Seismic Zone II/Av=0.1/As=0.1 Group Class I
Roof Snow Load Per Sq. Ft. 42 PSE + Drift Dead Load Per Sq. Ft. 18
Basic Wind Speed (mph) 90 Effective Velocity Pressure Per Sq. Ft. 28
Floor Live Load Per Sq. Ft. 100

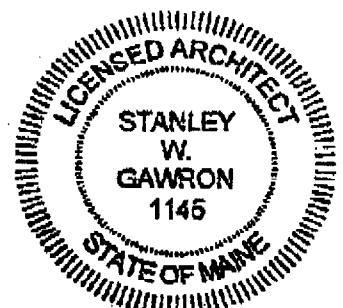
Structure has full sprinkler system? Yes ☐ No ☒ Alarm system? Yes ☒ No ☐
Sprinkler & Alarm systems must be installed according to BOCA and NFPA standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes ☐ No ☒If mixed use, what subsection of 313 is being considered N/A

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

PSH 6/07/2K

(Designers Stamp & Signature)



Memorandum

To: Stan Gawron
From: Mike Nugent/Manager of Inspection Services
Date: 03/15/2004
Re: Gorham Savings Bank (034 K003)

I have Commenced reviewing the plans for the above project #040153 and need the following information:

- 1) Exterior walls for type 2C construction are suppose to be noncombustible, there is plywood shown in the cross section, can you please review this and provide a code justification?
- 2) Complete information pursuant to Section 1603.4, 5 was not provided and must be.
- 3) Include consideration of deflection limits as required in section 1604.5
- 4) Unbalanced and drift /snow loads not addressed (1608.4.1 & 5).
- 5) Internal pressure effects not addressed (1609.7 & 8)
- 6) External components and cladding not addressed (Section 1609.8)
- 7) Combination loading not addressed (Section 1613.0)
- 8) Pursuant to the Geotechnical report, Haley ad Aldrich recommends that the excavation of the site be monitored, This was not included in the statement of special inspections, has this been contracted?



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: Gawron Turgeon Architects

Address of Project 71 Marginal Way, Portland, Maine

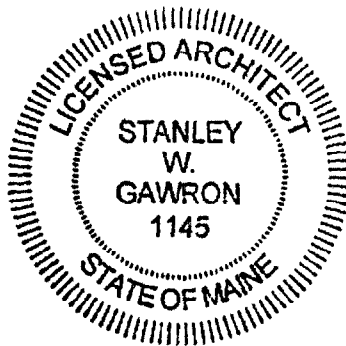
Nature of Project Gorham Savings Bank

Branch Banking Facility

Date January 27, 2004

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

(SEAL)



Signature *Stan Gawron*

Title Principal

Firm Gawron Turgeon Architects

Address 29 Black Point Road

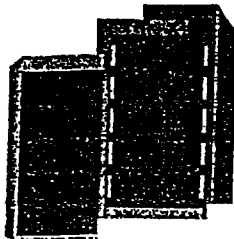
Scarborough, Maine 04074

Telephone 207-883-6307

RECEIVED

MAR 11 2004

ALLIED CONSTRUCTION



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: Gawron Turgeon Architects

RE: Certificate of Design

DATE: January 27, 2004

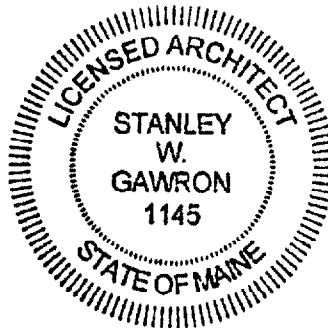
These plans and/or specifications covering construction work on:

Gorham Savings Bank

71 Marginal Way, Portland, Maine

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.

(SEAL)



Signature

Stan Gawron

Title Principal

Firm Gawron Turgeon Architects

Address 29 Black Point Road, Scarborough, Maine
04074

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

RECEIVED

MAR 11 2004

ALLIED CONSTRUCTION

L & L STRUCTURAL

ENGINEERING SERVICES, INC.

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

MEMO # 1

Job Name: Gorham Savings Bank – Marginal Way

Job No.: _____

Date: March 11, 2004

By: Mark F. Leasure, P.E.

Client: Gawron-Turgeon Architects

Contact: Frank St. Pierre

Of: Gawron-Turgeon Architects

Subject: Geotechnical Report Review

Frank, as we discussed we have reviewed the soils report prepared by Haley & Aldrich, Inc. Our documents were prepared to conform with the recommendations outlined in their report.

If you have any questions, please do not hesitate to call.

Signature: Mark F. Leasure
Mark F. Leasure, P.E.

RECEIVED

MAR 11 2004

ALLIED CONSTRUCTION



L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

March 9, 2004

Frank St. Pierre
Gawron Architects
29 Black Point Road
Scarborough, Maine 04074

Subject: **Gorham Savings Bank**, Marginal Way - Portland, Maine

Dear Frank,

At your request we are writing to inform you of our intent to perform special inspections for the above referenced project in accordance with Boca 1999, Chapter 17, Section 1705.0. In conversation with you our firm will be retained to proceed with these inspections. We will be responsible for the inspection of the following.

1. Verify that the concrete mix design meets the requirements of the design drawings.
2. Review the formwork and placement of reinforcement prior to placing concrete.
3. Review the structural steel materials and installation.
4. Review the structural steel joists, materials and installation.
5. Review the installation of the Steel Deck Units.
6. Review the installation of the Light Gage Steel Framing.

The testing reports required by the design documents and special inspections will be filed with the Engineer of Record. A copy of these reports will be sent to the **City of Portland** after all structural work is complete.

If you have any questions or require additional information, please do not hesitate to call

Sincerely,

L&L Structural Engineering Services, Inc.

Mark F. Leasure, P.E.
President

Cc: George Lyming (Allied/ Cooke Construction)

RECEIVED

MAR 11 2004

ALLIED CONSTRUCTION