

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

Location of Construction: 26 Blaine St. Portland 04101		Owner: [Signature]		Phone: 74-1100 ext. 301		Permit No: <b>990498</b>	
Owner Address: [Address]		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAY 19 1999</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: Parking lot		Proposed Use: [Blank]		<b>COST OF WORK:</b> \$ 5,000.00			
Proposed Project Description: [Blank]		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: 036-2-005	
				Signature: [Signature] Signature: [Signature]		Zoning Approval: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		<b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: [Signature]		Date Applied For: May 14, 1999				<b>Zoning Appeal</b> <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	

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..

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT		ADDRESS:		DATE: May 14, 1999		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

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

CEO DISTRICT





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 26 Sherman Street CBL#036-F-005

Issued to Cumberland County YMCA  
P.O. Box 1078, Portland, ME 04104

Date of Issue

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 590498, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Parking lot

APPROVED OCCUPANCY

P-6  
BOCA 1996

Limiting Conditions: None

This certificate supersedes  
certificate issued

Approved:

6/17/89

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

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

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

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

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): 26 Sherman Street, Portland, Maine			
Total Square Footage of Proposed Structure N/A		Square Footage of Lot 5,000 square feet	
Tax Assessor's Chart, Block & Lot Number Chart# 36 Block# F Lot# 005		Owner: Cumberland County YMCA	Telephone#: 874-1108 ext. 201
Owner's Address: Post Office Box 1078 Portland, ME 04104-1078		Lessee/Buyer's Name (If Applicable)	Cost Of Work:      Fee \$5,000.00      \$45 (estimate)
Proposed Project Description:(Please be as specific as possible) reference and landscape (per attached prints and Planning & Urban Development letter dated 12/21/98)			
Contractor's Name, Address & Telephone			Rec'd By <i>JP</i>
Current Use: Parking Lot		Proposed Use: Same (Parking Lot)	

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

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

You must Include the following with you application:

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

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

**4) Building Plans**

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

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

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

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Stanley R. Boyle</i>	Date: April 13, 1999
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

*Dig Safe Permit - # 1999-170-0464 Y*

*JP*

4327

### Know All Men by these Presents.

That we, Charles N. Marston and Greta W. Marston, both of Manchester, in the County of Hillsborough and State of New Hampshire,

in consideration of One Dollar and other valuable considerations,

paid by The Young Men's Christian Association of Portland, Maine, a corporation organized and existing under the laws of the State of Maine and having its principal place of business in said Portland, in the County of Cumberland and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said The Young Men's Christian Association of Portland, Maine, its successors

~~herewith~~ Assigns forever,

the following described property: A certain lot or parcel of land with the buildings thereon, situated in Portland, in the County of Cumberland and State of Maine, on the southerly side of Sherman Street, and numbered twenty-six (26) thereon, bounded and described as follows:

Beginning at a point on said side of said Street distant one hundred and fifty (150) feet easterly from State Street measuring from the center of the monument standing on the corner made by the easterly side line of State Street and the southerly sideline of Sherman Street; thence easterly on said Sherman Street fifty (50) feet to a point; thence southerly and at right angles to said Sherman Street one hundred (100) feet, more or less, to the bottom of a stone wall at the southerly and rear end of the lot; thence westerly by the face of said wall upon the ground fifty (50) feet to a post; thence running northerly, keeping the width of fifty (50) feet, one hundred (100) feet, more or less, to the point of beginning.

Being the same premises conveyed to the within grantors by quitclaim deed from the Federal Loan and Building Association, dated July 12, 1962 and recorded in the Cumberland County Registry of Deeds in Book 2686, Page 247.

Date	10/31	# of pages	2
From	HOOPER HORTON	Co.	
Phone #	774-0317	Fax #	
Post-it's Fax Note	7671	To	BOB OICKLE
		Co./Dept.	
		Phone #	
		Fax #	874-1114

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

19980157

I. D. Number

Applicant

12 Westbrook Common, Westbrook, ME 04098-1339

Applicant's Mailing Address

James Seymour

Consultant/Agent

856-0277 856-2206

Applicant or Agent Daytime Telephone, Fax

11/18/98

Application Date

Parking Lot

Project Name/Description

26 Sherman St

Address of Proposed Site

036-G-020

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)

Proposed Building square Feet or # of Units 5,000 sq. ft. Acreage of Site R-6 Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance          |  | <input type="checkbox"/> Other                   |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \$0.00 Date 11/18/98

**Planning Approval Status:**

Reviewer Kandice Talbot

- Approved  **Approved w/Conditions**  Denied  
 See Attached

Approval Date 12/16/98 Approval Expiration 12/16/99 Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permi Kandice Talbot 5/14/99  
 signature date

Performance Guarantee  **Required\***  **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>5/14/99</u> date	<u>\$7,489.00</u> amount	<u>6/30/99</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>5/14/99</u> date	<u>\$300.00</u> 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)	
<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

19980157

I. D. Number

11/18/98

Application Date

Parking Lot

Project Name/Description

Applicant

12 Westbrook Common, Westbrook, ME 04098-1339

Applicant's Mailing Address

James Seymour

Consultant/Agent

856-0277

856-2206

Applicant or Agent Daytime Telephone, Fax

26 Sherman St

Address of Proposed Site

036-G-020

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

- that the applicant shall complete the work by May 1, 1999 or the parking lot shall be shut down at that time.

*Extended to June 1, 1999 By Kandy Cote!*

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**Inspections Conditions of Approval**

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**Fire Conditions of Approval**



# Cumberland County YMCA

Greater Portland Branch  
Casco Bay Branch

April 15, 1999

Joseph E. Gray, Jr., Director  
Planning & Urban Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: Parking Lot at 26 Sherman Street

Dear Joe:

I am writing to update you on the progress we are making with the referenced project and to request a few small changes that I have discussed with Kandice Talbot, Planner, and Jim Wendle, Inspector.

**Request 1:** That the completion date be extended from May 1, 1999, to June 1, 1999. This would allow "Day of Caring" volunteers to participate in this project.

**Request 2:** Existing tree, healthy and in good condition, located along the fence at the northeast side should be left in place – this would reduce the amount of white ash trees to be planted from five to four.

**Request 3:** Substitute good quality railroad ties for regular landscape timbers – railroad ties will stand up, last much longer, and are more cost effective.

I am looking at Jerith style #202 (enclosure 1) fencing and have selected Burn's Fencing to do the fencing part of the project. If this meets with your approval, I will have Burn's order the materials so that the fence can be installed as soon as possible (delivery is 2-3 weeks from order date).

Clean up and prep work will be done by Ameri-Corp starting Saturday, April 9, 1999. Other preparations will be done prior to the "Day of Caring" and I expect the bulk of the



*YOUR GIFTS AND BEQUESTS ARE GRATEFULLY ACCEPTED*  
70 FOREST AVENUE, P.O. BOX 1078, PORTLAND, MAINE 04104-1078  
207-874-1111





project. i.e. placing tire stops, railroad ties, planting of yews, mulching, etc., to be done on the "Day of Caring" scheduled for May 20, 1999. The YMCA maintenance staff will complete whatever work is left over.

Sincerely,



Stanley R. Bourke  
Facilities Director

enclosures: Fencing style  
Materials and cost list

- c: Steve Ives, CEO (acting), Cumberland County YMCA
- Scott Krouse, Executive Director (acting), Portland YMCA
- Ben Walter, Chairperson, House Committee and Strategic Planning Committee, Portland YMCA
- Kandice Talbot, Planner, City of Portland
- Jim Wendle, Inspector, City of Portland
- Marge Schmuckal, Zoning Administrator, City of Portland
- Mary Gresik, Building Permit Secretary, City of Portland
- Jeff Tarling, Arborist, City of Portland
- Jim Seymour, Sebago Technics

# A Fence to Fit Every Need

There are ten standard Jerith fence styles available in three colors and five heights. This variety assures that there will be a combination to enhance the beauty of **your** home, pool or yard.

**#101** - This traditional wrought iron design has its points even across the top.

**#100** - Modification of Style #101 with staggered picket tops for something a little more distinct.

**#111** - This version of Style #101 is built to accept Imperial or Majestic finials on the pickets instead of the standard spear points. (See Page 7 for information about finials.)

**#301** - Similar to Style #101 but with a  $1\frac{5}{8}$ " space between pickets. This fence will keep most pets in your yard. The narrow spacing also makes it difficult for children to obtain a foothold on the fence.

**#202** - A classic design with a smooth rail on top rather than points. Also available in a 54" height which is modified slightly so the pickets do not extend through the bottom rail to meet certain pool codes without installing a 5' high fence.

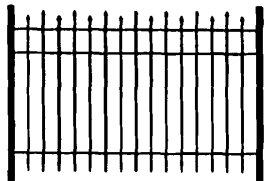
**#200** - Variation of Style #202 which combines the safety of a top rail with traditional spear points below. A modified 54" version is available in this style too.

**#302** - Smooth top version of #301 for those who do not want exposed points on their fence, but want the added security of a narrow space between pickets.

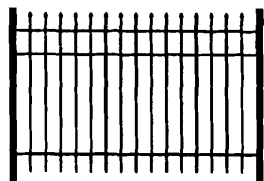
**Lexington** - This distinguished wrought iron design has elegant curves connecting the pickets. Available with standard points or finials centered in the arch.

**Concord** - Similar to the Lexington, but with pickets between each arch, as well as inside. Pickets may have either standard points or finials.

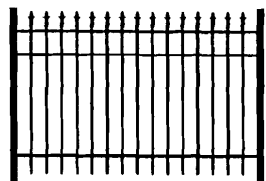
**Ovation** - This two rail fence has a simple design that was specifically created to meet the swimming pool enclosure code drafted by the U.S. Consumer Product Safety Commission. (See Page 10 for more information about pool codes.)



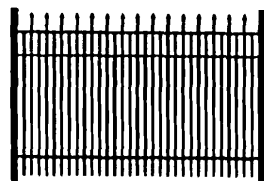
#100



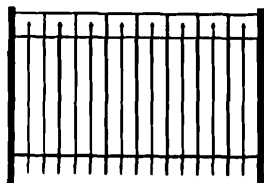
#101



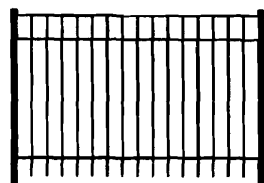
#111 with Majestic Finials



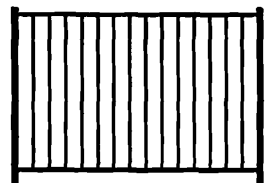
#301



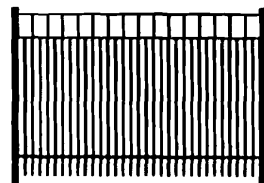
#200



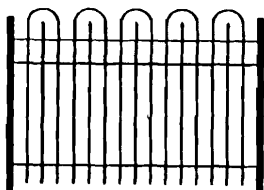
#202



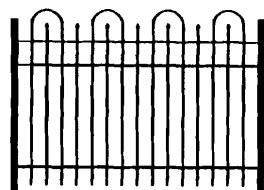
Ovation



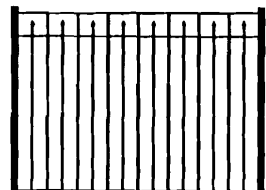
#302



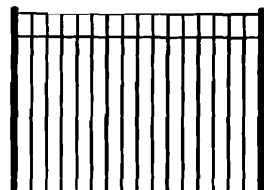
Lexington



Concord



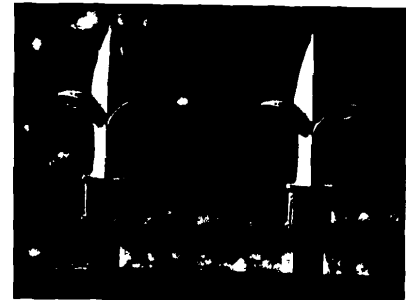
Modified #200



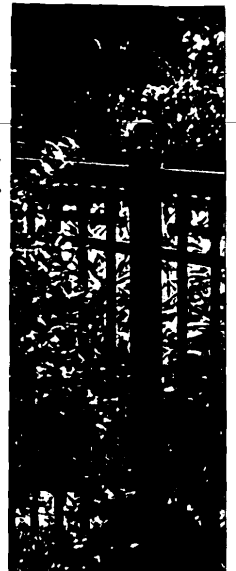
Modified #202



Majestic Finials



Majestic Finials



Style #202 with



Style #111 with Majestic Finials

(Note: All standard styles except Lexington, Concord and Ovation are also available in Industrial Strength.)



Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
7 LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	SEE ATTACHED PROJECT MATERIAL LIST.		
8 MISCELLANEOUS	_____	_____	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____	_____	_____
GRAND TOTAL	_____	_____	_____	_____	_____	\$4939.00

INSPECTION FEE (to be filled out by City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A. 1.7% of totals:	_____	_____	_____
or			
B. Alternative Assessment:	_____	_____	_____
Assessed by	_____ (name)	_____ (name)	_____



# Cumberland County YMCA

Greater Portland Branch  
Casco Bay Branch

## 26 Sherman Street Project Material List

1. 4 white ash 2 ½ col trees	donated
2. 12 sq. yard Bark Mulch @ \$20.00	\$240.00
fencing 48' L.F. #202 Jerith. Indust. Black 200LF Black Vinyl Chain Link fabric Labor and Materials	\$3100.00
3. 20 bags black privacy slats	donated
4. 13 concrete tire bumps @ \$25.00 ea.	\$325.00
5. 9 Texas YEWS @ \$25.00 ea.	\$225.00
6. 15 rail road ties @ \$9.99 ea.	\$149.00
<u>7. Additional materials, labor cost and fees</u>	<u>\$900.00</u>
estimated total cost of project	\$4939.00



*YOUR GIFTS AND BEQUESTS ARE GRATEFULLY ACCEPTED*  
70 FOREST AVENUE, P.O. BOX 1078, PORTLAND, MAINE 04104-1078  
207-874-1111





**CITY OF PORTLAND**

May 3, 1999

Stanley R. Bourke  
Facilities Director  
Cumberland County YMCA  
70 Forest Avenue  
P.O. Box 1078  
Portland, ME 04104-1078

RE: 26 Sherman Street Parking Lot

Dear Mr. Bourke:

This letter is to confirm the revision to the approved site plan of the parking lot project located at 26 Sherman Street. The approved revision includes extending the completion date to June 1, 1999 and landscaping changes. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

Sincerely,

*Joseph E. Gray, Jr.* (KT)

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

cc: Alexander Jaegerman, Chief Planner  
Kandice Talbot, Planner  
P. Samuel Hoffses, Building Inspector  
Jeff Tarling, City Arborist  
William Bray, Director of Public Works  
Tony Lombardo, Project Engineer  
Lt. Gaylen McDougall, Fire Prevention  
Penny Littell, Associate Corporation Counsel  
Mary Gresik, Building Permit Secretary  
Development Review Coordinator  
Kathleen Brown, Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File

O:\PLAN\DEVREVW\SHERMAN\REVLTR.WPD



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL 207 775 1127  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Eric Barnes, DeLuca-Hoffman Associates, Inc.  
Jim Wendel, PE, Development Review Coordinator

**DATE:** June 9, 1999

**RE:** Certificate of Occupancy  
YMCA Parking Lot (Sherman Street)

On June 9, 1999 the site was reviewed for compliance with the conditions of approval dated December 16, 1998. My comment is:

1. No comments. The site appears to be completed as shown on the approved site plan.

It is my opinion that a permanent certificate of occupancy could be issued, assuming Code Enforcement has no outstanding issues.